



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, NOVEMBER 07, 2022
7:00 PM AT CITY HALL, 220 CLAY STREET**

Call to Order by the Mayor

Roll Call

Pledge of Allegiance

Approval of Minutes

1. Regular meeting of October 17, 2022.

Agenda Revisions

Special Presentations

2. Proclamation recognizing November 11, 2022 as Veterans Day.
3. Proclamation recognizing November 2022 as Native American Heritage Month and November 25, 2022 as Native American Heritage Day.

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

Staff Updates

Special Order of Business

4. Public Hearing on the proposed plans, specifications and forms of contract & estimate of cost for the Main Street Reconstruction Project.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 10/28/2022)
 - 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 Main Street Reconstruction Project.
5. Public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Cedar River Recreational Improvements Project.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 10/28/2022)
 - 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 Cedar River Recreational Improvements Project.

6. Public hearing on a proposal to vacate portions of an existing sanitary sewer easement located at 3718 Apollo Lane.

a) Receive and file proof of publication of notice of hearing. (Notice published 10/28/2022)

b) Written communications filed with the City Clerk.

c) Staff comments.

d) Public comments.

e) Resolution vacating portions of an existing sanitary sewer easement located at 3718 Apollo Lane.

7. Public hearing on the City's FFY21 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Programs.

a) Receive and file proof of publication of notice of hearing. (Notice published 10/28/2022)

b) Written communications filed with the City Clerk.

c) Staff comments.

d) Public comments. (Continue hearing to November 21, 2022)

Old Business

8. Pass Ordinance #3018, amending Chapter 24, Utilities, of the Code of Ordinances relative to establishing the 27th Street Sanitary Sewer Extension District, upon its third & final consideration.

9. Pass Ordinance #3019, amending Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances relative to use of consumer fireworks within the City limits, upon its second consideration.

10. Pass an ordinance amending Section 18-23(5), Powers and duties of the Planning and Zoning Commission, of the Code of Ordinances relative to removing 2/3 majority vote required by City Council to approve amendments to the City's comprehensive plan that are disapproved by the Planning and Zoning Commission, upon its first consideration.

11. Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to removing the 2/3 majority vote required by City Council to approve zoning amendments that are disapproved by the Planning and Zoning Commission, upon its first consideration.

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.)

12. Receive and file the City Council Standing Committee minutes of October 17, 2022 relative to the following items:

a) Human Rights Commission Annual Report.

b) Council Meeting Procedures - Order of Agenda (Rule 3.1) and Miscellaneous Administrative Corrections.

c) UNI Dome Fundraising.

13. Receive and file the resignation of Katelyn Browne as a member of the Library Board of Trustees.

14. Approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:

- a) Michael Graziano, Library Board of Trustees, term ending 06/30/2028.
- b) Lindi Roelofse, Library Board of Trustees, term ending 06/30/2028.

- [15.](#) Receive and file Departmental Monthly Reports of September 2022.
- [16.](#) Receive and file the FY2022 Street Financial Report (SFR) for the City.
- [17.](#) Receive and file the FY2022 Annual Comprehensive Financial Report.
- [18.](#) Receive and file the Bi-Annual Report of Community Main Street relative to FY23 Self-Supported Municipal Improvement District (SSMID) funds and an FY23 Economic Development Grant.
- [19.](#) Approve the following applications for beer permits and liquor licenses:
 - a) Alist Nails, 6015 University Avenue, Special Class C liquor – renewal.
 - b) Peppers Grill & Sports Pub, 620 East 18th Street, Class C liquor - renewal.
 - c) The Brown Bottle, 1111 Center Street, Class C liquor & outdoor service - renewal.

Resolution Calendar: (The following items will be acted upon by roll call vote on a single motion without separate discussion, unless someone from the Council or public requests that a specific item be considered separately.)

- [20.](#) Resolution approving and adopting revised City Council Meeting Procedures.
- [21.](#) Resolution approving the recommendation and appointment of Police Chief.
- [22.](#) Resolution authorizing certification of eligible expenses for reimbursement from the College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, and Unified Tax Increment Financing Revenues.
- [23.](#) Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the parking lot overlay project costs in the College Hill Urban Renewal Area.
- [24.](#) Resolution approving and authorizing an inter-fund loan from the Stormwater Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Olive Street Box Culvert project costs in the College Hill Urban Renewal Area.
- [25.](#) Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Prairie Parkway & Viking Road intersection improvements and Pinnacle Prairie round-a-bout intersection improvements in the Pinnacle Prairie Urban Renewal Area.
- [26.](#) Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the Cyber Lane and Hudson Road & Ridgeway Avenue intersection improvements in the South Cedar Falls Urban Renewal Area.
- [27.](#) Resolution approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for the purchase of land and related expenses in the South Cedar Falls Urban Renewal Area.
- [28.](#) Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for legal fees, construction costs, design costs, brick costs, utility costs, reimbursement payments, landscaping costs, easement costs and other project costs related to the Downtown Streetscape Project in the Downtown Urban Renewal Area.
- [29.](#) Resolution approving and authorizing an inter-fund loan from the Tax Increment Financing (TIF) Bond Fund to the Tax Increment Financing (TIF) Fund relative to funding for the West Viking Road, Industrial Park Street Expansion, and other administrative and legal fees in the Unified Urban Renewal Area.

- [30.](#) Resolution approving and authorizing an inter-fund loan from the Economic Development Fund to the Tax Increment Financing (TIF) Fund relative to funding for the purchase of land and related expenses in the Unified Urban Renewal Area.
- [31.](#) Resolution approving and authorizing submission of the City's FY2022 Annual Urban Renewal Report.
- [32.](#) Resolution levying a final assessment for costs incurred by the City to mow the property located at 1014 West 9th Street.
- [33.](#) Resolution levying a final assessment for costs incurred by the City to mow the property located at 1210 West 19th Street.
- [34.](#) Resolution levying a final assessment for costs incurred by the City to mow the property located at 3120 Homeway Drive.
- [35.](#) Resolution levying a final assessment for costs incurred by the City to mow the property located at 8702 University Avenue.
- [36.](#) Resolution approving and authorizing execution of a 28E Agreement for Tobacco, Alternative Nicotine and Vapor Product Enforcement with the Iowa Alcoholic Beverages Division.
- [37.](#) Resolution approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for 2.5 acres of real estate located at 2617 South Union Road relative to expansion of the West Viking Road Industrial Park.
- [38.](#) Resolution approving a College Hill Neighborhood (CHN) Overlay Zoning District site plan for facade improvements at 817 West 23rd Street.
- [39.](#) Resolution approving a College Hill Neighborhood (CHN) Overlay Zoning District site plan for construction of a detached garage at 924 West 19th Street.
- [40.](#) Resolution approving and authorizing execution of an Agreement for Asbestos Abatement with Advanced Environmental Inc., in conjunction with the Northern Cedar Falls Flood Buyout Program.
- [41.](#) Resolution approving and authorizing a First Amendment to the Subrecipient Agreement for Federally Funded Project with the Northeast Iowa Food Bank for Community Development Block Grant (CDBG-CV2) funding relative to the CARES Act.
- [42.](#) Resolution approving and authorizing execution of a Repair Contract with Daniels Home Improvement & Construction Co. relative to a Community Development Block Grant (CDBG) Rental Rehabilitation Project at 1009 West 3rd Street.
- [43.](#) Resolution approving the final plat of Terraces at West Glen Second Addition.
- [44.](#) Resolution approving and accepting completion of public improvements in Terraces at West Glen Second Addition.
- [45.](#) Resolution approving the Certificate of Completion and accepting the work of Benton's Sand and Gravel Inc. for the 2021 Permeable Alley Project.
- [46.](#) Resolution approving and authorizing execution of Supplemental Agreement No. 2 to the Professional Service Agreement with AECOM Technical Services, Inc. relative to the Olive Street Box Culvert Replacement Project.
- [47.](#) Resolution approving expenditure of funds for the purchase of a utility/cargo van for the Public Works Department.
- [48.](#) Resolution setting November 21, 2022 as the date of public hearing to consider entering into an Agreement for Private Development and to consider conveyance of certain city-owned real estate to CF Storage, L.L.C.

Allow Bills and Claims

- [49.](#) Allow Bills and Claims for November 7, 2022.

Council Referrals

Council Updates and Announcements

Executive Session

50. Executive Session to discuss Information contained in records in the custody of a governmental body that are confidential records pursuant to Iowa Code Section 22.7(50).

Adjournment

**COMMUNITY CENTER
CEDAR FALLS, IOWA, OCTOBER 17, 2022
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: Schultz (via video conference), Kruse, Harding, Ganfield, Sires, Dunn. Absent: deBuhr. Altrusa International Group Vice President Amy Jardon led the Pledge of Allegiance.

- 54000 - It was moved by Ganfield and seconded by Harding that the minutes of the Regular Meeting of October 3, 2022, and the Special Meeting of September 26, 2022, be approved as presented and ordered of record. Motion carried unanimously.
- 54001 - Mayor Green read the following proclamations:
- Proclamation recognizing October 19, 2022 as Gentleman Day.
- Proclamation recognizing October 22, 2022 as Altrusa Make A Difference Day. Altrusa Group Vice President Amy Jardon accepted and commented.
- 54002 - Sheree Martinez, 1124 Main Street, commented on notices for temporary easements for Main Street Reconstruction project, expressing concerns with the language in the temporary easement agreement.
- WayPoint Domestic Violence Victim Advocate Rachel expressed appreciation for the Gentleman Day proclamation and commented on services WayPoint provides.
- 54003 - City Administrator Gaines announced the return to Council Chambers in City Hall for the November 7, 2022, City Council Meeting.
- 54004 - Mayor Green announced that in accordance with the public notice of October 7, 2022, this was the time and place for a public hearing on proposed amendments to Section 18-23(5) and Section 26-4(c) of the Code of Ordinances relative to the voting threshold required to override the Planning and Zoning Commission. It was then moved by Ganfield and seconded by Harding that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 54005 - The Mayor then asked if there were any written communications filed to the proposed amendments. Upon being advised that there were no written communications on file, the Mayor then called for oral comments. Community Development Director Sheetz provided a brief summary of the proposed amendments. There being no one else present wishing to speak about the proposed amendments, the Mayor declared the hearing closed and passed to the next order of business.
- 54006 - It was moved by Sires and seconded by Kruse to pass an ordinance amending

Section 18-23(5), Powers and duties of the Planning and Zoning Commission, of the Code of Ordinances relative to removing 2/3 majority vote required by City Council to approve amendments to the City's comprehensive plan that are disapproved by the Planning and Zoning Commission, upon its first consideration. It was then moved by Kruse and seconded by Harding to postpone consideration until the November 7, 2022 City Council meeting. Following comments by Councilmembers Kruse and Harding, the motion to postpone carried unanimously.

- 54007 - It was moved by Kruse and seconded by Harding to pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to removing the 2/3 majority vote required by City Council to approve zoning amendments that are disapproved by the Planning and Zoning Commission, upon its first consideration. It was then moved by Harding and seconded by Kruse to postpone consideration until the November 7, 2022 City Council meeting. The motion to postpone carried unanimously.

- 54008 - It was moved by Ganfield and seconded by Harding that Ordinance #3018, amending Chapter 24, Utilities, of the Code of Ordinances relative to establishing the 27th Street Sanitary Sewer Extension District, be passed upon its second consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Kruse, Harding, Ganfield, Sires, Dunn, Schultz. Nay: None. Motion carried.

- 54009 - It was moved by Ganfield and seconded by Harding that the following items on the Consent Calendar be received, filed and approved:

Receive and file the City Council Standing Committee minutes of October 3, 2022 relative to the following items.

a) Review of Fireworks Ordinance.

Receive and file the resignation of LeaAnn Saul as a member of the Planning & Zoning Commission.

Receive and file a communication from the Civil Service Commission relative to the certified list for the position of Horticulturist in the Public Works Department.

Receive and file the FY2022 Annual Report of the Cedar Falls Human Rights Commission.

Approve the application of Great Wall China, 2125 College Street, Suite D, for a cigarette/tobacco/nicotine/vapor permit.

Approve the following applications for beer permits and liquor licenses:

a) Hilton Garden Inn, 7213 Nordic Drive, Class B liquor, Class B native wine & outdoor service - renewal.

b) Fareway Store, 4500 South Main Street, Class E liquor – renewal.

c) Great Wall of China, 2125 College Street, Class C beer & Class B wine - new.

Motion carried unanimously.

- 54010 - It was moved by Dunn and seconded by Harding to approve the following recommendations of the Mayor relative to the appointment of members to Boards and Commissions:
- a) Brad Leeper, Planning & Zoning Commission, term ending 11/01/2027.
 - b) Oksana Grybovych Hafermann, Planning & Zoning Commission, term ending 11/01/2027.

Following comments by Councilmember Kruse, the motion carried 5-1, with Kruse voting Nay.

- 54011 - It was moved by Harding and seconded by Kruse that the following resolutions be introduced and adopted:

Resolution #22,933, approving and adopting amendments to certain Personnel Policies for the City of Cedar Falls.

Resolution #22,934, approving and adopting the rate of \$3.89 per \$1,000 taxable value for the Downtown Cedar Falls Self-Supported Municipal Improvement District (SSMID) for FY24.

Resolution #22,935, approving a College Hill Neighborhood (CHN) Overlay Zoning District site plan for relocation of a garage to 1214 West 20th Street.

Resolution #22,936, approving and accepting four Warranty Deeds, one Release of Real Estate Mortgage, and four Flood Mitigation Deed Restrictions, in conjunction with the Northern Cedar Falls Flood Buyout Program.

Resolution #22,937, approving and authorizing execution of a Demolition Project Contract with Lehman Trucking & Excavating Inc., in conjunction with the Northern Cedar Falls Flood Buyout Program.

Resolution #22,938, approving and authorizing execution of one Owner Purchase Agreement; and approving and accepting one Temporary Construction Easement, in conjunction with the Main Street Reconstruction (6th Street to University) Project.

Resolution #22,939, receiving and filing, and setting November 7, 2022 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Main Street Reconstruction Project.

Resolution #22,940, receiving and filing, and setting November 7, 2022 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Cedar River Recreational Improvements Project.

Resolution #22,941, setting November 7, 2022 as the date of public hearing on a proposal to vacate a portion of sanitary sewer easement located at 3718 Apollo Lane.

Resolution #22,942, setting November 7, 2022 as the date of public hearing on the City's FFY21 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Programs.

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: Kruse, Harding, Ganfield, Sires, Dunn, Schultz. Nay: None. Motion carried. The Mayor then declared Resolutions #22,933 through #22,942 duly passed and adopted.

- 54012 - It was moved by Harding and seconded by Ganfield that a resolution setting November 7, 2022 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to eliminating the shared parking requirement and increasing residential parking requirements in the Downtown Character District (CD-DT) to one parking space per bedroom, be adopted. It was then moved by Kruse and seconded by Sires to postpone consideration of hearing until the 2/3 majority vote issue is resolved. Motion carried unanimously.
- 54013 - It was moved by Ganfield and seconded by Harding that Ordinance #3019, amending Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances relative to use of consumer fireworks within the City limits, be passed upon its first consideration. It was then moved by Harding and seconded by Kruse to amend the motion to change the date from "December 31" to "between January 1 and March 1 each year to apply to the same calendar year". Following questions and comments by Councilmembers Kruse, Ganfield and Harding, and response by Public Safety Director Berte, the motion carried 5-1, with Ganfield voting Nay. It was then moved by Ganfield and seconded by Kruse to change "an additional day" to "any additional days". Following comments by Councilmembers Dunn, Kruse and Ganfield, and responses by City Attorney Rogers and Mayor Green, the motion carried 5-1, with Dunn voting Nay. The Mayor then put the question on the original motion, as amended, and upon call of the roll, the following named Councilmembers voted. Aye: Kruse, Harding, Ganfield, Sires, Dunn, Schultz. Nay: None. Motion carried.
- 54014 - It was moved by Kruse and seconded by Harding that the bills and claims of October 17, 2022 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: Kruse, Harding, Ganfield, Sires, Dunn, Schultz. Nay: None. Motion carried.
- 54015 - It was moved by Dunn and seconded by Harding to refer to the Finance and Business Operations Committee options for reimplementing a paid parking system in the downtown area. Following comments by Councilmembers Harding, Dunn and Kruse, the motion carried 5-1, with Sires voting Nay.
- 54016 - Councilmember Sires wished his granddaughter a Happy Birthday.
- 54017 - It was moved by Kruse and seconded by Ganfield that the meeting be adjourned at 8:03 P.M. Motion carried unanimously.



MAYOR ROBERT M. GREEN
CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600



VETERANS DAY

NOVEMBER 11, 2022

WHEREAS, America's men and women in uniform have defeated tyrants, liberated continents, and set a standard of courage, honor, and selfless service for the entire world; and

WHEREAS, on Veterans Day, our Nation pays tribute to those who have proudly served in our Armed Forces of the United States; and

WHEREAS, in answering history's call with honor and resolve, our veterans have shown the power of liberty and earned the admiration of a grateful Nation; and

WHEREAS, as we recall the service of our Soldiers, Sailors, Airmen, Marines, Coast Guardsmen, and Guardians, we are reminded that the defense of freedom comes with great sacrifice, and we give thanks to those who have served freedom's cause; and

WHEREAS, in recognition of the contributions our service men and women have made to the cause of peace and freedom around the world, the Congress has provided that November 11 of each year shall be set aside as a public holiday to honor veterans; and

NOW, THEREFORE I, Robert M. Green, Mayor of the City of Cedar Falls do hereby proclaim November 11, 2022, as **Veterans Day** throughout the city, and do encourage all citizens to recognize the valor and sacrifice of our veterans through ceremonies, expressions, programs, and prayers.



Signed this 2nd day of November 2022.

Mayor Robert M. Green



MAYOR ROBERT M. GREEN
CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-273-8600



NATIONAL NATIVE AMERICAN HERITAGE MONTH and NATIVE AMERICAN HERITAGE DAY November 2022 and November 25, 2022

WHEREAS, since its first national declaration by President George H. W. Bush in November 1990, Native American Heritage Month has been a time to celebrate the rich tapestry of Indigenous peoples and to honor their sacrifices, which we recognize as inextricably woven into the history of this country; and

WHEREAS, Native Americans are descendants of the original, indigenous inhabitants of what is now the United States of America; and

WHEREAS, Native Americans have moving stories of tragedy, triumph, and perseverance that need to be shared with future generations; and

WHEREAS, our country has benefited by the character and strength exemplified by the Native Americans who have answered the call of service in our armed forces in greater numbers per capita than any other group, and these soldiers, sailors, airmen, marines are worthy of honor for their bravery and sacrifice; and

WHEREAS, the City of Cedar Falls is committed to protecting the tribal sovereignty and self-determination of Native American peoples, and ensuring that local Native American challenges and concerns are addressed through the Cedar Falls Human Rights Commission; and

WHEREAS, during the month of November, recognize Native Americans' continued contributions in strengthening the diversity of our society, and set aside the day after Thanksgiving to honor Native American history and heritage;

NOW, THEREFORE, I, Robert M. Green, Mayor of Cedar Falls, do hereby proclaim November 2022 as **Native American Heritage Month** and November 25, 2022 as **Native American Heritage Day** throughout the City and encourage all residents to honor native peoples in their ancestral homes, and to endeavor to celebrate and preserve the unique culture and heritage of native peoples, including the Sac and Fox tribes of eastern Iowa.



Signed this 1st day of November, 2022.

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 M. Green and City Council

FROM: Luke Andreasen, PE

DATE: October 7, 2022

SUBJECT: Main Street Reconstruction
 City Project Number: RC-000-3283
 Public Hearing

Submitted within for City Council approval are the Plans, Specifications, and Estimate of Costs and Quantities for the Main Street Reconstruction.

This project consists of full street reconstruction along Main Street from 6th Street to almost University Avenue. The reconstruction will include changing from 4 to 3 lanes and adding bicycle lanes in both directions. It will include three new roundabout intersections, replacing the traffic signal at 6th Street, a decorative gateway feature near 7th Street, and landscaping throughout the corridor. Sidewalk, sanitary sewer, water main, and storm sewer will be replaced throughout the corridor.

The total estimated cost for the construction of this project is \$21,813,291.00. The City received a \$2,900,000.00 Surface Transportation Block Grant (STBG) and \$500,000.00 through the Traffic Safety Improvement Program (TSIP). The remaining funds will be provided by General Obligation Bonds, Local Sales Tax, Street Construction Fund, American Rescue Plan, Stormwater Fund, Tax increment Financing, and Cedar Falls Utilities.

The Engineering Division of the Public Works Department recommends approving the Plans, Specifications, and Estimate of Costs and Quantities for the Main Street Reconstruction project.

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



OPINION OF PROBABLE CONSTRUCTION COSTS
CITY OF CEDAR FALLS
Main Street Reconstruction from Seerley Blvd to 6th Street
Iowa DOT No. STBG-SWAP-1185(657)-SG-07



Final Plans (9/1/2022)

Bid Date: November 15, 2022

ITEM NO.	ITEM CODE	ITEM DESCRIPTION	UNIT	UNIT PRICE	DIVISION 1: PARTICIPATING		DIVISION 2: NON-PARTICIPATING		DIVISION 3: LANDSCAPING		TOTAL	
					QUANTITY	SUBTOTAL	QUANTITY	SUBTOTAL	QUANTITY	SUBTOTAL	QUANTITY	PRICE
1	2101-085002	CLEARING AND GRUBBING	UNIT	\$ 45.00	1530	\$ 68,850.00					1530	\$ 68,850.00
2	2102-2710070	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	\$ 7.00	4031	\$ 28,217.00					4031	\$ 28,217.00
3	2102-2710080	EXCAVATION, CLASS 10, UNSUITABLE MATERIAL	CY	\$ 13.00	2000	\$ 26,000.00					2000	\$ 26,000.00
4	2102-2710090	EXCAVATION, CLASS 10, WASTE	CY	\$ 6.00	25089	\$ 150,534.00					25089	\$ 150,534.00
5	2105-8425005	TOPSOIL, FURNISH AND SPREAD	CY	\$ 28.00	1742	\$ 48,776.00					1742	\$ 48,776.00
6	2105-8425015	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	\$ 7.00	3818	\$ 26,726.00					3818	\$ 26,726.00
7	2107-0425020	COMPACTING BACKFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY	\$ 21.00	274	\$ 5,754.00					274	\$ 5,754.00
8	2109-8225100	SPECIAL COMPACTION OF SUBGRADE	STA	\$ 750.00	93	\$ 69,750.00					93	\$ 69,750.00
9	2115-1100000	MODIFIED SUBBASE, 12 IN	CY	\$ 45.00	24513	\$ 1,103,085.00					24513	\$ 1,103,085.00
10	2115-1450020	SHOULDER FINISHING, EARTH	STA	\$ 450.00	194	\$ 82,800.00					194	\$ 82,800.00
11	2213-7100400	RELOCATION OF MAIL BOXES	EACH	\$ 500.00	1	\$ 500.00					1	\$ 500.00
12	2301-1033060	STANDARD OR SLIP FORM PCC PAVEMENT, CLASS C, CLASS 3 DURABILITY, 6 IN.	SY	\$ 55.00	1594	\$ 87,670.00					1594	\$ 87,670.00
13	2301-1033085	STANDARD OR SLIP FORM PCC PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8.5 IN.	SY	\$ 56.00	54407	\$ 3,046,792.00					54407	\$ 3,046,792.00
14	2301-6911222	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	LS	\$ 4,000.00	1	\$ 4,000.00					1	\$ 4,000.00
15	2301-7000110	PAYMENT ADJUSTMENT INCENTIVE/DISINCENTIVE FOR PCC PAVEMENT THICKNESS (BY SCHEDULE)	EACH	\$ 1.00	48967	\$ 48,967.00					48967	\$ 48,967.00
16	2303-0002380	HOT MIX ASPHALT MIXTURE INTERLAYER BASE COURSE, 3/8 IN. MIX	TON	\$ 55.00	46	\$ 2,530.00					46	\$ 2,530.00
17	2303-1033500	HOT MIX ASPHALT STANDARD TRAFFIC, SURFACE COURSE, 1/2 IN. MIX, NO SPECIAL FRICTION REQUIREMENT	TON	\$ 60.00	19	\$ 950.00					19	\$ 950.00
18	2303-1268025	ASPHALT BINDER, PG 58-28S, STANDARD TRAFFIC	TON	\$ 50.00	4	\$ 200.00					4	\$ 200.00
19	2304-0100000	DETOUR PAVEMENT	SY	\$ 60.00	11790	\$ 707,400.00					11790	\$ 707,400.00
20	2312-8260051	GRANULAR SURFACING ON ROAD, CLASS A CRUSHED STONE	TON	\$ 26.00	2886	\$ 75,036.00					2886	\$ 75,036.00
21	2316-0000110	PAYMENT ADJUSTMENT INCENTIVE/DISINCENTIVE FOR PCC PAVEMENT SMOOTHNESS (BY SCHEDULE)	EACH	\$ 1.00	40806	\$ 40,806.00					40806	\$ 40,806.00
22	2401-6745036	REMOVAL OF CONCRETE FOOTINGS OF LIGHT POLES	EACH	\$ 800.00	56	\$ 44,800.00					56	\$ 44,800.00
23	2401-6745650	REMOVAL OF EXISTING STRUCTURES	LS	\$ 50,000.00	1	\$ 50,000.00					1	\$ 50,000.00
24	2401-6745765	REMOVAL OF LIGHT POLES	EACH	\$ 400.00	56	\$ 22,400.00					56	\$ 22,400.00
25	2401-6745910	REMOVAL OF SIGN	EACH	\$ 80.00	87	\$ 6,960.00					87	\$ 6,960.00
26	2401-6750000	REMOVALS, AS PER PLAN	LS	\$ 50,000.00	1	\$ 50,000.00					1	\$ 50,000.00
27	2402-0425031	GRANULAR BACKFILL	TON	\$ 30.00	2723	\$ 81,690.00					2723	\$ 81,690.00
28	2402-0425040	FLOODED BACKFILL	CY	\$ 40.00	174	\$ 6,960.00					174	\$ 6,960.00
29	2402-2720000	EXCAVATION, CLASS 20	CY	\$ 20.00	7505	\$ 150,100.00					7505	\$ 150,100.00
30	2402-2720020	EXCAVATION, CLASS 22	CY	\$ 18.00	149	\$ 2,682.00					149	\$ 2,682.00
31	2402-3825025	GRANULAR MATERIAL FOR BLANKET	CY	\$ 70.00	509	\$ 35,630.00					509	\$ 35,630.00
32	2403-0100000	STRUCTURAL CONCRETE (MISC)	CY	\$ 1,400.00	286	\$ 399,840.00					286	\$ 399,840.00
33	2403-0100020	STRUCTURAL CONCRETE (RCB)	CY	\$ 700.00	1448	\$ 1,013,460.00					1448	\$ 1,013,460.00
34	2404-1720000	REINFORCING STEEL	LB	\$ 2.00	274210	\$ 548,420.00					274210	\$ 548,420.00
35	2414-6444100	STEEL PIPE, PEDESTRIAN HAND RAILING	LF	\$ 200.00	250	\$ 50,000.00					250	\$ 50,000.00
36	2414-6460000	ORNAMENTAL METAL RAILING	LF	\$ 300.00	454	\$ 136,200.00					454	\$ 136,200.00
37	2415-2110804	PRECAST CONCRETE BOX CULVERT, 8 FT. X 4 FT.	LF	\$ 1,285.00	235	\$ 299,275.00					235	\$ 299,275.00
38	2415-2200804	PRECAST CONCRETE BOX CULVERT, STRAIGHT END SECTION, 8 FT. X 4 FT.	EACH	\$ 7,500.00	1	\$ 7,500.00					1	\$ 7,500.00
39	2415-0100204	CONCRETE, 24 IN. DIA.	EACH	\$ 1,500.00	1	\$ 1,500.00					1	\$ 1,500.00
40	2430-0000100	MODULAR BLOCK RETAINING WALL	SF	\$ 50.00	148	\$ 7,400.00					148	\$ 7,400.00
41	2435-0130148	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EACH	\$ 6,000.00	27	\$ 162,000.00					27	\$ 162,000.00
42	2435-0140148	MANHOLE, STORM SEWER, SW-401, 48 IN.	EACH	\$ 4,500.00	6	\$ 27,000.00					6	\$ 27,000.00
43	2435-0140160	MANHOLE, STORM SEWER, SW-401, 60 IN.	EACH	\$ 3,000.00	3	\$ 18,000.00					3	\$ 18,000.00
44	2435-0140200	MANHOLE, STORM SEWER, SW-402, 6 X 6	EACH	\$ 6,000.00	1	\$ 6,000.00					1	\$ 6,000.00
45	2435-0250248	INTAKE, SW-502, 48 IN.	EACH	\$ 4,000.00	1	\$ 4,000.00					1	\$ 4,000.00
46	2435-0250260	INTAKE, SW-502, 60 IN.	EACH	\$ 6,250.00	5	\$ 31,250.00					5	\$ 31,250.00
47	2435-0250272	INTAKE, SW-502, 72 IN.	EACH	\$ 6,000.00	2	\$ 12,000.00					2	\$ 12,000.00
48	2435-0250284	INTAKE, SW-502, 84 IN.	EACH	\$ 10,000.00	1	\$ 10,000.00					1	\$ 10,000.00
49	2435-0250500	INTAKE, SW-505	EACH	\$ 6,000.00	5	\$ 30,000.00					5	\$ 30,000.00
50	2435-0250510	INTAKE, SW-505 MODIFIED TRIPLE	EACH	\$ 8,000.00	5	\$ 40,000.00					5	\$ 40,000.00
51	2435-0250506	INTAKE, SW-506	EACH	\$ 6,000.00	2	\$ 12,000.00					2	\$ 12,000.00
52	2435-0250610	INTAKE, SW-506 MODIFIED TRIPLE	EACH	\$ 8,000.00	2	\$ 16,000.00					2	\$ 16,000.00
53	2435-0250700	INTAKE, SW-507	EACH	\$ 6,000.00	28	\$ 168,000.00					28	\$ 168,000.00
54	2435-0250800	INTAKE, SW-508	EACH	\$ 6,500.00	2	\$ 13,000.00					2	\$ 13,000.00
55	2435-0250900	INTAKE, SW-509	EACH	\$ 6,500.00	48	\$ 312,000.00					48	\$ 312,000.00
56	2435-0250914	INTAKE, SW-509 MODIFIED, TOP ONLY	EACH	\$ 3,000.00	2	\$ 6,000.00					2	\$ 6,000.00
57	2435-0251000	INTAKE, SW-510	EACH	\$ 7,500.00	4	\$ 30,000.00					4	\$ 30,000.00
58	2435-0254100	INTAKE, SW-541	EACH	\$ 7,000.00	2	\$ 14,000.00					2	\$ 14,000.00
59	2435-0254200	INTAKE, SW-542	EACH	\$ 7,000.00	5	\$ 35,000.00					5	\$ 35,000.00
60	2435-0600308	INTERNAL DROP CONNECTION, SW-308	EACH	\$ 2,200.00	1	\$ 2,200.00					1	\$ 2,200.00
61	2435-0600010	MANHOLE ADJUSTMENT, MINOR	EACH	\$ 1,500.00	7	\$ 10,500.00					7	\$ 10,500.00
62	2435-0600020	MANHOLE ADJUSTMENT, MAJOR	EACH	\$ 2,500.00	1	\$ 2,500.00					1	\$ 2,500.00
63	2435-0700020	CONNECTION TO EXISTING INTAKE	EACH	\$ 1,500.00	5	\$ 7,500.00					5	\$ 7,500.00
64	2502-8221303	SUBDRAIN, LONGITUDINAL (SHOULDER) 6 IN. DIA.	LF	\$ 17.00	10698	\$ 181,866.00					10698	\$ 181,866.00
65	2502-8221303	SUBDRAIN, OUTLET, DR-303	EACH	\$ 250.00	142	\$ 35,500.00					142	\$ 35,500.00
66	2503-0110115	STORM SEWER GRAVITY MAIN, TRENCHED, HIGH DENSITY POLYETHYLENE PIPE (HDPE), 15 IN.	LF	\$ 51.00	1301	\$ 66,351.00					1301	\$ 66,351.00
67	2503-0110118	STORM SEWER GRAVITY MAIN, TRENCHED, HIGH DENSITY POLYETHYLENE PIPE (HDPE), 18 IN.	LF	\$ 55.00	414	\$ 22,770.00					414	\$ 22,770.00
68	2503-0110120	STORM SEWER GRAVITY MAIN, TRENCHED, HIGH DENSITY POLYETHYLENE PIPE (HDPE), 24 IN.	LF	\$ 80.00	1135	\$ 90,800.00					1135	\$ 90,800.00
69	2503-0110130	STORM SEWER GRAVITY MAIN, TRENCHED, HIGH DENSITY POLYETHYLENE PIPE (HDPE), 30 IN.	LF	\$ 80.00	802	\$ 64,160.00					802	\$ 64,160.00
70	2503-0110136	STORM SEWER GRAVITY MAIN, TRENCHED, HIGH DENSITY POLYETHYLENE PIPE (HDPE), 36 IN.	LF	\$ 100.00	159	\$ 15,900.00					159	\$ 15,900.00
71	2503-0114212	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 2000 (CLASS III), 12 IN.	LF	\$ 60.00	15	\$ 900.00					15	\$ 900.00
72	2503-0114214	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 2000 (CLASS III), 15 IN.	LF	\$ 70.00	2775	\$ 194,250.00					2775	\$ 194,250.00
73	2503-0114218	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 2000 (CLASS III), 18 IN.	LF	\$ 70.00	1146	\$ 80,220.00					1146	\$ 80,220.00
74	2503-0114224	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 2000 (CLASS III), 24 IN.	LF	\$ 90.00	1303	\$ 117,270.00					1303	\$ 117,270.00
75	2503-0114230	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 2000 (CLASS III), 30 IN.	LF	\$ 105.00	450	\$ 47,250.00					450	\$ 47,250.00
76	2503-0114236	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 2000 (CLASS III), 36 IN.	LF	\$ 120.00	411	\$ 49,320.00					411	\$ 49,320.00
77	2503-0114242	STORM SEWER GRAVITY MAIN, TRENCHED, RCP, 2000 (CLASS III), 42 IN.	LF	\$ 150.00	11	\$ 1,650.00					11	\$ 1,650.00
78	2503-0200036	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	LF	\$ 24.00	4579	\$ 109,896.00					4579	\$ 109,896.00
79	2503-0200136	REMOVE STORM SEWER PIPE GREATER THAN 36 IN.	LF	\$ 44.00	147	\$ 6,468.00					147	\$ 6,468.00
80	2503-0200341	STORM SEWER ABANDONMENT, FILL AND PLUG, LESS THAN OR EQUAL TO 36 IN. DIA.	LF	\$ 68.00	47	\$ 3,216.00					47	\$ 3,216.00
81	2504-0112227	SANITARY SEWER GRAVITY MAIN, TRENCHED, RCP, 2000 (CLASS III), 27 IN.	LF	\$ 103.00	103	\$ 10,609.00					103	\$ 10,609.00
82	2504-0114008	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN., TRUSS	LF	\$ 80.00	1563	\$ 125,040.00					1563	\$ 125,040.00
83	2504-0114010	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 10 IN., TRUSS	LF	\$ 85.00								

**DEPARTMENT OF PUBLIC WORKS**

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-268-5161
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MEMORANDUM
Engineering Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: Matthew Tolan, EI, Civil Engineer II

DATE: October 31, 2022

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 \$5,867,187.00. The City will use General Obligation Bonds, Blackhawk Gaming Grant, Economic Development Administration Grant, Emergency Reserves, Tourism Cash Reserves and Private Donations for the design and construction of this project.

The Engineering Division of the Public Works Department 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 Tabulation - September 29, 2022

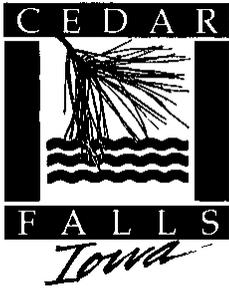
Instream						
Item Number	SUDAS Item Number	Description	Estimated Quantity	Unit	Unit Price	Item Total Price
1	11,020-A	Mobilization	1	Lump Sum	\$ 721,500	\$ 721,500
2	2010-B	Clearing and Grubbing	2	ACRE	\$ 3,500	\$ 7,000
3	9010-A	Conventional Seeding, Seeding, Fertilizing, and Mulching	2.8	ACRE	\$ 3,900	\$ 10,920
4	9040-A-2	SWPPP Management	1	Lump Sum	\$ 14,000	\$ 14,000
5	9040-F-1	Straw Waddle, 9", 25 ft. Length	300	Lin. Ft.	\$ 4	\$ 1,200
6	9040-N-1	Silt Fencing	1500	Lin. Ft.	\$ 3.5	\$ 5,250
7	9040-O-1	Stabilized Construction Entrance	1157	SY	\$ 8	\$ 9,256
8	9060-A	Chain Link Fence, Galvanized 11.5 Gauge Type, 72" Size	1500	Lin. Ft.	\$ 8	\$ 12,000
9	9060-F	Temporary Fencing, Orange Plastic 10MIL	300	Lin. Ft.	\$ 8	\$ 2,400
10		Cofferdam Installation and Removal	1	Lump Sum	\$ 955,500	\$ 955,500
11	11,010-A	Construction Survey	1	Lump Sum	\$ 20,000	\$ 20,000
12		As-Built Construction Survey	1	Lump Sum	\$ 5,400	\$ 5,400
13	7030-C	Trail Replacement, Shared Use Path, PCC, 6" thick	3,422	SY	\$ 33	\$ 112,926
14	11,050-A	Concrete Washout	2	Each	\$ 2,000	\$ 4,000
15		River Right Access Road	1	Lump Sum	\$ 65,000	\$ 65,000
Structure #2- Put-in River Right						
16		Boulder Fill: Includes excavation/fill, placement, grouting (Paid Separately), and backfill.	166	Tons	\$ 240.1	\$ 39,857
17		Boulder Fill Grouting: Includes preparation, grouting of voids, and cleaning. Grout fill assumed to be 50% of Boulder Fill voids.	77	Cubic Yards Concrete	\$ 536.3	\$ 41,295
18		Concrete - low flow	35	Cubic Yards Concrete	\$ 536.3	\$ 18,771

19		Subgrade - Clean angular 3-8" cobble	498	Tons	\$ 72.0	\$ 35,856
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Structure #3						
20		Boulder Fill: Includes excavation/fill, placement, grouting (Paid Separately), and backfill.	249	Tons	\$ 240.1	\$ 59,785
21		Boulder Fill Grouting: Includes preparation, grouting of voids, and cleaning. Grout fill assumed to be 50% of Boulder Fill voids.	115	Cubic Yards Concrete	\$ 536.3	\$ 61,675
22		Concrete- low flow	22	Cubic Yards Concrete	\$ 536.3	\$ 11,799
23		Subgrade - Clean angular 3-8" cobble	371	Tons	\$ 72.0	\$ 26,712
Structure #4						
24		Boulder Fill: Includes excavation/fill, placement, grouting (Paid Separately), and backfill.	98	Tons	\$ 240.1	\$ 23,530
25		Boulder Fill Grouting: Includes preparation, grouting of voids, and cleaning. Grout fill assumed to be 50% of Boulder Fill voids.	45	Cubic Yards Concrete	\$ 536.3	\$ 24,134
26		Concrete- low flow	35	Cubic Yards Concrete	\$ 536.3	\$ 18,771
27		Subgrade - Clean angular 3-8" cobble	98	Tons	\$ 72.0	\$ 7,056
Structure #5						
28		Boulder Fill: Includes excavation/fill, placement, grouting (Paid Separately), and backfill.	200	Tons	\$ 240.1	\$ 48,020
29		Boulder Fill Grouting: Includes preparation, grouting of voids, and cleaning. Grout fill assumed to be 50% of Boulder Fill voids.	93	Cubic Yards Concrete	\$ 536.3	\$ 49,876
30		Concrete- low flow	28	Cubic Yards Concrete	\$ 536.3	\$ 15,016
31		Subgrade - Clean angular 3-8" cobble	948	Tons	\$ 72.0	\$ 68,256

Structure #6- Take-out River Right						
32		Boulder Fill: Includes excavation/fill, placement, grouting (Paid Separately), and backfill.	312	Tons	\$ 240.1	\$ 74,911
33		Boulder Fill Grouting: Includes preparation, grouting of voids, and cleaning. Grout fill assumed to be 50% of Boulder Fill voids.	145	Cubic Yards Concrete	\$ 536.3	\$ 77,764
34		Subgrade - Clean angular 3-8" cobble	648	Tons	\$ 72.0	\$ 46,656
Structure #7- Clay Hole Safety and Recreational Improvements						
35		Boulder Fill: Includes excavation/fill, placement, grouting (Paid Separately), and backfill.	243	Tons	\$ 240.1	\$ 58,344
36		Boulder Fill Grouting: Includes preparation, grouting of voids, and cleaning. Grout fill assumed to be 50% of Boulder Fill voids.	108	Cubic Yards Concrete	\$ 536.3	\$ 57,920
37		Concrete- low flow	115.0	Cubic Yards Concrete	\$ 536.0	\$ 61,640
38		Concrete Demolition and Shaping	1	Lump Sum	\$ 87,750.0	\$ 87,750
39		Subgrade - Clean angular 3-8" cobble	1140	Tons	\$ 72.0	\$ 82,080
Structure #8- Take-out River Left						
40		Boulder Fill: Includes excavation/fill, placement, grouting (Paid Separately), and backfill.	68	Tons	\$ 240.1	\$ 16,327
41		Boulder Fill Grouting: Includes preparation, grouting of voids, and cleaning. Grout fill assumed to be 50% of Boulder Fill voids.	31	Cubic Yards Concrete	\$ 536.3	\$ 16,625
42		Concrete- low flow	28	Cubic Yards Concrete	\$ 536.0	\$ 15,008
43		Subgrade - Clean angular 3-8" cobble	203	Tons	\$ 72.0	\$ 14,616
Miscellaneous						
44		Large Random Boulders, 7' Diameter	23	Each	\$ 1,150	\$ 26,450
45		Miscellaneous Equipment Hours	200	hours	\$ 535	\$ 107,000
46		Item Deleted from Bid Tabulation				
Total Instream						\$ 3,239,850

Upland						
47	2010-A	Clearing and Grubbing Concrete/Rebar River Clean Up	25	Cubic Yards	\$ 200	\$ 5,000
48	2010-E	Excavation, Class 13 River Left additional fill	220	Cubic Yards	\$ 50	\$ 11,000
49	2010-E	Excavation, Class 13 River Right additional fill	175	Cubic Yards	\$ 50	\$ 8,750
50	7030-C	Shared Use Path (6' wide 6" depth)	927	SY	\$ 180	\$ 166,860
51		Special Concrete-Stained and Stamped	83	SY	\$ 450	\$ 37,350
52		Lower Terrace Concrete - Special (Turtle)	114	SY	\$ 450	\$ 51,300
53		Concrete Expansion Joints and Dowels	20	Each	\$ 500	\$ 10,000
54		Stone Bank Reinforcements	1,218	Tons	\$ 685	\$ 834,330
55		Specialty Stone @ Upper Plaza	200	Tons	\$ 685	\$ 137,000
56	8020-B	Parking lot Painting, Signs, and Bollards	2	Each	\$ 2,800	\$ 5,600
57		Signage, 4 Large and 5 Small	12	Each	\$ 5,850	\$ 70,200
58	9030-C	Planting Trees, Shrubs, Lawns	1	Lump Sum	\$ 93,000	\$ 93,000
59		Upland Contingency Estimate				\$ 80,000
Total Upland						\$ 1,510,390
Instream and Upland Improvements Total						\$ 4,750,240
Alternates						
Alt. No. 1		Remove Riprap and Replace with Boulder Fill	1507	Tons	\$ 280	\$ 421,960
Alt. No. 2		Boulder Fill Grouting: Includes preparation, grouting of voids, and cleaning. Grout fill assumed to be 50% of Boulder Fill voids. Item shall be used in conjunction with Alt. No 1	742	Cubic Yards Concrete	\$ 536	\$ 397,712
Alt. No. 3		Lighting at Trees and Main Street Bridge	1	Lump Sum	\$ 99,000	\$ 99,000
Alt. No. 4		Lighting at 1st Street Bridge	1	Lump Sum	\$ 130,000	\$ 130,000
Alt. No. 5		Shower	1	Lump Sum	\$ 18,000	\$ 18,000
Alt. No. 6		Irrigation	1	Lump Sum	\$ 20,000	\$ 20,000
Alt. No. 7		Concrete Mowbands	231	Lin. Ft.	\$ 25	\$ 5,775
Alt. No. 8		Benches	2	Each	\$ 12,250	\$ 24,500
Alternates Total						\$ 1,116,947
Base Instream and Upland Total plus all Alternates						\$ 5,867,187



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: Jaydevsinh Atodaria (JD), City Planner I
DATE: October 31, 2022
SUBJECT: Easement Vacation 3718 Apollo Street

REQUEST: Vacate portion of Sanitary Sewer Easement (Case # VAC22-001)

PETITIONER: Ryan N. Borgwart; Owner

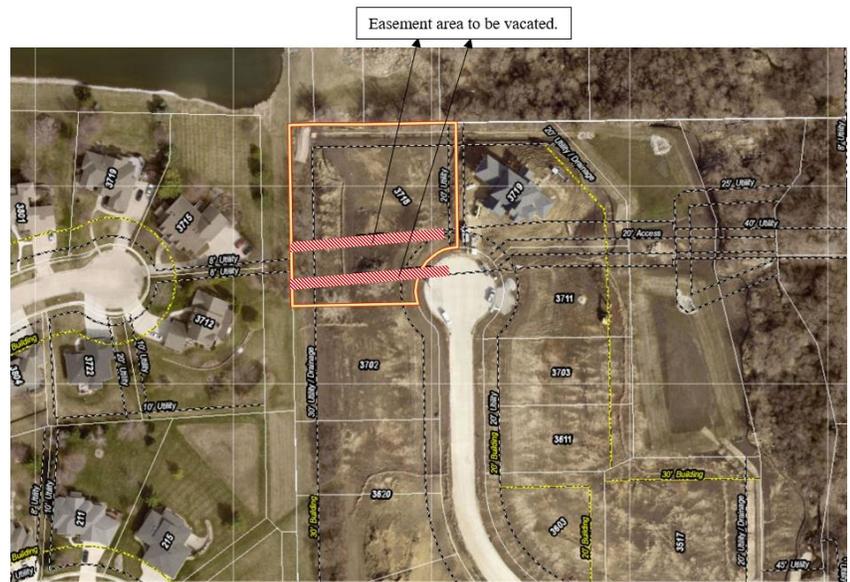
LOCATION: 3718 Apollo St. (Lot 11 and part of Lot 10 Pheasant Hollow 7th Addition)

PROPOSAL

The request is to vacate portion of existing 60-foot sanitary sewer easement on southern area of the property at 3718 Apollo Street. The petitioner wants to utilize the lot for development to its best potential. The area highlighted in red is the portion of the easement requested to be vacated on the subject property.

BACKGROUND

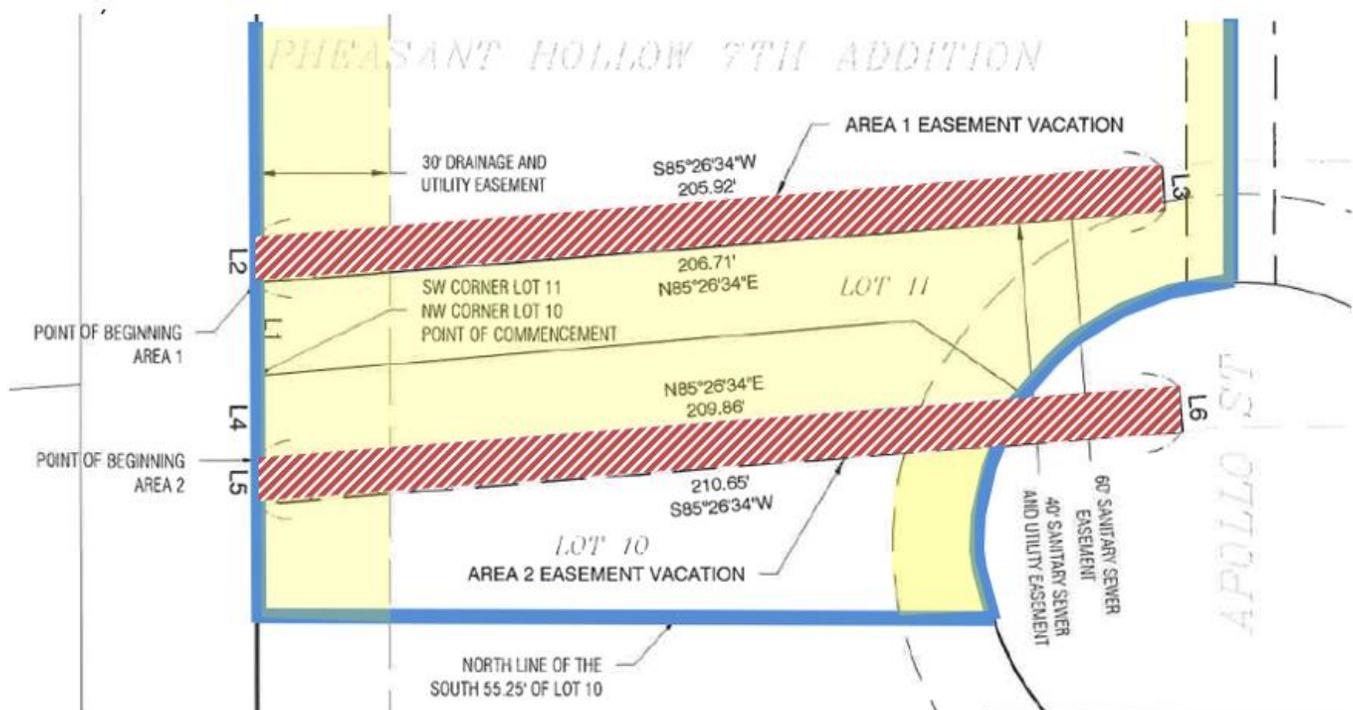
The subject property is Lot 11 and portion of Lot 10 of Pheasant Hollow 7th Addition, which was platted in June 2020, which is addressed 3718 Apollo Street. Mr. Borgwart, owner of the property, is requesting to reduce the size of the sanitary sewer easement on his property from 60 feet to 40 feet wide by vacating a 10-foot portion of the existing 60-foot sanitary sewer easement on the north and south sides of the existing easement. The owner would like to reduce the encumbrance on his lot so he can more easily develop the property.



ANALYSIS

The request is to vacate the portion of existing 60-foot sanitary sewer easement on property

located at 3718 Apollo Street. As per the Pheasant Hollow 7th Addition final plat approved in June 2020, there are two platted easements that extend over the southern area of the property that create unnecessary redundancy as both share the same center line. One is an existing 60-foot sanitary sewer easement and the other is 40-foot sanitary sewer and utility easement. The request here is to vacate Area 1 and Area 2 (highlighted in red hashed area) in the sketch below (also see attached vacation plat). Area 1 is an approximately 10 feet wide strip that runs 206 feet in length and area 2 is an approximately 10 feet wide strip that runs 211 feet in length. Staff notes that areas 1 and area 2 are the only portions of the existing 60-foot-wide sanitary sewer easement that are being vacated. All other easements as platted on this lot are retained, including the 20-foot public utility easement along the frontage of the lots and the 30-foot drainage and utility easement along the western lot line.



As indicated by the developer's engineer, it was their intention to vacate the previously platted 60-foot sanitary sewer easement with the Pheasant Hollow, 7th Addition final plat. It was an oversight that it was not addressed.

The City Engineer's office confirmed that they would be in favor of the proposed vacation request, as the remaining platted 40-foot sanitary sewer and utility easement running through the lot at 3718 Apollo Street is adequate for maintaining and operating the services. Engineering staff also notes that the profile section (included in the packet) provided by the CGA consultants working on behalf of the owner indicates that the 40-foot-wide sanitary sewer and utility easement would be adequate, considering the line depth of the services.

TECHNICAL COMMENTS

City technical staff has reviewed the vacation request and has no concerns. Legal papers for the easement vacation must note that all other easements of record shall be retained. In response, the easement vacation plat has been updated with the required note.

STAFF RECOMMENDATION

The Planning and Zoning Commission recommends approval of the submitted request to vacate portion of existing 60-foot sanitary sewer easement on property at 3718 Apollo Street. City staff also recommends approval of the submitted easement vacation request for property at 3718 Apollo Street, subject to the following conditions:

1. Any comments or direction specified by the Planning and Zoning Commission
2. Conformance with all City staff recommendations and technical requirements

PLANNING & ZONING COMMISSION

Discussion/Action 09/28/2022 Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. It is proposed to vacate a portion of sanitary sewer easement at that address in the Pheasant Hollow 7th Addition. Engineering confirms that there would still be sufficient sanitary and utility easement to maintain and operate the services at that location. Staff notes that all other easements as platted are retained. Staff notes that the legal papers for the vacation must note that all other easements of record shall be retained. It is recommended to approve the vacation with any comments or direction from the Commission.

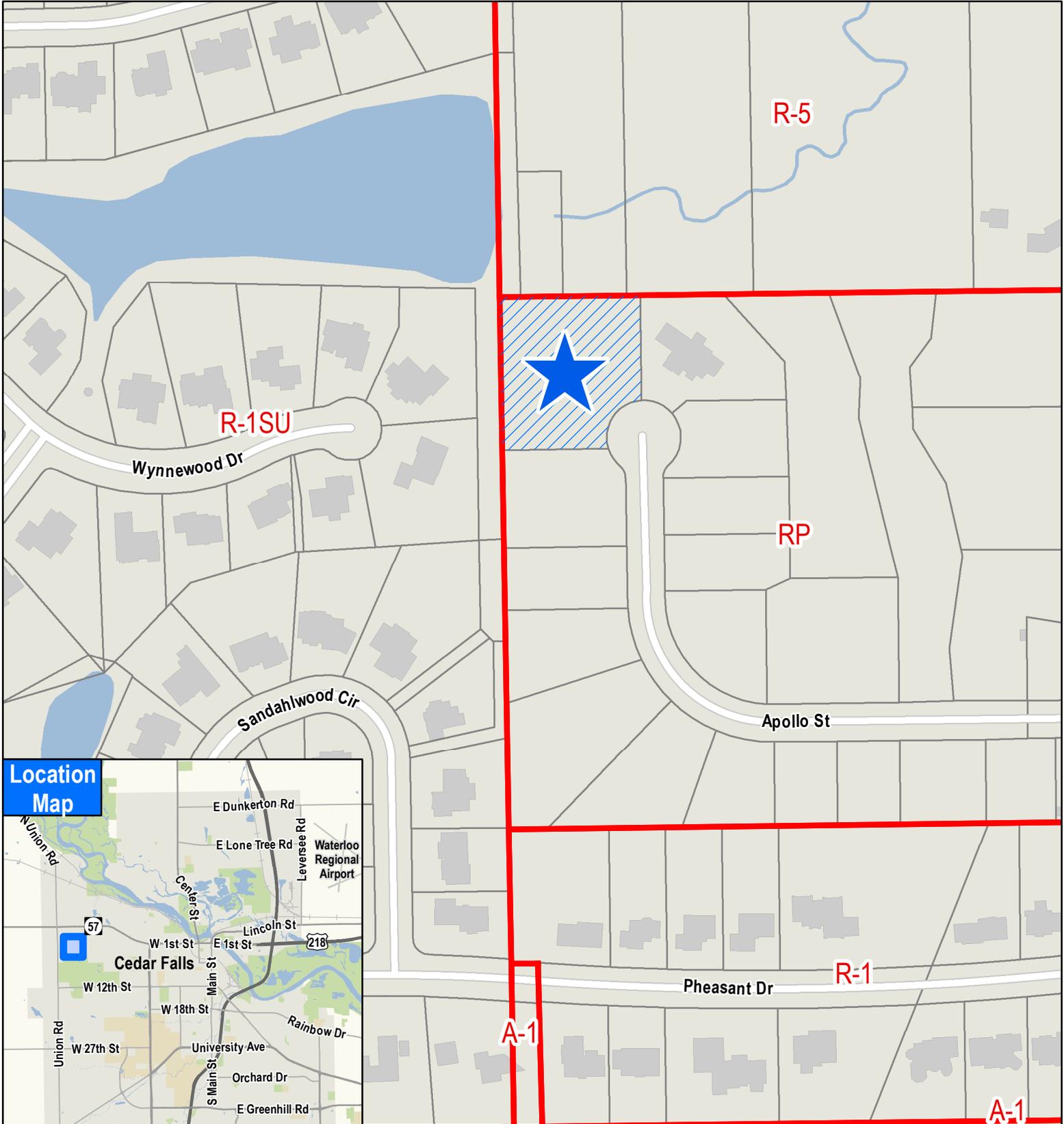
Travis Stewart, 2317 Richard Road, engineer from CGA, stated that the developer requested that the easement be minimized to make that area more useful.

Steve Bridges, 3816 Trent Lane, Waterloo, is the property owner to the south. He stated that he has no problem with what they're doing but has an issue with the way it has been described. He noted that he believes that the lots mentioned were incorrect. Staff updated that the corrections will be done as needed.

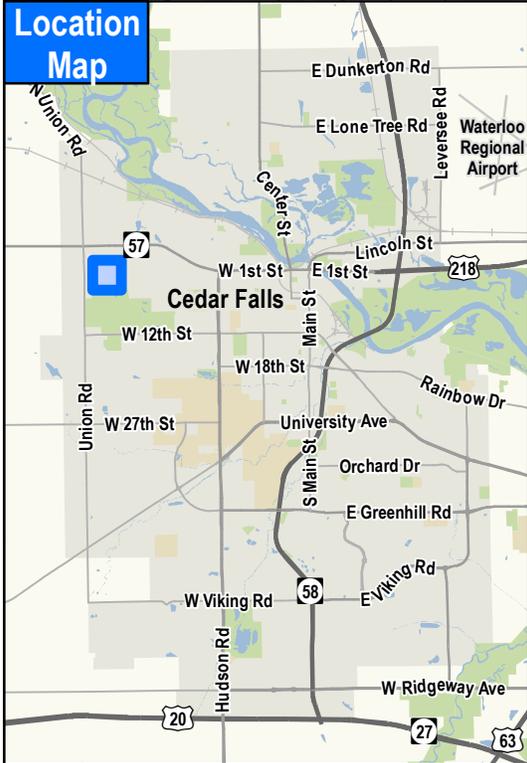
Ms. Lynch made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 8 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

Cedar Falls Planning and Zoning Commission September 28, 2022

Item 6.



Location Map



**Easement Vacation for portion of existing
sanitary sewer easement (VAC22-001)
3718 Apollo St.**

RESOLUTION NO. _____

RESOLUTION VACATING PORTIONS OF AN EXISTING SANITARY SEWER EASEMENT LOCATED ON LOTS 10 AND 11, PHEASANT HOLLOW SEVENTH ADDITION, CEDAR FALLS, BLACK HAWK COUNTY, IOWA

WHEREAS, the owner of property locally known as 3718 Apollo Street requested vacation of a portion of a sanitary sewer easement on their property (VAC22-001) in order to have more usable yard area; and

WHEREAS, the City Engineer determined the subject sanitary sewer easement was wider than was necessary to maintain and service the sanitary sewer line and recommended that it be reduced in width from 60 feet to 40 feet by vacating 10 feet on each side of the existing easement; and

WHEREAS, the Planning & Zoning Commission recommends approval of the subject request to vacate two portions (Area 1 and Area 2, legally described below and illustrated on the Easement Vacation Exhibit, attached hereto) of the existing 60-foot-wide sanitary sewer easement located on Lots 10 and 11 of Pheasant Hollow Seventh Addition, City of Cedar Falls, Black Hawk County, Iowa; and

WHEREAS, the City Council of the City of Cedar Falls, Iowa, deems it in the best interests of the City of Cedar Falls, Iowa to vacate a portion of said easement as legally described below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, that “Area 1” and “Area 2,” as legally described below and illustrated on the Easement Vacation Exhibit, attached hereto, of the existing 60-foot-wide sanitary sewer easement on Lots 10 and 11 Pheasant Hollow Seventh Addition, is hereby vacated:

Area 1: A 10.00 FOOT WIDE EASEMENT VACATION LOCATED WITHIN THE EXISTING 60 FOOT WIDE SANITARY SEWER EASEMENT AS SHOWN IN THE FINAL PLAT OF PHEASANT HOLLOW SEVENTH ADDITION, AS RECORDED IN FILE NO.2021-00000733, IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 11, PHEASANT HOLLOW SEVENTH ADDITION,

THENCE N0°03'14"W, 21.04 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, ALSO BEING THE NORTH LINE OF THE 40 FOOT SANITARY SEWER AND UTILITY EASEMENT; THENCE N85°26'34"E, 206.71 FEET ALONG THE NORTH LINE OF SAID 40 FOOT EASEMENT; THENCE N4°33'26"W, 10.00 FEET TO THE NORTH LINE OF THE 60 FOOT SANITARY SEWER EASEMENT; THENCE S85°26'34"W, 205.92 FEET ALONG THE NORTH LINE OF SAID 60 FOOT EASEMENT TO THE WEST LINE OF SAID LOT 11; THENCE S0°03'14"E, 10.03 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES OR 2,063 SQUARE FEET. ALL OTHER EASEMENTS OF RECORD WILL BE RETAINED.

AND

Area 2: A 10.00 FOOT WIDE EASEMENT VACATION LOCATED WITHIN THE EXISTING 60 FOOT WIDE SANITARY SEWER EASEMENT AS SHOWN IN THE FINAL PLAT OF PHEASANT HOLLOW SEVENTH ADDITION, AS RECORDED IN FILE NO.2021-00000733, IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 10, PHEASANT HOLLOW SEVENTH ADDITION, THENCE S0°03'14"E, 19.08 FEET ALONG THE WEST LINE OF SAID LOT 10 THE POINT OF BEGINNING, ALSO BEING THE SOUTH LINE OF THE 40 FOOT SANITARY AND UTILITY EASEMENT; THENCE N85°26'34"E, 209.86 FEET ALONG THE SOUTH LINE OF SAID 40 FOOT EASEMENT; THENCE S4°33'26"E, 10.00 FEET TO THE SOUTH LINE OF THE 60 FOOT SANITARY SEWER EASEMENT; THENCE S85°26'34"W, 210.65 FEET ALONG THE SOUTH LINE OF SAID 60 FOOT EASEMENT TO THE WEST LINE OF SAID LOT 10; THENCE N0°03'14"W, 10.03 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES OR 2,106 SQUARE FEET. ALL OTHER EASEMENTS OF RECORD WILL BE RETAINED.

See Easement Vacation Exhibit attached.

INTRODUCED AND ADOPTED this ____ day of _____, 2022.

Robert M. Green, Mayor

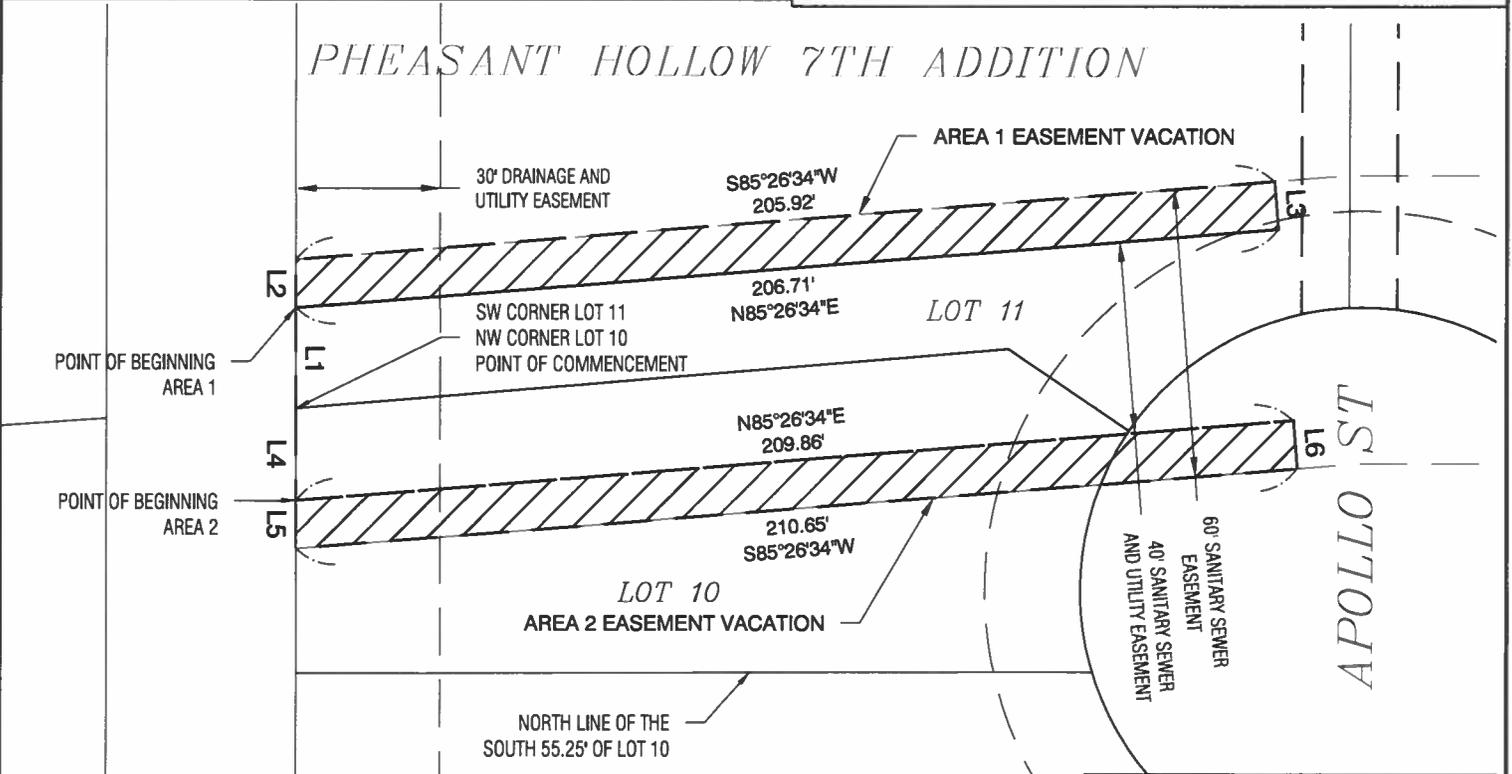
ATTEST: _____
Jacqueline Danielsen, MMC, City Clerk

EASEMENT VACATION EXHIBIT

Item 6.

INDEX LEGEND

LOCATION:	3718 APOLLO STREET, CEDAR FALLS, IOWA 50613
PROPRIETOR:	RYAN N. BORWARDT
REQUESTED BY:	RYAN N. BORWARDT
PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC,
RETURN TO:	5106 NORDIC DRIVE CEDAR FALLS, IOWA 50613 PHONE 319-266-0258 CGA@CGACONSULTANTS.COM



LEGAL DESCRIPTION:

AREA 1:

A 10.00 FOOT WIDE EASEMENT VACATION LOCATED WITHIN THE EXISTING 60 FOOT WIDE SANITARY SEWER EASEMENT AS SHOWN IN THE FINAL PLAT OF PHEASANT HOLLOW SEVENTH ADDITION, AS RECORDED IN FILE NO.2021-00000733, IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 11, PHEASANT HOLLOW SEVENTH ADDITION, THENCE N0°03'14"W, 21.04 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, ALSO BEING THE NORTH LINE OF THE 40 FOOT SANITARY SEWER AND UTILITY EASEMENT; THENCE N85°26'34"E, 206.71 FEET ALONG THE NORTH LINE OF SAID 40 FOOT EASEMENT; THENCE N4°33'26"W, 10.00 FEET TO THE NORTH LINE OF THE 60 FOOT SANITARY SEWER EASEMENT; THENCE S85°26'34"W, 205.92 FEET ALONG THE NORTH LINE OF SAID 60 FOOT EASEMENT TO THE WEST LINE OF SAID LOT 11; THENCE S0°03'14"E, 10.03 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES OR 2,063 SQUARE FEET. ALL OTHER EASEMENTS OF RECORD WILL BE RETAINED.

AREA 2:

A 10.00 FOOT WIDE EASEMENT VACATION LOCATED WITHIN THE EXISTING 60 FOOT WIDE SANITARY SEWER EASEMENT AS SHOWN IN THE FINAL PLAT OF PHEASANT HOLLOW SEVENTH ADDITION, AS RECORDED IN FILE NO.2021-00000733, IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 10, PHEASANT HOLLOW SEVENTH ADDITION, THENCE S0°03'14"E, 19.08 FEET ALONG THE WEST LINE OF SAID LOT 10 THE POINT OF BEGINNING, ALSO BEING THE SOUTH LINE OF THE 40 FOOT SANITARY AND UTILITY EASEMENT; THENCE N85°26'34"E, 209.86 FEET ALONG THE SOUTH LINE OF SAID 40 FOOT EASEMENT; THENCE S4°33'26"E, 10.00 FEET TO THE SOUTH LINE OF THE 60 FOOT SANITARY SEWER EASEMENT; THENCE S85°26'34"W, 210.65 FEET ALONG THE SOUTH LINE OF SAID 60 FOOT EASEMENT TO THE WEST LINE OF SAID LOT 10; THENCE N0°03'14"W, 10.03 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES OR 2,106 SQUARE FEET. ALL OTHER EASEMENTS OF RECORD WILL BE RETAINED.

LINE DATA

LINE NUMBER	BEARING	DISTANCE
L1	N0°03'14"W	21.04'
L2	S0°03'14"E	10.03'
L3	N4°33'26"W	10.00'
L4	S0°03'14"E	19.08'
L5	N0°03'14"W	10.03'
L6	S4°33'26"E	10.00'

PHEASANT HOLLOW 7TH ADDITION EASEMENT VACATION in CEDAR FALLS, IOWA

N



SCALE 1"=200'

0 200'



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart 10/05/2022
Travis R. Stewart, PLS date

Iowa License Number 17162

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal: THIS SHEET



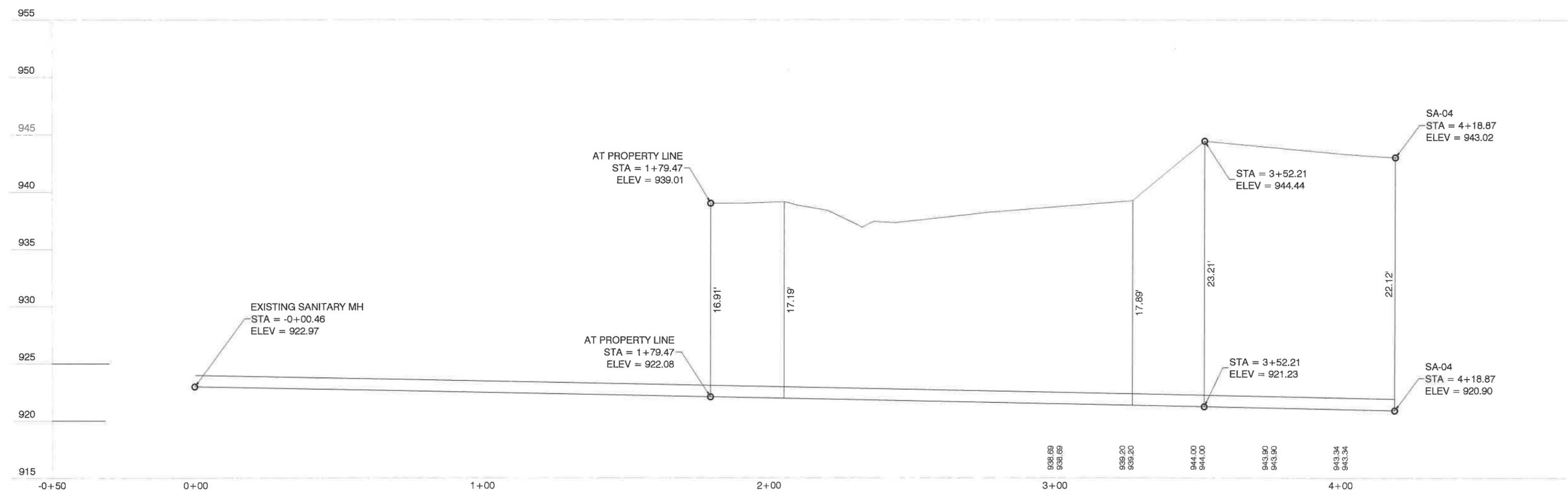
PROJECT NO. 5748

DATE: 08/03/2022

DRAWN BY: LSK

FIELD CREW:

SHEET NO. 26





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 Green and City Council

FROM: Michelle Pezley, Planner III

DATE: October 28, 2022

SUBJECT: Review the FFY21 Community Development Block Grant and HOME Programs Consolidated Annual Performance and Evaluation Report (CAPER)

As a requirement from HUD, the Community Development Department submits for review and approval of the FFY21 Community Development Block Grant and HOME Program Consolidated Annual Performance and Evaluation Report (CAPER). The report contains the progress made on Community Development Block Grant funded activities from July 1, 2021 through June 30, 2022 (Federal Fiscal Year 2021).

The CAPER was reviewed by the Housing Commission at their October 19, 2022 meeting and recommended for approval, subject to the required 15-day public comment period and City Council public hearing. Notice was published in both English and Spanish in the Waterloo-Cedar Falls Courier on October 28, 2022 inviting public comment.

The notice was not published in time to meet the 15-day public comment period for the hearing to be held on November 7, 2022. **Therefore, Staff recommends opening the public hearing and continuing it to November 21, 2022, to provide the required 15-day public comment period.**

If you have any questions, please contact the Community Development Department.

Xc: Stephanie Houk Sheetz, AICP, Community Development Director
 Karen Howard, AICP, Planning & Community Services Manager



PRELIMINARY DRAFT FOR REVIEW (October 20, 2022)

***City of Cedar Falls, Iowa
CDBG Entitlement/HOME Programs
Federal Fiscal Year 2021/City Fiscal Year 2022
Consolidated Annual Performance and Evaluation Report (CAPER)***

**COMMENT PERIOD PUBLICATION (15-day public comment period, per Citizen Participation Plan):
October 28, 2022, through November 21, 2022 (Published in English and Spanish)
Publication: Waterloo-Cedar Falls Courier; October 28, 2022**

**HOUSING COMMISSION (PUBLIC) MEETING ON:
October 19, 2022: Recommendation to Council for approval**

**ADOPTED BY CITY COUNCIL ON:
November 21, 2022 (After a properly noticed public hearing was set on October 17, 2022
Public Hearing Publication: Waterloo-Cedar Falls Courier; October 28, 2022
(Published in English and Spanish)**

Citizen Participation

Citizen Participation Plan 91.105(d); 91.115(d)

Comment Period: October 28, 2022, through November 21, 2022 (Affidavit of Publication). Notices published in English and Spanish, both of which include reasonable accommodation language as well.

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In addition to a formal 15-day comment period on performance reports and a City Council Public Hearing, the Cedar Falls Housing Commission reviews CDBG projects at its monthly meetings and recommends their approval or revision to staff. Status reports pertaining to all major projects are given to the Housing Commission on a monthly basis. The Housing Commission and City Council also review the Annual Action Plan, Consolidated Plan, and CAPER each year. Notice of all meetings are posted publicly at City Hall, placed on the city's website, and notices are provided to local media in accordance with the Iowa Open Meetings Law and City's Citizen Participation Plan. Additionally, program-related reports are made available for examination, published for public comment if necessary, and posted on the city's website. The City maintains a list of contacts that provide translation services to persons with limited English proficiency.

Summary of Comments

There were no public comments made during the advertised citizen participation period.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a) This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

As in prior years, the City of Cedar Falls was able to provide assistance and services to low-income residents in accordance with the Annual Action Plan through designated projects, all of which were consistent with the City's Consolidated Plan. These projects and services include housing rehabilitation, repair, infrastructure, and public services, between release of funds and the end of the fiscal year (June 30th, 2022) covered by this CAPER. In addition, funding was provided to five service agencies that were contracted to provide assistance to low-and-moderate income households on behalf of the City. Services included homelessness sheltering, access to food, rent and mortgage assistance, personal finance counseling, and substance abuse treatment. Consistent with the Consolidated Plan, the City obtained permission to expend FFY 2021 funds on a sanitary sewer lining program and sidewalk infill project in low-and-moderate income census tracts. Per CDBG requirements, Tier 1 and 2 Environmental Reviews (ERR) and Releases of Funds were completed prior to commencement of the projects. Procurement was conducted according to federal standards and related federal requirements were adhered to, specifically, Davis-Bacon, Section 3, and DBE standards. Finally, the City continues to contract with the Iowa Northland Regional Council of Governments, specifically for providing assistance

with implementing the Entitlement Program, as well as for maintaining the Cedar Falls elements of its Consolidated Plan (FFY 2019-2023) and Annual Action Plans.

Overall, these programs were designated to improve the housing stock, prevent homelessness and improve areas that meet CDBG national objectives in the community. By focusing on the Strategic Plan priorities outlined in the 2019-2023 Cedar Falls Consolidated Plan, the City attempted to make decent housing available by preserving the affordable housing stock, providing a suitable living environment, and expanding service opportunities. In the end, the City of Cedar Falls strives to make progress and complete all activities, utilize funding in an efficient manner, and serve those with the greatest need under their CDBG Entitlement Program.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Federal Fiscal Year 2021 Entitlement Annual Program										
Goal	Category	Source: Amount Con Plan	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG Planning and Administration	Non-Housing Community Development	CDBG: \$54,160.00	Other	Other	0	0	20.00%	0	0	0.00%
Demolition and Clearance	Non-Housing Community Development	CDBG: \$0.00	Buildings Demolished	Buildings	2	0	0.00%	0	0	0.00%
Maintain Existing Affordable Housing: Owner Occupied Rehab	Affordable Housing	CDBG: \$36,785.00	Homeowner Housing Units Rehabilitated	Household Housing Unit	13	13	100.00%	1	1	100.00%

Maintain Existing Affordable Housing: Renter Occupied Rehab	Affordable Housing	CDBG: \$25,000.00	Rental Units Rehabilitated	Household Housing Unit	8	0	0.00%	2	0	0.00%
Neighborhood Accessibility Improvements	Non-Housing Community Development Sidewalk Infill	CDBG: \$58,602.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	35	35	100.00%	30	30	100.00%
Neighborhood Infrastructure Improvements	Non-Housing Community Development Sewer Lining	CDBG: \$250,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	220	200	90.00%	40	40	100.00%
Neighborhood Recreational Amenities	Non-Housing Community Development	CDBG: \$0.00	Other	Persons Assisted	1,000	0	0.00%	0	0	0.00%
Preserve Existing Affordable Housing through Code Enforcement	Affordable Housing	CDBG: \$0.00	Housing Code Enforcement/Foreclosed Property Care	Persons Assisted	300	0	0.00%	0	0	0.00%

Prevent Homelessness Through Agency and Organizational	Affordable Housing NE IA Food Bank	CDBG: \$9,500.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	19,525	16,934	86.73%	4,020	3,787	94.20%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Salvation Army	CDBG: \$9,500.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	75	37.50%	40	38	75.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Pathways Behavioral	CDBG: \$9,500.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	47	47.00%	20	14	70.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Family Management Financial Solutions	CDBG: \$2,620.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%	10	0	0.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Exceptional Persons Incorporated	CDBG: \$9,500.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	15	30.00%	10	1	10.00%
Provide Access to Transportation	Non-Housing Community Development	CDBG: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	415	0	0.00%	0	0	0.00%

Coronavirus Aid, Relief, and Economic Security (CARES)/COVID CV-2 Funding State of Iowa (IEDA) Allocation										
Prevent Homelessness Through Agency and Organizational	Affordable Housing Exceptional Persons Inc.	CDBG: \$10,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	12	120.00%	10	12	120.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Jesse Cosby Center	CDBG: \$10,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	0	0.00%	10	0	0.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing EMBARC	CDBG: \$40,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	14	0	0.00%	14	0	0.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing East Side Ministerial Alliance	CDBG: \$15,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	0	0.00%	5	0	0.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing NE IA Food Bank	CDBG: \$40,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16,080	3,270	20.33%	16,080	3,270	20.33%

Prevent Homelessness Through Agency and Organizational	Affordable Housing City of Cedar Falls- Equipment	CDBG: \$75,430.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Cedar Falls Community Schools- Equipment	CDBG: \$82,984.14	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing Valley Lutheran Schools- Equipment	CDBG: \$16,187.75	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
Prevent Homelessness Through Agency and Organizational	Affordable Housing St. Patrick's School- Equipment	CDBG: \$11,980.11	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
Coronavirus Aid, Relief, and Economic Security (CARES)/COVID CV-3 Funding HUD Formula Allocation										
Prevent Homelessness Through Agency and Organizational	Affordable Housing Operation Threshold	CDBG: \$135,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Households Assisted	30	32	106.00%	30	32	106.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

1. Provide decent affordable and sustainable housing by preserving the housing stock.

The City of Cedar Falls utilizes several activities to support this priority. These activities include Owner and Renter Occupied Housing Rehabilitation and Repair Programs and administration, as well as support of the nonprofit agency services. As noted above, the City completed one rehabilitation/repair project under the FFY 2021 regular or annual entitlement.

2. Provide suitable safe living environment integrating low-mod residents.

During this past year, the City of Cedar Falls managed to provide funding for owner occupied and renter occupied housing rehabilitation and for supporting community service agencies residents. It should be noted that no renter rehab projects were completed this year, and that three of five service agencies expended their CDBG budgets, regarding the Entitlement Funding awards. Said services were intended to prevent homelessness (Salvation Army), food assistance (Northeast Iowa Food Bank), and substance abuse (Pathways Behavioral) in the community. Conversely two agencies did not, which is due primarily to the impact of the pandemic and their staff capacity to provide their services.

3. Expand economic opportunities through self-supporting wages, home ownership, and empowering low-mod income persons to achieve self-sufficiency.

The City of Cedar Falls funded five service agencies aimed at meeting the objective of providing and maintaining support services that help City residents remain independent, while expanding economic opportunities and empowering low-and-moderate income households and individuals. All funded agencies are Limited Clientele or low-to-moderate income providers. These agencies provided an array of services, including drug and alcohol dependency treatment, food distribution, rent and mortgage assistance, and emergency shelter to the homeless among many other services. Each of the selected service agencies were expected to serve a particular number of Cedar Falls residents with their allocated CDBG funds. During this past year, none of five agencies achieved their expected service goals regarding the number of Cedar Falls residents or households served. Again, these agencies also continued to be affected by the Coronavirus (COVID-19) pandemic, staffing only limited offerings because of capacity problems (worker shortages), limiting client contact, and/or continuing to only provide select services.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

CDBG	Households	Persons
White	1,488	2,976
Black or African American	170	426
Asian	37	107
American Indian or American Native	1	6
Native Hawaiian or Other Pacific Islander	8	2
Multi-Racial	127	323
Total	1,831	3,840

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Fiscal Year 2021 was somewhat affected by the Coronavirus (COVID-19) pandemic, when compared to FFY 2020. Interaction with clients and service recipients was curtailed, staff interaction was limited, and meetings were continuing to be held electronically.

Of the households that received assistance and services in FFY 2021, 1,488, or 81 percent, were White and 170, or 9 percent, were Black or African American. Households with Asian descent represented 37, or roughly two percent. It should be noted that these statistics do **not** include persons and households that were served with Coronavirus Aid, Relief, and Economic Security (CARES) formula funds provided to the City by the US Department of Housing and Urban Development (CV-1 and CV-3) or those provided by the State of Iowa Economic Development Authority (CV-2). Cedar Falls does not have racially/ethnically concentrated areas.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG-Entitlement	Public-Federal	\$645,109.00	\$512,856.48
CDBG-CARES (CV2-3)	Public-Federal	\$499,383.00	\$241,556.32
Total		\$1,144,492.00	\$754,412.80
HOME	Public-Federal	\$0	\$0
HOPWA	Public-Federal	\$0	\$0
ESG	Public-Federal	\$0	\$0
Other	Other	\$0	\$0

Table 3 - Resources Made Available

Narrative

The two primary federal funding resources used by the City of Cedar Falls under this program are the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME) Programs, through a consortium with the City of Waterloo. The primary objective of the CDBG Program is to provide decent housing, and a suitable living environment and economic opportunities for low-and-moderate income households. The HOME funds are primarily used for the development and rehabilitation of affordable ownership housing for low-and-moderate income households. During Program Year 2021, the City of Cedar Falls had approximately \$645,109 in CDBG funds and \$499,383 in CDBG CARES funds available for rehabilitation and repair, infrastructure, as well as agency projects. Of this total, \$754,412 was spent serving the residents of the City.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Cedar Falls	100%	100.00%	See Text Above
LMI Area Benefit	66%	57.22%	See Text Below

Table 4 – Identify the geographic distribution and location of investments

Narrative

Target Area: Cedar Falls (Serving Cedar Falls residents)

Planned Percentage of Allocation: 100%

Actual Percentage of Allocation: 100%

Low Moderate Income Area Benefit: $\$431,677/\$754,412=52.77\%$ (lining and sidewalk projects)

The CDBG funds were used in the City of Cedar Falls as planned and designated. In addition to agency awards and infrastructure, the City expended funds for owner occupied and renter occupied housing rehabilitation and repair programs. Currently, the City continues to manage client lists for the owner occupied funds and is working to implement projects throughout the community.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Cedar Falls encourages applicants and sub-recipients to obtain other public and private resources that address needs identified in the Consolidated Plan. In program year 2021, the City expended \$754,412 in total CDBG funds under the FFY 2021 regular or annual entitlement program, along with funding from supplemental CDBG CARES awards. All of these rehab/repair programs served low-to-moderate income households, as do the agency services that were funded.

After reviewing reports provided by these agencies for only the Entitlement Program only, it has been determined that one has incurred expenses exceeding their awards in order to offer the services proposed for Cedar Falls residents. In comparison to prior years, this number of over-contributing/matching agencies is less due primarily to the availability of CDBG CARES funding.

FFY 2021 Entitlement Funding Only	Agency Award	Total Expended	Leveraged/Match /Difference
Cedar Valley Food Bank/Pantry	\$9,500	\$9,500.00	\$0.00
Pathways Behavioral	\$9,500	\$9,500.00	\$9,130.91
Salvation Army	\$9,500	\$9,500.00	\$0.00
Exceptional Persons, Incorporated	\$9,500	\$72.83	\$0.00
Family Management Financial Services	\$2,620	\$0.00	\$0.00
Total	\$40,620	\$28,572.83	\$9,130.91

One footnote, the Family Management Financial Services did not conduct training for the City under this agreement, and EPI only served part of one household during FFY 2021.

Publicly owned land or property was not used to address community needs during this past year.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	32
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	40	32

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	1	1
Number of households supported through Acquisition of Existing Units	0	0
Total	1	1

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In terms of addressing homelessness, or reducing the threat of homelessness, the City of Cedar Falls funded five agencies, as stated previously. However, none of the agencies provided services statistically beyond the goals set by the City during FFY 2021. Financially, at least one agency provided services beyond their CDBG budgets. Again, this is due in part to staffing capacity shortages within the agencies themselves, the limiting of client contact, and other challenges related to the COVID-19 pandemic. The homeless households that are documented in the table were Salvation Army clients assisted under the City’s Entitlement Program.

With regard to household services, the City focused on Housing Rehabilitation and Repair Programs supported by Entitlement funding. During the past year, the City ended up meeting its goal for assisting homeowners under this program.

Discuss how these outcomes will impact future annual action plans.

At this point, the City is striving to continue providing access to services under their CDBG and HOME programs following the Coronavirus (COVID-19) pandemic. While having to slow programs caused some frustration, everyone involved did their best to allocate annual Entitlement CDBG, HOME, and complete allocating the additional CARES Act funds, manage projects, and address unmet needs.

As indicated in prior years, one of the ongoing barriers to affordable housing for low-income residents in Cedar Falls continues to be the price of housing. Simply stated, Cedar Falls property has a higher value than surrounding cities, and as a result, low-income residents are less able to find affordable housing within the community. During upcoming annual action plans, we will continue to work to utilize other funding sources, such as HOME, as well as work with agencies, including Habitat for Humanity to assist in their efforts to supply affordable homes to low-income Cedar Falls residents through the use of existing fund sources. Incidentally, the City made a concerted effort to utilize HOME funding this past year, but the program requirements made it very difficult to do so in Cedar Falls.

Further, the City has identified several barriers to affordable housing in its updated Consolidated Plan and Analysis of Fair Housing Impediments, both of which were adopted in 2019.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low Income (30% or less AMI)	1,749	0
Low Income (31-50% AMI)	1,144	0
Moderate Income (51-80% AMI)	947	0
Total	3,840	0
Above Income Persons Served	0	0
Homeless Persons Served (Salvation Army)	38	0

AMI-Area Median Income

As the Number of Persons table shows, all the Cedar Falls residents that were benefitted by the program during FFY 2021 were classified as low-and-moderate income. Specifically, 46 percent (1,749 persons) were considered extremely low income, 30 percent (1,144 persons) were considered low income, and 24 percent (947 persons) were of moderate income. Further, the vast majority of the persons that were positively affected by the program were in the Agency Awards sub-program.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low Income (30% or less AMI)	840	0
Low Income (31-50% AMI)	542	0
Moderate Income (51-80% AMI)	449	0
Total	1,831	0
Above Income Persons Served	0	0
Homeless Households Served (Salvation Army)	32	0

AMI-Area Median Income

Table 7 – Number of Households Served

Analyzing the number of households served, 840 were considered extremely low income, 542 were considered low income, and 449 were moderate income. Again, the vast majority of the households that were positively affected by the program were those with extremely low incomes being helped through the City’s Agency Awards sub-program.

Narrative Information

In addition to funding and monitoring service agencies (All persons served by the agencies are considered Limited Income Clientele and thus presumed to be classified as Low-and-Moderate Income Households), the City completed one owner occupied rehabilitation/repair project under the FFY 2021 regular or annual entitlement program. In addition, during the past year, the City of Cedar Falls worked on a sidewalk infill projects and a sanitary sewer lining project, within LMI census tracts. As previously stated, the City and INRCOG are working to expend the current year’s funding, along with unspent prior years’ funding, over the course of the next few fiscal years.

Fostering Affordable Housing (91.520(a))

Since completion of its 2019-2023 Consolidated Plan public participation process, generally, affordable housing is still a concern for residents and agencies, as the cost of housing is a challenge for low-and-moderate income households. To that end, the City intends to maintain the relationships and working partnerships with the various agencies in an attempt to serve its residents as well as keep the agencies informed.

The City continued supporting rehabilitation and repairs of existing owner occupied housing stock using the CDBG and HOME programs, and it introduced a renter occupied rehabilitation/repair program in the community. To that end, lead-based paint will continue to be addressed in assisted low-and-moderate income housing in the community, as part of inspection and abatement efforts under these two programs. As for any structural or organizational issues, the City is committed to addressing and resolving any impediments associated with either funding program, including those that may arise with public partnering entities.

Worst Case Needs

In addressing the “worst case” needs, the City of Cedar Falls attempts to assist those persons in several ways. First, the CDBG program is used to rehabilitate and repair single-family owner-occupied and renter-occupied units in the community, as well as provide awards to agencies for assisting qualifying households (i.e. homeless, involuntarily displaced, and those that are in danger of becoming homeless), or tries to use CDBG funding to offset infrastructure costs that may be assessed to property owners.

Second, the City manages a Housing Choice Vouchers (Section 8) Program that offers rent assistance to low-income households to ensure they do not have to pay more than 30 percent of their income on rent in situations where rent far exceeds their ability to pay.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Needs of the homeless are identified through staff participation in the Black Hawk County Local Homeless Coordinating Board. This advocacy group shares information regarding homeless needs and services. The Board serves as a large partnership for service providers, policy makers, and administrators for addressing housing and homeless services in the area. In addition, the agencies that the city chooses to fund with CDBG dollars provide services directly to persons that may be homeless or in danger of being homeless, on behalf of the City. Finally, the City of Cedar Falls is open to developing new partnerships and strategies designed to address homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Cedar Falls used CDBG funds to address homelessness through funding to the Salvation Army Woman's Shelter, as well as four other agencies that indirectly prevent homelessness. The Shelter used the funds provided during this past year to finance minor improvements to the shelter itself. The shelter also provides services to assist the women in finding employment and permanent housing. During the program year the Salvation Army Woman's Shelter assisted 30 persons from the Cedar Falls.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As was accomplished this year, the City intends to continue coordinating with agencies that can help the community prevent homelessness, specifically for persons being discharged from public institutions, health care facilities, corrections programs, mental health facilities, foster care, or youth programs.

To that end, as well as to address other systems of care, the City of Cedar Falls provided awards to five agencies that offer these services to residents. The City also made awards to an agency under their CARES supplemental allocations (CV-2 and CV-3) specifically for preventing or addressing rent evictions and mortgage foreclosures. In addition, through funding provided by the State of Iowa (Iowa Economic Development Authority), five agencies, three schools, and the City of Cedar Falls all received funding for mitigating the effects of the Coronavirus pandemic, primarily through equipment and safety improvement purchases. Furthermore, these paid services assist those households that may spend 50 percent or more of their budget on housing expenses, which may threaten the housing status or the immediate and/or basic needs of the assisted household.

Services provided through the annual or entitlement funding included food, substance abuse treatment, homeless shelter facility assistance, rent assistance and personal financial counseling. Conversely, the funding provided either through formula CARES/CV programs or through the state's CARES/CV programs include rent and mortgage assistance, interpretation and language barrier assistance, and food provision.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As previously stated, the City funded the Salvation Army Women's Shelter, which offers shelter for persons in need, most notably those persons that may be homeless. Specifically, CDBG funds are used for Salvation Army shelter facility upkeep, which also provides case management and supportive services to assist homeless persons make the transition to permanent, stable housing.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The City of Cedar Falls does not have a public housing program, nor does it operate or manage public housing property. The Low Rent Housing Agency of Cedar Falls, administered by the City of Cedar Falls Community Development Department, manages the Housing Choice Vouchers (Section 8) Program. The City reviews, with HUD, the number of vouchers and the amount of subsidy provided on a quarterly basis to ensure the federal funds are fully utilized to serve as many clients as possible with the funding provided. While the maximum number of vouchers the City is allowed to issue is based on the available funding from HUD. With the current funding level and the amount of subsidy needed to ensure that clients are not paying more than 30 percent of their income toward rent, the current lease-up goal is 220 vouchers. This number fluctuates based upon the households being served and level of income. Currently, 191 vouchers are being utilized. The City strives to maximize the number of households served with the available funding, so it maintains a waiting list and issues new vouchers whenever possible. The Low-Rent Housing Agency of Cedar Falls has been rated as a high performer, according to Section 8 Management Association Program (SEMAP).

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

This is not applicable, as the City does not have a public housing program or manage public housing properties.

Actions taken to provide assistance to troubled PHAs

This is not applicable, as the City does not have a public housing program or manage public housing properties.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Currently, the need for quality, affordable housing continues to outpace the existence of such units in Cedar Falls. Between demand on the units by full-time residents, and that which comes with being a university community and its student housing needs, the City has unmet need for affordable housing.

With that said, there are several different kinds of barriers to the development or creation of affordable housing in Cedar Falls, some of which are outside of the City's ability to control. First, the housing market, for low-income residents in Cedar Falls, is expensive, with home valuation and rent costs being relatively high. Second, construction costs for both single-family and multiple-family developments, in both materials and infrastructure cost, have risen sharply since the beginning of the COVID Pandemic. Third, market demand has driven the price of land upward in the community as available land and lots diminishes.

By being willing to look at these areas of concern, the City of Cedar Falls is taking action to address potential negative effects of public policy on affordable housing by making it an important discussion element during both public input processes and while drafting and developing the various policies, plans, and ordinances. Also, the City may wish to explore public-private-nonprofit partnerships in the development of affordable housing. Nonprofit developers can build mixed income housing and attract additional resources/financing that private developers cannot, when it comes to creating new affordable housing. Nevertheless, the City does recognize the effect that their housing market is having on the price of housing, which may affect whether or not people can afford to live in the community.

Regarding taxes, property tax assessment is based upon valuation, as determined by the Black Hawk County Assessor and certified by the County Auditor. In the case of the City portion of the total property tax, the City Council considers adjustment as part of their annual budgeting process, which is scheduled to be concluded in March every year. Said levy rates are set by classification (property use), and the percentage of which that is collected by the City is determined by the State of Iowa. In reviewing the City of Cedar Falls' tax rates, which are measured per \$1,000 of taxable value, over the course of the past ten fiscal years, the City has maintained a very consistent, stable property tax rate. The highest rate during this time-period, which was certified in City Fiscal Year 2012, was \$12.86/\$1,000 in taxable valuation, and the lowest rate, \$10.95/\$1,000, was certified in CFY 2020.

The City recognizes the higher cost of housing in their community, which may be attributed to market demand, land value, and development costs (primarily infrastructure, labor and material costs). As a result, the City's participation in the Community Development Block Grant (CDBG) Entitlement Program becomes that much more important. The CDBG Entitlement has offered not only physical housing assistance in the way of rehabilitation and repair programs, the City offers assistance to residents for homelessness prevention services, thus preventing served persons from having to weigh paying for housing-related expenses versus the other services they may need. Further, the City has chosen to expend part of its CDBG allocation to provide upgraded or updated infrastructure in low-and-moderate income census tracts.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Cedar Falls is proactive in attending meetings and networking with service agencies to identify needs in the community. They also monitor each of the agencies they fund with CDBG funding to ensure the funds are addressing community needs. The City staff has relayed the addresses of properties that have code violations to the program, so the housing staff may offer services to the homeowner, if applicable.

Information regarding the CDBG program and Rehabilitation assistance has also been marketed in a newspaper articles (Waterloo-Cedar Falls Courier) and City's newsletter, "Currents". The local newsletter is distributed to Cedar Falls residents and to agencies that serve Cedar Falls residents. The City is also using its website to advertise basic program information, application, and the administrative plan associated with the rehabilitation projects. Finally, the City is utilizing its website to showcase its long-range and short-range plans for the CDBG and HOME programs within the community.

Together, the outreach the community has conducted is helping the City develop strategies for addressing obstacles, barrier, and unmet needs for persons in the community. The City in their Consolidated Plan is attempting to implement several new strategies that are intended to help persons overcome service, care, and housing barriers.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Iowa Northland Regional Council of Governments (INRCOG) directly, or through its procured subcontractor, provides lead risk assessment and completes lead- based paint clearance testing on the housing rehabilitation projects in Cedar Falls. If abatement work is completed, the entire property/project is also cleaned. At least one hour after the final cleaning a certified inspector does a visual examination to ensure there are no paint chips, dust, debris, or bare soil. The inspector then takes a dust sample from the window troughs, windowsills, and floors. The sampling is then tested in accordance with the HUD guidelines. In addition, per unit rehab budgets also include funds for relocation of families whose homes may be impacted by lead, as well as for addressing lead hazards such that units can be considered safe.

The City will continue to include lead-based hazard prevention measures in its program, including identification, testing, relocation, and remediation actions. Applicants, as a means of education, are also provided the lead paint brochure "Protect Your Family from Lead Paint in Your Home". This brochure explains the dangers of lead in the home.

Households receiving assistance through the Housing Choice Voucher program are also advised of lead hazards, and occupied units built prior to 1978 are assessed for lead hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

As indicated in the current and updated Consolidated and Annual Action Plans, the City of Cedar Falls has worked to eliminate poverty through making housing more affordable, preserving the condition and availability of existing housing stock, and helping citizens build human, social, financial, physical, and natural assets. This work is completed with the idea that it will address several of the social and economic causes of poverty. Also, the work the contracted services agencies performs on behalf of the City helps increase educational and awareness opportunities for community residents, many of whom

are at or below poverty levels.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

As indicated in the Consolidated Plan, the close working relationship between the Cedar Falls City Council, Housing Commission and the Community Development staff helps to overcome any potential gaps in institutional structure. Through this program, the City has had the opportunity to build relationships with numerous agencies, organizations, and entities, all of which help the community build a network, and in some cases a safety net, of services for its residents. Furthermore, City of Cedar Falls staff work closely with the neighboring City of Waterloo on projects affecting the metropolitan area. Finally, the City continues building a relationship with the Iowa Northland Regional Council of Governments and their staff with regard to implementing both CDBG and HOME programs in the community.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Cedar Falls Housing Commission was significantly involved in implementation of the CDBG Entitlement and HOME programs during this past year. Membership of this committee included persons from a wide cross-section of the community. The composition of the Commission included a banker, realtor, a community credit union official, a Section 8 landlord, and a television and radio executive. This unique composition allows for collaboration and communication of potential ideas that address fair housing issues, raise awareness of concern, and create working relationships that will help address housing issues. As has been documented, the City worked closely with service agencies to ensure coordination, fill gaps where services are needed, and exchange feedback regarding underserved needs.

During this past year, the City continued to enhance relationships with several agencies, organizations, and service providers, through offering additional CDBG funding associated with the CARES Program. While the prior Consolidated Planning process used input forums, surveys, and interviews, the City staff and Housing Commission have begun making the joint meeting process a regular occurrence, so as to allow for a forum of community needs as well as provide an opportunity to strategize how the impact of the CDBG may have maximum impact in the city.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

The City of Cedar Falls, together with the City of Waterloo, completed an Analysis of Impediments to Fair Housing (AFH) in 2014, and updated it in 2019 as part of development of their Consolidated Plan. Said updated analysis identified impediments to fair housing in Cedar Falls and the actions suggested to address them, as follows:

Public Sector Impediments: Market Based Need Areas

Suggested AFH Actions:

1. Limited English-Speaking Population. Conduct a four-factor analysis to determine which current systems for interpretation and translation are adequately serving the community. Ending with a Language Access Plan.
2. Focus CDBG funding on the provision of affordable rental units.
3. Consider a renter-focused CDBG-funded affordable housing project.
4. Planning departments in Consortium work together to arrange for a workshop for developers and landlords to broaden awareness of the concepts of universal design.
5. Provide incentives for employment training and apprenticeships aimed at residents of racially-impacted neighborhoods.
6. Target homeownership counseling to residents of impacted neighborhoods.

AFH Actions Accomplished:

During 2019, the City focused program funding on assisting low-and-moderate income households and families. A change that was identified during the Consolidated Plan update suggested directing assistance to affordable rental units (Suggested AFH Action #2), and as such, the City has programmed funding during the life of the new plan toward this endeavor and a new program was developed. Likewise, the recent Consolidated Planning process discussed targeting funding on renter-occupied affordable housing projects (Suggested AFH Action #3). Finally, the City purchased a new software module that allows rental property owners to register their units as well as to “advertise” the availability of HCV units to prospective voucher holders. We have seen an increase in participation with this, as well as because of the pandemic.

Public Sector Impediments: Policy Based Need Areas

Suggested AFH Actions:

1. Cedar Falls Human Rights Commission outreach project. Determine viability of using CDBG funds to support an outreach project. Empower the Commission to enforce fair housing laws rather than referring residents to the Iowa Civil Rights Commission
2. Consortium should continue to engage in regional planning efforts to most efficiently match bus lines and stops with jobs, housing, and amenities.

AFH Actions Accomplished:

In regard to public policy needs, the City has had prior discussions during the past five years regarding the use of CDBG funds to support outreach and strengthening the position of their local Human Rights Commission (Suggested AFH Action #1). Further, during the recent Consolidated Planning process, both cities in the consortium (Waterloo and Cedar Falls) had several opportunities to work on enhancing and improving transit services, most notably addressing route restructuring that could be oriented around land use and employment changes, as well as purchasing bus passes for CDBG clients. The City of Cedar Falls has included allocation of CDBG funding in the new plan toward improving transportation services that better serve housing areas, employment centers, community education and service providers for residents that may not have access to transit services (Suggested AFH Action #2).

Private Sector Impediments: Market Based Need Areas

Suggested AFH Actions:

1. Consortium should consider testing for mortgage discrimination by a qualified entity in order to more effectively target education, outreach, referral, and enforcement activities.
2. Apply for a grant for another round of testing, with particular emphasis on race and disability, should be considered by the Consortium.
3. Legal review of nuisance and rental inspection ordinances to ensure whether enforcement is consistent with applicable fair housing laws.

AFH Actions Accomplished:

As a result of a challenging rental market in Cedar Falls, as well as recent Iowa law changes to specific regulatory definitions (how a “family” may be defined in local ordinances), all while attempting to balance land use in a college community, the City has spent, and will continue to spend, significant staff time addressing the interaction of local rental and nuisance ordinances and their impact on the community and applicable federal and state laws. This includes assessing the consistency of local laws and applicable fair housing regulations (Suggested AFH Action #3). The most recent example of this was when the City reviewed and amended local land use regulations in order to comply with changes in Iowa law with regard to how families may be defined and the corresponding impact on housing density and rental regulations.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Cedar Falls used numerous methods of ensuring the projects funded under the CDBG Entitlement program comply with federal standards and requirements, including the National Objectives for the CDBG Program. Further, said monitoring will utilize the Consolidated Plan, Annual Action Plan and the Analysis of Fair Housing as the foundations and impetus for actions taken and implemented using CDBG funding in the community.

Overall, expenditure of CDBG funds has been consistent with the goals outlined in all three planning documents.

All direct housing rehabilitation and repair projects, have been conducted according to prescribed HUD requirements this past year, including written applications, income verifications, procurement, contracting, inspections, lead-based paint protections, and closeout procedures. The City included minority-owned contracting businesses in the project bidding outreach processes. Only low-to-moderate income households were assisted under this program.

Agencies receiving funding were required to compete for funds, develop eligible proposals, provide quarterly reports, and be monitored for compliance and effectiveness. Monitoring, which consisted of in-person visits to four of the five agencies by staff, were completed as well. Staff confirmed the use of

funds matched the agency proposal and contract with the City; verified agency expenses; pulled copies of client files and applications; verified client demographics; and reviewed quarterly reports and expenditures with key agency employees. Staff also collected copies of client applications. The City of Cedar Falls continued working with public service agencies and nonprofit organizations to ensure they are reaching the goal of assisting residents with the greatest need, as well as to help reduce homelessness in the community. In addition, the City continued working with code enforcement and other departments to identify potential at-risk properties and residents.

During the past two years, three additional infusions of CDBG funds occurred through the Coronavirus Aid, Relief, and Economic Security (CARES) Act, as a result of the COVID-19 pandemic. Two of the additional awards were provided through formula allocations from HUD, and the third was through an allocation from the State of Iowa (Iowa Economic Development Authority). The challenge for the City has been to prove that the funds are being used by persons, households, agencies, or organizations impacted by COVID-19 and to ensure the funds do not create a duplication of benefits situation for the recipients of the dollars. Low-and-moderate income households and persons, limited clientele populations, and areas have been, and will continue to be assisted with these CARES funds.

Also, during this time, HUD notified the City that it would be monitoring their Environmental Review process, which is completed prior to expenditure of any funding. They anticipate completing this monitoring and correcting any deficiencies that may be found.

Finally, the Housing Commission and City Council reviewed and approved this Consolidated Annual Performance and Evaluation Report (CAPER), which summarizes the accomplishments and efforts made under the CDBG Entitlement Program, all after conducting the required, appropriate public input processes outlined in the City's Public Participation Plan.

All CDBG funds expended are subject to the US Department of Housing and Urban Development and the City's auditing and monitoring processes. In addition, planning and administrative work performed by INRCOG are subject to its independent auditing and records maintenance processes as well.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Three public meeting opportunities were provided regarding this specific CAPER Report, which is consistent with the City's updated Citizen Participation Plan: the regular October 19th, 2022, Housing Commission Meeting and the October 17th, 2022, and November 21st, 2022, City Council Meetings. Legal notice for this CAPER and the October 21, 2022 City Council Public Hearing was advertised consistently with the City's Citizen Participation Plan, including a combined published 15-day comment period and legal public hearing notice. Specifically, the notice was published in the English and Spanish languages, and both notices offered reasonable accommodation for persons having a disability.

There were no public comments made during the advertised citizen participation period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City chose to focus its CDBG funding and efforts on agency awards, sanitary sewer and sidewalk infill projects, and owner occupied and renter occupied housing rehabilitation/repair during FFY 2021, per the 2019-2023 Consolidated Plan. With the additional CARES funds, the City funded pandemic-related projects and programs for its residents through existing agencies, organizations, and schools. In future years, the City may consider additional funding for LMI Area benefit programs that complete infrastructure and sidewalks improvements, which are intended to positively impact larger numbers of people and geographic areas of the community.

Does the grantee have an existing Section 108 guarantee?

The City does not have a Section 108 guaranteed loan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

The City does not have an open BEDI grant.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

The City is not a BEDI grantee, and therefore, this query does not apply.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	1,873	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	4	4	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding childcare.	0	0	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

During this past year, the City has completed training for implementing the updated Section 3 requirements, including development of a specific plan. Said plan is not yet complete. However, the City is beginning to collect the necessary project information such that it can accurately report statistics request in the preceding table.

**DEPARTMENT OF PUBLIC WORKS**

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-268-5161
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MEMORANDUM
Engineering Division

TO: Honorable Mayor Robert M. Green and City Council

FROM: Luke Andreasen, PE

DATE: September 23, 2022

SUBJECT: 27th Street Sanitary Sewer Extension District Ordinance
Division 6 added to City Code Chapter 24, Article II

With construction now completed for the 27th Street Sanitary Sewer extension, it is now necessary to update City Code in order to establish a new sanitary sewer district and tapping fee for this extension. The service area for this proposed district is shown in Exhibit 1.

The Engineering Division of the Public Works Department is proposing that a *Division 6: 27th Street Sanitary Sewer Extension*, be added to Chapter 24, Article II of the Code of Ordinances. Please see attached for this proposed addition.

If you have any questions or concerns, please feel free to ask.

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

Prepared by: Kevin Rogers, City Attorney, 220 Clay Street, Cedar Falls, IA 50613, (319)273-8600

ORDINANCE NO. 3018

AN ORDINANCE AMENDING ARTICLE II, SEWERS AND SEWAGE DISPOSAL, OF CHAPTER 24, UTILITIES, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA, BY ADDING A NEW DIVISION 6, 27th STREET SANITARY SEWER EXTENSION DISTRICT, WHICH ESTABLISHES A NEW SEWER DISTRICT IN THE CITY AND PROVIDES FOR FEES FOR SEWER CONNECTION.

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

Section 1. Article II, Sewers and Sewage Disposal, of Chapter 24, Utilities, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby amended by enacting a new Division 6, 27th Street Sanitary Sewer Extension District, containing New Section 24-223, Establishment of District; New Section 24-224, Description of Benefited Properties; New Section 24-225, Imposition of Sewer Connection Charge; Application, and New Section 24-226, Timing of Payment of Sewer Connection Charge, as follows:

DIVISION 6. - 27th STREET SANITARY SEWER EXTENSION

Sec. 24-223. Establishment of district.

There is hereby established the 27th Street Sanitary Sewer Extension District, which may be referred to in this division as the district. The district consists of all property served and benefited by the 27th Street Sanitary Sewer Extension, which is legally described in section 24-224.

Sec. 24-224. Description of benefited properties.

The property served and benefited by the district consists of approximately 145.0 acres of property legally described as follows:

PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AND PART OF

THE NORTH HALF OF SECTION 22, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

- (1) THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- (2) THAT PART OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) LYING SOUTHWESTERLY OF THE LINE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER THEREOF, IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- (3) THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- (4) THE WEST HALF OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- (5) THAT PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) LYING SOUTHWESTERLY OF THE LINE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER THEREOF, IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- (6) THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- (7) THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- (8) THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 22, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, EXCEPT THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) THEREOF.
- (9) THAT PART OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) LYING NORTHEASTERLY OF THE LINE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER THEREOF, IN SECTION 22, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- (10) THE NORTH 190 FEET OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 22, TOWNSHIP 89 NORTH, RANGE 14

WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

- (11) THAT PART OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) LYING NORTHEASTERLY OF THE LINE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER THEREOF, IN SECTION 22, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

Sec. 24-225. Imposition of sewer connection charge; application.

There is hereby imposed on each property located within the district a connection charge for connecting to the 27th Street Sanitary Sewer Extension as follows:

The owner of any property that lies within the district who wishes to connect to the 27th Street Sanitary Sewer Extension shall first make application to the city for connection. No connection shall be made until such application has been approved by the city engineer and until the required connection fee has been paid. This connection charge shall be in addition to all other fees and charges imposed by the city.

- (a) The sewer connection charge established in this division shall be in proportion to the area of the benefitted property at a rate of \$2,697.65 per acre, payable in cash.
- (b) The owner shall be solely responsible for the cost of connection, including but not limited to the cost of connecting structures.
- (c) No connection shall be made by any person except direct connection to serve property within the district.
- (d) In the event that any property within the district is subdivided and additional structures are permitted thereon, the owner of each such property shall be required to separately comply with the requirements of this section prior to connection.
- (e) If connection is made within the district to the 27th Street Sanitary Sewer Extension without application having been made therefore or without approval having been received, or without the required connection charge having been paid, then the city shall be entitled to disconnect at the property owner's cost until such time as application, approval and payment as required in this division is completed.

Sec. 24-226. Timing of payment of sewer connection charge.

Each owner or developer of property which lies within the district and who wishes to file a minor plat or final plat shall apply for connection and upon approval pay a sewer connection charge to the city prior to or at the time of minor plat or final plat approval by the city. This subsection shall be applicable to all minor plat and final plat applications related to any property located within the district filed after the effective date of this ordinance.

Sec. 24-227—24-253. Reserved

INTRODUCED: _____ October 3, 2022 _____

PASSED 1st CONSIDERATION: _____ October 3, 2022 _____

PASSED 2nd CONSIDERATION: _____ October 17, 2022 _____

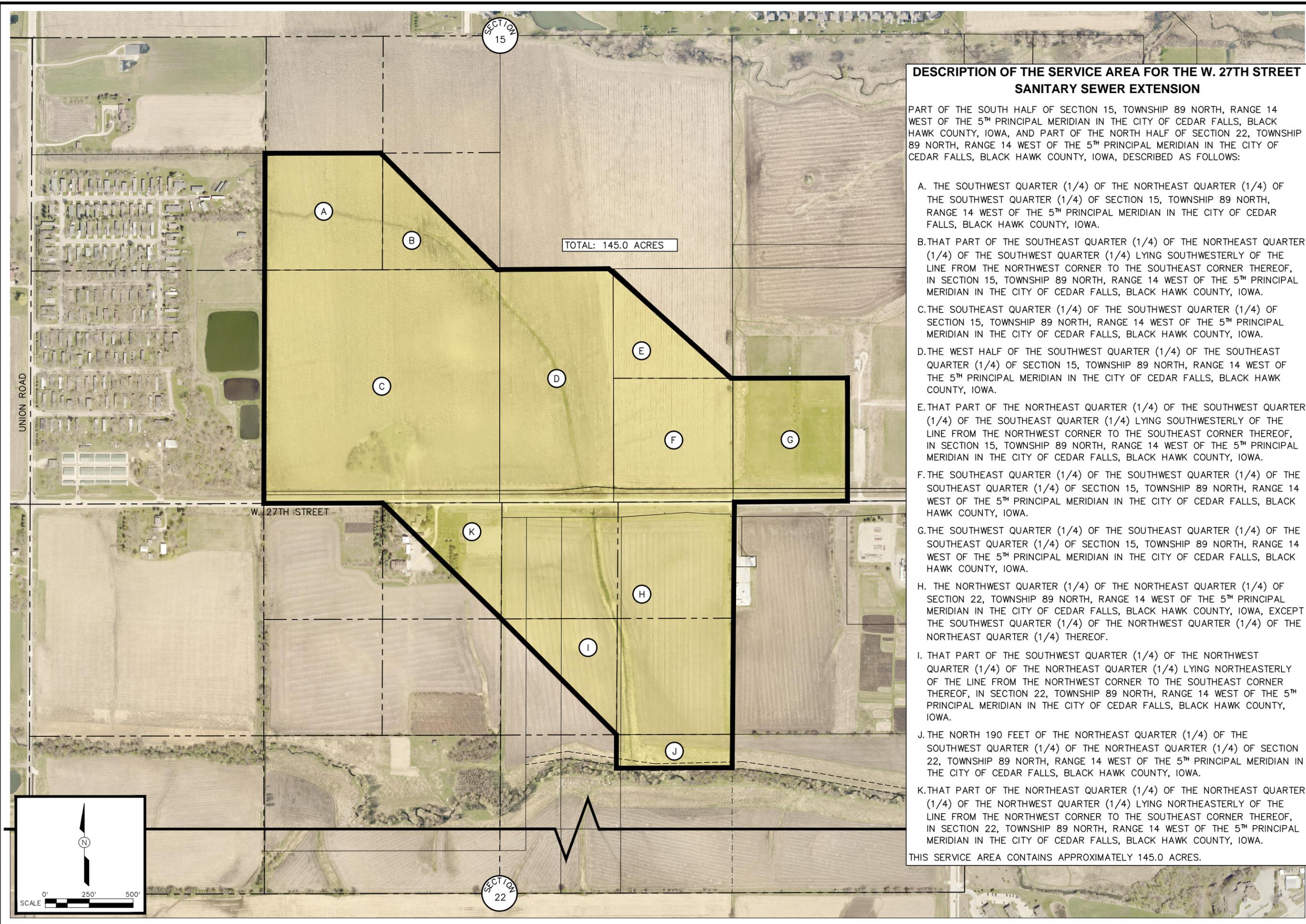
PASSED 3rd CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk



**DESCRIPTION OF THE SERVICE AREA FOR THE W. 27TH STREET
SANITARY SEWER EXTENSION**

PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AND PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

- A. THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- B. THAT PART OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) LYING SOUTHWESTERLY OF THE LINE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER THEREOF, IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- C. THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- D. THE WEST HALF OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- E. THAT PART OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) LYING SOUTHWESTERLY OF THE LINE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER THEREOF, IN SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- F. THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- G. THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- H. THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 22, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, EXCEPT THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) THEREOF.
- I. THAT PART OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) LYING NORTHEASTERLY OF THE LINE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER THEREOF, IN SECTION 22, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- J. THE NORTH 190 FEET OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 22, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.
- K. THAT PART OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) LYING NORTHEASTERLY OF THE LINE FROM THE NORTHWEST CORNER TO THE SOUTHEAST CORNER THEREOF, IN SECTION 22, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

THIS SERVICE AREA CONTAINS APPROXIMATELY 145.0 ACRES.

Item 8.

DRN	Mueller, Aaron	NO
DES		
CHK		
APP		

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W. 27TH STREET
SANITARY SEWER EXTENSION
SERVICE AREA EXHIBIT

DATE	8/1/2022
PROJECT NO.	60637669
MILESTONE	
SHEET NO.	63
DRAWING NO.	

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 16-24, FIREWORKS, OF ARTICLE I, IN GENERAL, OF CHAPTER 16, OFFENSES AND MISCELLANEOUS PROVISIONS, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA, CHANGING THE DATES AND TIMES OF ALLOWED USE OF CONSUMER FIREWORKS AND CHANGING THE PENALTY FOR VIOLATION TO A SIMPLE MISDEMEANOR.

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

Subsection 16-24(b), Prohibitions and Use, of Section 16-24, Fireworks, of Article I, In General, of Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Subsection 16-24(b), Prohibitions and Use, is enacted in lieu thereof, as follows:

(b) *Prohibitions and use.*

- (1) It shall be unlawful for any person to use or explode any consumer fireworks within the corporate limits of the City of Cedar Falls except on July 3 ~~and July 4, and 5~~ of each year between the hours of 12:00 noon and ~~10:30~~11:00 p.m. ~~on July 4 and between the hours of 12:00 noon and 10:00 p.m. on July 3 and July 5. Any additional days of allowed use may be designated by resolution of council if adopted between the dates of January 1 and March 1 of no later than the last day of December each year to apply to the same following calendar year.~~ This section shall not apply to novelties.
- (2) The use of consumer fireworks that mimic display fireworks or rise to 150 decibels or to 210 feet elevation is banned from use at all times within the corporate limits of the City of Cedar Falls unless the user has obtained a permit as provided in subsection 16-24(e).
- (3) Consistent with the Code of Iowa, use of fireworks within the corporate limits of the City of Cedar Falls, ~~when such occurs on July 3, 4, and 5,~~ shall only occur on the user's owned real property or on real property where the owner has given consent prior to use. Use of fireworks, unless a permit has been obtained, is not allowed on city-owned property, public sidewalks, rights-of-way, streets, parks, or parking lots. ~~Use is not allowed on real property if that real property is not owned by the user of fireworks unless the owner has given consent prior to use.~~
- (4) It is prohibited to direct the use of consumer fireworks in any direction other than onto the user's owned real property or the real property where the owner has given prior consent.
- (5) All consumer firework debris shall be removed from the user's real property or wherever such use has resulted in its debris being located.

(c) *Exceptions.* This section shall not apply to the use of blank cartridges for a show or the theater, or for signal purposes in athletic sports or by railroads or trucks, for signal purposes, or by a recognized military organization. This section shall not apply to any substance or composition prepared and sold for medicinal or fumigation purposes. This section shall not apply to a person using or exploding fireworks under a valid permit as provided in subsection 16-24(e).

(d) *Enforcement.*

- (1) Citations for violation of this section 16-24 shall be directed to the person observed/found to have violated this section or the owner of real property on which the evidence exists of violation of this section. Furthermore, where evidence of violation of noise or nuisance ordinances exists, such citations may also be written.

- (2) The vendors of fireworks shall be monitored during sales periods as to type of consumer fireworks sold and for compliance with subsection 16-24(f).
- (e) *Display fireworks.* The council may, upon application in writing, grant a permit for the use and explosion of display fireworks within the city limits by municipalities, fair associations, amusement parks, and other organizations or groups of individuals when the use and explosion of such display fireworks will be handled by a competent operator, and proof of liability insurance is shown. (See also section 9-20.)
- (f) *Sales.* A seller of consumer fireworks must possess a license from the state fire marshal. Any retailer or community group selling consumer fireworks must prominently display, at the entrance and exit sites, signs informing customers that the use of consumer fireworks is prohibited within the corporate limits of the City of Cedar Falls except on the dates and times authorized by this section.
- (g) *Violation; Appeal.* A person who violates this section commits a simple misdemeanor punishable by a fine of not less than two hundred fifty dollars. ~~Violation of this section or interference with enforcement of any of the provisions of this section shall be guilty of a municipal infraction punishable by a civil penalty in the minimum amount of \$375.00 for the first offense. Second and subsequent offenses shall be punishable as provided in subsection 1-9(a).~~

(Code 2017, § 19-24; Ord. No. 2555, § 12, 10-24-2005; Ord. No. 3011, § 1, 6-6-2022)

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Daniels, MMC, City Clerk

ORDINANCE NO. 3019

AN ORDINANCE AMENDING SECTION 16-24, FIREWORKS, OF ARTICLE I, IN GENERAL, OF CHAPTER 16, OFFENSES AND MISCELLANEOUS PROVISIONS, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA, CHANGING THE DATES AND TIMES OF ALLOWED USE OF CONSUMER FIREWORKS AND CHANGING THE PENALTY FOR VIOLATION TO A SIMPLE MISDEMEANOR.

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

Subsection 16-24(b), Prohibitions and Use, of Section 16-24, Fireworks, of Article I, In General, of Chapter 16, Offenses and Miscellaneous Provisions, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby repealed in its entirety and a new Subsection 16-24(b), Prohibitions and Use, is enacted in lieu thereof, as follows:

(b) *Prohibitions and use.*

- (1) It shall be unlawful for any person to use or explode any consumer fireworks within the corporate limits of the City of Cedar Falls except on July 3 and July 4 of each year between the hours of 12:00 noon and 10:30 p.m. Any additional days of allowed use may be designated by resolution of council if adopted between the dates of January 1 and March 1 of each year to apply to the same calendar year. This section shall not apply to novelties.
- (2) The use of consumer fireworks that mimic display fireworks or rise to 150 decibels or to 210 feet elevation is banned from use at all times within the corporate limits of the City of Cedar Falls unless the user has obtained a permit as provided in subsection 16-24(e).
- (3) Consistent with the Code of Iowa, use of fireworks within the corporate limits of the City of Cedar Falls shall only occur on the user's owned real property or on real property where the owner has given consent prior to use. Use of fireworks, unless a permit has been obtained, is not allowed on city-owned property, public sidewalks, rights-of-way, streets, parks, or parking lots.
- (4) It is prohibited to direct the use of consumer fireworks in any direction other than onto the user's owned real property or the real property where the owner has given prior consent.
- (5) All consumer firework debris shall be removed from the user's real property or wherever such use has resulted in its debris being located.

(c) *Exceptions.* This section shall not apply to the use of blank cartridges for a show or the theater, or for signal purposes in athletic sports or by railroads or trucks, for signal purposes, or by a recognized military organization. This section shall not apply to any substance or composition prepared and sold for medicinal or fumigation purposes. This section shall not apply to a person using or exploding fireworks under a valid permit as provided in subsection 16-24(e).

(d) *Enforcement.*

- (1) Citations for violation of this section 16-24 shall be directed to the person observed/found to have violated this section or the owner of real property on which the evidence exists of violation of this section. Furthermore, where evidence of violation of noise or nuisance ordinances exists, such citations may also be written.

- (2) The vendors of fireworks shall be monitored during sales periods as to type of consumer fireworks sold and for compliance with subsection 16-24(f).
- (e) *Display fireworks.* The council may, upon application in writing, grant a permit for the use and explosion of display fireworks within the city limits by municipalities, fair associations, amusement parks, and other organizations or groups of individuals when the use and explosion of such display fireworks will be handled by a competent operator, and proof of liability insurance is shown. (See also section 9-20.)
- (f) *Sales.* A seller of consumer fireworks must possess a license from the state fire marshal. Any retailer or community group selling consumer fireworks must prominently display, at the entrance and exit sites, signs informing customers that the use of consumer fireworks is prohibited within the corporate limits of the City of Cedar Falls except on the dates and times authorized by this section.
- (g) *Violation; Appeal.* A person who violates this section commits a simple misdemeanor punishable by a fine of not less than two hundred fifty dollars.

INTRODUCED: _____ October 17, 2022 _____

PASSED 1st CONSIDERATION: _____ October 17, 2022 _____

PASSED 2nd CONSIDERATION: _____

PASSED 3rd CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk



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 Administration

TO: Mayor Robert M. Green and City Council

FROM: Stephanie Houk Sheetz, AICP, Director of Community Development

DATE: October 10, 2022

SUBJECT: Public Hearing for proposed amendments to Section 18-23(5) and Section 26-4(c) of the Municipal Code of Ordinances

The City Council directed staff to prepare amendments to Section 18-23(5) and Section 26-4(c) of the Municipal Code of Ordinances. Both sections pertain to a voting threshold by the City Council should the Planning & Zoning Commission recommend denial of said amendment.

The City Council set the public hearing for October 17, 2022 at their October 3rd meeting.

Background

Chapter 18 of the Municipal Code of Ordinances is related to Planning. Article II addresses the Planning and Zoning Commission. Section 18-23 details their powers and duties. In Section 18-23(5) it states that a comprehensive plan amendment must have a 2/3 majority vote by Council in the event the Planning & Zoning Commission recommends denial.

Chapter 26 of the Municipal Code of Ordinances is the Zoning Ordinance. Article I covers several general terms, with Section 26-4 addressing amendments to Chapter 26. In Section 26-4(c) it states that amendments require a favorable vote of at least 2/3 of the City Council in the event the Planning & Zoning Commission recommends denial. Zoning amendments include both text amendments and map amendments of the zoning ordinance. A text amendment is a change to a regulation, such as a change to building height or setback requirements. A map amendment is a change to the zoning map and is typically referred to as a rezoning. An example would be a property owner asking to rezone their property from A-1 to R-1, to potentially subdivide the property for future homes and public infrastructure. If approved, the zoning map is amended to reflect the new zoning designation of R-1.

In the Community Development Committee meeting on September 19, 2022, staff noted a history of local discussion on this topic of the Council's voting threshold in the event the Planning & Zoning Commission (P&Z) recommends denial. It was first discussed by P&Z in late 1998. At that time, P&Z felt the requirements were appropriate and no recommendation for change advanced to City Council. It was discussed again in 2002-2003. The Planning & Zoning Commission recommended amending the comprehensive plan super majority to a 3/4 vote to match the requirement on the zoning chapter of a 3/4 majority vote. The City Council discussed and then passed an ordinance changing both sections to a simple majority vote by

Council in the event P&Z recommended denial. The Mayor vetoed these ordinances. The City Council failed to override this veto and then unanimously passed an ordinance amending the zoning chapter to a 2/3 majority vote. This is the ordinance in place today. Both the zoning chapter and the planning chapter of our Municipal Code of Ordinances are consistent requiring a 2/3 majority vote in the event the Planning & Zoning Commission recommends denial.

Following is recent research staff conducted on several Iowa communities regarding the voting threshold for Council when the Planning & Zoning Commission recommends denial of a zoning amendment.

City	Type of Zoning Amendment (Text or Map)	Supermajority Vote	2/3	3/4
Ames	Any	No		
Cedar Falls	Any	Yes	✓	
Cedar Rapids	Any	No		
Des Moines	Text	No		
	Map	Yes		✓
Dubuque	Any	Yes		✓
Mason City	Any	No		
Iowa City	Any	No	Joint meeting required	
Waterloo	Any	Yes		✓

Evaluation

In the previous staff report dated September 23, 2002, it was noted that when the zoning ordinance was adopted in 1970 our local mandatory voting requirements were suspected to have matched an Iowa Code requirement. Council requested additional investigation on this topic. Our City Attorney reviewed several versions of Iowa Code not finding a change on this item since 1970. Staff submitted a request to the Legislative Services Agency for further research. Legislative Services researched 60-100 years of code finding no such provision in previous editions of the Iowa Code regarding a City Council voting threshold when the Planning & Zoning Commission recommends denial.

In 2003, Cedar Falls amended the zoning chapter to reduce the majority vote from 3/4 to 2/3. In reviewing additional materials from that amendment, the Mayor's 2003 veto memo explained that the majority of municipalities surveyed used a super majority requirement for zoning issues (attached).

Following is an updated listing on points of consideration staff identified related to the current proposal to amend to a simple majority vote on both comprehensive plan (§18-23(5)) and zoning amendments (§26-4(c)).

- City Council's vote is totally independent of P&Z in every situation (regardless of a recommendation for approval or denial).
- Change aligns with State Code.
- Change appears to align with some other Iowa communities.

- P&Z's role is devalued from its current status. (Often P&Z methodically reviews proposals over several meetings that typically include unlimited citizen comment periods and a thoughtful discussion among Commissioners and citizens.)
- Changing at this time may be tied to a specific issue, not a documented trend over time.
- Comprehensive Plans and Zoning Ordinances are intended to provide stability in the market due to the predictability their regulation can provide. Sometimes changes can be contentious and a simple majority Council vote could lend to regulations more easily flipping back and forth with changes in Council. Another scenario could be on-going discord on a matter, as a simple majority vote can be vetoed by the Mayor.

A situation that continues to be in our Zoning Ordinance and mandated by Iowa Code applies to a protest petition by nearby residents. Cedar Falls code states in Section 26-4(c): "... In case a written protest against a proposed amendment, supplement or change is filed with the city clerk duly signed by the owners of 20 percent or more of the area of the lots included in such proposed change, or by the owners of 20 percent or more of the property which is located within 200 feet of the exterior boundaries of the property for which the amendment, supplement or change is proposed, such amendment shall not become effective except by the favorable vote of at least three-fourths of all the members of the city council...."

At the September 19, 2022 Committee meeting, concern was expressed that P&Z may not be engaged in the referral process or fully considering the referrals. Following is a review of the referrals made related to the Downtown Character District in 2022 and P&Z's consideration of them:

- Eliminate Shared Parking – On January 18, 2022, Council specifically referred eliminating shared parking requirements in the CD-DT. The Planning & Zoning Commission discussed the matter at their January 26, 2022 meeting and held a public hearing on February 9, 2022, recommending against eliminating it. On March 7, 2022, the City Council vote did not meet the 2/3 super majority to override P&Z's recommendation of denial, therefore it did not advance.
- Increase private parking requirements for residential uses – On January 18, 2022, Council made a general referral to review the residential parking requirement, with consensus to have P&Z consider 1 parking space per bedroom and at least one space per unit. P&Z discussed this, recommending a compromise to increase it from .5/BR to .75/BR but not less than 1 space per unit. Council passed this ordinance change in April 2022.
- Missing Middle Housing – Council discussed in March 2022, with no further referral on the topic.
- Accessory Dwelling Units – Council discussed in March 2022, with no further referral on the topic.
- Site Plan Review – On February 7, 2022, Council made a general referral to P&Z to further consider the appropriate cases for P&Z/Council site plan review vs. administrative (staff level) site plan review. P&Z discussed this and the initial goals from the visioning process at a March meeting, directing staff to prepare an amendment for consideration. On June 6, 2022, after considering five different options, P&Z recommended to add P&Z/Council review of new buildings in the UG, UG2 and Storefront frontages. P&Z also asked staff for monthly reports on all other projects to monitor the types of cases and consider if any future changes may be needed. At the July 18, 2022 Council meeting, this ordinance failed. A motion was then made and passed to petition P&Z to add review of any site plan expanding the floor plan or where

residential is being added. After initial discussion on August 10, 2022 and a public hearing on August 24th, P&Z recommended against making these additional changes to the review process. Council postponed setting a public hearing date for the revised ordinance until after considering whether to amend the voting threshold for Council when P&Z recommends denial.

- Shared Parking – On February 21, 2022, Council referred to P&Z a discussion on the criteria of shared parking to restrict shared parking to on-site only. On March 7, 2022, Council voted to modify this referral by including discussion of the location of allowable shared parking. June 6, 2022, Council added to that referral relative to shared parking downtown and to move discussion up on the committee schedule. The Community Relations & Planning Committee discussed it July 18, 2022, with consensus that shared parking should be referred to P&Z with consideration including but not limited to the location and time of day rules for shared parking. On August 1, 2022 it was referred back to Committee in order to clarify and be more specific about what Council was requesting P&Z to consider. At the subsequent committee meeting on August 15th, a motion was passed to request that the Planning and Zoning Commission again consider eliminating requirements for shared parking and to increase the parking requirement for multi-unit residential to 1 space per bedroom. The Planning & Zoning Commission held a public hearing on September 28, 2022, recommending against both amendments.
- Vinyl siding – On March 21, 2022, Council referred to P&Z the following for consideration: 1) Add an allowance for vinyl siding on any new SF dwelling, 2) Add an allowance for vinyl siding on any new residential building with less than 7 units. (duplexes, townhomes, small apartment buildings). Due to the priority of other referrals and workload, these items have not been discussed by P&Z yet. Upon completion of the above items, this will be the next topic for P&Z discussion.

Due to the length of time and complexity of the discussions/referrals, this listing may inadvertently omit an item or action. Descriptions of the discussion, actions or consensus utilize minutes from each of these meetings.

Moving Forward

Enclosed are proposed amendments to Section 18-23(5) and Section 26-4(c) of the Municipal Code of Ordinances. If Council decides to proceed with a change, staff asks for consideration of several additional changes to Section 18-23(5). The first is to align the public notice period with those found in the zoning chapter, to be not less than 7 days and not more than 14 days notice before the hearing. The second is, that upon removal of a Council super-majority, it does not seem necessary to dictate a super-majority Planning & Zoning Commission vote on a comprehensive plan amendment. Currently this section states a 2/3 majority vote by P&Z is required. There is no Iowa Code requirement on a voting threshold for the Planning & Zoning Commission.

The City Attorney has advised that to change the ordinances in question, a simple majority vote is all that is required.

Attachments:

- Redline version of proposed changes
- Draft ordinances amending City Code Section 18-23(5) and Section 26-4(c)
- 2003 Staff Report on amendments
- Planning & Zoning Commission recommendation to City Council (December 19, 2022)
- June 11, 2003 Mayor veto memo

Chapter 18 PLANNING

ARTICLE II. PLANNING AND ZONING COMMISSION

Sec. 18-23. Powers and duties.

The city planning and zoning commission shall have and possess the following powers and duties and such other powers as may be incidental to the successful carrying out of the powers vested in it in this section or such as may be expressly conferred upon it by law:

- (1) The commission shall make or cause to be made such surveys, studies, maps, plans or charts of the whole or any portion of the city and of any land outside thereof which, in the opinion of the commission, bears relation to a comprehensive plan, and shall submit such plans to the council with its studies and recommendations, and it may publish the plans.
- (2) The commission shall prepare a comprehensive plan regarding the height, number of stories and size of buildings and structures, the percentage of ground that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes, and shall prepare preliminary reports and hold public meetings and hearings and submit final reports thereon and recommendations to the council, and shall, further, recommend to the council from time to time, as conditions may require, amendments, supplements, changes or modifications in any comprehensive plan prepared by the commission.
- (3) All plans, plats or replats of subdivisions or resubdivisions of land in the city or adjacent thereto, laid out in lots or plats with the streets, alleys or other portions of the subdivision or resubdivision intended to be dedicated to the public in the city, and all proposals for the vacation of a street or partial vacation of a street, alley or public ground, shall first be submitted to the commission, and its recommendations obtained before approval by the city council.
- (4) No plan for any street, park, parkway, boulevard, trafficway, riverfront or other public improvement affecting the city plan shall be finally approved by the city, or the character or location thereof determined, unless such proposal shall first have been submitted to the commission and the commission shall have had 60 days within which to file its recommendations thereon.
- (5) For the purpose of making a comprehensive plan for the physical development of the city, the commission shall make careful and comprehensive studies of the present conditions and future growth of the city, with due regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the city and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development. Before adopting a comprehensive plan or any part of it, or any substantial amendment thereof, the commission shall hold at least one public hearing thereon, notice of the time of which shall be given by one publication in a newspaper of general circulation in the city, not less than ~~ten-seven~~ and not more than ~~20-14~~ days before the hearing. The adopting of the plan or part or amendment thereof shall be by resolution of the commission carried by the affirmative vote of ~~not less than two-thirds~~ a majority vote of all of the members of the commission. When such comprehensive plan has been adopted as provided for in this subsection, no substantial amendment or modification thereof shall be made without such proposed change being first referred to the commission for its recommendation. ~~Amendments or modifications to the comprehensive plan shall not become effective except by the favorable vote of a majority of all the members of the city council. may be approved by a majority vote of all of the members of the council. Passage of an ordinance, amendment, or resolution requires a majority vote of all of the members of the council. If the commission disapproves the proposed change, it may be adopted by the city council by an affirmative vote of at least two-thirds of all the members of such council.~~

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- (6) The commission may employ such technical assistance as it deems necessary, subject to budgetary limitations. Such assistance may be in the form of secretarial, consultant or legal service. The commission should, as a matter of policy, invite such assistants, the zoning administrator and the city engineer, or their representatives, to regularly attend meetings of the commission and to offer information or make suggestions regarding items under consideration.
 - (7) The city council may annually appropriate a sum of money from the general funds for the payment of the expense of the commission. The commission shall have full, complete and exclusive authority to expend for and on behalf of the city all sums of money so appropriated.
 - (8) The commission, each year, shall make a report to the mayor and city council of its proceedings, with a full statement of its receipts and disbursements and the progress of its work for the preceding fiscal year.
 - (9) The commission shall adopt such rules and regulations governing its organization and procedure as may be deemed necessary.
 - (10) The commission shall have all other powers and duties providing for planning and zoning commissions in Iowa Code ch. 414.

(Code 2017, § 21-30)

ORDINANCE NO. _____

AN ORDINANCE TO REMOVE A 2/3 MAJORITY VOTE BY THE CITY COUNCIL IN THE EVENT THE PLANNING AND ZONING COMMISSION RECOMMENDS DENIAL OF A COMPREHENSIVE PLAN ADOPTION OR SUBSTANTIAL AMENDMENT BY AMENDING SECTION 18-23, POWERS AND DUTIES, UNDER ARTICLE II, PLANNING AND ZONING COMMISSION, ALL WITHIN CHAPTER 18, PLANNING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA

WHEREAS, the City Council discussed changes to the Planning Chapter of the Municipal Code of Ordinances at the September 19, 2022 Community Development Committee meeting;

WHEREAS, a public hearing was held October 17, 2022 by the City Council; and

WHEREAS, the City Council approved an amendment to Section 18-23 of the Code of Ordinances after public hearing.

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

Subsection 5 of Section 18-23 Powers and Duties, within Article II, Planning and Zoning Commission, of Chapter 18, Planning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby deleted and the following substituted in lieu thereof:

- (5) For the purpose of making a comprehensive plan for the physical development of the city, the commission shall make careful and comprehensive studies of the present conditions and future growth of the city, with due regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the city and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development. Before adopting a comprehensive plan or any part of it, or any substantial amendment thereof, the commission shall hold at least one public hearing thereon, notice of the time of which shall be given by one publication in a newspaper of general circulation in the city, not less than seven and not more than 14 days before the hearing. The adopting of the plan or part or amendment thereof shall be by resolution of the commission carried by the affirmative vote of a majority vote of all of the members of the commission. When such comprehensive plan has been adopted

as provided for in this subsection, no substantial amendment or modification thereof shall be made without such proposed change being first referred to the commission for its recommendation. Amendments or modifications to the comprehensive plan shall not become effective except by the favorable vote of a majority of all the members of the city council.

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Daniels, MMC, City Clerk

P42 12-18-02

Zoning Ordinance Amendment, Section 29-4, Voting

REQUEST: Request to approve a Zoning Ordinance Amendment, Section 29-4, relative to mandatory voting requirements for Zoning Ordinance Amendments.

PETITIONER: City of Cedar Falls Department of Developmental Services.

PROPOSAL: It is proposed to change the voting requirements for the City Council outlined in Section 29-4 of the Zoning Ordinance in the event of a recommendation of denial by the Planning and Zoning (P&Z) Commission relating to a Zoning Ordinance amendment. Currently the voting requirement to override a P&Z Commission recommendation of denial is a 3/4 vote (super-majority) by the Council (or six out of seven Council members). A similar mandatory voting requirement relating to Schematic Land Use Map Amendments (Section 21-30) requires a 2/3 City Council vote (5 out of 7 Council members) in the event of a P&Z recommendation of denial of a Land Use Map Amendment. These two separate voting requirements (2/3 vs. 3/4) can occur on the same Zoning Ordinance amendment (i.e. rezoning of property), which can create a confusing voting scenario.

BACKGROUND: The Zoning Ordinance outlines procedures for amending the Zoning Ordinance, including description of public notice requirements and also description of various mandatory voting requirement scenarios. Some of these requirements are mandated by State Code (section 414.5). Minimum State Code requirements cannot be altered. However, there are certain components of the City Zoning Ordinance that can be amended in order to reduce any potential voting confusion in the event of certain Zoning Ordinance amendments.

Zoning Ordinance amendments take two separate forms. In one case, an Ordinance Amendment can involve a simple revision to the Zoning Ordinance text, such as changing the rules for parking regulations or sign regulations or building setback regulations in a certain Zoning District. These are "text changes," but are also "Zoning Ordinance Amendments." Another typical Ordinance Amendment is when land within the City is rezoned from one zoning district classification to another (i.e. A-1 to R-1, or MU to PC-2). These types of amendments are also controlled by rules outlined in Section 29-4. In both cases the City is required to publish a public notice in the local newspaper at least seven days but no more than fourteen days before the

date of the public hearing by the Commission. There is no requirement in the Code to notify property owners or provide any other type of public notice; however, City staff will typically make efforts to notify nearby property owners in the case of a rezoning request and may post a sign near the property in question as another form of "public notice." However, these measures are not required by Code.

The Code explains in detail the voting requirements for the City Council where the ordinance amendment (i.e. rezoning) is opposed by the owners of 20% or more of the property which is located within 200 feet of the boundary of the property under consideration. This particular provision (20% of property owners within 200 feet) is found in the State Code (section 414.5) and cannot be amended. In this event (objections from 20% of property owners within 200 feet) State Code mandates a 3/4 vote by the City Council in order to approve said amendment. In this case even if the Planning and Zoning Commission recommends approval of the proposed amendment but the 20%/200 ft. objection standard is satisfied the 3/4 vote requirement by the City Council is still mandated.

This particular Zoning Code requirement (Section 29-4) also mandates a 3/4 vote by the City Council (six out of seven Council members) in the event that the Planning and Zoning Commission recommends denial of the amendment. This provision is not mandated by State Code. It is suspected that when Section 29-4 was adopted in 1970 along with the rest of the Zoning Ordinance the mandatory voting requirement relative to P&Z recommendation was established to "match" the State Code requirement relative to adjacent property owner objections (i.e. 20%/200 ft.). In other words, the Planning and Zoning Commission recommendation on zoning matters, particularly rezoning of property, imposes a heavy burden upon the City Council to override.

In addition to this particular voting standard found in the Zoning Ordinance, there is another section of the City Code, Section 21, which outlines the duties and responsibilities of the Planning and Zoning Commission. This section also outlines mandatory voting requirements relative to adoption or amendment of the City Comprehensive Plan, or parts thereof. Section 21-30-5 describes public notice requirements and voting

requirements for amendments to the Comprehensive Plan. Typically, an amendment to the Comprehensive Plan involves amendments to the City Schematic Land Use Map in some rezoning applications. In this case if the Commission recommends denial of said proposed amendment the City Council can override the recommendation only with a 2/3 vote (five out of seven Council members).

There are a number of scenarios that can occur in any given property rezoning request. The majority of such requests (i.e. rezoning to expand the industrial park area) are non-controversial to abutting property owners and the requested change agrees with the City Plan (i.e. Land Use Map). In those cases the Commission will typically recommend approval and the City Council will be able to approve the request with a simple majority of the Council (four out of seven).

In other cases a rezoning request may agree with the Land Use Map but nearby property owners may object. This has occurred with rather routine R-1, Residential rezoning requests in areas where residential development is logically expected to occur and is shown accordingly on the City Land Use Map. In this case the Planning and Zoning Commission would not need to vote on the Land Use Map issue since the rezoning agrees with the City Plan and the Commission may logically agree to recommend approval of the rezoning. However, if abutting property owners file an objection, and if that objection meets the 20%/200 foot rule outlined in the City Code and in State Code, a 3/4 City Council vote would be mandated in order to approve the rezoning request.

In other cases the Planning and Zoning Commission might not have an issue with the Land Use Map (thus no vote required) but the rezoning request may violate some other standard, such as lack of sanitary sewer service, or perhaps due to unusual public opposition, however, objections may not satisfy the 20%/200 foot rule. If the Commission recommends denial the City Council would be forced into a 3/4 vote scenario.

The most unusual scenario is a very controversial rezoning issue that involves public opposition, a Land Use Map Amendment, abutting property owner objections that satisfy

the 20%/200 ft. rule, and the Commission recommends denial. In this case the City Council would be forced into a 2/3 vote to approve the Land Use Map (five out of seven) and a 3/4 vote to approve the rezoning (six out of seven). A majority of Council members may support the rezoning (perhaps considering the larger benefit to the entire community). There may be sufficient votes to approve the Land Use Map amendment (five) but not enough to overturn the recommendation of denial on the rezoning request (six votes required). In this scenario if five Council votes approve the Land Use Map amendment, but six votes cannot be secured to approve the rezoning, the City could find itself in a legal quandary relating to justification for denial of the rezoning. A rezoning decision must be based upon a rather narrow range of legal standards: conformance with the City Plan (i.e. City Land Use Map) or conformance with sanitary sewer policies. If in the above scenario sewer service availability is not at issue, but rather a Land Use Map issue is the sole legal foundation for approval or denial the City Council may find it difficult to legally justify approval of the Land Use Map amendment but not the rezoning request.

It is obvious in the latter voting scenario that the 2/3 voting requirement (five out of seven) is out of balance with the 3/4 voting requirement (six out of seven). It is proposed to "balance" these two requirements by reducing the current 3/4 vote requirement in the event of P&Z Commission recommendation of denial on the rezoning issue from 3/4 to 2/3. The 3/4 vote standard will still remain in place for the State Code mandated scenario where 20% of abutting property owners within 200 ft. of the rezoning boundary submit a written objection. However, if there are no abutting property owner objections the Planning and Zoning Commission recommendation of denial will force only a 2/3 vote by the City Council rather than 3/4 vote.

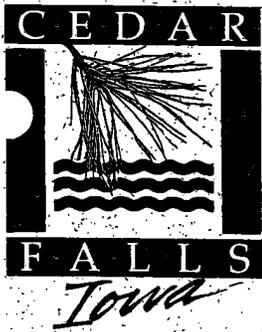
This particular proposal relating to 3/4 voting requirements was discussed by the Planning and Zoning Commission in 1998. At that time some members of the Commission raised the issue of "undue influence" the Commission might carry in rezoning decisions. This issue was debated at length. The Commission decided to take no action on any change to the Ordinance voting requirements at that time. However, the voting "imbalance" issue was not identified nor discussed at that time since that particular voting

scenario (2/3 vs. 3/4) had not occurred. It is now obvious from a recent potential voting scenario that it is possible that the Council could approve a Land Use Map Amendment (five votes) but be unable to approve the rezoning request (six votes), which undermines the legal basis for denial of the rezoning request. The potential for this rather unusual voting scenario illustrates the need to revise the voting requirements accordingly in order to minimize potential legal action against the City.

In addition to the legal implications of this voting imbalance, City staff continues to agree with assertions made by Commission members in 1998 that the Commission may indeed wield too much influence in zoning decisions. Rezoning requests often carry City-wide implications in terms of economic development impacts. While nearby residents may oppose certain requests, the proposed rezoning may indeed be the best path for the City to take. The best resolution for these types of decisions is to allow the City Council, to that extent possible, take action that represents the best interest of the entire City. The current 3/4 voting scenario imposes a severe limitation on the City Council's ability to act on behalf of the entire City.

**STAFF
RECOMMENDATION:**

The Department of Developmental Services recommends approval of the Zoning Ordinance amendment relative to Section 29-4, reducing the voting requirement of the City Council to 2/3 vote in order to override a recommendation of denial by the Planning and Zoning Commission. This vote revision will match the existing 2/3 vote requirement for amending the City Plan (Sec. 21-30). The current 3/4 vote requirement pertaining to abutting property owner objections (20% within 200 feet) will remain intact.



PLANNING AND ZONING COMMISSION

CITY OF CEDAR FALLS, IOWA
 217 WASHINGTON ST.
 CEDAR FALLS, IOWA 50613
 319-273-8606
 FAX 319-273-8610

December 19, 2002

Honorable Mayor Jon T. Crews and City Council
 City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613

RE: Zoning Ordinance Amendment, Mandatory Voting, Section 29-4

Dear Mayor and City Council:

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, December 18, 2002 at 7:00 p.m. in the City Hall Council Chambers, 220 Clay Street. At that time the Commission considered a request from the City Department of Developmental Services to amend Section 29-4-c of the Zoning Ordinance, which outlines mandatory voting requirements for the City Council in the event that a Zoning Ordinance amendment is recommended for denial by the Planning and Zoning Commission (i.e. 3/4 vote).

Chair Montz introduced the matter and noted that there is a Committee report on the request. Ms. Hays made a motion to receive and file the Committee report. Ms. Anglum seconded the motion. The motion was approved unanimously.

Mr. Montz also noted that a public hearing is required on the proposed ordinance amendment. He noted proof of publication of public notice. Mr. Eck made a motion to receive and file proof of public notice. Ms. Hays seconded the motion. The motion was approved unanimously. Mr. Montz proceeded to explain the rules of the public hearing and declared the hearing open.

City Planner Martin Ryan provided background information. He described the 3/4 voting scenario imposed upon the City Council in the event of a recommendation of denial by the Planning and Zoning Commission. He noted that many Iowa cities have this voting requirement, which was originally based upon a State law, which is no longer in effect. Cedar Rapids, for example, has no extraordinary voting requirements in their ordinance based upon P&Z recommendation of denial. Mr. Ryan also noted there is another

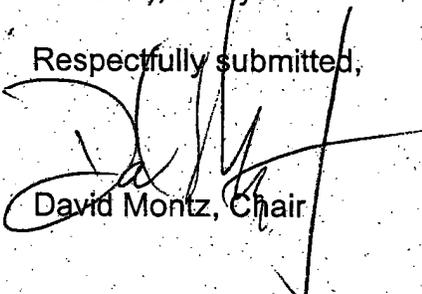
section of the City Code, Section 21-30-5, which specifies a 2/3 voting requirement relative to amendments to the Comprehensive Plan (i.e. City Schematic Land Use Map). In that case if the Commission recommends denial of a land use map amendment the Council is required to have a 2/3 vote to overturn the negative recommendation. Mr. Ryan noted that the 2/3 – 3/4 voting requirements can occur on the same rezoning issue (i.e. recent Wal-Mart rezoning) which can create a voting “imbalance” on the City Council. He recommended that these two voting standards be balanced with a 2/3 vote in each case.

No persons were present to speak either in favor or in opposition to the proposal. Mr. Montz declared the public hearing closed.

Commission members had a number of comments on the proposal. It was generally agreed that the two voting standards should be balanced. However, Mr. Kressig was concerned that a 2/3 voting standard would minimize the impact that the Commission recommendation has on the City Council. Ms. Anglum stated that the Commission specializes in zoning and planning issues and is in a good position to make informed decisions that reflect the desires of the community. She felt that a 2/3 voting standard may not fully reflect the Commission’s efforts in this regard. Ms. Hays agreed, noting the time and energy put into preparation of the Comprehensive Plan. Mr. Eck voiced his support for retaining the 3/4 vote in the Zoning Ordinance and increasing the 2/3 vote on land use map issues to 3/4. Mr. Wieland noted that the Commission is not a political body but is a research and recommending body. The Commission should be given broad authority in zoning matters.

Following all discussion Mr. Eck made a motion to retain the current 3/4 voting standard in Section 29-4 and to recommend changing the 2/3 voting requirement in Section 21-30-5 from 2/3 to 3/4. Mr. Kressig seconded the motion. The motion was approved unanimously with 7 ayes (Andersen, Anglum, Darrah, Eck, Hays, Kressig, Wieland), 0 nays.

Respectfully submitted,



David Montz, Chair



OFFICE OF THE MAYOR
CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-268-5119
FAX 319-268-5126

MEMORANDUM

TO: City Council
FROM: Mayor Jon Crews 
DATE: June 11, 2003
RE: Passage of recent ordinances at June 9 City Council meeting

This communication is an official notice to City Council that, as Mayor of Cedar Falls, I am hereby issuing a written veto of Ordinance No. 2436, passed by the City Council on a simple majority vote on June 9, 2003.

I believe that, for the purpose of balance of governmental authority, the system we have had in place in Cedar Falls for the last 33 years has worked well for the benefit of all residents. The Planning & Zoning Commission spends a great deal of time reviewing and analyzing planning and zoning issues. A negative vote by that Commission, I believe, should require a slightly higher margin than a simple majority.

I am recommending that the City Council adopt a change to the Zoning Ordinance that would reduce the requirement from three-fourths to two-thirds to match the current Schematic Land Use requirement of two-thirds. That would require a vote of three council members to stop the overturning of a negative recommendation from Planning & Zoning Commission on both Schematic Land Use issues and on the Zoning issues. If the ordinances are passed and adopted as a simple majority, whoever is in the Mayor's position still could veto any City Council override of planning and zoning negative votes on zoning or schematic land use and require a two-thirds vote of the Council. This provision of State law underscores the need for a consistent two-thirds vote.

On the Zoning issue, the City Attorney has recommended that it would take a three-fourths vote of the City Council to approve a simple majority ordinance. The majority of the Council (by simple majority) has elected to act contrary to that advice. I believe we should follow the City

"OUR CITIZENS ARE OUR BUSINESS"

Attorney's advice that is supported by the City Clerk, the City Planner, and the Department Directors who oversee those divisions. They all feel that the safest approach to avoid future litigation on the legality of the ordinance is to approve the ordinance with a three-fourths vote instead of a simple majority vote.

It is clear that our current system has worked well. The majority of municipalities surveyed use a super majority requirement for zoning issues. The State requires a three-fourths vote if enough nearby residents object. Therefore, I think it is consistent to hold a higher standard than a simple majority for overturning recommendations by the Cedar Falls Planning and Zoning Commission.

Given these reasons for this veto, I hope the council and citizens will support this decision.



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 Administration

TO: Mayor Robert M. Green and City Council

FROM: Stephanie Houk Sheetz, AICP, Director of Community Development

DATE: October 10, 2022

SUBJECT: Public Hearing for proposed amendments to Section 18-23(5) and Section 26-4(c) of the Municipal Code of Ordinances

The City Council directed staff to prepare amendments to Section 18-23(5) and Section 26-4(c) of the Municipal Code of Ordinances. Both sections pertain to a voting threshold by the City Council should the Planning & Zoning Commission recommend denial of said amendment.

The City Council set the public hearing for October 17, 2022 at their October 3rd meeting.

Background

Chapter 18 of the Municipal Code of Ordinances is related to Planning. Article II addresses the Planning and Zoning Commission. Section 18-23 details their powers and duties. In Section 18-23(5) it states that a comprehensive plan amendment must have a 2/3 majority vote by Council in the event the Planning & Zoning Commission recommends denial.

Chapter 26 of the Municipal Code of Ordinances is the Zoning Ordinance. Article I covers several general terms, with Section 26-4 addressing amendments to Chapter 26. In Section 26-4(c) it states that amendments require a favorable vote of at least 2/3 of the City Council in the event the Planning & Zoning Commission recommends denial. Zoning amendments include both text amendments and map amendments of the zoning ordinance. A text amendment is a change to a regulation, such as a change to building height or setback requirements. A map amendment is a change to the zoning map and is typically referred to as a rezoning. An example would be a property owner asking to rezone their property from A-1 to R-1, to potentially subdivide the property for future homes and public infrastructure. If approved, the zoning map is amended to reflect the new zoning designation of R-1.

In the Community Development Committee meeting on September 19, 2022, staff noted a history of local discussion on this topic of the Council's voting threshold in the event the Planning & Zoning Commission (P&Z) recommends denial. It was first discussed by P&Z in late 1998. At that time, P&Z felt the requirements were appropriate and no recommendation for change advanced to City Council. It was discussed again in 2002-2003. The Planning & Zoning Commission recommended amending the comprehensive plan super majority to a 3/4 vote to match the requirement on the zoning chapter of a 3/4 majority vote. The City Council discussed and then passed an ordinance changing both sections to a simple majority vote by

Council in the event P&Z recommended denial. The Mayor vetoed these ordinances. The City Council failed to override this veto and then unanimously passed an ordinance amending the zoning chapter to a 2/3 majority vote. This is the ordinance in place today. Both the zoning chapter and the planning chapter of our Municipal Code of Ordinances are consistent requiring a 2/3 majority vote in the event the Planning & Zoning Commission recommends denial.

Following is recent research staff conducted on several Iowa communities regarding the voting threshold for Council when the Planning & Zoning Commission recommends denial of a zoning amendment.

City	Type of Zoning Amendment (Text or Map)	Supermajority Vote	2/3	3/4
Ames	Any	No		
Cedar Falls	Any	Yes	✓	
Cedar Rapids	Any	No		
Des Moines	Text	No		
	Map	Yes		✓
Dubuque	Any	Yes		✓
Mason City	Any	No		
Iowa City	Any	No	Joint meeting required	
Waterloo	Any	Yes		✓

Evaluation

In the previous staff report dated September 23, 2002, it was noted that when the zoning ordinance was adopted in 1970 our local mandatory voting requirements were suspected to have matched an Iowa Code requirement. Council requested additional investigation on this topic. Our City Attorney reviewed several versions of Iowa Code not finding a change on this item since 1970. Staff submitted a request to the Legislative Services Agency for further research. Legislative Services researched 60-100 years of code finding no such provision in previous editions of the Iowa Code regarding a City Council voting threshold when the Planning & Zoning Commission recommends denial.

In 2003, Cedar Falls amended the zoning chapter to reduce the majority vote from 3/4 to 2/3. In reviewing additional materials from that amendment, the Mayor's 2003 veto memo explained that the majority of municipalities surveyed used a super majority requirement for zoning issues (attached).

Following is an updated listing on points of consideration staff identified related to the current proposal to amend to a simple majority vote on both comprehensive plan (§18-23(5)) and zoning amendments (§26-4(c)).

- City Council's vote is totally independent of P&Z in every situation (regardless of a recommendation for approval or denial).
- Change aligns with State Code.
- Change appears to align with some other Iowa communities.

- P&Z's role is devalued from its current status. (Often P&Z methodically reviews proposals over several meetings that typically include unlimited citizen comment periods and a thoughtful discussion among Commissioners and citizens.)
- Changing at this time may be tied to a specific issue, not a documented trend over time.
- Comprehensive Plans and Zoning Ordinances are intended to provide stability in the market due to the predictability their regulation can provide. Sometimes changes can be contentious and a simple majority Council vote could lend to regulations more easily flipping back and forth with changes in Council. Another scenario could be on-going discord on a matter, as a simple majority vote can be vetoed by the Mayor.

A situation that continues to be in our Zoning Ordinance and mandated by Iowa Code applies to a protest petition by nearby residents. Cedar Falls code states in Section 26-4(c): "... In case a written protest against a proposed amendment, supplement or change is filed with the city clerk duly signed by the owners of 20 percent or more of the area of the lots included in such proposed change, or by the owners of 20 percent or more of the property which is located within 200 feet of the exterior boundaries of the property for which the amendment, supplement or change is proposed, such amendment shall not become effective except by the favorable vote of at least three-fourths of all the members of the city council...."

At the September 19, 2022 Committee meeting, concern was expressed that P&Z may not be engaged in the referral process or fully considering the referrals. Following is a review of the referrals made related to the Downtown Character District in 2022 and P&Z's consideration of them:

- Eliminate Shared Parking – On January 18, 2022, Council specifically referred eliminating shared parking requirements in the CD-DT. The Planning & Zoning Commission discussed the matter at their January 26, 2022 meeting and held a public hearing on February 9, 2022, recommending against eliminating it. On March 7, 2022, the City Council vote did not meet the 2/3 super majority to override P&Z's recommendation of denial, therefore it did not advance.
- Increase private parking requirements for residential uses – On January 18, 2022, Council made a general referral to review the residential parking requirement, with consensus to have P&Z consider 1 parking space per bedroom and at least one space per unit. P&Z discussed this, recommending a compromise to increase it from .5/BR to .75/BR but not less than 1 space per unit. Council passed this ordinance change in April 2022.
- Missing Middle Housing – Council discussed in March 2022, with no further referral on the topic.
- Accessory Dwelling Units – Council discussed in March 2022, with no further referral on the topic.
- Site Plan Review – On February 7, 2022, Council made a general referral to P&Z to further consider the appropriate cases for P&Z/Council site plan review vs. administrative (staff level) site plan review. P&Z discussed this and the initial goals from the visioning process at a March meeting, directing staff to prepare an amendment for consideration. On June 6, 2022, after considering five different options, P&Z recommended to add P&Z/Council review of new buildings in the UG, UG2 and Storefront frontages. P&Z also asked staff for monthly reports on all other projects to monitor the types of cases and consider if any future changes may be needed. At the July 18, 2022 Council meeting, this ordinance failed. A motion was then made and passed to petition P&Z to add review of any site plan expanding the floor plan or where

residential is being added. After initial discussion on August 10, 2022 and a public hearing on August 24th, P&Z recommended against making these additional changes to the review process. Council postponed setting a public hearing date for the revised ordinance until after considering whether to amend the voting threshold for Council when P&Z recommends denial.

- Shared Parking – On February 21, 2022, Council referred to P&Z a discussion on the criteria of shared parking to restrict shared parking to on-site only. On March 7, 2022, Council voted to modify this referral by including discussion of the location of allowable shared parking. June 6, 2022, Council added to that referral relative to shared parking downtown and to move discussion up on the committee schedule. The Community Relations & Planning Committee discussed it July 18, 2022, with consensus that shared parking should be referred to P&Z with consideration including but not limited to the location and time of day rules for shared parking. On August 1, 2022 it was referred back to Committee in order to clarify and be more specific about what Council was requesting P&Z to consider. At the subsequent committee meeting on August 15th, a motion was passed to request that the Planning and Zoning Commission again consider eliminating requirements for shared parking and to increase the parking requirement for multi-unit residential to 1 space per bedroom. The Planning & Zoning Commission held a public hearing on September 28, 2022, recommending against both amendments.
- Vinyl siding – On March 21, 2022, Council referred to P&Z the following for consideration: 1) Add an allowance for vinyl siding on any new SF dwelling, 2) Add an allowance for vinyl siding on any new residential building with less than 7 units. (duplexes, townhomes, small apartment buildings). Due to the priority of other referrals and workload, these items have not been discussed by P&Z yet. Upon completion of the above items, this will be the next topic for P&Z discussion.

Due to the length of time and complexity of the discussions/referrals, this listing may inadvertently omit an item or action. Descriptions of the discussion, actions or consensus utilize minutes from each of these meetings.

Moving Forward

Enclosed are proposed amendments to Section 18-23(5) and Section 26-4(c) of the Municipal Code of Ordinances. If Council decides to proceed with a change, staff asks for consideration of several additional changes to Section 18-23(5). The first is to align the public notice period with those found in the zoning chapter, to be not less than 7 days and not more than 14 days notice before the hearing. The second is, that upon removal of a Council super-majority, it does not seem necessary to dictate a super-majority Planning & Zoning Commission vote on a comprehensive plan amendment. Currently this section states a 2/3 majority vote by P&Z is required. There is no Iowa Code requirement on a voting threshold for the Planning & Zoning Commission.

The City Attorney has advised that to change the ordinances in question, a simple majority vote is all that is required.

Attachments:

- Redline version of proposed changes
- Draft ordinances amending City Code Section 18-23(5) and Section 26-4(c)
- 2003 Staff Report on amendments
- Planning & Zoning Commission recommendation to City Council (December 19, 2022)
- June 11, 2003 Mayor veto memo

Chapter 26 - ZONING

ARTICLE I. - IN GENERAL

Sec. 26-4. Amendments to chapter.

- (a) The city council may, from time to time, on its own action or on petition, after public notice and hearings as provided by law, and after reports by the city planning and zoning commission, amend, supplement or change the boundaries or regulations established in this chapter or subsequently established. Such amendment shall not become effective except by the favorable vote of a majority of all the members of the city council.
- (b) Prior to and in addition to the requirements of subsection (a) of this section, whenever any person desires that any amendment or change be made in this chapter as to any property in the city, there shall be presented to the city planning and zoning commission a petition requesting such change or amendment signed by the owners of at least 50 percent of the area of all the real estate included within the boundaries of the tract as described in the petition. The petition shall contain a legal description of the real estate for which rezoning is requested, the existing zoning classification and the requested zoning classification. The petition shall also have attached to it a plat which identifies the real estate for which rezoning is requested and which also shows all public streets and highways within a distance of 300 feet; the platted addition, if any, or the government section number and quarters in which the real estate is located; the existing zoning classification; and the requested zoning classification. Such plats shall be of a scale of not less than 300 feet to one inch. Within 30 days after the filing of such petition, the city planning and zoning commission, acting as a commission or acting through its chairperson, vice-chairperson or other authorized agent, shall fix a time, date and place of hearing on the petition, which date shall be no more than 60 days after the filing of such petition. The petitioner for such change or amendment shall thereafter cause a notice of hearing to be published once in a newspaper of general circulation published within the city, at least seven but not more than 14 days before the date fixed for such hearing. Such notice shall contain the time, date and place of the hearing, the existing zoning classification, the requested zoning classification and a reproduction of the plat attached to the petition, and shall be signed by the petitioners. The city planning and zoning commission may, upon the unanimous approval of the members present at a meeting, act upon a petition for rezoning or initiate a zoning change or amendment without the necessity of such a plat, notice or hearing.
- (c) ~~In case the proposed amendment, supplement or change is disapproved by the city planning and zoning commission, such amendment, supplement or change shall not become effective except by the favorable vote of at least two-thirds of all the members of the city council.~~ In case a written protest against a proposed amendment, supplement or change is filed with the city clerk duly signed by the owners of 20 percent or more of the area of the lots included in such proposed change, or by the owners of 20 percent or more of the property which is located within 200 feet of the exterior boundaries of the property for which the amendment, supplement or change is proposed, such amendment shall not become effective except by the favorable vote of at least three-fourths of all the members of the city council. Whenever any petition for an amendment, supplement or change of the zoning or regulations contained in this chapter or subsequently established shall have been denied by the city council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the city council until six months shall have elapsed from the date of the filing of the first petition.
- (d) Unless any lot, tract or parcel of land hereafter zoned to a less restrictive classification than as provided in this chapter has been used or developed for such less restrictive classification within two years from such rezoning, or unless there exists an unexpired building permit for the development thereof at the end of such two years, the city planning and zoning commission may, prior to the bona fide commencement of the use or development of the land in its less restrictive classification, after seven days' notice, in writing, to the then record owner of the land providing a reasonable opportunity to be heard, initiate and recommend to the city council that the land be rezoned to its zoning classification as established at the date of the passage of the ordinance from which this chapter is derived.

- (e) Before any action has been taken as provided in this section, the party proposing or recommending a change in district regulations or district boundaries shall deposit with the city clerk such sum as established by the council from time to time to cover the costs of this procedure. The fee will be nonrefundable.

(Ord. No. 2922, § 1(29-4), 5-7-2018)

ORDINANCE NO. _____

AN ORDINANCE TO REMOVE A 2/3 MAJORITY VOTE BY THE CITY COUNCIL IN THE EVENT THE PLANNING AND ZONING COMMISSION RECOMMENDS DENIAL OF AN AMENDMENT, SUPPLEMENT OR CHANGE BY AMENDING SECTION 26-4, AMENDMENTS TO CHAPTER, UNDER ARTICLE I, IN GENERAL; ALL WITHIN CHAPTER 26, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA

WHEREAS, the City Council discussed changes to the Zoning Chapter of the Municipal Code of Ordinances at the September 19, 2022 Community Development Committee meeting; and

WHEREAS, a public hearing was held October 17, 2022 by the City Council; and

WHEREAS, the City Council approved an amendment to Section 26-4 of the Code of Ordinances after public hearing.

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

Subsection (c) of Section 26-4 Amendments to Chapter within Article I, In General, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby deleted and the following substituted in lieu thereof:

- (c) In case a written protest against a proposed amendment, supplement or change is filed with the city clerk duly signed by the owners of 20 percent or more of the area of the lots included in such proposed change, or by the owners of 20 percent or more of the property which is located within 200 feet of the exterior boundaries of the property for which the amendment, supplement or change is proposed, such amendment shall not become effective except by the favorable vote of at least three-fourths of all the members of the city council. Whenever any petition for an amendment, supplement or change of the zoning or regulations contained in this chapter or subsequently established shall have been denied by the city council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the city council until six months shall have elapsed from the date of the filing of the first petition.

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

P42 12-18-02

Zoning Ordinance Amendment, Section 29-4, Voting

REQUEST: Request to approve a Zoning Ordinance Amendment, Section 29-4, relative to mandatory voting requirements for Zoning Ordinance Amendments.

PETITIONER: City of Cedar Falls Department of Developmental Services.

PROPOSAL: It is proposed to change the voting requirements for the City Council outlined in Section 29-4 of the Zoning Ordinance in the event of a recommendation of denial by the Planning and Zoning (P&Z) Commission relating to a Zoning Ordinance amendment. Currently the voting requirement to override a P&Z Commission recommendation of denial is a 3/4 vote (super-majority) by the Council (or six out of seven Council members). A similar mandatory voting requirement relating to Schematic Land Use Map Amendments (Section 21-30) requires a 2/3 City Council vote (5 out of 7 Council members) in the event of a P&Z recommendation of denial of a Land Use Map Amendment. These two separate voting requirements (2/3 vs. 3/4) can occur on the same Zoning Ordinance amendment (i.e. rezoning of property), which can create a confusing voting scenario.

BACKGROUND: The Zoning Ordinance outlines procedures for amending the Zoning Ordinance, including description of public notice requirements and also description of various mandatory voting requirement scenarios. Some of these requirements are mandated by State Code (section 414.5). Minimum State Code requirements cannot be altered. However, there are certain components of the City Zoning Ordinance that can be amended in order to reduce any potential voting confusion in the event of certain Zoning Ordinance amendments.

Zoning Ordinance amendments take two separate forms. In one case, an Ordinance Amendment can involve a simple revision to the Zoning Ordinance text, such as changing the rules for parking regulations or sign regulations or building setback regulations in a certain Zoning District. These are "text changes," but are also "Zoning Ordinance Amendments." Another typical Ordinance Amendment is when land within the City is rezoned from one zoning district classification to another (i.e. A-1 to R-1, or MU to PC-2). These types of amendments are also controlled by rules outlined in Section 29-4. In both cases the City is required to publish a public notice in the local newspaper at least seven days but no more than fourteen days before the

date of the public hearing by the Commission. There is no requirement in the Code to notify property owners or provide any other type of public notice; however, City staff will typically make efforts to notify nearby property owners in the case of a rezoning request and may post a sign near the property in question as another form of "public notice." However, these measures are not required by Code.

The Code explains in detail the voting requirements for the City Council where the ordinance amendment (i.e. rezoning) is opposed by the owners of 20% or more of the property which is located within 200 feet of the boundary of the property under consideration. This particular provision (20% of property owners within 200 feet) is found in the State Code (section 414.5) and cannot be amended. In this event (objections from 20% of property owners within 200 feet) State Code mandates a 3/4 vote by the City Council in order to approve said amendment. In this case even if the Planning and Zoning Commission recommends approval of the proposed amendment but the 20%/200 ft. objection standard is satisfied the 3/4 vote requirement by the City Council is still mandated.

This particular Zoning Code requirement (Section 29-4) also mandates a 3/4 vote by the City Council (six out of seven Council members) in the event that the Planning and Zoning Commission recommends denial of the amendment. This provision is not mandated by State Code. It is suspected that when Section 29-4 was adopted in 1970 along with the rest of the Zoning Ordinance the mandatory voting requirement relative to P&Z recommendation was established to "match" the State Code requirement relative to adjacent property owner objections (i.e. 20%/200 ft.). In other words, the Planning and Zoning Commission recommendation on zoning matters, particularly rezoning of property, imposes a heavy burden upon the City Council to override.

In addition to this particular voting standard found in the Zoning Ordinance, there is another section of the City Code, Section 21, which outlines the duties and responsibilities of the Planning and Zoning Commission. This section also outlines mandatory voting requirements relative to adoption or amendment of the City Comprehensive Plan, or parts thereof. Section 21-30-5 describes public notice requirements and voting

requirements for amendments to the Comprehensive Plan. Typically, an amendment to the Comprehensive Plan involves amendments to the City Schematic Land Use Map in some rezoning applications. In this case if the Commission recommends denial of said proposed amendment the City Council can override the recommendation only with a 2/3 vote (five out of seven Council members).

There are a number of scenarios that can occur in any given property rezoning request. The majority of such requests (i.e. rezoning to expand the industrial park area) are non-controversial to abutting property owners and the requested change agrees with the City Plan (i.e. Land Use Map). In those cases the Commission will typically recommend approval and the City Council will be able to approve the request with a simple majority of the Council (four out of seven).

In other cases a rezoning request may agree with the Land Use Map but nearby property owners may object. This has occurred with rather routine R-1, Residential rezoning requests in areas where residential development is logically expected to occur and is shown accordingly on the City Land Use Map. In this case the Planning and Zoning Commission would not need to vote on the Land Use Map issue since the rezoning agrees with the City Plan and the Commission may logically agree to recommend approval of the rezoning. However, if abutting property owners file an objection, and if that objection meets the 20%/200 foot rule outlined in the City Code and in State Code, a 3/4 City Council vote would be mandated in order to approve the rezoning request.

In other cases the Planning and Zoning Commission might not have an issue with the Land Use Map (thus no vote required) but the rezoning request may violate some other standard, such as lack of sanitary sewer service, or perhaps due to unusual public opposition, however, objections may not satisfy the 20%/200 foot rule. If the Commission recommends denial the City Council would be forced into a 3/4 vote scenario.

The most unusual scenario is a very controversial rezoning issue that involves public opposition, a Land Use Map Amendment, abutting property owner objections that satisfy

the 20%/200 ft. rule, and the Commission recommends denial. In this case the City Council would be forced into a 2/3 vote to approve the Land Use Map (five out of seven) and a 3/4 vote to approve the rezoning (six out of seven). A majority of Council members may support the rezoning (perhaps considering the larger benefit to the entire community). There may be sufficient votes to approve the Land Use Map amendment (five) but not enough to overturn the recommendation of denial on the rezoning request (six votes required). In this scenario if five Council votes approve the Land Use Map amendment, but six votes cannot be secured to approve the rezoning, the City could find itself in a legal quandary relating to justification for denial of the rezoning. A rezoning decision must be based upon a rather narrow range of legal standards: conformance with the City Plan (i.e. City Land Use Map) or conformance with sanitary sewer policies. If in the above scenario sewer service availability is not at issue, but rather a Land Use Map issue is the sole legal foundation for approval or denial the City Council may find it difficult to legally justify approval of the Land Use Map amendment but not the rezoning request.

It is obvious in the latter voting scenario that the 2/3 voting requirement (five out of seven) is out of balance with the 3/4 voting requirement (six out of seven). It is proposed to "balance" these two requirements by reducing the current 3/4 vote requirement in the event of P&Z Commission recommendation of denial on the rezoning issue from 3/4 to 2/3. The 3/4 vote standard will still remain in place for the State Code mandated scenario where 20% of abutting property owners within 200 ft. of the rezoning boundary submit a written objection. However, if there are no abutting property owner objections the Planning and Zoning Commission recommendation of denial will force only a 2/3 vote by the City Council rather than 3/4 vote.

This particular proposal relating to 3/4 voting requirements was discussed by the Planning and Zoning Commission in 1998. At that time some members of the Commission raised the issue of "undue influence" the Commission might carry in rezoning decisions. This issue was debated at length. The Commission decided to take no action on any change to the Ordinance voting requirements at that time. However, the voting "imbalance" issue was not identified nor discussed at that time since that particular voting

scenario (2/3 vs. 3/4) had not occurred. It is now obvious from a recent potential voting scenario that it is possible that the Council could approve a Land Use Map Amendment (five votes) but be unable to approve the rezoning request (six votes), which undermines the legal basis for denial of the rezoning request. The potential for this rather unusual voting scenario illustrates the need to revise the voting requirements accordingly in order to minimize potential legal action against the City.

In addition to the legal implications of this voting imbalance, City staff continues to agree with assertions made by Commission members in 1998 that the Commission may indeed wield too much influence in zoning decisions. Rezoning requests often carry City-wide implications in terms of economic development impacts. While nearby residents may oppose certain requests, the proposed rezoning may indeed be the best path for the City to take. The best resolution for these types of decisions is to allow the City Council, to that extent possible, take action that represents the best interest of the entire City. The current 3/4 voting scenario imposes a severe limitation on the City Council's ability to act on behalf of the entire City.

**STAFF
RECOMMENDATION:**

The Department of Developmental Services recommends approval of the Zoning Ordinance amendment relative to Section 29-4, reducing the voting requirement of the City Council to 2/3 vote in order to override a recommendation of denial by the Planning and Zoning Commission. This vote revision will match the existing 2/3 vote requirement for amending the City Plan (Sec. 21-30). The current 3/4 vote requirement pertaining to abutting property owner objections (20% within 200 feet) will remain intact.



PLANNING AND ZONING COMMISSION

CITY OF CEDAR FALLS, IOWA
 217 WASHINGTON ST.
 CEDAR FALLS, IOWA 50613
 319-273-8606
 FAX 319-273-8610

December 19, 2002

Honorable Mayor Jon T. Crews and City Council
 City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613

RE: Zoning Ordinance Amendment, Mandatory Voting, Section 29-4

Dear Mayor and City Council:

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, December 18, 2002 at 7:00 p.m. in the City Hall Council Chambers, 220 Clay Street. At that time the Commission considered a request from the City Department of Developmental Services to amend Section 29-4-c of the Zoning Ordinance, which outlines mandatory voting requirements for the City Council in the event that a Zoning Ordinance amendment is recommended for denial by the Planning and Zoning Commission (i.e. 3/4 vote).

Chair Montz introduced the matter and noted that there is a Committee report on the request. Ms. Hays made a motion to receive and file the Committee report. Ms. Anglum seconded the motion. The motion was approved unanimously.

Mr. Montz also noted that a public hearing is required on the proposed ordinance amendment. He noted proof of publication of public notice. Mr. Eck made a motion to receive and file proof of public notice. Ms. Hays seconded the motion. The motion was approved unanimously. Mr. Montz proceeded to explain the rules of the public hearing and declared the hearing open.

City Planner Martin Ryan provided background information. He described the 3/4 voting scenario imposed upon the City Council in the event of a recommendation of denial by the Planning and Zoning Commission. He noted that many Iowa cities have this voting requirement, which was originally based upon a State law, which is no longer in effect. Cedar Rapids, for example, has no extraordinary voting requirements in their ordinance based upon P&Z recommendation of denial. Mr. Ryan also noted there is another

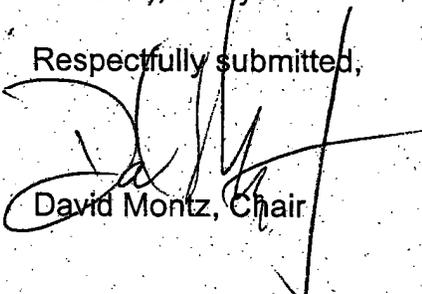
section of the City Code, Section 21-30-5, which specifies a 2/3 voting requirement relative to amendments to the Comprehensive Plan (i.e. City Schematic Land Use Map). In that case if the Commission recommends denial of a land use map amendment the Council is required to have a 2/3 vote to overturn the negative recommendation. Mr. Ryan noted that the 2/3 – 3/4 voting requirements can occur on the same rezoning issue (i.e. recent Wal-Mart rezoning) which can create a voting “imbalance” on the City Council. He recommended that these two voting standards be balanced with a 2/3 vote in each case.

No persons were present to speak either in favor or in opposition to the proposal. Mr. Montz declared the public hearing closed.

Commission members had a number of comments on the proposal. It was generally agreed that the two voting standards should be balanced. However, Mr. Kressig was concerned that a 2/3 voting standard would minimize the impact that the Commission recommendation has on the City Council. Ms. Anglum stated that the Commission specializes in zoning and planning issues and is in a good position to make informed decisions that reflect the desires of the community. She felt that a 2/3 voting standard may not fully reflect the Commission’s efforts in this regard. Ms. Hays agreed, noting the time and energy put into preparation of the Comprehensive Plan. Mr. Eck voiced his support for retaining the 3/4 vote in the Zoning Ordinance and increasing the 2/3 vote on land use map issues to 3/4. Mr. Wieland noted that the Commission is not a political body but is a research and recommending body. The Commission should be given broad authority in zoning matters.

Following all discussion Mr. Eck made a motion to retain the current 3/4 voting standard in Section 29-4 and to recommend changing the 2/3 voting requirement in Section 21-30-5 from 2/3 to 3/4. Mr. Kressig seconded the motion. The motion was approved unanimously with 7 ayes (Andersen, Anglum, Darrah, Eck, Hays, Kressig, Wieland), 0 nays.

Respectfully submitted,



David Montz, Chair



OFFICE OF THE MAYOR
CITY OF CEDAR FALLS, IOWA
220 CLAY STREET
CEDAR FALLS, IOWA 50613
319-268-5119
FAX 319-268-5126

MEMORANDUM

TO: City Council
FROM: Mayor Jon Crews 
DATE: June 11, 2003
RE: Passage of recent ordinances at June 9 City Council meeting

This communication is an official notice to City Council that, as Mayor of Cedar Falls, I am hereby issuing a written veto of Ordinance No. 2436, passed by the City Council on a simple majority vote on June 9, 2003.

I believe that, for the purpose of balance of governmental authority, the system we have had in place in Cedar Falls for the last 33 years has worked well for the benefit of all residents. The Planning & Zoning Commission spends a great deal of time reviewing and analyzing planning and zoning issues. A negative vote by that Commission, I believe, should require a slightly higher margin than a simple majority.

I am recommending that the City Council adopt a change to the Zoning Ordinance that would reduce the requirement from three-fourths to two-thirds to match the current Schematic Land Use requirement of two-thirds. That would require a vote of three council members to stop the overturning of a negative recommendation from Planning & Zoning Commission on both Schematic Land Use issues and on the Zoning issues. If the ordinances are passed and adopted as a simple majority, whoever is in the Mayor's position still could veto any City Council override of planning and zoning negative votes on zoning or schematic land use and require a two-thirds vote of the Council. This provision of State law underscores the need for a consistent two-thirds vote.

On the Zoning issue, the City Attorney has recommended that it would take a three-fourths vote of the City Council to approve a simple majority ordinance. The majority of the Council (by simple majority) has elected to act contrary to that advice. I believe we should follow the City

"OUR CITIZENS ARE OUR BUSINESS"

Attorney's advice that is supported by the City Clerk, the City Planner, and the Department Directors who oversee those divisions. They all feel that the safest approach to avoid future litigation on the legality of the ordinance is to approve the ordinance with a three-fourths vote instead of a simple majority vote.

It is clear that our current system has worked well. The majority of municipalities surveyed use a super majority requirement for zoning issues. The State requires a three-fourths vote if enough nearby residents object. Therefore, I think it is consistent to hold a higher standard than a simple majority for overturning recommendations by the Cedar Falls Planning and Zoning Commission.

Given these reasons for this veto, I hope the council and citizens will support this decision.

MEETING OF STANDING COMMITTEES

Community Center

October 17, 2022

Item 12.

The meeting of Standing Committee met at the Community Center at 5:55 p.m. on October 17, 2022, with the following Committee persons in attendance: Councilmembers Kelly Dunn, Daryl Kruse, Simon Harding, Dustin Ganfield, Gil Schultz via videoconference, and Dave Sires; absent: Susan deBuhr. Staff members from all City Departments and members of the community attended in person.

Finance & Business Operations Committee:

Chair Dunn called the meeting to order and introduced the first item on the Finance & Business Operations Committee Agenda, Human Rights Commission (HRC) Annual Report and introduced HRC Chair Eashaan Vajpeyi. Mr. Vajpeyi provided a brief background of the Commission, the focus of the past year and goals for the current year. Mr. Vajpeyi asked for questions. Councilmember Harding asked what support is needed by Council and is the Commission on a strong trajectory; Mr. Vajpeyi responded the Commission feels well supported and is on a good path.

Chair Dunn introduced the second item on the Finance and Business Operations Committee Agenda, Council Meeting Procedures – Order of Agenda (Rule 3.1) and Miscellaneous Administrative Corrections. Chair Dunn introduced Councilmember Kruse. Councilmember Kruse addressed changing the order of the agenda regarding referrals; City Attorney Rogers stated that since City Council changed the ordinance, amending the Council Meeting Procedures policy is all that needs to be changed. Mayor Green stated there is duplication of text and other unintentional errors in Administrative Policy requiring change. Councilmember Harding motioned to direct staff to make changes as directed by Council; seconded by Councilmember Kruse. Chair Dunn called for a vote on the motion: Aye – Councilmembers Dunn, Kruse, Harding, Ganfield, Schultz, and Sires; Nay – none. Motion passed.

Committee of the Whole:

Chair Harding introduced the only item on the Committee of the Whole Agenda, UNI Dome Fundraising and introduced UNI President Mark Nook. Mr. Nook spoke on UNI's Capital campaign goal to raise \$50 million for the UNI Dome; he gave an overview of the Dome's notoriety, various hosted events, and the economic impact of visitors. Mr. Nook introduced Jamar Thompson, Associate Director for External Affairs. Mr. Thompson provided the history of the original Dome project and stated this funding campaign will extend until 2026. He stated current events bring in \$17 million in community economic impact with over 500,000 visitors annually. Mr. Thompson introduced David Harris, Director of Athletics. Mr. Harris provided background of UNI's 2018 strategic plan "Panthers Rising" and a feasibility study from 2019. He outlined the project's goals and highlights and provided visual renderings. He stated the project goal is \$50 million and will have three phases; he outlined anticipated future opportunities. Mr. Harris stated the campaign is requesting the City to contribute \$3-5 million. Chair Harding opened for questions from Council. Councilmembers asked about alternatives to a donation, longevity of the Dome without immediate repair/updating, the ability to host NCAA events, how less seating will affect revenue, projected effect on community revenue, and comparison of the Dome to similarly sized facilities. Mr. Nook, Mr. Thompson, and Mr. Harris responded UNI would be open to discussion of donation alternatives, that the Dome requires a new roof and updates to continue to be viable moving forward, that requirements for NCAA events vary by sport, that there will be fewer seats but they will be better quality, there are currently no projected numbers regarding community revenue, and have made comparisons with similarly sized facilities that all host football but not all are domes. Chair Harding asked if Council needed more from the presentation; City Administrator Ron Gaines stated Council can discuss at Goal Setting and staff can look at different funding opportunities to bring to Council. Chair Harding requested a motion to review at goal setting; Councilmember Dunn moved to discuss funding sources and support the Dome project at Goal Setting; Councilmember Kruse seconded. Chair Harding called for a vote on the motion: Aye – Councilmembers Dunn, Kruse, Harding, Ganfield, Schultz, and Sires; Nay – none. Motion passed.

Meeting adjourned at 6:45 p.m.

Minutes by Katie Terhune, Administrative Assistant

Moving / resigning from CFPL board

Item 13.

Katelyn Browne <katelyn.browne@uni.edu>

Mon 10/31/2022 4:09 PM

To: Director <director@cedarfallslibrary.org>; Rob Green <Rob.Green@cedarfalls.com>

CAUTION: This email originated outside the City of Cedar Falls email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly and Rob,

I have accepted a new library job and will be moving out of Cedar Falls in mid-November, so I will need to resign my seat on the Cedar Falls Public Library Board of Trustees, effective 11/18 (also my last day at UNI).

Please let me know if you need more information or if there's anything specific I need to submit.

Thank you! I have appreciated the opportunity to serve the city and the library in this way.

--Katelyn.

Katelyn Browne (she/they)

Youth Services Librarian

Rod Library 349

University of Northern Iowa

1227 W. 27th St.

Cedar Falls, IA 50614-3675

319-273-6167

katelyn.browne@uni.edu

To book an appointment: <https://uni.libcal.com/appointment/42165>



MAYOR ROBERT M. GREEN

CITY OF CEDAR FALLS, IOWA

220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

FROM: Mayor Robert M. Green
TO: City Council
DATE: November 1, 2022
SUBJECT: Appointments to the Library Board of Trustees
REF: (a) Code of Ordinances, City of Cedar Falls §2-407

1. In accordance with the candidacy and qualification requirements of reference (a), I hereby nominate the following citizens for appointment to the Library Board of Trustees for a six-year term:
 - Mr. Michael Graziano, term ending 6/30/2028 (New Appointment)
 - Mr. Lindi Roelofse, term ending 6/30/2028 (New Appointment)

2. I am also scheduling interviews with the Finance and Business Operations Committee prior to this appointment being considered by the City Council as is customary.

Xc: City Administrator
Director, Finance and Business Operations
Library Director

###



GENERAL APPLICATION FOR APPOINTMENT TO CITY BOARDS & COMMISSIONS

Thank you for your interest in volunteer civic service. Complete all sections of this application; please contact City Hall at (319) 273-8600 with questions. The City of Cedar Falls is committed to providing equal opportunity for citizen involvement.

Name: **Michael** **Graziano** Gender: _____ Date: **7/5/2022**
First MI Last

Home Address: _____ Home Phone: _____

Work Address: _____ Work Phone: _____

E-mail Address: _____ Cell Phone: _____

Employer: **UNI** Position/Occupation: **Professor**

If Cedar Falls resident, length of residency: **3 years** City Ward: **3** I have a LinkedIn Profile

DESIRED NOMINATIONS: Check or fill in boxes for all that apply; view detailed descriptions at <https://bit.ly/cf-boards>

- Art and Culture Board
- Board of Adjustment
- Board of Appeals
- Board of Electric Examiners & Appeals
- Board of Mechanical Examiners & Appeals
- Board of Plumbing Examiners & Appeals
- Board of Rental Housing Appeals
- Civil Service Commission
- Community Center & Senior Services Board
- Health Trust Fund Board
- Historic Preservation Commission
- Housing Commission
- Human Rights Commission
- Library Board of Trustees
- Parks & Recreation Commission
- Planning & Zoning Commission
- Utilities Board of Trustees
- Visitors & Tourism Board

COMMUNITY INVOLVEMENT: Please describe past and present involvement in the community, including voluntary, social, city, religious, school, business and professional (include dates and offices held, if applicable).

QUALIFICATIONS: Please list any special qualifications for board service, including skills, training and certifications.

At UNI, I research and teach on the relationship between religion and public education. I also direct the Institute for Religion & Education, which works to develop religious literacy.

MOTIVATION: Why do you desire to serve on city boards and commissions, and what contributions do you believe you can make?

My family moved to Cedar Falls in 2019. During the pandemic, the CF Library became one of my family's favorite spots to take our toddler. We are very grateful for the services they provide, and I'd like to give back. I am also a strong advocate for literacy education, a goal that I believe the CF Library shares.

POTENTIAL CONFLICTS OF INTEREST: Please list organizations and relationships which could pose a potential conflict of interest during your service on a city board or commission. Civic leaders are expected to have many ties to community organizations and people; this listing does not preclude appointment but is intended to provide transparency and accountability for board service.

Other than my institutional relationship to UNI, I can't think of any relationships that could be a potential conflict of interest.



LIBRARY BOARD OF TRUSTEES CANDIDATE QUESTIONNAIRE

Name: Michael Graziano

Date: July 7, 2022

Can you attend board meetings on the 1st Wednesday of the month at 4pm at the Cedar Falls Library? Yes No

1. Why are you interested in serving on the Library Board of Trustees?

I am interested in serving for three reasons. First, I'm simply a big fan of public libraries. Much like the long-standing U.S. commitment to public education, our country's commitment to public libraries is part of its foundational though imperfect commitment to equality. I think a public library can and should be a core part of the community it serves.

Second, I greatly value public institutions. I attended public schools, and I earned my PhD at a public university. I work at a public institution (UNI), and my teaching and research there includes a focus on public education. I am interested in doing what I can to support public institutions like the library in my own community, since these institutions are by their very nature intended to be accessible and open to all of our neighbors.

Finally, since my family moved to Cedar Falls three years ago, the CF Library has become one of our favorite places in town (especially now that we have a toddler). We've been consistently impressed by the library's creative and helpful offerings in addition to its great book selection. Simply put, if there's a need for volunteers on the Board of Trustees, I'd like to help and give back.

2. What is the role of the Public Library in supporting the community as a whole?

The role of the public library is to serve the community by expanding and protecting access to knowledge, respecting intellectual freedom, and identifying other opportunities to serve citizens that advance these goals beyond access to books (e.g., skill-building workshops, community events, tool rentals, etc.).

3. Because the Cedar Falls Public Library is owned by the City of Cedar Falls, what is the appropriate role of the Trustees in keeping the City informed and involved in library operations?

The Trustees serve as a valuable connection between library operations and the citizens served by those operations. In my view, when any local government effort is working at its best, it is both responsive to the needs of its citizens while being proactive in anticipating how to best develop policy and use limited resources. Trustees should be knowledgeable about the CF Library's budget and policies so that the City (and the people it serves) can best understand how their investment in the library benefits their community.

4. The Trustees provide operational and fiduciary oversight for the Library; what is your experience in personnel management, financial operations, litigation, business operation, and risk management?

While I do not have formal training in these areas, in addition to my teaching and research duties at UNI, I have managed the budget for various grants and workshops.

5. Should the Cedar Falls Public Library be completely free of charge, or should fees be charged for select programs and services that extend beyond basic library offerings?

In general, I think the CF Library's services and programs should be free of charge so that these offerings are not unintentionally difficult for low-income community members to enjoy. Based on my time in the library as a patron, I also suspect that different community members understand "basic library offerings" quite differently—which is a testament to the wide range of valuable activities available in the library

At the same time, I recognize that difficult budgeting decisions may have to be made, and I can imagine clear rationales for certain charges. For example, the library makes printing services available (thus saving patrons the cost of purchasing their own printer), but charges a set fee per page to offset the cost of paper and ink which helps to continue providing that service in the first place.

6. If Library materials selection or self-censorship violates a Trustee's personal beliefs, how might that Trustee best respond?

I work in the academic study of religion at a public university, so dealing with challenging questions about professional judgment, bias, and personal belief are familiar to me. In my view, if library materials conflicted with the Trustee's personal beliefs, that is (a) perfectly legitimate for that person to observe and feel, but (b) is not itself a sufficient reason to make those materials unavailable to the rest of the community.

The role of the concerned Trustee, in this situation, would be to make a case about why this particular item would not serve the interests of the community as a whole. For example, if the library were to inadvertently acquire a book with antisemitic messaging, I hope that the Trustee would demonstrate how this book is not simply personally offensive but also damaging to our community as a whole. This also underscores the need for Trustees from diverse backgrounds and life experiences.

I see the role of the individual Trustee as one voice working towards consensus with their colleagues, and I trust that if a challenging decision had to be made, the Trustees would work in good faith with both each other and community stakeholders to come to the best decision.

Please send this completed Candidate Questionnaire by the published deadline to:
 City of Cedar Falls, Boards & Commissions, 220 Clay Street, Cedar Falls, IA 50613, fax to (319) 268-5126,
 or e-mail to boards@cedarfalls.com. You will be notified shortly if selected as a Finalist for the appointment



GENERAL APPLICATION FOR APPOINTMENT TO CITY BOARDS & COMMISSIONS

Thank you for your interest in volunteer civic service. Complete all sections of this application; please contact City Hall at (319) 273-8600 with questions. The City of Cedar Falls is committed to providing equal opportunity for citizen involvement.

Name: **Lindi** **Roelofse** Gender: **F** Date: **6/30/2022**
First MI Last

Home Address: Home Phone:

Work Address: Work Phone:

E-mail Address: Cell Phone:

Employer: **University of Northern Iowa** Position/Occupation: **Davis Chair in Entrepreneurship**

If Cedar Falls resident, length of residency: **3 Years +** City Ward: **II** I have a LinkedIn Profile

DESIRED NOMINATIONS: Check or fill in boxes for all that apply; view detailed descriptions at <https://bit.ly/cf-boards>

- Art and Culture Board
- Board of Adjustment
- Board of Appeals
- Board of Electric Examiners & Appeals
- Board of Mechanical Examiners & Appeals
- Board of Plumbing Examiners & Appeals
- Board of Rental Housing Appeals
- Civil Service Commission
- Community Center & Senior Services Board
- Health Trust Fund Board
- Historic Preservation Commission
- Housing Commission
- Human Rights Commission
- Library Board of Trustees
- Parks & Recreation Commission
- Planning & Zoning Commission
- Utilities Board of Trustees
- Visitors & Tourism Board

COMMUNITY INVOLVEMENT: Please describe past and present involvement in the community, including voluntary, social, city, religious, school, business and professional (include dates and offices held, if applicable).

As an economic development executive I served on 20+ local community boards and commissions in Iowa during the previous recession supporting our community (2007-2012). Then I moved to England to pursue my Ph.D. and took on strategic leadership roles on 5+ emergent innovation initiatives (2012-2017). Now I am back in Iowa and as a parent I have mostly committed to underestimated and underserved innovators voices.

QUALIFICATIONS: Please list any special qualifications for board service, including skills, training and certifications.

Ph.D in Strategy and Innovation (Management Studies), Newcastle University
MBA in Strategy and Marketing, University of Iowa
BA in Psychology, University of Iowa
Housing Development Financing Professional (HDFP)

MOTIVATION: Why do you desire to serve on city boards and commissions, and what contributions do you believe you can make?

Many qualified individuals can make terrific contributions to our community, but who do I know? As we are heading into a recession I implore you to consider the place of underserved and underestimated innovators in your hierargy and their needs when you make policies. I would be honored to serve as a link building community betterment for members with the energy and passion without the power to tackle problems.

POTENTIAL CONFLICTS OF INTEREST: Please list organizations and relationships which could pose a potential conflict of interest during your service on a city board or commission. Civic leaders are expected to have many ties to community organizations and people; this listing does not preclude appointment but is intended to provide transparency and accountability for board service.

My action research centers on underserved and underestimated entrepreneurs and innovators. Creating win-win-win opportunities and policies to take healthy steps forward in Business-to-Government, Business-to-Business, and Business-to-Consumer revenue and diversification of approved vendor lists is something in my line of sight. This is at a systems level without chances of personal benefit.



LIBRARY BOARD OF TRUSTEES CANDIDATE QUESTIONNAIRE

Name: Lindi Roelofse

Date: July 9, 2022

Can you attend board meetings on the 1st Wednesday of the month at 4pm at the Cedar Falls Library? Yes No

1. **Why are you interested in serving on the Library Board of Trustees?**

i) *Important.* I believe the modern library is important. Companies like Google and SBDC realize that to reach innovators a library is often a first point of community contact, even before entrepreneurial centers in the innovation ecosystem. In terms of underserved and underestimated innovators (where I specialize) the importance of libraries as a safe and trustworthy space to access trustworthy cultural knowledge is even higher.

ii) *Interesting.* I believe the modern library is interesting and exciting. In my professional capacity we have won awards in partnership with Rod Library team members for recognizing the importance of libraries and entrepreneurial centers collaborating and training up lean startup methodologies.

iii) *Integrative problem-solving.* I love knowledge, learning, archiving data and I am curious about how the modern library will continue to evolve. I am open to learning more. And as I learn more, I am open to exploring and making introductions for integrated solutions to complex societal challenges.

2) **What is the role of the Public Library in supporting the community as a whole?**

I believe Public Library will mean different things to different people in different life paths, at different life stages, yet it brings it all together into a constant. A constant that will welcome you when you are down on your luck, a constant that gives you a fresh point of view when you need to explore a new path, a constant when a pandemic hits and your home internet access is not reliable.

3) **Because the Cedar Falls Public Library is owned by the City of Cedar Falls, what is the appropriate role of the Trustees in keeping the City informed and involved in library operations?**

As the "owner" there are a couple of liability hoops. Being good stewards with budgeting and allocating the resources is a given. Minimizing unnecessary risk is another. It is also a symbol, so representing the values of the government serving all residents regardless of who they voted for in the last election is another.

On the other hand, there is a separation. A commitment to specifically discourse on a variety of topics and representing multiple sides of an issue. In a politically polarized world I hope that the Library offers the symbolic separation between opposing forces and a safe space where conflicting ideas can coexist to be understood better.

4) **The Trustees provide operational and fiduciary oversight for the Library; what is your experience in personnel management, financial operations, litigation, business operation, and risk management?**

As the T. Wayne Davis Chair in Entrepreneurship at the University of Northern Iowa I train student and adult changemakers who are interested in building something bigger than themselves in building these skill sets and framing the policies and values that would allow them to make healthy decisions and ensure the longer-term vitality of the initiatives that they deem most important.

Before returning to academia to pursue a Ph.D. I had experience as an executive director of a 28E governmental partnership for economic development (2007-2012). That means I was responsible for day-to-day personnel management, financial operations, litigation, business operation and risk management. My 30 board directors did oversight. Prior to that I was also the executive director of an Arts and Culture organization with the same responsibilities and my board of 12 directors provided oversight.

5) **Should the Cedar Falls Public Library be completely free of charge, or should fees be charged for select programs and services that extend beyond basic library offerings?**

On the one hand there is something to be said for removing the barriers to access so everyone feels welcome regardless of their socio-economic status at a specific point in time. In fact, one could argue that creating more inclusive opportunities for community members to connect across socio-economic lines may be a part of the solution to apathy, distrust and a whole host of societal challenges.

The question then becomes, at what threshold does the no-fee policy change? Would it create psychological discomfort when there is ambiguity if something is not explicitly labeled as free, or someone's trust needs to be repaired if they have to turn around and walk away because the price was a surprise? There are ways to fix this with clear signage and cultural normative expectations but it could get murky and in some cases may even be illegal as well as erode the brand.

My first stab at a recommendation would be to lean on partnerships and/or parallel venture identities like 'Friends of the Library Foundation' when services and programming could/should be charged. Image wise, let the other players at the table take an explicit or symbolic lead on the special initiatives. When and if appropriate, the income portion that would be fair market earned income can then be paid back to the library by the partner organization.

6) **If Library materials selection or self-censorship violates a Trustee's personal beliefs, how might that Trustee best respond?**

On paper, libraries should encourage civil discourse and dissent as part of civic engagement in forums designated for that purpose and not ignore or avoid controversial topics out of fear of causing offense or provoking controversy. To that end they should collect, maintain, and provide access to as wide a selection of materials and events, reflecting as wide a diversity of views on a topic as possible, within their budgetary constraints and local community needs. A balanced collection should include the variety of views that surround any given issue.

That being said, I am also aware that I personally have a value system that shapes my priorities. If controversial topic X threatens to harm or trigger vulnerable individuals and they are not in a position to advocate for themselves (yet) I will see it as my duty to have their back when they are not in the room and move towards solutions that factor their stakeholder needs when possible.

For example, I am the mother of a three-year-old boy and seven-year-old girl, so this vantage point might include measures to protect or shelter children as they go through various stages of cognitive, emotional, and social development. I am a naturalized US citizen so this vantage point may include paying a lot of attention to the needs of immigrant and refugee residents with non-typical lived experiences. I was a single mom living below the breadline while working my way through college and that may include looking out for Library members in a lower socio-economic class. I often also look out for stakeholders who are neurodiverse, have mobility constraints, anyone working through societal, ancestral, or personal trauma. We may not be able to solve problems for all these stakeholders who are less likely to be in the room when decisions are made, but I do stand for progress when possible.



OFFICE OF CITY ADMINISTRATOR

CITY OF CEDAR FALLS, IOWA

220 CLAY STREET
CEDAR FALLS, IOWA 50613
PHONE 319-273-8600
FAX 319-268-5126
www.cedarfalls.com

Item 15.

TO: Mayor Robert M. Green and City Council Members
FROM: Ron Gaines, City Administrator
DATE: October 31, 2022
SUBJECT: Departmental Monthly Reports Submission – September 2022

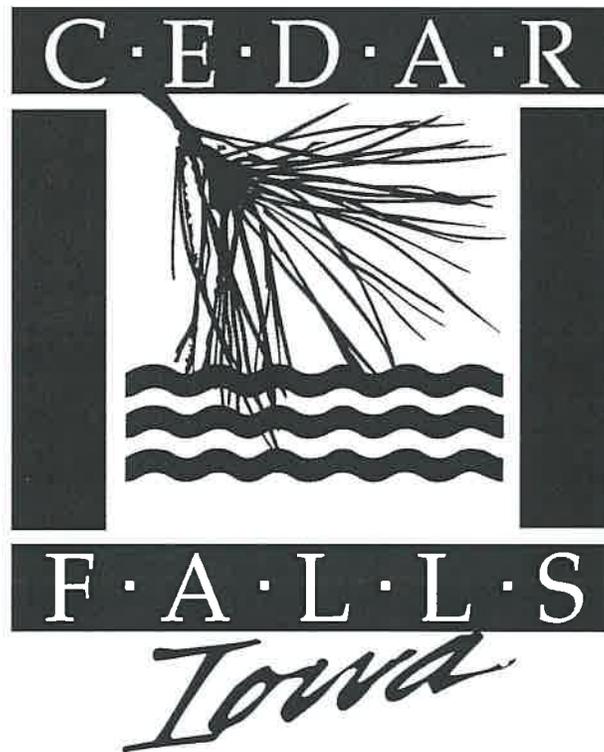
Please contact Administrator Gaines with any questions about the accomplishments of city staff contained in this monthly report.

Encl: (1) City of Cedar Falls Departmental Monthly Reports.

###

CITY OF CEDAR FALLS

DEPARTMENTAL MONTHLY REPORTS



September 2022

SEPTEMBER 2022 MONTHLY REPORTS
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**FINANCE & BUSINESS OPERATIONS
FINANCIAL SERVICES
SEPTEMBER 2022**

Treasury

The Finance Division is responsible for maintaining accounting and cashflow as it relates to the city treasury, monitoring securities held by the City and investing idle cash to provide safe investments while maximizing interest earnings. Currently, the City has \$107,586,370 invested in CD's and \$800,000 in a liquid money market.

<u>Investments</u>	<u>Transactions</u>	<u>Amount</u>
CD's Matured	1	\$3,254,370.00
CD's Purchased	2	\$6,508,740.00
PFMM Deposit	0	\$0.00
PFMM Withdrawal	1	\$2,500,000.00
CD/Investment Interest		\$57,561.48

FY22 Audit

The auditors were here the week of September 26th to complete most of the audit field work. The process for financial statement reporting was started in June and was completed in September prior to the auditors arriving. As part of the financial statements, the City's share of net pension liabilities for IPERS and MFPRSI were included as part of the new GASB 68 requirements. In addition, the OPEB liability was also recorded as part of the new GASB 75 requirements.

The Annual Comprehensive Financial Report will be completed in October and will be submitted to the Government Finance Officer Association (GFOA) under the Excellence in Financial Reporting program. The state required Annual Financial Report will also be filed in October with the State Auditor's Office.

Capital Improvements Plan

All departments were asked to submit their FY2023-2028 Capital Improvement Plan (CIP) requests. The preliminary CIP schedule will be compiled in October.

Miscellaneous Financial Activities

For September, 30 payroll checks and 679 direct deposits were processed. Accounts receivable were processed and 219 invoices were mailed out to customers. 1,783 transactions for accounts payable were processed and approved by the City Council for payment and 661 checks were mailed out to vendors.

FINANCE & BUSINESS OPERATIONS

HUMAN RESOURCES
September 2022

SUMMARY OF PROJECTS, TRAINING & STAFF ACTIVITIES

- Risk Management Committee meeting held September 7th and 21st
- Reviewed four contracts/agreements for required insurance
- Review and follow-up of seven public event permits
- One HR staff member attended a half-day Inclusion Summit hosted by ADP
- Reviewed and modified evaluation forms
- Preparations for management training to be held in October/November
- Research for and suggestions provided to consultant for Human Capital Management program
- Reviewed multiple personnel policies with revisions to be reviewed at October 17th council meeting
- Monitored and assisted with the employee climate survey which closed on September 16th with a final report expected from consultant by the week of October 17th
- Reviewed a newly proposed job classification and sent to consultant for evaluation
- Recruitment/Employment tasks related to:
 - FT positions: Ass't Director of Public Safety/Police Chief, Building Inspector (Residential), Community Services Coordinator, Cultural Programs Supervisor, Diversity, Equity & Inclusion Specialist, Engineering Technician I, Horticulturist, Information Systems Technician I, Land Surveyor, Reference Librarian, Maintenance Worker, Principal Engineer, and Public Safety Officer
 - PT positions: Administrative Assistant, Community Service Officer, Financial Clerk, Laborer, Librarian (Teen), Library Assistants (Circulation, Reference & Teen), Library Intern, Maintenance Worker, and Office Assistant (V&T)
 - Seasonal/Special Purpose/Misc. positions for Community Development and Public Works departments (Community Center Facility Assistant, Hearst Front Desk and Lab Technician, Recreation Front Desk and Programming, Seasonal Laborers, and contracted Custodians)
 - Information was gathered related to the 2023 renewal of an H-1B visa and green card processing

BENEFITS & COMPENSATION

- The annually required 509A renewal, certificate of compliance, and financial report was completed and filed with the Iowa Division of Insurance for FY22 health fund information

CIVIL SERVICE COMMISSION

- Preparations for and follow up to the September 14 and 21 meetings were completed
- Horticulturist candidates were approved to test, and the testing instrument was forwarded to complete and return for scoring
- The testing process, candidate selection rubric, questionnaire, and rating forms for Engineering Technician I were forwarded to Carlson Dettmann for review and final versions were approved by the Civil Service Commission
- Testing and interviews were completed, and certified list was approved for Ass't Public Safety Director/Police Chief
- Revisions to the Cedar Falls Local Rules & Regulations were discussed with the Commission and a final draft was approved by commissioners

HUMAN RIGHTS COMMISSION

- FY22 Annual Report preparations were discussed and drafted for review and expected approval at the October 10 commission meeting

- Preparations were completed for the recommendation and September 19th Council appointment of the three final new HRC members
- Communications provided to newly appointed members regarding procedures, rules and guidelines for conducting business
- Created new member binders with relevant information and training materials

**Finance and Business Operations
Information Systems Division
Monthly Report September 2022**

Summary of projects, training and staff activities

- New staff member, Stephanie Harschnek, started on September 15 her main support focus is on the library.
- Firehouse migration into ESO
 - Data was extracted from the Firehouse database in order to be imported into the ESO web-based system.
 - ESO employees were assisted with getting our Firehouse data, from SQL, in order to migrate this into our new web-based system.
- O365 Migration
 - Migration started for SharePoint and OneDrive
 - Ran PowerShell commands to export file shares on network with Travis
 - Created city email for new board members who were waiting on the O365 migration
 - Attended a Microsoft Teams training meeting
- City Hall Remodel
 - Relocated workstations from upper level to lower level
 - Ran cable for fax line on lower level
 - Door Lock system migration began.
 - The Engineering switch was installed in the newly constructed downstairs level of City Hall. It was then patched into the server room, on the top floor, for data access.
 - Fax line rewiring was completed
 - Patched in all workstations, copiers, printers and all network equipment in the lower level.
 - Ordered new laptop docking stations for the Planner of the Day office
 - Ordered all new tvs & computers needed for new conference rooms

Software Purchase/Installation/Upgrade Activities

- 26 software installations for 9 different departments
- Installed 8 new software for 3 departments

Equipment Purchase/Installation/Upgrade Activities/Repairs

- 21 new pieces of equipment purchased for 5 different departments and inventory.
- 13 new equipment installations for 4 different departments.

Problem Resolution Activities & Assistance Activities

- 76 problem resolution or assistant activities took place for 12 different departments

Graphic Design Activities

- **Hearst Center:** Event materials: postcards, vinyl, posters; Annual mailer
- **Tourism:** ad updates, map modification
- **Other:** website updates, social media maintenance/graphics/series, business cards, Cable TV graphics, promotional/communications graphics, laminating, *Currents*, coin sleeves, City Hall mural, name plates Halloween change promo materials

Channel 15 Programming Activities

- Cable TV Summary of projects
 - This month we produced 8 public meetings and produced 12 Cedar Falls High School and 1 Panther Sports Network sports productions. We produced 1 promo for the Pink Ribbon Run 2022
 - We met with the Business & Industry committee to plan 2023 award ceremony.
 - Continued planning for improvements in re-wiring of city council chambers and Channel 15 studio.
- Regular productions included:
 - Aired 4 new Panther Sports Talk show.
 - Aired 4 new show for The Heartland (University of Iowa show)
 - Produced 3 new City News show
 - Completed the Public Safety recruitment video.
 - Continued weekly encoding and programming of church services for Public Access.
 - Programmed CFU and Mediacom cable providers for Channel 15 and Public Access.
 - Updated & added Community Calendar events to the Channel 15 Announcements
- Facility Upgrades
 - Installed new conduit from City Hall to Overman Park to rewire Overman Park with fiber and audio.
- Drone Shoots
 - Technology Parkway Expansion construction
 - Cedar Falls High School Construction
 - Rich Engel Cross Country meet
 - Madness on Main Street: UNI Basketball and Cedar Falls Downtown District
 - Cedar Falls Hotels for stock video

Geographical Information Systems (GIS) Activities

- GIS Summary of projects
 - Created a new web app for Halloween house decorations
 - Met with county staff to clarify remaining boundary questions for dispatch
 - Finalized updating pavement layer for entire city
 - Reviewed and updated fence permit process in lama
 - Reviewed rental grid fields in lama
 - Reviewed parking counts from July with admin & planning staff
 - Began updating requested changes to trail snow removal map
 - Converted and updated to all applications Spring 2022 aerial photography
 - Began updates to multiple layers with new imagery
 - Met with planning to coordinate maps for conference rooms
- Completed 4 web and database projects 3 for different departments
- Completed 7 different data requests for 6 different entities.
- Provided 10 maps for 3 different departments.
- Created 66 new addresses.

**FINANCE & BUSINESS OPERATIONS
LEGAL SERVICES
September 2022**

REPORT FROM SWISHER & COHRT – SAM ANDERSON:

Traffic Court:

City Cases Filed: 171 (this number includes both City and State tickets)

Cases Set: 3 (Traffic) 0 (Code Enforcement)

Trials Held: 1 (Traffic) 0 (Code Enforcement)

REPORT FROM KEVIN ROGERS, CITY ATTORNEY

- Review, revise, drafting and advice on 6 agreements
- Flood buyout work; closings
- Research and advise on Council voting requirements
- Sanitary sewer fee district ordinance work

**FINANCE & BUSINESS OPERATIONS
PUBLIC RECORDS
SEPTEMBER 2022**

Public Records Activity

Staff prepared agendas, minutes, and electronic packets for two Regular City Council meetings and one Special City Council meeting, two Standing Council Committee meetings, two Planning & Zoning Commission meetings and two Technical Review meetings. Meeting follow-up communications, minutes and legal documents were drafted, processed, recorded, and filed.

Responded to four (4) requests for public records.

Licenses / Permits Processed & Issued

- 36 Pet licenses
- 2 Paw Park permits
- 0 Poultry licenses
- 7 Public Event permits
- 2 Mobile Merchant permits
- 0 Tree Trimmer License
- 9 Cemetery Interment Rights
- 18 Liquor licenses and beer/wine permits

Submitted items for capital improvement program (CIP) in advance of City Council goal setting and budget preparations.

The unemployment rates for the month of August 2022 were 2.9% for the Waterloo-Cedar Falls Metropolitan Area, 2.6% in Iowa, and 3.8% in the U.S.

Parking Activity

Enforcement

- 1,149 Parking citations issued.
- \$11,067.00 Citations paid.

Collection Efforts

- \$ 2,855.00 Collections from delinquent parking accounts.
- \$ 900.00 Vehicle immobilizations (18 vehicles).

Permits

- \$ 3,626.00 Parking permits issued (61).

Meter Collections

- \$ 2,090.97 Paid parking.

**FINANCE & BUSINESS OPERATIONS
LIBRARY & COMMUNITY CENTER
SEPTEMBER 2022**

Library Activity

Usage Statistics	July 2022	August 2022	August 2021
Customer Count	15,499	14,604	11,344
Circulation	39,820	38,288	35,577
Event Attendance	3,727	92	98

Special events in September included the following:

- *JustUs* documentary showing with IJAN (Iowa Justice Action Network)
- Screening and discussion of *They Were Champions All: The Incomplete Story of the Algona Brownies*
- Tomato Tasting and Seed-Saving Workshop
- Hobbit Day celebration for families

Community Center Activity

Programs at the Community Center included a folk-duo concert, line dancing, cards, billiards, senior fitness classes, Tai Chi, and ceramics. Rentals in September included a stamp club and a band. City meetings were held at the Community Center during the City Hall remodeling project.

City of Cedar Falls
 Community Development
 Inspection Services Division
 Monthly Report for:

Sep-22

Total for Month
 Total for Fiscal Year
 Total Same Month - LAST YEAR
 Total for Fiscal Year - LAST YEAR

\$4,583,436.00
 \$13,969,799.00
 \$2,933,572.00
 \$14,697,853.00

Construction Type	Monthly Summary				Yearly Summary			
	Issued	Dwelling Units	Valuations	Fees	Issued	Dwelling Units	Valuations	Fees
Single Family New Construction	11	0	\$2,476,549.00	\$17,581.45	20	0	\$4,585,273.00	\$34,214.90
Multi-Family New Construction								
Res Additions and Alterations	115	0	\$1,494,211.00	\$25,313.00	338	0	\$5,316,622.00	\$80,948.60
Res Garages	4	0	\$45,476.00	\$851.00	14	0	\$174,077.00	\$2,816.00
Commercial/Industrial New Construction					2	0	\$1,500,000.00	\$9,632.00
Commercial/Industrial Additions and Alterations	10	0	\$567,200.00	\$6,157.00	26	0	\$2,130,087.00	\$18,500.50
Commercial/Industrial Garages					2	0	\$67,500.00	\$1,003.00
Churches					2	0	\$196,240.00	\$1,959.75
Institutional, Schools, Public, and Utility								
Agricultural/Vacant								
Plan Review	8	0	\$0.00	\$3,324.00	22	0	\$0.00	\$18,240.00
Total	148	0	\$4,583,436.00	\$53,226.45	426	0	\$13,969,799.00	\$167,334.75

City of Cedar Falls
 Community Development
 Inspection Services Division
 Monthly Report for:

Sep-22

Construction Type	Monthly Summary				Yearly Summary			
	Issued	Dwelling Units	Valuations	Fees	Issued	Dwelling Units	Valuations	Fees
Electrical	51	0	\$0.00	\$3,282.90	156	0	\$0.00	\$10,880.40
Mechanical	76	0	\$0.00	\$10,911.00	246	0	\$0.00	\$24,169.00
Plumbing	83	0	\$0.00	\$4,716.50	218	0	\$0.00	\$14,255.00
Refrigeration								
Total	210			\$18,910.40	620			\$49,304.40

Contractor Registrations	Monthly Summary				Yearly Summary			
	Issued	Dwelling Units	Valuations	Fees	Issued	Dwelling Units	Valuations	Fees
Electrical	1	0	\$0.00	\$150.00	2	0	\$0.00	\$300.00
Mechanical	2	0	\$0.00	\$300.00	2	0	\$0.00	\$300.00
Plumbing	1	0	\$0.00	\$150.00	1	0	\$0.00	\$150.00
Refrigeration								
Total	4			\$600.00	5			\$750.00
Building Totals	148	0	\$4,583,436.00	\$53,226.45	426	0	\$13,969,799.00	\$167,334.75
Grand Total	362	0	\$4,583,436.00	\$72,736.85	1051	0	\$13,969,799.00	\$217,389.15

**PLANNING & COMMUNITY SERVICES DIVISION
MONTHLY REPORT
September 2022**

MONTHLY MEETINGS:

Planning & Zoning Commission – Meetings were held on September 14 and September 28.

September 14, 2022, Meeting			
Applicant	Project	Recommendation	Action Taken
Lucas Moore, Oak District, LLC	Rezoning – P&Z review of a request to amend a Zoning Agreement for Midway Business Park (RZ22-003)	Introduction and Discussion	Scheduled public hearing for September 28 th
City Council petition	Zoning Text Amendment – Amend Parking requirements in the Downtown Character District	Introduction and Discussion	Scheduled public hearing for September 28 th
September 28, 2022, Meeting			
Applicant	Project	Recommendation	Action Taken
Lucas Moore, Oak District, LLC	Rezoning – P&Z review of a request to amend a Zoning Agreement for Midway Business Park (RZ22-003)	Make recommendation to City Council	Recommend Approval
City Council petition	Zoning Text Amendment – Amend Parking requirements in the Downtown Character District – Delete shared parking requirements; increase residential parking requirement to 1 space per bedroom for multi-unit and mixed use buildings	Make recommendation to City Council	Recommend Denial on deleting shared parking Recommend Denial on increasing residential parking requirements
Ryan N Borgwart	Partial Easement Vacation at 3718 Apollo Street (VAC 22-001)	Make recommendation to City Council	Recommend Approval
Aaron Carolan	CHN Overlay Zoning District Design review for a new garage at 1214 W. 20 th Street (DR22-002)	Make recommendation to City Council	Recommend Approval

Group Rental Committee – A meeting was held on September 6, 2022 and September 20, 2022

<u>Address</u>	<u>Unit</u>	<u>Owner</u>	<u>Requested Occupancy</u>	<u>Approved for</u>	<u>GRC</u>	<u>BRHA</u>
2222 Walnut	5	Cody Hamann	1 in Unit 1 2 in Unit 2 3 in Unit 3 4 in Unit 4 1 in Unit 5	1 in Unit 1 2 in Unit 2 2 in Unit 3 4 in Unit 4 1 in Unit 5	Recommends 1 in Unit 1 2 in Unit 2 2 in Unit 3 4 in Unit 4 1 in Unit 5	
718 E. Seerley Blvd.	1	Wegmann Real Estate Company, LLC	4 per unit	4 per unit	Recommends 4 per unit with conditions	To review at 10/10/22
1431 Starbeck Circle	1	Dan and Christine Juhl	4 per unit	4 per unit	Recommends 4 per unit with conditions (as per previous BORHA approval in 2015)	
2500 Walnut Street	1	Southgate properties III LC	4 per unit	4 per unit	Recommends 4 per unit with conditions	To review at 10/10/22

Board of Rental Housing Appeals – No meeting was held

Board of Adjustment – No meeting was held.

Other Commissions, Board Meetings & Staff Liaison Responsibilities:

	<u>Date</u>	<u>Notes/Actions</u>
Bicycle and Pedestrian Advisory Committee	9/6/22	Committee discussed the Main Street reconstruction design and schedule moving forward. The committee decided to reschedule their October 4 th meeting in favor of members attending the public meeting for the Main Street project. The Bicycle Friendly Community Application (due in February) appears more onerous than expected and the committee reassessed their commitment to submitting it. All were still in favor of moving forward. The committee reviewed the snow removal plan and discussed areas of concern, such as areas closer to schools or incomplete

		<p>routes/loops. The committee discussed an issue of sediment that settles on the trail between Pfeiffer Springs Park and Waterloo Road (under HWY 58) after rainstorms. Also, the committee voted to approve the drafting of a letter of support to accompany the RCE grant application.</p>
College Hill Partnership	9/12/22	<p>First in-person meeting since the pandemic. Board discussed the need to conduct a strategic planning process to identify goals and objectives for moving the organization forward. They discussed uncertainty as to what the proposed vacant storefronts were going to be used for and suggested that the business owners on the board reach out for information.</p>
Historic Preservation Commission	09/13/22	<p>Information about ongoing projects and commission's role of Waterloo's HPC was shared by the public attendee. City staff shared the compliments received after the success of the "Lawn City Neighborhood" walking tour. Staff will be working with the commission to make the information about the tour available to public as a resource. Commission updated city staff about their intent to apply for CLG grant (next cycle) for conducting a recon survey of Overman Park Neighborhood.</p>
Housing Commission	September 21, 2022	<p>The Housing Commission reviewed the service agencies applications, made recommendation to City Council on increasing the payment standards for Section 8 Housing Choice Voucher Program and heard and update regarding the Housing Needs Assessment</p>
Community Main Street Design Committee	09/16/22 and 9/20/22	<p>Committee was updated about updates and referrals ongoing with the Downtown code by City staff. Committee later hosted market study and Strategies meeting wherein the Main Street Iowa consultants provided a platform to brainstorm potential strategies for all the stakeholders, which can be used to enhance the downtown district.</p>

LAND USE INQUIRIES AND PERMITTING

- 288 general inquiries, including walk-ins, and staff responses with information/assistance.
- 99 land use permits were issued.

OTHER PROJECTS FOR SEPTEMBER INCLUDED:

- The Bicycle and Pedestrian Advisory Committee has requested to become an official board or commission. Staff has prepared information for Council for discussion at goal-setting.
- Continued working on updating the design and project bids for the Cedar River Recreation Project.
- Staff drafting application for a railroad crossing elimination grant through the Federal Rail Administration partnering with the Iowa Northern Railroad. 24 crossings in downtown Cedar Falls would be eliminated and streets and properties restored to achieve multiple benefits for the community as the rail spur is no longer being utilized by CFU.
- Ongoing effort to address enforcement of rental paving ordinance.
- Various enforcement actions related to zoning and rental code violations.
- Partnering with Cedar Falls Economic Development Corporation for a Housing Needs Assessment.
- Continuing work on Council referrals related to new downtown zoning.
- Attended the North Cedar Neighborhood Association meeting.
- 4 property purchases completed as part of the flood buyout through the State Hazard Mitigation program. Asbestos testing of the properties took place.

ECONOMIC DEVELOPMENT:

- Continued coordination with consultant on design work for the expansion of the West Viking Road Industrial Park.
- Met with an existing Cedar Falls business regarding expansion plans in the Cedar Falls Industrial Park.
- Attended monthly Cedar Falls Economic Development Corporation board of directors meeting.
- Began drafting necessary legal documents as it pertains to a new project in the Cedar Falls Industrial Park.
- Continued working with Grow Cedar Valley on a new Livability Magazine annual publication for Cedar Falls and the Cedar Valley.
- Provided industrial park site information for an out of state company looking to potentially locate in Iowa.
- Attended Business and Industry meeting to discuss potential 2023 award winners.
- Reviewed and updated economic development projects that are listed in the city's Capital Improvements Program.
- Attended quarterly Good Morning Cedar Valley program at Hilton Garden Inn in Cedar Falls.
- Presented to the Northeast Iowa Commercial Realtor Group economic development projects happening in Cedar Falls.

CDBG

- Work with INRCOG on administering the funds for projects and services agencies based on the last Annual Action Plan.
- Continue to monitor sub-recipients of CARES ACT funds through the CDBG program.
- Review Service Agencies applications from the request for proposals.
- Started working on CAPER

HOUSING CHOICE VOUCHER PROGRAM

Waiting List	617	Rent Subsidies (HAP payments)	\$92,848
New Applications Taken	48	Utility Payments	\$ 1,088
Units under Contract	191	Admin Fees	\$ 15,247
Initial Vouchers Issued	1		
Current Open Vouchers	7	Lease Up Goal	220
New Admissions	3		

Ongoing

- All active files have been scanned. Continuing to scan in terminated files.
- Added new landlords
- Continuing to issue new vouchers/pulling from waitlist

ADD A DOLLAR REPORT

There were 11 applications received for utility assistance in September totaling \$4,934.33.
There was a balance of \$43,720.96 as of September 30, 2022

RECREATION & COMMUNITY PROGRAMS Monthly Report for September

Administrative:

- Fall programs were in full swing.
- Began registration for winter programs.
- The Park and Rec Commission had its monthly meeting tabled until next month.
- Started a renovation at the Rec moving the current Activity Room to an open racquetball court with plans to move the Cycling Class to the Activity Room.
- Staff assisted the renovation with cleaning and painting.
- Staff also worked on future CIP items to take to present to City Council.
- A new Front Desk employee started this month.

Aquatics:

- End of season shut down continues at The Falls. Cleaning, organizing and winterization are taking place.
- The fence project at The Falls was completed. The southwest fence was moved in tighter, in front of the berm, condensing the large grass area where many problems occurred last year.
- New LED lights are being installed in all our large light poles around the 3 pools. New LED security lights are also being replaced. Funding was set aside in the CIP to cover the cost.
- Hupp Electric out of Cedar Rapids removed all the motors from the Falls and took them to their location to store and test throughout the winter.

Participation	Indoors	2021
Swim Passes Sold	18	21
Open Recreational Swimming/Lap Swimming	529	536
Aquatic Program Usage (swim lessons, lifeguarding, staff training)	1,54	829

Recreation Programs:

- Fall programs were busy.
- We had 249 hours of Ballfield usage.
- Implemented (CDC) Concussion Training for Youth Program Employees

Program	2022 Participation	2021 Participation
Youth Volleyball 4 th – 6 th	92	48
Youth Flag Football 1 st & 2 nd	197	106
Youth Flag Football 3 rd & 4 th	209	226
Youth Flag Football 5 th & 6 th	157	131
Adult Bags League	8	32
Adult Kickball	24	60

Fitness/Wellness:

- Our outdoor fitness classes have been a huge success. Now looking to keep the momentum as we transition back into gym as the weather starts to turn.
- Our indoor classes are still showing strong numbers.

Fitness/ Wellness	2022 Participation	2021 Participation
Classes Offered	200	170
Fitness Class Attendance	1,753	1,529
Personal Training Sessions	64	98
Massages:	57	44
Child Care	56	-
Facility Rentals	5	24
Shelter Rentals	72	-
Beach House Rentals	8	-

CEDAR FALLS TOURISM & VISITORS BUREAU Monthly Report - September 2022



CEDAR FALLS



MEETINGS/CONVENTIONS/SPORTS

- Cedar Falls hosted the Northeast Iowa Steel Guitar Show, Iowa Association for Justice, a motorcoach group and three other larger events for an estimated economic impact of over \$145,000 for September events that had bureau engagement.
- Staff secured five new events for 2022-2023.
- Staff hosted one site visit, sent four proposals for events in 2022-2023 and generated two new leads.

LEISURE

- Submitted Iowa Tourism grant application.
- Attended UNI Visit Days.
- Guest of the podcast On First (Council Bluffs) discussing the GART and Cedar Falls biking culture.
- Released Episode 2 of Cedar Falls Tourism Talk with Hansen's Dairy Farm.
- Registered one trail event, notifying all jurisdictions.
- Updated website with Fall Activities and Halloween events.
- Restock travel information at Visitor Center and Behrens-Rapp Station.
- Working with Experience Waterloo on 2023 Visitor Guide.

COLLABORATION

- Attended Upper Midwest CVB Conference.
- Attended final meeting of the Eastern Iowa Tourism Association.
- Attended Iowa Travel Industry Partners board meeting.
- Attended Water Trails Designation Ribbon Cutting.
- Attended UNI Volunteer Fair.
- Published Hospitality Highlights newsletter x4, Weekender newsletter x1.
- Attended CV Trails Partnership board meeting.
- Attended Cedar Valley Sports Commission board huddle.

	September 2022	August 2022
Visitor Center Traffic	524	614
Website Traffic	7,874	6,341
CedarValley365.com Users	1,563	1,377
Facebook	9,718	9,608
Instagram	2,363	2,289
LinkedIn	464	452
Visitor Guide Distribution	1,193	2,063
Volunteer Hours	26	27

CEDAR FALLS CULTURAL PROGRAMS

Monthly Report | September 2022



- The Hearst welcomed its new Cultural Programs Supervisor Cory Hurless on September 27.
- City's annual ARTapalooza saw 85 participants create take-away artwork & other activities organized by the Hearst.
- September 8th outdoor concert in the Hearst Sculpture Garden featuring Brad and Kate broke the attendance record for a music performance event with **over 225 people in attendance!**
- Programs for September also included:
 - Midday Melodies with Matt Andreini + UNI Music Faculty
 - HYBRID! Seth Thill, Hartman Reserve Visiting Artist Book Release + Open Mic
 - Final Thursday Readers Series with Jim O'Loughlin
- The Hearst Education Staff hosted the following in September:
 - Open Studio Painting, Session I & II
 - Surface Design: Slip, Texture & Decals
 - North Star Community Services art workshop
 - Wheel Throwing, Summer Session I, II & III
 - Witchy Lanterns Workshop
 - Stacked Ceramic Garden Sculpture Workshop



Images: Top - ARTapalooza downtown Cedar Falls

Bottom – Brad & Kate performing at the Hearst, Seth Thill at book release event, New Cultural Programs Supervisor Cory Hurless

Hearst Center Usage Statistics	Previous Month	This Month
	Aug FY23	Sept FY23
In-Person and Virtual Attendance*	1486	1259
Public Programs Offered**	5	4
Exhibition walk-in Viewers	263	196
Classes/Workshops Offered**	11	11
Rentals/Birthday Parties	2/0	1/1
Volunteers/# of Hours	2/5	0/0
Facebook Views	72264	71212
Facebook Followers	2880	2916
Instagram Followers	1054	1058
Ads, videos, press releases, articles	1	1
Friends Members/new or renewed	303/3	317/22

*includes door counter, estimated garden attendance, and virtual program attendance. Does NOT include views of recorded material; **includes on-site and virtual programs

Cory Hurless (she/her), Cultural Programs Supervisor

**ENGINEERING DIVISION
COMMERCIAL CONSTRUCTION MONTHLY REPORT - SEPTEMBER 2022**

<i>Project</i>	<i>Description</i>	<i>SWPPP Status</i>	<i>Detention Calcs Status</i>	<i>Developer/ Engineer</i>	<i>Project Status</i>
918 Viking Road	918 Viking Road	Approved	-----	Dahlstrom	Active
Community United Child Care	Nordic Drive	Approved	Approved	CUCCC	Active
D&D Midwest Investments	5630 Westminster Drive	To Be Submitted	Approved	VJ	Active
Creekside Condos	Cedar Heights/Valley High	To Be Submitted	Approved	Larson/Fehr Graham	Under Review
Greenhill Village Car Wash	1125 Fountains Way	Approved	-----	Owner/Robinson Eng	Active
Greenhill Village Estates	4705 Algonquin Drive	Approved	Approved	Peters/Axiom	Final Out
High School	W 27th Street	Approved	Approved	City of Cedar Falls/AECOM	Active
McWing Storage Units	3015/3035 Capital Way	Approved	Approved	Owner	Pending
Mercy Health OBGYN	Bluebell Rd	Approved	Approved	Mercy/CGA	Active

ENGINEERING DIVISION
SUBDIVISION MONTHLY REPORT - SEPTEMBER 2022

<i>Project No.</i>	<i>Project Title</i>	<i>Description</i>	<i>Status</i>	<i>Budget</i>	<i>Contractor/ Developer</i>
SU-442-3165	Autumn Ridge 10th Addition	New Subdivision	Construction Underway	-----	BNKD Inc./CGA
SU-413-3199	Terraces at West Glen, New Aldea West Campus	New Subdivision	Final Out Remains	-----	New Aldea/Fehr Graham
SU-454-3257	Wild Horse 5th Addition	New Subdivision	Final Out Remains	-----	CGA
SU-330-3151	Arbors Fourth Addition	New Subdivision	Maintenance Bond	-----	Skogman/CGA
SU-442-3121	Autumn Ridge 8th Addition	New Subdivision	Maintenance Bond	-----	BNKD Inc. Shoff Engineering
SU-282-1904	Gateway Business Park	New Subdivision	Maintenance Bond	-----	Shive Hattery Baker Construction
SU-445-3021	Greenhill Village Estates	New Subdivision	Maintenance Bond	-----	Nelson Construction & Development
SU-345-3186	Park Ridge Estates	New Subdivision	Maintenance Bond	-----	Brian Wingert CGA
SU-379-3207	Pheasant Hollow 7th Addition	New Subdivision	Maintenance Bond	-----	CGA
SU-197-3134	Prairie Winds 4th Addition	New Subdivision	Maintenance Bond	-----	Brian Wingert CGA
SU-168-3187	Prairie Winds 5th Addition	New Subdivision	Maintenance Bond	-----	Brian Wingert CGA
SU-173-3138	Sands Addition	New Subdivision	Maintenance Bond	-----	Jim Sands/VJ
SU-217-3193	Western Homes 9th Addition	New Subdivision	Maintenance Bond	-----	Claassen/Western Homes
SU-445-3020	Wild Horse 4th Addition	New Subdivision	Maintenance Bond	-----	Skogman/CGA
SU-440-3239	Autumn Ridge 9th Addition	New Subdivision	Preliminary Plat	-----	CGA
SU-184-3160	Greenhill Village Townhomes II	New Subdivision	Preliminary Plat	-----	Panther Farms/CGA
TBD	West Fork Crossings	New Subdivision	Preliminary Plat Approved	-----	ISG

ENGINEERING DIVISION
PROJECT MONTHLY REPORT - SEPTEMBER 2022

Item 15.

<i>Type</i>	<i>Project No.</i>	<i>Project</i>	<i>Description</i>	<i>Status</i>	<i>Budget</i>	<i>Contractor/ Developer</i>
Bridge	BR-000-3259	2022 Bridge Inspections	Inspections	Final Out Remains	\$40,000	Foth
Bridge	BR-106-3215	Olive Street Box Culvert	Box Culvert	Contracts	\$1,160,000	AECOM
Flood	FL-033-3088	Cedar River Safety & Recreation	Recreation	Design	\$50,000	Engineering Division
Parking	TBD	College Hill Parking	Resurfacing	Final Out Remains	\$150,000	Engineering Division
Sanitary	SA-002-3182	Oak Park Sanitary Sewer	Sanitary Sewer	Re-design	\$800,000	Water Reclamation/ Snyder
Santiary	RC-000-3240	27th Street Improvements (Sanitary)	Reconstruction	Final Out Remains	\$270,000	AECOM/Pirc Tobin
Santiary	SA-000-3297	2022 CDBG Santiary Sewer Rehab	Sanitary Sewer	Construction Underway	\$250,000	Engineering/Water Rec
Sidewalk	SW-000-3266	2021 Sidewalk Repair and Infill	Sidewalks & Trails	Construction Underway	\$157,876	Cobalt/Engineering Division
Sidewalk	SW-000-3293	2022 Sidewalk Assessment	Sidewalks & Trails	Contracts	TBD	Engineering Division
Sidewalk	RT-000-3217	2021 CDBG INFILLS	Sidewalks & Trails	Final Out Remains	\$181,492	OEL/Engineering Division
Sidewalk	SW-000-3217	Union Road Trail	Sidewalks & Trails	Punch List Remains	\$510,299	Engineering Division/Snyder
Storm Water	ST-000-3252	2021 Permeable Alley	Storm Water	Final Out Remains	\$107,500	Engineering Division Benton's
Storm Water	ST-077-3146	Clay Street Park	Storm Water	Final Out Remains	\$273,000	Snyder/Foth/ Benton's S&G
Storm Water	ST-115-3147	University Ave Biocell	Storm Water	Construction Underway	\$108,647	Benton's Sand and Gravel
Streets	RC-000-3242	Downtown Street-Scape & Reconstruction Phase II	Reconstruction	Active	\$2,450,000	Snyder K. Cunningham
Streets	RC-000-3230	2022 Street Construction	Street Repair	Active	\$3,266,000.00	Engineering Division PCI
Streets	RC-173-3228	Greenhill Road & South Main Intersection Improvements	Reconstruction	Active	\$3,400,000	Shive Hattery
Streets	RS-000-3275	2021 CFU Street Patching Project	Street and Sidewalk Repair	Final Out Remains	\$161,198	Boulder Contracting/Engineering Division/CFU

Department of Public Works

Operations and Maintenance Division

Monthly Report for September 2022

Streets Section:

- Various asphalt and concrete repairs were performed throughout the month
- Street sweeping operations were conducted utilizing two sweepers
- Permanent repairs were conducted on 15 utility pavement cuts
- Replaced pavement panels on Green Creek Rd.
- Performed several sanitary and storm sewer related repairs.

Traffic Operations:

- 109 traffic control signs and labels were repaired or replaced
- Installed vehicle detection radar at 18th & Hudson Rd.
- Outdoor emergency sirens were replaced at Lincoln School and Holmes Jr High
- Installed a battery back up system for the signal at Green Hill Rd & Prairie Parkway.

Fleet Maintenance:

- 1,046 transactions were recorded through the City's fuel dispensing sites
- Used 14,039 gallons of fuel (6,177 ethanol, 7,862 diesel)
- 127 work orders were processed through the fleet section for the month
- Maintained all city fleet as normal for the month

Public Buildings:

- Completed various HVAC and mechanical repairs and maintenance throughout public buildings.
- Upgraded outdoor lighting at the Aquatic Center to high efficiency LED lighting
- Continued work at City Hall in preparation of moving some staff back to their offices
- Removed unneeded chemicals from the Hearst Center and disposed of them during the environmental collection event

Parks:

- Replaced light bulbs at Birdsall ball fields
- Replaced mulch on play surfaces in several parks
- Stump grinding has wrapped up on city ROW and is now being conducted at Pheasant Ridge GC course
- Applied sealant to the Freedom Rock
- Repaired outlet drain at Prairie Lakes Park
- Applied sealant preservative to the Freedom Rock

Cemetery:

- Performed Ten (10) interments – One (1) Saturday services
- Four (4) space sold in Greenwood Cemetery, Six (6) in Fairview Cemetery, Four (4) in Hillside Cemetery

Refuse:

- 695 tons of residential solid waste was collected. Total of 683 three-yard container dumps were recorded. Crews responded to 119 residential bulk item collections
- Crews collected 99 tons of yard waste from curbside cart collection
- The Transfer Station hauled 76 loads of solid waste to the Black Hawk County Landfill totaling 1,071 tons.
- A total of 83 tons of household recyclable material was collected for the month
- 69 tons of e-waste, scrap metal, tires and appliances were diverted from the waste stream and recycled.

DEPARTMENT OF PUBLIC WORKS
WATER RECLAMATION / SEWER DIVISION
MONTHLY REPORT – SEPTEMBER 2022

PLANT OPERATIONS

Plant performance was very good for the month of September. All permit requirements were met.

PROJECTS

Staff has been working with HUPP Electric on the rebuilding one of the four pumps at the 17th Street lift station. This lift station pumps approximately 60% of the plant total flow and is crucial to moving water to the plant. All four pumps at this lift station are scheduled for major rebuilding in the next few years.

The IDNR lab inspection was conducted in September. The University of Iowa Hygienic Lab has staff that conducts the on-site portion of the inspection. No deficiencies were found. The lab was recertified for another two years.

Staff conducted a tour for UNI microbiology students on the 28th. A handful of professors and high school teachers bring classes here for tours on a regular basis.

BIOSOLIDS

We were able to process 488,000 gallons of material, 392,000 of which was hauled out in liquid form and the remainder treated through our belt filter presses.

A total of 3.88 tons of sand and grit were hauled out of the plant to the landfill in September.

SEWER CALLS AND SERVICE

We received 472 sewer locate requests from the Iowa One Call system, 76 of which were pertinent and required markings by our field staff.

There were no sanitary sewer calls for back-ups received in September and just one after-hours lift station call in September. The call at the lift station was a minor issue and resolved quickly.

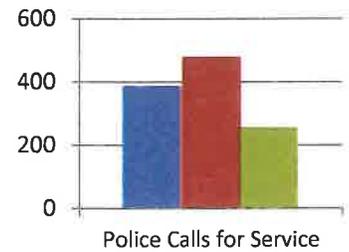
We were able to hydro-clean a total of 28,900 feet (5.5 miles) of sanitary sewer lines this month. Our annual total is at 24 miles of the goal of at least 40 miles cleaned.

Closed circuit television inspections of sanitary and storm sewer lines were conducted totaling 3,500 feet (0.66 miles).

**DEPARTMENT OF PUBLIC SAFETY
MONTHLY REPORT
SEPTEMBER 2022**

CEDAR FALLS POLICE

<u>Police Statistics</u>	First Shift	Second Shift	Third Shift	Total
Calls for Service	388	479	256	1123
Traffic Stops	37	157	286	480
Arrests	24	19	35	78
Accidents	37	42	5	84



CEDAR FALLS FIRE

<u>Fire Statistics</u>	Blue Shift	Green Shift	Red Shift	Total
Fire				3
Rescue/Medical				91
Service Call				5
Good Intent				13
False Alarm/Call				17
Hazardous Condition				7
Calls for Service	53	37	46	136



POLICE CALLS FOR SERVICE

Type of Incident (Monthly)	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22	Aug '22	Sep '22	Oct '22	Nov '22	Dec '22
Group A Serious Crimes	108	100	131	125	110	128	102	103	119			
Group B Other Crimes	74	52	41	57	78	62	68	67	66			
Traffic Accidents	98	113	88	78	85	92	86	96	94			
Other Calls	1582	1213	1308	1378	1389	1382	1472	1387	1371			
CFS Totals	1862	1478	1568	1638	1662	1664	1728	1653	1650			

Type of Incident (per year)	2014	2015	2016	2017	2018	2019	2020	2021	2022
Group A Serious Crimes	1570	1468	1469	1702	1467	1437	1407	1681	
Group B Other Crimes	620	674	579	613	683	661	565	745	
Traffic Accidents	708	734	790	720	774	613	228	1030	
Other Calls	15,421	13,828	12,573	13,244	13,936	14,819	14,590	15,856	
CFS Totals	18,319	16,704	15,411	16,279	16,860	17,530	16,790	19,312	

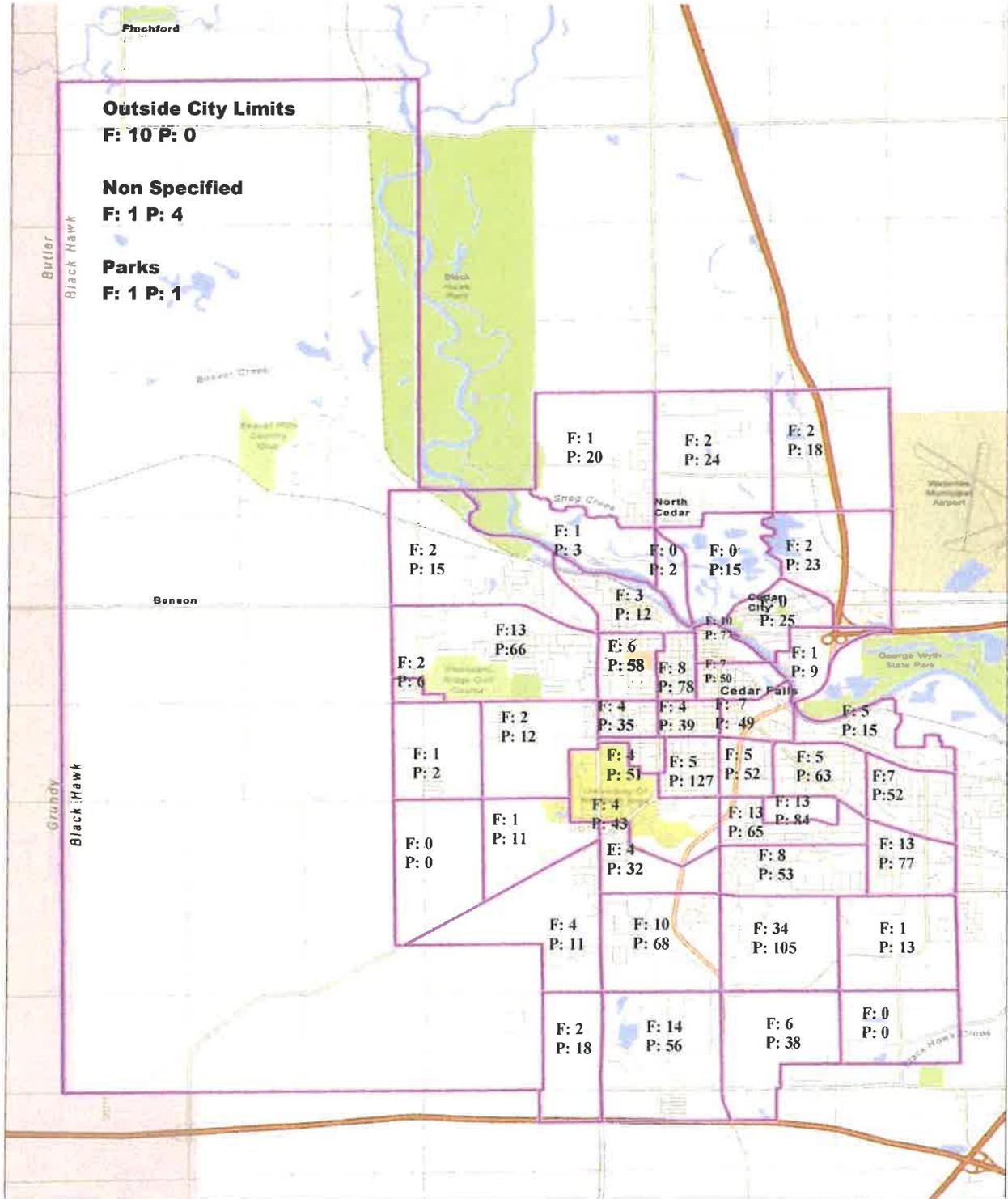
FIRE RESCUE CALLS FOR SERVICE

Type of Incident (Monthly)	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22	Jul '22	Aug '22	Sep '22	Oct '22	Nov '22	Dec '22
Medical & Rescue	133	126	98	112	148	134	137	117	91			
Cancelled, False Alarms, Good Intent	41	38	56	34	36	52	57	58	30			
Fire, Heat, Hazard, Weather Related & Other	28	27	18	24	29	28	34	35	15			
Totals	202	191	172	170	213	214	228	210	136			

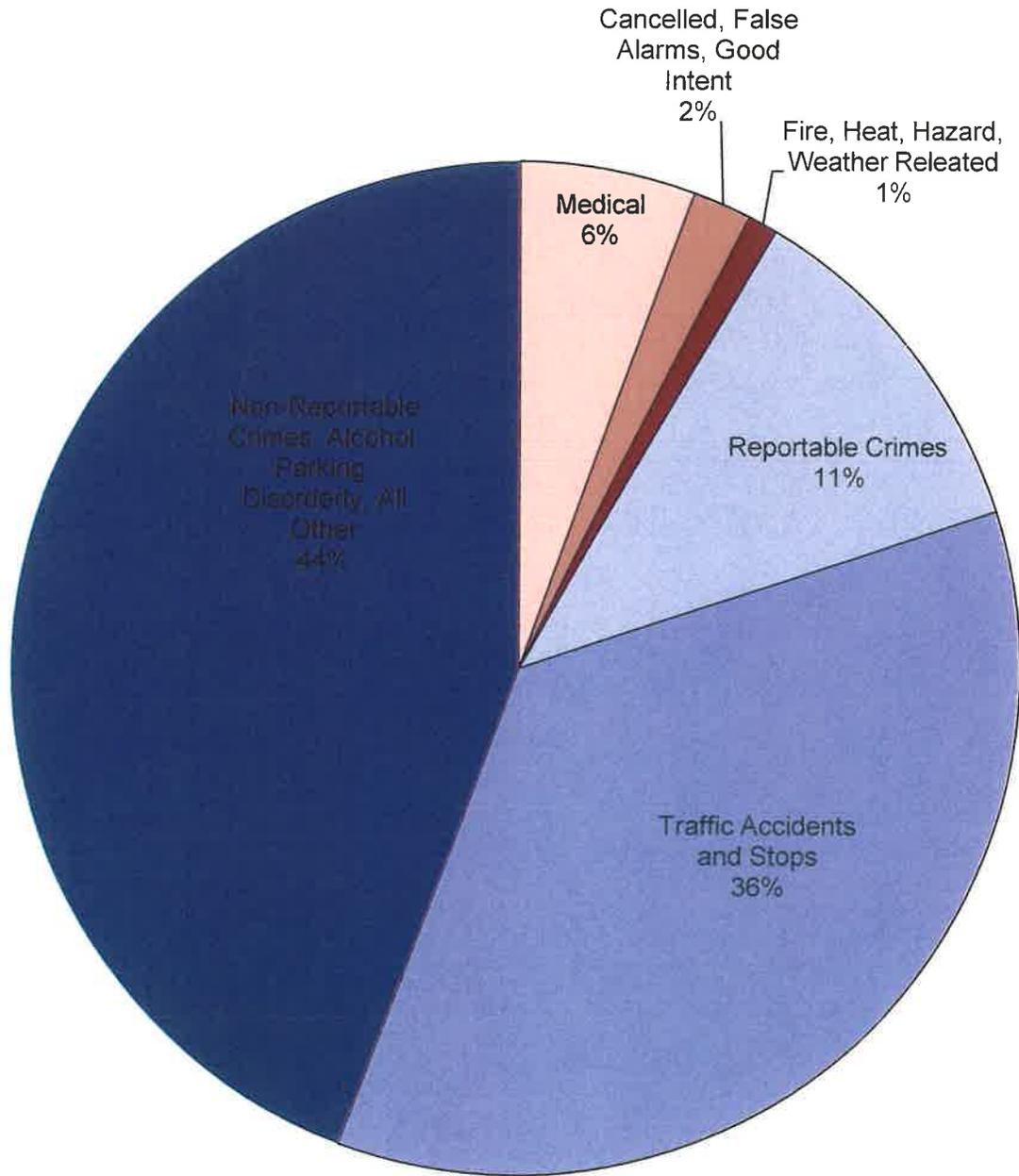
Type of Incident (per year)	2014	2015	2016	2017	2018	2019	2020	2021	2022
Non-Medical CFS	948	840	911	900	772	841	783	758	
Rescue / EMS Related	1051	1367	1570	1437	1022	1272	1328	1541	
Totals	1999	2207	2481	2337	1794	2113	2111	2299	

POLICE STATISTICS:	Sept 2022	Total 2022
Group A Crimes		
Murder/NonNeg Manslaughter	0	1
Kidnapping/Abduction	0	1
Forcible Rape/Sodomy/Fondling	3	41
Robbery	0	3
Assault	17	142
Arson	1	1
Extortion/Blackmail	1	3
Burglary/B&E	12	81
Theft	47	416
Motor Vehicle Theft	4	52
Counterfeit/Forgery	4	41
Fraud	12	146
Embezzlement	0	1
Stolen Property	0	8
Vandalism	12	123
Drug Offenses	9	120
Porno/Obscene Material	0	1
Op/Pro/Asst. Gambling	0	0
Weapon Law Violation	1	11
Group B Crimes		
Bad Checks	1	1
Disorderly Conduct	6	32
Driving Under Influence	16	125
Drunkenness	10	92
Non-Violent Family Offense	0	2
Liquor Law Violation	0	8
Runaway	1	14
Trespassing	2	18
All Other Offenses	30	253
Group A Total:	119	1151
Group B Total:	66	546
Total Reported Crimes:	185	1697
Traffic Accidents		
Fatality	0	0
Personal Injury	14	138
Hit and Run	18	159
Property Damage	62	546
Total reported Accidents	94	843
Calls for Service	1566	14205
Total Arrests	89	635

Cedar Falls Public Safety Grid Map



Cedar Falls Public Safety Experience Survey (September)



FIRE



POLICE



DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

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

MEMORANDUM
Financial Services Division

TO: Honorable Mayor Robert M. Green and City Council Members
FROM: Lisa Roeding, Controller/City Treasurer
DATE: [October 18, 2022](#)
SUBJECT: [FY2022](#) City Street Finance Report

Attached for your review is the State required [FY2022](#) City Street Financial Report for the City of Cedar Falls. The report is based on actual [FY2022](#) revenues and expenditures relative to various aspects of street operations, maintenance, construction, and debt service. Iowa Code Section 312.14 requires all cities to submit the Street Finance Report (SFR) to the Iowa Department of Transportation (DOT) by December 1 of each year. Failure to submit the report may cause delay or suspension of future State payments of Road Use Tax Funds to the City of Cedar Falls.

If you should have any questions, please contact me. Thank you.

Attachment

CC: Jennifer Rodenbeck, Director Finance & Business Operations



City Street Finance Report

Fiscal Year Item 16.

Bureau of Local Systems
Ames, IA 50010

Cedar Falls
10/18/2022 8:53:21 AM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$1,032,002					\$1,032,002
Benefits - Roads/Streets		\$388,149					\$388,149
Training & Dues		\$10,316					\$10,316
Building & Grounds Maint. & Repair		\$1,464					\$1,464
Road Beautification		\$1,933					\$1,933
Vehicle & Office Equip Operation and Repair		\$151					\$151
Other Utilities		\$2,047					\$2,047
Engineering			\$1,659,516		\$411,024	\$40,199	\$2,110,739
Insurance		\$26,910					\$26,910
Janitorial		\$7,326					\$7,326
Payments to othe agencies			\$5,715,304				\$5,715,304
Printing		\$92					\$92
Street Maintenance Expense		\$133,951					\$133,951
Technology Expense		\$137,370					\$137,370
Other Professional Services		\$341	\$28,872		\$24,595	\$6,595	\$60,403
Other Contract Services		\$1,536					\$1,536
Minor Equipment Purchases		\$15,320					\$15,320



City Street Finance Report

Fiscal Year Item 16.

Bureau of Local Systems
Ames, IA 50010

Cedar Falls
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	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Office Supplies		\$198					\$198
Operating Supplies		\$381,767					\$381,767
Postage & Safety		\$3,563					\$3,563
Other Supplies		\$2,899					\$2,899
Furniture & Fixtures		\$11,939					\$11,939
Heavy Equipment		\$517,186					\$517,186
Right-of-Way		\$13,835			\$154,557	\$110,923	\$279,315
Bridges & Culverts		\$28,539					\$28,539
Street - New Roadway			\$1,943,008				\$1,943,008
Street - Capacity Improvement		\$311,581					\$311,581
Street - Preservation			\$3,524,464		\$4,333,730		\$7,858,194
Street - Safety/Environment		\$165,564			\$766,485	\$95,371	\$1,027,420
Principal Payment				\$426,272			\$426,272
Interest Payment				\$86,491			\$86,491
Transfer Out		\$386,720			\$60,000	\$225,019	\$671,739
Traffic Control/Safety		\$542,308					\$542,308
Snow Removal		\$361,445					\$361,445
Depreciation & Building Utilities		\$56,749					\$56,749
Accounting/Recording		\$203,380					\$203,380



City Street Finance Report

Fiscal Year Item 16.

Bureau of Local Systems
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Cedar Falls
10/18/2022 8:53:21 AM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Street Cleaning		\$26,838				\$341,047	\$367,885
Snow Removal Salaries		\$67,496					\$67,496
Snow Removal Benefits		\$23,540					\$23,540
Total		\$4,864,455	\$12,871,164	\$512,763	\$5,750,391	\$819,154	\$24,817,927



City Street Finance Report

Fiscal Year Item 16.

Bureau of Local Systems
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Cedar Falls
10/18/2022 8:53:21 AM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$0		\$0	\$512,763			\$512,763
TIF Revenues			\$4,349,763				\$4,349,763
Other Taxes (Hotel, LOST)			\$7,270,647				\$7,270,647
Interest			\$70,112				\$70,112
Federal Grants					\$2,798		\$2,798
State Revenues - Road Use Taxes		\$5,592,328					\$5,592,328
Local Contributions					\$203,068		\$203,068
Charges/fees						\$819,154	\$819,154
Contributions		\$54,629	\$635,843		\$270,515		\$960,987
Sale of Property & Merchandise		\$11,389					\$11,389
Transfer In			\$671,739				\$671,739
Total	\$0	\$5,658,346	\$12,998,104	\$512,763	\$476,381	\$819,154	\$20,464,748



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year Item 16.

Cedar Falls
10/18/2022 8:53:21 AM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
GO Bond 2020	\$3,300,000	\$335,000	\$66,000	\$121,596	\$23,956	\$2,965,000
GO Bond 2016	\$1,400,000	\$270,000	\$28,000	\$188,576	\$19,556	\$1,130,000
GO Bond 2018	\$2,165,000	\$265,000	\$98,100	\$116,100	\$42,979	\$1,900,000



City Street Finance Report

Fiscal Year Item 16.

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Cedar Falls
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Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Sullair 185 DPQ Air Compressor	2008	Purchased	\$11,595	No Change
Sign Truck Ford	2007	Purchased	\$34,740	No Change
2-Ton Freightliner Dump Truck	2010	Purchased	\$121,439	No Change
Warnco Arrowboard	2008	Purchased	\$15,000	No Change
International Truck 7400	2019	Purchased	\$150,299	No Change
F350 Ford 1-Ton Utility / Service Body	2001	Purchased	\$18,593	No Change
B&B Tilt Flatbed Trailer	2005	Purchased	\$11,600	No Change
Dura Patch Hot Patch	2007	Purchased	\$57,000	No Change
Vactron VAC394	2007	Purchased	\$37,490	No Change
Vari-Tech Brine Trailer	2007	Purchased	\$4,670	No Change
MR Manhole Cutter	2020	Purchased	\$32,999	No Change
BEHNKE Tilt Trailer	2020	Purchased	\$6,525	No Change
Solar Arrow Board	2020	Purchased	\$4,500	No Change
Freightliner Dump Truck w/plow	2020	Purchased	\$142,433	No Change
Ford Super Duty F350	2021	Purchased	\$47,730	No Change
John Deere 544J Endloader	2006	Purchased	\$127,655	No Change
F450 1 Ton Truck	2008	Purchased	\$47,501	No Change
2 Ton International Dump Truck	2007	Purchased	\$95,498	No Change
2 Ton International Dump Truck	2007	Purchased	\$95,498	No Change
Cat M322 Excavator	2006	Purchased	\$178,977	No Change
Arrow Dorp Hammer Pavement Breaker	1982	Purchased	\$6,000	No Change



City Street Finance Report

Fiscal Year Item 16.

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Description	Model Year	Usage Type	Cost	Purchased Status
Cat Skid Steer 25782	2008	Purchased	\$27,200	No Change
2-Ton International Dump Truck	2010	Purchased	\$94,948	No Change
2-Ton International Dump Truck	2009	Purchased	\$108,220	No Change
Minnich Dowel Drill	2010	Purchased	\$6,850	No Change
SNOGO Blower	2008	Purchased	\$76,265	No Change
Husqvarna Concrete Saw	2009	Purchased	\$21,680	No Change
TARCO Leaf Blower	2003	Purchased	\$22,597	No Change
Wausau Snow Blower	2001	Purchased	\$63,000	Sold
Snow Pusher 8 ft.	2011	Purchased	\$3,446	No Change
John Deere 544K Endloader	2011	Purchased	\$146,400	No Change
John Deere 310 Backhoe	1995	Purchased	\$51,500	No Change
2-Ton Freightliner Dump Truck	2007	Purchased	\$52,839	No Change
F350 Ford 1-Ton Utility / Service Body	2006	Purchased	\$16,162	No Change
1-ton Dump Truck PW03127	2014	Purchased	\$49,854	No Change
Peterbuilt 365 Dump Truck	2011	Purchased	\$85,000	No Change
Mitsubishi Forklift	2002	Purchased	\$19,000	No Change
Ford F150 Pickup	2013	Purchased	\$30,294	No Change
Ford F550 Aerial Lift	2008	Purchased	\$82,533	No Change
Ford F150 Pickup	2013	Purchased	\$26,506	No Change
2-ton International Dump Truck	1992	Purchased	\$42,236	No Change
2-ton International Dump Truck	1992	Purchased	\$42,236	No Change
John Deere 544E Loader	1989	Purchased	\$46,500	No Change
Hook Truck - Freightliner Chassis	1997	Purchased	\$9,100	No Change



City Street Finance Report

Fiscal Year Item 16.

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Cedar Falls
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Description	Model Year	Usage Type	Cost	Purchased Status
Bobcat T4 Skidsteer S770	2018	Purchased	\$37,595	No Change
2-Ton International Dump Truck	2020	Purchased	\$158,248	No Change
End Loader - John Deere 544L (PW03192)	2019	Purchased	\$152,500	No Change
1-Ton Ford F550 Dump Truck	2020	Purchased	\$88,513	No Change
Crack Sealer / Compressor (PW003196)	2019	Purchased	\$72,839	No Change
1-ton Dump Truck	2004	Purchased	\$23,763	No Change
1-ton Dump Truck	2005	Purchased	\$23,960	No Change
2-ton Freightliner dump truck w/plow/box sander PW03158	2016	Purchased	\$139,759	No Change
2-ton International Dump Truck	1992	Purchased	\$42,236	No Change
Ford Street Flusher	1983	Purchased	\$20,980	No Change
2-ton Sterling Dump Truck	2005	Purchased	\$45,435	No Change
2-ton Sterling Dump Truck	2003	Purchased	\$66,075	No Change
2-ton Sterling Dump Truck	2003	Purchased	\$66,075	No Change
2-ton Freightliner Dump Truck	2002	Purchased	\$69,920	No Change
1-ton Ford Dump Truck	2000	Purchased	\$23,265	No Change
1-ton Ford Dump Truck	1999	Purchased	\$23,265	No Change
Concrete Crack Saw	1996	Purchased	\$6,999	No Change
Target Pro 66 Concrete Saw	2005	Purchased	\$16,100	No Change
Elgin Pelican Street Sweeper	2007	Purchased	\$107,000	No Change
Wacker Asphalt Roller	2007	Purchased	\$32,000	No Change
2-ton International Dump Truck	1998	Purchased	\$71,927	No Change
Vari-Tech Brine Trailer	2007	Purchased	\$4,670	No Change
Freightliner M2106 Elgin Crosswind	2014	Purchased	\$191,550	No Change



City Street Finance Report

Fiscal Year Item 16.

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Cedar Falls
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Description	Model Year	Usage Type	Cost	Purchased Status
John Deere 544E Loader	1992	Purchased	\$69,100	No Change
Pro Patch Hotpatch - Freightliner PW03126	2015	Purchased	\$126,557	No Change
Freightliner 108 w/plow/box/sander PW03125	2014	Purchased	\$129,357	No Change
Chevrolet 1/2 ton Pickup	1998	Purchased	\$10,000	No Change
Ford F350 Truck	2010	Purchased	\$29,575	No Change
Wanco Arrowboard	2012	Purchased	\$5,495	No Change
Freightliner 108 w/plow/box/sander PW03130	2014	Purchased	\$130,107	No Change
Bobcat E351 Mini Excavator	2017	Purchased	\$52,536	No Change
F350 Ford 1-Ton Dump Truck	2002	Purchased	\$22,593	No Change
Ford F250	2017	Purchased	\$30,687	No Change
Ford F550 Dump Truck	2017	Purchased	\$87,677	No Change
Dura Tank 1000TT	2013	Purchased	\$23,794	No Change
Ford F250 Pickup	2018	Purchased	\$36,907	No Change
Vermeer BC1500 Chipper	2010	Purchased	\$22,200	No Change
John Deere 544H Loader	2002	Purchased	\$80,401	No Change
Freightliner 2-ton dump truck	2018	Purchased	\$155,040	No Change
Bobcat 18" Planer/ grinder	2018	Purchased	\$14,848	No Change
International Truck 7400	2019	Purchased	\$150,229	No Change
2-ton Freightliner Dumptruck	2012	Purchased	\$127,824	No Change
Ford LCF; road line painting machine (6002)	2006	Purchased	\$65,500	No Change
Snow Pusher 10 ft.	2011	Purchased	\$3,333	No Change
Snow Pusher 10 ft.	2011	Purchased	\$3,333	No Change
2-ton Freightliner Dump Truck	2004	Purchased	\$46,525	No Change



City Street Finance Report

Fiscal Year Item 16.

Bureau of Local Systems
Ames, IA 50010

Cedar Falls
10/18/2022 8:53:21 AM

Description	Model Year	Usage Type	Cost	Purchased Status
Chevrolet Express 3500	2014	Purchased	\$26,800	No Change
John Deere 672 Grader	2002	Purchased	\$131,806	No Change
John Deere 2355 Tractor-Mower	1989	Purchased	\$18,000	No Change
John Deere 310 Backhoe	1996	Purchased	\$28,400	No Change
John Deere 570A Grader	1986	Purchased	\$91,500	No Change
Ford F250 3/4 ton pick up	2018	Purchased	\$32,694	No Change
Elgin Pelican Street Sweeper #293	2021	Purchased	\$234,400	New
John Deere 324L End Loader #272	2021	Purchased	\$101,483	New
Larue D40 Snow Blower	2021	Purchased	\$159,725	New
Bobcat E60 Mini Excavator	2021	Purchased	\$53,634	New



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year Item 16.

Cedar Falls
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Street Projects

Project Description	Contract Price	Final Price	Contractor Name
Reconstructing existing gravel alleys in Cedar Falls with new permeable pavers or concrete surface	\$208,145	\$219,264	Benton's Sand and Gravel
Reconstructing W. 12th Street from College St. to Tremont St. with a new PCC pavement surface	\$1,019,448	\$1,031,499	Perterson Contractor, Inc.
Reconstructing existing streets in Cedar Falls with either a new PCC or asphalt surface	\$3,385,340	\$3,443,972	Perterson Contractor, Inc.
2020 Permeable Alley Project	\$208,077	\$219,489	Benton's Sand and Gravel



City Street Finance Report

Fiscal Year Item 16.

Bureau of Local Systems
Ames, IA 50010

Cedar Falls
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Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$9,893,925	\$1,883,447	\$0	\$494,181	\$0	\$12,271,553
SubTotal Expenses (-)		\$4,477,735	\$12,871,164	\$512,763	\$5,690,391	\$594,135	\$24,146,188
Transfers Out (-)		\$386,720			\$60,000	\$225,019	\$671,739
Subtotal Revenues (+)	\$0	\$5,658,346	\$12,326,365	\$512,763	\$476,381	\$819,154	\$19,793,009
Transfers In (+)			\$671,739				\$671,739
Ending Balance	\$0	\$10,687,816	\$2,010,387	\$0	(\$4,779,829)	\$0	\$7,918,374

Resolution Number:

Execution Date: Monday, November 7, 2022

Signature: Lisa Roeding



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: Mayor Green & City Council Members
FROM: Lisa Roeding, Controller/City Treasurer
DATE: October 31, 2022
SUBJECT: FY2022 Annual Comprehensive Financial Report

The FY2022 Annual Comprehensive Financial Report will be reviewed at the Finance and Business Operations Committee meeting on November 7, 2022. Attached for your review are the following items:

FY2022 Annual Comprehensive Financial Report – This report includes the transmittal letter; the Independent Auditor’s Report; Management’s Discussion and Analysis; the audited financial statements for the year ending June 30, 2022; supplementary information; and statistical information about the City of Cedar Falls.

Management Letter – This document addresses any issues that the auditors noted during their engagement and also provides suggestions for improvement.

FY2022 Information to Comply with Government Auditing Standards and Uniform Guidance – This report contains the Auditor’s reports on the financial information and internal control as it relates to the Federal Financial Programs; a summary of the Auditor’s results; and the findings related to required statutory reporting.

The FY2022 Annual Comprehensive Financial Report will be on the Council Agenda for the November 7, 2022 Council meeting. City of Cedar Falls staff recommends that the City Council receive and file the FY2022 Annual Comprehensive Financial Report. Upon Council approval, these reports will be filed with the State Auditor’s Office and sent to the appropriate agencies.

If you have any further questions regarding these audit reports or about our annual audit, please feel free to contact Jennifer Rodenbeck or myself.

cc: Jennifer Rodenbeck, Director of Finance & Business Operations



City of Cedar Falls, Iowa

**Annual Comprehensive
Financial Report
For the Fiscal Year Ended
June 30, 2022**

Prepared by the Department of Finance & Business
Operations

CITY OF CEDAR FALLS, IOWA

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2022

Prepared by:
Financial Services
Of
Finance & Business Operations

Lisa Roeding, CMFO
Controller/City Treasurer

**City of Cedar Falls, Iowa
Annual Comprehensive Financial Report
For the Fiscal Year Ended June 30, 2022**

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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

November 7, 2022

To the Honorable Mayor, Members of the City Council and Citizens of the City of Cedar Falls:

The City of Cedar Falls, Iowa (City) is required by the Code of Iowa to publish a complete set of audited financial statements presented in conformity with generally accepted accounting principles. Pursuant to these requirements, I am pleased to submit to you the Annual Comprehensive Financial Report of the City of Cedar Falls, Iowa, for the year ended June 30, 2022. This is the first Annual Comprehensive Financial Report completed in compliance with the Government Standards Board (GASB) Statements No. 87.

Management assumes full responsibility for the completeness and reliability of the information contained in the report, based upon a comprehensive framework of internal control that it has established for this purpose. Because of the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Eide Bailly, LLP, a firm of independent public accountants has issued an unmodified ("clean") opinion on the City's financial statements for the year ended June 30, 2022. Their opinion is included in the Financial Section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. This letter of transmittal is designed to complement MD&A and should be read in conjunction with it.

The City is required to undergo an annual single audit in conformity with the provisions of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Information to comply with the Uniform Guidance and "Government Auditing Standards" is included in another report under a separate cover.

PROFILE OF THE CITY OF CEDAR FALLS

The City, incorporated in 1854, is located in the northeastern part of the state, has a land area of 28.9 square miles and a population of 40,713. The City is empowered to levy a property tax on both real and

personal property located within its boundaries, and has the power by state statute to extend its corporate limits by annexation, which occur periodically when deemed appropriate by the City Council.

The City operates under a mayor-council form of government with an appointed city administrator. Policy-making and legislative authority are vested in the governing council, which consists of seven members. The City Council is responsible, among other things, for passing ordinances, adopting the budget, setting goals, and approving mayor-appointed committees. The mayor is responsible for supervising the City Administrator. The City Administrator is appointed by the Council and serves as the chief administrative officer. The mayor and council members are elected on a nonpartisan basis. The Council consists of two council members elected at large and one council member elected from each of the five wards as established by ordinance, elected for terms of four years. The mayor is elected at large and to a two-year term.

The City of Cedar Falls provides many municipal services including fire and police protection, streets, garbage collection, parks, recreation, cultural arts, planning, zoning, general administration, and sewer and storm water services. For financial reporting purposes, all funds, agencies, boards, commissions, trusts and authorities involved in the provision of these services are included if the City is financially accountable. Financial accountability is determined by several different factors, including fiscal dependence, ability to impose will upon the entity's governing body, provision of specific financial burdens or benefits and separate legal entity status. After careful evaluation of these factors, the City has included in this financial report the Cedar Falls Electric Utility, Gas Utility, Water Utility, and Communications Utility, as well as all funds of the City. The Utilities are each reported as discretely presented component units.

The City Council is required by Chapter 384 of the Code of Iowa to adopt an annual budget on or before March 31 of each year. The annual budget serves as the foundation for the City's financial planning and control and is prepared by function. The adopted budget provides appropriations (authority to spend) for program operations for the fiscal year that begins on July 1 and ends on June 30 of the following year. Budget amendments must be prepared and adopted in the same manner as the original budget.

ECONOMIC CONDITION AND OUTLOOK

The economic condition and outlook of Cedar Falls continues to be strong. The Cedar Falls economy was insulated from many of the impacts created by the recent recession due to the stability of the University of Northern Iowa and a diverse service business sector.

Grow Cedar Valley was formed in the metro area to organize the human resources and generate needed development capital to attract new business and industry to the area and to encourage expansion of businesses already in the area. As a result, many new businesses have located offices and plants in the metro area. Target Corporation constructed a distribution center with an assessed value of approximately \$45 million in FY02 and in FY08 completed a second refrigeration center. The Cedar Falls Industrial and Technology Park continues to show tremendous expansion.

Since the devaluation of property in 1986-1988, Cedar Falls has had steady growth in property values. Assessed values increased in FY23 by \$245.7 million. With the implementation of the commercial rollback by the State of Iowa, taxable values increased by approximately \$99 million. (See Attachment A)

The City of Cedar Falls maintains a comparatively low tax rate. Cedar Falls has the fifth lowest tax rate per capita of the twenty largest cities in the state of Iowa for FY22 (See Attachment B). This low rate can be attributed to the efforts of the City to streamline operations over the past twenty three years. This has been accomplished by maintaining the approximate same number of employees, however City Council may need to prioritize services or focus on key services to address the over extension of City staff. Cedar Falls has one of the lowest numbers of full-time employees per 1,000 residents in FY21. (See Attachment C). The Waterloo-Cedar Falls Metropolitan area has historically enjoyed a relatively low unemployment rate. As of June 2022 2.7% of the Waterloo-Cedar Falls Metropolitan workforce was unemployed.

Over the past ten years Cedar Falls' residential housing sales prices have significantly increased. In 2011, the average sales price reported was \$197,576. In 2021, the average sales price was \$269,165, which is a thirty six (36) percent increase in the past ten years (See Attachment D). These statistics indicate that Cedar Falls' local economy is sound and there is a strong market for Cedar Falls homes.

Housing values have surged from the recession and devaluation of the mid-1980's to values that once again place the homeowners living in Cedar Falls in an advantageous market position. This market growth is a credit to businesses, the school system, utilities, and quality of City services in Cedar Falls. Each entity has worked together to strengthen the local economy, create jobs, and improve Cedar Falls' quality of life.

MAJOR INITIATIVES

Street Projects

The City has partnered with the Iowa DOT to substantially upgrade some of the major transportation routes through the City. In 2018, significant improvements to the Highway 58 and Viking Road Intersection corridor began, which will include pedestrian accommodations. The \$32 million project was completed in FY2020 without debt and with the assistance of TIF revenues as well as federal transportation funding. The most recent of these reconstruction projects include Greenhill Road and Main Street Intersection project which will reconstruct the intersection to a roundabout to improve the capacity, efficiency, and safety of the intersection. The intersection was part of the adopted Greenhill Road Corridor Study. Right of way acquisition began in September 2021 and the project will be funded by G.O. bond and local option sales tax funds. Cedar Heights Drive Reconstruction began in 2019 with construction of the roadway to include two roundabouts at Greenhill Road and Huntington Drive. The reconstruction of Cedar Heights Drive should be complete by fall of 2022. Federal/State funding, Local option sales tax funding, Road Use Tax funding and G.O. Bond funding will be used to fund this project. The Cedar Falls downtown streetscape project and downtown brick replacement project are nearing completion. These projects were funded with downtown tax increment finance funding and Black Hawk Gaming grant funding. These projects started in 2019 and will wrap up in the fall of 2022. With the building of the new Cedar Falls high school on 27th Street, reconstruction of this corridor started spring of 2022. This section of roadway will go from a two-lane to a four-lane road to help with the additional traffic from the new high school. Road Use tax, local option sales tax, and G.O. bond funding along with funding from Cedar Falls Community School District will pay for this project.

Other Projects

The City has increased the levee to the 500-year flood range protection. This project is funded by a sales tax grant from the state of Iowa and was completed in 2020. The City of Cedar Falls is in the final stages of completing FEMA's 44 CFR 65.10 compliance for Levee Accreditation. The City started a City Hall Repurpose and Remodel project in 2020, which will include the rebuild of offices with the departure of Public Safety Police Operations from the lower level. Phase I is set to be completed October 2022, with the final phase completed by January 2023. The project will be funded by capital reserves.

Global Pandemic

Challenges and changes brought about by pandemic were not as severe as the City estimated in spring of 2020. The City did see reduction in hotel/motel tax revenues of 14% in 2021, however the projection for fiscal year 2022 was higher than expected, a return to pre-pandemic rates. The Cedar Falls Recreation Center was awarded \$328,334 from the Iowa Fitness Center Relief Grant to help with the loss of revenues since March 2020.

In an effort to accelerate and sustain the nation's economic recovery from the impacts of the COVID-19 pandemic, the Federal Government enacted the American Rescue Plan Act (ARPA) signed into law in March 2021, which provides over \$350 billion of relief funds to state and local governments. Under ARPA the City was allocated \$6.5 million over two years. The use of these funds is broadly defined in the bill from revenue replacement to costs related to COVID-19 response, as well as certain infrastructure projects. The City has two projects slated to use the ARPA funding award. The first is Main Street Reconstruction Project which will begin FY2023; this project will use an estimated \$1,900,000 of the awarded ARPA funding on sewer and stormwater repairs. The second project is the Nutrient Reduction Improvement Project, which will start in FY2024; this project is estimated to use \$4,600,000 in ARPA funds on centralized wastewater treatment.

LONG-TERM FINANCIAL PLANNING

The City Council and administration routinely consider the long-term view regarding financial matters. Operating budget decisions are based on the long-term impact of appropriations and funding. A three-year budget financial plan is prepared each year for all funds of the City. The City has a detailed Capital Improvements Plan (CIP) that considers the impact of the investment in infrastructure, the associated debt burden, and any changes in operating costs associated with maintaining new assets.

In addition to the financial plan and CIP, the City Council each year has a goal setting session where they identify goals for the upcoming fiscal year and discuss strategy in dealing with any upcoming financial challenges. Each department prior to the goal setting session prepares a document outlining their accomplishments during the past year and the goals for their department in the upcoming year.

RELEVANT FINANCIAL POLICIES

The City Council through their annual goals and financial plan document has adopted a comprehensive set of budget and fiscal policies relating to financial management.

Budget – Adopt a balanced budget, which is reflective of the community’s economic climate and needs. Maintain a stable property tax rate, depositing annually funds in excess of operations expenses in a capital reserve account for one-time expenses as approved by the City Council. Evaluate each newly proposed service to determine cost, relative importance and value of each service. Study methods of saving energy.

Cash Reserves – The City will maintain an unreserved balance at year-end at a level determined to meet cash flow requirements, emergency needs, and bond rating criteria. The minimum criteria shall be:

- General Fund – The City Council has established that the General Fund balance be maintained between 15% and 25% and preferably at the 20-25% level.
- Refuse Fund – 20-30%, but no less than \$500,000.
- Sewer Fund – 65-75%, but no less than \$1,500,000.
- Street Fund – 20-30%, but no less than \$1,000,000.
- Storm Water Fund – 10-20%, but no less than \$200,000.
- Emergency Fund – not less than \$1,500,000.

Economic Development – The City will take active measures to encourage economic development of the community with the intent of increasing jobs and the tax base.

Debt Administration – Long-term debt will fund the design, inspection, and construction of capital improvement projects and will not be used for annual operating expenses. The total general obligation debt will not exceed 5% of the total assessed value of real property as required under the Code of Iowa. The issuance of new debt shall not exceed a replacement debt level. Whenever possible, existing debt should be refinanced to secure the lowest possible interest costs.

Capital Improvement Budget Policies – The City will make all capital improvements in accordance with an adopted capital improvements program and will develop a multi-year plan for capital improvements on an annual basis. The development of the capital improvements program is coordinated with the annual budget process and will determine the least costly financing method for all new projects. The City will maintain all assets at a level adequate to protect the City’s capital investment and to minimize future maintenance and replacement costs. A maintenance and replacement schedule for equipment will be developed and followed.

AWARDS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Cedar Falls for its annual comprehensive financial report for the year ended June 30, 2021. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized annual comprehensive financial report, whose contents conform to program standards. The Annual Comprehensive Financial Report must satisfy both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Cedar Falls has received a Certificate of Achievement for the last thirty two consecutive years (fiscal years ended 1990-2021). We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to GFOA.

ACKNOWLEDGMENTS

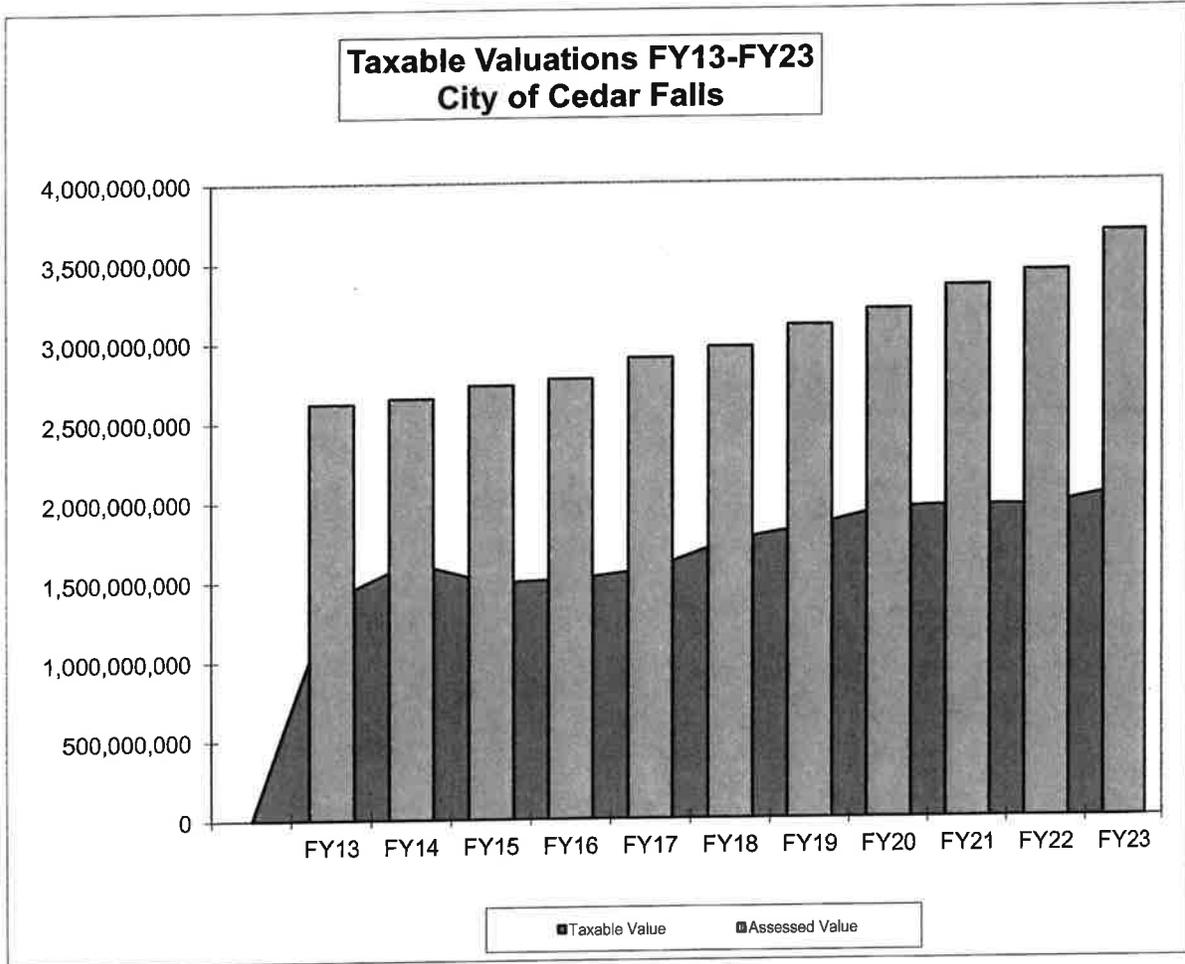
The preparation of this report could not be accomplished without the efficient and dedicated service of the entire staff of the Financial Services Division, particularly Jennifer Rodenbeck, Director of Finance and Business Operations, Cathy Niebergall, Financial Technician, and Paul Kockler, Accountant. Each member of the division has my sincere appreciation for the contributions made in the preparation of this report. I would also like to thank the members of the City Council for their continued interest and support in planning and conducting the financial operations of the City in a responsible and prudent manner.

Sincerely,

Lisa Roeding, CMFO
Controller/City Treasurer

ATTACHMENT A

taxvalue23



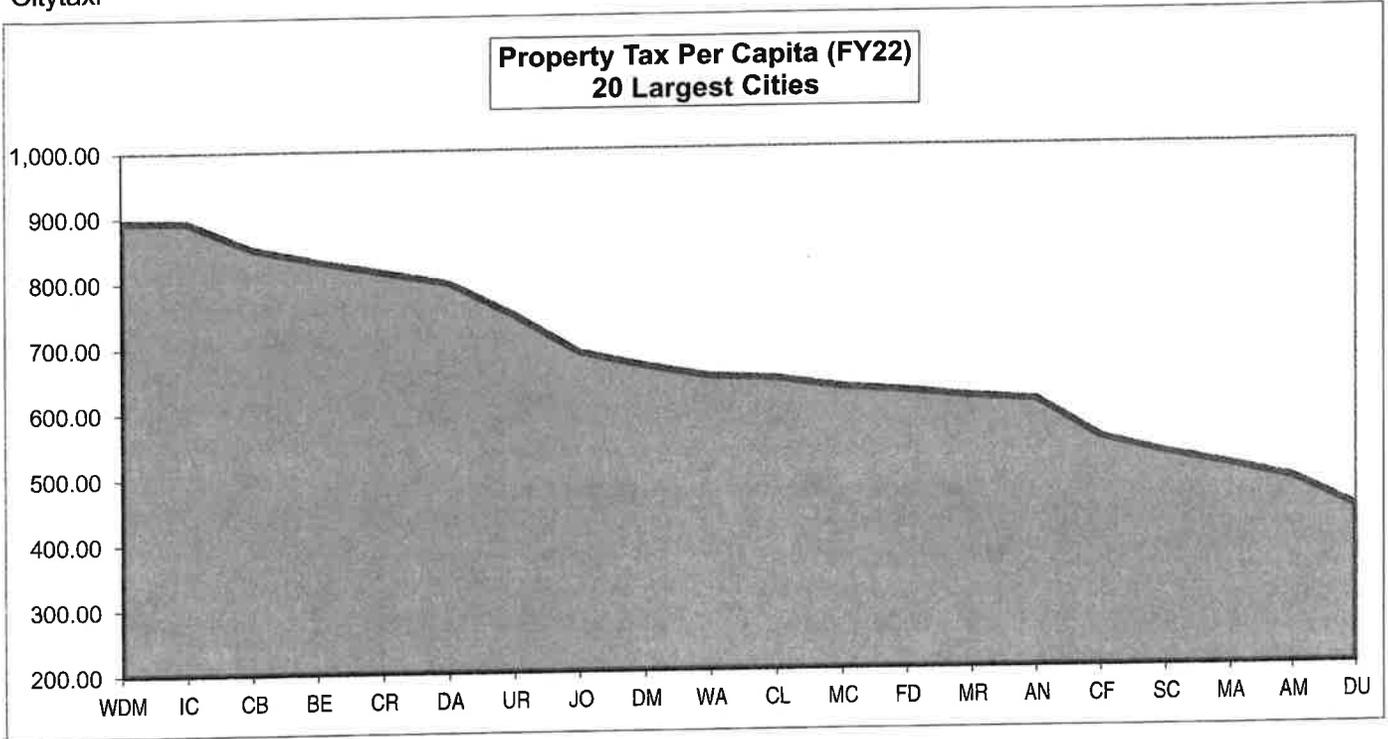
Year	Taxable Value	Assessed Value
FY13	1,393,511,204	2,618,319,843
FY14	1,622,862,335	2,650,433,900
FY15	1,490,616,188	2,729,240,639
FY16	1,509,722,828	2,769,405,368
FY17	1,569,292,287	2,897,854,208
FY18	1,750,040,895	2,965,854,183
FY19	1,832,652,499	3,099,765,282
FY20	1,950,451,511	3,195,848,285
FY21	1,963,719,839	3,341,492,657
FY22	1,960,696,679	3,432,518,333
FY23	2,060,390,605	3,678,278,016

The last ten years have provided a steady growth trend in assessed valuations. In addition, FY19 was the first year that assessed values exceeded \$3 billion.

For FY23, assessed values increased by \$245,759,683. Taxable values increased by \$99,693,926.

ATTACHMENT B

Citytaxr



**Property Tax Per Capita (FY22)
20 Largest Iowa Cities**

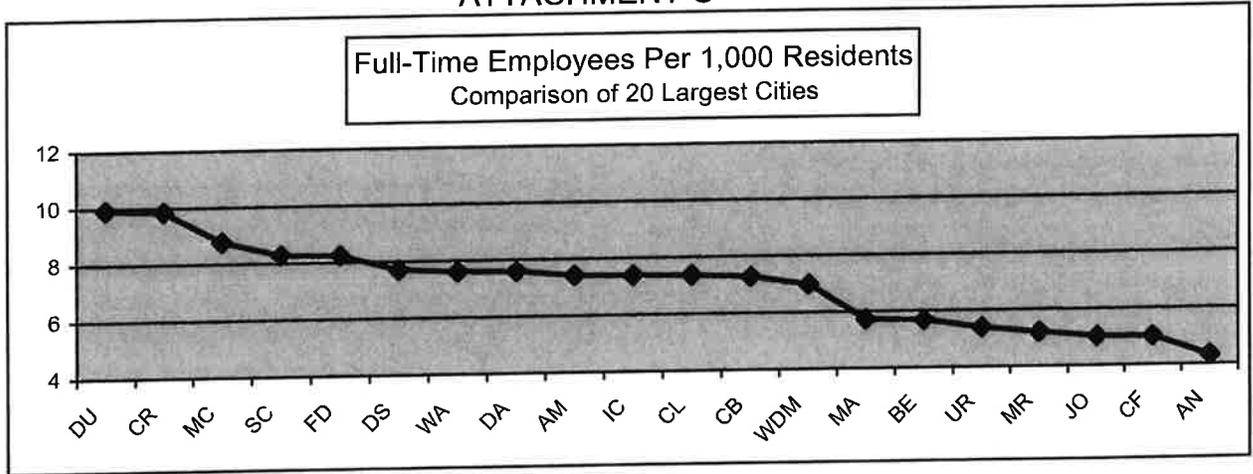
City	FY22 Tax Per Person	2020 Population	Abbreviation
West Des Moines	894.40	68,723	WDM
Iowa City	892.56	74,828	IC
Council Bluffs	850.84	62,799	CB
Bettendorf	830.94	39,102	BE
Cedar Rapids	813.21	137,710	CR
Davenport	795.87	101,724	DA
Urbandale	745.90	45,580	UR
Johnston	687.85	24,064	JO
Des Moines	665.76	214,133	DM
Waterloo	649.03	67,314	WA
Clinton	644.63	24,469	CL
Mason City	630.48	27,338	MC
Fort Dodge	623.95	24,871	FD
Marion	613.83	41,535	MR
Ankeny	608.07	67,887	AN
Cedar Falls	549.19	40,713	CF
Sioux City	524.85	85,797	SC
Marshalltown	506.08	27,591	MA
Ames	484.22	66,427	AM
Dubuque	438.58	59,667	DU
Average	672.51		

For over two decades Cedar Falls' local government has operated at one of the lowest per capita property tax rates among the 20 largest cities in Iowa.

At a cost of \$549.19 per person, the City is substantially below the average rate of \$672.51. This rate can be attributed to the City's concerted efforts to streamline operations over the past 20 years.

If the City of Cedar Falls operated at the state average property tax per capita, an additional 5.02 million dollars would be devoted to operations. This would be an increase of 22% of taxes levied in FY22.

ATTACHMENT C



City	FY21 Employees	2020 Population	Employees Per 1,000
Dubuque	592.0	59,667	9.92
Cedar Rapids	1356.0	137,710	9.85
Mason City	240.0	27,338	8.78
Sioux City	710.0	85,797	8.28
Fort Dodge	205.0	24,871	8.24
Des Moines	1650.0	214,133	7.71
Waterloo	512.0	67,314	7.61
Davenport	772.0	101,724	7.59
Ames	492.0	66,427	7.41
Iowa City	552.0	74,828	7.38
Clinton	180.0	24,469	7.36
Council Bluffs	457.0	62,799	7.28
W. Des Moines	479.0	68,723	6.97
Marshalltown	158.0	27,591	5.73
Bettendorf	222.0	39,102	5.68
Urbandale	245.0	45,580	5.38
Marion	216.0	41,535	5.20
Johnston	121.0	24,064	5.03
Cedar Falls	204.0	40,713	5.01
Ankeny	293.0	67,887	4.32
Average:			7.03

Cedar Falls city government continued to have one of the lowest number of employees per 1,000 capita comparing the top 20 largest cities.

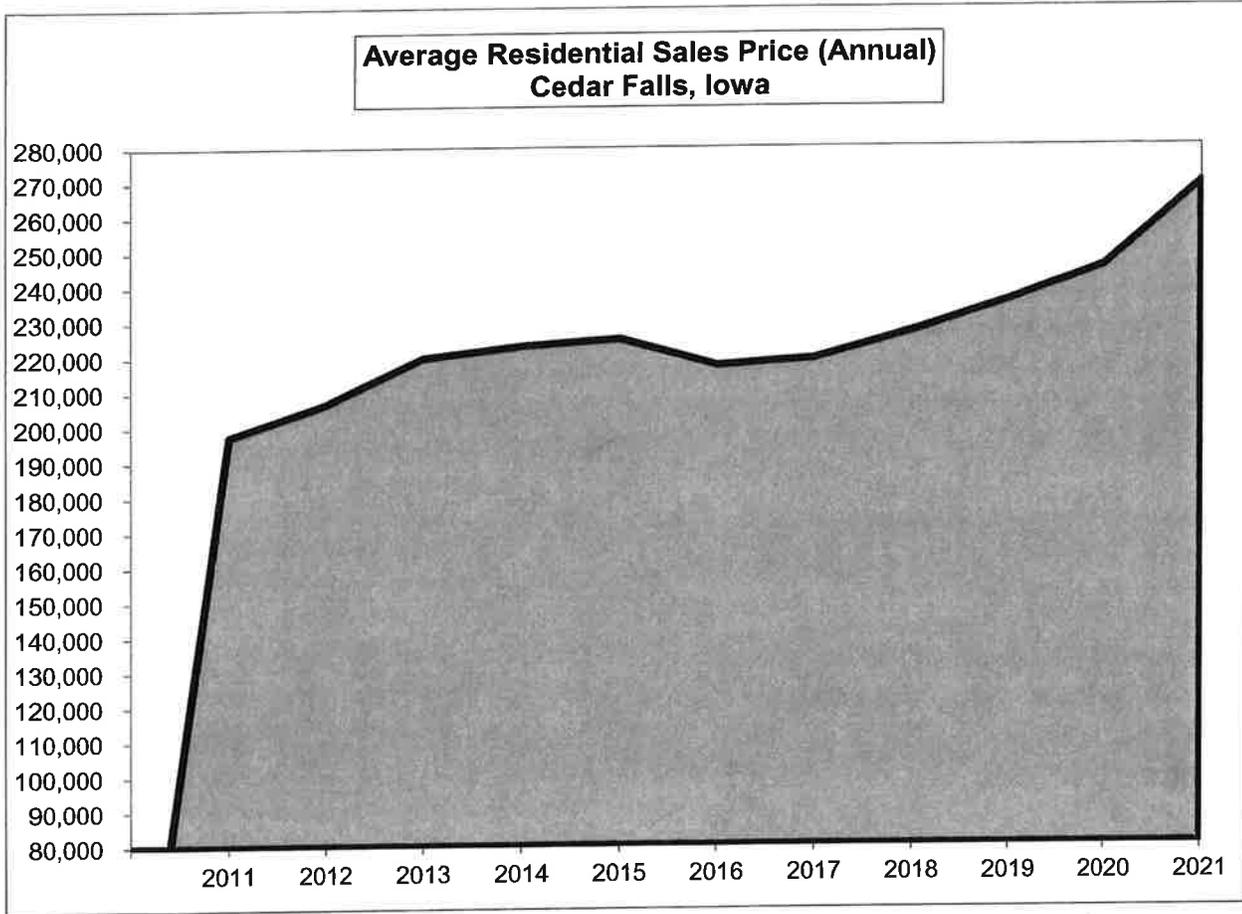
Cedar Falls has 2.02 employees per 1,000 capita less than the state average, which is equivalent to 82 fewer full-time employees.

Employment reductions have been implemented over the last 10 years, which has streamlined Cedar Falls' employment.

Among the top twenty largest cities in the State of Iowa, the City of Cedar Falls continues to have one of the lowest number of employees per capita. The pressures of new construction growth, road development, and societal values have placed greater demands on existing staff. In the near future, the City Council will need to prioritize services or focus on key services to address the over extension of City staff.

ATTACHMENT D

Resale



Year	Average Sales Price
2011	197,576
2012	206,773
2013	219,746
2014	223,093
2015	225,048
2016	217,393
2017	219,263
2018	226,890
2019	235,621
2020	245,349
2021	269,165
Average	225,992

The average sale price of residential properties in Cedar Falls has grown by 36% between 2011- 2021 from \$197,576 to \$269,165



Government Finance Officers Association

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**City of Cedar Falls
Iowa**

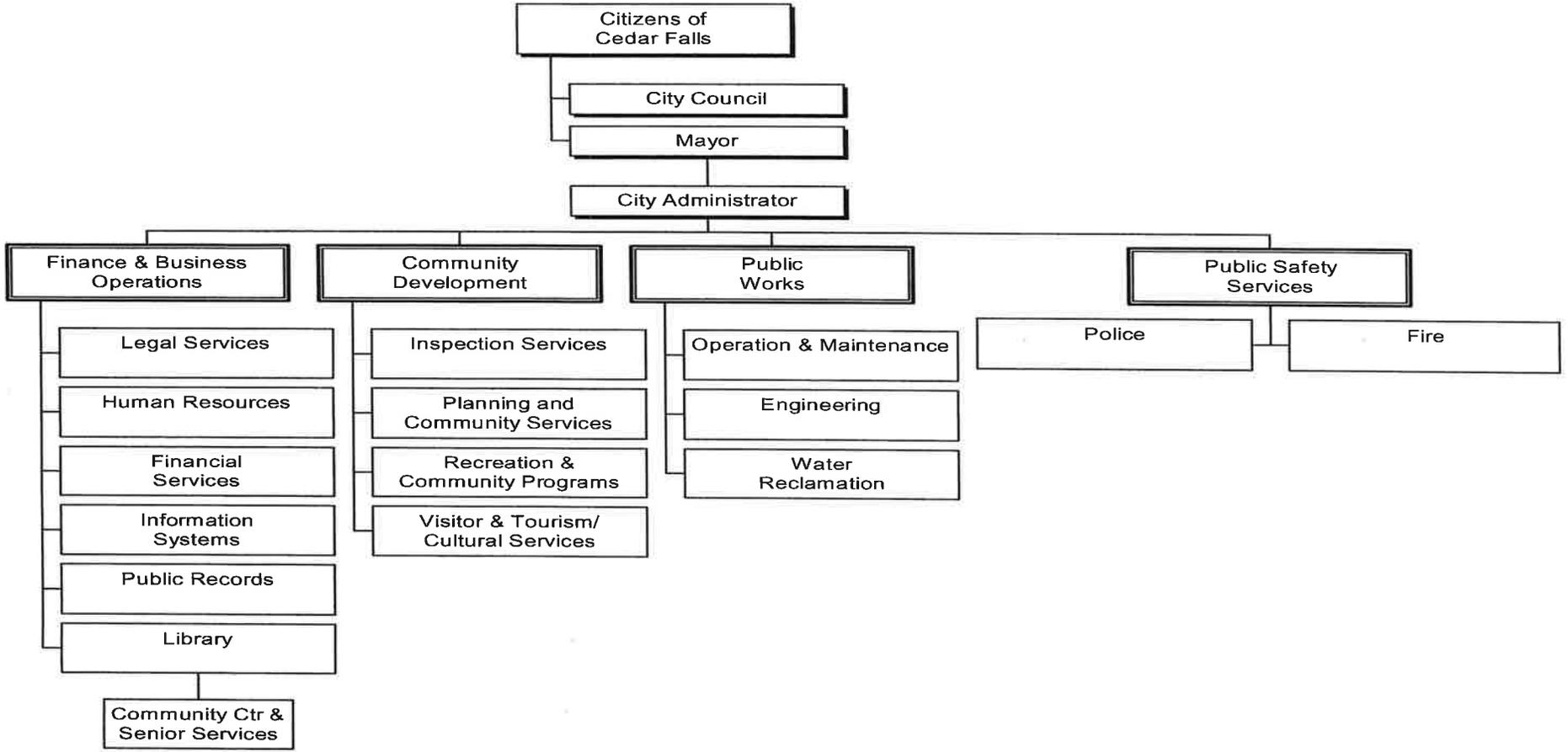
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2021

Christopher P. Morrill

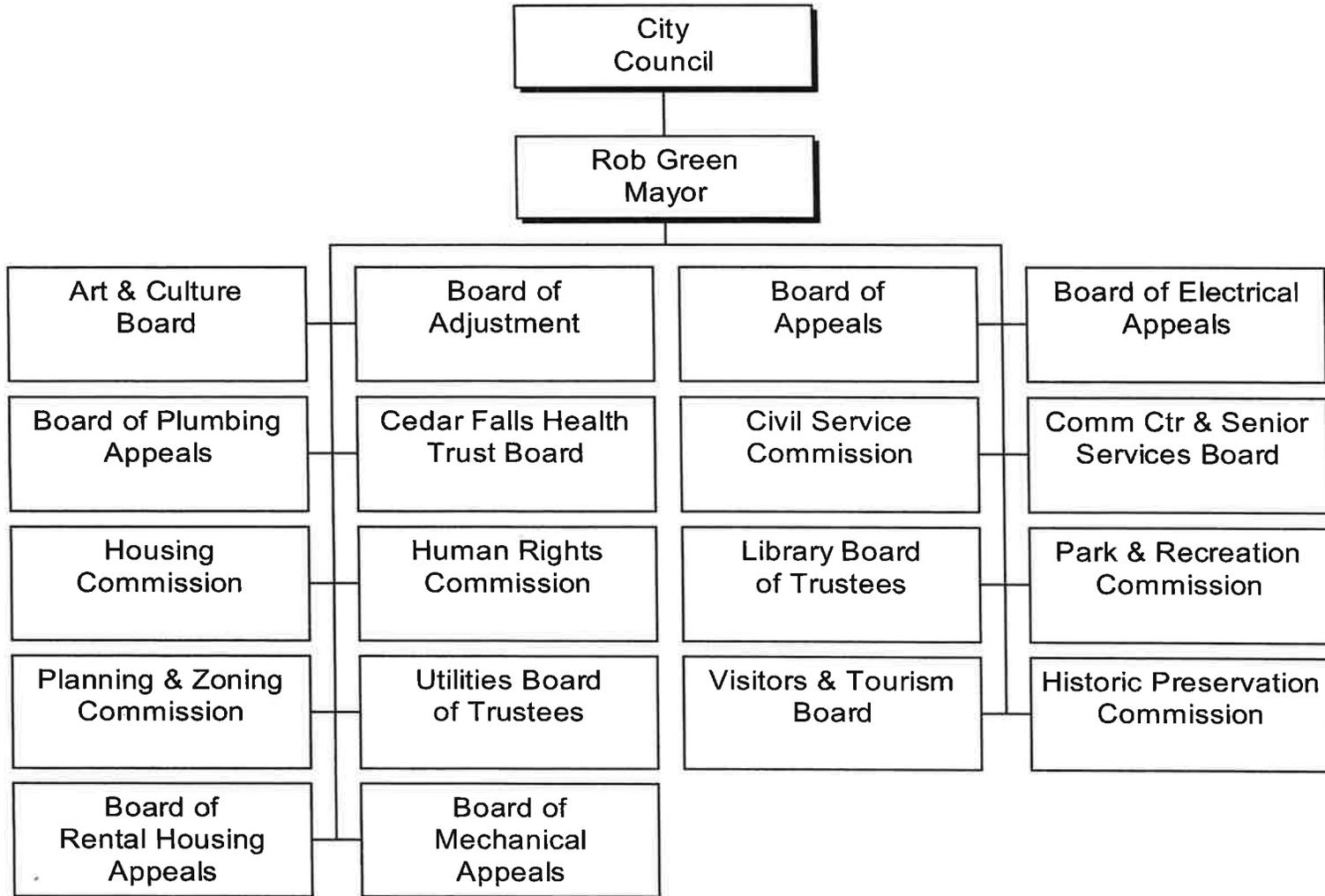
Executive Director/CEO

City of Cedar Falls, Iowa Organizational Chart



-12-

City of Cedar Falls, Iowa Boards and Commissions



CITY OF CEDAR FALLS, IOWA

PRINCIPAL OFFICIALS June 30, 2022

Title	Name
Mayor	Rob Green
Council Member – 1 st Ward	Gil Schultz
Council Member – 2 nd Ward	Susan DeBuhr
Council Member – 3 rd Ward	Daryl Kruse
Council Member – 4 th Ward	Simon Harding
Council Member – 5 th Ward	Dustin Ganfield
Council Member – At Large	Kelly Dunn
Council Member – At Large	Dave Sires
City Administrator	Ron Gaines
Finance & Business Operations Director	Jennifer Rodenbeck
Community Development Director	Stephanie Houk Sheetz
Public Works Director	Chase Schrage
Public Safety Services Director	Craig Berte
Asst. Director of Public Safety /Fire Chief	John Bostwick
Asst. Director of Public Safety/Police Chief	Vacant
City Attorney	Kevin Rogers
Controller/City Treasurer	Lisa Roeding
Human Resources Manager	Bailey Schindel
City Clerk	Jacque Danielsen
Information Systems Manager	Julia Sorensen
Cedar Falls Public Library Director	Kelly Stern
Recreation & Community Programs Manager	Mike Soppe
V&T/Cultural Programs Manager	Jennifer Pickar
Planning & Community Srv. Manager	Karen Howard
Inspection Services Manager	Jamie Castle
City Engineer	David Wicke
Water Reclamation Manager	Mike Nyman
O & M Parks Manager	Brian Heath
Cedar Falls Utilities General Manager	Steve Bernard

Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of Cedar Falls, Iowa

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Cedar Falls, Iowa (City) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Adoption of New Accounting Standard

As discussed in Notes 1 and 4 to the financial statements, the City has adopted the provisions of Government Accounting Standards Board (GASB) Statement No. 87, *Leases*, for the year ended June 30, 2022. Accordingly, a restatement has been made to the City's net position and fund balance as of July 1, 2021, to restate beginning net position. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the other required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining nonmajor fund financial statements and capital asset schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements and capital asset schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 27, 2022 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Cedar Falls's internal control over financial reporting and compliance.



Dubuque, Iowa
October 27, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the City of Cedar Falls' financial performance provides an overview of the City's financial activities for the fiscal year ended June 30, 2022. Please read it in conjunction with the transmittal letter found on pages 1 – 10 of this report.

2022 FINANCIAL HIGHLIGHTS

- Revenues of the City's governmental activities increased 4.20%, or \$2,405,923, from fiscal year 2021 to fiscal year 2022, primarily due to the increase in property taxes. Property taxes increased \$2.2 million for all activities.
- Program expenses of the City's governmental activities and business activities increased by less than 1% in fiscal year 2022 from fiscal year 2021.
- The City's net position increased 3.27%, or \$13,724,163, over the June 30, 2021 balance. Of this amount, the net position of the governmental activities increased by \$10,258,531 and the net position of the business-type activities increased by \$3,465,632.

USING THIS ANNUAL REPORT

The annual report consists of a series of financial statements and other information as follows:

- Management's Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the City's financial activities.
- Government-wide Financial Statements consist of a Statement of Net Position and a Statement of Activities. These provide information about the activities of the City as a whole and present an overall view of the City's finances.
- The Fund Financial Statements tell how governmental activities were financed in the short term as well as what remains for future spending. Fund financial statements report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds.
- Notes to Financial Statements provide additional information essential to a full understanding of the data provided in the basic financial statements.
- Required Supplementary Information further explains and supports the financial statements with a comparison of the City's budget for the year, the City's proportionate share of the net pension liability and related contributions, as well as presenting the Schedule of Funding Progress for the Retiree Health Plan.
- Other Supplementary Information provides detailed information about the nonmajor Special Revenue and Capital Projects Funds and the Internal Service Funds.

REPORTING THE CITY'S FINANCIAL ACTIVITIES

Government-wide Financial Statements

One of the most important questions asked about the City's finances is, "Is the City of Cedar Falls in a better financial position at the end of the fiscal year, compared to last year?" The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question.

These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

The Statement of Net Position presents all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as "net position". Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. A person will need to consider other non-financial factors, however, such as changes in the City's property tax base and the condition of the City's infrastructure, to assess the overall health of the City.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will not result in cash flows until future fiscal periods.

The Statement of Net Position and the Statement of Activities report two kinds of activities:

- Governmental activities – Most of the City's basic services are reported here, including the general administration, streets, fire, police, parks, recreation, library, and housing and block grant assistance. Property taxes, local option sales taxes, road use taxes, and federal and state grants finance most of these activities.
- Business-type activities – The City of Cedar Falls charges a fee to customers to help it cover all or most of the cost of certain services it provides. The City's sewer, refuse, and storm water are reported in this section.

The Government-wide financial statements can be found on pages 31 - 34 of this report.

Fund Financial Statements

The Fund financial statements provide detailed information about the most significant funds, not the City as a whole. Some funds are required to be established by State law or by bond requirements. The City has two kinds of funds:

- Governmental Funds – Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of these funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called the "modified accrual basis" of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance City programs.

The required financial statements for governmental funds include a balance sheet and a statement of revenues, expenditures, and changes in fund balances. We describe the relationship between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation at the bottom of the fund financial statements.

The City maintains 22 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the General Fund, Hospital Fund, TIF Fund, Street Construction Fund, Street Repair Fund, Debt Service Fund, Capital Improvements Fund, and Bond Fund, all of which are considered to be major funds. Data from the other thirteen governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements located in the supplementary information section of this report.

The basic Governmental Fund Financial Statements can be found on pages 35 - 39 of this report.

- Proprietary Funds – When the City charges customers for the service it provides, these services are generally reported in proprietary funds. The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its sewer, refuse and storm water activities.

Internal Service Funds are used to accumulate and allocate costs internally. The City uses internal service funds for its information systems, vehicle maintenance, and various risk management activities. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Sewer Fund, Refuse Fund, and Storm Water Fund, all of which are considered major funds. Internal Service Funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for internal service funds is provided in the form of combining statements located in the supplementary information section of this report.

The basic Proprietary Fund Financial Statements can be found on pages 40 - 45 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of financial position. The analysis that follows focuses on the change in the net position for governmental and business-type activities.

	Governmental activities		Business-type activities		Total	
	2022	2021 (not restated)	2022	2021 (not restated)	2022	2021 (not restated)
Current and						
other assets	\$ 159,740,794	\$ 147,417,225	\$ 17,901,057	\$ 14,156,404	\$ 177,641,851	\$ 161,573,629
Capital assets	248,905,921	242,571,541	91,910,010	92,555,952	340,815,931	335,127,493
Total assets	\$ 408,646,715	\$ 389,988,766	\$ 109,811,067	\$ 106,712,356	\$ 518,457,782	\$ 496,701,122
Deferred Outflows						
of Resources	\$ 5,240,086	\$ 8,261,490	\$ 345,587	\$ 450,945	\$ 5,585,673	\$ 8,712,435
Long-term liabilities	\$ 16,142,827	\$ 35,850,885	\$ 11,059,183	\$ 13,985,624	\$ 27,202,010	\$ 49,836,509
Other liabilities	15,953,597	5,639,540	1,786,406	541,073	17,740,003	6,180,613
Total liabilities	\$ 32,096,424	\$ 41,490,425	\$ 12,845,589	\$ 14,526,697	\$ 44,942,013	\$ 56,017,122
Deferred Inflows of						
Resources	\$ 44,308,217	\$ 29,536,202	\$ 1,263,443	\$ 54,614	\$ 45,571,660	\$ 29,590,816
Net position:						
Net investment						
in capital assets	\$ 242,518,284	\$ 235,252,432	\$ 81,353,542	\$ 80,744,907	\$ 323,871,826	\$ 315,997,339
Restricted	38,412,903	37,325,937	41,540	29,990	38,454,443	37,355,927
Unrestricted	56,550,973	54,645,260	14,652,540	11,807,093	71,203,513	66,452,353
Total net position	\$ 337,482,160	\$ 327,223,629	\$ 96,047,622	\$ 92,581,990	\$ 433,529,782	\$ 419,805,619

Net position of governmental activities increased from FY21 by approximately \$10 million, or 3.10%. This increase was due primarily to the City Hall remodel project, Downtown Streetscape, Cedar Heights Drive, and Viking Road street projects. The increase is also due to the continued strength of the property tax base and the small amount of general obligation debt outstanding by the City. Net position of business-type activities increased from FY21 by approximately \$3.5 million or 3.74%. This increase was due to the reduction in long-term liabilities. The sewer fund continues to pay down outstanding debt, including the internal loans. The largest portion of the City's net position is the net investment in capital assets (e.g., land, infrastructure, buildings, and equipment). The debt related to the investment in capital assets is liquidated with sources other than capital assets. Restricted net position represent resources that are subject to external restrictions, bond covenants, constitutional provisions or enabling legislation on how they can be used. Unrestricted net position, the part of net position that can be used to finance day-to-day operations are approximately \$71 million at the end of the year. The amounts for FY21 were not restated to reflect the recording of a lease receivable and deferred inflows under GASB Statement No. 87. However, this information has been presented in the footnotes to the financial statements.

For the year ended June 30, 2022, net position changed as follows:

	Governmental Activities		Business-type Activities		Total	
	2022	2021 (not restated)	2022	2021 (not restated)	2022	2021 (not restated)
Revenues						
Program Revenues						
Charges for services	\$ 4,114,166	\$ 3,891,053	\$ 12,036,036	\$ 11,438,963	\$ 16,150,202	\$ 15,330,016
Operating grants and contributions	2,746,064	3,012,469	-	-	2,746,064	3,012,469
Capital grants and contributions	2,731,155	3,180,994	91,786	1,534,377	2,822,941	4,715,371
General Revenues						
Property taxes	29,063,485	26,903,746	-	-	29,063,485	26,903,746
Local Option Sales Tax	7,360,971	6,043,520	-	-	7,360,971	6,043,520
Hotel/Motel Tax & Other	1,514,779	911,506	-	-	1,514,779	911,506
Use of money and property	1,065,179	1,314,163	82,703	106,682	1,147,882	1,420,845
Intergovernmental	6,948,043	7,284,160	-	-	6,948,043	7,284,160
Miscellaneous	1,476,082	1,997,826	-	-	1,476,082	1,997,826
Gain/Loss on Sale of assets	-	35,225	4,364	(37,679)	4,364	(2,454)
Utility contribution	2,612,293	2,651,632	-	-	2,612,293	2,651,632
Total revenues	\$ 59,632,217	\$ 57,226,294	\$ 12,214,889	\$ 13,042,343	\$ 71,847,106	\$ 70,268,637
Expenses						
Public safety	\$ 11,596,217	\$ 14,443,799	\$ -	\$ -	\$ 11,596,217	\$ 14,443,799
Public works	18,503,503	15,089,189	-	-	18,503,503	15,089,189
Health and social services	174,754	352,735	-	-	174,754	352,735
Culture and recreation	7,989,443	8,227,093	-	-	7,989,443	8,227,093
Community and economic development	4,637,338	4,741,335	-	-	4,637,338	4,741,335
General government	5,012,842	5,410,951	-	-	5,012,842	5,410,951
Debt service	128,515	174,868	-	-	128,515	174,868
Sewer	-	-	5,594,416	5,001,085	5,594,416	5,001,085
Refuse	-	-	3,451,795	3,235,095	3,451,795	3,235,095
Storm Water	-	-	1,034,120	1,050,855	1,034,120	1,050,855
Total expenses	\$ 48,042,612	\$ 48,439,970	\$ 10,080,331	\$ 9,287,035	\$ 58,122,943	\$ 57,727,005
Increase in net position						
before transfers	\$ 11,589,605	\$ 8,786,324	\$ 2,134,558	\$ 3,755,308	\$ 13,724,163	\$ 12,541,632
Transfers	(1,331,074)	(1,238,028)	1,331,074	1,238,028	-	-
Increase in net position	\$ 10,258,531	\$ 7,548,296	\$ 3,465,632	\$ 4,993,336	\$ 13,724,163	\$ 12,541,632
Net position, beginning, as restated	327,223,629	319,675,333	92,581,990	87,588,654	419,805,619	407,263,987
Net position, ending	\$ 337,482,160	\$ 327,223,629	\$ 96,047,622	\$ 92,581,990	\$ 433,529,782	\$ 419,805,619

Property taxes and other taxes, including local option sales tax, and hotel motel taxes increased by approximately \$4 million for the governmental activities. This is due to recovery after the COVID-19 pandemic and increases in the residential rollback. Revenues increased in business activities due to sewer and storm water charges for services.

The cost of all governmental activities this year was approximately \$48 million which was very comparable to last year. However, as shown in the Statement of Activities on pages 33 and 34, the amount taxpayers ultimately financed for these activities was only \$38 million because some of the cost was paid by those directly benefiting from the programs or by other governments and organizations which subsidized certain programs with grants and contributions. The City paid the remaining "public benefit" portion of governmental activities with property tax (some of which could only be used for certain programs) and with other receipts, such as interest, local option sales tax and miscellaneous receipts.

INDIVIDUAL MAJOR FUND ANALYSIS

Governmental Fund Highlights

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$91,741,984. \$681,539 is nonspendable for inventory. \$37,831,310 is restricted for TIF, debt service, local option sales tax, employee retirement systems, road use taxes and various grants. \$19,804,463 is committed for the City's health trust fund and parking fund. \$45,542,949 is assigned for recreational capital funds, police forfeiture funds, economic development and capital improvements. This leaves a negative \$12,118,277 for unassigned fund balances in the governmental funds.

The Governmental fund balances decreased by \$1,573,953, or 1.7%. This decrease was primarily due to increases in major project expenses.

The General Fund is the chief operating fund of the City of Cedar Falls. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$8,933,608, while the total fund balance totaled \$12,416,372. As a measure of the General Funds liquidity, it may be useful to compare both unreserved fund balances and total fund balances to total fund expenditures. Unassigned fund balance represents 36.34% of the total General Fund expenditures, while the total fund balance represents 50.51% of that same amount. The General Fund fund balance did increase in FY22 due to the increase in property tax revenue and hotel motel tax revenue.

The following fund balances in the other major funds, which comprise the Total Governmental Funds are listed below:

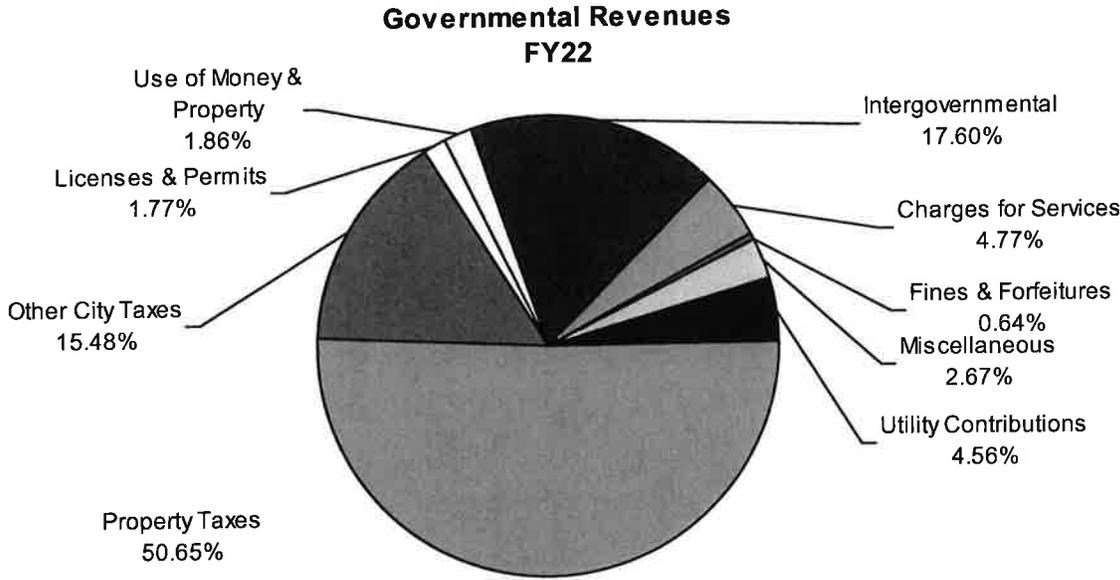
	FY22 Amount	FY21 Amount	Increase (Decrease)
Hospital Fund	\$ 19,253,243	\$ 18,829,721	\$ 423,522
TIF Fund	81,956	64,447	17,509
Street Construction Fund	11,588,990	10,879,596	709,394
Street Repair Fund	17,444,127	17,530,156	(86,029)
Debt Service Fund	401,055	582,696	(181,641)
Capital Improvements Fund	28,917,532	28,417,695	499,837
Bond Fund	(21,029,595)	(16,212,770)	(4,816,825)
Other Governmental Funds	22,668,304	21,131,264	1,537,040

The Hospital Fund had an increase in fund balance due to the repayment of internal financing by the Sewer Fund. The Street Construction Fund had an increase in fund balance due to increased road use taxes. The Bond Fund had the largest decrease in fund balance due to Downtown Streetscape, Cedar Heights Drive, Viking Road, and City Hall remodel projects. The Other Governmental Funds had an increase in fund balance due to the economic development land acquisition, increases in hotel/motel tax, and reimbursements in the FEMA fund.

The following schedule presents a summary of the governmental fund revenues for the fiscal year ended June 30, 2022 and June 30, 2021.

Revenues	FY22 Amount	Percent of Total	FY21 Amount	Increase (Decrease) from FY21	Percent of Increase (Decrease)
Property taxes and assessments	\$ 29,056,384	50.65 %	\$ 26,907,831	\$ 2,148,553	71.01 %
Other city taxes	8,875,750	15.48	6,955,026	1,920,724	63.48
Licenses and permits	1,012,235	1.77	1,530,582	(518,347)	(17.13)
Use of money and property	1,065,179	1.86	1,314,163	(248,984)	(8.23)
Intergovernmental	10,090,582	17.60	10,605,383	(514,801)	(17.02)
Charges for services	2,732,528	4.77	2,150,458	582,070	19.24
Fines and forfeitures	369,403	0.64	209,676	159,727	5.28
Miscellaneous	1,530,142	2.67	1,994,030	(463,888)	(15.33)
Utility contribution in lieu of taxes	2,612,293	4.56	2,651,632	(39,339)	(1.30)
	<u>\$ 57,344,496</u>	<u>100.00 %</u>	<u>\$ 54,318,781</u>	<u>\$ 3,025,715</u>	<u>100.00 %</u>

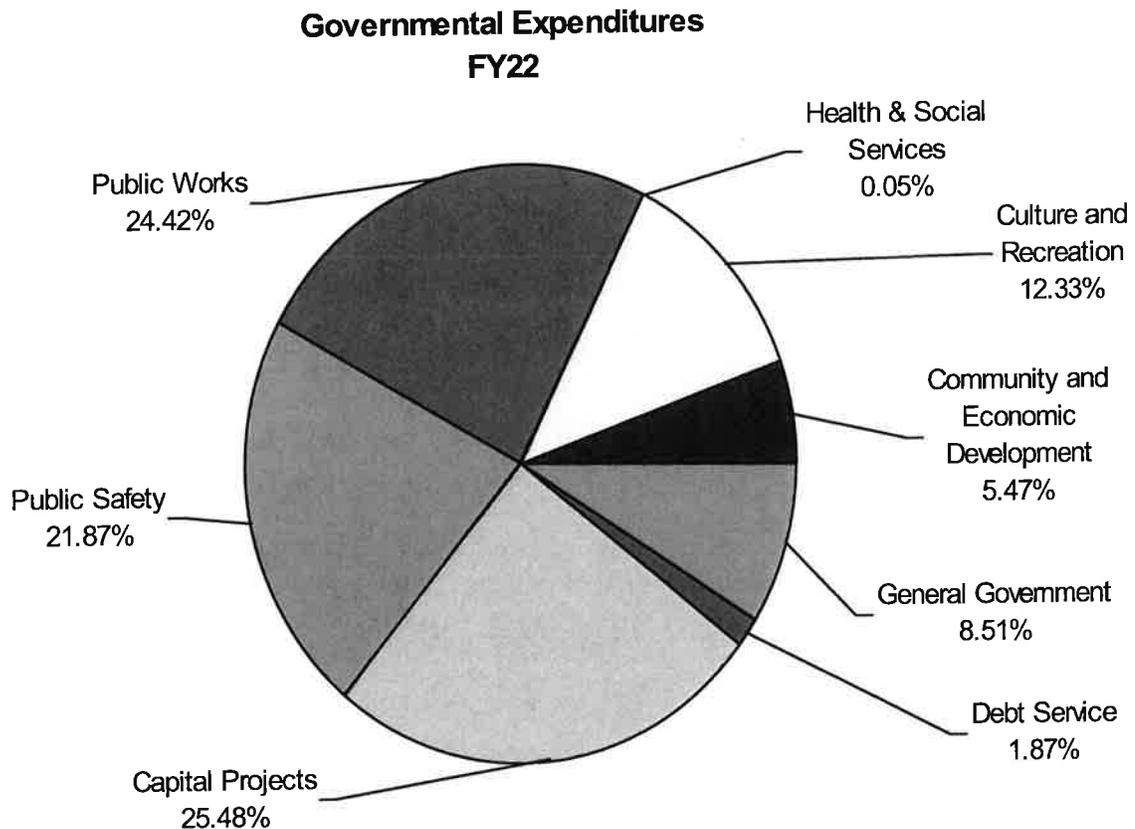
The most significant increase in revenues was in property taxes. The increase was due to the increase in residential rollback and increased TIF revenues. One of the largest decreases was in licenses and permits due to the timing of building permits.



The following schedule presents a summary of governmental expenditures for the fiscal years ended June 30, 2022 and June 30, 2021.

Expenditures	FY22 Amount	Percent of Total	FY21 Amount	Increase (Decrease) from FY21	Percent of Increase (Decrease)
Public Safety	\$ 12,410,233	21.87 %	\$ 12,055,532	\$ 354,701	4.90 %
Public Works	13,858,681	24.42	11,492,908	2,365,773	32.65
Health & Social Services	25,776	0.05	216,757	(190,981)	(2.64)
Culture & Recreation	7,000,740	12.33	7,092,995	(92,255)	(1.27)
Community and Economic Development	3,104,803	5.47	2,991,681	113,122	1.56
General Government	4,831,771	8.51	4,956,324	(124,553)	(1.72)
Debt Service	1,062,100	1.87	882,344	179,756	2.48
Capital Projects	14,462,964	25.48	9,822,160	4,640,804	64.04
	<u>\$ 56,757,068</u>	<u>100.00 %</u>	<u>\$ 49,510,701</u>	<u>\$ 7,246,367</u>	<u>100.00 %</u>

The most significant increases in expenditures occurred in the Capital Projects and the Public Woks functions. This was due to several large projects under construction.



Proprietary Funds

City of Cedar Falls proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

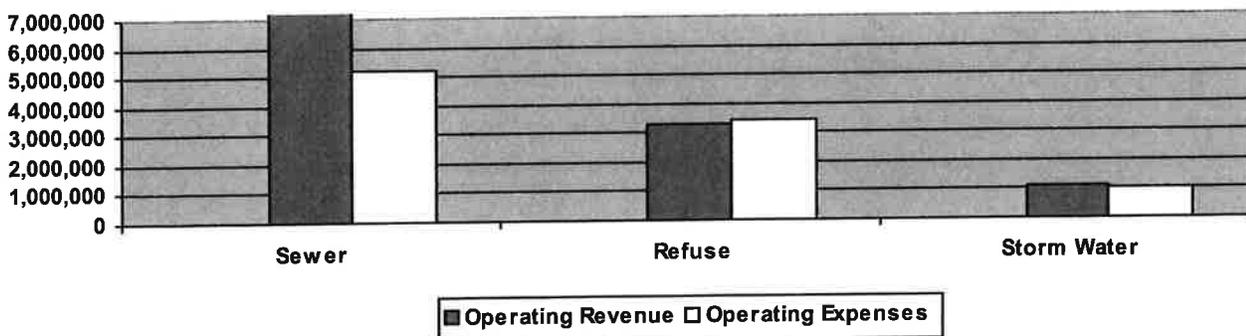
Net position of the Sewer, Refuse and Storm Water funds at the end of the year amounted to \$96,047,622. Net position in the Governmental Activities Internal Service funds was \$14,448,261.

These funds were established for the City operations that are financed and operated in a manner similar to private business enterprises. The cost of providing the services to the general public is recovered, in whole or in part, through user charges.

The City's enterprise operations are comprised of three separate and distinct activities: Sewer, Refuse and Storm Water. Results of operations for these funds for the years ended June 30, 2022 and June 30, 2021 are as follows:

	Sewer		Refuse		Storm Water	
	2022	2021	2022	2021	2022	2021
Operating Revenues	\$ 7,694,631	\$ 7,300,595	\$ 3,271,061	\$ 3,086,774	\$ 1,070,344	\$ 1,051,594
Operating Expenses	5,211,623	4,412,434	3,429,314	3,235,095	1,012,426	1,025,140
Non-Operating Rev (Exp)	(330,905)	(520,979)	2,079	(9,111)	41,425	(15,273)
Capital Contributions	17,920	647,193	-	-	21,366	887,184
Operating Transfers, net	1,272,408	686,345	113,784	133,604	(55,118)	418,079
Change in Net Position	3,442,431	3,700,720	(42,390)	(23,828)	65,591	1,316,444

**Proprietary Fund Operating Revenues & Expenses
FY22**



BUDGETARY HIGHLIGHTS

Over the course of the year, the City Council revised the budget once in May 2022. The amendment was needed due to several large projects under construction. At the end of the year, the City did not exceed the amended budgeted amounts in any of its functions.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of June 30, 2022, the City had approximately \$341 million invested in capital assets including police and fire equipment, public buildings, park facilities, roads, bike trails, bridges, water treatment facilities, sanitary sewer lines, and storm water improvements. (See Table following.) This represents a net increase of approximately \$5.7 million or 1.7% over last year.

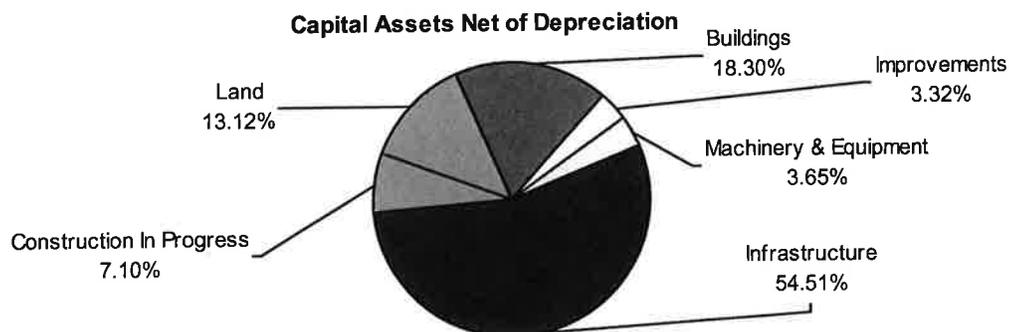
City of Cedar Falls Capital Assets (net of depreciation)

	Governmental activities		Business-type activities		Total	
	2022	2021	2022	2021	2022	2021
Land	\$ 43,116,319	\$ 43,116,319	\$ 1,612,581	\$ 1,612,581	\$ 44,728,900	\$ 44,728,900
Buildings	21,930,531	22,820,752	40,438,019	41,648,387	62,368,550	64,469,139
Improvements other than buildings	11,315,224	11,997,058	-	-	11,315,224	11,997,058
Machinery and equipment	7,474,911	7,515,175	4,980,290	5,119,109	12,455,201	12,634,284
Infrastructure	141,688,504	144,984,626	44,069,807	43,102,118	185,758,311	188,086,744
Construction in progress	23,380,432	12,137,611	809,313	1,073,757	24,189,745	13,211,368
Total	\$ 248,905,921	\$ 242,571,541	\$ 91,910,010	\$ 92,555,952	\$ 340,815,931	\$ 335,127,493

Major capital asset events during the current fiscal year included the following:

- Viking Road
- Downtown Streetscape
- Cedar Heights Drive Reconstruction
- City Hall Remodel

More detailed information about the City's capital assets is presented in Note 3 to the financial statements.



Debt

At year-end, the City had \$16,242,000 in outstanding debt compared to \$18,315,000 last year. That is a decrease of \$2,073,000 or 11.3%.

**City of Cedar Falls Outstanding Debt
General Obligation Debt and Revenue Debt**

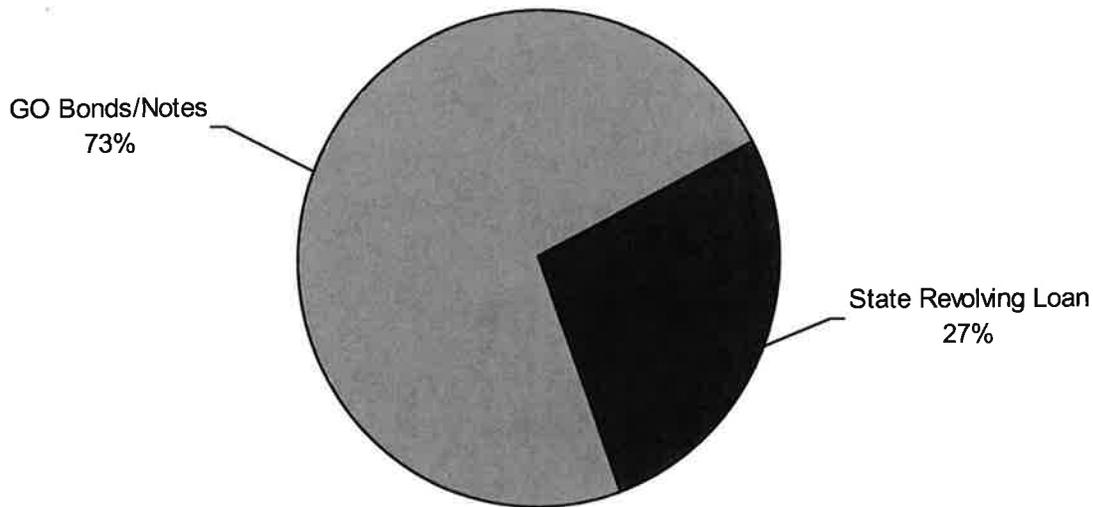
	Governmental activities		Business-type activities		Total	
	2022	2021	2022	2021	2022	2021
General obligation						
bonds/notes	\$ 5,995,000	\$ 6,865,000	\$ 5,855,000	\$ 6,730,000	\$ 11,850,000	\$ 13,595,000
State Revolving Loan	--	--	4,392,000	4,720,000	4,392,000	4,720,000
Total	\$ 5,995,000	\$ 6,865,000	\$ 10,247,000	\$ 11,450,000	\$ 16,242,000	\$ 18,315,000

The City of Cedar Falls received an upgrade to the Aaa rating from Moody's Investor Services in June 2020 for all general obligation issuances. This was a major achievement by the City. The Aaa rating was confirmed by Moody's in June 2022 as well.

State statutes limit the amount of general obligation debt a government entity may issue to 5% of its total assessed valuation. As of June 30, 2022, the City's legal debt margin was \$162,699,627.

More detailed information about the City's long-term debt is presented in Note 3 to the financial statements.

**City of Cedar Falls Outstanding Debt
FY22**



ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

COVID-19 had a major operational impact on city operations for the past two years. COVID relief funds, CARES Act funding, and American Rescue Act funding have helped with revenue reductions and future infrastructure improvements. In addition, revenues increased in FY22 back to pre-pandemic amounts. The City will continue to monitor the continued effects of the pandemic and continue to look for grant funding opportunities.

During the state legislative session in 2014, the legislature reduced the taxable valuation of commercial property and created a new class of property for multi-residential. This greatly affects the City's general operating fund. In 2022 the state legislative session established a phase out of the backfill revenue the City receives.

Even with the State reductions, the City Council did establish a balanced budget in the General Fund for FY23. The tax levy rate per \$1,000 of taxable valuation for FY23 is provided below:

General levy	\$ 8.10
Trust and Agency levy	2.04
Debt Service levy	.47
Transit levy	.22
Library levy	.27
Liability Insurance levy	.12
Emergency Management levy	.28
Municipal Band levy	<u>.01</u>
Total levy	\$ 11.51

REQUESTS FOR INFORMATION

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. The City's discretely presented component units, Cedar Falls Utilities, have separately issued financial statements. If you have questions about this report or need additional information, contact the Department of Finance and Business Operations, 220 Clay Street, Cedar Falls, Iowa 50613.

**City of Cedar Falls, Iowa
Statement of Net Position
June 30, 2022**

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash	\$ 106,174,015	\$ 24,878,521	\$ 131,052,536
Certificates of deposit	--	--	--
Receivables, net of allowance for uncollectible amounts:			
Property taxes	30,062,422	--	30,062,422
Lease Receivable	1,251,295	--	1,251,295
Other city taxes	955,858	--	955,858
Accrued interest	109,528	18,913	128,441
Special assessments	143,692	--	143,692
Customers	--	--	--
Human & leisure services contributions	4,403,671	--	4,403,671
Other	1,340,040	1,805,234	3,145,274
Due from component unit	1,377,721	--	1,377,721
Internal balances	8,965,000	(8,965,000)	--
Due from other governments	4,246,856	52,500	4,299,356
Inventories	710,696	110,889	821,585
Prepays and other assets	--	--	--
Restricted assets:			
Cash	--	--	--
Certificates of deposit	--	--	--
Capital assets:			
Land	43,116,319	1,612,581	44,728,900
Land Rights	--	--	--
Land improvements	21,100,815	--	21,100,815
Buildings	36,936,789	56,271,588	93,208,377
Machinery and equipment	22,376,777	10,499,694	32,876,471
Infrastructure	273,462,096	69,804,681	343,266,777
Construction in progress	23,380,432	809,313	24,189,745
Accumulated depreciation	(171,467,307)	(47,087,847)	(218,555,154)
Total assets	\$ 408,646,715	\$ 109,811,067	\$ 518,457,782
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	3,935,140	345,587	4,280,727
OPEB related deferred outflows	1,304,946	--	1,304,946
Total deferred outflows of resources	\$ 5,240,086	\$ 345,587	\$ 5,585,673
LIABILITIES			
Accounts payable	\$ 10,878,186	\$ 1,612,292	\$ 12,490,478
Grant proceeds received in advance	3,329,151	--	3,329,151
Accrued liabilities	1,746,260	174,114	1,920,374
Due to primary government	--	--	--
Long-term liabilities:			
Portion due or payable within one year:			
Bonds payable	895,000	1,239,000	2,134,000
Compensated absences	1,225,319	154,287	1,379,606
Portion due or payable after one year:			
Bonds payable	5,492,637	9,317,468	14,810,105
Compensated absences	1,153,986	175,897	1,329,883
Net OPEB liability	3,410,500	--	3,410,500
Net pension liability	3,965,385	172,531	4,137,916
Total liabilities	\$ 32,096,424	\$ 12,845,589	\$ 44,942,013
DEFERRED INFLOWS OF RESOURCES			
Succeeding year property taxes	\$ 29,868,798	\$ --	\$ 29,868,798
TIF related deferred inflows	--	--	--
OPEB related deferred inflows	170,648	--	170,648
Pension related deferred inflows	13,050,257	1,263,443	14,313,700
Leases	1,218,514	--	1,218,514
Total deferred inflows of resources	\$ 44,308,217	\$ 1,263,443	\$ 45,571,660
NET POSITION			
Net investment in capital assets	\$ 242,518,284	\$ 81,353,542	\$ 323,871,826
Restricted:			
Streets	28,985,485	--	28,985,485
Debt service	401,055	--	401,055
Employee retirement system	6,629,145	--	6,629,145
TIF	81,956	--	81,956
Other	2,315,262	41,540	2,356,802
Unrestricted	56,550,973	14,652,540	71,203,513
Total net position	\$ 337,482,160	\$ 96,047,622	\$ 433,529,782

See notes to financial statements

Component Units			
Electric Utility	Gas Utility	Water Utility	Communications Utility
\$ 39,669,613	\$ 8,048,734	\$ 6,055,992	\$ 17,672,218
2,990,000	--	--	1,000,000
--	--	--	--
--	--	--	--
6,633	83	64	2,245
--	--	--	--
5,035,757	7,929,541	678,140	2,454,747
--	--	--	--
10,765,742	1,431,606	930,846	486,166
--	--	--	--
--	--	--	--
5,084,370	291,437	130,732	1,507,086
746,091	137,040	67,072	438,785
--	--	--	--
5,274,958	445,264	294,278	556,755
110,000	40,000	30,000	50,000
--	--	--	--
1,878,208	25,617	63,466	2,177
255,094	--	--	--
--	--	--	--
43,531,340	4,280,284	2,754,195	--
21,673,334	512,576	1,379,133	24,856,362
209,567,977	26,237,946	44,117,816	21,076,968
2,562,931	66,259	360,524	89,459
<u>(112,972,505)</u>	<u>(15,705,183)</u>	<u>(14,645,855)</u>	<u>(20,578,825)</u>
<u>\$ 236,179,543</u>	<u>\$ 33,741,204</u>	<u>\$ 42,216,403</u>	<u>\$ 49,614,143</u>
698,680	242,521	153,115	327,434
256,901	56,435	39,075	81,770
<u>\$ 955,581</u>	<u>\$ 298,956</u>	<u>\$ 192,190</u>	<u>\$ 409,204</u>
\$ 4,166,214	\$ 2,145,883	\$ 448,511	\$ 1,375,474
--	--	--	--
6,068,274	559,916	207,614	536,258
2,700,000	--	--	--
--	--	--	--
2,895,000	--	--	--
--	--	--	--
10,243,106	--	--	--
746,754	164,539	113,912	240,480
1,019,414	202,108	150,632	301,553
126,192	44,325	28,238	60,273
<u>\$ 27,964,954</u>	<u>\$ 3,116,771</u>	<u>\$ 948,907</u>	<u>\$ 2,514,038</u>
\$ --	\$ --	\$ --	\$ --
10,017,358	135,708	882,310	95,916
29,549	6,511	4,507	9,515
4,699,256	1,650,613	1,051,609	2,244,501
--	--	--	--
<u>\$ 14,746,163</u>	<u>\$ 1,792,832</u>	<u>\$ 1,938,426</u>	<u>\$ 2,349,932</u>
\$ 153,582,323	\$ 15,417,499	\$ 34,029,277	\$ 25,446,142
--	--	--	--
3,880,750	--	--	--
--	--	--	--
--	--	--	--
1,196,739	437,564	292,378	548,455
35,764,195	13,275,494	5,199,605	19,164,780
<u>\$ 194,424,007</u>	<u>\$ 29,130,557</u>	<u>\$ 39,521,260</u>	<u>\$ 45,159,377</u>

City of Cedar Falls, Iowa
Statement of Activities
For the Year Ended June 30, 2022

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
Public safety	\$ 11,596,217	\$ 579,155	\$ 84,742	\$ --
Public works	18,503,503	234,458	--	3,779,014
Health and social services	174,754	--	--	--
Culture and recreation	7,989,443	1,761,001	402,545	(1,047,859)
Community and economic development	4,637,338	--	2,258,777	--
General government	5,012,842	1,539,552	--	--
Interest on long-term debt and related fees	128,515	--	--	--
Total governmental activities	<u>\$ 48,042,612</u>	<u>\$ 4,114,166</u>	<u>\$ 2,746,064</u>	<u>\$ 2,731,155</u>
Business-type activities:				
Sewer	\$ 5,594,416	\$ 7,694,631	\$ --	\$ 17,920
Refuse	3,451,795	3,271,061	--	--
Storm Water	1,034,120	1,070,344	--	73,866
Total business-type activities	<u>\$ 10,080,331</u>	<u>\$ 12,036,036</u>	<u>\$ --</u>	<u>\$ 91,786</u>
Total primary government	<u>\$ 58,122,943</u>	<u>\$ 16,150,202</u>	<u>\$ 2,746,064</u>	<u>\$ 2,822,941</u>
Component units				
Electric Utility	\$ 53,776,708	\$ 58,925,035	\$ --	\$ 1,330,761
Gas Utility	33,208,070	34,119,566	--	1,815
Water Utility	3,836,035	5,771,981	--	27,275
Communications Utility	17,319,538	22,026,777	--	152,827
Total component units	<u>\$ 108,140,351</u>	<u>\$ 120,843,359</u>	<u>\$ --</u>	<u>\$ 1,512,678</u>

General revenues:

Property taxes and assessments
Local option sales tax
Hotel/motel taxes
Other city taxes
Use of money and property
Intergovernmental, not restricted to specific programs
Gain/Loss on sale of assets
Miscellaneous
Utility contribution in lieu of taxes

Transfers

Total general revenues and transfers
Change in net position
Net position - beginning, as restated
Net position - ending

See notes to financial statements

Net (Expense) Revenue and Changes in Net Position						
Primary Government			Component Units			
Governmental Activities	Business-type Activities	Total	Electric Utility	Gas Utility	Water Utility	Communications Utility
\$ (10,932,320)	\$ --	\$ (10,932,320)	\$ --	\$ --	\$ --	\$ --
(14,490,031)	--	(14,490,031)	--	--	--	--
(174,754)	--	(174,754)	--	--	--	--
(6,873,756)	--	(6,873,756)	--	--	--	--
(2,378,561)	--	(2,378,561)	--	--	--	--
(3,473,290)	--	(3,473,290)	--	--	--	--
(128,515)	--	(128,515)	--	--	--	--
<u>\$ (38,451,227)</u>	<u>\$ --</u>	<u>\$ (38,451,227)</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
\$ --	\$ 2,118,135	\$ 2,118,135	\$ --	\$ --	\$ --	\$ --
--	(180,734)	(180,734)	--	--	--	--
--	110,090	110,090	--	--	--	--
<u>\$ --</u>	<u>\$ 2,047,491</u>	<u>\$ 2,047,491</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
<u>\$ (38,451,227)</u>	<u>\$ 2,047,491</u>	<u>\$ (36,403,736)</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
\$ --	\$ --	\$ --	\$ 6,479,088	\$ --	\$ --	\$ --
--	--	--	--	913,311	--	--
--	--	--	--	--	1,963,221	--
--	--	--	--	--	--	4,860,066
<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 6,479,088</u>	<u>\$ 913,311</u>	<u>\$ 1,963,221</u>	<u>\$ 4,860,066</u>
\$ 29,063,485	\$ --	\$ 29,063,485	\$ --	\$ --	\$ --	\$ --
7,360,971	--	7,360,971	--	--	--	--
1,398,274	--	1,398,274	--	--	--	--
116,505	--	116,505	--	--	--	--
1,065,179	82,703	1,147,882	77,098	9,768	5,111	15,359
6,948,043	--	6,948,043	--	--	--	--
--	4,364	4,364	--	--	--	--
1,476,082	--	1,476,082	--	--	--	--
2,612,293	--	2,612,293	--	--	--	--
(1,331,074)	1,331,074	--	--	--	--	--
<u>\$ 48,709,758</u>	<u>\$ 1,418,141</u>	<u>\$ 50,127,899</u>	<u>\$ 77,098</u>	<u>\$ 9,768</u>	<u>\$ 5,111</u>	<u>\$ 15,359</u>
\$ 10,258,531	\$ 3,465,632	\$ 13,724,163	\$ 6,556,186	\$ 923,079	\$ 1,968,332	\$ 4,875,425
327,223,629	92,581,990	419,805,619	187,867,821	28,207,478	37,552,928	40,283,952
<u>\$ 337,482,160</u>	<u>\$ 96,047,622</u>	<u>\$ 433,529,782</u>	<u>\$ 194,424,007</u>	<u>\$ 29,130,557</u>	<u>\$ 39,521,260</u>	<u>\$ 45,159,377</u>

City of Cedar Falls, Iowa
Balance Sheet
Governmental Funds
June 30, 2022

	Special Revenue				
	General Fund	Hospital Fund	TIF Fund	Street Construction Fund	Street Repair Fund
ASSETS					
Cash	\$ 12,047,332	\$ 12,414,599	\$ --	\$ 10,935,534	\$ 22,289,588
Receivables, net of allowance for uncollectible amounts:					
Property taxes	21,857,864	--	5,994,456	--	--
Lease Receivable	--	120,307	--	--	--
Other city taxes	202,191	--	--	--	551,476
Accrued interest	21,336	14,124	--	--	16,998
Special assessments	2,836	--	--	--	--
Human & leisure services contributions	4,403,671	--	--	--	--
Other	222,994	540,306	--	--	338,250
Due from component unit	1,377,721	--	--	--	--
Due from other funds	--	--	--	--	--
Advance to other funds	--	6,815,000	--	--	--
Due from other governments	36,136	--	--	430,811	--
Inventories	101,762	--	--	545,985	--
Total assets	<u>\$ 40,273,843</u>	<u>\$ 19,904,336</u>	<u>\$ 5,994,456</u>	<u>\$ 11,912,330</u>	<u>\$ 23,196,312</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ 616,187	\$ --	\$ --	\$ 247,718	\$ 5,682,185
Grant proceeds received in advance	--	--	--	--	--
Accrued liabilities	1,023,834	--	--	75,622	--
Due to other funds	--	--	--	--	--
Total liabilities	<u>\$ 1,640,021</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 323,340</u>	<u>\$ 5,682,185</u>
DEFERRED INFLOWS OF RESOURCES					
Succeeding year property taxes	\$ 21,758,172	\$ --	\$ 5,912,500	\$ --	\$ --
Amounts held in community foundation	4,403,671	--	--	--	--
Amount due at end of lease	--	651,093	--	--	--
Other	55,607	--	--	--	70,000
Total deferred inflows of resources	<u>\$ 26,217,450</u>	<u>\$ 651,093</u>	<u>\$ 5,912,500</u>	<u>\$ --</u>	<u>\$ 70,000</u>
FUND BALANCES					
Nonspendable	\$ 101,762	\$ --	\$ --	\$ 545,985	\$ --
Restricted	--	--	81,956	11,043,005	17,444,127
Committed	--	19,253,243	--	--	--
Assigned	3,381,002	--	--	--	--
Unassigned	8,933,608	--	--	--	--
Total fund balances	<u>\$ 12,416,372</u>	<u>\$ 19,253,243</u>	<u>\$ 81,956</u>	<u>\$ 11,588,990</u>	<u>\$ 17,444,127</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 40,273,843</u>	<u>\$ 19,904,336</u>	<u>\$ 5,994,456</u>	<u>\$ 11,912,330</u>	<u>\$ 23,196,312</u>

Amounts reported for governmental activities in the statement of net position are different because:

- Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.
- Other long-term assets are not available to pay for current-period expenditures and, therefore, are reported as deferred inflows of resources.
- Internal service funds are used by management to charge the costs of fleet management, management information systems and risk management activities to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.
- Accrued interest payable is not due and payable in the current period and, therefore, is not reported in the funds.
- Accrued compensated absences, other postemployment benefits and net pension liability are not due and payable in the current period and, therefore, are not reported in the funds.
- Bonds payable are not due and payable in the current period and, therefore, are not reported in the funds.
- Pension related deferred outflows of resources and deferred inflows of resources, are not due and payable in the current year and, therefore, are not reported in the funds.
- Deferred outflows of resources
- Deferred inflows of resources
- Net position of governmental activities

See notes to financial statements

Debt Service Fund	Capital Projects		Other Governmental Funds	Total Governmental Funds
	Capital Improvements	Bond Fund		
\$ 397,359	\$ 8,997,307	\$ --	\$ 25,637,625	\$ 92,719,344
1,065,318	--	--	1,144,784	30,062,422
--	1,130,988	--	--	1,251,295
--	--	--	202,191	955,858
--	24,438	--	20,791	97,687
--	90,580	--	50,276	143,692
--	--	--	--	4,403,671
--	14,599	75,320	--	1,191,469
--	--	--	--	1,377,721
--	18,654,534	--	245,711	18,900,245
--	2,150,000	--	--	8,965,000
--	--	3,415,000	364,909	4,246,856
--	--	--	33,792	681,539
<u>\$ 1,462,677</u>	<u>\$ 31,062,446</u>	<u>\$ 3,490,320</u>	<u>\$ 27,700,079</u>	<u>\$ 164,996,799</u>
\$ --	\$ 955,126	\$ 2,375,600	\$ 275,958	\$ 10,152,774
--	--	74,781	3,254,370	3,329,151
--	--	--	22,750	1,122,206
--	--	18,654,534	245,711	18,900,245
<u>\$ --</u>	<u>\$ 955,126</u>	<u>\$ 21,104,915</u>	<u>\$ 3,798,789</u>	<u>\$ 33,504,376</u>
\$ 1,061,622	\$ --	\$ --	\$ 1,136,504	\$ 29,868,798
--	--	--	--	4,403,671
--	1,099,208	--	--	1,750,301
--	90,580	3,415,000	96,482	3,727,669
<u>\$ 1,061,622</u>	<u>\$ 1,189,788</u>	<u>\$ 3,415,000</u>	<u>\$ 1,232,986</u>	<u>\$ 39,750,439</u>
\$ --	\$ --	\$ --	\$ 33,792	\$ 681,539
401,055	--	--	8,861,167	37,831,310
--	--	--	551,220	19,804,463
--	28,917,532	--	13,244,415	45,542,949
--	--	(21,029,595)	(22,290)	(12,118,277)
<u>\$ 401,055</u>	<u>\$ 28,917,532</u>	<u>\$ (21,029,595)</u>	<u>\$ 22,668,304</u>	<u>\$ 91,741,984</u>
<u>\$ 1,462,677</u>	<u>\$ 31,062,446</u>	<u>\$ 3,490,320</u>	<u>\$ 27,700,079</u>	
				246,428,980
				8,663,127
				14,448,261
				(13,896)
				(9,774,696)
				(6,387,637)
				5,119,532
				(12,743,495)
				<u>\$ 337,482,160</u>

City of Cedar Falls, Iowa
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue			
	General Fund	Hospital Fund	TIF Fund	Street Construction Fund
Revenues:				
Property taxes and assessments	\$ 20,041,556	\$ --	\$ 6,628,886	\$ --
Other city taxes	813,109	--	--	--
Licenses and permits	1,012,235	--	--	--
Use of money and property	104,178	436,298	--	--
Intergovernmental	1,902,284	--	105,361	5,408,595
Charges for services	2,717,953	--	--	--
Fines and forfeitures	134,946	--	--	--
Miscellaneous	66,460	--	--	66,018
Utility contribution in lieu of taxes	1,162,988	--	--	--
Total revenues	\$ 27,955,709	\$ 436,298	\$ 6,734,247	\$ 5,474,613
Expenditures:				
Current:				
Public safety	\$ 10,777,802	\$ --	\$ --	\$ --
Public works	1,425,537	--	--	3,135,690
Health and social services	13,000	12,776	--	--
Culture and recreation	6,371,946	--	--	--
Community and economic development	1,160,566	--	--	--
General government	4,831,771	--	--	--
Debt service	--	--	--	--
Capital projects	--	--	--	--
Total expenditures	\$ 24,580,622	\$ 12,776	\$ --	\$ 3,135,690
Excess (deficiency) of revenues over (under) expenditures	\$ 3,375,087	\$ 423,522	\$ 6,734,247	\$ 2,338,923
Other financing sources (uses):				
Transfers:				
Transfers in	\$ 862,377	\$ --	\$ --	\$ 633,116
Transfers out	(3,893,253)	--	(6,716,738)	(2,361,588)
Total other financing sources (uses)	\$ (3,030,876)	\$ --	\$ (6,716,738)	\$ (1,728,472)
Net change in fund balances	\$ 344,211	\$ 423,522	\$ 17,509	\$ 610,451
Fund balances, beginning, as restated	12,093,132	18,829,721	64,447	10,879,596
Increase (decrease) in reserve for inventories	(20,971)	--	--	98,943
Fund balances, ending	\$ 12,416,372	\$ 19,253,243	\$ 81,956	\$ 11,588,990

See notes to financial statements

Street Repair Fund	Debt Service Fund	Capital Projects		Other Governmental Funds	Total Governmental Funds
		Capital Improvements	Bond Fund		
\$ --	\$ 659,560	\$ 1,409	\$ --	\$ 1,724,973	\$ 29,056,384
7,360,971	2,533	--	--	699,137	8,875,750
--	--	--	--	--	1,012,235
74,923	--	254,295	--	195,485	1,065,179
--	17,366	--	306,183	2,350,793	10,090,582
--	--	--	--	14,575	2,732,528
--	--	--	--	234,457	369,403
544,300	--	14,666	698,257	140,441	1,530,142
--	--	1,419,305	--	30,000	2,612,293
<u>\$ 7,980,194</u>	<u>\$ 679,459</u>	<u>\$ 1,689,675</u>	<u>\$ 1,004,440</u>	<u>\$ 5,389,861</u>	<u>\$ 57,344,496</u>
\$ --	\$ --	\$ --	\$ --	\$ 1,632,431	\$ 12,410,233
9,016,086	--	--	--	281,368	13,858,681
--	--	--	--	--	25,776
--	--	--	--	628,794	7,000,740
--	--	--	--	1,944,237	3,104,803
--	--	--	--	--	4,831,771
--	1,062,100	--	--	--	1,062,100
--	--	2,381,968	10,490,614	1,590,382	14,462,964
<u>\$ 9,016,086</u>	<u>\$ 1,062,100</u>	<u>\$ 2,381,968</u>	<u>\$ 10,490,614</u>	<u>\$ 6,077,212</u>	<u>\$ 56,757,068</u>
<u>\$ (1,035,892)</u>	<u>\$ (382,641)</u>	<u>\$ (692,293)</u>	<u>\$ (9,486,174)</u>	<u>\$ (687,351)</u>	<u>\$ 587,428</u>
\$ 949,863	\$ 201,000	\$ 1,463,150	\$ 4,729,349	\$ 2,514,328	\$ 11,353,183
--	--	(271,020)	(60,000)	(281,658)	(13,584,257)
<u>\$ 949,863</u>	<u>\$ 201,000</u>	<u>\$ 1,192,130</u>	<u>\$ 4,669,349</u>	<u>\$ 2,232,670</u>	<u>\$ (2,231,074)</u>
\$ (86,029)	\$ (181,641)	\$ 499,837	\$ (4,816,825)	\$ 1,545,319	\$ (1,643,646)
17,530,156	582,696	28,417,695	(16,212,770)	21,131,264	93,315,937
--	--	--	--	(8,279)	69,693
<u>\$ 17,444,127</u>	<u>\$ 401,055</u>	<u>\$ 28,917,532</u>	<u>\$ (21,029,595)</u>	<u>\$ 22,668,304</u>	<u>\$ 91,741,984</u>

City of Cedar Falls, Iowa
Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances -
Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2022

Net change in fund balances - total governmental funds \$ (1,643,646)

Amounts reported for governmental activities in the statement of activities are different because:

Government funds report capital outlays as expenditures while governmental activities report depreciation expense to allocate those expenditures over the life of the assets. Capital outlay expenditures exceeded depreciation expense in the current year, as follows:

Net acquisition of capital assets	16,566,503	
Depreciation expense	<u>(10,193,126)</u>	6,373,377

Because some revenues will not be collected for several months after the City's year end, they are not considered available revenues and are reported as deferred inflows of resources in the governmental funds, as follows:

Property tax	7,096	
Other	<u>2,213,547</u>	2,220,643

Proceeds from issuing long-term liabilities provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of long-term liabilities is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. Current year repayments exceeded issues, as follows:

Premium on general obligation bonds	61,472	
Repaid	870,000	
Accrued interest	<u>2,113</u>	933,585

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds, as follows:

Compensated absences	285,495	
Other postemployment benefits	(129,317)	
Pension expense	2,673,281	
Change in inventory	<u>69,694</u>	2,899,153

Internal service funds are used by management to charge the costs of fleet management, management information systems and risk management activities to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.

		<u>(524,581)</u>
Change in net position of governmental activities	\$	<u>10,258,531</u>

See notes to financial statements

City of Cedar Falls, Iowa
Statement of Net Position
Proprietary Funds
June 30, 2022

	Business-type Activities - Enterprise Fund	
	Sewer Fund	Refuse Fund
ASSETS		
Current assets:		
Cash	\$ 16,284,717	\$ 5,503,093
Receivables, net of allowance for uncollectible amounts:		
Accrued interest	11,828	4,695
Other	1,322,198	441,819
Due from other governments	--	--
Inventories	87,845	23,044
Total current assets	\$ 17,706,588	\$ 5,972,651
Noncurrent assets:		
Capital assets:		
Land	\$ 779,878	\$ 204,845
Buildings	43,387,182	12,884,406
Machinery and equipment	6,271,811	4,227,883
Infrastructure	46,058,120	--
Construction in progress	708,936	--
Accumulated depreciation	(31,383,151)	(6,146,337)
Total noncurrent assets	\$ 65,822,776	\$ 11,170,797
Total assets	\$ 83,529,364	\$ 17,143,448
DEFERRED OUTFLOWS OF RESOURCES		
Pension related deferred outflows	\$ 151,846	\$ 156,365
LIABILITIES		
Current liabilities:		
Accounts payable	\$ 1,420,083	\$ 158,570
Accrued liabilities	89,205	70,570
Bonds payable - due within one year	1,149,000	--
Compensated absences - due within one year	87,227	59,410
Total current liabilities	\$ 2,745,515	\$ 288,550
Noncurrent liabilities:		
Bonds payable- after one year	\$ 8,740,757	\$ --
Advance from other funds	8,965,000	--
Compensated absences - after one year	46,382	129,515
Net pension liability	101,420	18,973
Total noncurrent liabilities	\$ 17,853,559	\$ 148,488
Total liabilities	\$ 20,599,074	\$ 437,038
DEFERRED INFLOWS OF RESOURCES		
Pension related deferred inflows	\$ 557,951	\$ 596,829
NET POSITION		
Net investment in capital assets	\$ 55,933,019	\$ 11,170,797
Restricted for post closure costs	--	41,540
Unrestricted	6,591,166	5,053,609
Total net position	\$ 62,524,185	\$ 16,265,946

See notes to financial statements

Business-type Activities - Enterprise Fund		Governmental Activities - Internal Service Funds
Storm Water Fund	Total	
\$ 3,090,711	\$ 24,878,521	\$ 13,454,671
2,390	18,913	11,841
41,217	1,805,234	148,571
52,500	52,500	--
--	110,889	29,157
<u>\$ 3,186,818</u>	<u>\$ 26,866,057</u>	<u>\$ 13,644,240</u>
\$ 627,858	\$ 1,612,581	\$ --
--	56,271,588	90,302
--	10,499,694	7,804,780
23,746,561	69,804,681	--
100,377	809,313	--
(9,558,359)	(47,087,847)	(5,418,141)
<u>\$ 14,916,437</u>	<u>\$ 91,910,010</u>	<u>\$ 2,476,941</u>
<u>\$ 18,103,255</u>	<u>\$ 118,776,067</u>	<u>\$ 16,121,181</u>
\$ 37,376	\$ 345,587	\$ 120,554
\$ 33,639	\$ 1,612,292	\$ 725,412
14,339	174,114	610,158
90,000	1,239,000	--
7,650	154,287	37,744
<u>\$ 145,628</u>	<u>\$ 3,179,693</u>	<u>\$ 1,373,314</u>
\$ 576,711	\$ 9,317,468	\$ --
--	8,965,000	--
--	175,897	16,971
52,138	172,531	(74,221)
<u>\$ 628,849</u>	<u>\$ 18,630,896</u>	<u>\$ (57,250)</u>
<u>\$ 774,477</u>	<u>\$ 21,810,589</u>	<u>\$ 1,316,064</u>
\$ 108,663	\$ 1,263,443	\$ 477,410
\$ 14,249,726	\$ 81,353,542	\$ 2,476,941
--	41,540	--
3,007,765	14,652,540	11,971,320
<u>\$ 17,257,491</u>	<u>\$ 96,047,622</u>	<u>\$ 14,448,261</u>

City of Cedar Falls, Iowa
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended June 30, 2022

	Business-type Activities - Enterprise Funds	
	Sewer Fund	Refuse Fund
Operating revenues:		
Charges for services	\$ 7,692,526	\$ 2,940,829
Other	2,105	330,232
Total operating revenues	<u>\$ 7,694,631</u>	<u>\$ 3,271,061</u>
Operating expenses:		
Personal services	\$ 1,156,248	\$ 1,270,983
Contractual services	1,058,435	1,371,587
Supplies and equipment	1,083,726	263,437
Depreciation	1,913,214	523,307
Total operating expenses	<u>\$ 5,211,623</u>	<u>\$ 3,429,314</u>
Operating income(loss)	<u>\$ 2,483,008</u>	<u>\$ (158,253)</u>
Nonoperating revenues (expenses):		
Interest revenue	\$ 51,888	\$ 20,196
Interest expense	(382,793)	--
Intergovernmental	--	--
Gain (loss) on disposal of equipment	--	(18,117)
Nonoperating revenues (expenses), net	<u>\$ (330,905)</u>	<u>\$ 2,079</u>
Income(loss) before contributions and transfers	<u>\$ 2,152,103</u>	<u>\$ (156,174)</u>
Capital contributions	\$ 17,920	\$ --
Transfers in	2,256,992	283,440
Transfers out	(984,584)	(169,656)
Contributions and transfers, net	<u>\$ 1,290,328</u>	<u>\$ 113,784</u>
Change in net position	\$ 3,442,431	\$ (42,390)
Net position, beginning	59,081,754	16,308,336
Net position, ending	<u>\$ 62,524,185</u>	<u>\$ 16,265,946</u>

See notes to financial statements

Business-type Activities - Enterprise Funds		Governmental Activities- Internal Service Funds
Storm Water Fund	Total	
\$ 1,070,284	\$ 11,703,639	\$ 7,325,032
60	332,397	148,003
<u>\$ 1,070,344</u>	<u>\$ 12,036,036</u>	<u>\$ 7,473,035</u>
\$ 207,665	\$ 2,634,896	\$ 1,334,782
121,783	2,551,805	5,919,727
29,508	1,376,671	1,260,040
653,470	3,089,991	432,895
<u>\$ 1,012,426</u>	<u>\$ 9,653,363</u>	<u>\$ 8,947,444</u>
<u>\$ 57,918</u>	<u>\$ 2,382,673</u>	<u>\$ (1,474,409)</u>
\$ 10,619	\$ 82,703	\$ 49,410
(21,694)	(404,487)	--
52,500	52,500	--
--	(18,117)	418
<u>\$ 41,425</u>	<u>\$ (287,401)</u>	<u>\$ 49,828</u>
<u>\$ 99,343</u>	<u>\$ 2,095,272</u>	<u>\$ (1,424,581)</u>
\$ 21,366	\$ 39,286	\$ --
134,489	2,674,921	900,000
(189,607)	(1,343,847)	--
<u>\$ (33,752)</u>	<u>\$ 1,370,360</u>	<u>\$ 900,000</u>
\$ 65,591	\$ 3,465,632	\$ (524,581)
17,191,900	92,581,990	14,972,842
<u>\$ 17,257,491</u>	<u>\$ 96,047,622</u>	<u>\$ 14,448,261</u>

City of Cedar Falls, Iowa
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2022

	Business-type Activities - Enterprise Funds <u>Sewer Fund</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 7,554,174
Receipts from interfund services	--
Payments to suppliers	(876,367)
Payments to employees	(1,273,435)
Net cash provided by operating activities	<u>\$ 5,404,372</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Transfers from other funds	\$ 2,256,992
Transfers to other funds	(984,584)
Net cash provided by (used for) noncapital financing activities	<u>\$ 1,272,408</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Net acquisition of property and equipment	\$ (2,100,975)
Capital contributions	17,920
Principal paid on debt maturities	(1,118,000)
Payments on advance from other funds	(855,000)
Interest paid	(433,200)
Net cash (used for) capital and related financing activities	<u>\$ (4,489,255)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received on investments	\$ 48,400
Net increase (decrease) in cash	<u>\$ 2,235,925</u>
CASH BALANCES, Beginning	14,048,792
CASH BALANCES, Ending	<u>\$ 16,284,717</u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income (loss)	\$ 2,483,008
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	1,913,214
(Increase) decrease in:	
Customer and other receivables	(40,997)
Inventories	5,061
Increase (decrease) in accounts payable, accrued and other liabilities	467,145
(Increase) decrease in deferred outflows of resources	44,178
Increase (decrease) in deferred inflows of resources	532,763
Net cash provided by operating activities	<u>\$ 5,404,372</u>

See notes to financial statements

Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
Refuse Fund	Storm Water Fund	Total	
\$ 2,909,758	\$ 1,071,094	\$ 11,535,026	\$ --
--	--	--	7,325,738
(1,193,372)	(160,387)	(2,230,126)	(6,982,450)
(1,427,971)	(281,717)	(2,983,123)	(1,509,019)
<u>\$ 288,415</u>	<u>\$ 628,990</u>	<u>\$ 6,321,777</u>	<u>\$ (1,165,731)</u>
\$ 283,440	\$ 134,489	\$ 2,674,921	\$ 900,000
(169,656)	(189,607)	(1,343,847)	--
<u>\$ 113,784</u>	<u>\$ (55,118)</u>	<u>\$ 1,331,074</u>	<u>\$ 900,000</u>
\$ (239,447)	\$ (121,742)	\$ (2,462,164)	\$ (393,477)
--	21,366	39,286	--
--	(85,000)	(1,203,000)	--
--	--	(855,000)	--
--	(31,500)	(464,700)	--
<u>\$ (239,447)</u>	<u>\$ (216,876)</u>	<u>\$ (4,945,578)</u>	<u>\$ (393,477)</u>
\$ 19,090	\$ 9,735	\$ 77,225	\$ 48,075
\$ 181,842	\$ 366,731	\$ 2,784,498	\$ (611,133)
5,321,251	2,723,980	22,094,023	14,065,804
<u>\$ 5,503,093</u>	<u>\$ 3,090,711</u>	<u>\$ 24,878,521</u>	<u>\$ 13,454,671</u>
\$ (158,253)	\$ 57,918	\$ 2,382,673	\$ (1,474,409)
523,307	653,470	3,089,991	432,895
(24,244)	810	(64,431)	(46,867)
12,193	--	17,254	27,288
(676,610)	(208,432)	(417,897)	(625,086)
36,450	24,730	105,358	58,465
575,572	100,494	1,208,829	461,983
<u>\$ 288,415</u>	<u>\$ 628,990</u>	<u>\$ 6,321,777</u>	<u>\$ (1,165,731)</u>

**CITY OF CEDAR FALLS, IOWA
NOTES TO FINANCIAL STATEMENTS
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A. Reporting Entity

The City of Cedar Falls is a municipal corporation governed by an elected mayor and seven-member council. As required by accounting principles generally accepted in the United States of America, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The discretely presented component units are reported in a separate column in the combined financial statements to emphasize that they are legally separate from the City. The discretely presented electric, gas, water, and communications utilities each have a December 31 year end.

Discretely Presented Component Units. The electric, gas, water, and communications utilities serve all the citizens of the City and are governed by a five-member board appointed by the mayor of the City of Cedar Falls. The rates for user charges and bond issuance authorizations are approved by the City Council, and the legal liability for the general obligation portion of the Utilities' debt remains with the City.

Complete financial statements for the Utilities may be obtained at the administrative offices.

Cedar Falls Utilities
Utility Parkway
Cedar Falls, Iowa 50613

Jointly Governed Organizations. The City also participates in several jointly governed organizations for which the City is not financially accountable or that the nature and significance of the relationship with the City are such that exclusion does not cause the City's financial statements to be misleading or incomplete. City officials are members of the following boards and commissions: Black Hawk County Consolidated Public Safety Communications Center, Black Hawk County Solid Waste Management Commission, Black Hawk County Criminal Justice Information Systems and Metropolitan Transit Authority.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

The statement of net position presents the assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Net position are reported in three categories.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bonds, notes, and other debt that are attributed to the acquisition, construction, or improvement of those assets.

Restricted net position result when constraints placed on net asset use are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consist of net position that do not meet the definition of preceding categories. Unrestricted net position often have constraints on resources that are imposed by management, but can be removed or modified.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual proprietary funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as other governmental funds.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, or if the payments are from the City's component unit. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, interest, fines and forfeitures, and special assessments are susceptible to accrual. Sales taxes collected and held by the state at year-end on behalf of the City are also recognized as revenue. Other receipts and taxes become measurable and available when cash is received by the City and are recognized as revenue at that time.

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred, all other grant requirements have been met, and the criteria for accrual has been met.

The City reports the following major governmental funds:

The *general fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *hospital fund* accounts for the lease income derived from Sartori Memorial Hospital.

The *TIF fund* accounts for property taxes received through tax increment financing.

The *street construction fund* accounts for the road use tax revenues received to the City by the State of Iowa for the operation and maintenance of the City's streets.

The *street repair fund* accounts for local option sales tax received from the state to be used to repair streets.

The *debt service fund* accounts for the servicing of general long-term debt not being financed by proprietary funds.

The *capital improvements fund* accounts for the acquisition of capital assets or construction of major capital projects not being financed by proprietary funds.

The *bond fund* accounts for all bond proceeds not related to proprietary funds and all the related capital projects associated with the bond sales.

The City reports the following major proprietary funds:

The *sewer fund* accounts for the operations and maintenance of the City's sanitary sewer system.

The *refuse fund* accounts for the operations and maintenance of the City's garbage collection.

The *storm water fund* accounts for the operations and maintenance of the City's storm water system.

Additionally, the City reports the following fund type:

Internal service funds account for operations that provide services to other departments or agencies of the City, or to other governments, on a cost-reimbursement basis. These include data processing, vehicle maintenance, health insurance, health insurance severance, payroll, and risk management activities.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments between the government's refuse and sewer functions and various other functions of the government. Elimination of the charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the refuse fund, sewer fund, and the government's internal service funds are charges to customers for services. Operating expenses for enterprise funds and internal service funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the City and the Utility to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high-rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district. Investments of the City and the Utility are reported at fair value. Due to legal and budgetary reasons, the General Fund is assigned a portion of the investment earnings associated with the other funds. These funds are Street Construction, Debt Service, and the Cemetery Perpetual Care Funds.

2. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans).

All trade and property tax receivables are shown net of an allowance for uncollectibles.

The County Treasurer bills and collects taxes for the City. Taxes for the year ended June 30, 2022, were certified with the County during the preceding fiscal year and were due in two equal installments by September 30, 2021 and March 31, 2022. Property tax receivable is recognized on the levy or lien date, which is the date the tax asking is certified by the City to the County Board of Supervisors. Any County collections on the 2021-2022 tax levy remitted to the City within sixty days subsequent to June 30, 2022, are recorded as property tax revenues. Taxes not collected and remitted to the City within sixty days subsequent to June 30, 2022, are delinquent and have been recorded as receivables and unavailable revenues.

By statute, the City is required to certify its budget in March of each year for the subsequent fiscal year. However, by statute, the tax asking and budget certification for the following fiscal year becomes effective on the first day of that year. Although the succeeding year property tax receivable has been recorded, the related revenue is reported as a deferred inflow and will not be recognized as revenue until the year for which it is levied.

3. Leases

A lessor should recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions for leases of assets held as investments, certain regulated leases, short-term leases, and leases that transfer ownership of the underlying asset. A lessor should not derecognize the asset underlying the lease. The lease

receivable should be measured at the present value of lease payments expected to be during the lease term. The deferred inflow of resources should be measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relate to future periods.

4. Inventories and Prepaid Items

Inventories in the governmental fund types are valued at cost using the first-in/first-out method. The costs of governmental fund type inventories are recognized as expenditures when purchased. Inventories in the proprietary fund types are valued at the lower of first-in/first-out cost or market. The inventories for the component unit are valued at the weighted average cost. The cost of proprietary fund type and component unit inventories are recognized as expenses when consumed.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

5. Restricted Assets

Certain assets of the component units are restricted because of applicable bond provisions.

6. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide statement of net position. Capital assets are defined by the government as equipment with initial, individual cost of \$5,000 or greater or a purchase of land, land improvements, building, or infrastructure with a value of \$5,000 or greater and an estimated useful life of greater than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value. Acquisition value is the price that would have been paid to acquire a capital asset with equivalent service potential.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Computer Equipment	5 years	Streets	30 years
Equipment	10-30 years	Buildings	40-50 years
Office Equipment	10-30 years	Land Improvements	20-40 years
Vehicles	10-20 years	Storm Water	40 years
Parking Lots	15 years	Bridges	45 years
Furniture	20 years	Lift Stations	50 years
Large Vehicles	20-40 years	Sewer	50 years
Traffic Signals	20 years	Historic Buildings	100 years

7. Deferred Outflows of Resources

Deferred Outflows of Resources represent a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension and OPEB expense and contributions from the employer after the measurement date but before the end of the employer's reporting period.

8. Compensated Absences

City employees accumulate vacation, sick leave, and comp-time hours for subsequent use or for payment upon termination, death, or retirement. Earned vacation pay and a maximum of one-half of all unused sick leave may be paid upon termination of employment. The compensated absences liability attributable to the governmental activities will be paid primarily by the General Fund.

All severance is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental fund financial statements only for employees that have resigned or retired. The compensated absence liability has been computed based on rates of pay in effect on June 30, 2022.

9. Long-term Obligations

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premium and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

10. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Iowa Public Employees' Retirement System and the Municipal Fire and Police Retirement System (Systems') and additions to/deductions from the Systems' fiduciary net position have been determined on the same basis as they are reported by the Systems'. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net pension liability attributable to the governmental activities will be paid primarily by the General Fund.

11. Total OPEB Liability

For purposes of measuring the total OPEB liability, deferred outflows of resources related to OPEB and OPEB expense, information has been determined based on the City's actuary report. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. The total OPEB liability attributable to the governmental activities will be paid primarily by the General Fund.

12. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources in the governmental fund financial statements represent the amount of assets that have been recognized, but the related revenue has not been recognized since the assets are not collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources consist of property tax receivable and other receivables not collected within sixty days after year end.

Deferred inflows of resources in the Statement of Net Position consist of succeeding year property tax and tax increment financing receivable that will not be recognized as revenue until the year for which they are levied, deferred amounts related to leases, the unamortized portion of the net difference between projected and actual earnings on pension plan investments and other unrecognized items not yet charged to pension expense.

13. Fund Balance Policies

The following classifications describe the relative strength of the spending constraints:

- Nonspendable fund balance – amounts that are not in spendable form (such as inventory) or are required to be maintained intact.
- Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.
- Committed fund balance – amounts constrained to specific purposes by the City itself, using its highest level of decision-making authority (i.e., City Council by adoption of an ordinance prior to the end of the fiscal year). To be reported as committed, amounts cannot be used for any other purpose unless the City takes the same highest level action to remove or change the constraint.
- Assigned fund balance – amounts the City intends to use for a specific purpose. Intent can be expressed by the City Council or by an official or body to which the City Council delegates the authority. The City Council has by resolution authorized the Finance Manager to assign the fund balance.
- Unassigned fund balance – amounts not included in other spendable classifications reported. The City would typically use Restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned resources first to defer the use of

these other classified funds. The General Fund is the only fund that reports an unassigned fund balance amount.

As of June 30, 2022, fund balances are composed of the following:

<u>Fund Balance Classification</u>	<u>Purpose</u>	<u>Fund</u>	<u>Amount</u>
Nonspendable	Inventory	General	\$ 101,762
	Inventory	Street Construction	545,985
	Inventory	Non-major Governmental Funds	33,792
			<u>\$ 681,539</u>
Restricted	TIF Debt	TIF	\$ 81,956
	Street Construction	Street Construction	11,043,005
	Street Repair	Street Repair	17,444,127
	Debt Service	Debt Service	401,055
	Community Block Grant	Non-major Governmental Funds	67,421
	Housing Assistance	Non-major Governmental Funds	730,167
	Employee Retirement Systems	Non-major Governmental Funds	6,629,145
	Visitors & Tourism	Non-major Governmental Funds	956,681
	Cemetery Perpetual Care	Non-major Governmental Funds	477,753
		<u>\$ 37,831,310</u>	
Committed	Health Services	Hospital	\$ 19,253,243
	Parking	Non-major Governmental Funds	551,220
			<u>\$ 19,804,463</u>
Assigned	Cultural Services	General	\$ 144,315
	Recreational Services	General	3,236,687
	Capital Projects	Capital Improvements	28,917,532
	Capital Projects	Non-major Governmental Funds	13,244,415
		<u>\$ 45,542,949</u>	

The City Council has adopted a minimum cash reserve policy. Those amounts are as follows:

General Fund: 15-25% of next year's expenditures and preferably at the 20-25% level

Refuse Fund: 20-30%, but no less than \$500,000.

Sewer Fund: 65-75%, but no less than \$1,500,000.

Street Fund: 20-30%, but no less than \$1,000,000.

Storm Water Fund: 10-20%, but no less than \$200,000.

Emergency Fund: \$1,500,000 minimum.

14. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about

the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

E. Implementation of GASB Statement No. 87

As of July 1, 2021, the City adopted GASB Statement No. 87, *Leases*. The objective of the Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. The impact to the City resulted in the reporting of lease receivable and deferred inflows of resources related to leases. The effect of the implementation of this standard on beginning net position is disclosed in Note 4 E.

Note 2. Stewardship, Compliance, and Accountability

A. Budgetary information

The City prepares and adopts an annual budget on a function basis for the City as a whole, rather than at the fund level, as prescribed by Iowa statutes. The state of Iowa mandates that annual budgets for the fiscal year beginning July 1 be certified to the County Auditor no later than March 31 preceding the beginning of the fiscal year. The review and adoption of the budget for the City is in accordance with state laws and City budget procedures as stated in City Code, recodified November 1971, and amended by ordinance adoption thereafter. Budget proposals for all operating department requests are conducted by the Department of Finance and Business Operations who prepares, for the Mayor's consideration, a preliminary budget by January 1 of each year for the coming fiscal year. The budget proposal presented to the City Council by the Mayor, City Administrator, and Director of Finance and Business Operations is a complete financial plan for the upcoming fiscal year. The proposal is submitted on or before the first Monday of February. The City Council holds various budget meetings with the Mayor, City Administrator and department heads as well as holding public hearings prior to adopting the budget. The Council adopts the budget by resolution and certifies it to the County Auditor by the 31st of March preceding the beginning of the fiscal year. This budget becomes the appropriation for operations of the City.

The adopted budget presents expenditures in nine functions- Public Safety, Public Works, Health and Social Services, Culture and Recreation, Community and Economic Development, General Government, Debt Service, Capital Projects, and Business-type Activities. The legal level of control (the level on which expenditures may not legally exceed appropriations) is the function level. Appropriations as adopted lapse at the end of the fiscal year.

Amendments to the City budget are considered annually as funding sources are available. Management is not authorized to amend the budget or to make budgetary transfers between functions without the approval of the City Council. An additional levy of property taxes is not allowed by state law. The City budget for the current year may be amended for any of the following purposes:

- To permit the appropriation and expenditure of unexpended, unencumbered fund balances on hand at the end of the preceding fiscal year.
- To permit the appropriation and expenditure of amounts anticipated being available from sources other than property taxation.
- To permit transfers between funds as prescribed by state law.

- To permit transfers between functions.

The Council adopts the amended budget by resolution and certifies it to the County Auditor by May 31 of the budget year. The amended budget becomes the appropriation for operations of the City. The City Council adopted one budget amendment resolution during the year ended June 30, 2022.

Due to the emphasis placed on monitoring budgets, as a result of limited resources to provide City services, major classifications such as personal services, capital outlays, contractual services, and commodities are monitored throughout the year by the Department of Finance and Business Operations.

Monthly reports are prepared by department and activity. Any major deviations must be approved by the Department of Finance and Business Operations and the Mayor. While the legal level of control is the program level of expenditure, departments are responsible for not expending more than the amount of the appropriation for each activity within their area of responsibility, unless approved by the Department of Finance and Business Operations and the Mayor.

The City budgets all receipts, disbursements, and interfund and intrafund transfers on the cash basis plus recorded accounts payable. The budget amounts included in this report are the final cash basis budget for the year for all funds excluding the fiduciary funds, which are not budgeted for by the City. Budgeted interfund transfers and intrafund transfers have been eliminated in the following statement of program disbursements - budget and actual.

Individual fund budgets are, in all cases where appropriations are required, the same as the appropriation amounts. In the case of the General Fund and most of the special revenue funds, unexpended budgeted amounts lapse at the end of the budget year.

B. Deficit Fund Balances

The Bond Fund, a major fund, had a deficit fund balance as of June 30, 2022 in the amount of \$21,029,595. The Sidewalk Assessment Fund, a non-major capital projects fund, had a deficit fund balance of \$22,290 as of June 30, 2022. These balances are expected to be recovered through future bond proceeds, TIF reimbursements, and assessments.

Note 3. Detailed Notes On All Funds

A. Deposits and Investments

The City's deposits in banks and credit unions at June 30, 2022 were entirely covered by federal depository insurance, collateralized with securities or letters of credit held by the City or the City's agent in the City's name or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City has no investments meeting the disclosure requirements of Governmental Accounting Standards Board Statement No. 72.

Cash balances as of June 30, 2022, consist of the following:

Cash – unrestricted	<u>\$ 131,052,536</u>
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A reconciliation of cash as shown on the combined balance sheet for the primary government follows:

Carrying amount of deposits	<u>\$ 131,052,536</u>
Cash – Governmental Activities	<u>\$ 106,174,015</u>
Cash – Business-type Activities	<u>24,878,521</u>
Total	<u><u>\$ 131,052,536</u></u>

Interest Rate Risk: The City's investment policy limits the investments of operating funds (funds expected to be expended in the current budget year or within fifteen months of receipt) in instruments that mature within 397 days. Funds not identified as operating funds may be invested in instruments with maturities longer than 397 days, but the maturities shall be consistent with the needs and use of the City.

Credit Risk: The City's investment policy limits investments in commercial paper and other corporate debt to the top two highest classifications. The City did not invest in any commercial paper or other corporate debt during the year.

Concentration of credit risk: The City's investment policy does not allow for a prime bankers' acceptance or commercial paper and other corporate debt balances to be greater than ten percent of its total deposits and investments. The policy also limits the amount that can be invested in a single issue to five percent of its total deposits and investments. The City held no such investments during the year.

Custodial credit risk – deposits: In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The City's deposits are entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

Custodial credit risk – investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City did not hold any investments during the year.

The component units' deposits were entirely covered by Federal depository insurance, collateralized with securities or letters of credit held by the entity or its agent in the entity's name, or by a multiple financial institution collateral pool in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

Cash balances as of December 31, 2021, consist of the following:

	Electric Utility	Gas Utility	Water Utility	Communications Utility
Cash – unrestricted	\$ 39,669,613	\$ 8,048,734	\$ 6,055,992	\$ 17,672,218
Cash – restricted	5,274,958	445,264	294,278	556,755
	<u>\$ 44,944,571</u>	<u>\$ 8,493,998</u>	<u>\$ 6,350,270</u>	<u>\$ 18,228,973</u>

A reconciliation of cash and investments as shown on the statement of net position for the component units follows:

	Electric Utility	Gas Utility	Water Utility	Communications Utility
Carrying amount of deposits	\$ 44,944,571	\$ 8,493,998	\$ 6,350,270	\$ 18,228,973
Carrying amount of certificates	3,100,000	40,000	30,000	1,050,000
Total	<u>\$ 48,044,571</u>	<u>\$ 8,533,998</u>	<u>\$ 6,380,270</u>	<u>\$ 19,278,973</u>
Cash	\$ 39,669,613	\$ 8,048,734	\$ 6,055,992	\$ 17,672,218
Cash - Restricted	5,274,958	445,264	294,278	556,755
Investments:				
Certificates of deposit	2,990,000	-	-	1,000,000
Certificates of deposit - restricted	110,000	40,000	30,000	50,000
Total	<u>\$ 48,044,571</u>	<u>\$ 8,533,998</u>	<u>\$ 6,380,270</u>	<u>\$ 19,278,973</u>

B. Receivable

On June 30, 2022, the City has recorded a \$4,403,671 receivable for library, recreation, and cultural contributions held by the Cedar Falls Community Foundation. The funds will be used to support library services, recreation services, and the cultural center, therefore is reported as an asset to the General Fund.

C. Capital Assets

Capital asset activity for the year ended June 30, 2022 was as follows:

Primary Government

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 43,116,319	\$ --	\$ --	\$ 43,116,319
Construction in progress	12,137,611	14,752,595	3,509,774	23,380,432
Total capital assets, not being depreciated	<u>\$ 55,253,930</u>	<u>\$ 14,752,595</u>	<u>\$ 3,509,774</u>	<u>\$ 66,496,751</u>
Capital assets, being depreciated:				
Buildings	\$ 36,936,789	\$ --	\$ --	\$ 36,936,789
Land Improvements	21,077,715	23,100	--	21,100,815
Machinery and equipment	21,936,957	1,136,228	696,408	22,376,777
Infrastructure	268,834,004	4,628,092	--	273,462,096
Total capital assets, being depreciated	<u>\$ 348,785,465</u>	<u>\$ 5,787,420</u>	<u>\$ 696,408</u>	<u>\$ 353,876,477</u>
Less accumulated depreciation for:				
Buildings	\$ 14,116,037	\$ 890,221	\$ --	\$ 15,006,258
Land Improvements	9,080,657	704,934	--	9,785,591
Machinery and equipment	14,421,782	1,106,652	626,568	14,901,866
Infrastructure	123,849,378	7,924,214	--	131,773,592
Total accumulated depreciation	<u>\$ 161,467,854</u>	<u>\$ 10,626,021</u>	<u>\$ 626,568</u>	<u>\$ 171,467,307</u>
Total capital assets, being depreciated, net	<u>\$ 187,317,611</u>	<u>\$ (4,838,601)</u>	<u>\$ 69,840</u>	<u>\$ 182,409,170</u>
Governmental activities capital assets, net	<u>\$ 242,571,541</u>	<u>\$ 9,913,994</u>	<u>\$ 3,579,614</u>	<u>\$ 248,905,921</u>

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 1,612,581	\$ --	\$ --	\$ 1,612,581
Construction in progress	1,073,757	2,289,786	2,554,230	809,313
Total capital assets, not being depreciated	<u>\$ 2,686,338</u>	<u>\$ 2,289,786</u>	<u>\$ 2,554,230</u>	<u>\$ 2,421,894</u>
Capital assets, being depreciated:				
Buildings	\$ 56,337,385	\$ --	\$ 65,797	\$ 56,271,588
Machinery and equipment	10,284,904	249,790	35,000	10,499,694
Infrastructure	67,317,517	2,487,164	--	69,804,681
Total capital assets, being depreciated	<u>\$ 133,939,806</u>	<u>\$ 2,736,954</u>	<u>\$ 100,797</u>	<u>\$ 136,575,963</u>
Less accumulated depreciation for:				
Buildings	\$ 14,688,998	\$ 1,187,886	\$ 43,315	\$ 15,833,569
Machinery and equipment	5,165,795	382,630	29,021	5,519,404
Infrastructure	24,215,399	1,519,475	--	25,734,874
Total accumulated depreciation	<u>\$ 44,070,192</u>	<u>\$ 3,089,991</u>	<u>\$ 72,336</u>	<u>\$ 47,087,847</u>
Total capital assets, being depreciated, net	<u>\$ 89,869,614</u>	<u>\$ (353,037)</u>	<u>\$ 28,461</u>	<u>\$ 89,488,116</u>
Business-type activities capital assets, net	<u>\$ 92,555,952</u>	<u>\$ 1,936,749</u>	<u>\$ 2,582,691</u>	<u>\$ 91,910,010</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

Public safety	\$ 350,145
Public works	8,141,753
Health and social services	148,978
Culture and recreation	1,220,351
Community and economic development	158,641
General government	173,258
Capital assets held by government's internal service funds are charged to the various functions based on their usage of the assets	432,895
Total depreciation expense - governmental activities	<u>\$ 10,626,021</u>

Business-type activities

Sewer	\$ 1,913,214
Refuse	523,307
Storm Water	653,470
Total depreciation expense - business-type activities	<u>\$ 3,089,991</u>

Construction Commitments

The City has active construction projects as of June 30, 2022. At year-end the City's commitments with contractors are as follows:

	<u>Project Authorization</u>	<u>Expended to Date</u>	<u>Remaining Commitment</u>
Resilience Plan	\$ 85,500	\$ 81,225	\$ 4,275
2021 Reconstruction	4,077,321	4,030,921	46,400
2022 Reconstruction	3,373,917	967,014	2,406,903
2021 Street Patching	161,198	144,234	16,964
Main Street Reconstruction	1,959,241	1,316,237	643,004
Union Road Reconstruction	516,803	423,986	92,817
West Viking Road Reconstruction	253,100	211,275	41,825
Streetscape Maintenance	2,832,997	2,257,802	575,195
Downtown Levee Certification	73,500	72,211	1,289
Dam Safety Improvements	284,420	284,327	93
Cedar Heights	243,500	60,476	183,024
Union Rd. Trail	655,149	540,038	115,111
Greenhill Rd. & Main	3,725,829	1,191,907	2,533,922
W. Viking Road Ind. Park	8,440,052	1,778,070	6,661,982
Intersection Improvements	376,800	92,614	284,186
Olive St. Box Culvert	197,500	197,495	5
W. 27 th St. Reconstruction	8,319,851	706,127	7,613,724
Cyber Lane	351,274	314,524	36,750
2021 Sidewalk Repair	160,388	113,630	46,758
College Hill Vision Plans	165,000	125,750	39,250
CDBG Sewer Lining	286,395	267,125	19,270
Cedar Heights Drive Reconstruction	7,491,157	5,295,337	2,195,820
Lake Street Trail	340,500	46,347	294,153
City Hall Remodel	4,143,956	2,317,914	1,826,042
2021 Permeable Alley	102,916	100,107	2,809
2022 Bridge Inspections	31,000	28,539	2,461
2022 Alley Reconstruction	508,133	16,625	491,508
Center Street Streetscape	1,540,598	0	1,540,598
CDBG Sidewalk	194,156	186,616	7,540
	<u>\$ 50,892,151</u>	<u>\$ 23,168,473</u>	<u>\$ 27,723,678</u>

Discretely Presented Component Units

Activity for the Electric Utility for the year ended December 31, 2021, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 1,878,208	\$ --	--	\$ 1,878,208
Construction in progress	3,968,161	8,048,525	9,453,755	2,562,931
Total capital assets, not being depreciated	<u>\$ 5,846,369</u>	<u>\$ 8,048,525</u>	<u>\$ 9,453,755</u>	<u>\$ 4,441,139</u>
Capital assets, being depreciated:				
Buildings	\$ 42,162,262	\$ 1,690,153	\$ 321,075	\$ 43,531,340
Machinery and equipment	21,054,934	837,656	219,256	21,673,334
Land Rights	255,094	--	--	255,094
Infrastructure	203,712,916	6,925,946	1,070,885	209,567,977
Total capital assets, being depreciated	<u>\$ 267,185,206</u>	<u>\$ 9,453,755</u>	<u>\$ 1,611,216</u>	<u>\$ 275,027,745</u>
Less accumulated depreciation for:				
Buildings	\$ 14,832,624	\$ 1,238,472	\$ 414,843	\$ 15,656,253
Machinery and equipment	11,042,470	1,614,342	219,256	12,437,556
Land Rights	17,006	3,401	--	20,407
Infrastructure	80,114,818	5,903,971	1,160,500	84,858,289
	<u>\$ 106,006,918</u>	<u>\$ 8,760,186</u>	<u>\$ 1,794,599</u>	<u>\$ 112,972,505</u>
Total capital assets, being depreciated, net	<u>\$ 161,178,288</u>	<u>\$ 693,569</u>	<u>\$ (183,383) *</u>	<u>\$ 162,055,240</u>
Electric Utility capital assets, net	<u>\$ 167,024,657</u>	<u>\$ 8,742,094</u>	<u>\$ 9,270,372</u>	<u>\$ 166,496,379</u>

*Cedar Falls Utilities uses FERC utility accounting which allows for depreciation calculated using the composite straight-line method. Under this method it is common for accumulated depreciation deletions to exceed the cost removed.

Activity for the Gas Utility for the year ended December 31, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 25,617	\$ --	\$ --	\$ 25,617
Construction in progress	135,746	1,135,564	1,205,051	66,259
Total capital assets, not being depreciated	<u>\$ 161,363</u>	<u>\$ 1,135,564</u>	<u>\$ 1,205,051</u>	<u>\$ 91,876</u>
Capital assets, being depreciated:				
Buildings	\$ 4,291,890	\$ 47,420	\$ 59,026	\$ 4,280,284
Machinery and equipment	512,408	19,835	19,667	512,576
Infrastructure	25,241,005	1,137,797	140,856	26,237,946
Total capital assets, being depreciated	<u>\$ 30,045,303</u>	<u>\$ 1,205,052</u>	<u>\$ 219,549</u>	<u>\$ 31,030,806</u>
Less accumulated depreciation				
Buildings	\$ 846,757	\$ 103,870	\$ 59,026	\$ 891,601
Machinery and equipment	305,332	52,344	19,667	338,009
Infrastructure	13,920,842	710,494	155,763	14,475,573
	<u>\$ 15,072,931</u>	<u>\$ 866,708</u>	<u>\$ 234,456</u>	<u>\$ 15,705,183</u>
Total capital assets, being depreciated, net	<u>\$ 14,972,372</u>	<u>\$ 338,344</u>	<u>\$ (14,907) *</u>	<u>\$ 15,325,623</u>
Gas Utility capital assets, net	<u>\$ 15,133,735</u>	<u>\$ 1,473,908</u>	<u>\$ 1,190,144</u>	<u>\$ 15,417,499</u>

*Cedar Falls Utilities uses FERC utility accounting which allows for depreciation calculated using the composite straight-line method. Under this method it is common for accumulated depreciation deletions to exceed the cost removed.

Activity for the Water Utility for the year ended December 31, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 63,466	\$ --	\$ --	\$ 63,466
Construction in progress	14,360	1,203,735	857,571	360,524
Total capital assets, not being depreciated	<u>\$ 77,826</u>	<u>\$ 1,203,735</u>	<u>\$ 857,571</u>	<u>\$ 423,990</u>
Capital assets, being depreciated:				
Buildings	\$ 2,744,137	\$ 42,787	\$ 32,729	\$ 2,754,195
Machinery and equipment	1,372,468	47,267	40,602	1,379,133
Infrastructure	43,410,716	767,517	60,417	44,117,816
Total capital assets, being depreciated	<u>\$ 47,527,321</u>	<u>\$ 857,571</u>	<u>\$ 133,748</u>	<u>\$ 48,251,144</u>
Less accumulated depreciation				
Buildings	\$ 647,788	\$ 61,895	\$ 32,728	\$ 676,955
Machinery and equipment	644,067	39,264	40,602	642,729
Infrastructure	12,543,670	842,183	59,682	13,326,171
Total accumulated depreciation	<u>\$ 13,835,525</u>	<u>\$ 943,342</u>	<u>\$ 133,012</u>	<u>\$ 14,645,855</u>
Total capital assets, being depreciated, net	<u>\$ 33,691,796</u>	<u>\$ (85,771)</u>	<u>\$ 736</u>	<u>* \$ 33,605,289</u>
Water Utility capital assets, net	<u>\$ 33,769,622</u>	<u>\$ 1,117,964</u>	<u>\$ 858,307</u>	<u>\$ 34,029,279</u>

*Cedar Falls Utilities uses FERC utility accounting which allows for depreciation calculated using the composite straight-line method. Under this method it is common for accumulated depreciation deletions to exceed the cost removed.

Activity for the Communications Utility for the year ended December 31, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 2,177	\$ --	\$ --	\$ 2,177
Construction in progress	976,119	4,271,398	5,158,058	89,459
Total capital assets, not being depreciated	<u>\$ 978,296</u>	<u>\$ 4,271,398</u>	<u>\$ 5,158,058</u>	<u>\$ 91,636</u>
Capital assets, being depreciated:				
Machinery and equipment	\$ 22,825,078	\$ 4,662,563	\$ 2,631,279	\$ 24,856,362
Infrastructure	20,594,870	495,494	13,396	21,076,968
Total capital assets, being depreciated	<u>\$ 43,419,948</u>	<u>\$ 5,158,057</u>	<u>\$ 2,644,675</u>	<u>\$ 45,933,330</u>
Less accumulated depreciation				
Machinery and equipment	\$ 14,203,980	\$ 2,855,135	\$ 2,631,245	\$ 14,427,870
Infrastructure	5,388,383	775,952	13,380	6,150,955
Total accumulated depreciation	<u>\$ 19,592,363</u>	<u>\$ 3,631,087</u>	<u>\$ 2,644,625</u>	<u>\$ 20,578,825</u>
Total capital assets, being depreciated, net	<u>\$ 23,827,585</u>	<u>\$ 1,526,970</u>	<u>\$ 50 *</u>	<u>\$ 25,354,505</u>
Communications Utility capital assets, net	<u>\$ 24,805,881</u>	<u>\$ 5,798,368</u>	<u>\$ 5,158,108</u>	<u>\$ 25,446,141</u>

*Cedar Falls Utilities uses FERC utility accounting which allows for depreciation calculated using the composite straight-line method. Under this method it is common for accumulated depreciation deletions to exceed the cost removed.

D. Leases

Lessor:

Sartori Memorial Hospital

On January 1, 1997, the operations of Sartori Memorial Hospital (Hospital) were sold to MercyOne Health Systems, Inc. As part of this sale, the City entered into a lease agreement with Sartori Memorial Hospital, Inc. (SMH), whereas the City will lease to SMH the land and buildings owned by the City and used in the Hospital's operations. The initial term of the lease was for a period of 25 years, with each additional term being for a period of five years. MercyOne has already exercised its right for the first extension, however, is not expected to renew for the additional two terms.

During the fiscal year, the City recognized \$29,826 in lease revenue and \$2,970 in interest income related to these agreements. At July 1, 2021, the City recorded \$149,132 in a lease receivable and deferred inflow of resources for this arrangement. The City used an interest rate of 2.17% based on the average rate of interest received on the Hospital Fund investments.

MercyOne Health Systems, Inc. also pays to the City an annual amount of \$140,000 for five years, which represents the liability arising from accrued vacation of Hospital personnel as of December 31, 1996. The present value of this liability as of June 30, 2022, is recorded as a receivable and deferred inflow of resources in the Hospital Fund in the amount of \$540,306.

Cellular Towers

The City licenses (leases) 2 parcels of land for cellular tower antenna sites. One of the licenses is for a non-cancelable period of 25 years ending on February 15, 2026 with five (5) renewal periods of five (5) years. The City believes the licensee will exercise the renewal options with reasonable certainty. The agreement allows for annual increases in lease payments of 4%. The second license is in the middle of its fourth renewal period ending February 28, 2025, and the licensee has one additional renewal period of five years remaining which the City is reasonably certain will be exercised. The agreement allows for annual increases in lease payments at the greater of 3% or the percentage increase in the CPI over the CPI for the month 12 months prior to the adjustment date. During the fiscal year, the City recognized \$57,625 in lease revenue and \$25,845 in interest revenue related to these agreements. At July 1, 2021, the City recorded \$1,156,833 in lease receivables and deferred inflows of resources for these arrangements. The City used an interest rate of 2.5% based on comparable interest rates for investments in the current market.

Leases receivable	Balance at July 1, 2021 as restated	Additions	Deletions	Balance at June 30, 2022
Lease agreements	\$ 1,305,965	\$ --	\$ 54,670	\$ 1,251,295
Total leases receivable	\$ 1,305,965	\$ --	\$ 54,670	\$ 1,251,295

Remaining amounts to be received associated with these leases are as follows:

Fiscal Year Ended June 30	Lease Revenue
2023	\$ 54,394
2024	57,537
2025	60,811
2026	63,969
2027	36,047
2028-2032	155,941
2033-2037	113,748
2038-2042	177,223
2043-2047	259,615
2048-2052	272,010
Total	\$ 1,251,295

E. Non-Current Liabilities

Following is a summary of the City's changes in long-term liabilities for the year-ended June 30, 2022, and the total liability of the City as of that date as reported on the government-wide statement of net position:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Governmental Activities:					
Capital Loan Notes:					
Series 2016	\$ 1,400,000	\$ --	\$ 270,000	\$ 1,130,000	\$ 275,000
Series 2018	2,165,000	--	265,000	1,900,000	280,000
Series 2020	3,300,000	--	335,000	2,965,000	340,000
Total notes	\$ 6,865,000	\$ --	\$ 870,000	\$ 5,995,000	\$ 895,000
Add: Unamortized premium	454,109	--	61,472	392,637	--
Total long-term debt	\$ 7,319,109	\$ --	\$ 931,472	\$ 6,387,637	\$ 895,000
Compensated absences	2,665,701	5,812	292,208	2,379,305	1,225,319
Total non-current liabilities	\$ 9,984,810	\$ 5,812	\$ 1,223,680	\$ 8,766,942	\$ 2,120,319
	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Business-Type Activities:					
Capital Loan Notes:					
Series 2016	\$ 4,405,000	\$ --	\$ 590,000	\$ 3,815,000	\$ 600,000
Series 2018-Strm Wtr	695,000	--	85,000	610,000	90,000
Series 2018-Sewer	1,630,000	--	200,000	1,430,000	210,000
Total notes	\$ 6,730,000	\$ --	\$ 875,000	\$ 5,855,000	\$ 900,000
State Revolving Loan	4,720,000	--	328,000	4,392,000	339,000
Add: Unamortized premium	361,045	--	51,577	309,468	--
Total long-term debt	\$ 11,811,045	\$ --	\$ 1,254,577	\$ 10,556,468	\$ 1,239,000
Compensated absences	380,771	--	50,587	330,184	154,287
Total non-current liabilities	\$ 12,191,816	\$ --	\$ 1,305,164	\$ 10,886,652	\$ 1,393,287

General Obligation Bonds/Notes

Three issues of unmatured general obligation bonds/notes totaling \$12,552,105, net unamortized premium of \$702,105 are outstanding as of June 30, 2022. These notes bear interest at rates of 2.00% to 5.00%; mature in varying annual amounts through June 30, 2030; and were originally issued for \$19,025,000.

Details of general obligation bonds/notes payable at June 30, 2022 are as follows:

	<u>Date of Issue</u>	<u>Interest Rates</u>	<u>Final Due Date</u>	<u>Annual Payments</u>	<u>Amount Originally Issued</u>	<u>Outstanding 30-Jun-22</u>
Governmental Activities:						
General Obligation Capital Loan Notes	7/19/2016	2.00%	6/1/2026	245,000-440,000	\$2,865,000	\$1,130,000
General Obligation Capital Loan Notes	7/19/2018	4.00-5.00%	6/1/2028	200,000-350,000	2,860,000	1,900,000
General Obligation Capital Loan Notes	7/21/2020	2.00%	6/1/2030	130,000-405,000	3,430,000	2,965,000
Total Governmental Activities						<u><u>\$5,995,000</u></u>
Business Activities:						
General Obligation Capital Loan Notes	7/19/2016	2.00%	6/1/2028	125,000-670,000	\$6,790,000	\$3,815,000
General Obligation Capital Loan Notes-Sewer	7/19/2018	4.00-5.00%	6/1/2028	150,000-260,000	2,160,000	1,430,000
General Obligation Capital Loan Notes-Strm. Wtr	7/19/2018	4.00-5.00%	6/1/2028	65,000-110,000	920,000	610,000
Total Business Activities						<u><u>\$5,855,000</u></u>

Annual debt service requirements to maturing for general obligation bonds/notes are as follows:

Year Ending June 30,	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2023	\$ 895,000	\$ 166,750	\$ 900,000	\$ 167,450
2024	925,000	140,450	935,000	140,450
2025	950,000	113,100	965,000	112,150
2026	980,000	84,800	995,000	82,800
2027	715,000	58,700	1,020,000	55,900
2028-2030	1,530,000	61,600	1,040,000	28,200
Total	<u>\$ 5,995,000</u>	<u>\$ 625,400</u>	<u>\$ 5,855,000</u>	<u>\$ 586,950</u>

State Revolving Loan

In July 2011, the City entered into a loan and disbursement agreement with the Iowa Finance Authority for the issuance of sewer revenue capital loan notes under the State Revolving Fund Program. These notes financed the major renovation project at the City’s water treatment facility related to disinfection compliance. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing. In the event of a default, the issuer shall have the right to take any action authorized under the regulations, the revenue note or the agreement and to take whatever action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become due under the agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the participant under the agreement. As of June 30, 2022, \$4,392,000 is outstanding. These notes bear interest at a rate of 1.75% with a final maturity in fiscal year 2035. Annual debt service requirements to maturity for this loan are as follows:

Year Ending June 30,	Business-type Activities	
	Principal	Interest
2023	\$ 339,000	\$ 87,840
2024	350,000	81,060
2025	361,000	74,060
2026	373,000	66,840
2027	385,000	59,380
2028-2032	2,118,000	176,380
2033-2035	466,000	9,320
Total	<u>\$ 4,392,000</u>	<u>\$ 554,881</u>

The notes are paid by the Sewer Fund. In fiscal year ended June 30, 2022, the Sewer Fund had net revenue of \$4,448,110 and the amount of principal and interest due was \$451,900.

Debt Limitation

As of June 30, 2022, the outstanding general obligation debt of the City did not exceed its legal debt margin computed as follows:

Estimated actual valuation of taxable property within the City	<u>\$ 3,490,992,530</u>
Debt limit - 5% of total actual valuation	\$ 174,549,627
Debt applicable to debt limit:	
General obligation bonds/Capital loan notes	<u>11,850,000</u>
Legal debt margin	<u>\$ 162,699,627</u>

All tax-exempt debt issued by the City is subject to IRS arbitrage rebate unless the City meets the \$5 million small issuers exemption in a given year. As of June 30, 2022, the City had no arbitrage liability.

Non-Current Liabilities – Electric Utility

Non-Current liability activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Capital Loan Notes:					
Series 2015	\$ 14,520,000	\$ --	\$ 2,760,000	\$ 11,760,000	\$ 2,895,000
Unamortized premium	1,719,115	--	326,774	1,392,341	--
Unamortized discount	(17,576)	--	(3,341)	(14,235)	--
Current installments of long-term debt	(2,760,000)	--	135,000	(2,895,000)	--
Long-term debt	<u>\$ 13,461,539</u>	<u>\$ --</u>	<u>\$ 3,218,433</u>	<u>\$ 10,243,106</u>	<u>\$ 2,895,000</u>
Customer advances					
for construction	358,500	69,700	147,700	280,500	--
Landfill closure	2,852,269	92,956	71,307	2,873,918	--
Other liabilities	1,429,236	107,116	213,892	1,322,460	--
Net pension liability	6,084,396	1,021,259	6,979,463	126,192	--
Accrued severance	749,279	35,074	37,599	746,754	--
OPEB	1,012,843	112,681	106,110	1,019,414	--
Noncurrent liabilities	<u>12,486,523</u>	<u>1,438,786</u>	<u>7,556,071</u>	<u>6,369,238</u>	<u>--</u>
Total	<u>\$ 25,948,062</u>	<u>\$ 1,438,786</u>	<u>\$ 10,774,504</u>	<u>\$ 16,612,344</u>	<u>\$ 2,895,000</u>

Capital Loan Notes – Electric Utility

The 2015 revenue capital loan notes require annual principal payments, due December 1, and semiannual interest payments, due June 1 and December 1. Interest rates are in a range between 2.50% and 5.00%. The capital loan notes are secured by the future net revenues of the Utility.

Component Unit - Capital Loan Notes				
Year	Principal		Interest	
2022	\$	2,895,000	\$	455,625
2023		3,045,000		310,875
2024		3,195,000		158,625
2025		1,290,000		78,750
2026		1,335,000		40,050
	\$	11,760,000	\$	1,043,925

Non-Current Liabilities – Gas Utility

Non-Current liability activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Customer advances for construction	\$ 144,774	\$ 24,420	\$ 50,560	\$ 118,634
Other liabilities	221,620	--	110,810	110,810
Net pension liability	2,090,749	405,107	2,451,531	44,325
Accrued severance	162,344	57,895	55,700	164,539
OPEB	200,660	24,657	23,209	202,108
Total non-current liabilities	\$ 2,820,147	\$ 512,079	\$ 2,691,810	\$ 640,416

Non-Current Liabilities – Water Utility

Non-Current liability activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Accounts payable - long term	\$ --	\$ --	\$ --	\$ --
Net pension liability	1,439,658	222,874	1,634,294	28,238
Accrued severance	112,392	35,239	33,719	113,912
OPEB	149,630	17,076	16,074	150,632
Total non-current liabilities	<u>\$ 1,701,680</u>	<u>\$ 275,189</u>	<u>\$ 1,684,087</u>	<u>\$ 292,782</u>

Non-Current Liabilities – Communications Utility

Non-Current liability activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Customer advances for construction	\$ --	\$ --	\$ --	\$ --
Net pension liability	2,926,363	475,691	3,341,781	60,273
Accrued severance	224,784	38,769	23,073	240,480
OPEB	299,436	35,327	33,210	301,553
Total non-current liabilities	<u>\$ 3,450,583</u>	<u>\$ 549,787</u>	<u>\$ 3,398,064</u>	<u>\$ 602,306</u>

F. Pension Plans

The primary government participates in two public pension systems, Iowa Public Employees Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFPRSI). The aggregate amount of recognized pension expense (income) for the period associated with the net pension liability for all plans is (\$477,988) for the primary government. Other aggregate amounts related to pension are separately displayed in the financial systems. The City's total pension liability is a liability as of June 30, 2022, however, when allocated to individual funds, the liability may be displayed as positive or negative.

IPERS

Plan Description. IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at PO Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, anytime after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. (These qualifications must be met on the member's first month of entitlement to benefits.) Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier (based on years of service).
- The member's highest five-year average salary. (For members with service before June 30, 2012, the highest three-year average salary as of that date will be used if it is greater than the highest five-year average salary.)

Protection occupation members may retire at normal retirement age which is generally at age 55. The formula used to calculate a protection occupation members' monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for years of service greater than 22 but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25 percent for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50 percent for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits – A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability

benefits are not reduced for early retirement. If a member dies before retirement, the beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions – The Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2022, pursuant to the required rate, Regular members contributed 6.29 percent of pay and the City contributed 9.44 percent for a total rate of 15.73 percent. Protective occupation members contributed 6.21 percent of pay and the City contributed 9.31 percent for a total rate of 15.52 percent.

The City's total contributions to IPERS for the year ended June 30, 2022 were \$1,072,135.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2022, the City reported a liability of \$191,670 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2021, the City's collective proportion was -.0555200 percent which was a decrease of 0.187404 percent from its proportion measured as of June 30, 2020.

For the year ended June 30, 2022, the City recognized pension expense (income) of (\$589,124). At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 145,834	\$ 146,426
Changes of assumptions	125,369	--
Net difference between projected and actual earnings on pension plan investments	--	6,944,530
Changes in proportion and differences between City contributions and proportionate share of contributions	452,350	9,422
City contributions subsequent to the measurement date	1,072,135	--
Total	<u>\$ 1,795,688</u>	<u>\$ 7,100,378</u>

\$1,072,135 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30,	Total
2023	\$ (1,572,923)
2024	(1,574,027)
2025	(1,455,918)
2026	(1,804,280)
2027	30,323
	<u>\$ (6,376,825)</u>

There were no non-employer contributing entities at IPERS.

Actuarial Assumptions – The total pension liability in the June 30, 2021 actuarial valuation determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation (effective June 30, 2017)	2.60 percent per annum
Rates of salary increase (effective June 30, 2017)	3.25 to 16.25 percent, average, including inflation. Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00 percent, compounded annually, net of investment expense, including inflation
Wage growth (effective June 30, 2017)	3.25 percent per annum based on 2.60% inflation and 0.65% real wage inflation.

The actuarial assumptions used in the June 30, 2021 valuation were based on the results of actuarial experience study dated March 24, 2017 and a demographic assumption study dated June 28, 2018.

Mortality rates used in the 2021 valuation were based on the RP-2014 Employee and Healthy Annuitant Tables, with MP-2017 generational adjustments.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Asset Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic equity	22.0 %	4.43 %
International equity	17.5	6.01
Global smart beta equity	6.0	5.10
Core plus fixed income	26.0	0.29
Public credit	4.0	2.08
Cash	1.0	(0.25)
Private equity	13.0	9.51
Private real assets	7.5	4.63
Private credit	3.0	2.87
Total	100.0 %	

Discount Rate – The discount rate used to measure the total pension liability was 7.0 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the contractually required rate and that contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension

plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.0 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0 percent) or 1-percentage-point higher (8.0 percent) than the current rate.

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
City's proportionate share of the net pension liability:	\$ 6,783,843	\$ 191,670	\$ (5,332,990)

Pension Plan Fiduciary Net Position – Detailed information about the pension plan's fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

Payables to the Pension Plan – At June 30, 2022, the City reported no payables to the defined benefit pension plan for legally required employer contributions and legally required employee contributions which had been withheld from employee wages but not yet remitted to IPERS.

MFPRSI

Pension Plan Fiduciary Net Position – MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66 percent of the member's average final compensation. Additional benefits are available to members who perform more than 22 years of service (2 percent for each additional year of service, up to a maximum of 8 years). Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50 percent surviving spouse benefit.

Active members, at least 55 years of age, with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. By electing to participate in DROP the member is signing a contract indicating the member will retire at the end of the selected DROP period. During the DROP period the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Disability and Death Benefits - Disability coverage is broken down into two types, accidental and ordinary. Accidental disability is defined as permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60 percent of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50 percent of the member's average final compensation, for those with 5 or more years of service, or the member's service retirement benefit calculation amount, and 25 percent of average final compensation for those with less than 5 years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50 percent of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40 percent of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50 percent of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased (escalated) annually in accordance with Chapter 411.6 of the Code of Iowa which states a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a \$100,000 lump-sum payment.

Contributions - Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa as modified by act of the 1994 General Assembly, to establish compliance with the Federal Older Workers Benefit Protections Act, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2022.

Employer contribution rates are based upon an actuarially determined normal contribution rate set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1 percent of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the employer's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 26.18% for the year ended June 30, 2022.

The City's contributions to MFPRSI for the year ended June 30, 2022, was \$1,546,941.

If approved by the state legislature, state appropriation may further reduce the employer's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa therefore is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67 – Financial Reporting for Pension Plans, (GASB 67).

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2022.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2022, the City reported a liability of \$3,946,246 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2021, the City's proportion was 1.757213% which was a decrease of .102716% from its proportion measured as of June 30, 2020.

For the year ended June 30, 2022, the City recognized pension expense of \$111,136. At June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 457,755	\$ 44,411
Changes of assumptions	148,625	--
Net difference between projected and actual earnings on pension plan investments	--	6,593,695
Changes in proportion and differences between City contributions and proportionate share of contributions	331,718	575,216
City contributions subsequent to the measurement date	1,546,941	--
Total	<u>\$ 2,485,039</u>	<u>\$ 7,213,322</u>

\$1,546,941 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2023. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30,	Total
2023	\$ (1,175,865)
2024	(1,295,093)
2025	(1,627,917)
2026	(2,154,369)
2027	(21,980)
	<u>\$ (6,275,224)</u>

Actuarial Assumptions The total pension liability in the June 30, 2021, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation	3.0 percent
Salary increases	3.75 to 15.11 percent, including including inflation
Investment rate of return	7.50 percent, net of pension plan investment expense, including inflation

The actuarial assumptions used in the June 30, 2021 valuation were based on the results of an actuarial experience study for the 10-year period ending June 30, 2020. There were no significant changes of benefit terms.

Mortality rates as of June 30, 2021, were based on RP 2014 Blue Collar Healthy Annuitant table with males set-forward zero years, females set-forward two years and disabled set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The investment policy and decisions are governed by the Board of Trustees. The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation as of December 31, 2018 (see the discussion of the pension plan's investment policy) are summarized in the following table:

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>
Large Cap	7.49 %
Small Cap	8.10 %
International Large Cap	7.20 %
Emerging Markets	7.90 %
Global Infrastructure	7.50 %
Private Non-Core Real Estate	11.50 %
Private Credit	6.40 %
Private Equity	10.80 %
Core Plus Fixed Income	4.00 %
Private Core Real Estate	7.20 %

Discount Rate - The discount rate used to measure the total pension liability was 7.5 percent. The projection of cash flows used to determine the discount rate assumed that contributions will be made at 9.40% of covered payroll and the City contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percent lower (6.50 percent) or 1-percent higher (8.5 percent) than the current rate.

	1% Decrease (6.5%)	Discount Rate (7.5%)	1% Increase (8.5%)
City's proportionate share of the net pension liability:	\$ 11,677,769	\$ 3,946,246	\$ (2,470,471)

Pension Plan Fiduciary Net Position - Detailed information about the pension plan's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

Payables to the Pension Plan – At June 30, 2022, the City reported no payables to the defined benefit pension plan for legally required employer contributions and legally required employee contributions which had been withheld from employee wages but not yet remitted to MFPRSI.

G. Other Postemployment Benefits (OPEB)

Plan Description – The City administers a single-employer benefit plan which provides medical, prescription drug and life benefits for all full-time active employees, retired and their eligible dependants. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. The Plan does not issue a stand-alone financial report.

OPEB Benefits – Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical, prescription drug and life benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

Retired participants must be age 55 or older at retirement. At June 30, 2022, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	17
Active employees	196
Total	213

Total OPEB Liability – The City’s total OPEB liability of \$3,410,500 as of June 30, 2022, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions – The total OPEB liability in the June 30, 2022 actuarial valuation was determined using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurement.

Rate of Inflation (effective June 30, 2022)	3.00% percent per annum
Rates of salary increase (effective June 30, 2022)	3.50% per annum, including inflation.
Discount rate (effective June 30, 2022)	3.69% compounded annually, including inflation.
Healthcare cost trend rate (effective June 30, 2022)	7.58% initial rate decreasing by .35% annually to an ultimate rate of 4.44%.

Discount Rate – The discount rate used to measure the total OPEB liability was 3.69% which reflects the index rate for 20-year Fidelity government obligation with a AA bonds index as of the measurement date.

Mortality rates are from the PUB 2010 annuitant distinct mortality table with MP2021 general projection of future mortality improvement.

The actuarial assumptions used in the June 30, 2022 valuation were based on the results of an actuarial experience study with dates corresponding to those listed above.

Changes in the Total OPEB Liability

	<u>Total OPEB Liability</u>
Total OPEB liability beginning of year	\$ 3,560,585
Changes for year:	
Service cost	231,331
Interest	123,697
Difference between Expected & Actual Experience	102,348
Change in Assumptions	(190,724)
Benefit payments	(416,737)
Net changes	<u>(150,085)</u>
Total OPEB liability end of year	<u>\$ 3,410,500</u>

Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate – The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% lower (2.69%) or 1% higher (4.69%) than the current discount rate.

	1% Decrease (2.69)	Discount Rate (3.69%)	1% Increase (4.69%)
Total OPEB liability	\$ 3,653,862	\$ 3,410,500	\$ 3,187,403

Sensitivity of the City's Total OPEB Liability to Changes in the Healthcare Cost Trend Rates – The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (6.58%) or 1% higher (8.58%) than the current healthcare cost trend rates.

	1% Decrease (6.58%)	Healthcare Cost Trend Rate (7.58%)	1% Increase (8.58%)
Total OPEB liability	\$ 3,114,221	\$ 3,410,500	\$ 3,758,948

OPEB Expense and Deferred Outflows of Resources Related to OPEB – For the year ended June 30, 2022, the City recognized OPEB expense of \$546,054. At June 30, 2022, the City reported deferred outflows of resources related to OPEB from the following resources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 768,939	\$ --
Changes in assumptions	536,007	170,648
Total	<u>1,304,946</u>	<u>170,648</u>

The amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense as follows:

Year Ended June 30,	Total
2023	\$ 191,026
2024	191,026
2025	191,026
2026	191,026
2027	191,026
Thereafter	179,168
	\$ 1,134,298

H. Interfund Balances

Individual interfund receivable and payable balances by fund type as of June 30, 2022, were stated in the fund financial statements as follows:

Fund	Total	
	Interfund Receivables	Interfund Payables
Nonmajor Governmental Funds	\$ 245,711	\$ 245,711
Capital Improvements Fund	18,654,534	--
Bond Fund	--	18,654,534
Total	\$ 18,900,245	\$ 18,900,245

The balances are due to the elimination of reporting negative cash.

Fund	Total	
	Advance to Other Funds	Advance from Other Funds
Hospital Fund	\$ 6,815,000	\$ --
Capital Improvements Fund	2,150,000	--
Sewer Fund	--	8,965,000
Total	\$ 8,965,000	\$ 8,965,000

The amount payable from the Sewer Fund to the Hospital Fund and the Capital Improvements Fund relates to internal financing for the large disinfection project at the City's water treatment facility and other City Sewer projects.

I. Interfund Transactions

The following transfers represent individual fund interfund transfers as stated in the Fund Financial Statements.

Transfer To	Transfer From	Amount
General Fund	Street Construction Fund	\$ 210,707
	Capital Improvements Fund	271,020
	Non-major Governmental Funds	36,658
	Sewer Fund	142,626
	Refuse Fund	169,656
	Storm Water Fund	31,710
		<u>\$ 862,377</u>
Street Construction Fund	Sewer Fund	\$ 475,219
	Storm Water Fund	157,897
		<u>\$ 633,116</u>
Street Repair Fund	Street Construction Fund	\$ 386,720
	TIF Fund	278,124
	Bond Fund	60,000
	Sewer Fund	225,019
		<u>\$ 949,863</u>
Debt Service Fund	General Fund	\$ 201,000
Capital Improvements Fund	General Fund	\$ 1,381,673
	TIF Fund	71,477
	Non-major Governmental Funds	10,000
		<u>\$ 1,463,150</u>
Bond Fund	TIF Fund	\$ 4,729,349
Non-major Governmental Funds	General Fund	\$ 1,410,580
	TIF Fund	1,103,748
		<u>\$ 2,514,328</u>
Sewer Fund	TIF Fund	\$ 534,040
	Street Construction Fund	1,487,952
	Non-major Governmental Funds	235,000
		<u>\$ 2,256,992</u>
Refuse Fund	Street Construction	\$ 141,720
	Sewer Fund	141,720
		<u>\$ 283,440</u>
Stormwater Fund	Street Construction Fund	\$ 134,489
Internal Service Funds	General Fund	\$ 900,000
	Total	<u>\$ 14,928,104</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move debt service payments from proprietary or special revenue funds to the debt service fund as debt service payments come due and, (3) to move receipts from user fee generated funds to the general fund for certain administrative and custodial costs in the general fund.

Note 4. Other Notes

A. Due To/From Component Unit

Amounts due from the component unit to the general fund at June 30, 2022, were as follows:

	Due from
Component Unit:	
Electric utility	\$ 1,202,140
Gas utility	175,581
Total	<u>\$ 1,377,721</u>

This amount differs from the amount reported as due to primary government since the Electric Utility, Gas Utility, and Communications Utility component units have a calendar year end of December 31, 2021.

B. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the government has established various funds to account for and finance its uninsured risks of loss.

The City has established a Health Insurance Reserve Fund for insuring benefits provided to City employees and covered dependents, which is included in the internal service fund type. Health benefits were self-insured up to a specific stop loss amount of \$85,000 and an aggregate stop loss of approximately \$4,687,372 for 2022. Coverage from a private insurance company is maintained for losses in excess of the stop loss amounts. All claims handling procedures are performed by a third-party claims administrator. Incurred but not reported claims have been accrued as a liability based upon the claims administrator's estimate.

All funds of the City participate in the program and make payments to the Health Insurance Reserve Fund based on actuarial estimates of the amounts needed to pay prior-year and current-year claims. The City has also established reserve funds for insuring workers' compensation, liability, and long-term disability claims which are included in the general fund type. Liability benefits were self-insured up to a specific stop loss amount of \$100,000 and an aggregate stop loss amount of \$260,000. Long-term disability benefits are self funded for the first six months, and the maximum benefit per individual is \$18,000. Workers' compensation benefits were self-insured up to an aggregate stop loss amount of \$350,000 with no specific stop loss amount. Coverage from private insurers is maintained for losses in excess of the stop loss amounts. An independent claims administrator performs all claims handling procedures. Settled claims for the above funds have not exceeded commercial coverage in any of the last three fiscal years.

Liabilities of the fund are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported (IBNRs). The result of the process to estimate the claims liability is not an exact amount as it depends on many complex factors, such as inflation, changes in legal doctrines, and damage awards. Accordingly, claims are reevaluated periodically to consider the effects of inflation, recent claim settlement trends (including frequency and amount of pay-outs), and other economic and social factors. The estimate of the claims liability also includes amounts for incremental claim adjustment expenses related to specific claims and other claim adjustment expenses regardless of whether allocated to specific claims.

Changes in reported liabilities for the fiscal year ended June 30, 2022, are summarized as follows:

	Risk Management Fund				Total
	Health Insurance Reserve Fund	Workers' Compensation Reserve	Liability Reserve	Long-Term Disability Reserve	
Claim liabilities					
June 30, 2020	\$ 323,000	\$ 283,584	\$ --	\$ --	\$ 606,584
Claims and changes in estimates during fiscal year 2021	4,691,852	54,863	--	--	4,746,715
Claim payments	(4,606,852)	(167,736)	--	--	(4,774,588)
Claim liabilities					
June 30, 2021	\$ 408,000	\$ 170,711	\$ --	\$ --	\$ 578,711
Claims and changes in estimates during fiscal year 2022	4,040,185	108,307	--	--	4,148,492
Claim payments	(4,079,185)	(92,920)	--	--	(4,172,105)
Claim liabilities					
June 30, 2022	<u>\$ 369,000</u>	<u>\$ 186,098</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 555,098</u>

C. Commitments and Contingencies

Legal counsel has reported that as of June 30, 2022, there were claims and losses that are on file against the City. The City has the authority to levy additional taxes outside the regular limit to fund any uninsured judgment against the City. However, it is estimated that all of these claims and losses will be covered by insurance when exceeding stop loss limits, and the amounts prior to reaching these limits would not materially affect future financial statements of the City.

D. Urban Renewal Development Agreements

The City has entered into various development agreements for urban renewal projects. The agreements require the City to rebate portions of the incremental property tax paid by the developer in exchange for infrastructure improvements, rehabilitation and development of commercial projects by the developer.

The agreements are not general obligations of the City and, due to their nature, are not recorded as a liability in the City's financial statements. However, the agreements are subject to the constitutional debt limitation of the City.

Certain agreements include an annual appropriation clause and, accordingly, only the amount payable in the succeeding year on the agreements is subject to the constitutional debt limitation. The entire outstanding principal balance of agreements not including an annual appropriation clause is subject to the constitutional debt limitation.

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements, as defined by Governmental Accounting Standards Board, for urban renewal and economic development projects, with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2022, the City rebated \$967,076 of property tax under the urban renewal and economic development projects.

E. Restatement

The following pronouncement was implemented effective July 1, 2021:

GASB Statement No. 87, Leases. This standard establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. Beginning net position for Government Activities and the fund balance for the Hospital Fund and the Capital Improvements Fund were restated to retroactively adopt the provisions of GASB Statement No. 87 as follows:

	Governmental Activities	Hospital Fund	Capital Improvements Fund
Net position at June 30, 2021, as previously reported	\$327,223,629	\$18,829,721	\$28,417,695
Add lease receivable under GASB Statement No. 87 at July 1, 2021	1,305,965	149,132	1,156,833
Less deferred inflows of resources under GASB Statement No. 87 at July 1, 2021	(1,305,965)	(149,132)	(1,156,833)
Net position at July 1, 2021, as restated	<u>\$327,223,629</u>	<u>\$18,829,721</u>	<u>\$28,417,695</u>

F. Subsequent Events

On July 18, 2022 the City sold general obligation capital loan notes in the amount of \$3,860,000. The notes were sold at an interest rate of 2.8% and will mature in 2035. The proceeds will be used to fund various projects including street improvements, river improvements, and equipment.

G. New Governmental Accounting Standards Board (GASB) Standards

The Governmental Accounting Standards Board (GASB) has issued the following statements not yet implemented by the City. The Statements, which may impact the City are as follows:

Statement No. 91, *Conduit Debt Obligations*, will be effective for fiscal year June 30, 2023. The primary objectives of this statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures.

Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, will be effective for the fiscal year ended June 30, 2023. The primary objective of this statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs).

Statement No. 96, *Subscription –Based Information Technology Agreements*, will be effective for the fiscal year ended June 30, 2023. This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments).

GASB Statement No. 99, *Omnibus 2022*, issued April 2022, the requirements are effective for the City at issuance of the Statement, and with fiscal years ending after June 30, 2023 and June 30, 2024, respectively. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees.

GASB Statement No. 100, *Accounting Changes and Error Corrections* – an amendment of GASB Statement No. 62, issued June 2022 will be effective for the City beginning with its fiscal year ending after June 30, 2024. The objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

GASB Statement No. 101, *Compensated Absences*, issued June 2022 will be effective for the City beginning with its fiscal year ending after June 30, 2025. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences.

The City's management has not yet determined the effect these statements will have on the City's financial statements.

City of Cedar Falls, Iowa

**Budgetary Comparison Schedule - Function Budget
For the Year Ended June 30, 2022**

	Budgeted Amounts	
	Original	Final
Revenues:		
Property taxes and assessments	\$ 29,076,272	\$ 29,076,272
Other City taxes	5,709,508	6,430,758
Licenses and permits	1,036,000	1,036,000
Use of money and property	1,442,800	1,442,800
Intergovernmental	14,460,070	15,411,760
Charges for services	14,166,550	14,407,400
Miscellaneous	767,540	1,619,250
Total revenues	\$ 66,658,740	\$ 69,424,240
Expenditures:		
Current:		
Public safety	\$ 13,199,520	\$ 13,234,520
Public works	21,398,500	22,471,000
Health and social services	45,000	45,000
Culture and recreation	7,985,710	8,258,840
Community and economic development	3,127,200	3,912,340
General government	5,469,310	5,515,940
Debt service	1,062,100	1,062,100
Capital projects	24,751,410	28,212,410
Business-type	11,377,760	11,718,190
Total expenditures	\$ 88,416,510	\$ 94,430,340
Excess (deficiency) of revenues over (under) expenditures	\$ (21,757,770)	\$ (25,006,100)
Other financing sources (uses):		
Issuance of debt	\$ 2,133,000	\$ 2,733,000
Transfers in	13,336,350	13,336,350
Transfers out	(13,336,350)	(13,336,350)
Total other financing sources (uses)	\$ 2,133,000	\$ 2,733,000
Excess (deficiency) of revenue and other financing sources over (under) expenditures and other financing uses	\$ (19,624,770)	\$ (22,273,100)
Fund balances, beginning	87,695,662	87,695,662
Fund balances, ending	\$ 68,070,892	\$ 65,422,562

See notes to the required supplementary information.

Actual Amounts	Variance with Final Budget - Positive (Negative)
\$ 29,103,855	\$ 27,583
8,615,811	2,185,053
1,012,414	(23,586)
1,073,595	(369,205)
15,929,225	517,465
14,267,681	(139,719)
2,350,447	731,197
<u>\$ 72,353,028</u>	<u>\$ 2,928,788</u>
\$ 12,890,191	\$ 344,329
16,455,069	6,015,931
25,776	19,224
7,063,896	1,194,944
3,319,082	593,258
4,933,496	582,444
1,062,100	--
14,100,931	14,111,479
9,749,934	1,968,256
<u>\$ 69,600,475</u>	<u>\$ 24,829,865</u>
<u>\$ 2,752,553</u>	<u>\$ 27,758,653</u>
\$ --	\$ (2,733,000)
15,976,914	2,640,564
(15,976,914)	(2,640,564)
<u>\$ --</u>	<u>\$ (2,733,000)</u>
\$ 2,752,553	\$ 25,025,653
103,020,762	15,325,100
<u>\$ 105,773,315</u>	<u>\$ 40,350,753</u>

City of Cedar Falls, Iowa**Notes to Required Supplementary Information – Budgetary Reporting
For the Year ended June 30, 2022****Note A - Budgetary Reporting**

The budgetary comparison is presented as Required Supplementary Information in accordance with Government Accounting Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis plus recorded accounts payable following required public notice and hearing for all funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures. Encumbrances are not recognized on the cash basis budget and appropriations lapse at year end.

Formal and legal budgetary control is based upon 9 major classes of disbursements known as functions, not by fund or fund type. These 9 functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects, and business-type activities. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Project Funds, and Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment increased budgeted disbursements by \$6,013,830. This budget amendment is reflected in the final budget amounts.

City of Cedar Falls, Iowa
Budgetary Comparison Schedule -
Program Budget
Notes to RSI

Note B - Explanation of Differences between Budgetary Sources and Uses of funds and GAAP Revenues and Expenditures for the GAAP General Fund and Major Special Revenue Funds

	<u>Function Budget</u>
Sources	
Actual amounts (budgetary basis) "total revenues" from the budgetary comparison schedule - function budget	\$ 72,353,028
Adjustments:	
The City budgets for all receipts on the cash basis, rather than the modified accrual or accrual basis	<u>(2,972,496)</u>
Total revenues for the function budget on a GAAP basis of accounting	\$ 69,380,532
Reclassifications:	
The City reports sources of funds in the function budget as revenues in other major and nonmajor funds for GAAP reporting:	
Debt Service Fund	(679,459)
Capital Improvements Fund	(1,689,675)
Bond capital projects Fund	(1,004,440)
Nonmajor governmental GAAP funds	(5,389,861)
Business-type enterprise funds	<u>(12,036,036)</u>
Total revenues for general fund and major special revenue funds	<u>\$ 48,581,061</u>
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds:	
General Fund	\$ 27,955,709
Hospital Fund	436,298
TIF Fund	6,734,247
Street Construction Fund	5,474,613
Street Repair Fund	7,980,194
Total revenues for general fund and major special revenue funds	<u>\$ 48,581,061</u>

**Function
Budget**

Uses

Actual amounts (budgetary basis) "total expenditures" from the budgetary comparison schedule - function budget	\$ 69,600,475
Adjustments	
The City budgets for expenditures on the cash basis, rather than on the modified accrual or accrual basis on all items except payments to suppliers	
The City does not budget for depreciation	(3,190,044)
	<hr/>
Total uses for the function budget on a GAAP basis of accounting	\$ 66,410,431
Reclassifications:	
The City reports uses of funds in the function budget as expenditures in other major and nonmajor funds for GAAP reporting:	
Debt Service Fund	(1,062,100)
Capital Improvements Fund	(2,381,968)
Bond capital projects Fund	(10,490,614)
Nonmajor governmental GAAP funds	(6,077,212)
Business-type enterprise funds	(9,653,363)
	<hr/>
Total expenditures for general fund and major special revenue funds	<u>\$ 36,745,174</u>
Total expenditures as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds:	
General Fund	\$ 24,580,622
Hospital Fund	12,776
TIF Fund	--
Street Construction Fund	3,135,690
Street Repair Fund	9,016,086
	<hr/>
Total expenditures for general fund and major special revenue funds	<u>\$ 36,745,174</u>

City of Cedar Falls, Iowa

Schedule of the City's Proportionate Share of the Net Pension Liability

Iowa Public Employees' Retirement System
June 30, 2022

	<u>2022*</u>	<u>2021</u>	<u>2020</u>
City's proportion of the net pension liability	(0.0555200) %	0.1318840 %	0.1280748 %
City's proportionate share of the net pension liability	\$ 191,670	\$ 9,264,499	\$ 7,416,373
City's covered payroll	\$ 11,095,706	\$ 10,465,436	\$ 9,750,115
City's proportionate share of the net pension liability as a percentage of its covered payroll	1.73 %	88.52 %	76.06 %
Plan fiduciary net position as a percentage of the total pension liability	100.81 %	82.90 %	85.45 %

In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

See accompanying independent auditor's report.

Note: GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

*The Plan has three groups, regular, sheriff, and protective. In total, the Plan reported a net pension asset at June 30, 2021. However, the City only participates in the regular group, which reported a net pension liability at June 30, 2021.

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
	0.1259677 %	0.1246758 %	0.1279990 %	0.1337248 %	0.1421628 %
\$	7,971,544	\$ 8,304,985	\$ 8,055,379	\$ 6,606,653	\$ 5,638,043
\$	9,473,601	\$ 9,302,153	\$ 9,203,649	\$ 9,218,654	\$ 9,346,040
	84.14 %	89.28 %	87.52 %	71.67 %	60.33 %
	83.62 %	82.21 %	81.82 %	85.19 %	87.61 %

City of Cedar Falls, Iowa

Schedule of City Contributions

Iowa Public Employees' Retirement System
Last 10 Fiscal Years

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Statutorily required contribution	\$ 1,072,135	\$ 1,047,351	\$ 988,265	\$ 920,276
Contributions in relation to the statutorily required contribution	1,072,135	1,047,351	988,265	(920,276)
Contribution deficiency (excess)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
City's covered payroll	\$ 11,357,362	\$ 11,095,706	\$ 10,465,436	\$ 9,750,115
Contributions as a percentage of covered payroll	9.44%	9.44%	9.44%	9.44%

See accompanying independent auditor's report.

2018	2017	2016	2015	2014	2013
\$ 846,190	\$ 831,947	\$ 821,928	\$ 821,440	\$ 834,065	\$ 823,374
(846,190)	(831,947)	(821,928)	(821,440)	(834,065)	(823,374)
<u>\$ --</u>					
\$ 9,473,601	\$ 9,302,153	\$ 9,203,649	\$ 9,218,654	\$ 9,346,040	\$ 9,490,561
8.93%	8.94%	8.93%	8.91%	8.92%	8.68%

City of Cedar Falls, Iowa
Notes to Required Supplementary Information – Pension Liability
Year ended June 30, 2022

Iowa Public Employees' Retirement System:

Changes of benefit terms:

There were no significant changes of benefit terms.

Changes of assumptions:

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25 percent to 3.00 percent.
- Decreased the assumed rate of interest on member accounts from 4.00 percent to 3.75 percent per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30 year amortization period to a closed 30 year amortization period for the UAL beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20 year period.

City of Cedar Falls, Iowa

Schedule of the City's Proportionate Share of the Net Pension Liability

Municipal Fire and Police Retirement System of Iowa
June 30, 2022

	<u>2022</u>	<u>2021</u>	<u>2020</u>
City's proportion of the net pension liability	1.757213 %	1.859929 %	1.864869 %
City's proportionate share of the net pension liability	\$ 3,946,246	\$ 14,834,799	\$ 12,232,171
City's covered payroll	\$ 5,708,659	\$ 5,907,701	\$ 5,646,572
City's proportionate share of the net pension liability as a percentage of its covered payroll	69.13 %	251.05 %	216.63 %
Plan fiduciary net position as a percentage of the total pension liability	93.62 %	76.47 %	79.94 %

In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

See accompanying independent auditor's report.

Note: GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
1.778180 %	1.671545 %	1.727939 %	1.727077 %	1.782771 %
\$ 10,587,346	\$ 9,803,195	\$ 10,804,128	\$ 8,114,055	\$ 6,462,513
\$ 5,168,468	\$ 4,734,184	\$ 4,682,488	\$ 4,529,187	\$ 4,552,662
204.84 %	207.07 %	230.73 %	179.15 %	141.95 %
81.07 %	80.6 %	78.2 %	83.04 %	86.27 %

City of Cedar Falls, Iowa

Schedule of City Contributions

Municipal Fire and Police Retirement System of Iowa
Last 10 Fiscal Years

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Statutorily required contribution	\$ 1,546,941	\$ 1,445,236	\$ 1,442,048	\$ 1,469,237
Contributions in relation to the statutorily required contribution	1,546,941	1,445,236	1,442,048	(1,469,237)
Contribution deficiency (excess)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
City's covered payroll	\$ 5,908,861	\$ 5,708,659	\$ 5,907,701	\$ 5,646,572
Contributions as a percentage of covered payroll	26.18%	25.32%	24.41%	26.02%

See accompanying independent auditor's report.

<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
\$ 1,327,264	\$ 1,227,100	\$ 1,300,356	\$ 1,377,326	\$ 1,371,261	\$ 1,144,556
(1,327,264)	(1,227,100)	(1,300,356)	(1,377,326)	(1,371,261)	(1,144,556)
<u>\$ --</u>					
\$ 5,168,469	\$ 4,734,184	\$ 4,682,488	\$ 4,529,187	\$ 4,552,662	\$ 4,381,915
25.68%	25.92%	27.77%	30.41%	30.12%	26.12%

City of Cedar Falls, Iowa
Notes to Required Supplementary Information – Pension Liability
Year ended June 30, 2022

Municipal Fire and Police Retirement System of Iowa:

Changes of benefit terms:

There were no significant changes of benefit terms.

Changes of assumptions:

The 2018 valuation changed postretirement mortality rates to the RP-2014 Blue Collar Healthy Annuitant table with males set-forward zero years, females set-forward two years and disabled set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of scale BB.

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation changed postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

City of Cedar Falls, Iowa

Schedule of Changes in the City's
Total OPEB Liability, Related Ratios and Notes

June 30, 2022

	2022	2021	2020
Service Cost	\$ 231,331	\$ 208,856	\$ 129,747
Interest cost	123,697	79,347	108,917
Difference between expected and actual experiences	102,348	--	275,367
Changes in assumptions	(190,724)	--	358,691
Benefit payments	(416,737)	(218,250)	(133,483)
Net change in total OPEB liability	\$ (150,085)	\$ 69,953	\$ 739,239
Total OPEB liability beginning of year	3,560,585	3,490,632	2,751,393
Total OPEB liability end of year	\$ 3,410,500	\$ 3,560,585	\$ 3,490,632
Covered-employee payroll	15,191,208	14,878,294	14,375,163
Total OPEB liability as a percentage of covered-employee payroll	22.45%	23.93%	24.28%

Notes to Schedules of Changes in the GAAP City's Total OPEB Liability and Related Ratios

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Changes in benefit terms:

There were no significant changes in benefit terms.

Changes in assumptions:

The mortality table was changed to the PUB-2010 general table.

The mortality improvement scale was updated to the MP-2021.

The Getzen trend model was implemented.

Changes in assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period.

Year ended June 30, 2022	3.69%
Year ended June 30, 2021	2.21%
Year ended June 30, 2020	2.21%
Year ended June 30, 2019	3.87%
Year ended June 30, 2018	3.87%

Note: GASB Statement No. 75 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

<u>2019</u>	<u>2018</u>
\$ 125,359	\$ 55,384
105,512	61,468
--	924,312
--	537,008
<u>(161,077)</u>	<u>(141,086)</u>
\$ 69,794	\$ 1,437,086
2,681,599	1,244,513
<u>\$ 2,751,393</u>	<u>\$ 2,681,599</u>
13,870,992	13,401,925
19.84%	20.01%

City of Cedar Falls, Iowa
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2022
(Page 1 of 2)

	Community Development Fund	Housing Assistance Fund
ASSETS		
Cash	\$ --	\$ 511,060
Receivables, net of allowance for uncollectible amounts:		
Property taxes	--	--
Other city taxes	--	--
Accrued interest	--	--
Special assessment	--	--
Due from other funds	--	221,503
Due from other governments	364,909	--
Inventories	--	--
Total assets	<u>\$ 364,909</u>	<u>\$ 732,563</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
LIABILITIES		
Accounts payable	\$ 27,861	\$ 318
Grant Proceeds Received in Advance	--	--
Accrued liabilities	--	2,078
Due to other funds	221,503	--
Total liabilities	<u>\$ 249,364</u>	<u>\$ 2,396</u>
DEFERRED INFLOWS OF RESOURCES		
Succeeding year property taxes	\$ --	\$ --
Other	48,124	--
Total deferred inflows of resources	<u>\$ 48,124</u>	<u>\$ --</u>
FUND BALANCES		
Nonspendable	\$ --	\$ --
Restricted	67,421	730,167
Committed	--	--
Assigned	--	--
Unassigned	--	--
Total fund balances	<u>\$ 67,421</u>	<u>\$ 730,167</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 364,909</u>	<u>\$ 732,563</u>

Special Revenue

<u>Parking Fund</u>	<u>Police Retirement</u>	<u>Fire Retirement</u>	<u>Visitor & Tourism</u>
\$ 564,222	\$ 3,396,878	\$ 3,223,941	\$ 808,041
--	833,406	311,378	--
--	--	--	202,191
525	1,695	1,666	540
--	--	--	--
--	--	--	--
--	--	--	--
6,621	--	--	27,171
<u>\$ 571,368</u>	<u>\$ 4,231,979</u>	<u>\$ 3,536,985</u>	<u>\$ 1,037,943</u>
\$ 8,413	\$ 1,884	\$ 1,431	\$ 38,533
--	--	--	--
5,114	--	--	15,558
--	--	--	--
<u>\$ 13,527</u>	<u>\$ 1,884</u>	<u>\$ 1,431</u>	<u>\$ 54,091</u>
\$ --	\$ 828,489	\$ 308,015	\$ --
--	--	--	--
<u>\$ --</u>	<u>\$ 828,489</u>	<u>\$ 308,015</u>	<u>\$ --</u>
\$ 6,621	\$ --	\$ --	\$ 27,171
--	3,401,606	3,227,539	956,681
551,220	--	--	--
--	--	--	--
--	--	--	--
<u>\$ 557,841</u>	<u>\$ 3,401,606</u>	<u>\$ 3,227,539</u>	<u>\$ 983,852</u>
<u>\$ 571,368</u>	<u>\$ 4,231,979</u>	<u>\$ 3,536,985</u>	<u>\$ 1,037,943</u>

(continued)

City of Cedar Falls, Iowa
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2022
(Page 2 of 2)

	Special Revenue		
	Greenwood Perpetual Care	Fairview Perpetual Care	Hillside Perpetual Care
ASSETS			
Cash	\$ 254,467	\$ 169,598	\$ 53,688
Receivables, net of allowance for uncollectible amounts:			
Property taxes	--	--	--
Other city taxes	--	--	--
Accrued interest	--	--	--
Special assessment	--	--	--
Due from other funds	--	--	--
Due from other governments	--	--	--
Inventories	--	--	--
Total assets	<u>\$ 254,467</u>	<u>\$ 169,598</u>	<u>\$ 53,688</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ --	\$ --	\$ --
Grant Proceeds Received in Advance	--	--	--
Accrued liabilities	--	--	--
Due to other funds	--	--	--
Total liabilities	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
DEFERRED INFLOWS OF RESOURCES			
Succeeding year property taxes	\$ --	\$ --	\$ --
Other	--	--	--
Total deferred inflows of resources	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
FUND BALANCES			
Nonspendable	\$ --	\$ --	\$ --
Restricted	254,467	169,598	53,688
Committed	--	--	--
Assigned	--	--	--
Unassigned	--	--	--
Total fund balances	<u>\$ 254,467</u>	<u>\$ 169,598</u>	<u>\$ 53,688</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 254,467</u>	<u>\$ 169,598</u>	<u>\$ 53,688</u>

(continued)

Capital Projects					
Washington Park Renovation	FEMA Fund	Sidewalk Assessment	Coronavirus Relief	Economic Development Capital	Total
\$ 33,602	\$ 4,564,498	\$ --	\$ 3,254,370	\$ 8,803,260	\$ 25,637,625
--	--	--	--	--	1,144,784
--	--	--	--	--	202,191
29	3,980	--	5,874	6,482	20,791
--	--	50,276	--	--	50,276
--	--	--	--	24,208	245,711
--	--	--	--	--	364,909
--	--	--	--	--	33,792
<u>\$ 33,631</u>	<u>\$ 4,568,478</u>	<u>\$ 50,276</u>	<u>\$ 3,260,244</u>	<u>\$ 8,833,950</u>	<u>\$ 27,700,079</u>
\$ --	\$ 1,050	\$ --	\$ --	\$ 196,468	\$ 275,958
--	--	--	3,254,370	--	3,254,370
--	--	--	--	--	22,750
--	--	24,208	--	--	245,711
<u>\$ --</u>	<u>\$ 1,050</u>	<u>\$ 24,208</u>	<u>\$ 3,254,370</u>	<u>\$ 196,468</u>	<u>\$ 3,798,789</u>
\$ --	\$ --	\$ --	\$ --	\$ --	\$ 1,136,504
--	--	48,358	--	--	96,482
<u>\$ --</u>	<u>\$ --</u>	<u>\$ 48,358</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 1,232,986</u>
\$ --	\$ --	\$ --	\$ --	\$ --	\$ 33,792
--	--	--	--	--	8,861,167
--	--	--	--	--	551,220
33,631	4,567,428	--	5,874	8,637,482	13,244,415
--	--	(22,290)	--	--	(22,290)
<u>\$ 33,631</u>	<u>\$ 4,567,428</u>	<u>\$ (22,290)</u>	<u>\$ 5,874</u>	<u>\$ 8,637,482</u>	<u>\$ 22,668,304</u>
<u>\$ 33,631</u>	<u>\$ 4,568,478</u>	<u>\$ 50,276</u>	<u>\$ 3,260,244</u>	<u>\$ 8,833,950</u>	<u>\$ 27,700,079</u>

City of Cedar Falls, Iowa
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2022
(Page 1 of 2)

	Community Development Fund	Housing Assistance Fund	Parking Fund
Revenues:			
Property taxes and assessments	\$ --	\$ --	\$ --
Other city taxes	--	--	--
Use of money and property	--	6,425	2,139
Intergovernmental	840,708	1,455,714	--
Charges for services	--	--	--
Fines and forfeitures	--	--	234,457
Miscellaneous	3,000	5,283	--
Utility contribution in lieu to taxes	--	--	--
Total revenues	<u>\$ 843,708</u>	<u>\$ 1,467,422</u>	<u>\$ 236,596</u>
Expenditures:			
Current:			
Public safety	\$ --	\$ --	\$ --
Public works	--	--	281,368
Culture and recreation	--	--	--
Community and economic development	588,686	1,355,551	--
Capital projects	--	--	--
Total expenditures	<u>\$ 588,686</u>	<u>\$ 1,355,551</u>	<u>\$ 281,368</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 255,022</u>	<u>\$ 111,871</u>	<u>\$ (44,772)</u>
Other financing sources (uses):			
Transfers in	\$ --	\$ --	\$ --
Transfers out	(235,000)	--	(28,410)
Total other financing sources (uses)	<u>\$ (235,000)</u>	<u>\$ --</u>	<u>\$ (28,410)</u>
Net change in fund balances	\$ 20,022	\$ 111,871	\$ (73,182)
Fund balances, beginning	47,399	618,296	632,313
Increase (decrease) in reserve for inventories	--	--	(1,290)
Fund balances, ending	<u>\$ 67,421</u>	<u>\$ 730,167</u>	<u>\$ 557,841</u>

Special Revenue

Police Retirement	Fire Retirement	Visitor & Tourism
\$ 1,010,702	\$ 692,150	\$ --
--	--	699,137
42,922	38,777	3,298
--	--	--
--	--	--
--	--	51,852
--	--	--
<u>\$ 1,053,624</u>	<u>\$ 730,927</u>	<u>\$ 754,287</u>
\$ 916,056	\$ 716,375	\$ --
--	--	--
--	--	628,794
--	--	--
--	--	--
<u>\$ 916,056</u>	<u>\$ 716,375</u>	<u>\$ 628,794</u>
<u>\$ 137,568</u>	<u>\$ 14,552</u>	<u>\$ 125,493</u>
\$ --	\$ --	\$ 110,579
--	--	(18,248)
<u>\$ --</u>	<u>\$ --</u>	<u>\$ 92,331</u>
\$ 137,568	\$ 14,552	\$ 217,824
3,264,038	3,212,987	773,017
--	--	(6,989)
<u>\$ 3,401,606</u>	<u>\$ 3,227,539</u>	<u>\$ 983,852</u>

(continued)

City of Cedar Falls, Iowa
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2022
(Page 2 of 2)

	Special Revenue		
	Greenwood Perpetual Care	Fairview Perpetual Care	Hillside Perpetual Care
Revenues:			
Property taxes and assessments	\$ --	\$ --	\$ --
Other city taxes	--	--	--
Use of money and property	--	--	--
Intergovernmental	--	--	--
Charges for services	4,775	6,435	3,365
Fines and forfeitures	--	--	--
Miscellaneous	--	--	--
Utility contribution in lieu of taxes	--	--	--
Total revenues	<u>\$ 4,775</u>	<u>\$ 6,435</u>	<u>\$ 3,365</u>
Expenditures:			
Current:			
Public safety	\$ --	\$ --	\$ --
Public works	--	--	--
Culture and recreation	--	--	--
Community and economic development	--	--	--
Capital projects	--	--	--
Total expenditures	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 4,775</u>	<u>\$ 6,435</u>	<u>\$ 3,365</u>
Other financing sources (uses):			
Transfers in	\$ --	\$ --	\$ --
Transfers out	--	--	--
Total other financing sources (uses)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Net change in fund balances	\$ 4,775	\$ 6,435	\$ 3,365
Fund balances, beginning	249,692	163,163	50,323
Increase (decrease) in reserve for inventories	--	--	--
Fund balances, ending	<u>\$ 254,467</u>	<u>\$ 169,598</u>	<u>\$ 53,688</u>

(continued)

Capital Projects					
Washington Park Renovation	FEMA Fund	Sidewalk Assessment	Coronavirus Relief	Economic Development Capital	Total
\$ --	\$ --	\$ 22,121	\$ --	\$ --	\$ 1,724,973
--	--	--	--	--	699,137
126	17,818	--	5,874	78,106	195,485
--	54,371	--	--	--	2,350,793
--	--	--	--	--	14,575
--	--	--	--	--	234,457
--	54,750	25,556	--	--	140,441
--	--	--	--	30,000	30,000
<u>\$ 126</u>	<u>\$ 126,939</u>	<u>\$ 47,677</u>	<u>\$ 5,874</u>	<u>\$ 108,106</u>	<u>\$ 5,389,861</u>
\$ --	\$ --	\$ --	\$ --	\$ --	\$ 1,632,431
--	--	--	--	--	281,368
--	--	--	--	--	628,794
--	--	--	--	--	1,944,237
--	26,721	51,085	--	1,512,576	1,590,382
<u>\$ --</u>	<u>\$ 26,721</u>	<u>\$ 51,085</u>	<u>\$ --</u>	<u>\$ 1,512,576</u>	<u>\$ 6,077,212</u>
<u>\$ 126</u>	<u>\$ 100,218</u>	<u>\$ (3,408)</u>	<u>\$ 5,874</u>	<u>\$ (1,404,470)</u>	<u>\$ (687,351)</u>
\$ --	\$ --	\$ --	\$ --	\$ 2,403,749	\$ 2,514,328
--	--	--	--	--	(281,658)
<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 2,403,749</u>	<u>\$ 2,232,670</u>
\$ 126	\$ 100,218	\$ (3,408)	\$ 5,874	\$ 999,279	\$ 1,545,319
33,505	4,467,210	(18,882)	--	7,638,203	21,131,264
--	--	--	--	--	(8,279)
<u>\$ 33,631</u>	<u>\$ 4,567,428</u>	<u>\$ (22,290)</u>	<u>\$ 5,874</u>	<u>\$ 8,637,482</u>	<u>\$ 22,668,304</u>

City of Cedar Falls, Iowa
Combining Statement of Net Position
Internal Service Funds
June 30, 2022

	<u>Health Insurance</u>	<u>Health Insurance Severance</u>	<u>Payroll</u>
ASSETS			
Current assets:			
Cash	\$ 2,988,779	\$ 341,137	\$ 2,751,636
Receivables, net of allowance for uncollectible amounts:			
Accrued interest	2,427	--	2,919
Other	120,553	--	--
Inventories	--	--	--
Total current assets	<u>\$ 3,111,759</u>	<u>\$ 341,137</u>	<u>\$ 2,754,555</u>
Noncurrent assets:			
Capital assets:			
Buildings	\$ --	\$ --	\$ --
Machinery and equipment	--	--	--
Accumulated depreciation	--	--	--
Total noncurrent assets	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Total assets	<u>\$ 3,111,759</u>	<u>\$ 341,137</u>	<u>\$ 2,754,555</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
LIABILITIES			
Current liabilities:			
Accounts payable	\$ 166,831	\$ 341,137	\$ 3,835
Accrued liabilities	369,000	--	--
Compensated absences due within one year	--	--	--
Total current liabilities	<u>\$ 535,831</u>	<u>\$ 341,137</u>	<u>\$ 3,835</u>
Noncurrent liabilities:			
Compensated absences after one year	\$ --	\$ --	\$ --
Net pension liability	--	--	--
Total noncurrent liabilities	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Total liabilities	<u>\$ 535,831</u>	<u>\$ 341,137</u>	<u>\$ 3,835</u>
DEFERRED INFLOWS OF RESOURCES			
Pension related deferred inflows	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
NET POSITION			
Investment in capital assets	\$ --	\$ --	\$ --
Unrestricted	2,575,928	--	2,750,720
Total net position	<u>\$ 2,575,928</u>	<u>\$ --</u>	<u>\$ 2,750,720</u>

<u>Risk Management</u>	<u>Data Processing</u>	<u>Vehicle Maintenance</u>	<u>Total</u>
\$ 2,806,742	\$ 1,368,558	\$ 3,197,819	\$ 13,454,671
2,439	1,226	2,830	11,841
26,140	--	1,878	148,571
--	1,577	27,580	29,157
<u>\$ 2,835,321</u>	<u>\$ 1,371,361</u>	<u>\$ 3,230,107</u>	<u>\$ 13,644,240</u>
\$ --	\$ --	\$ 90,302	\$ 90,302
--	1,405,465	6,399,315	7,804,780
--	(1,214,954)	(4,203,187)	(5,418,141)
<u>\$ --</u>	<u>\$ 190,511</u>	<u>\$ 2,286,430</u>	<u>\$ 2,476,941</u>
<u>\$ 2,835,321</u>	<u>\$ 1,561,872</u>	<u>\$ 5,516,537</u>	<u>\$ 16,121,181</u>
\$ --	\$ 62,894	\$ 57,660	\$ 120,554
\$ 28,423	\$ 36,681	\$ 148,505	\$ 725,412
186,098	27,950	27,110	610,158
--	22,743	15,001	37,744
<u>\$ 214,521</u>	<u>\$ 87,374</u>	<u>\$ 190,616</u>	<u>\$ 1,373,314</u>
\$ --	\$ 16,971	\$ --	\$ 16,971
--	(38,423)	(35,798)	(74,221)
<u>\$ --</u>	<u>\$ (21,452)</u>	<u>\$ (35,798)</u>	<u>\$ (57,250)</u>
<u>\$ 214,521</u>	<u>\$ 65,922</u>	<u>\$ 154,818</u>	<u>\$ 1,316,064</u>
\$ --	\$ 248,993	\$ 228,417	\$ 477,410
\$ --	\$ 190,511	\$ 2,286,430	\$ 2,476,941
2,620,800	1,119,340	2,904,532	11,971,320
<u>\$ 2,620,800</u>	<u>\$ 1,309,851</u>	<u>\$ 5,190,962</u>	<u>\$ 14,448,261</u>

City of Cedar Falls, Iowa
Combining Statement of Revenues, Expenses,
and Changes in Fund Net Position
Internal Service Funds
For the Year Ended June 30, 2022

	Health Insurance	Health Insurance Severance	Payroll
Operating revenues:			
Charges for services	\$ 3,010,239	\$ --	\$ 431,969
Other	--	--	--
Total operating revenues	<u>\$ 3,010,239</u>	<u>\$ --</u>	<u>\$ 431,969</u>
Operating expenses:			
Personal services	\$ --	\$ --	\$ 359,818
Contractual services	4,243,113	--	--
Supplies and equipment	--	--	--
Depreciation	--	--	--
Total operating expenses	<u>\$ 4,243,113</u>	<u>\$ --</u>	<u>\$ 359,818</u>
Operating income (loss)	<u>\$ (1,232,874)</u>	<u>\$ --</u>	<u>\$ 72,151</u>
Nonoperating revenues (expenses):			
Use of money and property	\$ 9,468	\$ --	\$ 12,262
Gain on disposal of capital assets	--	--	--
Loss on disposal of equipment	--	--	--
Nonoperating revenues (expenses)	<u>\$ 9,468</u>	<u>\$ --</u>	<u>\$ 12,262</u>
Income (loss) before transfers	<u>\$ (1,223,406)</u>	<u>\$ --</u>	<u>\$ 84,413</u>
Transfers in	\$ 900,000	\$ --	\$ --
Transfers out	--	--	--
Transfers, net	<u>\$ 900,000</u>	<u>\$ --</u>	<u>\$ --</u>
Change in net position	<u>\$ (323,406)</u>	<u>\$ --</u>	<u>\$ 84,413</u>
Net position, beginning	2,899,334	--	2,666,307
Net position, ending	<u><u>\$ 2,575,928</u></u>	<u><u>\$ --</u></u>	<u><u>\$ 2,750,720</u></u>

<u>Risk Management</u>	<u>Data Processing</u>	<u>Vehicle Maintenance</u>	<u>Total</u>
\$ 597,294	\$ 1,186,660	\$ 2,098,870	\$ 7,325,032
64,457	13,897	69,649	148,003
<u>\$ 661,751</u>	<u>\$ 1,200,557</u>	<u>\$ 2,168,519</u>	<u>\$ 7,473,035</u>
\$ --	\$ 493,795	\$ 481,169	\$ 1,334,782
1,076,304	398,112	202,198	5,919,727
--	200,549	1,059,491	1,260,040
--	112,318	320,577	432,895
<u>\$ 1,076,304</u>	<u>\$ 1,204,774</u>	<u>\$ 2,063,435</u>	<u>\$ 8,947,444</u>
<u>\$ (414,553)</u>	<u>\$ (4,217)</u>	<u>\$ 105,084</u>	<u>\$ (1,474,409)</u>
\$ 10,281	\$ 5,269	\$ 12,130	\$ 49,410
--	--	45,884	45,884
--	--	(45,466)	(45,466)
<u>\$ 10,281</u>	<u>\$ 5,269</u>	<u>\$ 12,548</u>	<u>\$ 49,828</u>
<u>\$ (404,272)</u>	<u>\$ 1,052</u>	<u>\$ 117,632</u>	<u>\$ (1,424,581)</u>
\$ --	\$ --	\$ --	\$ 900,000
--	--	--	--
<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 900,000</u>
\$ (404,272)	\$ 1,052	\$ 117,632	\$ (524,581)
3,025,072	1,308,799	5,073,330	14,972,842
<u>\$ 2,620,800</u>	<u>\$ 1,309,851</u>	<u>\$ 5,190,962</u>	<u>\$ 14,448,261</u>

City of Cedar Falls, Iowa
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2022

	Health Insurance	Health Insurance Severance
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from interfund services	\$ 2,966,044	\$ 44,901
Payments to suppliers	(4,183,583)	--
Payments to employees	--	(65,331)
Net cash provided by (used for) operating activities	\$ (1,217,539)	\$ (20,430)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfers from other funds	\$ 900,000	\$ --
Net cash provided by (used for) financing activities	\$ 900,000	\$ --
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Net acquisition of property and equipment	\$ --	\$ --
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received on investments	\$ 9,759	\$ --
Net increase (decrease) in cash	\$ (307,780)	\$ (20,430)
CASH BALANCES, Beginning	3,296,559	361,567
CASH BALANCES, Ending	\$ 2,988,779	\$ 341,137
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:		
Operating income (loss)	\$ (1,232,874)	\$ --
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:		
Depreciation	--	--
(Increase) decrease in:		
Other receivables	(44,196)	--
Inventories	--	--
Increase (decrease) in accounts payable, accrued and other liabilities	59,531	(20,430)
(Increase) decrease in deferred outflows of resources	--	--
Increase (decrease) in deferred inflows of resources	--	--
Net cash provided by (used for) operating activities	\$ (1,217,539)	\$ (20,430)

<u>Payroll</u>	<u>Risk Management</u>	<u>Data Processing</u>	<u>Vehicle Maintenance</u>	<u>Total</u>
\$ 431,969	\$ 597,294	\$ 1,186,660	\$ 2,098,870	\$ 7,325,738
--	(996,238)	(598,865)	(1,203,764)	(6,982,450)
(355,983)	--	(548,015)	(539,690)	(1,509,019)
<u>\$ 75,986</u>	<u>\$ (398,944)</u>	<u>\$ 39,780</u>	<u>\$ 355,416</u>	<u>\$ (1,165,731)</u>
<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 900,000</u>
<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 900,000</u>
<u>\$ --</u>	<u>\$ --</u>	<u>\$ (36,118)</u>	<u>\$ (357,359)</u>	<u>\$ (393,477)</u>
<u>\$ 11,633</u>	<u>\$ 10,075</u>	<u>\$ 5,024</u>	<u>\$ 11,584</u>	<u>\$ 48,075</u>
<u>\$ 87,619</u>	<u>\$ (388,869)</u>	<u>\$ 8,686</u>	<u>\$ 9,641</u>	<u>\$ (611,133)</u>
<u>2,664,017</u>	<u>3,195,611</u>	<u>1,359,872</u>	<u>3,188,178</u>	<u>14,065,804</u>
<u><u>\$ 2,751,636</u></u>	<u><u>\$ 2,806,742</u></u>	<u><u>\$ 1,368,558</u></u>	<u><u>\$ 3,197,819</u></u>	<u><u>\$ 13,454,671</u></u>
<u>\$ 72,151</u>	<u>\$ (414,553)</u>	<u>\$ (4,217)</u>	<u>\$ 105,084</u>	<u>\$ (1,474,409)</u>
--	--	112,318	320,577	432,895
--	(3,917)	--	1,246	(46,867)
--	--	820	26,468	27,288
3,835	19,526	(334,773)	(352,775)	(625,086)
--	--	23,377	35,088	58,465
--	--	242,255	219,728	461,983
<u>\$ 75,986</u>	<u>\$ (398,944)</u>	<u>\$ 39,780</u>	<u>\$ 355,416</u>	<u>\$ (1,165,731)</u>

City of Cedar Falls, Iowa
Capital Assets Used in the Operation of Governmental Funds
Comparative Schedules by Source*
June 30, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Governmental fund capital assets:		
Land	\$ 43,116,319	\$ 43,116,319
Land improvements	21,100,815	21,077,715
Buildings	36,846,487	36,846,487
Machinery and equipment	14,571,997	13,927,274
Infrastructure	273,462,096	268,834,004
Construction in progress	23,380,432	12,137,611
Total governmental funds capital assets	<u>\$ 412,478,146</u>	<u>\$ 395,939,410</u>
Investments in governmental funds capital assets by source:		
General fund	\$ 23,574,227	\$ 23,481,862
Special revenue funds	89,571,846	85,701,611
Capital projects funds	254,090,362	241,581,300
Internal service	238,913	238,913
Donations	45,002,798	44,935,724
Total governmental funds capital assets	<u>\$ 412,478,146</u>	<u>\$ 395,939,410</u>

* This schedule presents only the capital asset balances related to governmental funds. Accordingly, the capital assets reported in internal service funds are excluded from the above amounts. Generally, the capital assets of internal service funds are included as governmental activities in the statement of net position.

City of Cedar Falls, Iowa
Capital Assets Used in the Operation of Governmental Funds
Schedule by Function and Activity *
June 30, 2022

Function and Activity	Land	Land Improvements	Buildings
Public Safety	\$ 12,500	\$ --	\$ 10,521,665
Public Works	751,051	2,824,987	1,582,334
Health & Social Services	151,494	89,596	5,873,537
Culture and Recreation	2,923,734	12,055,727	14,598,975
Community and Economic Development	39,223,639	6,130,505	11,500
General Government	53,901	--	4,258,476
	<u>\$ 43,116,319</u>	<u>\$ 21,100,815</u>	<u>\$ 36,846,487</u>

* This schedule presents only the capital asset balances related to governmental funds. Accordingly, the capital assets reported in internal service funds are excluded from the above amounts. Generally, the capital assets of internal service funds are included as governmental activities in the statement of net position.

<u>Machinery and Equipment</u>	<u>Infrastructure</u>	<u>Construction in Progress</u>	<u>Total</u>
\$ 2,566,525	\$ --	\$ --	\$ 13,100,690
6,436,676	266,638,407	19,023,693	297,257,148
--	--	--	6,114,627
3,920,869	6,823,689	1,446,989	41,769,983
108,477	--	561,200	46,035,321
1,539,450	--	2,348,550	8,200,377
<u>\$ 14,571,997</u>	<u>\$ 273,462,096</u>	<u>\$ 23,380,432</u>	<u>\$ 412,478,146</u>

City of Cedar Falls, Iowa
Capital Assets Used in the Operation of Governmental Funds
Schedule of Changes by Function and Activity *
For the Fiscal Year Ended June 30, 2022

	Governmental Funds Capital Assets July 1, 2021	Additions	Deletions	Governmental Funds Capital Assets June 30, 2022
Public Safety	\$ 13,092,422	\$ 8,268	\$ --	\$ 13,100,690
Public Works	283,518,320	17,263,934	3,525,106	297,257,148
Health & Social Services	6,114,627	--	--	6,114,627
Culture and Recreation	41,233,810	552,527	16,354	41,769,983
Community and Economic Development	46,035,321	--	--	46,035,321
General Government	5,944,910	2,255,467	--	8,200,377
	<u>\$ 395,939,410</u>	<u>\$ 20,080,196</u>	<u>\$ 3,541,460</u>	<u>\$ 412,478,146</u>

* This schedule presents only the capital asset balances related to governmental funds. Accordingly, the capital assets reported in internal service funds are excluded from the above amounts. Generally, the capital assets of internal service funds are included as governmental activities in the statement of net position.

**City of Cedar Falls, Iowa
Statistical Section**

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the city's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends	
These schedules contain trend information to help the reader understand how the city's financial performance and well-being have changed over time.	127
Revenue Capacity	
These schedules contain information to help the reader assess the city's most significant local revenue source, the property tax.	137
Debt Capacity	
These schedules present information to help the reader assess the affordability of the city's current levels of outstanding debt and the city's ability to issue additional debt in the future.	146
Demographic and Economic Information	
These schedules offer demographic and economic indicators to help the reader understand the environment within which the city's financial activities take place.	158
Operating Information	
These schedules contain service and infrastructure data to help the reader understand how the information in the city's financial report relates to the services the city provides and the activities it performs.	163

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

City of Cedar Falls, Iowa
Net Position by Component
Last Ten Fiscal Years
(Accrual basis of accounting)

	Fiscal Year			
	2013	2014	2015	2016
Governmental activities				
Net investment in capital assets	\$ 155,314,591	\$ 162,409,906	\$ 165,448,958	\$ 177,078,562
Restricted	24,150,307	25,300,988	28,349,177	30,021,985
Unrestricted	54,888,657	57,227,282	66,476,930	67,625,175
Total governmental activities net position	<u>\$ 234,353,555</u>	<u>\$ 244,938,176</u>	<u>\$ 260,275,065</u>	<u>\$ 274,725,722</u>
Business-type activities				
Net investment in capital assets	\$ 79,677,940	\$ 77,467,033	\$ 79,444,948	\$ 80,717,535
Restricted	9,500	9,500	9,500	9,500
Unrestricted	(5,621,533)	(4,218,827)	(6,100,653)	(4,631,127)
Total business-type activities net position	<u>\$ 74,065,907</u>	<u>\$ 73,257,706</u>	<u>\$ 73,353,795</u>	<u>\$ 76,095,908</u>
Primary government				
Net investment in capital assets	\$ 234,992,531	\$ 239,876,939	\$ 244,893,906	\$ 257,796,097
Restricted	24,159,807	25,310,488	28,358,677	30,031,485
Unrestricted	49,267,124	53,008,455	60,376,277	62,994,048
Total primary government net position	<u>\$ 308,419,462</u>	<u>\$ 318,195,882</u>	<u>\$ 333,628,860</u>	<u>\$ 350,821,630</u>

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 185,440,156	\$ 206,505,683	\$ 222,380,958	\$ 233,264,428	\$ 235,252,432	\$ 242,518,284
33,221,194	32,833,649	33,108,311	34,985,196	37,325,937	38,412,903
66,287,368	62,952,964	57,239,608	51,425,709	54,645,260	56,550,973
<u>\$ 284,948,718</u>	<u>\$ 302,292,296</u>	<u>\$ 312,728,877</u>	<u>\$ 319,675,333</u>	<u>\$ 327,223,629</u>	<u>\$ 337,482,160</u>
\$ 79,810,012	\$ 83,110,200	\$ 79,531,920	\$ 80,028,959	\$ 80,744,907	\$ 81,353,542
9,500	9,500	29,990	29,990	29,990	41,540
(2,265,218)	(1,699,735)	6,090,521	7,529,705	11,807,093	14,652,540
<u>\$ 77,554,294</u>	<u>\$ 81,419,965</u>	<u>\$ 85,652,431</u>	<u>\$ 87,588,654</u>	<u>\$ 92,581,990</u>	<u>\$ 96,047,622</u>
\$ 265,250,168	\$ 289,615,883	\$ 301,912,878	\$ 313,293,387	\$ 315,997,339	\$ 323,871,826
33,230,694	32,843,149	33,138,301	35,015,186	37,355,927	38,454,443
64,022,150	61,253,229	63,330,129	58,955,414	66,452,353	71,203,513
<u>\$ 362,503,012</u>	<u>\$ 383,712,261</u>	<u>\$ 398,381,308</u>	<u>\$ 407,263,987</u>	<u>\$ 419,805,619</u>	<u>\$ 433,529,782</u>

City of Cedar Falls, Iowa
Changes in Net Position
Last Ten Fiscal Years
(Accrual basis of accounting)
(Page 1 of 2)

	Fiscal Year			
	2013	2014	2015	2016
Expenses				
Governmental activities:				
Public safety	\$ 9,491,677	\$ 9,293,710	\$ 9,285,835	\$ 9,720,423
Public works	11,909,568	12,086,420	12,301,197	11,782,921
Health and social services	320,864	166,764	279,734	276,202
Culture and recreation	7,262,110	7,135,841	7,560,018	7,679,626
Community and economic development	8,357,058	5,134,158	5,661,653	5,747,990
General government	4,890,409	4,684,649	4,319,945	3,855,419
Debt service	228,173	183,339	166,377	157,356
Total governmental activities expenses	<u>42,459,859</u>	<u>38,684,881</u>	<u>39,574,759</u>	<u>39,219,937</u>
Business-type activities:				
Sewer	3,617,688	3,971,854	4,702,339	4,822,038
Refuse	2,770,264	2,960,082	2,744,057	2,829,990
Storm Water	728,713	835,029	1,000,434	925,595
Total business-type activities expenses	<u>7,116,665</u>	<u>7,766,965</u>	<u>8,446,830</u>	<u>8,577,623</u>
Total primary government expenses	<u>\$ 49,576,524</u>	<u>\$ 46,451,846</u>	<u>\$ 48,021,589</u>	<u>\$ 47,797,560</u>
Program Revenues				
Governmental activities:				
Charges for services:				
Public Safety	\$ 673,860	\$ 661,382	\$ 640,025	\$ 620,779
Public Works	204,592	179,494	174,750	179,815
Culture and Recreation	2,400,747	2,518,347	2,226,514	2,501,785
General Government	1,632,567	1,773,501	1,547,812	2,009,261
Operating grants and contributions	2,098,639	1,818,312	1,502,835	1,911,261
Capital grants and contributions	6,479,932	3,576,733	1,628,293	3,055,296
Total governmental activities program revenues	<u>13,490,337</u>	<u>10,527,769</u>	<u>7,720,229</u>	<u>10,278,197</u>
Business-type activities:				
Charges for services:				
Sewer	4,574,181	4,837,116	5,067,148	5,279,521
Refuse	2,996,396	3,139,016	2,855,267	2,910,356
Storm Water	890,893	831,083	830,501	937,310
Capital grants and contributions: sewer and storm water	577,411	689,285	731,471	1,034,068
Total business-type activities program revenues	<u>9,038,881</u>	<u>9,496,500</u>	<u>9,484,387</u>	<u>10,161,255</u>
Total primary government program revenues	<u>\$ 22,529,218</u>	<u>\$ 20,024,269</u>	<u>\$ 17,204,616</u>	<u>\$ 20,439,452</u>
Net (Expense)/Revenues				
Governmental activities	(28,969,522)	(28,157,112)	(31,854,530)	(28,941,740)
Business-type activities	1,922,216	1,729,535	1,037,557	1,583,632
Total primary government net expense	<u>\$ (27,047,306)</u>	<u>\$ (26,427,577)</u>	<u>\$ (30,816,973)</u>	<u>\$ (27,358,108)</u>

Fiscal Year						
2017	2018	2019	2020	2021	2022	
\$ 10,499,099	\$ 11,516,205	\$ 12,234,454	\$ 14,356,978	\$ 14,443,799	\$ 11,596,217	
12,901,482	11,932,088	16,064,779	14,178,454	15,089,189	18,503,503	
308,406	273,186	173,198	357,404	352,735	174,754	
7,751,904	8,726,607	7,852,080	8,149,827	8,227,093	7,989,443	
7,625,932	4,033,621	4,443,144	4,226,474	4,741,335	4,637,338	
3,924,362	4,049,880	4,333,051	4,664,011	5,410,951	5,012,842	
178,344	135,621	180,268	192,876	174,868	128,515	
<u>43,189,529</u>	<u>40,667,208</u>	<u>45,280,974</u>	<u>46,126,024</u>	<u>48,439,970</u>	<u>48,042,612</u>	
4,613,456	4,653,292	4,816,390	5,162,985	5,001,085	5,594,416	
2,876,394	2,972,968	3,052,989	3,134,596	3,235,095	3,451,795	
866,931	946,045	983,487	1,037,946	1,050,855	1,034,120	
<u>8,356,781</u>	<u>8,572,305</u>	<u>8,852,866</u>	<u>9,335,527</u>	<u>9,287,035</u>	<u>10,080,331</u>	
\$ <u>51,546,310</u>	\$ <u>49,239,513</u>	\$ <u>54,133,840</u>	\$ <u>55,461,551</u>	\$ <u>57,727,005</u>	\$ <u>58,122,943</u>	
\$ 607,903	\$ 640,663	\$ 655,542	\$ 577,351	\$ 516,198	\$ 579,155	
168,952	171,855	165,923	161,405	105,769	234,458	
2,197,303	1,919,584	1,929,337	1,296,689	1,176,045	1,761,001	
1,750,177	1,893,538	1,680,208	1,509,577	2,093,041	1,539,552	
2,136,947	2,714,799	1,607,195	1,919,605	3,012,469	2,746,064	
1,652,967	7,928,276	5,583,625	2,968,418	3,180,994	2,731,155	
<u>8,514,249</u>	<u>15,268,715</u>	<u>11,621,830</u>	<u>8,433,045</u>	<u>10,084,516</u>	<u>9,591,385</u>	
5,629,724	6,272,882	6,625,335	6,903,473	7,300,595	7,694,631	
2,899,428	3,031,163	2,930,917	2,915,458	3,086,774	3,271,061	
883,849	1,037,731	947,035	1,093,448	1,051,594	1,070,344	
897,429	1,173,269	259,676	390,852	1,534,377	91,786	
<u>10,310,430</u>	<u>11,515,045</u>	<u>10,762,963</u>	<u>11,303,231</u>	<u>12,973,340</u>	<u>12,127,822</u>	
\$ <u>18,824,679</u>	\$ <u>26,783,760</u>	\$ <u>22,384,793</u>	\$ <u>19,736,276</u>	\$ <u>23,057,856</u>	\$ <u>21,719,207</u>	
(34,675,280)	(25,398,493)	(33,659,144)	(37,692,979)	(38,355,454)	(38,451,227)	
1,953,649	2,942,740	1,910,097	1,967,704	3,686,305	2,047,491	
<u>\$ (32,721,631)</u>	<u>\$ (22,455,753)</u>	<u>\$ (31,749,047)</u>	<u>\$ (35,725,275)</u>	<u>\$ (34,669,149)</u>	<u>\$ (36,403,736)</u>	

(continued)

City of Cedar Falls, Iowa
Changes in Net Position
Last Ten Fiscal Years
(Accrual basis of accounting)
(Page 2 of 2)

	Fiscal Year			
	2013	2014	2015	2016
General Revenues and Other Changes in Net Position				
Governmental activities:				
General revenues:				
Property taxes and assessments	\$ 24,695,940	\$ 21,248,529	\$ 25,096,699	\$ 24,991,769
Other city taxes	5,544,604	6,036,891	5,935,675	5,820,244
Use of money and property	1,268,202	1,120,041	1,187,617	1,252,423
Intergovernmental	4,405,345	4,545,694	25,400,155	6,503,056
Miscellaneous	1,375,437	1,389,109	844,766	1,616,773
Gain on sale of assets	--	--	--	3,864
Utility contribution in lieu of taxes	1,637,000	1,725,000	3,402,949	4,175,000
Transfers	<u>(1,843,432)</u>	<u>2,676,469</u>	<u>(356,735)</u>	<u>(970,732)</u>
Total governmental activities	<u>37,083,096</u>	<u>38,741,733</u>	<u>61,511,126</u>	<u>43,392,397</u>
Business-type activities:				
General revenues:				
Use of money and property	38,886	44,547	50,802	69,673
Gain on Sale	--	--	--	--
Intergovernmental	--	94,186	88,596	118,076
Transfers	<u>1,843,432</u>	<u>(2,676,469)</u>	<u>356,735</u>	<u>970,732</u>
Total business-type activities	<u>1,882,318</u>	<u>(2,537,736)</u>	<u>496,133</u>	<u>1,158,481</u>
Total primary government	<u>\$ 38,965,414</u>	<u>\$ 36,203,997</u>	<u>\$ 62,007,259</u>	<u>\$ 44,550,878</u>
Change in Net Position				
Governmental activities	\$ 8,113,574	\$ 10,584,621	\$ 29,656,596	\$ 14,450,657
Business-type activities	<u>3,804,534</u>	<u>(808,201)</u>	<u>1,533,690</u>	<u>2,742,113</u>
Total primary government	<u>\$ 11,918,108</u>	<u>\$ 9,776,420</u>	<u>\$ 31,190,286</u>	<u>\$ 17,192,770</u>

(continued)

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 25,646,096	\$ 24,249,414	\$ 24,620,658	\$ 24,367,797	\$ 26,903,746	\$ 29,063,485
5,931,730	5,709,246	6,115,363	6,106,725	6,955,026	8,875,749
1,302,082	1,743,242	2,491,989	2,386,435	1,314,163	1,065,174
6,386,056	6,208,882	6,493,435	6,650,002	7,284,160	6,948,043
1,538,658	2,802,838	3,021,477	1,658,073	1,997,826	1,476,082
2,615	878	--	--	35,225	0
3,402,500	3,430,000	3,296,714	3,058,657	2,651,632	2,612,293
688,539	(546,193)	(1,943,911)	411,746	(1,238,028)	(1,331,075)
<u>44,898,276</u>	<u>43,598,307</u>	<u>44,095,725</u>	<u>44,639,435</u>	<u>45,903,750</u>	<u>48,709,751</u>
111,583	208,958	383,387	380,265	106,682	82,702
--	--	(4,929)	--	(37,679)	4,364
81,693	167,780	--	--	--	--
(688,539)	546,193	1,943,911	(411,746)	1,238,028	1,331,073
<u>(495,263)</u>	<u>922,931</u>	<u>2,322,369</u>	<u>(31,481)</u>	<u>1,307,031</u>	<u>1,418,139</u>
<u>\$ 44,403,013</u>	<u>\$ 44,521,238</u>	<u>\$ 46,418,094</u>	<u>\$ 44,607,954</u>	<u>\$ 47,210,781</u>	<u>\$ 50,127,890</u>
\$ 10,222,996	\$ 18,199,814	\$ 10,436,581	\$ 6,946,456	\$ 7,548,296	\$ 10,258,523
1,458,386	3,865,671	4,232,466	1,936,223	4,993,336	3,465,632
<u>\$ 11,681,382</u>	<u>\$ 22,065,485</u>	<u>\$ 14,669,047</u>	<u>\$ 8,882,679</u>	<u>\$ 12,541,632</u>	<u>\$ 13,724,155</u>

City of Cedar Falls, Iowa
Fund Balances, Governmental Funds,
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year			
	2013	2014	2015	2016
General Fund				
Nonspendable	\$ 241,612	\$ 195,196	\$ 183,922	\$ 164,808
Assigned	1,817,084	2,205,244	2,277,562	2,589,832
Unassigned	6,978,807	7,333,349	7,603,109	8,401,303
Total general fund	<u>\$ 9,037,503</u>	<u>\$ 9,733,789</u>	<u>\$ 10,064,593</u>	<u>\$ 11,155,943</u>
All Other Governmental Funds				
Nonspendable	\$ 306,613	\$ 257,741	\$ 562,516	\$ 678,404
Restricted	25,435,109	26,920,959	28,101,815	29,490,897
Committed	16,551,115	17,029,200	17,408,842	17,820,657
Assigned	14,559,803	19,036,386	42,072,607	37,461,720
Unassigned	(1,193,291)	(5,580,797)	(5,289,619)	(2,044,819)
Total all other governmental funds	<u>\$ 55,659,349</u>	<u>\$ 57,663,489</u>	<u>\$ 82,856,161</u>	<u>\$ 83,406,859</u>

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 119,165	\$ 100,909	\$ 93,692	\$ 122,878	\$ 122,733	\$ 101,762
2,909,366	2,904,712	3,124,973	3,002,643	2,803,774	3,381,002
8,672,595	9,105,204	9,359,241	9,467,412	9,166,625	8,933,608
<u>\$ 11,701,126</u>	<u>\$ 12,110,825</u>	<u>\$ 12,577,906</u>	<u>\$ 12,592,933</u>	<u>\$ 12,093,132</u>	<u>\$ 12,416,372</u>
\$ 441,642	\$ 338,774	\$ 275,261	\$ 452,032	\$ 489,111	\$ 579,777
34,254,079	32,228,803	32,919,628	34,676,365	36,954,610	37,831,310
18,129,245	18,514,062	19,013,400	19,318,484	19,454,123	19,804,463
33,011,377	35,726,036	31,223,347	34,220,780	40,556,613	42,161,947
--	(6,525,598)	(9,215,142)	(15,179,224)	(16,231,652)	(21,051,885)
<u>\$ 85,836,343</u>	<u>\$ 80,282,077</u>	<u>\$ 74,216,494</u>	<u>\$ 73,488,437</u>	<u>\$ 81,222,805</u>	<u>\$ 79,325,612</u>

City of Cedar Falls, Iowa
Changes in Fund Balances, Governmental Funds,
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year			
	2013	2014	2015	2016
Revenues:				
Property taxes and assessments	\$ 24,696,783	\$ 21,244,190	\$ 25,099,620	\$ 24,996,361
Other city taxes	5,519,022	5,995,505	6,156,049	5,574,659
Licenses and permits	1,076,186	1,197,723	967,488	1,413,196
Use of money and property	1,268,202	1,120,040	1,187,617	1,252,423
Intergovernmental	12,599,954	8,688,760	27,494,197	9,556,156
Charges for services	3,386,415	3,542,072	3,329,061	3,613,510
Fines and forfeitures	449,165	392,928	292,551	284,934
Miscellaneous	1,358,192	1,400,551	1,154,586	1,598,216
Utility contribution in lieu of taxes	1,637,000	1,725,000	3,402,949	4,175,000
Total revenues	<u>\$ 51,990,919</u>	<u>\$ 45,306,769</u>	<u>\$ 69,084,118</u>	<u>\$ 52,464,455</u>
Expenditures:				
Current:				
Public safety	\$ 8,999,942	\$ 9,188,529	\$ 9,736,872	\$ 9,888,523
Public works	10,089,252	9,325,749	10,078,273	9,762,190
Health and social services	172,284	18,184	150,853	127,222
Culture and recreation	6,449,626	6,130,462	6,949,450	6,868,429
Community and economic development	2,646,490	2,351,253	2,529,858	2,486,183
General government	4,684,063	4,592,138	3,376,609	3,700,513
Debt service				
Principal	2,685,000	2,775,000	1,040,000	1,070,000
Interest	271,009	216,208	156,875	148,071
Capital projects	9,544,629	10,593,247	9,106,571	15,604,458
Total expenditures	<u>\$ 45,542,295</u>	<u>\$ 45,190,770</u>	<u>\$ 43,125,361</u>	<u>\$ 49,655,589</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 6,448,624</u>	<u>\$ 115,999</u>	<u>\$ 25,958,757</u>	<u>\$ 2,808,866</u>
Other financing sources (uses):				
Transfers in	\$ 13,297,694	\$ 12,547,589	\$ 10,234,634	\$ 11,283,281
Transfers out	(14,976,869)	(9,867,874)	(10,863,417)	(12,571,873)
Issuance of debt	--	--	--	--
Premium on long-term debt	--	--	--	--
Total other financing sources (uses)	<u>\$ (1,679,175)</u>	<u>\$ 2,679,715</u>	<u>\$ (628,783)</u>	<u>\$ (1,288,592)</u>
Net change in fund balances	<u>\$ 4,769,449</u>	<u>\$ 2,795,714</u>	<u>\$ 25,329,974</u>	<u>\$ 1,520,274</u>
Debt service as a percentage of noncapital expenditures	8.0%	8.9%	3.5%	3.9%

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 25,647,323	\$ 24,193,934	\$ 24,602,616	\$ 24,332,248	\$ 26,907,831	\$ 29,056,384
6,177,313	5,709,246	6,115,363	6,106,725	6,955,026	8,875,750
1,164,442	1,302,864	1,089,244	932,121	1,530,582	1,012,235
1,302,082	1,743,242	2,491,989	2,386,435	1,314,163	1,065,179
8,383,167	13,890,953	13,389,635	10,625,228	10,605,383	10,090,582
3,286,820	3,008,403	3,043,384	2,296,459	2,150,458	2,732,528
273,073	314,373	297,455	316,928	209,676	369,403
1,533,555	2,813,716	3,025,774	3,356,248	1,994,030	1,530,142
3,402,500	3,430,000	3,296,714	3,058,657	2,651,632	2,612,293
<u>\$ 51,170,275</u>	<u>\$ 56,406,731</u>	<u>\$ 57,352,174</u>	<u>\$ 53,411,049</u>	<u>\$ 54,318,781</u>	<u>\$ 57,344,496</u>
\$ 9,916,019	\$ 10,903,573	\$ 11,815,792	\$ 12,410,312	\$ 12,055,532	\$ 12,410,233
8,526,896	8,454,750	12,705,220	13,995,394	11,492,908	13,858,681
159,428	124,208	24,220	208,424	216,757	25,776
6,735,547	7,340,139	7,070,254	7,030,973	7,092,995	7,000,740
2,462,130	2,428,537	2,641,619	2,542,366	2,991,681	3,104,803
3,720,389	3,914,637	4,053,737	4,566,065	4,956,324	4,831,771
1,585,000	1,420,000	820,000	1,580,000	650,000	870,000
175,387	138,445	208,823	227,753	232,344	192,100
18,103,067	26,142,521	24,723,513	11,684,006	9,822,160	14,462,964
<u>\$ 51,383,863</u>	<u>\$ 60,866,810</u>	<u>\$ 64,063,178</u>	<u>\$ 54,245,293</u>	<u>\$ 49,510,701</u>	<u>\$ 56,757,068</u>
<u>\$ (213,588)</u>	<u>\$ (4,460,079)</u>	<u>\$ (6,711,004)</u>	<u>\$ (834,244)</u>	<u>\$ 4,808,080</u>	<u>\$ 587,428</u>
\$ 12,904,934	\$ 12,436,705	\$ 6,216,554	\$ 9,944,010	\$ 10,463,001	\$ 11,353,183
(12,415,212)	(13,060,066)	(8,187,149)	(10,028,753)	(11,723,406)	(13,584,257)
2,865,000	--	2,860,000	--	3,430,000	--
100,938	--	293,827	--	219,957	--
<u>\$ 3,455,660</u>	<u>\$ (623,361)</u>	<u>\$ 1,183,232</u>	<u>\$ (84,743)</u>	<u>\$ 2,389,552</u>	<u>\$ (2,231,074)</u>
<u>\$ 3,242,072</u>	<u>\$ (5,083,440)</u>	<u>\$ (5,527,772)</u>	<u>\$ (918,987)</u>	<u>\$ 7,197,632</u>	<u>\$ (1,643,646)</u>
5.0%	4.9%	2.7%	5.0%	2.6%	2.6%

City of Cedar Falls, Iowa
Assessed and Taxable Value of Property
Last Ten Fiscal Years
(Unaudited)

Levy Year	For Fiscal Year Ending June 30,	Real and Personal Property			
		Regular		Agricultural Land	
		Taxable Value	Assessed Value	Taxable Value	Assessed Value
2012	2013	\$ 1,393,511,204	\$ 2,608,407,333	\$ 5,671,067	\$ 9,912,510
2013	2014	1,622,862,335	2,640,558,870	5,918,449	9,875,030
2014	2015	1,490,616,188	2,715,410,009	6,002,443	13,830,630
2015	2016	1,509,722,828	2,756,113,698	5,886,712	13,291,670
2016	2017	1,569,292,287	2,885,206,578	5,807,960	12,647,630
2017	2018	1,750,040,895	2,953,263,263	5,934,726	12,590,920
2018	2019	1,832,652,499	3,088,676,312	6,010,597	11,088,970
2019	2020	1,950,451,511	3,185,180,555	5,961,927	10,667,730
2020	2021	1,963,719,839	3,334,174,827	5,962,806	7,317,830
2021	2022	1,960,696,679	3,424,905,333	6,397,252	7,613,000

Source: Black Hawk County Auditor's Office.

Note: Property in the city is reassessed every other year. Tax rates are per \$1,000 of assessed value.

Total		Total Taxable Value as a Percentage of Assessed Value	Total Direct Tax Rate
Taxable Value	Assessed Value		
\$ 1,399,182,271	\$ 2,618,319,843	53.44 %	\$ 12.20300
1,628,780,784	2,650,433,900	61.45	12.02123
1,496,618,631	2,729,240,639	54.84	11.81029
1,515,609,540	2,769,405,368	54.73	11.52796
1,575,100,247	2,897,854,208	54.35	11.21967
1,755,975,621	2,965,854,183	59.21	11.13476
1,838,663,096	3,099,765,282	59.32	11.22169
1,956,413,438	3,195,848,285	61.22	10.95250
1,969,682,645	3,341,492,657	58.95	11.43408
1,967,093,931	3,432,518,333	57.31	11.38273

**City of Cedar Falls, Iowa
Property Tax Rates
Direct and Overlapping Governments
Last Ten Fiscal Years
(Unaudited)**

Fiscal Year	City of Cedar Falls			Overlapping Rates Black Hawk County		
	Operating Millage	Debt Service	Total City Millage	Operating Millage	Debt Service	Total County Millage
2013	\$ 11.68479	\$ 0.51821	\$ 12.20300	\$ 5.59849	\$ 0.64144	\$ 6.23993
2014	11.45923	0.56200	12.02123	5.39234	0.62882	6.02116
2015	11.21478	0.59551	11.81029	5.52447	0.59472	6.11919
2016	10.93601	0.59195	11.52796	5.43985	1.30832	6.74817
2017	10.64440	0.57527	11.21967	5.48507	0.9607	6.44577
2018	10.57557	0.55919	11.13476	5.60805	0.80702	6.41507
2019	10.95686	0.26483	11.22169	5.96158	0.73145	6.69303
2020	10.52103	0.43147	10.95250	5.72918	0.57445	6.30363
2021	11.11885	0.31523	11.43408	5.94328	0.39297	6.33625
2022	11.08087	0.30186	11.38273	5.76053	0.41338	6.17391

Source: Department of Management website

Note: The city's general fund maximum property tax rate may only be \$8.10 per \$1,000 of valuation. The remaining portion of the operating rate and the rate for debt service are set based on each year's requirements.

Overlapping Rates

Schools				
Operating Millage	Debt Service	Total School Millage	Other	Total
\$ 13.37802	\$ --	\$ 13.37802	\$ 1.33770	\$ 33.15865
12.82531	--	12.82531	1.36950	32.23720
12.78447	--	12.78447	1.35851	32.07246
12.44447	--	12.44447	1.34988	32.07048
12.76973	--	12.76973	1.33315	31.76832
13.08480	1.18791	14.27271	1.33495	33.15749
12.78534	1.16160	13.94694	1.36344	33.22510
12.72483	1.12129	13.84612	1.43491	32.53716
12.81068	1.08246	13.89314	1.47747	33.14094
12.91864	1.03435	13.95299	1.49875	33.00838

**City of Cedar Falls, Iowa
Principal Property Taxpayers
Current Year and Nine Years Ago**

Taxpayer	2013		
	Assessed Valuation for Fiscal Year 2012 - 2013	Rank	Percentage of Total Assessed Valuation
Target Corporation	\$ 85,871,200	1	3.28 %
RBR Holdings II LLC	--	--	--
Goldenstar Apartments, LLP	--	--	--
WB CF Assoc LTD Partners	12,738,950	5	0.49
Midland Tarkenton, LLC	--	--	--
Tailwind Cedar Falls, LLC	--	--	--
Vereit Real Estate LP	--	--	--
Walmart Re Business Trust	13,574,740	4	0.52
Prime RE 2, LLC	--	--	--
Martin Realty Company, LLC	--	--	--
Gold Falls Villa Apart LLC	8,964,160	8	0.34
College Square Mall Assoc. LLC	30,224,620	2	1.15
R and N Investments	13,908,090	3	0.53
Standard Distribution Co.	8,326,800	9	0.32
Cedar Properties	0	--	0.00
Harvest Mallard Point Retirement	8,164,470	10	0.31
Twenty Seventh Street Assoc, LLC	11,533,470	6	0.44
Cedar Falls Investments, LLC	9,243,740	7	0.35
	<u>\$ 202,550,240</u>		<u>7.73 %</u>

Source: Black Hawk County

2022

Assessed Valuation for Fiscal Year 2021 - 2022	Rank	Percentage of Total Assessed Valuation
\$ 78,151,240	1	2.28 %
18,383,560	2	0.54
17,922,860	3	0.52
17,313,610	4	0.50
15,659,380	5	0.46
15,355,740	6	0.45
14,657,490	7	0.43
14,046,930	8	0.41
13,748,500	9	0.40
12,973,030	10	0.38
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<u>\$ 218,212,340</u>		<u>6.37 %</u>

City of Cedar Falls, Iowa
Property Tax Levies and Collections
Last Ten Fiscal Years
(Unaudited)

Levy Year	For Fiscal Year Ending June 30,	Total Tax Levy	Current Tax Collection	Percentage of Current Taxes Collected	Delinquent Tax Collections
2012	2013	\$ 17,287,168	\$ 17,091,764	98.87 %	\$ 3,967
2013	2014	19,694,615	19,537,939	99.20	16,281
2014	2015	17,900,282	17,785,682	99.36	14,266
2015	2016	17,701,404	17,595,907	99.40	18,813
2016	2017	17,905,235	17,845,396	99.67	16,461
2017	2018	19,754,527	19,692,802	99.69	31,669
2018	2019	20,871,551	20,801,947	99.67	18,133
2019	2020	21,678,667	21,252,580	98.03	5,148
2020	2021	22,778,011	23,178,399	101.76	8,525
2021	2022	22,471,020	22,567,169	100.43	385

Source: Black Hawk County Auditor's Office.

Note: For fiscal year ending June 30, 2020 property tax collections were deferred into future years due to the COVID-19 pandemic.

Total Tax Collections	Total Tax Collections as a Percentage of Total Tax Levy	Outstanding Delinquent & Deferred Taxes	Delinquent Taxes as a Percentage of Total Tax Levy
\$ 17,095,731	98.89 %	\$ 25,924	0.15 %
19,554,220	99.29	14,435	0.07
17,799,948	99.44	18,813	0.11
17,614,720	99.51	16,461	0.09
17,861,857	99.76	31,669	0.18
19,724,471	99.85	18,133	0.09
20,820,080	99.75	21,886	0.10
21,257,728	98.06	426,609	1.97
23,186,924	101.80	189,911	0.83
22,567,554	100.43	10,134	0.05

City of Cedar Falls, Iowa
1/1/2021 VALUATIONS (Taxes Payable July 1, 2022 to June 30, 2023)

	<u>100% Actual Value</u>	<u>Taxable Value (with Rollback)</u>
Residential	\$ 2,803,566,538	\$ 1,510,770,762
Commercial	529,254,483	461,067,249
Industrial	33,533,725	27,238,463
Multi-Residential	98,472,234	59,965,819
Railroad	2,303,363	2,073,026
Utilities	1,931,517	1,931,517
Gross Valuation	\$ <u>3,469,061,860</u>	\$ <u>2,063,046,836</u>
Less military exemption	(2,656,231)	(2,656,231)
Net Valuation	\$ <u>3,466,405,629</u>	\$ <u>2,060,390,605</u>
TIF increment (used to compute debt services levies and constitutional debt limit)	\$ 204,625,917 ¹	\$ 204,625,917 ¹
Taxes separately		
Ag. Land	\$ 6,860,680	\$ 6,108,830
Ag. Buildings	\$ 385,790	\$ 343,512
Utilities - Gas & Electric	\$ 56,915,222	\$ 4,230,086

¹ TIF Increment is reduced by \$55,560 of military exemption

2021 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY¹

	<u>Taxable Valuation</u>	<u>Percent Total</u>
Residential	\$ 1,510,770,762	73.08%
Commercial, Industrial & Utility	490,237,229	23.71%
Multi-Residential	59,965,819	2.90%
Gas & Electric Utilities	4,230,086	0.20%
Railroad	2,073,026	0.10%
Total Gross Taxable Valuation	\$ <u>2,067,276,922</u>	<u>100.00%</u>

¹Excludes Taxable TIF Increment, Ag. Land and Ag. Buildings

**City of Cedar Falls, Iowa
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years**

Fiscal Year	Governmental Activities		Business-Type Activities		Total Primary Government
	General Obligation Bonds/Notes	Tax Increment Financing Bonds/Notes General Obligation	General Obligation Bonds/Notes	Revenue Debt	
2013	\$ 8,024,356	\$ 597,880	\$ 2,942,333	210,640	\$ 11,775,209
2014	5,819,312	--	2,311,436	6,744,000	14,874,748
2015	4,790,677	--	1,650,539	6,482,000	12,923,216
2016	3,732,042	--	979,548	6,211,000	10,922,590
2017	5,114,251	--	7,381,807	5,932,000	18,428,058
2018	3,694,466	--	6,314,350	5,644,000	15,652,816
2019	5,990,868	--	8,884,201	5,346,000	20,221,069
2020	4,380,624	--	7,997,623	5,038,000	17,416,247
2021	7,319,109	--	7,091,045	4,720,000	19,130,154
2022	6,387,637	--	6,164,468	4,392,000	16,944,105

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

Amounts presented are net of discounts, premiums, and adjustments.

¹ Population and personal income data can be found on page 156.

<u>Percentage of Personal Income¹</u>	<u>Per Capita¹</u>
0.77 %	\$ 300
0.92	379
0.79	329
0.68	278
1.13	469
0.95	399
1.19	515
0.96	444
1.35	470
1.15	416

City of Cedar Falls, Iowa
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Debt ¹	Less: Amount Available in Debt Service Fund ²	Total	Taxable Value of Property
2013	\$ 11,564,569	\$ 318,846	\$ 11,245,723	\$ 1,399,182,271
2014	8,130,748	416,912	7,713,836	1,628,780,784
2015	6,441,216	431,704	6,009,512	1,496,618,631
2016	4,711,590	466,400	4,245,190	1,515,609,540
2017	12,496,058	496,385	11,999,673	1,575,100,247
2018	10,008,816	538,318	9,470,498	1,755,975,621
2019	14,875,069	530,935	14,344,134	1,838,663,096
2020	12,378,247	647,822	11,730,425	1,956,413,438
2021	14,410,154	582,697	13,827,457	1,969,682,645
2022	12,552,105	401,055	12,151,050	1,967,093,931

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

¹ Includes only general obligation debt supported by property tax dollars.

² This is the amount restricted for debt service payments.

<u>Percentage Taxable Value of Property</u>	<u>Assessed Value of Property</u>	<u>Percentage Assessed Value of Property</u>	<u>Per Capita</u>
0.80 %	\$ 2,618,319,843	0.43 %	\$ 286.44
0.47	2,650,433,900	0.29	196.48
0.40	2,729,240,639	0.22	153.07
0.28	2,769,405,368	0.15	108.13
0.76	2,897,854,208	0.41	305.65
0.54	2,965,854,183	0.32	241.23
0.78	3,099,765,282	0.46	365.36
0.60	3,195,848,285	0.37	298.79
0.70	3,341,492,657	0.41	339.63
0.62	3,432,518,333	0.35	298.46

City of Cedar Falls, Iowa
Direct and Overlapping Debt
As of June 30, 2022

<u>Jurisdiction</u>	<u>Net General Obligation Debt Outstanding</u>	<u>Percentage Applicable to City ¹</u>	<u>Amount Applicable to Government</u>
Direct, City of Cedar Falls, Iowa	\$ <u>6,387,637</u>	100.00 %	\$ <u>6,387,637</u>
Overlapping:			
Black Hawk County	\$ 16,690,000	35.50	\$ 5,924,950
Cedar Falls Public School District	95,245,000	92.59	88,187,346
Area VII Hawkeye Community College	<u>6,780,000</u>	20.12	<u>1,364,136</u>
Total Overlapping	\$ <u>118,715,000</u>		\$ <u>95,476,432</u>
Total	\$ <u><u>125,102,637</u></u>		\$ <u><u>101,864,069</u></u>

Source: Black Hawk County Auditor

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Cedar Falls. This process recognizes that, when considering the city's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

¹ The percentage of overlapping debt applicable is estimated using net taxable property values. Applicable percentages were estimated by determining the portion of the County's net value that is within the government's boundaries and dividing it by the county's total value.

**City of Cedar Falls, Iowa
Legal Debt Margin Information
Last Ten Fiscal Years**

	2013	2014	2015	2016
Debt Limit	\$ 132,967,511	\$ 134,876,517	\$ 139,586,122	\$ 142,421,126
Total net debt applicable to limit	13,205,000	9,640,000	7,770,000	5,920,000
Legal debt margin	<u>\$ 119,762,511</u>	<u>\$ 125,236,517</u>	<u>\$ 131,816,122</u>	<u>\$ 136,501,126</u>
Total net debt applicable to the limit as a percentage of of debt limit	9.93%	7.15%	5.57%	4.16%

Note: Under Iowa code, the city's outstanding general obligation debt should not exceed 5 percent of total assessed property value.

**City of Cedar Falls, Iowa
Revenue Bond Coverage
Sewer Authority
Last Ten Fiscal Years**

Fiscal Year	Gross Revenues	Less: Operating Expenses ¹	Net Revenue Available for Debt Service	Debt Service Requirements ²	
				Principal	Interest
2013	\$ 4,596,372	\$ 2,254,091	\$ 2,342,281	\$ --	\$ 6,319
2014	4,859,057	2,364,332	2,494,725	254,104	83,016
2015	5,092,146	2,415,557	2,676,589	262,000	219,180
2016	5,314,436	2,532,407	2,782,029	271,000	210,665
2017	5,684,591	2,350,527	3,334,064	279,000	201,858
2018	6,388,963	2,449,219	3,939,744	288,000	192,790
2019	6,834,297	2,449,833	4,384,464	298,000	183,430
2020	7,109,700	2,709,620	4,400,080	308,000	173,745
2021	7,367,392	2,543,615	4,823,777	318,000	163,735
2022	7,746,519	3,298,409	4,448,110	328,000	123,900

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

¹ Net of depreciation, interest, and debt service transfers.

² Includes principal and interest of revenue bonds only.

Debt Service
Requirements²

<u>Total</u>	<u>Coverage</u>
\$ 6,319	370.67
337,120	7.40
481,180	5.56
481,665	5.78
480,858	6.93
480,790	8.19
481,430	9.11
481,745	9.13
481,735	10.01
451,900	9.84

City of Cedar Falls, Iowa
Sales History and Total Sewer Charges
Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Water Sales (CCF)</u>	<u>Sewer Charges</u>
2012 - 13	1,826,789	5,238,056
2013 - 14	1,759,171	5,501,090
2014 - 15	1,615,619	5,714,250
2015 - 16	1,611,698	5,916,770
2016 - 17	1,586,115	6,405,359
2017 - 18	1,689,591	6,917,743
2018 - 19	1,480,978	7,412,276
2019 - 20	1,505,465	7,712,692
2020 - 21	1,655,287	7,916,423
2021 - 22	1,612,269	8,618,176

Source: Cedar Falls Utilities

**City of Cedar Falls, Iowa
Water Meter by Rate Class
Last Ten Fiscal Years**

<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Government</u>	<u>Other</u>	<u>Total</u>
2013	12,328	1,002	32	211	3	13,576
2014	12,313	1,024	33	213	3	13,586
2015	12,154	1,403	33	173	3	13,766
2016	12,238	1,423	31	206	3	13,901
2017	12,453	1,454	35	209	3	14,154
2018	12,702	1,460	36	211	3	14,412
2019	12,983	1,528	36	194	3	14,744
2020	13,042	1,525	36	193	3	14,799
2021	13,277	1,536	36	191	3	15,043
2022	13,508	1,551	36	199	3	15,297

Source: Cedar Falls Utilities

**City of Cedar Falls, Iowa
Largest Sewer Customers
Fiscal Year 2022**

<u>Customer</u>		<u>Water Sales (CCF)</u>	<u>Percent of Total Water Sales</u>		<u>Sewer Charges</u>	<u>Percent of Total Sewer Charges</u>
University of Northern Iowa	1	54,620	3.39 %	\$	264,318	3.07 %
Western Home Communities	2	20,980	1.30		155,966	1.81
Country Terrace MHP LLC-700 W Ridgeway	3	16,010	0.99		122,166	1.42
Target Corporation	4	16,437	1.02		93,219	1.08
Gold Falls Villa Apts.	5	7,766	0.48		72,825	0.85
Clark Enterprises, LLC	6	4,249	0.26		54,999	0.64
CF Schools	7	9,720	0.60		51,400	0.60
Metokote Corporation	8	11,671	0.72		49,979	0.58
Newaldaya Lifescapes	9	7,523	0.47		44,181	0.51
Park @ Nine23 Apts II	10	5,393	0.33		44,027	0.51
Happy Hippo Car Wash, LLC	11	10,038	0.62		42,609	0.49
Sartori Memorial Hospital, Inc,	12	9,643	0.60		39,020	0.45
Total 2022 CCF		1,612,269				
Total 2022 Sewer Billings					\$8,618,176	

Source: Cedar Falls Utilities, Finance Dept. special IS report

**City of Cedar Falls, Iowa
Demographic and Economic Statistics
Last Ten Calendar Years**

<u>Year</u>	<u>Population</u>	<u>Personal Income</u>	<u>Per Capita Personal Income¹</u>	<u>Median Age</u>	<u>School Enrollment</u>	<u>Unemployment Rate</u>
2013	39,260	\$ 1,538,795,700	\$ 39,195	26.8	5,121	3.5
2014	39,260	1,622,969,140	41,339	26.8	5,151	3.1
2015	39,260	1,639,850,940	41,769	26.5	5,151	4.8
2016	39,260	1,617,197,920	41,192	26.5	5,300	4.9
2017	39,260	1,628,426,280	41,478	27.1	5,486	4.0
2018	39,260	1,648,213,320	41,982	26.9	5,479	2.0
2019	39,260	1,705,925,520	43,452	26.6	5,320	2.3
2020	39,260	1,808,433,380	46,063	26.9	5,451	1.9
2021	40,713	1,419,133,041	34,857	27.2	5,542	3.3
2022	40,713	1,471,774,950	36,150	27.3	5,649	3.5

Sources: Population provided by the US Census Bureau. School enrollment is supplied by the Cedar Falls Board of Education. Unemployment data provided by the Iowa Workforce.

Note: Population and median age information are based on surveys conducted during the last quarter of the calendar year. Personal income information is a total for the year. Unemployment rate information is an adjusted yearly average. School enrollment is based on the census at the start of the school year.

¹ Per Capita Income is based on Metropolitan Waterloo/Cedar Falls and based on figures from Bureau of Economic Analysis.

Beginning in 2015 the Unemployment rate is based on the Metropolitan Waterloo/Cedar Falls area.

**City of Cedar Falls, Iowa
Principal Employers
Current Year and Nine Years Ago**

Employees	2013		
	Number of Employees ¹	Rank	Percentage of Total City Employment
John Deere Product Engineer Center ²	6,739	1	27.85%
MercyOne Medical ²	3,027	2	12.51%
Hy-Vee Food Stores ²	1,155	4	4.77%
University of Northern Iowa	2,586	3	10.69%
Omega Cabinetry, Ltd. ²			
Target Distribution	572	8	2.36%
Cedar Falls Community School District	750	7	3.10%
The Western Home	--	--	--
Area Education Agency 267	1,150	5	4.75%
Martin Brothers Distributing Co., Inc	--	--	--
Viking Pump Inc, Unit of Index Corp.	466	10	1.93%
City of Cedar Falls/Municipal Utilities	540	9	2.23%
Wal-Mart Super Center ²	750	6	3.10%
Total	17,735		73.27%

Source: Cedar Valley Alliance website

¹ Number of employees includes all full-time, part-time and seasonal employees.

² Number of employees includes multiple locations in both Cedar Falls and Waterloo.

<u>2022</u>		
<u>Number of Employees¹</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
5,000	1	12.28%
2,893	2	7.11%
1,719	3	4.22%
1,584	4	3.89%
994	5	2.44%
840	6	2.06%
826	7	2.03%
668	8	1.64%
650	9	1.60%
600	10	1.47%
--	--	--
--	--	--
--	--	--
<hr/>		
15,774		40.18%

City of Cedar Falls, Iowa
Full-Time Equivalent City Government Employees by Function/Department
Last Ten Fiscal Years

	Full-Time Equivalent Employees as of June 30			
	2013	2014	2015	2016
Public Safety				
Police	50.77	49.03	46.75	47.19
Fire	35.20	35.83	34.86	34.86
Inspection Services	9.30	8.23	7.50	7.50
Public Works				
Streets	22.06	22.32	24.10	24.10
Parking	3.81	2.14	1.97	1.97
Engineering	11.52	10.52	10.45	10.45
Culture and Recreation				
Municipal Operations & Programs Admin.	2.25	2.25	1.75	1.75
Cultural Services	8.52	8.37	8.85	8.85
Cemetery	4.60	4.45	4.45	4.45
Golf	5.00	4.93	4.93	4.93
Parks	21.45	17.66	17.41	17.41
Recreation	35.26	35.59	34.59	34.59
Library	19.84	20.76	20.96	20.96
Senior Services	0.78	0.15	0.15	0.15
Visitor & Tourism	3.20	3.18	3.28	3.28
Community & Economic Development				
Community Development Admin.	1.50	1.50	1.25	1.25
Economic Development	2.02	2.09	0.00	0.00
Planning & Community Services	3.68	3.67	6.08	6.08
Block Grant	1.79	1.40	1.13	1.13
Housing Vouchers	1.93	1.49	1.13	1.12
General Government				
Mayor's Office	1.50	1.10	1.10	1.10
Administration	1.50	1.00	1.00	1.00
Finance & Business Operations Admin	0.00	0.00	0.00	0.00
Financial Services	5.95	5.58	6.58	6.58
Legal Services	3.00	2.00	2.00	2.00
Human Resources	0.00	0.00	0.00	0.00
Public Records	4.10	3.95	3.73	3.73
Cable TV	4.50	5.00	5.00	5.00
Print Shop	1.00	1.00	0.00	0.00
Public Buildings	15.84	14.61	1.73	1.73
Internal Service				
Information Systems	4.00	4.00	4.00	4.00
Vehicle Maintenance	6.10	7.68	7.68	7.68
Sewer	18.38	17.98	18.27	18.27
Refuse	21.35	19.41	18.79	18.79
Storm Water	4.30	4.30	4.30	4.30
Total	335.98	323.17	305.77	306.20

Source: City's Financial Plans

Full-Time Equivalent Employees as of June 30

2017	2018	2019	2020	2021	2022
47.19	48.22	55.72	61.43	61.73	56.01
33.06	30.41	28.51	25.51	25.83	29.10
7.50	7.50	8.84	10.05	9.41	9.86
24.10	24.10	24.10	24.65	24.37	22.92
1.97	2.00	2.05	3.55	4.44	4.45
10.45	12.73	14.07	13.08	14.76	14.90
1.65	1.65	1.65	1.65	0.00	0.00
7.61	7.36	6.70	7.43	8.08	7.35
4.45	4.45	6.45	5.45	5.50	5.83
4.93	0.75	0.38	0.00	0.00	0.00
17.41	16.61	17.11	16.98	17.71	16.98
34.59	33.96	33.96	34.23	34.96	34.96
21.74	21.48	22.93	23.97	25.46	24.69
0.15	0.15	0.15	1.40	1.40	1.40
3.28	3.28	3.91	4.91	4.91	4.91
1.25	1.17	1.17	1.16	1.05	1.05
0.00	0.00	0.00	0.00	0.00	0.00
6.08	5.98	5.93	4.55	5.65	5.65
1.13	0.43	0.45	0.15	0.15	0.15
1.12	1.54	1.47	1.08	2.59	2.59
1.10	1.08	1.08	1.08	1.08	1.10
1.00	1.02	1.02	3.02	3.02	3.05
0.00	0.00	0.00	0.00	1.73	1.73
6.31	6.32	7.42	7.06	6.71	4.71
2.00	2.10	2.10	2.10	2.10	1.12
0.00	0.00	0.00	0.00	0.00	3.00
3.73	3.71	3.86	3.83	4.24	3.84
5.50	5.30	5.55	5.43	4.10	3.78
0.00	0.00	0.00	0.00	0.00	0.00
1.73	1.73	1.73	1.50	1.50	1.50
4.73	4.73	5.73	5.73	5.83	5.83
6.68	7.35	7.38	7.38	7.23	7.23
17.72	17.82	17.82	17.37	17.27	17.27
17.79	17.74	17.74	16.41	16.65	18.10
4.30	4.30	3.30	3.60	3.30	3.30
302.25	296.97	310.28	315.74	322.76	318.36

**City of Cedar Falls, Iowa
Operating Indicators by Function
Last Ten Fiscal Years**

	Fiscal Year		
	2013	2014	2015
Public Safety			
Police			
Physical arrests	1,178	1,057	1,029
Traffic violations	5,554	5,095	5,405
Parking violations	20,889	14,780	13,493
Cars Booted ²	--	--	184
Fire			
Number of calls answered	2,190	2,113	2,037
Inspections conducted	2,843	2,318	1,214
Sewer			
Sewage System			
Daily average treatment in gallons	4,100,000	4,930,000	4,520,000
Maximum daily capacity of treatment plant in gallons	21,600,000	21,600,000	21,600,000
Water System			
Daily average consumption in gallons	3,400,000	4,090,000	3,380,000
Maximum daily capacity of plant in gallons	23,400,000	23,400,000	23,400,000
Refuse¹			
Solid Waste			
35 Gallon Containers	4,600	4,905	4,347
64 Gallon Containers	6,899	7,165	6,305
96 Gallon Containers	2,307	2,398	1,638
Yard Waste			
96 Gallon Containers	6,916	7,155	7,239

Sources: Various city departments

¹ Statistics begin in FY04

² Statistics begin in FY15

Fiscal Year						
2016	2017	2018	2019	2020	2021	2022
912	839	1,003	911	345	792	761
4,172	3,645	4,066	1,784	2,624	2,343	1,452
13,364	12,350	11,206	11,076	10,948	10,939	13,055
252	243	187	196	174	33	221
2,257	2,200	2,343	1,387	2,079	2,218	2,305
2,681	1,492	427	1,925	1,167	955	2,900
5,790,000	6,729,000	6,729,000	7,408,000	5,695,000	4,482,000	4,397,000
21,600,000	21,600,000	21,600,000	21,600,000	21,600,000	21,600,000	21,600,000
3,276,000	3,267,000	3,417,000	3,178,000	3,121,000	3,141,000	3,499,000
23,400,000	23,400,000	23,400,000	23,400,000	23,400,000	23,400,000	23,400,000
4,659	4,963	5,199	5,437	5,548	4,383	4,015
6,610	6,850	7,182	7,443	7,690	6,512	6,374
1,777	1,950	2,047	2,143	2,263	1,931	1,972
7,419	7,555	7,752	7,869	7,977	8,091	8,112

**City of Cedar Falls, Iowa
Capital Asset Statistics by Function
Last Ten Fiscal Years**

	Fiscal Year			
	2013	2014	2015	2016
Public safety				
Public Safety Building	--	--	--	--
Patrol Units	10	10	10	10
Fire apparatus	8	8	8	8
Public works				
Streets				
Miles	217	217	217	218
Street lights	3,104	3,109	3,116	3,178
Health and social services				
Hospital	1	1	1	1
Number of patient beds	101	101	101	101
Cultural and Recreation				
Hearst Center for the Arts	1	1	1	1
Library	1	1	1	1
Cemeteries	3	3	3	3
Acreage	56.9	56.9	56.9	56.9
Golf	2	2	2	2
Parks	34	35	35	35
Acreage	1,132	1,148	1,148	1,148
Recreation				
Recreation Center	1	1	1	1
Swimming pools	3	3	3	3
Softball fields	9	9	9	9
Baseball fields	2	2	2	2
Pickleball courts	--	--	--	--
Tennis courts	6	6	6	6
Sewer				
Sewage System				
Miles of sanitary sewer	185.94	187.4	187.57	188.5
Miles of storm sewers	176.18	177.6	181.41	182.9
Number of treatment plants	1	1	1	1
Number of service connectors	12,544	12,826	12,826	13,099
Water Systems				
Miles of water mains	201.50	201.70	203.92	206.12
Number of service connectors	11,996	12,071	12,208	12,322
Number of city owned fire hydrants	2,011	2,038	2,044	2,088

Sources: Various city departments

Fiscal Year					
2017	2018	2019	2020	2021	2022
--	--	1	1	1	1
10	11	11	11	12	12
8	8	9	9	9	9
219	222	222	222	224	224
3,185	3,282	3,346	3,346	3,458	3,463
1	1	1	1	1	1
101	101	101	101	101	101
1	1	1	1	1	1
1	1	1	1	1	1
3	3	3	3	3	3
56.9	56.9	56.9	56.9	56.9	56.9
2	2	2	2	2	2
35	35	35	35	35	35
1,148	1,148	1,148	1,148	1,148	1,148
1	1	1	1	1	1
3	3	3	3	3	3
9	9	9	9	9	9
2	2	2	2	2	2
--	8	8	8	8	8
6	6	6	6	6	6
190.28	192.46	193.07	194.15	195.56	195.62
185.64	188.1	188.52	189.04	190.4	190.46
1	1	1	1	1	1
13,142	13,142	13,184	13,233	13,393	13,394
207.61	210.06	211.47	211.51	212.80	212.80
12,425	12,682	12,452	12,590	12,884	12,954
2,151	2,172	2,274	2,270	2,270	2,297



October 27, 2022

To the Honorable Mayor and
Members of the City Council
City of Cedar Falls, Iowa

We have audited the financial statements of the City of Cedar Falls, Iowa (City) as of and for the year ended June 30, 2022, and have issued our report thereon dated October 27, 2022. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit under Generally Accepted Auditing Standards and *Government Auditing Standards* and our Compliance Audit under the Uniform Guidance

As communicated in our letter dated June 3, 2022, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America and to express an opinion on whether the City complied with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program. Our audit of the financial statements and major program compliance does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

Our responsibility, as prescribed by professional standards as it relates to the audit of the City's major federal program compliance, is to express an opinion on the compliance for the City's major federal program based on our audit of the types of compliance requirements referred to above. An audit of major program compliance includes consideration of internal control over compliance with the types of compliance requirements referred to above as a basis for designing audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, as a part of our major program compliance audit, we considered internal control over compliance for these purposes and not to provide any assurance on the effectiveness of the City's internal control over compliance.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our comments regarding internal controls during our audit in our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* dated October 27, 2022. We have also provided our comments regarding compliance with the types of compliance requirements referred to above and internal controls over compliance during our audit in our Independent Auditor's Report on Compliance with the Major Federal Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance dated October 27, 2022.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and other firms utilized in the engagement, if applicable, have complied with all relevant ethical requirements regarding independence.

Significant Risks Considered

As stated in our auditor's report, professional standards require us to design our audit to provide reasonable assurance that the financial statements are free of material misstatement whether caused by fraud or error. In designing our audit procedures, professional standards require us to evaluate the financial statements and assess the risk that a material misstatement could occur. Areas that are potentially more susceptible to misstatements, and thereby require special audit considerations, are designated as "significant risks". We have considered the following as significant risks.

Management Override of Controls – Professional standards require auditors to address the possibility of management overriding controls. Accordingly, we considered as a significant risk that management may have the ability to override controls that the organization has implemented.

Revenue Recognition – We considered revenue recognition as a significant risk due to potential reporting complexities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. As described in Note 1, the City changed accounting policies related to accounting for leases to adopt the provisions of GASB Statement No. 87, *Leases*. Accordingly, the accounting change has been retrospectively applied to the financial statements beginning July 1, 2021. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are the incurred but not reported health and workers' compensation liabilities, other postemployment benefits liability, and net pension liability.

Management's estimates of the incurred but not reported health and workers' compensation liabilities are based on third-party administrator's calculations and estimates. We evaluated the key factors and assumptions used to develop the incurred but not reported liabilities in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of the other postemployment benefits liability, OPEB related deferred outflows of resources and deferred inflows of resources, and OPEB expense are based on a calculation of actuarially determined contributions for health insurance benefits. We evaluated the key factors and assumptions used to develop the other postemployment benefits balances in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of the net pension liability, pension related deferred outflows of resources and deferred inflows of resources, and pension expense are based on plan level actuarial reports, allocated to the City using annual employer contributions. We evaluated the key factors and assumptions used to develop the pension related balances in determining that they are reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to the net pension liability and the other postemployment benefits liability.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. There were no uncorrected misstatements noted in performing the audit.

The following misstatement that we identified as a result of our audit procedures was brought to the attention of, and corrected by, management:

	Equity Increase (Decrease)	
	Fund Statements	Governmental Activities
Health Insurance Internal Service Fund To increase other receivables	\$ 115,952	\$ 115,952

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. As described in Note 4 to the financial statements, due to the adoption of GASB Statement No. 87, *Leases*, the City restated net position and fund balance as of July 1, 2021. We have included an emphasis of matter in our report regarding this restatement.

Representations Requested from Management

We have requested certain written representations from management that are included in the management representation letter dated October 27, 2022.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, business conditions affecting the entity, and business plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

Other Information Included in Annual Reports

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in the City's Annual Comprehensive Financial Report, does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the Mayor, City Council, and management of the City of Cedar Falls, Iowa, and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Dubuque, Iowa



**Information to Comply with Government Auditing Standards
and Uniform Guidance**
June 30, 2022

City of Cedar Falls, Iowa

City of Cedar Falls, Iowa
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June 30, 2022

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Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor and
Members of the City Council
City of Cedar Falls, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Cedar Falls, Iowa, (City) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated October 27, 2022.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2022, are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City and are reported in Part IV of the accompanying schedule of findings and questioned costs. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Dubuque, Iowa
October 27, 2022

Independent Auditor’s Report on Compliance for the Major Federal Program; Report on Internal Control over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

To the Honorable Mayor and
Members of the City Council
City of Cedar Falls, Iowa

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited the City of Cedar Falls, Iowa’s, (City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the City’s major federal program for the year ended June 30, 2022. The City’s major federal program is identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2022.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the City’s compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City’s federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated October 27, 2022, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Eide Sully LLP

Dubuque, Iowa
October 27, 2022

City of Cedar Falls, Iowa
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2022

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing/Federal CFDA Number	Pass-through Entity Identifying Number	Expenditures	Amounts Passed- Through to Subrecipients
U.S. Department of Housing and Urban Development				
CDBG - Entitlement Grants Cluster				
Community Development Block Grants/Entitlement Grants	14.218		\$ 512,856	\$ 28,500
COVID-19 - Community Development Block Grants/Entitlement Grants	14.218		<u>113,870</u>	<u>79,241</u>
Total CDBG - Entitlement Grants Cluster			<u>626,726</u>	<u>107,741</u>
Passed through Iowa Economic Development Authority				
COVID-19 - Community Development Block Grants/State's Program and Non-Entitlement Grants in Hawaii	14.228	20-CVE-009	<u>128,986</u>	<u>75,395</u>
Passed through City of Waterloo, Iowa				
Home Investment Partnerships Program	14.239	M01DC190206	<u>63,010</u>	<u>-</u>
Housing Voucher Cluster				
Section 8 Housing Choice Vouchers	14.871		1,414,283	-
COVID-19 - Section 8 Housing Choice Vouchers	14.871		<u>41,431</u>	<u>-</u>
Total Housing Voucher Cluster			<u>1,455,714</u>	<u>-</u>
Total U.S. Department of Housing and Urban Development			<u>2,274,436</u>	<u>183,136</u>
U.S. Department of Justice				
Joint Law Enforcement Operations	16.111		2,431	-
Joint Law Enforcement Operations	16.111		8,009	-
Passed through City of Waterloo, Iowa				
Joint Law Enforcement Operations	16.111	IA0070300	<u>4,238</u>	<u>-</u>
			14,678	-
Bulletproof Vest Partnership Program	16.607		<u>10,330</u>	<u>-</u>
Total U.S. Department of Justice			<u>25,008</u>	<u>-</u>

City of Cedar Falls, Iowa
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2022

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal Financial Assistance Listing/Federal CFDA Number	Pass-through Entity Identifying Number	Expenditures	Amounts Passed- Through to Subrecipients
U.S. Department of Transportation				
Passed through Iowa Department of Transportation				
Highway Planning and Construction Cluster				
Highway Planning and Construction	20.205	STP-57-2 (28)--2C-07	\$ 346	\$ -
Highway Planning and Construction	20.205	TAP-U-1185 (654)-8I-07	<u>292,776</u>	<u>-</u>
Total Highway Planning and Construction Cluster			<u>293,122</u>	<u>-</u>
Passed through Iowa Department of Public Safety				
Governor's Traffic Safety Bureau				
Highway Safety Cluster				
State and Community Highway Safety	20.600	21-405d	<u>1,832</u>	<u>-</u>
Total U.S. Department of Transportation			<u>294,954</u>	<u>-</u>
U.S. Treasury				
Passed through Iowa Department of Revenue				
COVID-19 - Coronavirus Relief Fund	21.019	Fitness Center Relief	<u>328,334</u>	<u>-</u>
Total Federal Financial Assistance			<u>\$ 2,922,732</u>	<u>\$ 183,136</u>

City of Cedar Falls, Iowa
Notes to the Schedule of Expenditures of Federal Awards
Year Ended June 30, 2022

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the schedule) includes the federal award activity of the City of Cedar Falls, Iowa, (the City) under programs of the federal government for the year ended June 30, 2022. The information is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

Note 2 - Significant Accounting Policies

Expenditures reported in the schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Federal financial assistance provided to a subrecipient is treated as an expenditure when it is paid to the subrecipient.

Note 3 - Indirect Cost Rate

The City has not elected to use the 10% de minimis cost rate.

City of Cedar Falls, Iowa
Schedule of Findings and Questioned Costs
Year Ended June 30, 2022

Part I: Summary of the Auditor's Results:

FINANCIAL STATEMENTS

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None Reported
Noncompliance material to financial statements noted?	No

FEDERAL AWARDS

Internal control over major program:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None Reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516:	No

Identification of major programs:

<u>Name of Federal Program</u>	<u>Federal Financial Assistance Listing/Federal CFDA Number</u>
Section 8 Housing Choice Vouchers	14.871
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Auditee qualified as low-risk auditee?	Yes

City of Cedar Falls, Iowa
 Schedule of Findings and Questioned Costs
 Year Ended June 30, 2022

Part II: Financial Statement Findings:

There were no findings to report.

Part III: Federal Award Findings and Questioned Costs:

There were no findings and questioned costs to report.

Part IV: Other Findings Related to Required Statutory Reporting:

- 2022-IA-A Certified Budget** - Disbursements during the year ended June 30, 2022, did not exceed the amount budgeted.
- 2022-IA-B Questionable Expenditures** - We noted no expenditures that we believe may fail to meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.
- 2022-IA-C Travel Expense** - No expenditures of City money for travel expenses of spouses of City officials or employees were noted.
- 2022-IA-D Business Transactions** – No business transactions between the City and City officials or employees were noted.
- 2022-IA-E Restricted Donor Activity** – No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.
- 2022-IA-F Bond Coverage** - Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.
- 2022-IA-G Council Minutes** - No transactions were found that we believe should have been approved in the Council minutes but were not.
- 2022-IA-H Deposits and Investments** - No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy were noted.
- 2022-IA-I Revenue Loan** – No instances of non-compliance with the sewer state revolving loan revenue debt provisions were noted.
- 2022-IA-J Annual Urban Renewal Report** – The annual urban renewal report was properly approved and certified to the Iowa Department of Management on or before December 1.
- 2022-IA-K Tax Increment Financing** – The Special Revenue Tax Increment Financing Fund properly disbursed payments for TIF loans and rebates. Also, the City properly completed the Tax Increment Debt Certificate forms to request TIF property taxes.



ADMINISTRATION

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

TO: Honorable Mayor Robert M. Green and City Council
FROM: Shane Graham, Economic Development Coordinator
DATE: October 28, 2022
SUBJECT: FY23 Report by Community Main Street

As you may recall, starting in FY09 we signed formal agreements with those outside agencies that receive funding from the City of Cedar Falls. As part of those agreements, these agencies were required to submit reports and documentation on how those funds were used.

Attached is the bi-annual report for FY23 filed by Community Main Street. The first ½ payment for their SSMID funding and the first ½ payment for their economic development grant are therefore listed on the council bills to be processed.

If you have any questions, please feel free to let me know.

xc: Jennifer Rodenbeck, Director of Finance and Business Operations
Stacy Braun-Wagner, Finance Clerk



October 28, 2022

Mayor Green and Council Members
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

RE: SSMID, Economic Betterment Funding and Facade Funds

2022-2023
BOARD OF
DIRECTORS:

JENNY LEEPER, PRES
KATE DUNNING
ANN EASTMAN
WYNETTE FROEHNER
LEXIE HEATH
BRENT JOHNSON
CORY KENT
AUDREY KITTRELL
DAN LYNCH
EMILEE NEDOBA
HELEN PEARCE
STEPHANIE SHEETZ
MARK SHOWALTER
BRAD STROUSE

Attached please find the Bi-annual Report from Community Main Street delineating the current status and recent progress of the organization's pursuit of "economic vitality in the context of historic preservation."

In this report you will find a summary of the activities outlined in the grant contract(s). These activities are in the areas of:

- Design and historic preservation
- Business development and retention
- Promotion and marketing
- Member development, training and communication
- Summary of investments
- FY2023 program of work

The following required attachments are also included:

- Board Roster
- Financial Statements
- Support documents

We are grateful for the support that the City of Cedar Falls has provided over the years and the collaborative effort by many groups and individuals in creating a Downtown District with appreciated real estate values, a reputation as a great destination and as a source of community pride. We will continue to do our part to help move the Cedar Falls Downtown District forward in a positive light. With submission of this report, we respectfully request the disbursement of funds to Community Main Street of collected SSMID monies and of the previously awarded Economic Betterment Grant as well as Facade grant funds for the continuation of this pivotal community program. We would be pleased to provide any additional information that you may require to process the release of funds.

Kind Regards,

Kim Bear

Kim Bear
Executive Director
Community Main Street





Status Report

1987-MS-001-Cedar Falls

Downtown Resource Center

Award Year:	1987	Status:	Approved
Contract Number:	1987-MS-001		
Status Report Number:	98		
Submitted By:	Kim Bear		
Submitted Date:	07/29/2022		
Status Report Type:	Quarterly Economic Impact		
Title	2022 2nd Qtr		
Report Period	04/01/2022	06/30/2022	
	<small>From Date</small>	<small>To Date</small>	

Primary Contact and Organization

Primary Contact

AnA User Id KIM.BEAR@IOWAID

First Name* Kim First Name Bear Middle Name Bear Last Name

Title: Executive Director

Email:* director@communitymainstreet.org

Address:* 310 East 4th Street

3815 Union Road

City* CEDAR FALLS City Iowa State/Province 50613 Postal Code/Zip

Phone:* 319-277-0213 Phone Ext.

Program Area of Interest* Downtown Resource Center

Fax:

Organization Information

Organization Name:* Community Main Street, Inc.

Organization Type:* Non-Profit Organization

DUNS:

Unique Entity Identifier (UEI)

Organization Website: communitymainstreet.org

Address: Community Main Street

310 E 4th St

Cedar Falls City Iowa State/Province 50613 Postal Code/Zip

Phone: 319-277-0213 Ext.

Fax:

Investments in the Main Street District 1

Project Type* Rehab Existing Building
Building/Business Name The Cob Mercantile
Address 212 Main Street Cedar Falls, IA 50613
Private Amount Invested \$150.00
Source of Funds Private
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$150.00
Comments add doorway between tenants

Investments in the Main Street District 2

Project Type* Rehab Existing Building
Building/Business Name The Other Place
Address 209 Main Street Cedar Falls, IA 50613
Private Amount Invested \$187,000.00
Source of Funds Private
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$187,000.00
Comments new restaurant/bar/kitchen & 2 baths in bldg

Investments in the Main Street District 3

Project Type* Rehab Existing Building
Building/Business Name J Squared Properties
Address 412 Main Street Cedar Falls, IA 50613
Private Amount Invested \$15,500.00
Source of Funds Private
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$15,500.00
Comments

Investments in the Main Street District 4

Project Type* Rehab Existing Building
Building/Business Name Mu2
Address 200 E 1st Street Cedar Falls, IA 50613
Private Amount Invested \$2,500.00
Source of Funds Private
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$2,500.00
Comments Add wall divide existing tenant space into 2 units

Investments in the Main Street District 5

Project Type* Rehab Existing Building
Building/Business Name River Place Condo II
Address 250 State Street Cedar Falls, IA 50613
Private Amount Invested \$72,500.00
Source of Funds Private
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$72,500.00
Comments repair water damage

Investments in the Main Street District 6

Project Type* Rehab Existing Building
Building/Business Name Farmers State Bank
Address 515 Main Street A Cedar Falls, IA 50613
Private Amount Invested \$55,000.00
Source of Funds Private
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$55,000.00
Comments Build new walls for 2 new offices & new vestibule

Investments in the Main Street District 7

Project Type* Rehab Existing Building
Building/Business Name Talk to Me Technologies
Address 517 Washington Street Cedar Falls, IA 50613
Private Amount Invested \$5,500.00
Source of Funds Private
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$5,500.00
Comments replace front door & install window

Investments in the Main Street District 8

Project Type* Rehab Existing Building
Building/Business Name Splendore Medical Spa
Address 515 Main Street Ste C Cedar Falls, IA 50613
Private Amount Invested \$65,000.00
Source of Funds Private
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$65,000.00
Comments Demo tile, install cabinets, sinks, & barn door

Buildings Sold in the Main Street District

Building/Business Name	Address	Current Use	Future Use	Amount of Sale
The Brass Tap	421 Main Street Cedar Falls, IA 50613	Food Establishment	Food Establishment	\$1,100,000.00

Business Changes in the Main Street District

Business Name	Address	Business Status	Business Type	# of FT Jobs	# of PT Jobs
The Funky Zebras	100 East 2nd Street Ste 104 Cedar Falls, IA 50613	New	Retail	2	
Lotus & Lou	317 Main Street Cedar Falls, IA 50613	Closed	Retail	1	
The Skin Spa And Shop LLC	201 W 1st Street Cedar Falls, IA 50613	New	Service	4	
The Cob Mercantile	212 Main Street Cedar Falls, IA 50613	New	Retail	1	8
The Other Place	209 Main Street Cedar Falls, IA 50613	New	Food Establishment	15	40
Square One Vintage	100 E 2nd Street Ste 105 Cedar Falls, IA 50613	New	Retail	2	
Moxie Roots	412 Main Street Cedar Falls, IA 50613	New	Service	1	

New Housing in the Main Street District

Address	# of Units	Monthly Rent or Purchase Price	Purchase/Rent?
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Main Street Events & Activities

Main Street Events & Activities 1

Event/Activity Name*	Historical Tax Credit Presentation
Description	Steve Wilke-Shapiro from Des Moines Iowa was invited to come to Cedar Falls to give a presentation on Historical Tax Credit Fundamentals on 4/27/2022 at the Cedar Falls Community Center. He typically offers this presentation to neighborhood organizations in newly established historic districts, economic development groups, historic preservation commissions, and conferences. The presentation covers the State and Federal historic tax credit programs (depending on the audience) from big-picture process to critical details. Throughout the presentation he illustrates points with practical examples and covers that Historic tax credits are valuable as a tool for both encouraging preservation of significant buildings and stimulating investment in distressed communities.
Date	4/27/2022
Event/Activity Type	Educational
Achievement	8 people in Attendance at the presentation held on 4/27/2022 at the Cedar Falls Community Center

Main Street Events & Activities 2

Event/Activity Name*	Volunteer Appreciation
Description	Our Volunteers are Smashing. And our downtown is a Smashing Success because of you. All volunteers for Community Main Street were invited to attend in party in celebration giving thanks to their hours of work and involvement here with CMS.

Date 4/26/2022
Event/Activity Type Special Event
Achievement Smashing Theme with decorations, and flowers.
31 people attended the party held at our CMS Office the evening of April 26, 2022. Food, drinks, and desserts were provided, including a mashed potato bar from Whiskey Road.

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Main Street Events & Activities 3

Event/Activity Name* Show & Shine - Car Show
Description Mark your calendars and join us for the 5th Annual Downtown Show & Shine where we fill the Cedar Falls Downtown District with classic and beautiful metal from the old days to today, including those being restored. Bring your car or motorcycle, and put it on display for the community to check out. Shine up your beauty and bring it to the show. If you just love to look at the awesome cars, admission is Free, and we look forward to seeing everyone.
Date 05/01/2022
Event/Activity Type Fundraising
Achievement Pre-registration as well as same day was available and included one parking spot on Main Street for the duration of the show as well as a dash plaque for the 150 car spots. Pre-registration was \$15, same day was \$20. 80 cars showed up on the day of the event, 20 did not show up that were pre-sold tickets, most likely due to weather. Trophies were awarded for Best in Show by way of judge's vote. Fundraising efforts went to the downtown beautification, including summer flower baskets.

Main Street Events & Activities 4

Event/Activity Name* Annual Meeting
Description Our Annual Meeting is put on by the CMS Office and our Organization Development Committee. It held at George's Local, during the lunch hour from 1130 am - 1pm. Each individual paid \$15 which included a delicious buffet, drinks, and desserts. Our president and executive director gave a presentation on what has happened in the last year, including MSI Awards, welcoming 14 new businesses, thanking retiring board members, introducing 2 new employees at CMS. Our regular board meeting was held as well as the annual meeting. Where we voted on nominees and elected our executive board for the 2023 Fiscal Year.
Date 5/10/2022
Event/Activity Type Image
Achievement 37 people attended
\$15 each ticket to cover expense of the meal

Main Street Events & Activities 5

Event/Activity Name* Spring Shop Hop / Grow Your Garden
Description Spring is in the air, which mean flowers will soon be blooming where ever you can look and we cannot wait! So we want to help you get your garden started. We are going to be kicking off our Spring Shop Hop on Earth Day. You will be able to collect a packet of seeds as you check out the participating businesses throughout the Downtown District.
Date 4/22 & 4/23/2022
Event/Activity Type Retail
Achievement A two day shop hop was held on 4/22 and 4/23 at 23 participating downtown locations. The theme was "Grow Your Garden".

Main Street Events & Activities 6

Event/Activity Name* Earth Day - Spring Clean Up
Description April is Earth Month, and we are eager to do our part in keeping our Downtown District clean and green. On Friday, April 22, we are inviting you, your neighbors, your coworkers, your friends, and your family to take part in helping us "spring clean" our Downtown District in celebration of Earth Day. In addition to helping our downtown shine, you can feel good knowing you are helping to make a difference in our community. Whether you donate an hour of your time, we encourage you to sign up and make a difference.
Date 4/29/2022
Event/Activity Type Special Event
Achievement The design committee, CMS Staff, and local business people, their friends and family

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showed up to do their part in clean up the downtown. The first date on Earth Day was postponed due to rain, and so it was rescheduled for 4/29/22. Sidewalks were swept on Main Street. Garbage, debris, and sticks were cleaned up and down main street in front of business' retail establishments, bars, and restaurants.

Main Street Events & Activities 7

Event/Activity Name* Girls Night Out / Fiesta & Friends

Description Join us for our Fiesta and Friends event. This is the first Thursday in May, Girl's Night Out event, but is also Cinco De Mayo this year, so grab their friends - we are going to Fiesta. The event kicked off with a scavenger hunt, where each participating business had 3 different scavenger hunt items to do at their location. A card was used to track which businesses had been visited & was marked when the activities required for the scavenger hunt had been completed. The cards gave participants 22 chances to win. The downtown district was colorfully decorated with handmade flowers on the light poles and in front of each participating business.

Date 5/5/2022

Event/Activity Type Retail

Achievement 22 businesses participated, with each having 3 different scavenger hunt items at their location. A punch card was used to track the businesses visited, and were marked when the activities required for the scavenger hunt had been completed. 23 winners of gift cards for downtown businesses. Each business had different festive things to offer/add to the event and made it special like a party or celebration. Each business also shared the facebook event, and promoted it on social media.

Main Street Events & Activities 8

Event/Activity Name* Movies Under the Moon

Description Movies Under the Moon features an array of free, family-friendly films under the stars on select Friday nights during the summer months of June, July, and August at Overman Park in Cedar Falls. The public is encouraged to arrive early and bring blankets and lawn chairs. Musicians from the Cedar Valley Acoustic Guitar Association will take the stage at 7 pm, with the featured film beginning at dusk, or around 9 pm. Trolls World Tour was played for the first Movies Under The Moon to kickoff the Summer.

Date 06/03/2022

Event/Activity Type Special Event

Achievement This movie had been rained out in previous years, so we were excited to have fantastic weather & a great turnout for our first movie featured this summer.

Main Street Events & Activities 9

Event/Activity Name* Movies Under the Moon

Description Movies Under the Moon features an array of free, family-friendly films under the stars on select Friday nights during the summer months of June, July, and August at Overman Park in Cedar Falls. The public is encouraged to arrive early and bring blankets and lawn chairs. Musicians from the Cedar Valley Acoustic Guitar Association will take the stage at 7 pm, with the featured film beginning at dusk, or around 9 pm. The Greatest Showman was the second Movies Under the Moon showing for the season.

Date 06/17/2022

Event/Activity Type Special Event

Achievement Another beautiful night for our second movie of the summer. The park was packed for this one, a crowd favorite for all ages. The crowd was very enthusiastic, as they sang along and danced with the music, and clapped & cheered at the movies end.

Main Street Events & Activities 10

Event/Activity Name* Summer Sidewalk Sales

Description Come shop the Downtown District for our Annual day for Sidewalk Sales and stock up on your favorite stores discounted items.

Date 6/26/2022

Event/Activity Type Retail

Achievement Summer Sidewalk Sales took place on Sunday June 26th to coordinate with the craft and vendors from 10 AM to 4 PM during Sturgis Falls Festival. 15 business locations participated.

Main Street Events & Activities 11

Event/Activity Name* Sturgis Falls Parade

Description Community Main Street took part in the annual Sturgis Falls Parade held on Saturday

June 25, 2022. CMS entered a Holiday Hoopla themed float with a large wooden and metal handcrafted ferris wheel with the bucket seats saying "how will santa arrive" There were 23 walkers in the parade.

Item 18.

Date 06/25/22
Event/Activity Type Special Event
Achievement CMS received the Cedar Falls Utilities Award for the 2022 parade entry

Main Street Events & Activities 12

Event/Activity Name* Bi-Annual Event Postcard
Description We work with all the entities and event planners of the Downtown District to produce a postcard to send to all the Cedar Falls homes as well as the surrounding communities falling within a certain demographic.
Date 5/25/2022
Event/Activity Type Marketing of Program
Achievement This postcard also comes with a QR code to scan to get entered into a drawing for Downtown District gift certificates and entries can also opt in to the newsletter list. This is the most requested/commented piece of information that we do through out office.

Volunteer Hours Invested in Main Street

Volunteer Hours	Total Volunteer Hours
Yes	947.0

Commentary

Design Commentary/Updates The Design committee has been busy this last quarter helping and participating in several events. CMS hosted a Historic Tax Credit presentation which was given by Steve Wilke-Shapiro from Sequel Architecture. Waterloo and Waverly Main Streets were also invited to attend. We were able to record the presentation to share with whomever is interested. The Design committee with the help of the Promotion's committee also hosted a Spring Clean-up Day which was to be done on Earth Day but the weather was not our friend and we had to postpone. I am proud of the efforts of those that participated and all the cigarette butts that were picked up. The Design Committee also went over the Challenge Grant and our pre-application for our local process. We were able to share the pre-application with all property owners and select one project that we are excited about. Design was also able to contribute suggestions for the City of Cedar Falls as they are working to reconstruct Main Street South of our District they want to add a welcome/arch feature and asked for input on what it should say. This is a project that will go on over the course of the next two years starting at Seerley Blvd up to 6th Street. This project also means that the original streetscape will be extended up to 7th Street which is the extent of our boundaries. The Design committee also looked at a façade grant application for The Other Place and their replacement of windows in their new restaurant located at 209 Main Street. This project and is a wonderful upgrade and adding a huge employee base to the Downtown District. The Façade grant was awarded to the OP at the max \$2500. We continue to work on our banner program. UNI and the Cedar Falls School District are the most frequent requests and we feel like we have a good handle on their dates. We did discuss an upgrade to our 6 large banners due to the wear and tear and that the current ones have endured.

Economic Vitality/Business Improvement Commentary/Updates The E.V. committee spent some time visiting new businesses in the District welcoming them with everyone's favorite popcorn from Here's What's Poppin. Having so many businesses to welcome after the pandemic is so fun and the businesses seem even more appreciative of the visits. My favorite part of these visits was when a business who has locations in other cities said "we've never been welcomed like this from neighbors, other businesses and just the community in general. You guys have it going on." Just nice to hear that our business community is being supportive of newcomers.

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The EV committee along with promotions and retail will be working towards a better way to welcome businesses. We have set up meetings with Grow Cedar Valley to see how we can work together for ribbon cuttings. Many of our businesses don't feel it is cost effective for them to do them through Grow but we still want to make a big deal about new businesses coming to the District.

**Promotion
Commentary/Updates**

Downtown Show & Shine, Holiday Hoopla's entry in the Sturgis Falls Parade, Girls? Night Out planning, Movies Under the Moon, retail brainstorming and planning for FY23 have been the priorities. We are also working on the beginning stages of a website revamp. The Promotions committee has had many brainstorming sessions about the promotion of downtown, identity crisis and how to promote the District moving forward. We have had many discussions about how to incorporate both brands, how we deal with a privately owned venue that brings thousands of people to the District and how we can put our best foot forward in our efforts to become GREAT. Working with Chris Corkery again for our website and branding will prove to be an exciting part of FY23.

Retail also looked at their calendar, incorporating block captains to help distribute information about all the events. We are having engagement issues and the fluctuation of participation between businesses, so we are working through getting on the same page again, planning the calendar further out so that all the pieces fall into place sooner. The retail climate is so fluid and we just want to support the businesses in the best way possible.

**Organization
Commentary/Updates**

The Organization committee has done a lot of brainstorming for what our FY23 year looks like and what things we can do to make a difference in CMS. We are doing research into having a sponsorship menu for prospective sponsors so they can see what options they have to get involved throughout the whole year, not just event specific. We are also working on a tool to recruit volunteers from all the residents of downtown. We revisited some of the pieces of this committee's priority events as far as volunteer appreciation as well as Partner Thank You that took a different look through COVID and we would like to take them back to their original form in FY23. We are still in conversations about how to celebrate our 35th anniversary. We have a wonderful committee working on it but it is proving to be a big ask of our businesses in the current business climate.

**Program
Commentary/Updates**

Program wide we have been busy with the Market Study and Strategies process, continuing to talk through the parking issues/ramp in the District and new ways to diversify our income and expenses. Our goals for this fiscal year will be to find new ways to support the businesses, possibly through a new grant program for new and/or existing businesses. Ever since Michael's partnership visit our conversations always come back to how we can go from being good to great. I look forward to the next year and figuring out new ways to see who we want to be when we grow up.

**Suggestions for state
staff:**

None at this time. Appreciate all of you!

List suggestions & questions on services, training topics, (for MSI communities and/or local needs) new resources, speakers you would recommend, etc.



Status Report

1987-MS-001-Cedar Falls

Downtown Resource Center

Award Year: 1987 **Status:** Submitted

Contract Number: 1987-MS-001

Status Report Number: 99

Submitted By: Kim Bear

Submitted Date: 10/27/2022

Status Report Type: Quarterly Economic Impact

Title: 2022 3rd Qtr

Report Period: 07/01/2022 09/30/2022
From Date To Date

Primary Contact and Organization

Primary Contact

AnA User Id: KIM.BEAR@IOWAID

First Name*: Kim Bear
First Name Middle Name Last Name

Title: Executive Director

Email*: director@communitymainstreet.org

Address*: 310 East 4th Street

 3815 Union Road

City*: CEDAR FALLS Iowa 50613
City State/Province Postal Code/Zip

Phone*: 319-277-0213
Phone Ext.

Program Area of Interest*: Downtown Resource Center

Fax:

Organization Information

Organization Name*: Community Main Street, Inc.

Organization Type*: Non-Profit Organization

DUNS:

Unique Entity Identifier (UEI):

Organization Website: communitymainstreet.org

Address: Community Main Street
 310 E 4th St

City: Cedar Falls Iowa 50613
City State/Province Postal Code/Zip

Phone: 319-277-0213
Ext.

Fax:

Investments in the Main Street District 1

Project Type* Rehab Existing Building
Building/Business Name Caboose Stop Hobbies
Address 301 E. Main Street Cedar Falls, Iowa 50613
Private Amount Invested \$16,500.00
Source of Funds
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$16,500.00
Comments layover roof with acrylic coating

Investments in the Main Street District 2

Project Type* Public Improvement (Building)
Building/Business Name Cedar Falls Public Library
Address 524 Main Street Cedar Falls, IA 50613
Private Amount Invested \$0.00
Source of Funds
Public Amount Invested \$13,888.00
Public Investment Source city of cedar falls?
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$13,888.00
Comments *not sure whether to list as Public amount?Public project?source of funds?

Investments in the Main Street District 3

Project Type* Rehab Existing Building
Building/Business Name First Bank
Address 602 Main Street Cedar Falls, IA 50613
Private Amount Invested \$1,400,000.00
Source of Funds
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$1,400,000.00
Comments full interior bank remodel, paint/windows exterior

Investments in the Main Street District 4

Project Type* Rehab Existing Building
Building/Business Name Blue Room Lounge
Address 201 Main Street Cedar Falls, IA 50613
Private Amount Invested \$1,000.00
Source of Funds Private
Public Amount Invested \$0.00
Public Investment Source
Grant Amount Invested \$0.00
Source of Grant Funds Invested
Total Amount Invested \$1,000.00
Comments install new drywall in bathroom, replace fixtures

Investments in the Main Street District 5

Project Type*	Rehab Existing Building
Building/Business Name	Talk to Me Technologies
Address	517 Washington Street
Private Amount Invested	\$5,500.00
Source of Funds	Private
Public Amount Invested	\$0.00
Public Investment Source	
Grant Amount Invested	\$0.00
Source of Grant Funds Invested	
Total Amount Invested	\$5,500.00
Comments	replace front door & install window

Item 18.

Buildings Sold in the Main Street District

Building/Business Name	Address	Current Use	Future Use	Amount of Sale
Synergy Investments LLC	315 & 317 Main Street	Vacant	Food Establishment	\$1,265,000.00
AIRJB LLC	122 Washington Street	Service	Service	\$850,000.00

Business Changes in the Main Street District

Business Name	Address	Business Status	Business Type	# of FT Jobs	# of PT Jobs
Salon Zola	305 Main Street Cedar Falls, IA 50613	Relocated Out of Main Street District	Service	3	
Mack & Mav	100 E 2nd Street Cedar Falls, Iowa 50613	Relocated Out of Main Street District	Retail	1	2
Carter House Market & Cafe	119 Main St, Cedar Falls, IA 50613	Closed	Food Establishment	1	4
David's Taphouse & Dumplings	200 W 1st Street, Suite 107. Cedar Falls, IA 50613	Closed	Food Establishment	2	10
Vine Valley Real Estate	200 State Street Suite 102 Cedar Falls, IA 50613	Relocated Out of Main Street District	Service	2	0

New Housing in the Main Street District

Address	# of Units	Monthly Rent or Purchase Price	Purchase/Rent?
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Main Street Events & Activities**Main Street Events & Activities 1**

Event/Activity Name*	Movies Under the Moon - Soul
Description	Movies Under the Moon - Movie # 3 Soul

Movies Under the Moon features an array of free, family-friendly films under the stars on select Friday nights during the summer at Overman Park in Cedar Falls. The public is

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to arrive early and bring blankets and lawn chairs. The Cedar Valley Acoustic Guitar Association will start at 7:00pm and Movies Under the Moon featured film will begin at dusk, or around 9:00 p.m.

Date 07/15/2022
Event/Activity Type Special Event
Achievement This made our 19th year of doing Movies Under the Moon. Movies Under the Moon is hosted by Community Main Street, The Hearst Center for the Arts and the Gallagher Bluedorn Performing Arts Center. Thank you to our wonderful sponsors in First Bank, Jiva/Next Generation Wireless, Structure Real Estate, RRTTC, CBE Companies

Main Street Events & Activities 2

Event/Activity Name* Movies Under the Moon - Remember the Titans
Description Movies Under the Moon -
 Movie #4 Remember the Titans
 Movies Under the Moon features an array of free, family-friendly films under the stars on select Friday nights during the summer at Overman Park in Cedar Falls. The public is encouraged to arrive early and bring blankets and lawn chairs. The Cedar Valley Acoustic Guitar Association will start at 7:00pm and Movies Under the Moon featured film will begin at dusk, or around 9:00 p.m.

Date 7/29/2022
Event/Activity Type Special Event
Achievement This made our 19th year of doing Movies Under the Moon. Movies Under the Moon is hosted by Community Main Street, The Hearst Center for the Arts and the Gallagher Bluedorn Performing Arts Center. Thank you to our wonderful sponsors in First Bank, Jiva/Next Generation Wireless, Structure Real Estate, RRTTC, CBE Companies

Main Street Events & Activities 3

Event/Activity Name* Movies Under the Moon - Frozen II
Description Movies Under the Moon - Movie # 5 Frozen II
 Movies Under the Moon features an array of free, family-friendly films under the stars on select Friday nights during the summer at Overman Park in Cedar Falls. The public is encouraged to arrive early and bring blankets and lawn chairs. The Cedar Valley Acoustic Guitar Association will start at 7:00pm and Movies Under the Moon featured film will begin at dusk, or around 9:00 p.m.

Date 08/12/2022
Event/Activity Type Special Event
Achievement This made our 19th year of doing Movies Under the Moon. Movies Under the Moon is hosted by Community Main Street, The Hearst Center for the Arts and the Gallagher Bluedorn Performing Arts Center. Thank you to our wonderful sponsors in First Bank, Jiva/Next Generation Wireless, Structure Real Estate, RRTTC, CBE Companies

Main Street Events & Activities 4

Event/Activity Name* Movies Under the Moon - Adventures in Babysitting
Description Movie # 6 - Adventures in Babysitting was our final Movies Under the Moon for the season.
 Movies Under the Moon features an array of free, family-friendly films under the stars on select Friday nights during the summer at Overman Park in Cedar Falls. The public is encouraged to arrive early and bring blankets and lawn chairs. The Cedar Valley Acoustic Guitar Association will start at 7:00pm and Movies Under the Moon featured film will begin at dusk, or around 9:00 p.m.

Date 08/26/2022
Event/Activity Type Special Event
Achievement This made our 19th year of doing Movies Under the Moon. Movies Under the Moon is hosted by Community Main Street, The Hearst Center for the Arts and the Gallagher Bluedorn Performing Arts Center. Thank you to our wonderful sponsors in First Bank, Jiva/Next Generation Wireless, Structure Real Estate, RRTTC, CBE Companies

Main Street Events & Activities 5

Event/Activity Name* Market Study Survey
Description This meeting was held on July 27th at the Cedar Falls Public Library. Robin from Main Street Iowa was the presenter & led the meeting to discuss the next steps in the process. CMS invited/asked a group of key stakeholders to be part of the strategy development from survey analysis. Whether they served on the board, are a liaison, or part of an event

or group, a business or property owner, or you simply love the downtown. If you are able we would love for you to join us and be a part of this process as we continue to make the Cedar Falls Downtown District a GREAT place to live, work and play!

Item 18.

Date 07/27/2022
Event/Activity Type Educational
Achievement 24 attended the Market Survey & Studies Results meeting. Both consumer & business surveys were conducted at the beginning of July. A group of key stakeholders were asked to be part of the strategic development and survey analysis. This group included but is not limited to: board members, business owners, property owners, liasions, and committee members, and/or event groups.

Main Street Events & Activities 6

Event/Activity Name* Board Training
Description Michael Wagler from Main Street Iowa was the presenter & lead a board powerpoint training on Tuesday August 23rd 2022 from 8am-10am at our CMS boardroom. This was a training invite for all of the board members (new & existing) & CMS Director & Office Staff. He went over the roles & responsibilities of the Board of Directors, Executive Director, & Office Staff. Information presented also included: 25 Habits of Highly Effective Board Members.

Date 8/23/2022
Event/Activity Type Educational
Achievement

Main Street Events & Activities 7

Event/Activity Name* Main Street Madness
Description The UNI men's and women's basketball teams are set to take to the streets of Cedar Falls on September 29th for Main Street Madness, a one-of-a-kind fan experience in downtown Cedar Falls. Main Street Madness starts at 5:30 pm with a social hour followed by the basketball teams arriving at 6:00 pm. The Panthers will take the court for some skill challenges and public interaction. Registrations are encouraged, but walk-ups are welcomed. The cost is free!

Date 9/29/22
Event/Activity Type Special Event
Achievement

This event is co-sponsored by First Bank and Structure Real Estate. In partnership with Community Main Street and River Place Plaza, all vehicular traffic will be restricted on State Street near River Place Plaza, allowing fans to freely walk to preview the 2022-2023 Panther basketball teams. A special thanks to the Other Place (Cedar Falls), Wilbo Burgers Brats & Beers, Pixel Labs, and SnapSports of Western Wisconsin & Eastern Iowa for their support of this event.

Main Street Events & Activities 8

Event/Activity Name* ARTapalooza
Description Join us in the Cedar Falls Downtown District for the 16th Annual ARTapalooza on Sunday September 11, 2022 from 9AM-4PM. This event is held annually, the juried art show brings many talented artists from throughout the region. In addition, there is something for everyone to enjoy as downtown is filled with a fine selection of art, artist demonstrations, music/entertainment, and children's activities! Not to mention the already vibrant shops, restaurants, treats and services! We can't wait to see you in September for this staple event in the District!

Date 09/11/2022
Event/Activity Type Special Event
Achievement 5 blocks of Artists, Activities, & Entertainment. The event was originally scheduled for Saturday, with a quick decision to switch the event to Sunday due to weather vs cancelling it. CMS Director, Events Coordinator, ARTapalooza Committee, & Volunteers worked very hard to pull off the last minute change. It was the first time in 16 years that a decision like this had to be made due to weather. It was a huge success, beautiful weather, & great community support.

Main Street Events & Activities 9

Event/Activity Name* Market Study Survey & Strategies Wrap-Up
Description Robin from Main Street Iowa came to meet with the group regarding the Market Study Survey & Strategies Wrap-Up. We met at the Cedar Falls Public Library on September 20th from 1030am - 1230 pm to brainstorm and discuss Street Grid, and our Main Street Strategy, Target Audiences, Goals, Actions, Creative Ideas, and Measure Efforts.

Date 09/20/2022
Event/Activity Type Educational
Achievement 12 people from our various committees and the board of directors, along with CMS staff executive director, events coordinator, & office coordinator attended the 2 hr long meeting with Robin from Main Street Iowa. Handouts were given: Main Street Iowa Roadmap, Main Street Layered Approach to Planning/Street Grid, Main Street Strategy-Parking, Example of Main Street Waterloo

Item 18.

Main Street Events & Activities 10

Event/Activity Name* Holiday Hoopla Cookie Sales
Description A fundraising event for Holiday Hoopla was held at Hy-Vee on a weekend in August over the 19th-21st in Cedar Falls. A percentage of each cookie purchased from the Bakery would be donated to CMS for Holiday Hoopla. \$150 was raised to go toward Holiday Hoopla.
Date 08/19/22 - 8/21/22
Event/Activity Type Fundraising
Achievement \$150.00 was raised by Cookie Sales at Hy-Vee to go towards Holiday Hoopla

Main Street Events & Activities 11

Event/Activity Name* Ames Visit
Description Community Main Street hosted 20+ folks from the Ames Chamber Main Street to talk about development, SSMID and set up tours while they visited.
Date 08/18/2022
Event/Activity Type Educational
Achievement Help to provide information to a partner community as they grow and change. They do Chamber visits each year and typically travel out of state but were thrilled with their visit to Iowa communities.

Volunteer Hours Invested in Main Street

Volunteer Hours	Total Volunteer Hours
Yes	893.0

Commentary

Design Commentary/Updates The third quarter was full with the selection of the local Challenge Grant application. The Design committee chose a wonderful project in the District that will transform what is a now vacant building into a great new brew/pub. Staff worked closely with the grant applicant to get the application in on time with the hopes of being awarded. We are working hard to coordinate and get ready for the holiday season including the increased cost of all materials as we get ready to decorate. Fingers crossed we continue to see sponsorships roll in. Phase 3 of the streetscape reconstruction was also a big part of 3rd quarter and it is so wonderful to see all the of it come to close. CMS worked closely with the City with a walk through of the streetscape as so many plants didn't make it through the first year of their life and also worked at maintenance responsibilities as the streetscape project comes to an end. Our waterers spent a great deal of time watering and fertilizing our beautiful flower baskets which were the greatest and biggest we have had in years receiving so many compliments from the public and asking what it is we were doing to make them so great. Lastly, we are working with a group of CAPS associates on the benefits of murals as a tourist, sense of place destination. They are researching how to do a pitch to property owners on making more public art happen in our public spaces or adjacent to the parking lots to encourage using back entrances and making walking more exciting.

Economic Vitality/Business We have worked with several members of our EV committee to work on the Market Study through Main Street Iowa. This has proved to be a good and frustrating process due to the engaging conversation during meetings that turns into lack of response when it comes

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**Improvement
Commentary/Updates**

to completing the process. The EV committee is struggling with retention of members and engagement so there has been a focus during our committee meetings to brainstorm new member options and who we are missing organization wide that isn't involved and who should be. I look forward to more conversation in this group on how we can engage new people for them to see the wonderful things happening in the Cedar Falls Downtown District

Item 18.

**Promotion
Commentary/Updates**

The Promotion update is always the busiest one, first we are working with a local photographer to update our stock photos to use throughout the year. Our promotion committee is helping to update our website through their feedback and surveys as we work with Corkery Designs to get a new and updated website. We discovered through the pandemic that perhaps our website wasn't serving us as well as it should nor was the company that services it. Season 19 of Movies Under the Moon finished up well with the weather cooperating for all 6 of the events with plans to make year 20 an exciting one through a great brainstorming session with our promotions committee as we discuss this series of events running its course. ARTapalooza and its committee earned their volunteer hours for the 16th year when we decided to move the event from Saturday to Sunday on the Friday before the event. The hourly forecast showed a 90% chance of rain the majority of the day and with the permission from the City as well as 95% of the artist could attend if we moved it to Sunday. It rained ALL day Saturday and we had a fabulous day on Sunday with high praise from the artists for pulling it off without a hitch. This quarter we started our quarterly bar/restaurant meetings and were able to talk through all the upcoming events as well as brainstorm some new ideas and bringing back an old staple in Hops. Our retail group spent time planning Girls' Night Out as well as Beer and Bacon to be held in the 4th quarter. We continue to partner with UNI on projects and this time it was Main Street Madness, a kickoff to the Men's and Women's basketball seasons where we transformed a corner of the District into a basketball court where families were able to enjoy all that is basketball for an evening. We hope this was the first of many kickoff events like this in the Downtown District. Our Holiday Hoopla is full steam ahead with all preparations as well as sponsorship requests.

**Organization
Commentary/Updates**

Our organization committee is in the planning stages of their season working on our Partner Thank You recruitment of bakers for our Thank you trays for the week of Thanksgiving. We are also planning for our volunteer appreciation party, moving it back to February where it happened pre-pandemic. February seemed to work better into our program of work as well as having better attendance from our volunteers because February in Iowa generally isn't as exciting as April. Our organization committee as well as a wonderful subcommittee of volunteers were hoping to plan a wonderful celebration for our 35th anniversary but due to the current business climate what was planned was not feasible and just wasn't the right time for the businesses. It was decided to cancel in August and plan something spectacular for the 40th. We are working at celebrating in a different way through some reinvestment opportunities/grants that we can offer those that have invested so much to make this place so wonderful.

**Program
Commentary/Updates**

It seems to always be busy around here navigating someone coming to visit, a new City Council referral or working on the Market Study. 3rd quarter was busy with hosting 22 folks from the Ames Chamber Main Street, setting up meetings with city officials as well as coordinating tours of new development and residential units throughout. We were able to share how SSMID works in the Cedar Falls Downtown District and answer questions about the process. City planners, developers and property owners/property managers were a part of the visit and it seemed to be well received by the attendees. We had also coordinated a visit with a group from Illinois who ended up having to cancel due to COVID. We continue to work on our relationships with the City, paying attention to all the details and ideas that are happening in the Downtown District. With the Streetscape project coming to an end, we are talking about how to celebrate and thank those that contributed to the project. We look forward to a ribbon cutting to celebrate. Next year Main Street from 6th Street South will begin its reconstruction including roundabouts at 3 intersections outside our District. The exciting piece of the project is an entrance feature that will be in the middle of the 600 block just North of 7th Street welcoming people to the Historic Cedar Falls Downtown District. Presenting to our local Lion's Club was added to the schedule and only one person fell asleep so we felt like it was a win on educating those in the audience about Community Main Street and all the happenings in the Cedar Falls Downtown District. The Executive team is also working on some budgetary items as we look to use the

SSMID funds in a more reinvestment kind of way through the grants mentioned in the EV commentary. We are excited about this opportunity and hope to get more help through the administration/creation process. We currently have a lot of great ideas with not much help on the follow through.

Item 18.

Suggestions for state staff:

List suggestions & questions on services, training topics, (for MSI communities and/or local needs) new resources, speakers you would recommend, etc.

A summary of new investment and job creation/retention figures for the applicable reporting period

Business/Job Changes April 2022 through September 2022						
	New Business Opening	Net Jobs Created	Businesses Closing or Moving out	FTE Jobs Lost	Businesses Relocating/Expanding Downtown	Net FTE Jobs Created with Expand/Relocate
April 2022	1	2	0	0	1	2
May 2022	0	0	1	1	0	0
June 2022	3	64	0	0	2	25
July 2022	0	0	0	0	0	0
August 2022	2	6	2	5	0	0
Sept 2022	0	0	3	15	0	0
Totals	6*	72**	5*	21**	7	27

***Business opening (6) - business closing (5) = net (1)**

****New full time equivalent (FTE) jobs created (27) - FTE jobs lost (21) = (6) full-time equivalent jobs**

Rehabilitation, Renovation & New Construction April 2022 through September 2022		
	Projects	Investment Value
April 2022	3	\$13,391,099
May 2022	0	\$0
June 2022	2	\$21,000
July 2022	1	\$107,000
August 2022	6	\$1,668,300
September 2022	1	\$8,000,000
Net	13	\$23,187,399

Buildings Sold April 2022 through September 2022		
	Quantity	Investment
April 2022	0	\$0
May 2022	0	\$0
June 2022	0	\$0
July 2022	2	\$1,265,000
August 2022	0	\$0
September 2022	1	\$850,000
Total	3	\$2,115,000

Volunteer Hours April 2022 through September 2022	
April 2022	336
May 2022	282
June 2022	329
July 2022	311
August 2022	244
September 2022	338
Total	1840

**Agenda, Community Main Street, Inc.
Board of Directors Meeting
Tuesday, April 12, 2022 @ 12:00 p.m.
CMS Office/ Zoom Meeting**

Board Members: Lexie Heath- President; Jenny Leeper- President Elect; Mark Showalter- Secretary; Brent Johnson- Treasurer; Crystal Ford- Past President; Darin Beck; Natalie Brown; Ann Eastman; Wynette Froehner; Audrey Kittrell; Helen Pearce; Clark Rickard; Stephanie Sheetz; Brad Strouse; Liaisons: Craig Berte; Cary Darrah; Carrie Eilderts; Linda Laylin; John Luzaich; Jennifer Pickar; Jessica Rucker; Kelly Stern; Kathryn Sogard; Gil Schultz.
Staff: Kim Bear; Joanna Meyeraan; Kassidy Tessendorf

1. Welcome, Call to Order – Heath
2. Approval of Minutes – Showalter
3. Financial Report – Johnson
4. City Updates – Sheetz
5. President’s Report – Heath
6. Staff Report – Bear
7. Committee Reports
8. Liaison Reports
9. Good of the Order
 - A. April 22: Earth Day – Spring Clean Up 10 AM – 1 PM at the Plaza
 - B. April 22 Main Street Iowa Awards – Des Moines
 - C. April 22 & 23: Spring Shop Hop “Grow Your Garden”
 - D. April 26: Volunteer Appreciation 4:30 - 6:30 PM at CMS Office
 - E. April 27: Historic Tax Credit Fundamentals 4PM at Community Center
 - F. May 1: Downtown Show & Shine
 - G. May 2: Organization & Development Meeting
 - H. May 3: Executive Meeting
 - I. May 4: Economic Development Meeting
 - J. May 5: “Fiesta & Friends” - Girls Night Out 5 – 8 PM
 - K. May 10: Annual Meeting 11:30 AM at George’s
10. Adjourn

Cedar Falls Community Main Street, Inc. is a volunteer-driven, non-profit organization established to foster economic vitality, and to preserve and promote the historic image and character of the downtown, while improving the quality of life in Cedar Falls.

**Minutes, Community Main Street, Inc.
Board of Directors Meeting
Tuesday, March 8, 2022 @ 12:00 p.m.
CMS Office/ Zoom Meeting**

In Attendance: Lexie Heath- President; Jenny Leeper – President Elect; Brent Johnson- Treasurer; Crystal Ford – Past President; Darin Beck; Natalie Brown; Ann Eastman; Audrey Kittrell; Helen Pearce; Clark Rickard; Stephanie Sheetz; Brad Strouse; Liaisons: Craig Berte; Carrie Eilderts; Gil Shultz
Staff: Kim Bear; Joanna Meyeraan

1. Welcome, Call to Order – Heath
2. Approval of Minutes – motion to approve by Leeper, seconded by Johnson, all approved
3. Financial Report – Johnson – motion to approve by Leeper, Eastman seconded
 - a. Expenses are on budget
4. City Updates – Sheetz
 - a. 2 amendment considerations since the November 2021 adoption
 1. Request to review shared parking/eliminate shared or maintain shared. At the last council meeting Planning & Zoning voted against approving eliminating shared parking, shared parking remains in place
 2. Private Parking Minimums & Ratios
Planning & Zoning was presented a petition to consider 1 space per bedroom, .25 space. An alternative proposal of .75 per bedroom passed, plus 0.25 remains in place, making it a 1 parking space minimum.
 - b. Next City Council Meeting – March 21st
5. President’s Report – Heath
 - a. Board business cards – to use when you eat, drink, shop. Please write your name on them & leave at business to make our mark & presence known that we are supporting local
 - b. Market Study Group – A project team has been put together for this.
 - c. Celebrating Kim - Showing Gratitude, Appreciation, & Thanks to Executive Director Kim Bear for her time, dedication, and continued service with CMS
 - d. Parking Ramp Input Discussion Meeting – Thursday March 31st at 8 am at the Cedar Falls Woman’s Club, moderated by Heath & Ford
6. Staff Report – Bear
 - a. Historic Tax Credit Fundamentals Presentation by Steve Wilke-Shapiro on April 22nd at 4PM at the Community Center
7. Committee Reports
*see attached
8. Liaison Reports
 - a. Berte – Discussed information regarding their role, their partnerships, what they are doing to keep Cedar Falls a safe community. Discussion involved College Hill

Partnership, Downtown Partnership, Waterloo Police Department Gang Meeting, Drug Task Force, Work Closely with Black Hawk County Attorney Office, Updated Technology in place, Noise Ordinance, Foot Patrols. Stated most crime occurs between the hours of 10PM – 3PM

- b. Elders – Historical Society – Program Summer at the Schoolhouse registration March 21st, available to kids ending 6th grade
9. Good of the Order –
- a. March 9: Volunteers on Tap
 - b. March 18: Design Meeting
 - c. April 4: Organization & Development Meeting
 - d. April 5: Exec Meetings
 - e. April 6: Economic Development Meeting
 - f. April 7: Promotions Meeting
 - g. April 22: Earth Day – Spring Clean Up
 - h. April 26: Volunteer Appreciation – Mashed Potato Bar
 - i. April 27: Historic Tax Credit Fundamentals – 4 pm at the Community Center
 - j. May 1: Downtown Show & Shine
 - k. May 10: Annual Meeting – George’s
10. Adjourn – Motion for approval by Leeper, seconded by Johnson, all approved

Cedar Falls Community Main Street, Inc. is a volunteer-driven, non-profit organization established to foster economic vitality, and to preserve and promote the historic image and character of the downtown, while improving the quality of life in Cedar Falls.

Community Main Street Inc

Item 18.

Statement of Financial Position

As of March 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
CMS Capital Improvement Fund #7034754	14,307.01
CMS Main Checking #13920	270,402.17
CMS Money Market Operating Reserve #7004070	125,458.84
Collins Community CU Savings	115.19
Facebook Donations #700476	0.00
Paypal	0.00
Petty Cash	100.00
Total Bank Accounts	\$410,383.21
Accounts Receivable	
Accounts Receivable	5,550.00
Total Accounts Receivable	\$5,550.00
Other Current Assets	
Inventory Asset	0.00
Payroll Corrections	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$415,933.21
Fixed Assets	
310 E 4th Street (CMS Office)	429,143.58
310 E 4th Street Land	47,232.00
Building Accum. Depreciation	-34,298.00
Equipment	67,967.08
Equipment Accum. Depreciation	-62,494.00
Total Fixed Assets	\$447,550.66
Other Assets	
Investment in SSMU	0.00
Investment in SSMU-Contra	0.00
Prepaid Rent	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$863,483.87

Community Main Street Inc

Item 18.

Statement of Financial Position

As of March 31, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
Accrued Sales Expense	0.00
Deferred Income	0.00
Direct Deposit Payable	0.00
FICA/Federal W/H	0.00
Gift Certificates	102,650.61
Iowa Department of Revenue Payable	0.00
Loan - First National Bank CPLTD	0.00
Payroll Liabilities	2,220.59
Sales Tax Payable	0.00
SBA PPP Loan	19,300.00
Simple IRA payable	0.00
State W/H	0.00
Total Other Current Liabilities	\$124,171.20
Total Current Liabilities	\$124,171.20
Long-Term Liabilities	
Loan - First National Bank	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$124,171.20
Equity	
Board Designated Reserve Fund	0.00
Opening Bal Equity	0.00
Retained Earnings	665,524.75
Unrestricted Fund Balance	0.00
Net Revenue	73,787.92
Total Equity	\$739,312.67
TOTAL LIABILITIES AND EQUITY	\$863,483.87

**COMMUNITY MAIN STREET
Income Statement**

MARCH 2022

	MONTHLY BUDGET - MARCH				MONTHLY BUDGET - JULY TO MARCH				ANNUAL BUDGET			
	MONTH ACTUAL	MONTH BUDGET	ACTUAL TO BUDGET VARIANCE	% OF BUDGET	YEAR TO DATE ACTUAL	ANNUAL BUDGET	ACTUAL TO BUDGET VARIANCE	% OF ANNUAL BUDGET	YEAR TO DATE ACTUAL	ANNUAL BUDGET	ACTUAL TO BUDGET VARIANCE	% OF ANNUAL BUDGET
Revenue												
Board Income	0.00	0.00	0.00	0.00%	0.00	1,560.00	-1,560.00	0.00%	0.00	1,560.00	-1,560.00	0.00%
City Funding	0.00	0.00	0.00	0.00%	6,000.00	6,000.00	0.00	100.00%	6,000.00	12,000.00	-6,000.00	50.00%
Event Income	1,920.00	0.00	1,920.00	0.00%	52,698.40	38,500.00	14,198.40	136.88%	52,698.40	60,280.00	-7,581.60	87.42%
Friends/Streetscape	1,125.73	3,500.00	-2,374.27	32.16%	8,722.61	7,000.00	1,722.61	124.61%	8,722.61	7,250.00	1,472.61	120.31%
Grant & other Income	28.44	0.00	28.44	0.00%	2,017.20	0.00	2,017.20	0.00%	2,017.20	0.00	2,017.20	0.00%
SSMID	0.00	0.00	0.00	0.00%	153,993.69	120,000.00	33,993.69	128.33%	153,993.69	240,000.00	-86,006.31	64.16%
Total Revenue	\$ 3,074.17	\$ 3,500.00	-\$ 425.83	87.83%	\$ 223,431.90	\$ 173,060.00	\$ 50,371.90	129.11%	\$ 223,431.90	\$ 321,090.00	-\$ 97,658.10	69.59%
Gross Profit	\$ 3,074.17	\$ 3,500.00	-\$ 425.83	87.83%	\$ 223,431.90	\$ 173,060.00	\$ 50,371.90	129.11%	\$ 223,431.90	\$ 321,090.00	-\$ 97,658.10	69.59%
Expenditures												
Bank Service Charge	0.00	0.00	0.00	0.00%	60.70	0.00	60.70	0.00%	60.70	0.00	60.70	0.00%
Board Lunch Expense	0.00	130.00	-130.00	0.00%	0.00	1,170.00	-1,170.00	0.00%	0.00	1,560.00	-1,560.00	0.00%
Committee Expense	1,160.35	500.00	660.35	232.07%	16,607.25	13,420.00	3,187.25	123.75%	16,607.25	18,420.00	-1,812.75	90.16%
Depreciation Expense	0.00	1,130.00	-1,130.00	0.00%	0.00	10,170.00	-10,170.00	0.00%	0.00	13,560.00	-13,560.00	0.00%
Dues and Subscriptions	1,023.14	600.00	423.14	170.52%	6,177.32	6,050.00	127.32	102.10%	6,177.32	7,850.00	-1,672.68	78.69%
Event Expense	1,295.84	500.00	795.84	259.17%	42,365.21	53,250.00	-10,884.79	79.56%	42,365.21	59,750.00	-17,384.79	70.90%
Grant Expense	0.00	0.00	0.00	0.00%	7,367.48	2,500.00	4,867.48	294.70%	7,367.48	5,000.00	2,367.48	147.35%
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	5,500.00	-5,500.00	0.00%
Miscellaneous	0.00	150.00	-150.00	0.00%	427.35	1,550.00	-1,122.65	27.57%	427.35	2,000.00	-1,572.65	21.37%
Office Supplies	455.70	450.00	5.70	101.27%	2,376.55	4,050.00	-1,673.45	58.68%	2,376.55	5,400.00	-3,023.45	44.01%
Payroll Expenses	6,688.79	8,750.00	-2,061.21	76.44%	63,272.37	75,750.00	-12,477.63	83.53%	64,557.70	102,000.00	-37,442.30	63.29%
Postage and Delivery	116.00	100.00	16.00	116.00%	299.22	3,100.00	-2,800.78	9.65%	450.02	3,500.00	-3,049.98	12.86%
Professional Fees	0.00	1,000.00	-1,000.00	0.00%	2,765.00	6,000.00	-3,235.00	46.08%	2,765.00	7,000.00	-4,235.00	39.50%
Repairs	0.00	0.00	0.00	0.00%	185.98	750.00	-564.02	24.80%	185.98	1,000.00	-814.02	18.60%
Snow Removal & Lawn Care	70.00	250.00	-180.00	28.00%	715.87	1,600.00	-884.13	44.74%	715.87	2,000.00	-1,284.13	35.79%
Streetscape Expense	0.00	0.00	0.00	0.00%	1,036.33	250.00	786.33	414.53%	1,036.33	500.00	536.33	207.27%
Telephone	167.54	150.00	17.54	111.69%	1,180.63	1,350.00	-169.37	87.45%	1,220.63	1,800.00	-579.37	67.81%
Travel & Training	285.00	150.00	135.00	190.00%	1,624.71	2,650.00	-1,025.29	61.31%	1,812.35	5,500.00	-3,687.65	32.95%
Utilities	357.31	375.00	-17.69	95.28%	3,182.01	3,375.00	-192.99	94.28%	3,182.01	4,500.00	-1,317.99	70.71%
Total Expenditures	\$ 11,619.67	\$ 14,235.00	-\$ 2,615.33	81.63%	\$ 149,643.98	\$ 186,985.00	-\$ 37,341.02	80.03%	\$ 151,307.75	\$ 246,840.00	-\$ 95,532.25	61.30%
Net Operating Revenue	-\$ 8,545.50	-\$ 10,735.00	\$ 2,189.50	79.60%	\$ 73,787.92	-\$ 13,925.00	\$ 87,712.92	-529.90%	\$ 72,124.15	\$ 74,250.00	-\$ 2,125.85	97.14%
Other Expenditures												
Restricted Funds	0.00	3,000.00	-3,000.00	0.00%	0.00	27,000.00	-27,000.00	0.00%	0.00	36,000.00	-36,000.00	0.00%
Whitewater Contribution	0.00	416.67	-416.67	0.00%	0.00	3,750.03	-3,750.03	0.00%	0.00	5,000.00	-5,000.00	0.00%
Total Other Expenditures	\$ 0.00	\$ 3,416.67	-\$ 3,416.67	0.00%	\$ 0.00	\$ 30,750.03	-\$ 30,750.03	0.00%	\$ 0.00	\$ 41,000.00	-\$ 41,000.00	0.00%
Net Other Revenue	\$ 0.00	-\$ 3,416.67	\$ 3,416.67	0.00%	\$ 0.00	-\$ 30,750.03	\$ 30,750.03	0.00%	\$ 0.00	-\$ 41,000.00	\$ 41,000.00	0.00%
Net Revenue	-\$ 8,545.50	-\$ 14,151.67	\$ 5,606.17	60.39%	\$ 73,787.92	-\$ 44,675.03	\$ 118,462.95	-165.17%	\$ 72,124.15	\$ 33,250.00	\$ 38,874.15	216.91%

**Community Main Street
Director's Staff Report for March 2022:**

Committees:

- **Promotion/Retail/Nightlife** St. Paddy's Day Stroll, Holiday Hoopla, Movies Under the Moon, ARTapalooza, Downtown Show and Shine, New itineraries campaign
- **Design** – Did not meet
- **Economic Development** – business survey, market study group,
- **Organization & Development** – Volunteer Appreciation party, Annual Meeting
- **Board** – Parking Ramp Input Discussion Meeting

Staff Activities:

- Event planning, facilitation, support, and oversight of the following events: Movies Under the Moon, ARTapalooza, Downtown Show & Shine, St. Paddy's Day Stroll
- Exec met with Ron Gaines
- Main Street Iowa Director call
- Main Street Iowa Webinar
- CFCF promotion committee meeting
- March newsletter was sent out on March 1st
- Attended Grow Cedar Valley "New Normal" Retail Luncheon with other downtown merchants
- Submitted Main Street Iowa awards for the following categories: Placemaking (small scale), Placemaking(comprehensive), Housing Project award(4 or fewer residential units) and Building Rehabilitation award in communities over 5,000 in population.
- We also found out we were awarded two MSI awards
- Met with Leader Valley to discuss collaborations for future trainings
- Met with Linda Laylin and Jessica Rucker with Main Street Waterloo to discuss funding sources
- Met with a photographer to get some updated photography for CMS and Tourism
- Attended the CFEDC board meeting
- Met with Lincoln Savings Bank to discuss sponsorship opportunities
- Attended Director Olson's retirement ceremony
- Submitted Market Study and Strategies application to Main Street Iowa and was granted this opportunity
- Announced Movies Under the Moon schedule and coordinated with the City for promotion
- Attended Main Street Iowa training in Des Moines
- Met with Mark Simpson from The Mix for radio marketing
- Preconstruction meeting for the third phase of the streetscape
- Met with Pretty Good Co. to share more about CMS
- Loaned our Holiday Hoopla griddles to Cedar Falls High School
- Parking Ramp meeting prep with facilitators
- Met with the economic development chair
- Met with event chairs for the Spring Girls Night Out
- Secured location for Annual Meeting
- Worked with a new business owner to connect them with MSI
- Friends Thank you's written as they are received
- Coordinating our Shop/Dine Like a Local map updates
- Mailed invites to Downtown Parking Ramp Input Discussion meeting, followed with emails
- Continued training with Joanna in her office coordinator position
- Hired Cassidy Tessoroff for a part-time events and promotions position
- Joanna – quarterly 3 retail coop invoicing
- Keeping MSI log up to date for new quarterly reporting
- ARTapalooza artist applications
- Flower baskets picked up, watering volunteer log & contact list updated

Kim's hours worked: 162.75, took 5 days' vacation

Joanna's hours worked: 117

Kassidy's hours worked: 17

March Volunteer hours: 132.5

Community Event Representation: Cedar Falls Community Foundation Public Relations meeting; attended City Council meetings, Work Session and Committee of the Whole meetings **Staff Priorities for the next month:** Downtown clean up, Volunteer Appreciation Party, Girls Night Out, Spring Shop Hop, Downtown Show & Shine Registrations, Annual Meeting, Submit Quarterly MSI Report, Submit Bi-Annual Report to City, MUM Sponsorship Invoicing

**CEDAR FALLS COMMUNITY MAIN STREET
"ONE-SHEET"
March 31, 2022**

BOARD OF DIRECTORS	ECONOMIC DEVELOPMENT COMMITTEE	DESIGN COMMITTEE	ORGANIZATION & DEVELOPMENT COMMITTEE	PROMOTIONS COMMITTEE	RETAIL/NIGHTLIFE PROMOTIONS
<p>Focus:</p> <ul style="list-style-type: none"> • April bi-annual report • City funding request • Staff review • Attend city council meetings • Deliberate business visitation program <p>Done:</p> <ul style="list-style-type: none"> • Budget • October bi-annual report • MSI annual checklist • SSMID renewal • Main Street America Accreditation 	<p>Focus:</p> <ul style="list-style-type: none"> • New business visits (10x) • Celebrate anniversaries (5, 10, 15) • Challenge Grant FY22 • Open 4 Business 2022 • Promotional materials in vacant spaces • Schedule bi-annual landlord/property owner meetings • Public restroom • Continue conversations between stakeholders and the board regarding parking <p>Done:</p> <ul style="list-style-type: none"> • MSI annual checklist • SSMID renewal 	<p>Focus:</p> <ul style="list-style-type: none"> • Façade grant reviews • Clean up (Fall & Spring) • Seasonal beautification (flowers, fall, holiday) • Host an education event with historic preservation tied into the new zoning ordinance • Challenge Grant FY22 • Wayfinding within District • Parking lot cleanliness & maintenance program <p>Done:</p> <ul style="list-style-type: none"> • Holiday decorating • MSI annual checklist 	<p>Focus:</p> <ul style="list-style-type: none"> • 35th Anniversary • Annual fundraiser • Main Street Iowa award nominations • Annual meeting • Flower fundraiser • Volunteer recognition party • Volunteer recruitment piece • Program awareness through community outreach <p>Done:</p> <ul style="list-style-type: none"> • Partner thank you • MSI annual checklist • Friends campaign (100% board participation) 	<p>Focus:</p> <ul style="list-style-type: none"> • Newsletter (x6) • Calendar of Event mailing (x1) • Show & Shine (May) • Hops • New brochure • Visitor Guide/Tourism coop ads • Kiosk maps/fliers • Social Media engagement <p>Done:</p> <ul style="list-style-type: none"> • MSI annual checklist • Movies Under the Moon (x4) 2 were cancelled • ARTapalooza • Show & Shine (Sept) • Newsletter (x4) • Trick or Treat • Calendar of Event mailing (x1) • Holiday Hoopla <ul style="list-style-type: none"> ○ Jingle & Mingle ○ Breakfast with Santa ○ Hoopla Cheer ○ Baby It's Cold Outside ○ Movie Magic ○ Coloring Contest ○ Window Contest ○ Trolley Rides ○ Letters to Santa ○ Sturgis Falls Parade 	<p>Focus:</p> <ul style="list-style-type: none"> • Light the Town Pink • Spring Shop Hop • Spring Girls' Night Out • Sidewalk Sales (Sturgis) <p>Done:</p> <ul style="list-style-type: none"> • Sidewalk Sale • Downtown Panther Prowl • Fall Girls' Night Out • Beer & Bacon • Downtown Ingredients • Love Local • St. Paddy's Day Stroll

**Agenda, Community Main Street, Inc.
Board of Directors Meeting
Tuesday, May 10th, 2022 @ 11:30 p.m.
George's Local**

Board Members: Lexie Heath- President; Jenny Leeper- President Elect; Mark Showalter- Secretary; Brent Johnson- Treasurer; Crystal Ford- Past President; Darin Beck; Natalie Brown; Ann Eastman; Wynette Froehner; Audrey Kittrell; Helen Pearce; Clark Rickard; Stephanie Sheetz; Brad Strouse; Liaisons: Craig Berte; Cary Darrah; Carrie Eilderts; Linda Laylin; John Luzaich; Jennifer Pickar; Jessica Rucker; Kelly Stern; Kathryn Sogard; Gil Schultz.
Staff: Kim Bear; Joanna Meyeraan; Kassidy Tessendorf

1. Welcome, Call to Order – Heath
2. Annual Meeting – Heath & Bear
 - a. Slate of Officers
3. Approval of Minutes – Showalter
4. Financial Report – Johnson
5. City Updates - Sheetz
6. Committee Reports
 - a. Economic Development
 - b. Promotions
 - c. Org & Development
 - d. Design
7. Liaison Reports
8. Good of the Order –
 - a. May 20: Design
 - b. June 1: Economic Development
 - c. June 2: Promotions
 - d. June 3: Movies Under the Moon – Trolls World Tour
 - e. June 6: Organization & Development
 - f. June 7: Executive Meeting
 - g. June 14: Retail
 - h. June 14: Board of Directors Meeting
9. Adjourn

Cedar Falls Community Main Street, Inc. is a volunteer-driven, non-profit organization established to foster economic vitality, and to preserve and promote the historic image and character of the downtown, while improving the quality of life in Cedar Falls.

**Minutes, Community Main Street, Inc.
Board of Directors Meeting
Tuesday, April 12, 2022 @ 12:00 p.m.
CMS Office/ Zoom Meeting**

In Attendance: Lexie Heath- President; Jenny Leeper- President Elect; Mark Showalter- Secretary; Brent Johnson- Treasurer; Crystal Ford- Past President; Natalie Brown; Ann Eastman; Wynette Froehner; Audrey Kittrell; Helen Pearce; Clark Rickard; Stephanie Sheetz; Liaisons: Craig Berte; Cary Darrah; Carrie Eilderts; Kathryn Sogard; Gil Schultz. Staff: Kim Bear; Joanna Meyeraan; Cassidy Tessororf

1. Welcome, Call to Order – Heath
2. Approval of Minutes – Showalter - Motion to approve by Leeper, seconded by Pearce, all approved
3. Financial Report – Johnson – Motion to approve by Leeper, seconded by Pearce
Committee expenses have been a little higher than normal
4. City Updates – Sheetz
 - a. Upgrades regarding the new form-based code, referrals, change of code, and current projects affecting the downtown district. Discussion including private parking ordinance revision, middle housing, vision plan, accessory dwelling, and vinyl siding. Accessory Dwelling – No further action. Discussion of how it's factored into the code. Example: it does not allow renters. Vinyl Siding – single family allowance, no new units allowed to have
 - b. Updates on Change of Code. Planning & Zoning discussed wanting a proposal. Site Plans are under review. Consideration: New Buildings review with P&Z / City Council. Discussion of disallowing offsite parking / street parking. Courtesy mailing to neighbors – question: is this still happening?
 - c. Streetscape is in the final year and nearing completion. Currently working on finishing in front of the Library. East 3rd will be closed for approximately 10 -12 weeks. Then on to West 5th Street.
 - d. Roundabouts – 12th & Main and 18th & Main will become roundabouts, 6th & Main will remain a stoplight
 - e. Cedar River Project – Preliminary Approval of Grant of 1.5 Million. Discussion regarding next steps, bids, budget, & design of project

City Updates Continued – Schultz

Updates and discussion regarding parking, and parking ramp, option of Washington Street going back to one-way single lane, and 6th Street possible single lane smaller roundabout. Site Plan – more housing needing. Discussion regarding expanding campgrounds around the river near Big Woods.

5. President's Report – Heath
 - a. Parking Ramp Input Discussion – 30 people attended the meeting. A map of the downtown district was available for attendees to place sticky notes where they would like to see the site for parking ramp. Key takeaways from the meeting to promote growth /opportunity, to be future focused, incentivize parking in a consistent way, and doing it right the first time. Discussion regarding the cost, size, benefits. Tax Increase city wide, not district wide

6. Staff Report – Bear
 - a. MSI Awards – CMS won two of the four awards that were applied for. Awarded for the Plaza and Brad & Jenny Leeper's Apartments. Volunteers of the Year Rick & Melanie Schmidt.
 - b. Market Study & Strategies – applied for, project team is in place, orientation, surveys, and more information to come. Last survey was done in 2016.

7. Committee Reports * see attached

Business Visits – were done in April by members of the Economic Development Committee, and CMS staff to Palace Clothiers, Pretty Good Co., Vinyl Cup Records, RAYGUN, Honey & Vinegar Tattoo

8. Liaison Reports:

Sheetz – Cedar Falls Tourism & Visitors Bureau
Updates on visitors & upcoming events

Berte – Cedar Falls Police Department
Discussed the predictable places, times, days of week for possibly of increased activity. Busiest time from Easter to End of School Year.

Eilderts – Cedar Falls Historical Society
Reminder on the Little Red School House Summer Program and registration

Sogard – College Hill Partnership
Updates College Hill Farmer's Market moving from Thursdays to Wednesdays.
Thank you to Kathryn for her time and involvement with CMS, as she announced that this would be her last board meeting with CMS.

Darrah - Grow Cedar Valley
Updates regarding the work in progress of collaborative large downtown projects, and placemaking projects

9. Good of the Order

10. Adjourn – motion to adjourn, seconded, all approved.

Community Main Street Inc

Item 18.

Statement of Financial Position

As of April 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
CMS Capital Improvement Fund #7034754	14,308.78
CMS Main Checking #13920	266,025.26
CMS Money Market Operating Reserve #7004070	125,484.61
Collins Community CU Savings	115.19
Facebook Donations #700476	0.00
Paypal	0.00
Petty Cash	100.00
Total Bank Accounts	\$406,033.84
Accounts Receivable	
Accounts Receivable	6,550.00
Total Accounts Receivable	\$6,550.00
Other Current Assets	
Inventory Asset	0.00
Payroll Corrections	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$412,583.84
Fixed Assets	
310 E 4th Street (CMS Office)	429,143.58
310 E 4th Street Land	47,232.00
Building Accum. Depreciation	-34,298.00
Equipment	67,967.08
Equipment Accum. Depreciation	-62,494.00
Total Fixed Assets	\$447,550.66
Other Assets	
Investment in SSMU	0.00
Investment in SSMU-Contra	0.00
Prepaid Rent	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$860,134.50

Community Main Street Inc

Item 18.

Statement of Financial Position

As of April 30, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
Accrued Sales Expense	0.00
Deferred Income	0.00
Direct Deposit Payable	0.00
FICA/Federal W/H	0.00
Gift Certificates	102,170.73
Iowa Department of Revenue Payable	0.00
Loan - First National Bank CPLTD	0.00
Payroll Liabilities	
American Funds	252.04
American Funds - SIMPLE IRA	0.00
CA PIT / SDI	0.00
CA SUI / ETT	0.00
Federal Taxes (941/944)	1,858.79
IA Income Tax	350.60
IA Unemployment Taxes	0.00
MN Income Tax	0.00
Total Payroll Liabilities	2,461.43
Sales Tax Payable	0.00
SBA PPP Loan	19,300.00
Simple IRA payable	0.00
State W/H	0.00
Total Other Current Liabilities	\$123,932.16
Total Current Liabilities	\$123,932.16
Long-Term Liabilities	
Loan - First National Bank	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$123,932.16
Equity	
Board Designated Reserve Fund	0.00
Opening Bal Equity	0.00
Retained Earnings	665,524.75
Unrestricted Fund Balance	0.00

Community Main Street Inc

Item 18.

Statement of Financial Position

As of April 30, 2022

	TOTAL
Net Revenue	70,677.59
Total Equity	\$736,202.34
TOTAL LIABILITIES AND EQUITY	\$860,134.50

**COMMUNITY MAIN STREET
Income Statement
APRIL 2022**

	MONTHLY BUDGET - APRIL				MONTHLY BUDGET - JULY TO APRIL				ANNUAL BUDGET			
	MONTH ACTUAL	MONTH BUDGET	ACTUAL TO BUDGET VARIANCE	% OF BUDGET	YEAR TO DATE ACTUAL	ANNUAL BUDGET	ACTUAL TO BUDGET VARIANCE	% OF ANNUAL BUDGET	YEAR TO DATE ACTUAL	ANNUAL BUDGET	ACTUAL TO BUDGET VARIANCE	% OF ANNUAL BUDGET
Revenue												
Board Income	0.00	0.00	0.00	0.00%	0.00	1,560.00	-1,560.00	0.00%	0.00	1,560.00	-1,560.00	0.00%
City Funding	0.00	0.00	0.00	0.00%	6,000.00	6,000.00	0.00	100.00%	6,000.00	12,000.00	-6,000.00	50.00%
Event Income	10,801.42	6,000.00	4,801.42	180.02%	63,499.82	44,500.00	18,999.82	142.70%	63,499.82	60,280.00	3,219.82	105.34%
FriendsStreetscape	138.71	250.00	-111.29	55.48%	8,861.32	7,250.00	1,611.32	122.23%	8,861.32	7,250.00	1,611.32	122.23%
Grant & other Income	57.54	0.00	57.54	0.00%	2,074.74	0.00	2,074.74	0.00%	2,074.74	0.00	2,074.74	0.00%
SSMID	0.00	70,000.00	-70,000.00	0.00%	153,993.69	190,000.00	-36,006.31	81.05%	153,993.69	240,000.00	-86,006.31	64.16%
Total Revenue	\$ 10,997.67	\$ 76,250.00	-\$ 65,252.33	14.42%	\$ 234,429.57	\$ 249,310.00	-\$ 14,880.43	94.03%	\$ 234,429.57	\$ 321,090.00	-\$ 86,660.43	73.01%
Gross Profit	\$ 10,997.67	\$ 76,250.00	-\$ 65,252.33	14.42%	\$ 234,429.57	\$ 249,310.00	-\$ 14,880.43	94.03%	\$ 234,429.57	\$ 321,090.00	-\$ 86,660.43	73.01%
Expenditures												
Bank Service Charge	0.00	0.00	0.00	0.00%	60.70	0.00	60.70	0.00%	60.70	0.00	60.70	0.00%
Board Lunch Expense	0.00	130.00	-130.00	0.00%	0.00	1,300.00	-1,300.00	0.00%	0.00	1,560.00	-1,560.00	0.00%
Committee Expense	983.89	1,000.00	-16.11	98.39%	17,380.14	14,420.00	2,960.14	120.53%	17,380.14	18,420.00	-1,039.86	94.35%
Depreciation Expense	0.00	1,130.00	-1,130.00	0.00%	0.00	11,300.00	-11,300.00	0.00%	0.00	13,560.00	-13,560.00	0.00%
Dues and Subscriptions	480.03	600.00	-119.97	80.01%	6,657.35	6,650.00	7.35	100.11%	6,657.35	7,850.00	-1,192.65	84.81%
Event Expense	1,312.83	1,000.00	312.83	131.28%	43,847.04	54,250.00	-10,402.96	80.82%	43,847.04	59,750.00	-15,902.96	73.38%
Grant Expense	0.00	0.00	0.00	0.00%	7,367.48	2,500.00	4,867.48	294.70%	7,367.48	5,000.00	2,367.48	147.35%
Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	5,500.00	-5,500.00	0.00%
Miscellaneous	0.00	150.00	-150.00	0.00%	427.35	1,700.00	-1,272.65	25.14%	427.35	2,000.00	-1,572.65	21.37%
Office Supplies	831.59	450.00	381.59	184.80%	3,208.14	4,500.00	-1,291.86	71.29%	3,208.14	5,400.00	-2,191.86	59.41%
Payroll Expenses	9,480.67	8,750.00	730.67	108.35%	72,753.04	84,500.00	-11,746.96	86.10%	72,753.04	102,000.00	-29,246.96	71.33%
Postage and Delivery	266.80	100.00	166.80	266.80%	566.02	3,200.00	-2,633.98	17.69%	566.02	3,500.00	-2,933.98	16.17%
Professional Fees	0.00	0.00	0.00	0.00%	2,765.00	6,000.00	-3,235.00	46.08%	2,765.00	7,000.00	-4,235.00	39.50%
Repairs	0.00	250.00	-250.00	0.00%	185.98	1,000.00	-814.02	18.60%	185.98	1,000.00	-814.02	18.60%
Snow Removal & Lawn Care	50.00	200.00	-150.00	25.00%	765.87	1,800.00	-1,034.13	42.55%	765.87	2,000.00	-1,234.13	38.29%
Streetscape Expense	0.00	250.00	-250.00	0.00%	1,036.33	500.00	536.33	207.27%	1,036.33	500.00	536.33	207.27%
Telephone	127.51	150.00	-22.49	85.01%	1,308.14	1,500.00	-191.86	87.21%	1,308.14	1,800.00	-491.86	72.67%
Travel & Training	387.64	150.00	237.64	258.43%	2,012.35	2,800.00	-787.65	71.87%	2,012.35	5,500.00	-3,487.65	36.59%
Utilities	229.04	375.00	-145.96	61.08%	3,411.05	3,750.00	-338.95	90.96%	3,411.05	4,500.00	-1,088.95	75.80%
Total Expenditures	\$ 14,150.00	\$ 14,685.00	-\$ 535.00	96.36%	\$ 163,751.98	\$ 201,670.00	-\$ 37,918.02	81.20%	\$ 163,751.98	\$ 246,840.00	-\$ 83,088.02	66.34%
Net Operating Revenue	-\$ 3,152.33	\$ 61,565.00	-\$ 64,717.33	-5.12%	\$ 70,677.59	\$ 47,640.00	\$ 23,037.59	148.36%	\$ 70,677.59	\$ 74,250.00	-\$ 3,572.41	95.19%
Other Expenditures												
Restricted Funds	0.00	3,000.00	-3,000.00	0.00%	0.00	30,000.00	-30,000.00	0.00%	0.00	36,000.00	-36,000.00	0.00%
Whitewater Contribution	0.00	416.67	-416.67	0.00%	0.00	4,166.70	-4,166.70	0.00%	0.00	5,000.00	-5,000.00	0.00%
Total Other Expenditures	\$ 0.00	\$ 3,416.67	-\$ 3,416.67	0.00%	\$ 0.00	\$ 34,166.70	-\$ 34,166.70	0.00%	\$ 0.00	\$ 41,000.00	-\$ 41,000.00	0.00%
Net Other Revenue	\$ 0.00	-\$ 3,416.67	\$ 3,416.67	0.00%	\$ 0.00	-\$ 34,166.70	\$ 34,166.70	0.00%	\$ 0.00	-\$ 41,000.00	\$ 41,000.00	0.00%
Net Revenue	-\$ 3,152.33	\$ 58,148.33	-\$ 61,300.66	-5.42%	\$ 70,677.59	\$ 13,473.30	\$ 57,204.29	524.58%	\$ 70,677.59	\$ 33,250.00	\$ 37,427.59	212.56%

**Community Main Street
Director's Staff Report for April 2022:**

Committees:

- **Promotion/Retail/Nightlife** Holiday Hoopla, Movies Under the Moon, ARTapalooza, Downtown Show and Shine, Spring Shop Hop, Girls' Night Out
- **Design** – Did not meet but attended the Historic Tax Credit course as well as the Spring Clean Up
- **Economic Development** – business survey, market study group,
- **Organization & Development** – Volunteer Appreciation party, Annual Meeting
- **Board – Support of all that is going on**

Staff Activities:

- Event planning, facilitation, support, and oversight of the following events: Movies Under the Moon, ARTapalooza, Downtown Show & Shine, Spring Shop Hop, Girls' Night Out
- Exec met with Ron Gaines
- Met with Mayor Green
- Main Street Iowa Director call
- Main Street Iowa Webinar
- CFCF promotion committee meeting
- CFCF board meeting where Kim was voted onto the board of directors
- April newsletter was sent out on April 15th
- Attended the Main Street Iowa awards to see the following awarded Main Street Iowa awards for the following categories: Placemaking(comprehensive), Housing Project award (4 or fewer residential units)
- Met with a photographer to get some updated photography for CMS and Tourism
- Attended the CFEDC board meeting
- Worked on compiling the information for the Main Street Iowa Market Studies & Strategies
- Preconstruction meeting for the third phase of the streetscape
- Met with the economic development chair
- Met with event chairs for the Spring Girls Night Out
- Friends Thank you's written as they are received
- Coordinating our Shop/Dine Like a Local map updates
- Mailed invites to Volunteer Appreciation and Annual Meeting
- Sculpture Tree was removed by Larry Wessels and Tom Nagle's crew
- Visit from Main Street Iowa's Design specialist to chat with a new business about business flow
- MSI Market Study & Strategies Orientation
- Holiday Hoopla basement clean up and meeting
- Met with Brian Gabel and Jamar Thompson to discuss a partnership for downtown event with UNI athletics
- CAPS Advisory meeting
- Met with CAPS students to discuss getting downtown involved in their homecoming festivities
- Cedar Valley Tourism and Retention Focus Group meeting
- New board member recruitment
- Meeting with downtown Iowa City to talk about their Block Party
- Conducted Joanna's 90 day review
- Hosted over 50 volunteers for our Volunteer Appreciation event
- Hosted Steve Wilke-Shapiro from Sequel Architecture to discuss the use of Historic Tax Credits
- Attempted a spring clean-up two times
- Submitted Main Street Iowa quarterly report
- Submitted Bi-annual report to the City of Cedar Falls

Kim's hours worked: 181

Joanna's hours worked: 110

Kassidy's hours worked: 80

April Volunteer hours: 124

Community Event Representation: Cedar Falls Community Foundation Public Relations meeting; attended City Council meetings, Work Session and Committee of the Whole meetings

Staff Priorities for the next month: continuing parking ramp input meetings, Annual Meeting, Movies Under the Moon prep, Girls Night Out, ARTapalooza, Retail brainstorming for FY23

**CEDAR FALLS COMMUNITY MAIN STREET
“ONE-SHEET”
April 30, 2022**

BOARD OF DIRECTORS	ECONOMIC DEVELOPMENT COMMITTEE	DESIGN COMMITTEE	ORGANIZATION & DEVELOPMENT COMMITTEE	PROMOTIONS COMMITTEE	RETAIL/NIGHTLIFE PROMOTIONS
<p>Focus:</p> <ul style="list-style-type: none"> • City funding request • Staff review • Attend city council meetings • Deliberate business visitation program <p>Done:</p> <ul style="list-style-type: none"> • Budget • October bi-annual report • MSI annual checklist • SSMID renewal • Main Street America Accreditation • April bi-annual report • City funding request 	<p>Focus:</p> <ul style="list-style-type: none"> • New business visits (5x) • Celebrate anniversaries (5, 10, 15) • Challenge Grant FY22 • Open 4 Business 2022 • Promotional materials in vacant spaces • Schedule bi-annual landlord/property owner meetings • Public restroom • Continue conversations between stakeholders and the board regarding parking <p>Done:</p> <ul style="list-style-type: none"> • MSI annual checklist • SSMID renewal • New business visits (5x) 	<p>Focus:</p> <ul style="list-style-type: none"> • Façade grant reviews • Clean up (Fall & Spring) • Seasonal beautification (flowers, fall, holiday) • Challenge Grant FY22 • Wayfinding within District • Parking lot cleanliness & maintenance program <p>Done:</p> <ul style="list-style-type: none"> • Holiday decorating • MSI annual checklist • Spring Clean Up • Host an education event about historic preservation 	<p>Focus:</p> <ul style="list-style-type: none"> • 35th Anniversary • Annual fundraiser • Annual meeting • Flower fundraiser • Volunteer recruitment piece • Program awareness through community outreach <p>Done:</p> <ul style="list-style-type: none"> • Partner thank you • MSI annual checklist • Friends campaign (100% board participation) • Main Street Iowa award nominations • Volunteer recognition party 	<p>Focus:</p> <ul style="list-style-type: none"> • Newsletter (x5) • Calendar of Event mailing (x1) • Hops • New brochure • Visitor Guide/Tourism coop ads • Kiosk maps/fliers • Social Media engagement <p>Done:</p> <ul style="list-style-type: none"> • MSI annual checklist • Movies Under the Moon (x4) 2 were cancelled • ARTapalooza • Show & Shine (Sept) • Newsletter (x4) • Trick or Treat • Calendar of Event mailing (x1) • Holiday Hoopla <ul style="list-style-type: none"> ○ Jingle & Mingle ○ Breakfast with Santa ○ Hoopla Cheer ○ Baby It's Cold Outside ○ Movie Magic ○ Coloring Contest ○ Window Contest ○ Trolley Rides ○ Letters to Santa ○ Sturgis Falls Parade • Downtown Show & Shine 	<p>Focus:</p> <ul style="list-style-type: none"> • Light the Town Pink • Spring Girls' Night Out • Sidewalk Sales (Sturgis) <p>Done:</p> <ul style="list-style-type: none"> • Sidewalk Sale • Downtown Panther Prowl • Fall Girls' Night Out • Beer & Bacon • Downtown Ingredients • Love Local • St. Paddy's Day Stroll • Spring Shop Hop

**Agenda, Community Main Street, Inc.
Board of Directors Meeting
Thursday, June 9th, 2022 @ 11:30 p.m.**

Board Members: Lexie Heath- President; Jenny Leeper- President Elect; Mark Showalter- Secretary; Brent Johnson- Treasurer; Crystal Ford- Past President; Darin Beck; Natalie Brown; Ann Eastman; Wynette Froehner; Audrey Kittrell; Helen Pearce; Clark Rickard; Stephanie Sheetz; Brad Strouse; Liaisons: Craig Berte; Cary Darrah; Carrie Eilderts; Linda Laylin; John Luzaich; Jennifer Pickar; Jessica Rucker; Kelly Stern; Kathryn Sogard; Gil Schultz.
Staff: Kim Bear; Joanna Meyeraan; Cassidy Tessendorf
Main Street Iowa: Michael Wagler

1. Welcome, Call to Order – Heath
2. Approval of Minutes – Showalter
3. Financial Report – Johnson
4. Michael Wagler – Main Street Iowa Partnership Visit
5. Good of the Order –
 - a. June 14: Retail
 - b. June 17: Movies Under the Moon: The Greatest Showman
 - c. June 24: Design
 - d. June 26: Sidewalk Sales
 - e. July 5: Executive
 - f. July 6: Economic Development
 - g. July 7: Promotions
 - h. July 12: Board of Directors Meeting
 - i. July 12: Retail
6. Adjourn

Cedar Falls Community Main Street, Inc. is a volunteer-driven, non-profit organization established to foster economic vitality, and to preserve and promote the historic image and character of the downtown, while improving the quality of life in Cedar Falls.

**Minutes, Community Main Street, Inc.
Board of Directors Meeting
Tuesday, May 10th, 2022 @ 11:30 p.m.
George's Local**

Attendees: Lexie Heath- President; Jenny Leeper- President Elect; Mark Showalter- Secretary; Brent Johnson- Treasurer; Crystal Ford- Past President; Amy Mohr; Jim Miller; Karen Oltman; Ty Kimble; Dustin Ganfield; Emilee Nedoba; Mayor Green; Lisa Dailey; Wynette Froehner; Helen Pearce; Stephanie Sheetz; Haven (2); Raygun (1); Vinyl Cup (1); Asa Brows Co. (4); Palace Clothiers (1); Audrey Kittrell/Eagle View (5)

Liaisons: Craig Berte; Carrie Eilderts; Gil Schultz

Staff: Kim Bear; Joanna Meyeraan; Kassidy Tessendorf

1. Welcome, Call to Order – Heath
2. Annual Meeting – Heath & Bear
 - a. Slate of Officers
3. Approval of Minutes – Heath

Motion to approve by Johnson, seconded by Leeper, all approved
4. Financial Report – Johnson

Motion to approve by Pearce, seconded by Leeper, all approved
5. City Updates – Sheetz
 - a. Streetscape & Construction Updates including East 3rd Street
 - b. Reconstruction of Main from 6th to Seerley Blvd, layout plans, & impact
 - c. Signage & Kiosk
 - d. Main Street America National Conference - Sheetz will attending & will be doing a presentation on River Place Plaza and The River Project
6. Committee Reports - Bear
 - a. Economic Development
 - b. Promotions
 - c. Org & Development –
 - Show and Shine – 80 cars participated, 80 registered, 20 cars pre-registered and didn't show up, but 20 new same day registration
 - 35th Anniversary Celebration – will be held on September 18th
 - d. Design –
 - Downtown Clean-Up
 - Gumbuster
7. Liaison Reports

Carrie Eilderts – Historical Society

-The School House and IceHouse are now open, & they will also be open during Sturgis Falls.
8. Good of the Order – All Committees Will Meet in June

June 9: Board of Directors Meeting – 1130 AM - 1 PM (changed from June 14th to June 9th due to Michael from Main Street Iowa being here for an office visit)
9. Adjourn – motion to adjourn by Johnson, seconded by Pearce, all approved

Cedar Falls Community Main Street, Inc. is a volunteer-driven, non-profit organization established to foster economic vitality, and to preserve and promote the historic image and character of the downtown, while improving the quality of life in Cedar Falls.

Community Main Street Inc

Item 18.

Statement of Financial Position

As of May 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
CMS Capital Improvement Fund #7034754	14,310.60
CMS Main Checking #13920	400,327.52
CMS Money Market Operating Reserve #7004070	125,511.24
Collins Community CU Savings	115.19
Facebook Donations #700476	0.00
Paypal	0.00
Petty Cash	100.00
Total Bank Accounts	\$540,364.55
Accounts Receivable	
Accounts Receivable	2,450.00
Total Accounts Receivable	\$2,450.00
Other Current Assets	
Inventory Asset	0.00
Payroll Corrections	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$542,814.55
Fixed Assets	
310 E 4th Street (CMS Office)	429,143.58
310 E 4th Street Land	47,232.00
Building Accum. Depreciation	-34,298.00
Equipment	67,967.08
Equipment Accum. Depreciation	-62,494.00
Total Fixed Assets	\$447,550.66
Other Assets	
Investment in SSMU	0.00
Investment in SSMU-Contra	0.00
Prepaid Rent	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$990,365.21

Community Main Street Inc

Item 18.

Statement of Financial Position

As of May 31, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
Accrued Sales Expense	0.00
Deferred Income	0.00
Direct Deposit Payable	0.00
FICA/Federal W/H	0.00
Gift Certificates	101,855.62
Iowa Department of Revenue Payable	0.00
Loan - First National Bank CPLTD	0.00
Payroll Liabilities	2,491.98
Sales Tax Payable	0.00
SBA PPP Loan	19,300.00
Simple IRA payable	0.00
State W/H	0.00
Total Other Current Liabilities	\$123,647.60
Total Current Liabilities	\$123,647.60
Long-Term Liabilities	
Loan - First National Bank	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$123,647.60
Equity	
Board Designated Reserve Fund	0.00
Opening Bal Equity	0.00
Retained Earnings	665,524.75
Unrestricted Fund Balance	0.00
Net Revenue	201,192.86
Total Equity	\$866,717.61
TOTAL LIABILITIES AND EQUITY	\$990,365.21

**COMMUNITY MAIN STREET
Income Statement**

MAY 2022

	MONTHLY BUDGET - MAY				MONTHLY BUDGET - JULY TO MAY				ANNUAL BUDGET			
	MONTH ACTUAL	MONTH BUDGET	ACTUAL TO BUDGET VARIANCE	% OF BUDGET	YEAR TO DATE ACTUAL	ANNUAL BUDGET	ACTUAL TO BUDGET VARIANCE	% OF ANNUAL BUDGET	YEAR TO DATE ACTUAL	ANNUAL BUDGET	ACTUAL TO BUDGET VARIANCE	% OF ANNUAL BUDGET
Revenue												
Board Income	0.00	0.00	0.00	0.00%	0.00	1,560.00	-1,560.00	0.00%	0.00	1,560.00	-1,560.00	0.00%
City Funding	6,742.85	6,000.00	742.85	112.38%	12,742.85	12,000.00	742.85	106.19%	12,742.85	12,000.00	742.85	106.19%
Event Income	4,023.64	13,000.00	-8,976.36	30.95%	67,523.46	57,500.00	10,023.46	117.43%	67,523.46	60,280.00	7,243.46	112.02%
Friends/Streetscape	212.22	0.00	212.22	0.00%	9,073.54	7,250.00	1,823.54	125.15%	9,073.54	7,250.00	1,823.54	125.15%
Grant & other Income	43.45	0.00	43.45	0.00%	2,118.19	0.00	2,118.19	0.00%	2,118.19	0.00	2,118.19	0.00%
SSMID	144,000.00	50,000.00	94,000.00	288.00%	297,993.69	240,000.00	57,993.69	124.16%	297,993.69	240,000.00	57,993.69	124.16%
Total Revenue	\$ 155,022.16	\$ 69,000.00	\$ 86,022.16	224.67%	\$ 389,451.73	\$ 318,310.00	\$ 71,141.73	122.35%	\$ 389,451.73	\$ 321,090.00	\$ 68,361.73	121.29%
Gross Profit	\$ 155,022.16	\$ 69,000.00	\$ 86,022.16	224.67%	\$ 389,451.73	\$ 318,310.00	\$ 71,141.73	122.35%	\$ 389,451.73	\$ 321,090.00	\$ 68,361.73	121.29%
Expenditures												
Bank Service Charge	0.00	0.00	0.00	0.00%	60.70	0.00	60.70	0.00%	60.70	0.00	60.70	0.00%
Board Lunch Expense	0.00	130.00	-130.00	0.00%	0.00	1,430.00	-1,430.00	0.00%	0.00	1,560.00	-1,560.00	0.00%
Committee Expense	5,197.89	3,000.00	2,197.89	173.26%	22,578.03	17,420.00	5,158.03	129.61%	22,578.03	18,420.00	4,158.03	122.57%
Depreciation Expense	0.00	1,130.00	-1,130.00	0.00%	0.00	12,430.00	-12,430.00	0.00%	0.00	13,560.00	-13,560.00	0.00%
Dues and Subscriptions	647.07	600.00	47.07	107.85%	7,304.42	7,250.00	54.42	100.75%	7,304.42	7,850.00	-545.58	93.05%
Event Expense	2,285.37	2,000.00	285.37	114.27%	46,132.41	56,250.00	-10,117.59	82.01%	46,147.41	59,750.00	-13,602.59	77.23%
Grant Expense	0.00	0.00	0.00	0.00%	7,367.48	2,500.00	4,867.48	294.70%	7,367.48	5,000.00	2,367.48	147.35%
Insurance	5,808.00	5,500.00	308.00	105.60%	5,808.00	5,500.00	308.00	105.60%	5,808.00	5,500.00	308.00	105.60%
Miscellaneous	0.00	150.00	-150.00	0.00%	427.35	1,850.00	-1,422.65	23.10%	427.35	2,000.00	-1,572.65	21.37%
Office Supplies	178.41	450.00	-271.59	39.65%	3,386.55	4,950.00	-1,563.45	68.42%	3,386.55	5,400.00	-2,013.45	62.71%
Payroll Expenses	8,673.85	8,750.00	-76.15	99.13%	81,426.89	93,250.00	-11,823.11	87.32%	81,426.89	102,000.00	-20,573.11	79.83%
Postage and Delivery	0.00	200.00	-200.00	0.00%	566.02	3,400.00	-2,833.98	16.65%	566.02	3,500.00	-2,933.98	16.17%
Professional Fees	0.00	0.00	0.00	0.00%	2,765.00	6,000.00	-3,235.00	46.08%	2,765.00	7,000.00	-4,235.00	39.50%
Repairs	0.00	0.00	0.00	0.00%	185.98	1,000.00	-814.02	18.60%	185.98	1,000.00	-814.02	18.60%
Snow Removal & Lawn Care	55.32	100.00	-44.68	55.32%	821.19	1,900.00	-1,078.81	43.22%	821.19	2,000.00	-1,178.81	41.06%
Streetscape Expense	0.00	0.00	0.00	0.00%	1,036.33	500.00	536.33	207.27%	1,036.33	500.00	536.33	207.27%
Telephone	127.51	150.00	-22.49	85.01%	1,435.65	1,650.00	-214.35	87.01%	1,435.65	1,800.00	-364.35	79.76%
Travel & Training	328.93	2,500.00	-2,171.07	13.16%	2,341.28	5,300.00	-2,958.72	44.18%	2,341.28	5,500.00	-3,158.72	42.57%
Utilities	369.00	375.00	-6.00	98.40%	3,780.05	4,125.00	-344.95	91.64%	3,780.05	4,500.00	-719.95	84.00%
Total Expenditures	\$ 23,671.35	\$ 25,035.00	-\$ 1,363.65	94.55%	\$ 187,423.33	\$ 226,705.00	-\$ 39,281.67	82.67%	\$ 187,438.33	\$ 246,840.00	-\$ 59,401.67	75.94%
Net Operating Revenue	\$ 131,350.81	\$ 43,965.00	\$ 87,385.81	298.76%	\$ 202,028.40	\$ 91,605.00	\$ 110,423.40	220.54%	\$ 202,013.40	\$ 74,250.00	\$ 127,763.40	272.07%
Other Revenue												
Other Income	326.00	0.00	326.00	0.00%	326.00	0.00	326.00	0.00%	326.00	0.00	326.00	0.00%
Total Other Revenue	\$ 326.00	\$ 0.00	\$ 326.00	0.00%	\$ 326.00	\$ 0.00	\$ 326.00	0.00%	\$ 326.00	\$ 0.00	\$ 326.00	0.00%
Other Expenditures												
Other Expenses	1,161.54	0.00	1,161.54	0.00%	1,161.54	0.00	1,161.54	0.00%	1,161.54	0.00	1,161.54	0.00%
Restricted Funds	0.00	3,000.00	-3,000.00	0.00%	0.00	33,000.00	-33,000.00	0.00%	0.00	36,000.00	-36,000.00	0.00%
Whitewater Contribution	0.00	416.67	-416.67	0.00%	0.00	4,583.37	-4,583.37	0.00%	0.00	5,000.00	-5,000.00	0.00%
Total Other Expenditures	\$ 1,161.54	\$ 3,416.67	-\$ 2,255.13	34.00%	\$ 1,161.54	\$ 37,583.37	-\$ 36,421.83	3.09%	\$ 1,161.54	\$ 41,000.00	-\$ 39,838.46	2.83%
Net Other Revenue	-\$ 835.54	-\$ 3,416.67	\$ 2,581.13	24.45%	-\$ 835.54	-\$ 37,583.37	\$ 36,747.83	2.22%	-\$ 835.54	-\$ 41,000.00	\$ 40,164.46	2.04%
Net Revenue	\$ 130,515.27	\$ 40,548.33	\$ 89,966.94	321.88%	\$ 201,192.86	\$ 54,021.63	\$ 147,171.23	372.43%	\$ 201,177.86	\$ 33,250.00	\$ 167,927.86	605.05%

**Community Main Street
Director's Staff Report for May 2022:**

Committees:

- **Promotion/Retail/Nightlife** Holiday Hoopla, Movies Under the Moon, ARTapalooza, Downtown Show and Shine, Girls' Night Out
- **Design** – Challenge Grant
- **Economic Development** – Business Survey, Market Study Group,
- **Organization & Development** –Annual Meeting
- **Board** – Support of all that is going on

Staff Activities:

- Event planning, facilitation, support, and oversight of the following events: Movies Under the Moon, ARTapalooza, Downtown Show & Shine, Girls' Night Out
- Exec met with Ron Gaines
- Met with Mayor Green
- Main Street Iowa Director call
- Main Street Iowa Webinar
- CFCF promotion committee meeting
- April newsletter was sent out on April 15th
- Attended the Main Street American conference in Richmond, Virginia
- Attended the ribbon cutting for Gravitare Co-Working space
- Provided a tour for the AEA conference held at Central Rivers
- Attended the Rooted Carrot Coop Market Advisory Council Meeting
- Attended the Business and Industry Awards to celebrate with the River Place Plaza and George's for their investment in the Cedar Falls Downtown District
- Worked on compiling the information for the Main Street Iowa Market Studies & Strategies
- Gave a tour to Robin from Main Street Iowa as a part of the Market Studies and Strategies process
- Met with the economic development chair
- Friends Thank You's written as they are received
- Coordinated and gathered information for our bi-annual postcard which was sent to 15,000+ homes
- Presented to a local PEO group about CMS and all that is happening downtown
- Coordination meeting with Stephanie Sheetz
- Met with Chris Corkery to discuss website updates
- Held a retail brainstorming session for the 2022/2023 calendar of events
- Attended the CFEDC board meeting
- Attended a meeting at the Public Works building to discuss Bird Scooters in Cedar Falls
- Coordinating our Shop/Dine Like a Local map updates
- Holiday Hoopla meeting
- Attended and spoke at the River Place Plaza Ribbon cutting
- Recorded commercials for Movies Under the Moon at The Mix 93.5
- Worked with Around the Corner Productions on the reel for MUM
- Worked with Channel 15 on the commercials for MUM
- Discussed Movies Under the Moon with Melody Parker at the WCF Courier
- Coordination meeting with Michael from Main Street Iowa to discuss his Partnership visit
- Held another Parking Ramp Input discussion meeting
- Attended the Governor's Volunteer Award ceremony to watch Crystal Ford be presented with an award

Kim's hours worked: 204.75

Joanna's hours worked: 94.75

Kassidy's hours worked: 105

May Volunteer hours: TBD

Community Event Representation: Cedar Falls Community Foundation Public Relations meeting

Staff Priorities for the next month: Movies Under the Moon prep, ARTapalooza, Social Media planning, 35th Anniversary Celebration planning, Budget for FY23, New Board Member Orientation

**CEDAR FALLS COMMUNITY MAIN STREET
"ONE-SHEET"
May 30, 2022**

BOARD OF DIRECTORS	ECONOMIC DEVELOPMENT COMMITTEE	DESIGN COMMITTEE	ORGANIZATION & DEVELOPMENT COMMITTEE	PROMOTIONS COMMITTEE	RETAIL/NIGHTLIFE PROMOTIONS
<p>Focus:</p> <ul style="list-style-type: none"> • City funding request • Staff review • Attend city council meetings • Deliberate business visitation program <p>Done:</p> <ul style="list-style-type: none"> • Budget • October bi-annual report • MSI annual checklist • SSMID renewal • Main Street America Accreditation • April bi-annual report • City funding request 	<p>Focus:</p> <ul style="list-style-type: none"> • New business visits (5x) • Celebrate anniversaries (5, 10, 15) • Challenge Grant FY22 • Open 4 Business 2022 • Promotional materials in vacant spaces • Schedule bi-annual landlord/property owner meetings • Public restroom • Continue conversations between stakeholders and the board regarding parking <p>Done:</p> <ul style="list-style-type: none"> • MSI annual checklist • SSMID renewal • New business visits (5x) 	<p>Focus:</p> <ul style="list-style-type: none"> • Façade grant reviews • Challenge Grant FY22 • Wayfinding within District • Parking lot cleanliness & maintenance program <p>Done:</p> <ul style="list-style-type: none"> • Holiday decorating • MSI annual checklist • Spring Clean Up • Host an education event about historic preservation • Seasonal beautification 	<p>Focus:</p> <ul style="list-style-type: none"> • 35th Anniversary • Annual fundraiser • Volunteer recruitment piece • Program awareness through community outreach <p>Done:</p> <ul style="list-style-type: none"> • Partner thank you • MSI annual checklist • Friends campaign (100% board participation) • Main Street Iowa award nominations • Volunteer recognition party • Annual Meeting • Flower fundraiser • Program awareness through community outreach 	<p>Focus:</p> <ul style="list-style-type: none"> • Newsletter (x2) • Hops • New brochure • Kiosk maps/fliers • Social Media engagement <p>Done:</p> <ul style="list-style-type: none"> • MSI annual checklist • Movies Under the Moon (x4) 2 were cancelled • ARTapalooza • Show & Shine (Sept) • Newsletter (x9) • Trick or Treat • Calendar of Event mailing (x2) • Holiday Hoopla <ul style="list-style-type: none"> ○ Jingle & Mingle ○ Breakfast with Santa ○ Hoopla Cheer ○ Baby It's Cold Outside ○ Movie Magic ○ Coloring Contest ○ Window Contest ○ Trolley Rides ○ Letters to Santa ○ Sturgis Falls Parade • Downtown Show & Shine (x2) • Visitor Guide/Tourism coop ads 	<p>Focus:</p> <ul style="list-style-type: none"> • Light the Town Pink • Sidewalk Sales (Sturgis) <p>Done:</p> <ul style="list-style-type: none"> • Sidewalk Sale • Downtown Panther Prowl • Fall Girls' Night Out • Beer & Bacon • Downtown Ingredients • Love Local • St. Paddy's Day Stroll • Spring Shop Hop • Spring Girls' Night

**Agenda, Community Main Street, Inc.
Board of Directors Meeting
Tuesday, July 12th, 2022 @ 12:00 PM
CMS Office / Zoom**

Board Members: Jenny Leeper- President; Brent Johnson-Vice President; Dan Lynch- Treasurer; Lexie Heath - Past President; Mark Showalter; Darin Beck; Kate Dunning; Ann Eastman; Wynette Froehner; Cory Kent; Audrey Kittrell; Emilee Neboda; Helen Pearce; Stephanie Sheetz; Brad Strouse

Liaisons: Craig Berte; Cary Darrah; Carrie Eilderts; CHP Rep; Linda Laylin; John Luzaich; Jennifer Pickar; Jessica Rucker; Kelly Stern

Staff: Kim Bear, Joanna Meyeraan, Cassidy Tessendorf

1. Welcome, Call to Order – Leeper
2. Approval of Minutes
3. Financial Report – Lynch
 - a. June Financials
4. City Updates – Sheetz
5. Staff Report – Bear
6. Committee Reports
 - a. Please see Staff Report for committee updates
7. Liaison Reports
8. Good of the Order –
 - a. July 15: Movies Under the Moon - Soul
 - b. July 15: Design Meeting
 - c. July 27: Meeting at Cedar Falls Library 1030 AM – 1230 PM
 - d. July 29: Movies Under the Moon – Remember the Titans
 - e. August 1: Organization Meeting
 - f. August 4: Promotions Meeting
 - g. TBD: Economic Development Meeting
 - h. August 9: Executive Meeting
 - i. August 9: Retail Meeting
 - j. August 12: Movies Under the Moon - Frozen II
 - k. August 19: Design Meeting
 - l. August 23: Board Training 8AM – 10AM
9. Adjourn

**Minutes, Community Main Street, Inc.
Board of Directors Meeting
Thursday, June 9th, 2022 @ 11:30 AM
CMS Office**

Board Members in Attendance: Lexie Heath- President; Jenny Leeper- President Elect; Natalie Brown; Ann Eastman; Wynette Froehner; Stephanie Sheetz Liaisons: Cary Darrah
Staff in Attendance: Kim Bear; Joanna Meyeraan; Cassidy Tessororf
Guest: Michael Wagler from Main Street Iowa

1. Welcome, Call to Order – Heath
2. Approval of Minutes – Showalter - Motion to approve by Leeper, seconded by Eastman, all approved
3. Financial Report – By Heath for Johnson - Motion to approve by Leeper, seconded by Eastman, all approved
4. Michael Wagler – Main Street Iowa Partnership Visit
5. Good of the Order
6. Adjourn – Heath, motion to approve by Leeper, seconded by Eastman

Community Main Street Inc

Item 18.

Statement of Financial Position

As of June 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
CMS Capital Improvement Fund #7034754	14,312.36
CMS Main Checking #13920	386,405.88
CMS Money Market Operating Reserve #7004070	125,537.02
Collins Community CU Savings	115.19
Facebook Donations #700476	0.00
Paypal	0.00
Petty Cash	100.00
Total Bank Accounts	\$526,470.45
Accounts Receivable	
Accounts Receivable	1,500.00
Total Accounts Receivable	\$1,500.00
Other Current Assets	
Inventory Asset	0.00
Payroll Corrections	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$527,970.45
Fixed Assets	
310 E 4th Street (CMS Office)	429,143.58
310 E 4th Street Land	47,232.00
Building Accum. Depreciation	-34,298.00
Equipment	67,967.08
Equipment Accum. Depreciation	-62,494.00
Total Fixed Assets	\$447,550.66
Other Assets	
Investment in SSMU	0.00
Investment in SSMU-Contra	0.00
Prepaid Rent	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$975,521.11

Community Main Street Inc

Item 18.

Statement of Financial Position

As of June 30, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
Accrued Sales Expense	0.00
Deferred Income	0.00
Direct Deposit Payable	0.00
FICA/Federal W/H	0.00
Gift Certificates	105,291.38
Iowa Department of Revenue Payable	0.00
Loan - First National Bank CPLTD	0.00
Payroll Liabilities	3,451.93
Sales Tax Payable	0.00
SBA PPP Loan	19,300.00
Simple IRA payable	0.00
State W/H	0.00
Total Other Current Liabilities	\$128,043.31
Total Current Liabilities	\$128,043.31
Long-Term Liabilities	
Loan - First National Bank	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$128,043.31
Equity	
Board Designated Reserve Fund	0.00
Opening Bal Equity	0.00
Retained Earnings	665,524.75
Unrestricted Fund Balance	0.00
Net Revenue	181,953.05
Total Equity	\$847,477.80
TOTAL LIABILITIES AND EQUITY	\$975,521.11

**COMMUNITY MAIN STREET
Income Statement
JUNE 2022**

	MONTHLY BUDGET - JUNE				MONTHLY BUDGET - JULY TO JUNE				ANNUAL BUDGET			
	MONTH ACTUAL	MONTH BUDGET	ACTUAL TO BUDGET VARIANCE	% OF BUDGET	YEAR TO DATE ACTUAL	ANNUAL BUDGET	ACTUAL TO BUDGET VARIANCE	% OF ANNUAL BUDGET	YEAR TO DATE ACTUAL	ANNUAL BUDGET	ACTUAL TO BUDGET VARIANCE	% OF ANNUAL BUDGET
Revenue												
Board Income	0.00	0.00	0.00	0.00%	0.00	1,560.00	-1,560.00	0.00%	0.00	1,560.00	-1,560.00	0.00%
City Funding	0.00	0.00	0.00	0.00%	12,742.85	12,000.00	742.85	106.19%	12,742.85	12,000.00	742.85	106.19%
Event Income	2,706.68	2,780.00	-73.32	97.36%	70,230.14	60,280.00	9,950.14	116.51%	70,230.14	60,280.00	9,950.14	116.51%
FriendsStreetscape	18,807.71	0.00	18,807.71	0.00%	27,881.25	7,250.00	20,631.25	384.57%	27,881.25	7,250.00	20,631.25	384.57%
Grant & other income	1,027.54	0.00	1,027.54	0.00%	3,145.73	0.00	3,145.73		3,145.73	0.00	3,145.73	
SSMID	320.09	0.00	320.09	0.00%	298,313.78	240,000.00	58,313.78	124.30%	298,313.78	240,000.00	58,313.78	124.30%
Total Revenue	\$ 22,862.02	\$ 2,780.00	\$ 20,082.02	822.37%	\$ 412,313.75	\$ 321,090.00	\$ 91,223.75	128.41%	\$ 412,313.75	\$ 321,090.00	\$ 91,223.75	128.41%
Gross Profit	\$ 22,862.02	\$ 2,780.00	\$ 20,082.02	822.37%	\$ 412,313.75	\$ 321,090.00	\$ 91,223.75	128.41%	\$ 412,313.75	\$ 321,090.00	\$ 91,223.75	128.41%
Expenditures												
Bank Service Charge	0.00	0.00	0.00	0.00%	60.70	0.00	60.70		60.70	0.00	60.70	
Board Lunch Expense	0.00	130.00	-130.00	0.00%	0.00	1,560.00	-1,560.00	0.00%	0.00	1,560.00	-1,560.00	0.00%
Committee Expense	3,068.57	1,000.00	2,068.57	306.86%	25,646.60	18,420.00	7,226.60	139.23%	25,646.60	18,420.00	7,226.60	139.23%
Depreciation Expense	0.00	1,130.00	-1,130.00	0.00%	0.00	13,560.00	-13,560.00	0.00%	0.00	13,560.00	-13,560.00	0.00%
Dues and Subscriptions	393.11	600.00	-206.89	65.52%	7,697.53	7,850.00	-152.47	98.06%	7,697.53	7,850.00	-152.47	98.06%
Event Expense	7,138.26	3,500.00	3,638.26	203.95%	53,270.67	59,750.00	-6,479.33	89.16%	53,270.67	59,750.00	-6,479.33	89.16%
Grant Expense	0.00	2,500.00	-2,500.00	0.00%	7,367.48	5,000.00	2,367.48	147.35%	7,367.48	5,000.00	2,367.48	147.35%
Insurance	0.00	0.00	0.00	0.00%	5,808.00	5,500.00	308.00	105.60%	5,808.00	5,500.00	308.00	105.60%
Miscellaneous	446.80	150.00	296.80	297.87%	874.15	2,000.00	-1,125.85	43.71%	874.15	2,000.00	-1,125.85	43.71%
Office Supplies	340.05	450.00	-109.95	75.57%	3,726.60	5,400.00	-1,673.40	69.01%	3,726.60	5,400.00	-1,673.40	69.01%
Payroll Expenses	10,513.57	8,750.00	1,763.57	120.16%	91,940.46	102,000.00	-10,059.54	90.14%	91,940.46	102,000.00	-10,059.54	90.14%
Postage and Delivery	0.00	100.00	-100.00	0.00%	566.02	3,500.00	-2,933.98	16.17%	566.02	3,500.00	-2,933.98	16.17%
Professional Fees	0.00	1,000.00	-1,000.00	0.00%	2,765.00	7,000.00	-4,235.00	39.50%	2,765.00	7,000.00	-4,235.00	39.50%
Repairs	0.00	0.00	0.00	0.00%	185.98	1,000.00	-814.02	18.60%	185.98	1,000.00	-814.02	18.60%
Snow Removal & Lawn Care	130.32	100.00	30.32	130.32%	951.51	2,000.00	-1,048.49	47.58%	951.51	2,000.00	-1,048.49	47.58%
Streetscape Expense	18,719.00	0.00	18,719.00	0.00%	19,755.33	500.00	19,255.33	3951.07%	19,755.33	500.00	19,255.33	3951.07%
Telephone	87.51	150.00	-62.49	58.34%	1,523.16	1,800.00	-276.84	84.62%	1,523.16	1,800.00	-276.84	84.62%
Travel & Training	1,060.64	200.00	860.64	530.32%	3,401.92	5,500.00	-2,098.08	61.85%	3,401.92	5,500.00	-2,098.08	61.85%
Utilities	304.00	375.00	-71.00	81.07%	4,084.05	4,500.00	-415.95	90.76%	4,084.05	4,500.00	-415.95	90.76%
Total Expenditures	\$ 42,201.83	\$ 20,135.00	\$ 22,066.83	209.59%	\$ 229,625.16	\$ 246,840.00	-\$ 17,214.84	93.03%	\$ 229,625.16	\$ 246,840.00	-\$ 17,214.84	93.03%
Net Operating Revenue	-\$ 19,339.81	-\$ 17,355.00	-\$ 1,984.81	111.44%	\$ 182,688.59	\$ 74,250.00	\$ 108,438.59	246.05%	\$ 182,688.59	\$ 74,250.00	\$ 108,438.59	246.05%
Other Expenditures												
Restricted Funds	0.00	3,000.00	-3,000.00	0.00%	0.00	36,000.00	-36,000.00	0.00%	0.00	36,000.00	-36,000.00	0.00%
Whitewater Contribution	0.00	416.63	-416.63	0.00%	0.00	5,000.00	-5,000.00	0.00%	0.00	5,000.00	-5,000.00	0.00%
Total Other Expenditures	\$ 0.00	\$ 3,416.63	-\$ 3,416.63	0.00%	\$ 1,161.54	\$ 41,000.00	-\$ 39,838.46	2.83%	\$ 1,161.54	\$ 41,000.00	-\$ 39,838.46	2.83%
Net Other Revenue	\$ 100.00	-\$ 3,416.63	\$ 3,516.63	-2.93%	-\$ 735.54	-\$ 41,000.00	\$ 40,264.46	1.79%	-\$ 735.54	-\$ 41,000.00	\$ 40,264.46	1.79%
Net Revenue	-\$ 19,239.81	-\$ 20,771.63	\$ 1,531.82	92.63%	\$ 181,953.05	\$ 33,250.00	\$ 148,703.05	547.23%	\$ 181,953.05	\$ 33,250.00	\$ 148,703.05	547.23%

**Community Main Street
Director's Staff Report for June 2022:**

Committees:

- **Promotion/Retail/Nightlife** Holiday Hoopla, Movies Under the Moon, ARTapalooza, Sidewalk Sales, 35th Anniversary, Main Street Madness
- **Design** – Challenge Grant, Façade Grant, FY23
- **Economic Development** – business survey, market study group,
- **Organization & Development** – Sponsorship menus and FY23
- **Board** – Support of all that is going on

Staff Activities:

- Event planning, facilitation, support, and oversight of the following events: Movies Under the Moon, ARTapalooza, Downtown Show & Shine, Girls' Night Out
- Exec met with Ron Gaines
- Met with Mayor Green
- Main Street Iowa Director call
- Main Street Iowa Webinar
- Met with Organization committee, discussed sponsorship menus as well as program of work for FY23 including events and strategies
- Met with Promotions committee, discussed FY23 events and options for increasing engagement in social media and our identity crisis
- Attended the streetscape weekly update meeting with contractors and city officials
- Met with UNI Athletics representatives and Dee Nelson from River Place Plaza to discuss the Main Street Madness Event happening in September
- Monthly merchant meeting was held to discuss FY23 event schedule
- Attended the College Hill Partnership meeting as a downtown liaison
- Coordinated a photo shoot with Elliot Tensen, this is a partnership with Tourism to update our photography stock throughout the community but specifically downtown
- Kim's Annual Review was held with President and Vice President
- Cassidy attended the Main Street Iowa virtual training
- Attended a meeting with our Hoopla chair to discuss a sponsorship partnership with HyVee
- Met with Design committee and discussed FY23, a façade grant application from The Other Place
- Met with Lee's Summit to discuss a partnership visit between our two communities
- Attended the Sturgis Kids parade as a judge with Mayor Green
- ARTapalooza planning committee meeting
- June newsletter sent out on June 1st on a new platform, all the committees and board emails were added to the newsletter list after realizing that hardly any of our volunteers were on the list
- Installed flower baskets with the help of wonderful volunteers
- Coordinated the first movie of the season and had wonderful attendance as well as great sponsor support from Jiva/Next Generation Wireless
- Set up all the items needed for movie #2 which was hosted by the Hearst Center
- Met with the economic development chair
- Met with prospects, wanting to open a business downtown when the right space becomes available
- Friends Thank you's written as they are received
- Coordination meeting with Stephanie Sheetz
- Met with Chris Corkery to discuss website/branding updates
- Coordinated the Main Street Iowa visit with Michael Wagler where he was able to meet with Exec, the CFEDC, city leaders, committee chairs/members, the board and Kim. Showing off the CF Downtown District is one the best parts of this job.
- Trained a new water volunteer on how to work the gator as well as how to water the baskets
- New planters were delivered and with the help of one of our volunteers we were able to get 5 of them out on the sidewalks. We also received a donation from Bluhm's Greenhouse in Charles City to fill them with beautiful flowers.
- Holiday Hoopla meeting and Sturgis Falls parade decorating of the float
- Participated in the Sturgis Falls parade with the HooHerd volunteers and families
- Worked on social media calendar for the coming months, getting things scheduled out while Kass is on maternity leave, scheduling the newsletters
- Cassidy had a baby girl on June 25th, welcome Rooney Ann Tessororf to the CMS family
- Gift Certificates - UNI

Kim's hours worked: 188
Joanna's hours worked: 112.5
Kassidy's hours worked: 114
June Volunteer hours: 288

Community Event Representation: Cedar Falls Community Foundation Public Relations meeting, City Council Meeting, Pink Ribbon Run committee meeting

Staff Priorities for the next month: Movies Under the Moon prep, ARTapalooza, Social Media planning, 35th Anniversary Celebration planning, Budget for FY23, New Board Member Orientation and Market Study Recap

**CEDAR FALLS COMMUNITY MAIN STREET
"ONE-SHEET"
June 30, 2022**

BOARD OF DIRECTORS	ECONOMIC DEVELOPMENT COMMITTEE	DESIGN COMMITTEE	ORGANIZATION & DEVELOPMENT COMMITTEE	PROMOTIONS COMMITTEE	RETAIL/NIGHTLIFE PROMOTIONS
<p>Focus:</p> <ul style="list-style-type: none"> Deliberate business visitation program <p>Done:</p> <ul style="list-style-type: none"> Budget October bi-annual report MSI annual checklist SSMID renewal Main Street America Accreditation April bi-annual report City funding request City funding request Staff review Attend city council meetings 	<p>Focus:</p> <ul style="list-style-type: none"> New business visits (5x) Celebrate anniversaries (5, 10, 15) Challenge Grant FY22 Open 4 Business 2022 Promotional materials in vacant spaces Schedule bi-annual landlord/property owner meetings Public restroom Continue conversations between stakeholders and the board regarding parking <p>Done:</p> <ul style="list-style-type: none"> MSI annual checklist SSMID renewal New business visits (5x) 	<p>Focus:</p> <ul style="list-style-type: none"> Challenge Grant FY22 Wayfinding within District Parking lot cleanliness & maintenance program <p>Done:</p> <ul style="list-style-type: none"> Holiday decorating MSI annual checklist Spring Clean Up Host an education event about historic preservation Seasonal beautification Façade grant reviews 	<p>Focus:</p> <ul style="list-style-type: none"> 35th Anniversary FY23 Annual fundraiser Volunteer recruitment piece Program awareness through community outreach <p>Done:</p> <ul style="list-style-type: none"> Partner thank you MSI annual checklist Friends campaign (100% board participation) Main Street Iowa award nominations Volunteer recognition party Annual Meeting Flower fundraiser Program awareness through community outreach 	<p>Focus:</p> <ul style="list-style-type: none"> Newsletter (x2) Hops New brochure Kiosk maps/fliers Social Media engagement <p>Done:</p> <ul style="list-style-type: none"> MSI annual checklist Movies Under the Moon (x4) 2 were cancelled ARTapalooza Show & Shine (Sept) Newsletter (x9) Trick or Treat Calendar of Event mailing (x2) Holiday Hoopla <ul style="list-style-type: none"> Jingle & Mingle Breakfast with Santa Hoopla Cheer Baby It's Cold Outside Movie Magic Coloring Contest Window Contest Trolley Rides Letters to Santa Sturgis Falls Parade Downtown Show & Shine (x2) Visitor Guide/Tourism coop ads 	<p>Focus:</p> <ul style="list-style-type: none"> Light the Town Pink <p>Done:</p> <ul style="list-style-type: none"> Sidewalk Sale Downtown Panther Prowl Fall Girls' Night Out Beer & Bacon Downtown Ingredients Love Local St. Paddy's Day Stroll Spring Shop Hop Spring Girls' Night Sidewalk Sales (Sturgis)

**Agenda, Community Main Street, Inc.
Board of Directors Meeting
Tuesday, September 13th, 2022 @ 12:00 PM
CMS Office / Zoom**

Board Members: Jenny Leeper- President; Brent Johnson-Vice President; Dan Lynch- Treasurer; Lexie Heath - Past President; Mark Showalter; Darin Beck; Kate Dunning; Ann Eastman; Wynette Froehner; Cory Kent; Audrey Kittrell; Emilee Neboda; Helen Pearce; Stephanie Sheetz; Brad Strouse; Gil Schultz

Liaisons: Craig Berte; Cary Darrah; Carrie Eilderts; CHP Rep; Linda Laylin; John Luzaich; Jennifer Pickar; Jessica Rucker; Kelly Stern

Staff: Kim Bear, Joanna Meyeraan, Cassidy Tessendorf

1. Welcome, Call to Order – Leeper
2. Approval of Minutes
3. Financial Report – Lynch
 - a. July/August Financials
4. City Updates – Sheetz
5. Staff Report – Bear
6. Committee Reports
7. Liaison Reports
8. Good of the Order –
 - a. September 16: Design Meeting
 - b. September 20: Market Study & Strategies Wrap Up 1030 am
Location: Cedar Falls Public Library
 - c. September 29: Main Street Madness
 - d. October 3: Organization
 - e. October 4: Executive Noon
 - f. October 5: Economic Development
 - g. October 6: Fall into Downtown, A Girls' Night Out event
 - h. October 11: Board of Directors
9. Adjourn

Cedar Falls Community Main Street, Inc. is a volunteer-driven, non-profit organization established to foster economic vitality, and to preserve and promote the historic image and character of the downtown, while improving the quality of life in Cedar Falls.

**Minutes, Community Main Street, Inc.
Board of Directors Meeting
Tuesday, July 12th, 2022 @ 12:00 PM
CMS Office / Zoom**

Board Members: Jenny Leeper- President; Brent Johnson-Vice President; Dan Lynch- Treasurer; Mark Showalter-Secretary; Kate Dunning; Ann Eastman; Cory Kent; Audrey Kittrell; Emilee Neboda; Stephanie Sheetz
Liaisons: Cary Darrah; Carrie Eilderts; CHP Rep - Hanna; Jessica Rucker; Kelly Stern
Staff: Kim Bear, Joanna Meyeraan

1. Welcome, Call to Order – Leeper
2. Approval of Minutes –
Motion to Approve by Eastman, Seconded by Lynch, All Approved
3. Financial Report – Lynch
 - a. June Financials – motion to approve by Johnson, Seconded by Eastman, all in favor
 - b. FY23 Budget –
 1. added floating line items:
Program Development - 5%of SSMID
Website Expenses – approximately \$25K
 2. Restricted Funds
will now show on spreadsheet at Reinvestment Funds
15% set aside
help existing and new business
 3. Strong cash position, \$386,000 Revenue, \$70K in positive going into 2023 FY
4. City Updates – Sheetz
 - a. Streetscape – E 3rd opening early August, starting bricks next week
 - b. Kiosk / Recognition Sign
 - c. Parking Ramp- Ask if this is something to move forward on at the 2nd meeting in August or 1st meeting in September – CMS to have representation for Kim
 - d. White Water – signed EDA contract. Bids in Early Fall. Contractor will have a 1 year window from start to finish of the project.
 - e. Reconstruction of Main Street –
Sign to go across Main right in between 6th & 7th
Design & Exec meeting to decide what verbiage it should show. Ex: our branding “Downtown District” or add “historic”
To include bricks on downtown and limestone of University
Most likely that thestreetscape project will be extended thru 7th Street, would have to go to committee
5. Staff Report – Bear
 - a. Visits from Bloomingdale, IL in September w/ Economic Development, no regular meeting
6. Committee Reports
 - a. Please see Staff Report for committee updates
 - b. Promotions
 1. Cedar Falls/ Waterloo Visitors Guide Ad –
2-page Advertisement in next Cedar Falls/Waterloo Visitors Guide
Cost \$3000 – 2 pg spread which Includes design fee
promo committee expense
-Idea of possibly sharing the 2-page spread with Waterloo
Community Main Street, split the cost at \$1500 each for 1 page each
-Idea of offering one page for businesses located in the district to be featured. Shows good partnership.

Layout/Design – Currently an 80-page magazine style guide to help visitors plan a getaway to the Cedar Valley, or for locals to be in the know of what is offered here. It features everything to know to get more out of your time here, from events/ activities, where to eat, where to stay, how to get around

Effectiveness – unsure of the return in investment. 400K to be mailed out and distributed to Highway Visitor Centers & Hotels.

Also available online.

QR Code on it to direct each organization in publication

Last year “discover the district”, paid Melissa Barber to do it, and it was redone to fit publication for the same look

2. Events

a. Block Party Event – Cory Kent spoke of the event in Iowa City.

For Adult Bar & Restaurant) Event

Fashion Show – Retail

40000 people – biggest draw of the year

Can sell any food/beverage off property within limits

Cups – presold for \$10 w/a wine line or beer line

Restaurant would fill the cup,

liquor is not an option once they are on the street (beer and wine only)

Events: wrestling, silent disco, sand volleyball

Event is a Big Pre-sale

They track the number of OWI's – less than 5 total w/ this event

Date – TBD –Fall of 2023 to fall around the pink ribbon run event

Leave it up to each business to advertise/hussle

Fenced in

Next Steps: talk to Craig Berte, maybe UNI

Make it an off week UNI

Held on a Saturday (rain or shine it happens)

b. Moves Under the Moon - 19th year

c. Holiday Hoopla fundraiser – puzzles for sale

d. 35th Anniversary of CMS

e. Mainstreet Madness – UNI men's woman's basketball teams w/ player meet and greet. More details to come: Basketball court, bleachers

c. Design – last meeting – Challenge Grant Application – Cory Kent – Brew Pub across the street from George's where Scratch was

7. Liaison Reports

a. Eilderts – CF Historical Society

b. Hanna - College Hill Partnership

c. Rucker – Main Street Waterloo

d. Darrah – Grow Cedar Valley

8. Good of the Order

9. Adjourn – Motion to adjourn by Leeper, approval by Lynch, seconded by Eastman, adjourned

Community Main Street Inc

Item 18.

Statement of Financial Position

As of July 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
CMS Capital Improvement Fund #7034754	14,314.34
CMS Main Checking #13920	361,853.07
CMS Money Market Operating Reserve #7004070	125,565.04
Collins Community CU Savings	115.19
Facebook Donations #700476	0.00
Paypal	0.00
Petty Cash	100.00
Total Bank Accounts	\$501,947.64
Accounts Receivable	
Accounts Receivable	5,100.00
Total Accounts Receivable	\$5,100.00
Other Current Assets	
Inventory Asset	0.00
Payroll Corrections	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$507,047.64
Fixed Assets	
310 E 4th Street (CMS Office)	429,143.58
310 E 4th Street Land	47,232.00
Building Accum. Depreciation	-34,298.00
Equipment	67,967.08
Equipment Accum. Depreciation	-62,494.00
Total Fixed Assets	\$447,550.66
Other Assets	
Investment in SSMU	0.00
Investment in SSMU-Contra	0.00
Prepaid Rent	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$954,598.30

Community Main Street Inc

Item 18.

Statement of Financial Position

As of July 31, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
Accrued Sales Expense	0.00
Deferred Income	0.00
Direct Deposit Payable	0.00
FICA/Federal W/H	0.00
Gift Certificates	93,154.47
Iowa Department of Revenue Payable	0.00
Loan - First National Bank CPLTD	0.00
Payroll Liabilities	
American Funds	267.04
American Funds - SIMPLE IRA	0.00
CA PIT / SDI	0.00
CA SUI / ETT	0.00
Federal Taxes (941/944)	1,398.64
IA Income Tax	258.41
IA Unemployment Taxes	-35.00
MN Income Tax	0.00
Total Payroll Liabilities	1,889.09
Sales Tax Payable	0.00
SBA PPP Loan	19,300.00
Simple IRA payable	0.00
State W/H	0.00
Total Other Current Liabilities	\$114,343.56
Total Current Liabilities	\$114,343.56
Long-Term Liabilities	
Loan - First National Bank	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$114,343.56
Equity	
Board Designated Reserve Fund	0.00
Opening Bal Equity	0.00
Retained Earnings	847,477.80
Unrestricted Fund Balance	0.00

Community Main Street Inc

Item 18.

Statement of Financial Position

As of July 31, 2022

	TOTAL
Net Revenue	-7,223.06
Total Equity	\$840,254.74
TOTAL LIABILITIES AND EQUITY	\$954,598.30

**CEDAR FALLS COMMUNITY MAIN STREET
“ONE-SHEET”
July 2022**

BOARD OF DIRECTORS	ECONOMIC DEVELOPMENT COMMITTEE	DESIGN COMMITTEE	ORGANIZATION COMMITTEE	PROMOTIONS COMMITTEE	RETAIL/NIGHTLIFE PROMOTIONS
<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist City funding request Staff review Attend city council meetings Deliberate business visitation program Budget October/April Bi-Annual report Main Street America Accreditation City funding request <p>Done:</p>	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist New business visits (10x) Celebrate anniversaries (5, 10, 15) Challenge Grant FY23 Open 4 Business 2023 Promotional materials in vacant spaces Schedule bi-annual landlord/property owner meetings Public restroom Continue conversations between stakeholders and the board regarding parking <p>Done:</p>	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist Façade grant reviews Challenge Grant FY23 Wayfinding within District Parking lot cleanliness & maintenance program Holiday decorating Spring Clean up Seasonal beautification <p>Done:</p>	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist 35th Anniversary/annual fundraiser Partner Thank You Friends campaign (100% board participation) Main Street Iowa award nominations Volunteer recognition party Annual Meeting Flower fundraiser Sponsorship menu and restructuring Volunteer recruitment piece Program awareness through community outreach <p>Done:</p>	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist Newsletter (x11) Hops New brochure Kiosk maps/fliers Social Media engagement Movies Under the Moon (4) ARTapalooza Block Party Show & Shine (May) Trick or Treat Calendar of events mailing (x2) Visitor Guide/Tourism coop Holiday Hoopla <ul style="list-style-type: none"> Jingle & Mingle Breakfast with Santa Hoopla Cheer/bar crawl Baby It's Cold Outside Movie Magic Coloring Contest Window Contest Trolley Rides Letters to Santa Sturgis Falls Parade <p>Done:</p> <ul style="list-style-type: none"> Movies Under the Moon (2) 	<p>Focus:</p> <ul style="list-style-type: none"> Sidewalk Sales (Sturgis) Beer & Bacon Fall Girls' Night Out Downtown Ingredients Small Business Saturday Jingle & Mingle January Blowout Sales Spring Shop Hop Spring Girls' Night Out <p>Done:</p>

**CEDAR FALLS COMMUNITY MAIN STREET
"ONE-SHEET"
July 2022**

Item 18.

**Community Main Street
Director's Staff Report for July 2022:**

Committees:

- **Promotion/Retail/Nightlife** Holiday Hoopla, Movies Under the Moon, ARTapalooza, 35th Anniversary, Main Street Madness, Beer & Bacon
- **Design** – Challenge Grant, Façade Grant, FY23
- **Economic Development** –market study group,
- **Organization & Development** –Sponsorship menus and FY23
- **Board** – Support of all that is going on

Staff Activities:

- Event planning, facilitation, support, and oversight of the following events: Movies Under the Moon, ARTapalooza, Girls' Night Out
- Exec met with Ron Gaines
- Parking meeting with the City of Cedar Falls and UNI
- Presented at the Lion's Club
- Assisted in the planning of the CFCF Peter Melendy award ceremony
- Main Street Iowa Webinar about the Challenge Grant
- Met with our Challenge Grant project to discuss timeline and getting ready for submission
- Attended the Cedar Valley Coalition Strategy session
- Zoomed with UNI to discuss the Panthers Welcome event
- Met with a new volunteer to discuss options for him to get involved
- Robin Bostrum came from Main Street Iowa to discuss the survey results of our Market Study and Strategies
- Girls' Night Out planning meeting
- Submitted the quarterly MSI report
- Met with Promotions committee, 2023 new event and options for increasing engagement in social media and our identity crisis
- Met with Holiday Hoopla chair
- Beer & Bacon planning meeting
- Attended CFEDC Board Meeting
- Met with Sally Timmer with the Historic Preservation Commission to discuss demo ordinance possibilities
- Holiday Hoopla committee meeting
- 35th anniversary committee planning meeting
- Planning for the Ames Chamber/Main Street visit
- Attended the streetscape weekly update meeting with contractors and staff
- Monthly merchant meeting
- Attended the College Hill Partnership meeting as a downtown liaison
- Coordinated a photo shoot with Elliot Tensen, this is a partnership with Tourism to update our photography stock throughout the community but specifically downtown
- ARTapalooza planning committee meeting
- Set up all the items needed for movie #3 which was hosted by the Hearst Center
- Set up all the items needed for movie #4 which was hosted by CMS
- Met with the economic development chair
- Coordination meeting with Stephanie Sheetz
- Met with Chris Corkery to discuss website/branding updates
- Coordinated waterers for the flower baskets

Kim's hours worked: 168

Joanna's hours worked: 93.25

Kassidy's hours worked: N/A

July Volunteer hours: 274

Community Event Representation: Cedar Falls Community Foundation Public Relations meeting, City Council Meeting, Pink Ribbon Run committee meeting

Staff Priorities for the next month: Movies Under the Moon, ARTapalooza, Social media planning, website redesign, Challenge Grant prep and submittal

Community Main Street Inc

Item 18.

Statement of Financial Position

As of August 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
CMS Capital Improvement Fund #7034754	14,317.38
CMS Main Checking #13920	354,188.03
CMS Money Market Operating Reserve #7004070	125,602.35
Collins Community CU Savings	115.19
Facebook Donations #700476	0.00
Paypal	0.00
Petty Cash	100.00
Total Bank Accounts	\$494,322.95
Accounts Receivable	
Accounts Receivable	7,200.00
Total Accounts Receivable	\$7,200.00
Other Current Assets	
Inventory Asset	0.00
Payroll Corrections	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$501,522.95
Fixed Assets	
310 E 4th Street (CMS Office)	429,143.58
310 E 4th Street Land	47,232.00
Building Accum. Depreciation	-34,298.00
Equipment	67,967.08
Equipment Accum. Depreciation	-62,494.00
Total Fixed Assets	\$447,550.66
Other Assets	
Investment in SSMU	0.00
Investment in SSMU-Contra	0.00
Prepaid Rent	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$949,073.61

Community Main Street Inc

Item 18.

Statement of Financial Position

As of August 31, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
Accrued Sales Expense	0.00
Deferred Income	0.00
Direct Deposit Payable	0.00
FICA/Federal W/H	0.00
Gift Certificates	98,324.93
Iowa Department of Revenue Payable	0.00
Loan - First National Bank CPLTD	0.00
Payroll Liabilities	
American Funds	267.04
American Funds - SIMPLE IRA	0.00
CA PIT / SDI	0.00
CA SUI / ETT	0.00
Federal Taxes (941/944)	1,261.33
IA Income Tax	481.12
IA Unemployment Taxes	-35.00
MN Income Tax	0.00
Total Payroll Liabilities	1,974.49
Sales Tax Payable	0.00
SBA PPP Loan	19,300.00
Simple IRA payable	0.00
State W/H	0.00
Total Other Current Liabilities	\$119,599.42
Total Current Liabilities	\$119,599.42
Long-Term Liabilities	
Loan - First National Bank	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$119,599.42
Equity	
Board Designated Reserve Fund	0.00
Opening Bal Equity	0.00
Retained Earnings	847,477.80
Unrestricted Fund Balance	0.00

Community Main Street Inc

Item 18.

Statement of Financial Position

As of August 31, 2022

	TOTAL
Net Revenue	-18,003.61
Total Equity	\$829,474.19
TOTAL LIABILITIES AND EQUITY	\$949,073.61

**CEDAR FALLS COMMUNITY MAIN STREET
“ONE-SHEET”
August 2022**

BOARD OF DIRECTORS	ECONOMIC DEVELOPMENT COMMITTEE	DESIGN COMMITTEE	ORGANIZATION COMMITTEE	PROMOTIONS COMMITTEE	RETAIL/NIGHTLIFE PROMOTIONS
<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist City funding request Staff review Attend city council meetings Deliberate business visitation program Budget October/April Bi-Annual report Main Street America Accreditation City funding request <p>Done:</p>	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist New business visits (10x) Celebrate anniversaries (5, 10, 15) Challenge Grant FY23 Open 4 Business 2023 Promotional materials in vacant spaces Schedule bi-annual landlord/property owner meetings Public restroom Continue conversations between stakeholders and the board regarding parking <p>Done:</p>	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist Façade grant reviews Challenge Grant FY23 Wayfinding within District Parking lot cleanliness & maintenance program Holiday decorating Spring Clean up Seasonal beautification <p>Done:</p>	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist 35th Anniversary/annual fundraiser Partner Thank You Friends campaign (100% board participation) Main Street Iowa award nominations Volunteer recognition party Annual Meeting Flower fundraiser Sponsorship menu and restructuring Volunteer recruitment piece Program awareness through community outreach <p>Done:</p>	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist Newsletter (x11) Hops New brochure Kiosk maps/fliers Social Media engagement Movies Under the Moon (2) ARTapalooza Block Party Show & Shine (May) Trick or Treat Calendar of events mailing (x2) Visitor Guide/Tourism coop Holiday Hoopla <ul style="list-style-type: none"> Jingle & Mingle Breakfast with Santa Hoopla Cheer/bar crawl Baby It's Cold Outside Movie Magic Coloring Contest Window Contest Trolley Rides Letters to Santa Sturgis Falls Parade <p>Done:</p> <ul style="list-style-type: none"> Movies Under the Moon (4) 	<p>Focus:</p> <ul style="list-style-type: none"> Sidewalk Sales (Sturgis) Beer & Bacon Fall Girls' Night Out Downtown Ingredients Small Business Saturday Jingle & Mingle January Blowout Sales Spring Shop Hop Spring Girls' Night Out <p>Done:</p>

**CEDAR FALLS COMMUNITY MAIN STREET
"ONE-SHEET"
August 2022**

Item 18.

**Community Main Street
Director's Staff Report for August 2022:**

Committees:

- **Promotion/Retail/Nightlife** Holiday Hoopla, Movies Under the Moon, ARTapalooza, 35th Anniversary, Main Street Madness, Beer & Bacon
- **Design** –
- **Economic Development** –market study group
- **Organization & Development** –Sponsorship and volunteer menus
- **Board** – Support of all that is going on

Staff Activities:

- Event planning, facilitation, support, and oversight of the following events: Movies Under the Moon, ARTapalooza, Girls' Night Out, Beer & Bacon, Main Street Madness
- Exec met with Ron Gaines
- Assisted in the planning of the CFCF Peter Melendy award ceremony
- Kim attended the Iowa Downtown Conference in Pella
- Met with Bette, Jim and Cary from Grow Cedar Valley to discuss ribbon cutting ideas for small business
- CMS and Caps coordination meeting to discuss projects for this year
- Coordinated a visit for the Ames Chamber/Main Street group to visit and facilitated the day with city staff, economic development professionals and set up tours for new residential units. We had 23 people attend from the communities of Ames, Boone and Nevada
- Attended the Public Art Commission meeting to hear about the proposed mural for under the Main Street bridge and the ribbon cutting for the new sculpture at the River Place Plaza, Dream House
- A letter on behalf of CMS was sent to all stakeholders as well as City staff and Council in support of continuing the discussion about a parking ramp
- Michael Wagler facilitated a board training at the office
- Met with the communications coordinator at Cedar Falls Schools to discuss some homecoming options and partnerships
- Zoom call with Charlie Moore from McLean County Chamber
- Met with Senator Hinson's local rep Kristina McBurney
- Lexie Heath and Jenny Leeper attended City Council to hear the discussion in regard to the parking ramp
- Met with Melody Parker from the Courier to discuss the 16th Annual ARTapalooza event
- Facilitated a bar/restaurant meeting to discuss upcoming events, parking and gift certificates
- Continued meeting with our Challenge Grant project to get ready for submission
- Attended the Cedar Falls Tourism Board Meeting
- Pink Ribbon Run Meeting
- Attended the zoom presentation for the Cedar Valley River Project
- Girls' Night Out planning meeting
- Met with Promotions committee
- Beer & Bacon planning meeting
- Holiday Hoopla committee meeting
- 35th anniversary committee planning meeting to discuss the cancellation of the event
- Attended the streetscape weekly update meeting with contractors and staff
- Monthly merchant meeting
- Attended the College Hill Partnership meeting as a downtown liaison
- Coordinated the repairs of the kiosk to be reinstalled and updated the new streetscape information
- ARTapalooza planning committee meeting pulling together the final details
- Set up all the items needed for movie #5 which was hosted by the Hearst Center
- Set up all the items needed for movie #6 which was hosted by CMS
- Met with the economic development chair
- Coordination meeting with Stephanie Sheetz
- Met with Chris Corkery to discuss website/branding updates
- Coordinated waterers for the flower baskets
- Kim spent 5 days in Colorado

Kim's hours worked: 173 hours and took 20 hours of vacation

Joanna's hours worked: 102

Kassidy's hours worked: 59.75

Volunteer Hours: TBD

Community Event Representation: Cedar Falls Community Foundation Public Relations meeting, City Council Meeting, Pink Ribbon Run committee meeting, Cedar Falls Community Foundation Board Meeting

Item 18.

Staff Priorities for the next month: ARTapalooza, Social media planning, website redesign, Fall event planning, Holiday Hoopla, CFCT Manager Search committee

**Agenda, Community Main Street, Inc.
Board of Directors Meeting
Tuesday, October 11th, 2022 @ 12:00 p.m.
CMS Office**

Board Members: Jenny Leeper - President; Brent Johnson - Vice President; Dan Lynch – Treasurer; Mark Showalter-Secretary; Lexie Heath- Past President; Ann Eastman; Wynette Froehner; Audrey Kittrell; Helen Pearce; Stephanie Sheetz; Brad Strouse; Cory Kent; Kate Dunning; Emilee Nedoba; Liaisons: Craig Berte; Cary Darrah; Carrie Eilderts; Linda Laylin; John Luzaich; Jennifer Pickar; Jessica Rucker; Kelly Stern; CHP-Rep
Staff: Kim Bear, Joanna Meyeraan; Kassidy Tessendorf

-
1. Welcome, Call to Order – Leeper
 2. Approval of Minutes – Leeper
 3. Financial Report – Lynch
 4. City Updates – Sheetz
 5. President’s Report – Leeper
 - a. CIP
 - b. SSMID
 6. Staff Report – Bear
 7. Committee Reports
 - a. Please see Staff Report for committee updates
 8. Liaison Reports
 9. Good of the Order –
 - a. October 21: Design – Fall Clean-Up
 - b. October 22: Beer & Bacon
 - b. October 31: Trick or Treat in the District
 - c. November 1: Executive Meetings
 - d. November 2: Economic Development Meeting
 - e. November 3: Promotions Meeting
 - f. November 7: Organization Meeting
 - g. November 8: Merchant Meeting
 - h. November 8: Board Meeting
 10. Adjourn

Cedar Falls Community Main Street, Inc. is a volunteer-driven, non-profit organization established to foster economic vitality, and to preserve and promote the historic image and character of the downtown, while improving the quality of life in Cedar Falls.

**Minutes, Community Main Street, Inc.
Board of Directors Meeting
Tuesday, September 13th, 2022 @ 12:00 PM
CMS Office / Zoom**

Board Members: Jenny Leeper- President; Brent Johnson-Vice President; Dan Lynch- Treasurer; Ann Eastman; Wynette Froehner; Emilee Neboda; Helen Pearce; Stephanie Sheetz; Gil Schultz
Liaisons: Jennifer Pickar; Jessica Rucker; Kelly Stern
Staff: Kim Bear, Joanna Meyeraan, Cassidy Tessendorf

1. Welcome, Call to Order – Leeper
2. Approval of Minutes – Motion to Approve by Leeper, Approved By Johnson, Seconded By Pearce, All Approved
3. Financial Report – Lynch
 - a. July/August Financials – still making some minor adjustments to the Income Statement for FY23. Motion to Approve by Leeper, Approved By Pearce, Seconded By Brent, All Approved
4. City Updates – Sheetz
 - a. Railroad Crossing Elimination – The United States Department of Transportation have grants available for an 80% government funding to remove the rails and railroad crossings (more to come)
 - b. Main Street Reconstruction Project
 - c. Maintenance Items – Kim and Stephanie did a walk thru to address some areas that may need maintenance or improvement. Example: Flower Beds
 - d. Council Goal Setting (dates to come)
5. Staff Report – Bear – see attached
6. Committee Reports
 - a. Promotions
 1. ARTapalooza – changed to Sunday due to weather. May consider making this event a Sunday event. It's an opportunity to invite people down on a Sunday. Survey to go out to include Saturday or Sunday preference for this event.
 2. Girls Night Out – Fall into Downtown
 3. Holiday Hoopla – fundraiser – puzzles available to purchase for \$25
 4. New Website – working with Chris Corkery on this project. Looking for feedback on CMS website, survey to come.
 5. New Event – Block Party - moving forward with planning for Fall of 2023
 6. Hopps – Thinking of bring this event back, held 1st Thursday in April
 - b. Organization Committee
 1. Partner Thank You – wanting to go back to homemade goodies, and treat platters (sign-up sheet & more to come)

7. Liaison Reports
 - a. Main Street Waterloo – Rucker
 1. Construction Updates:
 - a. Park Ave Bridge
 - b. Lighting Project
 - c. 4th Street/11th Street Bridge
 - d. Sullivan Brothers Project
 2. Cheers to Small Business
Cedar Falls Community Main Street Director & Main Street Waterloo to collaborate and with joint effort of Kim & Jessica to host an Educational Workshop Series
8. Good of the Order
9. Important Reminders – Bear
 - a. Salt – Reminder to use special salt w/ streetscape project - there is a pallet in the CMS garage available for purchase by the bag.
 - b. Board Commitment – Important for Board Members to read, sign & return the Board Commitment Forms. Please support the mission of Community Main Street & Kim as Director, by being present & actively engaging while serving on the Board
10. Adjourn – Motion to Adjourn, Seconded by Johnson, All Adjourned.

Community Main Street Inc

Item 18.

Statement of Financial Position

As of September 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
CMS Capital Improvement Fund #7034754	14,320.32
CMS Main Checking #13920	340,065.60
CMS Money Market Operating Reserve #7004070	125,638.47
Collins Community CU Savings	115.19
Facebook Donations #700476	0.00
Paypal	0.00
Petty Cash	100.00
Total Bank Accounts	\$480,239.58
Accounts Receivable	
Accounts Receivable	5,900.00
Total Accounts Receivable	\$5,900.00
Other Current Assets	
Inventory Asset	0.00
Payroll Corrections	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$486,139.58
Fixed Assets	
310 E 4th Street (CMS Office)	429,143.58
310 E 4th Street Land	47,232.00
Building Accum. Depreciation	-34,298.00
Equipment	67,967.08
Equipment Accum. Depreciation	-62,494.00
Total Fixed Assets	\$447,550.66
Other Assets	
Investment in SSMU	0.00
Investment in SSMU-Contra	0.00
Prepaid Rent	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$933,690.24

Community Main Street Inc

Item 18.

Statement of Financial Position

As of September 30, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
Accrued Sales Expense	0.00
Deferred Income	0.00
Direct Deposit Payable	0.00
FICA/Federal W/H	0.00
Gift Certificates	97,275.29
Iowa Department of Revenue Payable	0.00
Loan - First National Bank CPLTD	0.00
Payroll Liabilities	3,030.52
Sales Tax Payable	0.00
SBA PPP Loan	19,300.00
Simple IRA payable	0.00
State W/H	0.00
Total Other Current Liabilities	\$119,605.81
Total Current Liabilities	\$119,605.81
Long-Term Liabilities	
Loan - First National Bank	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$119,605.81
Equity	
Board Designated Reserve Fund	0.00
Opening Bal Equity	0.00
Retained Earnings	847,477.80
Unrestricted Fund Balance	0.00
Net Revenue	-33,393.37
Total Equity	\$814,084.43
TOTAL LIABILITIES AND EQUITY	\$933,690.24

**COMMUNITY MAIN STREET
Income Statement**

SEPTEMBER 2022

	MONTHLY BUDGET - SEPTEMBER				MONTHLY BUDGET - JULY TO SEPTEMBER				ANNUAL BUDGET			
	MONTH ACTUAL	MONTH BUDGET	ACTUAL TO BUDGET VARIANCE	% OF BUDGET	YEAR TO DATE ACTUAL	ANNUAL BUDGET	ACTUAL TO BUDGET VARIANCE	% OF ANNUAL BUDGET	YEAR TO DATE ACTUAL	ANNUAL BUDGET	ACTUAL TO BUDGET VARIANCE	% OF ANNUAL BUDGET
Revenue												
Board Income	0.00	0.00	0.00	0.00%	0.00	2,880.00	-2,880.00	0.00%	0.00	2,880.00	-2,880.00	0.00%
City Funding	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	12,000.00	-12,000.00	0.00%
Event Income	7,814.90	15,000.00	-7,185.10	52.10%	18,556.73	19,000.00	-443.27	97.67%	18,556.73	68,000.00	-49,443.27	27.29%
Friends/Streetscape	529.71	0.00	529.71	0.00%	657.13	0.00	657.13	0.00%	657.13	7,250.00	-6,592.87	9.06%
Grant & other Income	39.06	0.00	39.06	0.00%	701.89	6,000.00	-5,298.11	11.70%	701.89	18,000.00	-17,298.11	3.90%
SSMID	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	290,000.00	-290,000.00	0.00%
Total Revenue	\$ 8,383.67	\$ 15,000.00	-\$ 6,616.33	55.89%	\$ 19,915.75	\$ 27,880.00	-\$ 7,964.25	71.43%	\$ 19,915.75	\$ 398,130.00	-\$ 378,214.25	5.00%
Gross Profit	\$ 8,383.67	\$ 15,000.00	-\$ 6,616.33	55.89%	\$ 19,915.75	\$ 27,880.00	-\$ 7,964.25	71.43%	\$ 19,915.75	\$ 398,130.00	-\$ 378,214.25	5.00%
Expenditures												
Board Lunch Expense	48.50	240.00	-191.50	20.21%	48.50	720.00	-671.50	6.74%	48.50	2,880.00	-2,831.50	1.68%
Committee Expense	536.61	200.00	336.61	268.31%	1,565.54	3,020.00	-1,454.46	51.84%	1,565.54	18,420.00	-16,854.46	8.50%
Depreciation Expense	0.00	1,391.00	-1,391.00	0.00%	0.00	4,173.00	-4,173.00	0.00%	0.00	16,693.00	-16,693.00	0.00%
Dues and Subscriptions	743.21	500.00	243.21	148.64%	1,994.65	1,800.00	194.65	110.81%	1,994.65	7,800.00	-5,805.35	25.57%
Event Expense	10,260.38	7,000.00	3,260.38	146.58%	13,654.84	10,000.00	3,654.84	136.55%	13,654.84	37,250.00	-23,595.16	36.66%
Grant Expense	0.00	0.00	0.00	0.00%	3,564.41	0.00	3,564.41	0.00%	3,564.41	5,000.00	-1,435.59	71.29%
Insurance	0.00	0.00	0.00	0.00%	712.00	0.00	712.00	0.00%	712.00	5,339.00	-4,627.00	13.34%
Miscellaneous	236.33	150.00	86.33	157.55%	1,553.46	450.00	1,103.46	345.21%	1,553.46	2,000.00	-446.54	77.67%
Office Supplies	207.91	375.00	-167.09	55.44%	-60.77	1,125.00	-1,185.77	-5.40%	-60.77	4,500.00	-4,560.77	-1.35%
Payroll Expenses	10,677.70	8,750.00	1,927.70	122.03%	24,563.71	26,250.00	-1,686.29	93.58%	24,563.71	105,000.00	-80,436.29	23.39%
Postage and Delivery	0.00	100.00	-100.00	0.00%	120.00	300.00	-180.00	40.00%	120.00	1,900.00	-1,780.00	6.32%
Professional Fees	0.00	3,000.00	-3,000.00	0.00%	0.00	3,500.00	-3,500.00	0.00%	0.00	5,725.00	-5,725.00	0.00%
Repairs	0.00	0.00	0.00	0.00%	0.00	250.00	-250.00	0.00%	0.00	1,000.00	-1,000.00	0.00%
Snow Removal & Lawn Care	105.32	100.00	5.32	105.32%	310.64	300.00	10.64	103.55%	310.64	2,000.00	-1,689.36	15.53%
Streetscape Expense	0.00	0.00	0.00	0.00%	1,465.00	0.00	1,465.00	0.00%	1,465.00	1,000.00	465.00	146.50%
Telephone	242.06	150.00	92.06	161.37%	489.97	450.00	39.97	108.88%	489.97	1,800.00	-1,310.03	27.22%
Travel & Training	256.41	50.00	206.41	512.82%	385.17	600.00	-214.83	64.20%	385.17	4,300.00	-3,914.83	8.96%
Utilities	476.00	466.00	10.00	102.15%	1,408.00	1,398.00	10.00	100.72%	1,408.00	5,592.00	-4,184.00	25.18%
Total Expenditures	\$ 23,790.43	\$ 22,472.00	\$ 1,318.43	105.87%	\$ 51,775.12	\$ 54,336.00	-\$ 2,560.88	95.29%	\$ 51,775.12	\$ 228,199.00	-\$ 176,423.88	22.69%
Net Operating Revenue	-\$ 15,406.76	-\$ 7,472.00	-\$ 7,934.76	206.19%	-\$ 31,859.37	-\$ 26,456.00	-\$ 5,403.37	120.42%	-\$ 31,859.37	\$ 169,931.00	-\$ 201,790.37	-18.75%
Other Income	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	749.00	0.00	749.00	0.00%	749.00	0.00	749.00	0.00%
Total Other Revenue	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 749.00	\$ 0.00	\$ 749.00	0.00%	\$ 749.00	\$ 0.00	\$ 749.00	0.00%
Other Expenditures												
Program Development	0.00	1,208.00	-1,208.00	0.00%	0.00	3,624.00	-3,624.00	0.00%	0.00	14,496.00	-14,496.00	0.00%
Reinvestment Fund	0.00	3,625.00	-3,625.00	0.00%	0.00	10,875.00	-10,875.00	0.00%	0.00	43,500.00	-43,500.00	0.00%
Website Expense	2,083.00	2,083.00	0.00	100.00%	2,083.00	6,249.00	-4,166.00	33.33%	2,083.00	24,996.00	-22,913.00	8.33%
Whitewater Contribution	0.00	416.67	-416.67	0.00%	0.00	1,250.01	-1,250.01	0.00%	0.00	5,000.00	-5,000.00	0.00%
Total Other Expenditures	\$ 2,083.00	\$ 7,332.67	-\$ 5,249.67	28.41%	\$ 2,083.00	\$ 21,998.01	-\$ 19,915.01	9.47%	\$ 2,083.00	\$ 87,992.00	-\$ 85,909.00	2.37%
Net Other Revenue	-\$ 2,083.00	-\$ 7,332.67	\$ 5,249.67	28.41%	-\$ 1,334.00	-\$ 21,998.01	\$ 20,664.01	6.06%	-\$ 1,334.00	-\$ 87,992.00	\$ 86,658.00	1.52%
Net Revenue	-\$ 17,489.76	-\$ 14,804.67	-\$ 2,685.09	118.14%	-\$ 33,193.37	-\$ 48,454.01	\$ 15,260.64	68.50%	-\$ 33,193.37	\$ 81,939.00	-\$ 115,132.37	-40.51%

**CEDAR FALLS COMMUNITY MAIN STREET
"ONE-SHEET"
September 2022**

BOARD OF DIRECTORS	ECONOMIC DEVELOPMENT COMMITTEE	DESIGN COMMITTEE	ORGANIZATION COMMITTEE	PROMOTIONS COMMITTEE	RETAIL/NIGHTLIFE PROMOTIONS
<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist City funding request Staff review Attend city council meetings Deliberate business visitation program Budget October/April Bi-Annual report Main Street America Accreditation City funding request <p>Done:</p>	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist New business visits (10x) Celebrate anniversaries (5, 10, 15) Open 4 Business 2023 Promotional materials in vacant spaces Schedule bi-annual landlord/property owner meetings Public restroom Continue conversations between stakeholders and the board regarding parking <p>Done:</p> <ul style="list-style-type: none"> Challenge Grant FY23 	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist Façade grant reviews Wayfinding within District Parking lot cleanliness & maintenance program Holiday decorating Spring Clean up Seasonal beautification <p>Done:</p> <ul style="list-style-type: none"> Challenge Grant FY23 	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist 35th Anniversary/annual fundraiser Partner Thank You Friends campaign (100% board participation) Main Street Iowa award nominations Volunteer recognition party Annual Meeting Flower fundraiser Sponsorship menu and restructuring Volunteer recruitment piece Program awareness through community outreach <p>Done:</p>	<p>Focus:</p> <ul style="list-style-type: none"> MSI annual checklist Newsletter (x9) Hops Website update Kiosk maps/fliers Social Media engagement Movies Under the Moon (2) ARTapalooza Block Party Show & Shine (May) Trick or Treat Calendar of events mailing (x2) Visitor Guide/Tourism coop Holiday Hoopla <ul style="list-style-type: none"> Jingle & Mingle Breakfast with Santa Hoopla Cheer/bar crawl Baby It's Cold Outside Movie Magic Coloring Contest Window Contest Trolley Rides Letters to Santa Sturgis Falls Parade <p>Done:</p> <ul style="list-style-type: none"> Movies Under the Moon (4) Newsletter (3) 	<p>Focus:</p> <ul style="list-style-type: none"> Sidewalk Sales (Sturgis) Beer & Bacon Fall Girls' Night Out Downtown Ingredients Small Business Saturday Jingle & Mingle January Blowout Sales Spring Shop Hop Spring Girls' Night Out <p>Done:</p>

**Community Main Street
Director's Staff Report for September 2022:**

Committees:

- **Promotion/Retail/Nightlife** Holiday Hoopla, Movies Under the Moon, ARTapalooza, Main Street Madness, Beer & Bacon
- **Design** – received updates on character district code as well as the railroad grant opportunity
- **Economic Development** –market study group
- **Organization & Development** –Partner Thank You
- **Board** – Support of all that is going on

Staff Activities:

- Event planning, facilitation, support, and oversight of the following events: ARTapalooza, Girls' Night Out, Beer & Bacon, Main Street Madness
- Submitted the 2022 Challenge Grant
- Exec met with Ron Gaines
- Assisted in the planning of the CFCF Peter Melendy award ceremony and attended as a board member
- Presented at the monthly Cultural & Entertainment District meeting
- Attended the phase 1 of Streetscape walk through with city staff
- ARTapalooza event set-up and moved the event to Sunday, coordinated with all our downtown partners as well as city staff
- Organization committee meeting
- Monthly merchant meeting
- Main Street Leadership Webinar series
- Working with Waterloo Main Street to join forces on Cheers to Small business events
- Met with public works to discuss Downtown maintenance of flower beds, parking lots and ongoing responsibilities
- Main Street Madness coordination meeting
- Design Meeting
- Talk to Me Technologies used our conference room for a meeting
- Main Street Iowa's Robin Bostrum came to facilitate the last leg of the Market Study and Strategies
- Met with Mayor Green and CHP President as well as CFCF director to explore what the removal of the railroad could include and look like
- Met with a new group of CAPS associates to discuss a new project in relation to Murals in the District
- Met with Jayden Moore who is looking to resurrect Cedar Valley Young Professionals as well as start a small business coalition as well
- Conducted our annual fire extinguisher inspection
- Met with the CFEDC to discuss parking ramp options and next steps
- Conducted our first Block Party Planning Committee meeting
- Met with Mark Holton from OnMedia for Hoopla marketing
- Cassidy and Kim attended the UNI TownHall for Community Engagement meeting
- Attended the City Council Special Meeting in regard to the railroad grant
- Attended the Cedar Valley Coalition meeting
- Attended the Water trial ribbon cutting at Washington Park
- Attended the ribbon cutting at First Bank for their wonderful renovation project
- Helped with setup for Main Street Madness, a collaboration event with UNI and River Place Plaza
- Kim was asked to join the Cedar Falls Community Theatre manager search committee
- Pink Ribbon Run committee meeting
- Hosted Pink Ribbon Run Packet Pick-up at the office
- Cassidy - Girls' Night Out planning meeting
- Met with Promotions committee
- Beer & Bacon planning meeting
- Holiday Hoopla committee meeting
- Monthly merchant meeting
- ARTapalooza planning committee meeting pulling together the final details
- Met with the economic development chair
- Coordination meeting with Stephanie Sheetz
- Coordinated waterers for the flower baskets

Kim's hours worked: 214.25 hours

Joanna's hours worked: 97.75

Kassidy's hours worked: 151

September Volunteer hours: TBD

Community Event Representation: Cedar Falls Community Foundation Public Relations meeting, City Council Meeting, Pink Ribbon Run committee meeting, Cedar Falls Community Foundation Awards

Staff Priorities for the next month: Social media planning, website redesign, Fall event planning, Holiday Hoopla, research into grant programs in other Main Street communities

**Community Main Street
FY2023**

2022-2023 CMS Board of Directors

Executive Committee:

Jenny Leeper, President
Brent Johnson, Vice President
Mark Showalter, Secretary
Dan Lynch, Treasurer
Lexie Heath, Past President

On-going Ex-Officio Representatives:

CFU: Wynette Froehner (began term July 2017)
City of CF: Stephanie Sheetz (began term January 2016)

Class of 2023 (ends June 30, 2023)

Audrey Kittrell²
Brad Strouse²
Jenny Leeper¹

Class of 2024 (ends June 30, 2024)

Mark Showalter²

Class of 2025 (ends June 30, 2025)

Helen Pearce¹
Ann Eastman¹

Class of 2026 (ends June 30, 2026)

Lexie Heath²
Cory Kent¹
Emilee Nedoba¹
Brent Johnson¹
Dan Lynch¹
Kate Dunning¹

Liaisons:

Black Hawk County Supervisors: Linda Laylin
CF Tourism & Visitors Bureau: Jennifer Pickar
CF Historical Society: Carrie Eilderts
CF Police Dept: Craig Berte
CF Public Library: Kelly Stern
GCV Alliance & Chamber: Cary Darrah
College Hill Partnership:
Main Street Waterloo: Jessica Rucker
Cedar Falls Community Theatre: John Luzaich
Cedar Falls City Council Ward 1: Gil Schultz



MAIN STREET AMERICA

and

Main Street Iowa

certify that

Cedar Falls Community Main Street

has been recognized as a

2022 Accredited Program

for meeting the standards of performance in 2021



Patrice Frey
President & CEO
Main Street America



Matthew Wagner, Ph.d
Chief Program Officer
Main Street America



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: Craig Berte, Public Safety Services Director
Mark Howard, Acting Police Chief
Date: October 31, 2022
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) Alist Nails, 6015 University Avenue, Special Class C liquor – renewal.
- b) Peppers Grill & Sports Pub, 620 East 18th Street, Class C liquor - renewal.
- c) The Brown Bottle, 1111 Center Street, Class C liquor & outdoor service - renewal.



MAYOR ROBERT M. GREEN

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

MEMORANDUM

Office of the Mayor

FROM: Mayor Robert M. Green

TO: Chair, Finance and Business Operations Standing Committee

DATE: October 11, 2022

SUBJECT: Referral to consider changing the order of the council meeting agenda and miscellaneous administrative corrections

REF: (a) CFD 1121.22: Council Meeting Procedures

1. The City Council recently referred to your committee a request to change the order of "Council Updates and Announcements" and "Council Referrals" under Rule 3.1 of Reference (a). Your committee may provide a recommendation on this to the City Council after discussion. No staff presentation will be provided, as this is simply a matter of Council preference as the council deems fit.
2. In this consideration, I also request that the Committee consider and recommend to the full council the following changes to the Council Meeting Procedures:
 - a. Remove Rule 4.9 as it is a duplicate of Rule 4.5. Rule 4.18 can be shifted up into its place to avoid having to renumber any other rules in Section 4.
 - b. Delete any references to City Code sections which were eliminated in the last City Code update in our October 3rd council meeting. Rule 6.5, 7.1, 7.2, and 7.4 contain examples.
3. Thank you in advance for your consideration of potential improvements to this important guiding document.

Xc: City Administrator
City Clerk

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CFD 1121: City Council Meeting Procedures

Approved August 1, 2022 by the Cedar Falls City Council

PURPOSE:

The Cedar Falls City Council operates under the authority of state law (Iowa Code Chapter 372) and has established these special rules to ensure the orderly conduct of the council's business during its meetings. The mayor and committee chairs shall be responsible for enforcing these rules. All members are encouraged to familiarize themselves with the standing rules, to aid in their proper use, and to suggest improvements as may be needed from time to time.

PROCEDURE:

1. GENERAL RULES

- 1.1. **Definitions.** In this text, "member" shall be defined as any member of the Cedar Falls City Council. "All members" shall be defined as the seven City Council seats, whether or not the seat is vacant. "A two-thirds majority" shall mean at least five of seven members.
- 1.2. **Scope of rules.** These rules shall govern the conduct of the mayor and members and shall be interpreted to ensure fair and open deliberations and decision-making as required by the Iowa Open Meetings Law (Iowa Code Chapter 21).
- 1.3. **Applicability of rules.** These rules shall apply to the council when meeting in regular council meetings, in committee, and during council work sessions. Presiding officers will endeavor to fairly apply these rules; nonetheless, nonconformance with any part of these rules shall not affect the legality of any action of the council.
- 1.4. **Reference to and applicability of Robert's Rules of Order.** The Cedar Falls City Council has adopted Robert's Rules of Order, Newly Revised (RONR), Twelfth Edition, as its underlying parliamentary procedure. In cases not provided for by the Cedar Falls Code of Ordinances, or not specifically provided for in these City Council Meeting Procedures, Robert's Rules of Order shall prevail.
- 1.5. **Consent required to suspend or amend the rules.** These rules may be temporarily suspended by consent of three-fourths of the members present, but shall not be repealed, altered or amended unless by concurrence of two-thirds of all the members (see RONR 25:14).
- 1.6. **Matters not covered.** Any matter of order or procedure not covered by these rules shall be referred to the presiding officer, who shall decide the matter with the assistance and advice of the city attorney in conformity with the purpose of these rules in a fair and expeditious manner.
- 1.7. **Council prevalence in meeting decisions.** Any determination by a presiding officer may be reversed by a majority of all members.
- 1.8. **Interpretation.** These rules supplement and shall be interpreted to conform to the statutes of the State of Iowa and the ordinances of the City of Cedar Falls.

- 1.9. **Duty to vote; conflict of interest.** Each member who is present when a question is stated by the presiding officer shall vote thereon unless directly interested in the question, in which case the member shall abstain from voting. When any member refuses to vote when not excused, the member's vote shall be recorded in the negative. (See RONR 45.4)
- 1.10. **Informational requests.** During the consideration of any matter, or in the course of a hearing, members may request and receive information, explanations or the opinions of the mayor, city administrator, city attorney, city clerk, department director, or their designee.

2. TIME AND PLACE OF MEETING

- 2.1. **Regular meetings.** Regular meetings of the Cedar Falls City Council shall be held the first and third Monday of each month at 7:00 P.M. in the City Hall Council Chambers, except when Monday falls on a legal holiday, then the meeting shall be held at the regular hour on the next succeeding day not a holiday; provided, however, council may, by resolution, reschedule any regular meeting to another date and time, or may cancel a meeting. All hearings shall be scheduled for 7:00 P.M. the day of a regular meeting (City Code Sec. 2-45(a)).
- 2.2. **Special meetings.** Special meetings may be called by the mayor or by any four or more members who separately file a special meeting request with the city clerk. Such request shall include the proposed agenda item(s) for the special meeting. As with regular meetings, the agenda for the special meeting shall specify the day, hour and subject of the meeting and shall be posted in City Hall and notice given to the media at least 24 hours in advance.
- 2.3. **Quorum.** A majority of all members shall constitute a quorum for transaction of business (see Iowa Code 372.13.1).
- 2.4. **Remote attendance.** Members may attend City Council meetings via remote means, as long as a quorum (4 members) is present in person. Members attending remotely shall provide advance notice to the City Clerk by noon on the business day prior to the meetings, unless unexpected circumstances arise. If members participate via video conference, it is preferred that members have their cameras on and remain visible throughout the meeting. Unless otherwise approved by the mayor, the presiding officer of council and committee meetings must be in physical attendance at the meeting.

3. MEETING AGENDA

- 3.1. **Preparation of agenda.** Prior to each regular council meeting the city clerk shall prepare an agenda that contains all items the council anticipates acting upon at the meeting. The order of business shall be as follows:
 - a. Roll Call
 - b. Pledge of Allegiance (led by presiding officer)
 - c. Approval of Minutes
 - d. Agenda Revisions
 - e. Special Presentations (if necessary)

- f. Public Forum (5 minutes maximum per speaker)
- g. Staff Updates
- h. Special Order of Business (primarily public and quasi-adjudicative hearings and related actions)
- i. Old Business
- j. New Business:
 - 1. Consent Calendar
 - 2. Resolution Calendar
 - 3. New ordinances that do not require public hearings
- k. Bills and Claims
- l. Council ~~Updates and Announcements~~ Referrals
- m. Council ~~Referrals~~ Updates and Announcements.
- n. Executive Session (if necessary)
- o. Adjournment

- 3.2. **Consent and Resolution Calendars.** In preparing an agenda, the city clerk shall separately designate items as Consent Calendar or Resolution Calendar, which may be acted upon by the council under Rules 5.16 and 5.17. These items shall consist of routine non-controversial items that in the city clerk's determination can be appropriately considered in bulk at the council meeting or a listing of resolutions which are subject to council action on that date. (see RONR 41:32)
- 3.3. **Agenda deadline.** Any member, the city administrator, city attorney, city clerk, or department director, with the mayor's approval, may have an item included upon the agenda by requesting the city clerk to include the item by 5:00 P.M. on the Monday one week prior to the council meeting. Items requested or filed after this time shall not be included upon the agenda unless the mayor deems the item of sufficient urgency to warrant immediate council action.
- 3.4. **Published agenda.** Agendas and meeting materials shall be made available to the public at 5:00 P.M. on the Wednesday preceding the council meeting via web link on the City website. Members will receive a printed copy of the council packet upon request.
- 3.5. **Mayor withdrawal of items.** The mayor may withdraw any item prior to the council meeting, but in withdrawing the item shall state to the council the reason therefore. An item withdrawn by the mayor may nonetheless, in the discretion of the council, be acted upon in its regular order.
- 3.6. **Council action to defer, continue or not act.** A member may not withdraw any item prior to the start of council meetings, provided however, a member wishing council to defer action or continue an item may move to continue, defer or not act on any item considered before any other action which council may consider.
- 3.7. **Public agenda requests.** Anyone from the public may request to have an item placed on the agenda by filing such request in writing with the mayor prior to 5:00 P.M. on the Monday one week prior to the regular council meeting. The mayor may either grant the request by placing it on the next agenda or deny the request for stated reasons, conveyed to the requester. Anyone may utilize the Public Forum portion of the meeting agenda to raise any issue not on the formal agenda, which issue shall then be governed by the rules set forth in Part 10 of these rules.

4. CONDUCT OF MEETINGS

- 4.1. **Presiding officer.** The mayor, or in the mayor's absence or incapacity the mayor pro tem, shall be the presiding officer at all council meetings. If both the mayor and mayor pro tem are absent, the most senior member in terms of council service shall preside.
- 4.2. **Control of discussion.** The presiding officer shall control discussion of the council on each agenda item to assure full participation in accordance with these rules. (See RONR §43; 47:19).
- 4.3. **Roll call.** Before proceeding with the business of the council, committee, or work session, the city clerk shall call the roll of members present and enter those names in the minutes. The city clerk shall determine the presence of a quorum as required by law and these rules.
- 4.4. **Presiding officer to decide question of priority of business.** A question relating to the priority of business shall be decided by the presiding officer without debate.
- 4.5. **Order of consideration of agenda.** Except as otherwise provided in these rules, each agenda item shall be considered in the numerical order assigned by the city clerk. Each agenda item shall be separately announced by the presiding officer, or city clerk, for purposes of discussion and consideration. To announce an item, it shall be sufficient to identify the item by the number assigned by the city clerk, unless greater specificity is requested by some person in attendance. This rule shall not apply to consideration of items under Rule 5.16 or Rule 5.17.
- 4.6. **Speaking on questions restricted.** No member shall speak more than twice on one question before the council without leave of the council, nor more than once in any case until every member choosing to speak shall have spoken.
- 4.7. **Motions to be seconded; when to be written.** No motion shall be put or debated unless seconded. When a motion is seconded, it shall be stated by the presiding officer before debate and every motion shall be reduced to writing if required by the presiding officer or any member.
- 4.8. **Gaining the floor.** Every member, previous to speaking, shall address the presiding officer, and say, "Mister / Madam Chair" and shall not proceed with remarks until recognized and named by the presiding officer.
- ~~4.9. **Order of consideration of agenda.** Except as otherwise provided in these rules, each agenda item shall be considered in the numerical order assigned by the city clerk. Each agenda item shall be separately announced by the presiding officer, or city clerk, for purposes of discussion and consideration. To announce an item, it shall be sufficient to identify the item by the number assigned by the city clerk, unless greater specificity is requested by some person in attendance. This rule shall not apply to consideration of items under Rule 5.16 or Rule 5.17.~~
- ~~4.10.~~**4.9. Order required while others are speaking.** While a member is speaking, no other member shall hold any private discourse or interrupt except as allowed for a Point of Order (Rule 4.1~~5~~**6**) and Point of Privilege (Rule 4.1~~6~~**7**).
- ~~4.11.~~**4.10. Order required when question is being put.** While the presiding officer is putting the question, no one shall walk across or out of the council chambers.

4.12.4.11. Discussion. A member shall speak only after being recognized by the presiding officer. A member recognized for a specific purpose shall limit remarks to that purpose. A member, after being recognized, shall not be interrupted except by the presiding officer to enforce these rules.

4.13.4.12. Limit on remarks. Each member shall limit remarks to a reasonable length.

4.14.4.13. Presiding officer's right to enter into discussion. The presiding officer may enter into any discussion.

4.15.4.14. Closing debate. Discussion, including public participation, shall be closed on any item by the presiding officer with the concurrence of a majority of members. Except as provided by Rule 5.8, a call for the vote shall not close discussion if any member of the council still wishes to be heard or the presiding officer determines the continued participation of the public will be helpful to the council.

4.16.4.15. Bringing a Point of Order. At any time during a meeting, a member may interrupt to declare a "Point of Order" to address a perceived discrepancy or a violation of these rules. The presiding officer shall determine the best action based on the point made, without debate.

4.17.4.16. Bringing a Point of Privilege. At any time during a meeting, a member may interrupt to declare a "Point of Privilege" to address an urgent matter relating to the rights of the members or the assembly, including ability to hear speakers and room comfort. The presiding officer shall determine the best action based on the point made, without debate.

4.18.4.17. Calling member to order; appeal. A member called to order while speaking at a council meeting shall immediately cease speaking unless permitted to explain. If there is no appeal, the decision of the presiding officer shall be conclusive, but if the member appeals the decision of the chair, the council shall decide the question without debate.

5. COUNCIL ACTION

- 5.1. **Motions.** At any appropriate place on the agenda, any member may make a motion for the council to act upon any matter if the motion is relevant to the matter under consideration.
- 5.2. **Motion required.** All action requiring a vote shall be first moved by a member and seconded by another member.
- 5.3. **Consideration out of agenda order.** With the consent of the council, any agenda item may be considered out of its listed order on the agenda at the request of a member.
- 5.4. **Recording names of moving members.** The city clerk shall record the name of the member making each motion and second.
- 5.5. **No motions by presiding officer.** The presiding officer may suggest a motion, but may not make a motion. A member acting as presiding officer may second a motion.
- 5.6. **Majority vote required for adoption.** No resolution or ordinance shall be adopted without a concurrence of a majority of all of the members of the council by call of the ayes and nays that

shall be recorded. Passage of a motion requires a majority vote of a quorum of the council. As used in this section, “all of the members” refers to all of the seats of the council including a vacant seat and a seat where the member is absent, but does not include a seat where the member declines to vote by reason of a conflict of interest.

5.7. Preferential motions.

- a. When a question is under debate the only motions in order shall be:

First	To adjourn.
Second	The previous question.
Third	To lay on the table.
Fourth	To postpone to a certain time.
Fifth	To adjourn to a certain day.
Sixth	To refer.
Seventh	To amend.

- b. Such motions shall be given precedence in the order herein arranged, the first three (3) to be decided without debate.

5.8. Calling the previous question. When a member desires to cease debate and to vote on the pending question, the member shall request the floor and state: “I move to call the previous question.” If seconded, then the council shall then vote, without debate, on whether to call the question. If carried by a two-thirds majority of members present, all proposed amendments and all further motions, debates and public participation shall be excluded, and the original motion shall immediately be voted on.

5.9. Debate of motions to table, amendment. A motion to lay a question on the table simply is not debatable, but a motion to lay on the table and publish, or with any other condition, is subject to amendment and debate.

5.10. Motions postponed to a certain time. When a motion is postponed to a certain time, the proposed date shall be specified as part of the motion.

5.11. Precedence of motions to refer to committee. A motion to refer to a standing committee shall take precedence over a similar motion for a special committee.

5.12. Motions to amend. Amendments shall be governed by the following:

- a. A motion to amend an amendment shall be in order, but a motion to amend an amendment to an amendment shall not be entertained.
- b. An amendment modifying the intention of a motion shall be in order, but an amendment relating to a different subject shall not be in order.
- c. Motions to strike and insert. On a motion to strike out and insert, the paragraph to be amended shall first be read as it stands, then the words proposed to be struck out and those to be inserted, and finally the paragraph as it would stand if so amended.

- 5.13. **Withdrawal of a motion.** After a motion or resolution is stated by the presiding officer, it shall be deemed to be in the possession of the council, but may be withdrawn at any time before decision by the original mover by stating “Mister/Madam Chair, I ask permission to withdraw the motion”. If any amendment has been proposed or adopted, the main motion shall not be withdrawn without the consent of the mover of such amendment. (See RONR 33:11)
- 5.14. **Division of question containing distinct propositions.** If a question in debate contains several distinct propositions, any member may have the same divided prior to the vote thereon when the sense of it requires such division.(See RONR §27)
- 5.15. **Separate consideration.** Except as otherwise allowed by these rules, each agenda item shall be voted upon separately and shall be recorded by the city clerk.
- 5.16. **Action on Consent Calendar.** Items on the Consent Calendar shall be acted upon by voice vote in a single motion without separate discussion, unless the presiding officer, a member, or the public requests that a specific item be considered separately.
- 5.17. **Action on Resolution Calendar.** Items on the Resolution Calendar shall be acted upon by roll call vote in a single motion without separate discussion, unless the presiding officer, a member, or the public requests that a specific item be considered separately.
- 5.18. **Announcement of Items in the Consent and Resolution Calendars.** Items in the consent and resolution calendars may be announced by having the full titles read, summarized, or by stating the number assigned to the item by the city clerk. Any item in the Consent Calendar or Resolution Calendar which is pulled for separate consideration shall have its full title read aloud by the presiding officer prior to entertaining a motion and a second on the measure.
- 5.19. **Recording of Resolution Calendar votes.** The city clerk shall record the yes and no votes on each resolution calendar item separately as if each item had been moved and voted upon separately. Rule 4.59 shall not apply here.
- 5.20. **Action on multiple items.** With the consent of a majority of the council, Rule 5.15 notwithstanding, the council may consider for voting purposes more than one item, but in such event the vote upon each item will be separately recorded by the city clerk noting specific yes or no votes of each member on each item.
- 5.21. **Public hearings.** Any other rule to the contrary notwithstanding, unless required by statute or necessary to conform to proceedings required for a special purpose, a hearing shall commence when declared open by the presiding officer and shall close when closed by the presiding officer or by other formal action of the council.
- 5.22. **When motions may be reconsidered; renewal of motion.** A motion may be reconsidered at any time during the same meeting at which the motion was made, or at the first meeting held thereafter. A motion for reconsideration, being once made and decided in the negative, shall not be renewed before the next meeting. (See RONR 37:9)
- 5.23. **Who may move to reconsider.** A motion to reconsider must be made and seconded by members who voted on the prevailing side, or by those who were absent and did not vote upon

the motion to be reconsidered (See RONR 37.10)

- 5.24. **Reconsideration when member is absent.** Rule 5.23 notwithstanding, when less than seven members are in attendance at a meeting and an agenda item fails to receive a majority of affirmative or negative votes of those in attendance, then the agenda item shall, upon the request of any member in attendance at the meeting, be placed by the city clerk on the agenda for the next council meeting, and continued thereafter upon the agenda for subsequent meetings until it shall receive a majority of affirmative or negative votes of those in attendance. An ordinance continued under this rule shall not be considered to have been read or considered for its first or any subsequent passage until it receives four affirmative votes.
- 5.25. **Council Updates and Announcements.** Members may use this time during a Council meeting to ask for updates from staff on projects or issues and to make announcements to the public and to council on civic matters. The presiding officer shall ensure that such discussion remains in compliance with the Iowa Open Meetings Law (Iowa Code Chapter 21); as a safeguard, no motions will be entertained at this time. Matters requiring deliberation by council for final action shall instead be submitted for inclusion on a future regular council or committee meeting agenda to ensure transparency and public participation.
- 5.26. **When motion to adjourn is in order.** A motion to adjourn the council shall be in order except:
- a. When a member is in possession of the floor.
 - b. While the members are voting.
 - c. When adjournment was the last preceding motion.
 - d. When it is decided that the previous question shall be taken.
- 5.27. **Amendment, debate of motions to adjourn.** A motion to adjourn simply cannot be amended, but a motion to adjourn to a given time is open to debate. (see RONR §21).

6. STANDING AND SPECIAL COMMITTEES

- 6.1. **Purpose of committees.** Committees exist to allow members to consider certain topics in detail prior to final consideration in the regular council meeting.
- 6.2. **Powers of committees.** Committees are only empowered to make recommendations to the City Council; all final actions pertaining to a referred item must be determined by the City Council at a regular or special meeting called for that purpose. (see RONR §50)
- 6.3. **Referral by council or mayor.** Committees may receive referrals through an approved referral request as described in Part 8 of these rules, or as determined by the mayor.
- 6.4. **Standing committees.** The following shall be the Council's standing committees:
- a. Administration.
 - b. Finance & Business Operations.
 - c. Public Safety.
 - d. Public Works.

- e. Community Development.
- f. Committee of the Whole.

- 6.5. **Appointment of committee members.** All standing committees shall be appointed by the mayor annually at the first regular meeting of the council in January of each year, or as soon thereafter as practicable. Special committees shall be appointed by the mayor unless otherwise directed by the council. The first person named on each committee shall be the chair. ~~(Sec. 2-68)~~
- 6.6. **Absence of committee chair.** In the absence of the committee chair, the Mayor Pro-Tem may preside if such action is approved by the designated chair or by the mayor.
- 6.7. **Number of committee members.** The standing committees of the council shall consist of all seven members. All special committees shall consist of five members each, unless some other number is specified by the council. ~~(Sec. 2-69)~~
- 6.8. **Motion to recommend; continuance.** After any presentations and initial discussion, members may move to recommend a course of action to the City Council; this will typically be a recommendation for council approval or disapproval of a certain action or resolution. Members may also move to continue the discussion in a future committee meeting prior to making a recommendation to the City Council.
- 6.9. **Procedure for committees to report.** Standing and special committees of the council to whom referrals are made shall report the state of facts and the committee's recommendation through the approved committee minutes unless another form of report is specified by the council.
- 6.10. **Acceptance of final report discharges special committees.** On the acceptance of a final report from a special committee of the council, the committee shall be considered discharged without a vote, unless otherwise ordered.

7. ORDINANCE ADOPTION

- 7.1. **Ordinances to be presented in writing.** All ordinances shall be presented in writing before being considered by the council. ~~(Sec. 2-125)~~
- 7.2. **Consideration and passage of ordinances.** Ordinances must be considered and voted upon for passage at three separate council meetings, unless this requirement is suspended by a recorded vote of not less than three-fourths of all of the members of the council. ~~(Sec. 2-126)~~
- 7.3. **Procedure for passage of ordinances.** The following procedure shall be followed by the council in the passage of all ordinances:
- a. A motion to pass the ordinance upon its first consideration or a motion to suspend the rules requiring ordinances to be considered at three (3) separate council meetings.
 - b. In the event the ordinance is passed upon its first consideration, the ordinance shall be given the second and third considerations either in adjourned meetings of the meeting of its passage on first reading, or at some following special or regular meetings of the

council.

- c. In the event that a motion to suspend the rules has passed, a motion shall be made to adopt the ordinance upon its third and final consideration.
- d. Upon the passage of the third and final consideration of the ordinance, the mayor shall declare the ordinance duly passed and adopted.

7.4. **Contents of amendments to ordinances.** An amendment to an ordinance must specifically repeal the ordinance, or the section, subsection, paragraph, or subpart to be amended, and must set forth the ordinance, section, subsection, paragraph, or subpart as amended. ~~(Sec. 2-127)~~

8. COUNCIL REFERRALS

- 8.1. **Referral initiation.** During the Council Referrals portion of a regular council meeting, any member may move to refer any topic or question to a council standing committee, city board or commission, or to staff for further consideration, using the process outlined in Rules 8.2 and 8.4.
- 8.2. **Council referrals presented in writing.** Except for the pressing circumstances in Rule 8.4, all council referral requests should be provided to the City Clerk in writing no later than 5:00 pm on the Monday prior to the next regular council meeting. The request should contain sufficient information to enable the council to determine if the request merits referral to a council standing committee, a city board or commission, or to staff for further consideration.
- 8.3. **Referral discussion.** Upon a motion and second, the council may choose to discuss the referral in question. The presiding officer shall ensure that the deliberation is focused on the desirability of referral approval, rather than the merits of the proposed initiative.
- 8.4. **Moving a pressing referral.** In some cases, a council agenda item or other discussion may necessitate an immediate referral to committee without the prior documentation or notice to the council as required by Rule 8.2. In these instances, a member may move a pressing referral.
- 8.5. **Validity of a pressing referral.** The presiding officer shall determine the validity of a pressing referral. Referrals not deemed pressing shall be ruled out of order by the presiding officer. This determination may be overruled by a majority vote of all members per Rule 1.7.
- 8.6. **Referrals at work sessions.** In addition to the above processes, the City Council may directly refer topics to committee via consensus during a work session.
- 8.7. **Withdrawal of referrals.** The requesting member may withdraw a requested referral from the council agenda at any time.

9. COUNCIL WORK SESSIONS

- 9.1. **Purpose of work sessions.** From time to time the mayor or city council may direct that a work session be held for informal study and discussion of a topic prior to formal council action. Additionally, a work session may be used to facilitate a meeting between the Cedar Falls City

Council and other entities.

- 9.2. **Session agenda.** Work sessions shall be preceded by a published agenda, which shall include the meeting location and time, in accordance with all applicable provisions of the Iowa Open Meetings Law (Iowa Code Chapter 21).
- 9.3. **Parliamentary procedure not applicable.** Unlike council meetings and committee meetings, council work sessions are not required to follow the regimentation of parliamentary procedure.
- 9.4. **Direction to staff by consensus.** No votes shall be taken at a work session, but council consensus shall be gauged in order to provide direction to staff for further staff action.
- 9.5. **No final action during work sessions.** In no case shall a work session consensus be construed as a final council decision for action. Each action consented to during a work session shall then be placed on the agenda for a future council meeting, committee meeting, or work session (as appropriate) for further consideration.
- 9.6. **Mayor and/or facilitator responsibilities.** The mayor or a trained expert shall serve as the work session facilitator to ensure that the council has sufficient information and guidance to develop a consensus (if needed) on the topic at hand.
- 9.7. **Public participation in work sessions.** The public is encouraged to observe the deliberations of the council during work sessions, but public comment will not be solicited or allowed during these meetings.
- 9.8. **Recording work sessions.** All work sessions shall be recorded.

10. PUBLIC PARTICIPATION

10.1. General considerations.

- a. **Identification of the speaker.** Any person desiring to speak in Public Forum or public comment shall first be recognized by the presiding officer and then shall step to the podium, state their name, address, and group affiliation (if any) for the public record, and will speak clearly into the microphone.
- b. **Speakers to address the presiding officer.** Speakers shall be required to direct their comments to the presiding officer only, and not to individual members or staff. (See RONR 43:22).

10.2. Public comment during public hearings and on agenda items.

- a. While an item is being considered for action at a council or committee meeting, the public will be granted an opportunity to comment prior to a vote by the members.
- b. Speakers shall be limited to speaking once, for up to five minutes, unless additional time is granted by the presiding officer or by motion and approval of a two-thirds majority of members. The presiding officer will advise the speaker when one minute remains.
- c. Total speaker input on any subject under consideration can be limited to a fixed period by the presiding officer. A majority vote of the council may extend the time limitations of this rule. (See RONR 43:16)
- d. Speaker comments must remain civil and be directed to the subject under consideration. The presiding officer shall rule on the relevance of speaker comments. Speakers making comments that could be construed to be obscene, integral to illegal conduct, inciting imminent lawless action, threatening or slanderous remarks towards another party shall be ruled out of order and barred by the presiding officer from further comment at the current meeting. (See RONR 9:29)

10.3. Speaking during public forum.

- a. **Applicability.** Anyone may address the presiding officer during the Public Forum segment of the agenda, regarding any issue not on the agenda. The topic must be related to City operations or business, as determined by the presiding officer. No formal action on the subject presented by the speaker may be taken by the council, other than a referral to City staff or a council committee or placement on an upcoming council agenda, in accordance with State law. The presiding officer may seek information from city staff in response to comments or questions by the public.
- b. **Time limit.** Speakers shall be limited to speaking once, for up to five minutes, unless additional time is granted by the presiding officer or by motion and approval of a two-thirds majority of members. The presiding officer will advise the speaker when one minute remains.

- c. **Campaigning prohibited.** Public Forum is not to be used as a platform to promote individuals running for elected office or ballot measures at any governmental level. Such conduct will result in the speaker being barred from further comment at the current meeting. Campaign materials for specific candidates, political parties or ballot measures at any governmental level are also prohibited from display to ensure good order during council meetings.
- 10.4. **City employees not to speak on employment matters.** Employees and collective bargaining groups will not be recognized to speak about employment-related issues to avoid violating adopted policies, collective bargaining agreements and State and Federal law.
- 10.5. **Visual aids.** Any visual aids that a speaker desires to have displayed in public forum during public comment must be submitted to the City Clerk by 10:00 a.m. on the day of the Council meeting for the presiding officer's review and approval.
- 10.6. **Recording.** The public may use cameras or recording devices at any open council session. The presiding officer may make and enforce reasonable rules for the conduct of council meetings to assure those meetings are orderly, and free from interference or interruption by spectators. (See Iowa Code 21.7)
- 10.7. **Written communications.**
- a. On any matters before the city council, the public may choose to submit comments in writing (whether in letter or e-mail form). This communication should be directed to the City Clerk for inclusion in the council packet by e-mailing cityclerk@cedarfalls.com, by dropping the correspondence off at City Hall (attn.: City Clerk) or by mailing it to City Clerk, Cedar Falls City Hall, 220 Clay Street, Cedar Falls, IA 50613.
 - b. Any public correspondence sent to the City Clerk regarding council agenda items will become a public record.
 - c. Correspondence arriving before 5 pm on the Monday before the council meeting will be included in the council packet for mayor, council and public consideration.
 - d. Members of the public who file written communications may also make verbal comments at the meeting, per Rules 10.2 and 10.3 above.

ADOPTED / AMENDED: 1/28/91, 4/03, 10/06, 12/13, 9/15/14, 10/6/14, 3/7/16, 3/6/17, 4/3/17, 4/16/18, 2/1/21, 5/3/21, 8/16/21, 5/2/22, 8/1/22



MAYOR ROBERT M. GREEN

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

MEMORANDUM

Office of the Mayor

FROM: Mayor Robert M. Green
TO: Cedar Falls City Council
DATE: November 1, 2022

SUBJECT: Endorsement of Administrator and Director of Public Safety Recommendation for Appointment of Acting Chief Mark Howard as Police Chief

REF: (a) Code of Ordinances, City of Cedar Falls, Section 2-948

1. In accordance with reference (a), I am pleased to endorse the recommendation of the Administrator and Public Safety Director, for Captain Mark Howard's appointment as Cedar Falls Police Chief, and am forwarding this recommendation for your approval.
2. During the past several months, Acting Chief Howard has demonstrated the executive-level thinking, judgement, and knowledge needed to excel as the Chief of Police, and I have full trust and confidence in his abilities to lead the Police Operations Division. I believe he will be an excellent addition to the Cedar Falls senior leadership team, and hope you will agree.

###

**OFFICE OF THE CITY ADMINISTRATOR**

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

TO: Honorable Mayor Robert M. Green

FROM: City Administrator Ronald S. Gaines

DATE: October 27, 2022

SUBJECT: Police Chief Appointment Recommendation

Please see the attached memorandum from Public Safety Director Craig Berte regarding the Police Chief Appointment Recommendation. In the memorandum Director Berte outlines the process that was followed in making his recommendation for the next Cedar Falls Police Chief. Director Berte is recommending that Captain Mark Howard be appointed as the next Police Chief for the City of Cedar Falls.

City of Cedar Falls Ordinance 2-948 (a) outlines the Police Chief appointment process. As part of that process the City Administrator reviews the Public Safety Director's recommendation and provides a recommendation to the Mayor.

I along with Mayor Robert Green, Mayor Pro-tem Simon Harding, and Public Safety Committee Chair Dustin Ganfield had the opportunity to interview Captain Mark Howard. Upon the conclusion of the interview and the review of Director Berte's memorandum, I concur with Director Berte's recommendation. We are fortunate to have Captain Howard as a leader in this community. I am proud to recommend to Mayor Robert Green that Captain Mark Howard be appointed as the next Cedar Falls Police Chief.


CEDAR FALLS DEPARTMENT OF PUBLIC SAFETY SERVICES

CITY OF CEDAR FALLS
 4600 S. MAIN STREET
 CEDAR FALLS, IOWA 50613

319-273-8612

MEMORANDUM

To: City Administrator Ron Gaines
From: Craig Berte, Public Safety Director *CB* 10/20/22
Date: October 20, 2022
Re: Police Chief Appointment Recommendation

Cedar Falls City Ordinance 2-948 outlines the Police Chief appointment process. A section in that ordinance states:

- (a) *Appointment.* If the director of the public safety services department is not the appointed police chief, a deputy director of police operations, also known as the police chief, shall be recommended for appointment by the director of public safety services to the city administrator, and by the city administrator to the mayor, for city council approval.

The search process for Police Chief for the City of Cedar Falls has been completed. The Police Chief hiring process is governed by Civil Service laws and rules. The hiring process was approved by the Civil Service Commission on July 20, 2022. The Commission approved a list of 5 candidates to test on August 17, 2022 and approved a hiring list of 2 candidates on September 21, 2022. We had a small pool of candidates from across the US apply; including Alaska, Ohio and Nebraska along with our local candidates.

The process was lengthy, over 4 months in duration and consisted of input from many groups including but not limited to City Department Heads, Public Safety Staff, City Leaders, Teamster Union, Elected Officials, Black Hawk County law enforcement officials and the general public during meet and greet events on October 11th and 12.

Each candidate was required to complete a questionnaire which was scored along with two rounds of interviews by City Staff. A full day of presentations and interviews was set aside for each candidate for meetings with local law enforcement chiefs, business leaders, the public meet and greet, union members and public safety supervisors. I have attached the timeline for the Police Chief selection process which includes more details. The timeline and

process was approved by the Civil Service Commission, Human Resources Manager, City Administrator and Mayor.

The following is a brief overview of the opinions and comments voiced by the groups of individuals involved in the process.

- An Interview/Questionnaire committee of 3 city staff members for the civil service certification placed Captain Mark Howard at the top of the list by use of the scoring system. (Public Safety Director, Business and Finance Manager and Fire Chief)
- A Second interview committee of 4 city staff members unanimously selected Captain Mark Howard as their police chief selection (Community Development Director, Public Safety Director, Public Works Director and Human Resources Manager)
- Presentation and interview process with the local Police Chiefs and Sheriff unanimously recommended Captain Mark Howard as the next Police Chief. (Black Hawk County Sheriff, Acting Waterloo Police Chief, UNI Police Chief and Hudson Police Chief)
- Presentation and interview process with local community leaders, influencers and business leaders strongly favored Captain Mark Howard as their preferred choice for the position of police chief. Two attendees did support Captain Jeff Sitzmann but all others were unanimous in their support of Captain Mark Howard (Over a dozen attendees offered input)
- The local Teamsters union offered input but did not want to publicly endorse any of the candidates. (The union has traditionally not publicly supported candidates.) Some individual union members did reach out to me in support of Captain Mark Howard
- Several public safety employees and supervisors provided input on their recommendation for police chief. They were unanimous in their support of Captain Mark Howard for police chief.

Captain Mark Howard is the best candidate for appointment as the next Police Chief for the City of Cedar Falls. We have a progressive community and public safety organization that needs a leader who holds people accountable and provides clear direction to all employees. The next police chief should be able to effectively communicate with the public on all issues related to public safety and that is a strength for Captain Mark Howard. He has demonstrated at every level and positions that he has served in that he is ready to complete the hard tasks and that he performs best when collaborating with other organizations or groups.

Captain Howard has always been focused on leader development, sets very high standards, and puts a high value on education. Captain Howard has set a great example to the organization as he obtained a Master's Degree in Public Policy from the University of Northern Iowa. He has taken on several challenging projects during his time as acting chief and he has gained valuable experience in managing the entire department in this current role. He is clearly dedicated to making this the best department that it can be. He is a problem-solver that is driven by measurable data and results. Officer wellness is a priority

for Captain Howard, he speaks with candor and he uses constructive criticism to improve the organization.

Attendees to the community leader portion of the interview day made many positive comments about Captain Howard's vision, executive skills, focus on human capital, foresight, communication skills, candor, and many other positive traits of a leader.

I have the utmost confidence and respect for Captain Mark Howard. I am convinced that he is the best person to lead our organization in the future. I am recommending Captain Mark Howard be appointed to Police Chief for the City of Cedar Falls.

City of Cedar Falls
Assistant Public Safety Director/Police Chief
 Application, Civil Service & Appointment Process
2022

July 7-15	Process review by HR Consultant
July 14	Advertising begins
July 20	Civil Service approves selection rubric, testing process and documents.
August 8	Application materials due to FBO.
August 9-11	Applications reviewed by FBO for minimum requirements and background completed by PSS staff.
August 17	Civil Service approves candidates meeting minimum requirements and eligible to test.
August 17	Questionnaire distributed to candidates approved to test.
September 1	Questionnaire responses due from applicants.
September 5-9	Questionnaire responses scored by hiring team including Public Safety Director, Finance and Business Operations Director and Assistant Director or Public Safety/Fire Chief. (Questionnaire will be 40% of the weight of the total averaged score.) Scores entered by FBO.
September 13-15	Applicant interviews by above hiring team. (Interview scores will be 60% of the weight of the total averaged score.)
September 13-15	Background investigations
September 16	Interview scores entered by and certified list prepared by FBO staff.
September 21	Civil Service approves certified list.
October 3	City Council receives and files certified list.
October 5	Director of PS announces finalists of position

October 11-12	Top Candidate Interviews (One day for each candidate.)
8:00 – 9:00	<i>Interviews with top candidates by Public Safety Director, Community Development Director, Public Works Director and Human Resources Manager.</i>
9:30 – 10:30	<i>Police Representatives – Departments adjoining CF city limits. (Black Hawk County, Waterloo, UNI, Hudson).</i>
11:00 – 12:00	<i>Community Leaders (UNI, Community Main Street, College Hill Neighborhood Association, Cedar Falls Schools, others).</i>
2:00 – 3:00	<i>Teamsters Union - meet and greet</i>
3:30 – 4:30	<i>Public Safety Supervisors – meet and greet</i>
6:00 – 7:30	<i>Public meet and greet.</i>
October 21	Director of PS recommends top candidate to City Administrator and Mayor
October 25	Final interview with top candidate by Mayor, Mayor Pro Tem, Public Safety Committee Chair and City Administrator.
November 7	Candidate appointment.

The above timeline is estimated and subject to change.



DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

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

INTEROFFICE MEMORANDUM

TO: Mayor Green & City Council Members
FROM: Jennifer Rodenbeck, Director of Finance & Business Operations
DATE: October 26, 2022
SUBJECT: Tax Increment Financing (TIF) Certification

Certification: Attached is a resolution authorizing the certification of the City's five active TIF districts. Also attached are the required state forms for each district that will need to be filed with Black Hawk County. The certification is for expenses incurred in the College Hill, Downtown, Pinnacle Prairie, Southern, and Unified urban renewal areas.

Inter-fund Loans: You will also note that attached to this information are several resolutions creating inter-fund loans between various funds in the city that have cash flowed these TIF projects. We learned from the State a few years ago that we are required to pass these resolutions in order to create a formal "debt" agreement that can allow these TIF expenses to be reimbursed from the TIF district.

If you have any questions regarding the certification or TIF information, please feel free to contact me.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CERTIFICATION OF ELIGIBLE EXPENSES FOR REIMBURSEMENT FROM THE COLLEGE HILL, DOWNTOWN, PINNACLE PRAIRIE, SOUTH CEDAR FALLS, AND UNIFIED TAX INCREMENT FINANCING REVENUES

WHEREAS, the City of Cedar Falls has legally created Tax Increment Financing Districts in its College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, and Unified areas; and

WHEREAS, the City of Cedar Falls including the Cedar Falls Utilities have expended funds to construct infrastructure improvements within and benefiting each of the Tax Increment Districts; and

WHEREAS, the City Council intends to certify to Black Hawk County and the State of Iowa that the attached expenses have been incurred and are legally eligible to be reimbursed from revenues generated by each respective Tax Increment Financing District;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA:

1. That the City Council of the City of Cedar Falls, Iowa, finds that the attached listing of expenses are eligible to be reimbursed from Tax Increment Financing District (TIF) revenues.
2. That the City of Cedar Falls and the Cedar Falls Utilities (a legal entity of the City of Cedar Falls as provided by State Code) have financed the cost of the listed expenditures which have paid for land, loans, services or infrastructure from various revenue sources.
3. All infrastructure construction, land acquisition, professional services (legal, financial, inspection, survey and engineering), financing expenses, economic development loan and incentive expenditures certified for reimbursement are eligible activities cited by the City's respective Urban Renewal Area Plans for the Cedar Falls College Hill, Downtown, Pinnacle Prairie, South Cedar Falls, and Unified areas. The eligible activities are specifically noted in each plan within the "Type of Proposed Renewal Actions" section.
4. The City Council and the Utilities Trustees authorized the advancing of these financial resources to construct the necessary infrastructure, purchase land, design & inspect public improvements, extend economic development loans & incentives, incur interest expenses on advances and professional fees (legal, financial and engineering) that enhance development within each of the respective TIF districts.
5. The City's Director of Finance & Business Operations is directed to file the appropriate forms with Black Hawk County and the State of Iowa that duly certify the attached list of improvements as TIF district obligations that are to be repaid from TIF revenues from the respective district for which the obligation was incurred.

6. Upon receipt of the TIF property tax reimbursement annually from Black Hawk County for financing the TIF improvements, which were duly certified; the Director of Finance & Business Operations is directed to deposit the funds reimbursed into the accounts that advanced the financing for the initial expenditure.

ADOPTED this 7th day of November 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Daniels, MMC, City Clerk

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls College Hill

Urban Renewal Area Number: 07042 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 550,055

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 7th day of November, 2022

Signature of Authorized Official 319-273-8600
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls College Hill

Urban Renewal Area Number: 07042 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Parking Lot Improvement</u> _____ _____ _____	<u>4/18/22</u>	<u>148,253</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Olive Street Box Culvert</u> <u>Replace the 2 span slab bridge with a twin 10x8 box culvert</u> _____ _____	<u>01/04/21</u>	<u>347,837</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>917 W 23rd Street Project</u> <u>Rebate to CV Commercial</u> _____ _____	<u>05/02/16</u>	<u>37,493</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. <u>2125 College Street Project</u> <u>Rebate to Zheng Development</u> _____ _____	<u>12/08/17</u>	<u>16,472</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 550,055

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY OF CEDAR FALLS COLLEGE HILL TIF PROJECT CERTIFIED WITH THE COUNTY		
PROJECT	DATE CERTIFIED	AMOUNT CERTIFIED
Legal Fees	11/11	\$8,158.68
Legal Fees	11/12	\$6,539.28
Legal Fees	11/13	\$1,294.96
Legal Fees	11/15	\$5,355.01
Administrative Costs	11/15	\$7,462.24
Legal Fees	11/16	\$296.00
Administrative Costs	11/16	\$3,321.13
Administrative Costs	11/17	\$2,852.43
CV Commercial	11/17	\$12,363.00
CV Commercial	11/17	\$16,374.93
CV Commercial	11/19	\$33,912.22
CV Commercial	11/19	\$25,352.06
CV Commercial	11/20	\$29,400.95
CV Commercial	11/20	\$18,375.29
CV Commercial	11/20	\$13,436.40
Zheng Development	11/20	\$12,618.66
Legal Fees	11/20	\$2,134.11
College Hill Visioning	11/20	\$5,000.00
Surveillance Cameras	11/20	\$98,141.80
CV Commercial	11/21	\$36,859.61
CV Commercial	11/21	\$19,332.58
Zheng Development	11/21	\$13,990.55
Parking Lot Signage	11/21	\$5,000.00
CV Commercial	11/22	\$37,493.12
Zheng Development	11/22	\$16,472.26
Olive St. Box Culvert	11/22	\$347,836.60
Parking Lot Improvements	11/22	\$148,253.27
TOTAL		\$927,627.14

COLLEGE HILL TIF REVENUES RECEIVED	
TIF REVENUES - OCT., 2022	\$310,978.48

COLLEGE HILL TIF REVENUES - ESTIMATED	
TIF REVENUES - NOV., 2022 - JUNE, 2023	\$59,670.82

COLLEGE HILL TIF BALANCE	
COLLEGE HILL TIF BALANCE	\$556,977.84

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Pinnacle Prairie

Urban Renewal Area Number: 07039 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 66,865

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 7th day of November, 2022

Signature of Authorized Official Telephone 319-273-8600

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Pinnacle Prairie

Urban Renewal Area Number: 07039 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Prairie Parkway/Viking Road</u> <u>Intersection improvements at Prairie Parkway & Viking Road</u> <hr/> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>12/20/21</u>	<u>38,191</u>
2. <u>Pinnacle Prairie Roundabout</u> <u>Intersection improvements at Prairie Parkway</u> <hr/> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>12/20/21</u>	<u>28,674</u>
3. _____ <hr/> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ <hr/> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ <hr/> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 66,865

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY OF CEDAR FALLS PINNACLE PRAIRIE TIF PROJECT CERTIFIED WITH THE COUNTY		
PROJECT	DATE CERTIFIED	AMOUNT CERTIFIED
Legal Fees	11/10	\$3,079.90
Adjustment per BHC not to collect small amount		(\$79.13)
Water Mains	11/12	\$4,747.79
Prairie Parkway Extension	11/13	\$113,342.11
Legal Fees	11/13	\$2,539.44
Prairie Parkway Extension	11/14	\$1,750,949.77
Project Staff Costs	11/14	\$12,995.87
Legal Fees	11/14	\$12,980.63
Prairie Parkway Extension	11/15	\$448,303.90
Project Staff Costs	11/15	\$5,073.56
Legal Fees	11/15	\$1,151.26
Administrative Costs	11/15	\$3,054.48
Prairie Parkway Extension	11/16	\$726.00
Prairie Parkway Viking	11/16	\$771.17
Legal Fees	11/16	\$944.50
Administrative Costs	11/16	\$3,810.33
Gas Mains	11/16	\$29,951.73
Prairie Parkway Viking	11/17	\$6,334.72
Legal Fees	11/17	\$1,013.50
Administrative Costs	11/17	\$1,283.47
Gas Mains	11/17	\$19,681.59
Electric Lines	11/17	\$60,865.48
Prairie Parkway Viking	11/18	\$2,321.04
Electric Lines	11/18	\$34,317.08
Prairie Parkway Viking	11/19	\$1,464.63
Electric Lines	11/19	\$110,556.77
Prairie Parkway Landscaping	11/20	\$24,858.62
Landscaping Designs	11/21	\$7,900.00
Prairie Parkway Viking	11/22	\$38,191.36
Pinnacle Roundabout	11/22	\$28,674.18
TOTAL		\$2,731,805.75

PINNACLE PRAIRIE TIF REVENUES RECEIVED	
TIF REVENUES - OCT., 2022	\$2,659,593.96

PINNACLE PRAIRIE TIF REVENUES - ESTIMATED	
TIF REVENUES - NOV., 2022 - JUNE, 2023	\$4,453.88

PINNACLE PRAIRIE TIF BALANCE	
PINNACLE PRAIRIE TIF BALANCE	\$67,757.91

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls South Cedar Falls

Urban Renewal Area Number: 07048 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 304,074

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 7th day of November, 2022

Signature of Authorized Official

319-273-8600
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls South Cedar Falls

Urban Renewal Area Number: 07048 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Miscellaneous</u> <u>Miscellaneous costs related to urban renewal area</u> 	<u>11/7/22</u>	<u>4,884</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Cyber Lane Extension</u> <u>Costs associated with infrastructure</u> 	<u>02/01/21</u>	<u>273,442</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>Hudson Rd & Ridgeway Avenue</u> <u>Intersection Improvements at Hudson Road & Ridgeway Avenue</u> 	<u>12/20/21</u>	<u>25,748</u>
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 304,074

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY OF CEDAR FALLS SOUTH CEDAR FALLS TIF PROJECTS CERTIFIED WITH THE COUNTY		
PROJECT	DATE CERTIFIED	AMOUNT CERTIFIED
Master Plan	11/19	\$130,265.70
Miscellaneous	11/19	\$7,885.92
Master Plan	11/20	\$6,654.30
Ridgeway Avenue	11/20	\$290,326.77
Gateway Business Park	11/20	\$156,950.95
Cyber Lane	11/20	\$116,566.62
Miscellaneous	11/20	\$4,860.00
Ridgeway Avenue	11/21	\$93,221.60
Cyber Lane	11/21	\$45,616.61
Miscellaneous	11/21	\$5,006.00
Hudson Rd & Ridgeway Int	11/22	\$25,748.14
Cyber Lane	11/22	\$273,442.01
Miscellaneous	11/22	\$4,884.00
TOTAL		\$1,161,428.62

SOUTH CEDAR FALLS TIF REVENUES RECEIVED	
TIF REVENUES - OCT., 2022	\$767,418.81

SOUTH CEDAR FALLS TIF REVENUES - ESTIMATED	
TIF REVENUES - NOV., 2022 - JUNE, 2023	\$79,805.55

SOUTH CEDAR FALLS TIF BALANCE	
SOUTH CEDAR FALLS TIF BALANCE	\$314,204.26

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Urban TIF

Urban Renewal Area Number: 07019 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 1,489,417

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 7th day of November, 2022

Signature of Authorized Official Telephone 319-273-8600

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Urban TIF

Urban Renewal Area Number: 07019 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>River Place Development</u> <u>Property Tax Rebate in accordance with developmental agreement</u> <hr/> <hr/> <hr/> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>07/16/12</u>	<u>690,327</u>
2. <u>Cedar Falls Development Group - Annex</u> <u>Property Tax Rebate in accordance with developmental agreement</u> <hr/> <hr/> <hr/> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>03/07/14</u>	<u>10,146</u>
3. <u>Linderbaum - 115 E 2nd Street</u> <u>Property Tax Rebate in accordance with developmental agreement</u> <hr/> <hr/> <hr/> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>08/01/16</u>	<u>3,872</u>
4. <u>Panther Builders - 616 Clay Street</u> <u>Property Tax Rebate in accordance with developmental agreement</u> <hr/> <hr/> <hr/> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>09/21/20</u>	<u>12,674</u>
5. <u>Arabella - 200 W. 1st St</u> <u>Property Tax Rebate in accordance with developmental agreement</u> <hr/> <hr/> <hr/> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/20/17</u>	<u>96,573</u>

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 813,592

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Urban TIF

Urban Renewal Area Number: 07019 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. <u>Legal Fees</u> <u>Legal Fees associated with Downtown Urban Renewal Area</u> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/7/22</u>	<u>93</u>
7. <u>Streetscape</u> <u>Costs associated with the new streetscape and brick replacement project</u> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>05/06/19</u>	<u>675,732</u>
8. _____ <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
9. _____ <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
10. _____ <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

Total For City TIF Form 1.1 Page 2: 675,825

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY OF CEDAR FALLS DOWNTOWN TIF PROJECTS CERTIFIED WITH THE COUNTY		
PROJECT	DATE CERTIFIED	AMOUNT CERTIFIED
Flood Levy	11/00	\$0.00
State Street Land Acquisition	11/01	\$161,234.00
Community Center	11/02	\$92,650.80
Community Center	11/03	\$726,800.16
Acquisition Costs	11/03	\$12,112.41
Black Hawk Hotel	11/03	\$117,000.00
Electric Transformers	11/03	\$184,682.77
Electric Line Extensions	11/03	\$296,183.62
Street Lighting	11/03	\$8,551.00
Communication Service	11/03	\$58,449.21
Gas Service	11/03	\$601,750.78
Water Service	11/03	\$68,317.75
State Street Land Acquisition	11/04	\$1,200.00
Community Center	11/04	(\$54,607.51)
Community Center	11/05	(\$16,435.54)
State Street Land Acquisition	11/05	\$74,507.90
Electrical Line Extensions	11/05	\$14,042.00
Water Service	11/05	\$84,458.00
Communication Service	11/06	\$12,927.50
State Street Development	11/07	\$35,015.04
Electric Line Extensions	11/07	\$8,230.05
Electric Transformers	11/07	\$9,462.66
Gas Main & Services	11/07	\$289.66
Water Mains	11/07	\$3,498.92
Railroad Crossings	11/07	\$408,903.91
Downtown Streetscape	11/08	\$1,338,166.43
Electric Line Extensions	11/08	\$98,048.45
Electric Transformers	11/08	\$18,013.24
Gas Main & Services	11/08	\$443.97
Communication Service	11/08	\$7,448.12
Railroad Crossings	11/08	(\$26,189.72)
Washington Street	11/10	\$498,793.86
State Street	11/10	\$329,502.30
Downtown Streetscape	11/10	\$31,937.70
Electric Line Extensions	11/10	\$244,156.67
Gas Main & Services	11/10	\$4,605.66
Communication Service	11/10	\$33,823.35
Streetscape Maintenance	11/11	\$1,535.18
State Street	11/11	\$468,223.48
Broom Factory	11/11	\$4,092.63
Treatment Facility	11/11	\$244,967.00
Electric Transformers	11/11	\$17,577.66
Gas Main & Services	11/11	\$212.77
Water Mains	11/11	\$181,620.14
Communication Service	11/11	\$24,058.62

State Street	11/12	(\$42,223.13)
River Place Development	11/12	\$74,679.21
Treatment Facility	11/12	\$3,755,033.00
Street Lighting	11/12	\$21,406.50
Electric Transformers	11/12	\$80,369.00
Communication Fiber	11/12	\$96,599.77
River Place Development	11/13	\$4,560.78
Administrative Costs	11/13	\$5,526.00
Electric Transformers	11/13	\$35,725.27
Electric Line Extensions	11/13	\$43,346.56
Communication Service	11/13	\$5,362.68
River Place Development	11/14	\$78.00
Annex	11/14	\$737.00
Legal Fees	11/14	\$11,203.60
Electric Line Extensions	11/14	\$30,808.84
Administrative Costs	11/14	\$26,133.19
River Place Development	11/15	\$1,927.50
Annex	11/15	\$395.00
Administrative Costs	11/15	\$18,679.32
Legal Fees - River Place Dev	11/16	\$6,288.66
River Place Rebate	11/16	\$43,791.91
Legal Fees	11/16	\$1,908.11
Miscellaneous	11/16	\$154.03
Administrative Costs	11/16	\$8,920.89
Gas Main & Services	11/16	\$13,501.79
Electric Line Extensions	11/16	\$29,531.66
Water Mains	11/16	\$190,952.78
River Place Rebate	11/17	\$148,981.04
Legal Fees	11/17	\$277.00
Administrative Costs	11/17	\$4,651.28
Electric Line Extensions	11/17	\$103,940.10
River Place Rebate	11/18	\$164,642.73
Annex Rebate	11/18	\$7,320.26
Administrative Costs	11/18	\$1,262.50
River Place	11/18	\$3,282.22
Mill Race	11/18	\$37,879.36
River Place Rebate	11/19	\$243,819.63
Annex Rebate	11/19	\$9,089.60
Administrative Costs	11/19	\$872.29
Mill Race	11/19	\$33,000.00
Peter Melendy Park	11/19	\$16,729.81
100 Block Alley	11/19	\$71,476.18
Streetscape	11/19	\$173,579.68
Downtown Visioning	11/19	\$45,962.69
River Place Rebate	11/20	\$404,663.00
Annex Rebate	11/20	\$8,887.32
Legal Fees - River Place Dev	11/20	\$15,259.00
Mill Race	11/20	\$33,000.00
Streetscape	11/20	\$2,279,799.47
Downtown Visioning	11/20	\$18,985.00
Parking Improvements	11/20	\$12,258.98
115 E 2nd St. Rebate	11/20	\$3,755.31
River Place Rebate	11/21	\$591,217.50
Annex Rebate	11/21	\$10,167.50

Legal Fees - River Place Dev	11/21	\$1,251.00
Alley	11/21	\$229,831.00
Streetscape	11/21	\$1,563,159.16
Peter Melendy Park	11/21	\$274,944.99
Parking Improvements	11/21	\$728,889.48
115 E 2nd St. Rebate	11/21	\$3,880.76
Cameras	11/21	\$122,063.35
Legal Fees	11/21	\$2,393.36
River Place Rebate	11/22	\$690,326.94
Annex Rebate	11/22	\$10,145.83
115 E 2nd St. Rebate	11/22	\$3,872.49
616 Clay St. Rebate	11/22	\$12,673.93
200 W. 1st St. Rebate	11/22	\$96,572.86
Streetscape	11/22	\$675,731.66
Legal Fees	11/22	\$93.00
TOTAL		\$19,756,249.78

**CITY OF CEDAR FALLS
DOWNTOWN TIF DEBT
CERTIFIED WITH THE COUNTY**

DEBT OBLIGATION	DATE CERTIFIED	AMOUNT CERTIFIED
1997 GO Bonds	11/00	\$496,726.00
1998 GO Bonds	11/00	\$1,363,226.00
2004 GO Bonds	11/05	\$88,836.91
2004 GO Bonds - Additional	11/06	\$7,177.87
Refunding of 97 & 98	11/06	(\$1,859,952.00)
2006A Bonds Refunded 97 & 98	11/06	\$1,556,392.07
Refunding of 04 Bonds	11/10	(\$96,014.78)
2010 Bonds	11/10	\$95,439.91
Refunding of 06 Bonds	11/12	(\$1,556,392.07)
2012 Notes	11/12	\$1,518,880.17
TOTAL		\$1,614,320.08

DOWNTOWN TIF REVENUES RECEIVED

TIF REVENUES - OCT., 2022	\$17,009,714.93
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DOWNTOWN TIF REVENUES - ESTIMATED

TIF REVENUES - NOV., 2022 - JUNE, 2023	\$1,281,645.21
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DOWNTOWN TIF BALANCE

DOWNTOWN TIF BALANCE	\$3,079,209.72
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**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Unified

Urban Renewal Area Number: 07043 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 3,764,645

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 7th day of November, 2022

Signature of Authorized Official 319-273-8600
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Unified

Urban Renewal Area Number: 07043 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>RBJB</u> <u>Property tax rebate to RBJB - 1024 Nordic Drive</u> <hr/> <hr/> <hr/>	<u>08/03/15</u>	<u>16,169</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. <u>Six Kids</u> <u>Property tax rebate to Six Kids - 1304 Technology Parkway</u> <hr/> <hr/> <hr/>	<u>06/20/16</u>	<u>19,929</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. <u>Martin Realty</u> <u>Property tax rebate to Martin Realty - 6623 Chancellor Drive</u> <hr/> <hr/> <hr/>	<u>03/18/18</u>	<u>5,105</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. <u>SDC Real Estate</u> <u>Property tax rebate to SDC Real Estate - 1225 Rail Way</u> <hr/> <hr/> <hr/>	<u>01/20/20</u>	<u>24,645</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. <u>Standard Distribution</u> <u>Property tax rebate to Standard Distribution - 317 Savannah Park Road</u> <hr/> <hr/> <hr/>	<u>01/20/20</u>	<u>33,670</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 99,518

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Cedar Falls County: Black Hawk

Urban Renewal Area Name: Cedar Falls Unified

Urban Renewal Area Number: 07043 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. Land Acquisition <u>Purchase of land and costs associated with the land acquisition</u> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/5/18 & 11/19/18</u>	<u>6,916</u>
7. West Viking Road Reconstruction <u>Street infrastructure - Design and construction costs</u> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>12/02/19</u>	<u>31,288</u>
8. Industrial Park Expansion <u>Street infrastructure design and construction</u> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>03/18/19</u>	<u>3,593,109</u>
9. North Industrial Park Miscellaneous <u>Railroad insurance</u> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>05/24/10</u>	<u>27,876</u>
10. Legal Fees <u>Legal fees, appraisals, recording, & abstract fees associated with Unified urban renewal area, including annexed area.</u> <hr/> <hr/> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/7/22</u>	<u>5,938</u>

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

Total For City TIF Form 1.1 Page 2: 3,665,127

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY OF CEDAR FALLS UNIFIED TIF PROJECTS CERTIFIED WITH THE COUNTY		
PROJECT	DATE CERTIFIED	AMOUNT CERTIFIED
TOTAL - Industrial Park	Pre 2013	\$40,961,748.13
TOTAL - Northern	Pre 2013	\$1,973,814.94
Northern Industrial Park	11/13	\$283,653.46
Hwy 58 Corridor Improvements	11/13	\$14,450.48
Hwy 58 Pedestrian Bridge	11/13	\$1,006,903.87
West Viking Road	11/13	\$1,032,453.36
Miscellaneous & Legal	11/13	\$39,394.43
Bluff St. Lift Station	11/13	\$1,040,000.00
Public Works Complex	11/13	(\$964,579.39)
Commerce Drive	11/13	\$27,579.98
Kaplan University	11/13	\$80,569.00
Reel Deal	11/13	\$68,758.00
Aerial Services	11/13	\$12,705.00
Universal Industries	11/13	\$19,200.00
Target	11/13	\$623,000.00
Lot Sales	11/13	(\$166,750.00)
Electric Line Extensions	11/13	\$352,175.97
Electric Transformers	11/13	\$1,421,525.86
Gas Main & Services	11/13	\$43,686.33
Communication Fiber	11/13	\$25,700.81
Generation	11/13	\$10,226,298.17
Northern Miscellaneous	11/14	\$19,290.00
Northern LOMR	11/14	\$3,793.79
Northern Signage	11/14	\$34,050.00
Northern Industrial Park	11/14	(\$136,629.17)
West Viking Road	11/14	\$1,107,945.67
Viking Road Reconstruction	11/14	\$1,232,706.53
Hwy 58 Corridor Improvements	11/14	\$40,110.22
Hwy 58 Pedestrian Bridge	11/14	\$58,556.97
Legal Fees	11/14	\$3,674.57
EIC	11/14	\$108,801.00
Reel Deal	11/14	\$66,848.00
Aerial Services	11/14	\$12,705.00
Universal Industries	11/14	\$14,400.00
Target	11/14	\$467,000.00

Water Main & Services	11/14	\$174,969.57
Generation	11/14	\$8,254,927.46
Administrative Costs	11/14	\$40,799.73
Lot Sales	11/14	(\$76,750.00)
Northern Miscellaneous	11/15	\$40,930.00
Northern LOMR/Map	11/15	\$6,394.75
Greenhill Road	11/15	\$228,465.97
Street Restoration - Ind Park	11/15	\$356,244.93
West Viking Road	11/15	\$190,933.35
Viking Road Reconstruction	11/15	\$96,365.83
Hwy 58 Corridor Improvements	11/15	\$40,087.98
Hwy 58 Pedestrian Bridge	11/15	(\$17,765.89)
Legal Fees	11/15	\$15,243.44
EIC	11/15	\$81,806.40
Reel Deal	11/15	\$62,793.00
Aerial Services	11/15	\$12,705.00
Universal Industries	11/15	\$9,600.00
Target	11/15	\$300,877.80
Principal	11/15	\$140,871.00
Administrative Costs	11/15	\$36,457.96
Lot Sales	11/15	(\$327,020.00)
Northern Miscellaneous	11/16	\$20,755.50
Street Restoration - Ind Park	11/16	\$284,598.65
West Viking Road	11/16	\$389.30
Viking Road Reconstruction	11/16	\$81,783.51
Hwy 58 Corridor Improvements	11/16	\$17,863.73
Ind. Park Patching & Maint	11/16	\$344,160.79
Legal Fees	11/16	\$8,453.45
Miscellaneous	11/16	\$3,500.00
EIC	11/16	\$57,538.80
Reel Deal	11/16	\$132,019.99
Aerial Services	11/16	\$23,912.00
Universal Industries	11/16	\$4,800.00
Target	11/16	\$142,419.90
Principal	11/16	\$105,986.40
Administrative Costs	11/16	\$39,575.67
Land Acquisition	11/16	\$1,043,704.00
Lot Sales	11/16	\$0.00
Gas Main & Services	11/16	\$42,545.77
Electric Line Extensions	11/16	\$24,987.15
Northern Miscellaneous	11/17	\$20,905.50
University Avenue Phase III	11/17	\$145,022.53
Hwy 58 Corridor Improvements	11/17	\$4,095.49

Ind. Park Patching & Maint	11/17	\$9,525.46
Legal Fees	11/17	\$469.50
Miscellaneous	11/17	\$175.00
EIC	11/17	\$37,760.40
Reel Deal	11/17	\$130,308.07
Aerial Services	11/17	\$22,894.00
Principal	11/17	\$78,383.70
Dry Run Creek Sanitary Sewer	11/17	\$4,500,000.00
Administrative Costs	11/17	\$28,450.86
Land Acquisition	11/17	\$4,868.00
Northern Miscellaneous	11/18	\$20,755.50
University Avenue Phase III	11/18	\$3,361,595.85
Hwy 58 Corridor Improvements	11/18	\$3,896,134.23
Ind. Park Patching & Maint	11/18	\$18,914.15
Legal Fees	11/18	\$11,909.70
Land Acquisition	11/18	\$4,810.00
EIC	11/18	\$19,705.20
Reel Deal	11/18	\$14,644.80
Principal	11/18	\$54,540.00
Administrative Costs	11/18	\$14,330.36
Lot Sales	11/18	(\$88,013.00)
Northern Miscellaneous	11/19	\$20,755.50
University Avenue Phase III	11/19	(\$50,000.00)
Hwy 58 Corridor Improvements	11/19	\$3,748,333.33
Legal Fees	11/19	\$11,841.85
Principal	11/19	\$27,350.00
Industrial Park Expansion	11/19	\$61,961.35
Land Acquisition	11/19	\$4,197,445.97
Gas Main & Services	11/19	\$87,773.18
Electric Services	11/19	\$259,806.07
Water Main & Services	11/19	\$707,340.35
Communication Services	11/19	\$92,730.57
Industrial Park Expansion	11/20	\$97,905.68
University Avenue Phase III	11/20	\$89,340.91
Hwy 58 Corridor Improvements	11/20	\$3,748,333.34
Legal Fees	11/20	\$6,392.00
Six Kids	11/20	\$32,210.35
RBJB	11/20	\$71,453.07
Land Acquisition	11/20	\$6,754.00
West Viking Road	11/20	\$137,054.00
Industrial Park Expansion	11/21	\$62,182.97
Northern Miscellaneous	11/21	\$23,870.34
Legal Fees	11/21	\$20,125.91

Martin Reality	11/21	\$8,537.48
Six Kids	11/21	\$26,629.11
RBJB	11/21	\$24,306.02
Land Acquisition	11/21	\$567,822.00
West Viking Road	11/21	\$42,933.73
Industrial Park Expansion	11/22	\$3,593,108.78
Northern Miscellaneous	11/22	\$27,876.00
Legal Fees	11/22	\$5,938.00
Martin Reality	11/22	\$5,105.08
Six Kids	11/22	\$19,929.27
RBJB	11/22	\$16,169.48
Standard Distribution	11/22	\$33,669.74
SDC	11/22	\$24,645.27
Land Acquisition	11/22	\$6,916.00
West Viking Road	11/22	\$31,287.75
TOTAL		\$103,411,493.62

CITY OF CEDAR FALLS UNIFIED TIF DEBT CERTIFIED WITH THE COUNTY		
DEBT OBLIGATION	DATE CERTIFIED	AMOUNT CERTIFIED
TOTAL - Industrial Park	Pre 2013	\$14,566,806.26
TOTAL - Northern	Pre 2013	\$2,094,273.29
Debt Called In		(\$268,095.79)
TOTAL		\$16,392,983.76

UNIFIED TIF REVENUES RECEIVED	
TIF REVENUES - SEPT., 1992 - OCT., 2022 - TOTAL	\$90,757,883.21

UNIFIED TIF REVENUES - ESTIMATED	
TIF REVENUES - NOV., 2021 - JUNE, 2023	\$2,021,174.31

UNIFIED TIF BALANCE	
UNIFIED TIF BALANCE	\$27,025,419.86

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE TIF BOND FUND OF THE CITY OF CEDAR FALLS TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS

WHEREAS, the TIF Bond Fund has cash flowed parking lot overlay project costs in the College Hill Urban Renewal Area; and

WHEREAS, the City has determined that the aforementioned project is an eligible TIF expenditures in the College Hill Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the TIF Bond Fund for TIF revenues collected in the College Hill Urban Renewal area in the amount of One Hundred Forty-Eight Thousand, Two Hundred and Fifty-Three Dollars and Twenty-Seven Cents (\$148,253.27) for this project; and

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of One Hundred Forty-Eight Thousand, Two Hundred and Fifty-Three Dollars and Twenty-Seven Cents (\$148,253.27) for assisting in the completion of the this project is hereby approved and authorized in accordance with the criteria stated above.

BE IT FURTHER RESOLVED, that this amount loaned from the TIF Bond Fund to the TIF Fund shall be repaid as the TIF revenues are collected

ADOPTED this 7th day of November 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN
FROM THE STORMWATER FUND OF THE CITY OF CEDAR FALLS
TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS**

WHEREAS, the Stormwater Fund has cash flowed Olive Street Box Culvert project costs in the College Hill Urban Renewal Area; and

WHEREAS, the City has determined that the aforementioned project is an eligible TIF expenditures in the College Hill Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the Stormwater Fund for TIF revenues collected in the College Hill Urban Renewal area in the amount of Three Hundred Forty-Seven Thousand, Eight Hundred and Thirty-Six Dollars and Sixty Cents (\$347,836.60) for this project.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Three Hundred Forty-Seven Thousand, Eight Hundred and Thirty-Six Dollars and Sixty Cents (\$347,836.60) for assisting in the completion of the this project is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED, that this amount loaned from the Stormwater Fund to the TIF Fund shall be repaid as the TIF revenues are collected

ADOPTED this 7th day of November 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE TIF BOND FUND OF THE CITY OF CEDAR FALLS TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS

WHEREAS, the TIF Bond Fund has cash flowed the Prairie Parkway & Viking Road intersection improvements and the Pinnacle Prairie round-a-bout intersection improvements; and

WHEREAS, the City has determined that the aforementioned projects are eligible TIF expenditures in the Pinnacle Prairie Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the TIF Bond Fund for TIF revenues collected in the Pinnacle Prairie Urban Renewal area in the amount of Sixty-Six Thousand, Eight Hundred, Sixty-Five Dollars and Fifty-Four Cents (\$66,865.54) for these projects.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Sixty-Six Thousand, Eight Hundred, Sixty-Five Dollars and Fifty-Four Cents (\$66,865.54) for assisting in the completion of these projects is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED, that this amount loaned from the TIF Bond Fund to the TIF Fund shall be repaid as the TIF revenues are collected

ADOPTED this 7th day of November 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN
FROM THE TIF BOND FUND OF THE CITY OF CEDAR FALLS
TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS**

WHEREAS, the TIF Bond Fund has cash flowed design, construction, and administrative fees related to the Cyber Lane and Hudson & Ridgeway Avenue intersection improvements in the South Cedar Falls Urban Renewal area; and

WHEREAS, the City has determined that the aforementioned fees, payments, and project costs are eligible TIF expenditures in the South Cedar Falls Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the TIF Bond Fund for TIF revenues collected in the South Cedar Falls Urban Renewal area in the amount of Two Hundred Ninety-Nine Thousand, One Hundred, Ninety Dollars and Fifteen Cents (\$299,190.15) for these projects.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Two Hundred Ninety-Nine Thousand, One Hundred, Ninety Dollars and Fifteen Cents (\$299,190.15) for assisting in the completion of these projects is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED, that this amount loaned from the TIF Bond Fund to the TIF Fund shall be repaid as the TIF revenues are collected

ADOPTED this 7th day of November 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN
FROM THE ECONOMIC DEVELOPMENT FUND OF THE CITY OF CEDAR FALLS
TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS**

WHEREAS, the Economic Development Fund has cash flowed the purchase of land and related expenses in the South Cedar Falls Urban Renewal area; and

WHEREAS, the City has determined that the aforementioned project and the related legal and administrative fees associated with the land purchase are eligible TIF expenditures in the South Cedar Falls Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the Economic Development Fund for TIF revenues collected in the South Cedar Falls Urban Renewal area in the amount of Four Thousand, Eight Hundred, Eighty-Four Dollars (\$4,884.00) for this project.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Four Thousand, Eight Hundred, Eighty-Four Dollars (\$4,884.00) for assisting in the completion of this project is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED, that this amount loaned from the Economic Development Fund to the TIF Fund shall be repaid as the TIF revenues are collected

ADOPTED this 7th day of November 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE TIF BOND FUND OF THE CITY OF CEDAR FALLS TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS

WHEREAS, the TIF Bond Fund has cash flowed legal fees, construction costs, design costs, brick costs, utility costs, reimbursement payments, landscaping costs, easement costs, and other various project costs related to the Downtown Streetscape project in the Downtown Urban Renewal area; and

WHEREAS, the City has determined that the aforementioned fees, payments, and project costs are eligible TIF expenditures in the Downtown Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the TIF Bond Fund for TIF revenues collected in the Downtown Urban Renewal area in the amount of Six Hundred, Seventy-Five Thousand, Eight Hundred, and Twenty-Four Dollars and Sixty-Six Cents (\$675,824.66) for these projects.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Six Hundred, Seventy-Five Thousand, Eight Hundred, and Twenty-Four Dollars and Sixty-Six Cents (\$675,824.66) for assisting in the completion of these projects is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED, that this amount loaned from the TIF Bond Fund to the TIF Fund shall be repaid as the TIF revenues are collected

ADOPTED this 7th day of November 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN
FROM THE TIF BOND FUND OF THE CITY OF CEDAR FALLS
TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS**

WHEREAS, the TIF Bond Fund has cash flowed the West Viking Road, Industrial Park Street Expansion, and other administrative and legal fees in the urban renewal area; and

WHEREAS, the City has determined that the aforementioned projects are eligible TIF expenditures in the Unified Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the TIF Bond Fund for TIF revenues collected in the Unified Urban Renewal area in the amount of Three Million, Six Hundred and Fifty-Eight Thousand, Two Hundred, Ten Dollars and Fifty-Three Cents (\$3,658,210.53) for these projects.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Three Million, Six Hundred and Fifty-Eight Thousand, Two Hundred, Ten Dollars and Fifty-Three Cents (\$3,658,210.53) for assisting in the completion of these projects is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED, that this amount loaned from the TIF Bond Fund to the TIF Fund shall be repaid as the TIF revenues are collected

ADOPTED this 7th day of November 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE ECONOMIC DEVELOPMENT FUND OF THE CITY OF CEDAR FALLS TO THE TAX INCREMENT FINANCING (TIF) FUND OF THE CITY OF CEDAR FALLS

WHEREAS, the Economic Development Fund has cash flowed the purchase of land and related expenses in the Unified urban renewal area; and

WHEREAS, the City has determined that the aforementioned project and the related legal and administrative fees associated with the land purchase is an eligible TIF expenditure in the Unified Urban Renewal area; and

WHEREAS, the City Council desires to reimburse the Economic Development Fund for TIF revenues collected in the Unified Urban Renewal area in the amount of Six Thousand, Nine Hundred, and Sixteen Dollars (\$6,916.00) for this project.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that a TIF inter-fund loan in an amount of Six Thousand, Nine Hundred, and Sixteen Dollars (\$6,916.00) for assisting in the completion of this project is hereby approved and authorized in accordance with the criteria stated above; and

BE IT FURTHER RESOLVED, that this amount loaned from the Economic Development Fund to the TIF Fund shall be repaid as the TIF revenues are collected

ADOPTED this 7th day of November 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk



DEPARTMENT OF FINANCE & BUSINESS OPERATIONS

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

INTEROFFICE MEMORANDUM

TO: Mayor Green & City Council Members
FROM: Jennifer Rodenbeck, Director of Finance & Business Operations
DATE: October 26, 2022
SUBJECT: State TIF Report

HF 2460 (Urban Renewal Reporting Act of 2012) amended Iowa Code sections 331.403(3), 357H.9(2), and 384.22(2). This legislation started requiring that cities with active Urban Renewal Areas provide specified information concerning active Urban Renewal Areas and any associated Tax Increment Financing Districts. Attached for your review is the annual report that the City is required to complete. The report does require approval by Council and is due December 1, 2022. After approval, the report will be filed with the Department of Management through their on-line reporting system.

The report takes into account the TIF activities during the fiscal year ended June 30, 2022. The report includes the following TIF districts that were active during FY22:

- College Hill
- Downtown
- Pinnacle Prairie
- Southern
- Unified Highway 58 Corridor

If you have any questions, please feel free to contact me.

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING SUBMISSION OF THE CITY’S FY22 ANNUAL URBAN RENEWAL REPORT

WHEREAS, the City Council of the City of Cedar Falls, Iowa, has considered approving and authorizing submission of the City’s FY22 Annual Urban Renewal Report for the City of Cedar Falls to the Iowa Department of Management, and

WHEREAS, the City Council of the City of Cedar Falls, Iowa, deems it in the best interest of the City of Cedar Falls, Iowa, to approve and authorize submission of said report,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA that said report is hereby approved and authorized for submission to the Iowa Department of Management.

ADOPTED this 7th day of November 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

Levy Authority Summary

Local Government Name: CEDAR FALLS
 Local Government Number: 07G046

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CEDAR FALLS URBAN RENEWAL	07019	3
CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL	07039	4
CEDAR FALLS COLLEGE HILL TIF	07042	2
CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR	07043	11
SOUTH CEDAR FALLS UR	07048	4

TIF Debt Outstanding: 37,570,274

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	6,716,737
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	6,716,737

Rebate Expenditures:	595,017
Non-Rebate Expenditures:	6,121,720
Returned to County Treasurer:	0
Total Expenditures:	6,716,737

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 30,853,537

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL
 UR Area Number: 07019

UR Area Creation Date: 11/1986

UR Area Purpose: This urban renewal area was created to revitalize and redevelop the City's central business district (Downtown).

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR	070105	070106	12,849,592
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR	070177	070178	67,867,010
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS UR DOWNTOWN TIF AMD3 INCR	070313	070314	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	22,258,080	64,342,745	1,998,160	0	-9,260	102,880,030	0	102,880,030
Taxable	0	12,555,648	57,908,475	1,798,344	0	-9,260	81,899,162	0	81,899,162
Homestead Credits									31

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	2,494,937
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	2,494,937

Rebate Expenditures:	417,306
Non-Rebate Expenditures:	2,077,631
Returned to County Treasurer:	0
Total Expenditures:	2,494,937

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For CEDAR FALLS URBAN RENEWAL

Waste Water Treatment Facility

Description:	Disinfection Project at Wastewater Treatment Facility
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

Electric Extensions

Description:	Electrical Upgrades in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Gas Services

Description:	Gas Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Water Extensions

Description:	Water Extensions in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Communication Services

Description:	Communication Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

River Place Development

Description:	River Place Development
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Administrative Fees

Description:	Staff costs related to urban renewal area
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Street Lighting

Description:	Street Lighting
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete: Yes

State Street Development

Item 31.

Description: State Street Development
Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:
Physically Complete: Yes
Payments Complete: Yes

Annex

Description: Annex Development Group
Classification: Commercial - office properties
Physically Complete: Yes
Payments Complete: No

Mill Race

Description: Mill Race Incentives
Classification: Administrative expenses
Physically Complete: Yes
Payments Complete: No

Downtown Visioning

Description: Downtown Vision Plan
Classification: Administrative expenses
Physically Complete: No
Payments Complete: No

Parking Improvements

Description: Downtown Parking Improvements
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

115 E 2nd Street

Description: 115 E 2nd Street
Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:
Physically Complete: Yes
Payments Complete: No

Peter Melendy Park

Description: Peter Melendy Park
Recreational facilities (lake development, parks, ball fields, trails)
Classification:
Physically Complete: Yes
Payments Complete: No

100 Block Alley

Description: 100 Block Alley
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Downtown Streetscape

Item 31.

Description:	Downtown Streetscape
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CEDAR FALLS URBAN RENEWAL

Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	5,303,201
Interest:	0
Total:	5,303,201
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2023

CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2020

General Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/25/2013
FY of Last Payment:	2021

Property Tax Rebates

Debt/Obligation Type:	Internal Loans
Principal:	1,022,571
Interest:	0
Total:	1,022,571
Annual Appropriation?:	No
Date Incurred:	06/06/2016
FY of Last Payment:	2038

Parking Fund

Debt/Obligation Type:	Internal Loans
Principal:	12,259
Interest:	0
Total:	12,259
Annual Appropriation?:	No
Date Incurred:	12/13/2019
FY of Last Payment:	2023

Street Construction Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total: 0
Annual Appropriation?: No
Date Incurred: 11/18/2019
FY of Last Payment: 2021

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Non-Rebates For CEDAR FALLS URBAN RENEWAL

TIF Expenditure Amount:	15,259
Tied To Debt:	Bond Fund
Tied To Project:	River Place Development
TIF Expenditure Amount:	0
Tied To Debt:	General Fund
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Annex
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	33,000
Tied To Debt:	Bond Fund
Tied To Project:	Mill Race
TIF Expenditure Amount:	18,985
Tied To Debt:	Bond Fund
Tied To Project:	Downtown Visioning
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Peter Melendy Park
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	100 Block Alley
TIF Expenditure Amount:	2,010,387
Tied To Debt:	Bond Fund
Tied To Project:	Downtown Streetscape

Rebates For CEDAR FALLS URBAN RENEWAL

River Place Properties

TIF Expenditure Amount:	404,663
Rebate Paid To:	River Place Properties LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	River Place Development
Projected Final FY of Rebate:	2038

Annex

TIF Expenditure Amount:	8,888
Rebate Paid To:	Cedar Falls Development Group
Tied To Debt:	Property Tax Rebates
Tied To Project:	Annex
Projected Final FY of Rebate:	2023

115 E 2nd St

TIF Expenditure Amount:	3,755
Rebate Paid To:	Linderbaum Real Estate, LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	115 E 2nd Street
Projected Final FY of Rebate:	2025

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR
 TIF Taxing District Inc. Number: 070106
 TIF Taxing District Base Year: 1983
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	22,258,080	297,812	0	0	-9,260	22,598,740	0	22,598,740
Taxable	0	12,555,648	268,031	0	0	-9,260	12,849,592	0	12,849,592
Homestead Credits									30

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,833,420	12,849,592	12,849,592	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR
 TIF Taxing District Inc. Number: 070178
 TIF Taxing District Base Year: 1983
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	64,044,933	1,998,160	0	0	80,281,290	0	80,281,290
Taxable	0	0	57,640,444	1,798,344	0	0	69,049,570	0	69,049,570
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	12,414,280	67,867,010	67,867,010	0	0

FY 2022 TIF Revenue Received: 2,494,937

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS UR DOWNTOWN TIF
 AMD3 INCR
 TIF Taxing District Inc. Number: 070314
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL
 UR Area Number: 07039

UR Area Creation Date: 01/2007

UR Area Purpose: The purpose of this urban renewal area is for economic development in the Pinnacle Prairie development. The area is to promote large-scale, well-planned. land use compatible, mixed-use commercially taxed construction activity.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070281	070282	488,510
CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070283	070284	0
CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070285	070286	271,491
CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070287	070288	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	476,590	83,200,200	46,521,020	0	0	-70,376	130,769,074	0	130,769,074
Taxable	400,482	46,932,752	41,868,918	0	0	-70,376	89,564,883	0	89,564,883
Homestead Credits									150

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI** 0

TIF Revenue:	21,681
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	21,681

Rebate Expenditures:	0
Non-Rebate Expenditures:	21,681
Returned to County Treasurer:	0
Total Expenditures:	21,681

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI** 0

Projects For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

Water Mains

Description:	Water mains installed in Pinnacle Prairie
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Prairie Parkway Extension

Description:	Prairie Parkway Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Legal Fees

Description:	Legal Fees
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Costs

Description:	Staff Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Gas Mains

Description:	Gas mains installed in Pinnacle Prairie
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Electrical Lines

Description:	Electrical Lines installed as part of Prairie Parkway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Prairie Parkway & Viking

Description:	Prairie Parkway & Viking
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	18,890
Interest:	0
Total:	18,890
Annual Appropriation?:	No
Date Incurred:	12/08/2012
FY of Last Payment:	2023

Electrical Lines

Debt/Obligation Type:	Internal Loans
Principal:	3,871
Interest:	0
Total:	3,871
Annual Appropriation?:	No
Date Incurred:	04/20/2015
FY of Last Payment:	2022

V & T Fund

Debt/Obligation Type:	Internal Loans
Principal:	7,900
Interest:	0
Total:	7,900
Annual Appropriation?:	No
Date Incurred:	11/15/2021
FY of Last Payment:	2023

Non-Rebates For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Legal Fees

TIF Expenditure Amount:	17,810
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway Extension

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway & Viking

TIF Expenditure Amount:	3,871
Tied To Debt:	Electrical Lines
Tied To Project:	Electrical Lines

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL
 UR TIF INCR
 TIF Taxing District Inc. Number: 070282
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	54,288,360	29,232,860	0	0	-55,560	84,107,300	0	84,107,300
Taxable	0	30,623,757	26,309,574	0	0	-55,560	57,310,878	0	57,310,878
Homestead Credits									121

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	11,295,180	57,310,878	488,510	56,822,368	1,594,499

FY 2022 TIF Revenue Received: 13,708

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE
 COMMERCIAL UR TIF INCR
 TIF Taxing District Inc. Number: 070284
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,970	0	0	0	0	0	29,970	0	29,970
Taxable	25,185	0	0	0	0	0	25,185	0	25,185
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	277,040	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
 TIF Taxing District Name: CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR
 TIF INCR
 TIF Taxing District Inc. Number: 070286
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	28,911,840	17,288,160	0	0	-14,816	46,185,184	0	46,185,184
Taxable	0	16,308,995	15,559,344	0	0	-14,816	31,853,523	0	31,853,523
Homestead Credits									29

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	38,430	31,853,523	271,491	31,582,032	928,259

FY 2022 TIF Revenue Received: 7,973

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
 TIF Taxing District Name: CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL
 UR TIF INCR
 TIF Taxing District Inc. Number: 070288
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	446,620	0	0	0	0	0	446,620	0	446,620
Taxable	375,297	0	0	0	0	0	375,297	0	375,297
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	991,100	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF
 UR Area Number: 07042

UR Area Creation Date: 02/2011

UR Area Purpose: The purpose of this urban renewal area is for economic development in the area locally known as "College Hill" and to alleviate and remediate conditions of blight.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR	070299	070300	2,883,150
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS COLLEGE HILL TIF SSMID INCR	070315	070316	2,553,450

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,671,230	9,317,069	0	0	-1,852	28,064,648	0	28,064,648
Taxable	0	8,275,951	8,385,363	0	0	-1,852	19,412,255	0	19,412,255
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	152,659
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	152,659

Rebate Expenditures:	74,048
Non-Rebate Expenditures:	78,611
Returned to County Treasurer:	0
Total Expenditures:	152,659

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For CEDAR FALLS COLLEGE HILL TIF

Legal Fees

Description:	Legal Fees Associated with creation of Urban Renewal Area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2215 College St

Description:	New mixed use facility Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

2024 College St

Description:	New mixed use facility Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Cameras

Description:	Cameras on College Hill
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Visioning

Description:	College Hill Vision Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Signage

Description:	Parking Lot Signage
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

917 W 23rd St.

Description:	New mixed use facility Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

2125 College St.

Description:	New mixed use facility	
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)	Item 31.
Physically Complete:	Yes	
Payments Complete:	No	

Debts/Obligations For CEDAR FALLS COLLEGE HILL TIF

Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	2,134
Interest:	0
Total:	2,134
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2022

Staff Administrative Costs

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/21/2016
FY of Last Payment:	2019

Property Tax Rebates

Debt/Obligation Type:	Internal Loans
Principal:	144,231
Interest:	0
Total:	144,231
Annual Appropriation?:	No
Date Incurred:	04/10/2017
FY of Last Payment:	2025

Cameras

Debt/Obligation Type:	Internal Loans
Principal:	98,142
Interest:	0
Total:	98,142
Annual Appropriation?:	No
Date Incurred:	08/08/2019
FY of Last Payment:	2023

College Hill Visioning

Debt/Obligation Type:	Internal Loans
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	No
Date Incurred:	03/05/2020
FY of Last Payment:	2023

Signage

Debt/Obligation Type:	Internal Loans
Principal:	5,000
Interest:	0

Total: 5,000
Annual Appropriation?: No
Date Incurred: 11/15/2021
FY of Last Payment: 2023

Item 31.

Non-Rebates For CEDAR FALLS COLLEGE HILL TIF

TIF Expenditure Amount:	2,134
Tied To Debt:	Legal Fees
Tied To Project:	Legal Fees
TIF Expenditure Amount:	0
Tied To Debt:	Staff Administrative Costs
Tied To Project:	Legal Fees
TIF Expenditure Amount:	5,000
Tied To Debt:	College Hill Visioning
Tied To Project:	Visioning
TIF Expenditure Amount:	71,477
Tied To Debt:	Cameras
Tied To Project:	Cameras

Rebates For CEDAR FALLS COLLEGE HILL TIF

2215 College Street

TIF Expenditure Amount: 18,375
 Rebate Paid To: CV Commercial, LLC
 Tied To Debt: Property Tax Rebates
 Tied To Project: 2215 College St
 Projected Final FY of Rebate: 2022

2024 College Street

TIF Expenditure Amount: 13,653
 Rebate Paid To: CV Commercial, LLC
 Tied To Debt: Property Tax Rebates
 Tied To Project: 2024 College St
 Projected Final FY of Rebate: 2022

917 W 23rd Street

TIF Expenditure Amount: 29,401
 Rebate Paid To: CV Commercial 2, LLC
 Tied To Debt: Property Tax Rebates
 Tied To Project: 917 W 23rd St.
 Projected Final FY of Rebate: 2025

2125 College Street

TIF Expenditure Amount: 12,619
 Rebate Paid To: Zheng Development, LLC
 Tied To Debt: Property Tax Rebates
 Tied To Project: 2125 College St.
 Projected Final FY of Rebate: 2025

Jobs For CEDAR FALLS COLLEGE HILL TIF

Project:	2215 College St
Company Name:	CV Commercial
Date Agreement Began:	04/22/2013
Date Agreement Ends:	06/01/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0

Project:	2024 College St
Company Name:	CV Commercial
Date Agreement Began:	08/12/2013
Date Agreement Ends:	06/02/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF (07042)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR
 TIF Taxing District Inc. Number: 070300
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	02/2011
Economic Development	02/2011

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,671,230	0	0	0	-1,852	16,640,398	0	16,640,398
Taxable	0	8,275,951	0	0	0	-1,852	9,604,544	0	9,604,544
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	13,759,100	2,883,150	2,883,150	0	0

FY 2022 TIF Revenue Received: 152,659

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF (07042)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS COLLEGE HILL TIF SSMID INCR
 TIF Taxing District Inc. Number: 070316
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,317,069	0	0	0	11,424,250	0	11,424,250
Taxable	0	0	8,385,363	0	0	0	9,807,711	0	9,807,711
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	8,870,800	2,553,450	2,553,450	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR
 UR Area Number: 07043

UR Area Creation Date: 11/1990

This urban renewal area is intended to foster economic development through new public improvements and land acquisition. This urban renewal plan provides a mechanism for the incremental and gradual development and redevelopment of this area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	070153	070154	85,041,000
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR	070243	070244	24,291,549
CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	070293	070294	8,203,670
CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	070295	070296	0
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR	070309	070310	349,590
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UNIF HWY 58 AMD4 INCR	070371	070372	0
CEDAR FALLS TWP/DIKE-NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY 58 AMD5 INCR	070397	070398	43,970
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070403	070404	252,810
CEDAR FALLS CITY/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070407	070408	0
CEDAR FALLS CITY AG/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070409	070410	0
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070417	070418	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	469,320	5,065,450	105,914,130	31,245,550	0	-3,704	143,066,776	0	143,066,776
Taxable	394,373	2,857,395	95,322,717	28,120,995	0	-3,704	126,945,596	0	126,945,596
Homestead Credits									21

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	3,455,233
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	3,455,233

Rebate Expenditures:	103,663
Non-Rebate Expenditures:	3,351,570
Returned to County Treasurer:	0
Total Expenditures:	3,455,233

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

Electrical Extensions

Description: Electrical Upgrades - Industrial Park
 Classification: Roads, Bridges & Utilities
 Physically Complete: Yes
 Payments Complete: No

Gas Services

Description: Gas Services - Industrial Park
 Classification: Roads, Bridges & Utilities
 Physically Complete: Yes
 Payments Complete: No

Water Extensions

Description: Water Extensions - Industrial Park
 Classification: Roads, Bridges & Utilities
 Physically Complete: Yes
 Payments Complete: No

Communication Services

Description: Communication Services - Industrial Park
 Classification: Roads, Bridges & Utilities
 Physically Complete: Yes
 Payments Complete: No

Electric Generation

Description: Electric Generation - Walter Scott #4
 Classification: Roads, Bridges & Utilities
 Physically Complete: Yes
 Payments Complete: No

Bluff St. Lift Station

Description: Bluff St. Lift Station
 Classification: Roads, Bridges & Utilities
 Physically Complete: Yes
 Payments Complete: Yes

Reel Deal

Description: Property Tax Rebates to Reel Deal
 Classification: Commercial - office properties
 Physically Complete: Yes
 Payments Complete: Yes

Aerial Services

Description: Property Tax Rebates to Aerial Services
 Classification: Commercial - office properties
 Physically Complete: Yes
 Payments Complete: Yes

Universal Industries

Item 31.

Description: Property Tax Rebates to Universal Industries
Classification: Commercial - office properties
Physically Complete: Yes
Payments Complete: Yes

Target Corporation

Description: Property Tax Rebates to Target Corporation
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: Yes

East Central Iowa Coop

Description: Property Tax Rebates to East Central Iowa Coop
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: Yes

Principal Life Insurance

Description: Property Tax Rebates to Principal Life Insurance
Classification: Commercial - office properties
Physically Complete: Yes
Payments Complete: No

Highway 58 Pedestrian Bridge

Description: Pedestrian Bridge
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Highway 58 Intersection Improvements

Description: Highway 58 Intersection Study
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

West Viking Road

Description: West Viking Road
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Staff Administrative Costs

Description: Staff Administrative Costs
Classification: Administrative expenses
Physically Complete: Yes
Payments Complete: No

Northern Industrial Park

Description: Northern Industrial Park Infrastructure
Classification: Roads, Bridges & Utilities

511

Physically Complete: Yes
Payments Complete: No

Item 31.

Street Improvements

Description: Street improvements in Industrial Park
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Legal Fees

Description: Legal Fees
Classification: Administrative expenses
Physically Complete: Yes
Payments Complete: No

Lot Sales

Description: Lot Sales
Classification: Acquisition of property
Physically Complete: Yes
Payments Complete: No

University Avenue Ph III

Description: University Avenue Ph III
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Dry Run Creek Sanitary Sewer

Description: Dry Run Creek Sanitary Sewer Improvements
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Land Acquisition

Description: Industrial Park Land Acquisition
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

Industrial Park Patching

Description: Industrial Park Patching
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: Yes

Industrial Park Expansion

Description: Industrial Park Expansion
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

6623 Chancelor Drive

512

Description: Property Tax Rebates to Martin Reality
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: No

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1304 Technology Parkway

Description: Property Tax Rebates to Six Kids
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: No

7024 Nordic Drive

Description: Property Tax Rebates to RBJB
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: No

Debts/Obligations For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	539,619
Interest:	0
Total:	539,619
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

CFU-Electric Utility-Generation

Debt/Obligation Type:	Internal Loans
Principal:	9,724,359
Interest:	0
Total:	9,724,359
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

CFU-Gas Utility

Debt/Obligation Type:	Internal Loans
Principal:	136,616
Interest:	0
Total:	136,616
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

CFU-Water Utility

Debt/Obligation Type:	Internal Loans
Principal:	882,310
Interest:	0
Total:	882,310
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

CFU-Communication Utility

Debt/Obligation Type:	Internal Loans
Principal:	96,453
Interest:	0
Total:	96,453
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

Northern 2009 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0

Total: 0
Annual Appropriation?: No
Date Incurred: 11/21/2009
FY of Last Payment: 2019

Item 31.

General Fund

Debt/Obligation Type: Internal Loans
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: No
Date Incurred: 11/17/2014
FY of Last Payment: 2021

Bond Fund

Debt/Obligation Type: Internal Loans
Principal: 10,884,497
Interest: 0
Total: 10,884,497
Annual Appropriation?: No
Date Incurred: 11/08/2012
FY of Last Payment: 2023

Sewer Fund

Debt/Obligation Type: Internal Loans
Principal: 534,040
Interest: 0
Total: 534,040
Annual Appropriation?: No
Date Incurred: 11/17/2014
FY of Last Payment: 2022

Aerial Services

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 04/11/2009
FY of Last Payment: 2019

Reel Deal

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 09/20/2008
FY of Last Payment: 2020

Universal Industries

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0

515

Annual Appropriation?: Yes
Date Incurred: 04/07/2012
FY of Last Payment: 2019

Item 31.

Target Corporation

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 12/24/2012
FY of Last Payment: 2019

Principal Life Insurance

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 07/25/2011
FY of Last Payment: 2021

East Central Iowa Coop

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 11/14/2011
FY of Last Payment: 2020

Street Repair Fund

Debt/Obligation Type: Internal Loans
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: No
Date Incurred: 02/16/2015
FY of Last Payment: 2023

Street Improvement Fund

Debt/Obligation Type: Internal Loans
Principal: 2,545,959
Interest: 0
Total: 2,545,959
Annual Appropriation?: No
Date Incurred: 04/18/2016
FY of Last Payment: 2028

Economic Development Fund

Debt/Obligation Type: Internal Loans
Principal: 4,691,813
Interest: 0
Total: 4,691,813
Annual Appropriation?: No

Date Incurred: 11/16/2015
FY of Last Payment: 2023

Item 31.

Six Kids

Debt/Obligation Type: Rebates
Principal: 58,839
Interest: 0
Total: 58,839
Annual Appropriation?: No
Date Incurred: 04/21/2020
FY of Last Payment: 2025

RBJB

Debt/Obligation Type: Rebates
Principal: 95,759
Interest: 0
Total: 95,759
Annual Appropriation?: No
Date Incurred: 05/08/2020
FY of Last Payment: 2024

Martin Realty

Debt/Obligation Type: Rebates
Principal: 8,537
Interest: 0
Total: 8,537
Annual Appropriation?: No
Date Incurred: 03/18/2018
FY of Last Payment: 2026

Non-Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

TIF Expenditure Amount: 534,040
 Tied To Debt: Sewer Fund
 Tied To Project: Dry Run Creek Sanitary Sewer

TIF Expenditure Amount: 0
 Tied To Debt: Northern 2009 GO Bonds
 Tied To Project: Northern Industrial Park

TIF Expenditure Amount: 423,644
 Tied To Debt: CFU-Electric Utility-Generation
 Tied To Project: Electric Generation

TIF Expenditure Amount: 73,468
 Tied To Debt: CFU-Electric Utility
 Tied To Project: Electrical Extensions

TIF Expenditure Amount: 1,815
 Tied To Debt: CFU-Gas Utility
 Tied To Project: Gas Services

TIF Expenditure Amount: 0
 Tied To Debt: CFU-Water Utility
 Tied To Project: Water Extensions

TIF Expenditure Amount: 1,073
 Tied To Debt: CFU-Communication Utility
 Tied To Project: Communication Services

TIF Expenditure Amount: 1,000,000
 Tied To Debt: Street Improvement Fund
 Tied To Project: University Avenue Ph III

TIF Expenditure Amount: 0
 Tied To Debt: Bond Fund
 Tied To Project: Highway 58 Pedestrian Bridge

TIF Expenditure Amount: 1,082,571
 Tied To Debt: Bond Fund
 Tied To Project: Highway 58 Intersection Improvements

TIF Expenditure Amount: 0
 Tied To Debt: General Fund
 Tied To Project: Staff Administrative Costs

TIF Expenditure Amount: 0
 Tied To Debt: Bond Fund
 Tied To Project: Northern Industrial Park

TIF Expenditure Amount: 0
 Tied To Debt: Bond Fund
 Tied To Project: Legal Fees

TIF Expenditure Amount: 0
 Tied To Debt: Street Repair Fund
 Tied To Project: Street Improvements

TIF Expenditure Amount: 0
Tied To Debt: Bond Fund
Tied To Project: Land Acquisition

Item 31.

TIF Expenditure Amount: 0
Tied To Debt: Bond Fund
Tied To Project: Industrial Park Patching

TIF Expenditure Amount: 0
Tied To Debt: Economic Development Fund
Tied To Project: Land Acquisition

TIF Expenditure Amount: 97,905
Tied To Debt: Bond Fund
Tied To Project: Industrial Park Expansion

TIF Expenditure Amount: 137,054
Tied To Debt: Bond Fund
Tied To Project: West Viking Road

Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

Aerial Services

TIF Expenditure Amount: 0
 Rebate Paid To: Aerial Services
 Tied To Debt: Aerial Services
 Tied To Project: Aerial Services
 Projected Final FY of Rebate: 2017

Reel Deal

TIF Expenditure Amount: 0
 Rebate Paid To: Reel Deal
 Tied To Debt: Reel Deal
 Tied To Project: Reel Deal
 Projected Final FY of Rebate: 2017

Universal Industries

TIF Expenditure Amount: 0
 Rebate Paid To: Universal Industries
 Tied To Debt: Universal Industries
 Tied To Project: Universal Industries
 Projected Final FY of Rebate: 2016

Target Corporation

TIF Expenditure Amount: 0
 Rebate Paid To: Target Corporation
 Tied To Debt: Target Corporation
 Tied To Project: Target Corporation
 Projected Final FY of Rebate: 2016

Principal Life Insurance

TIF Expenditure Amount: 0
 Rebate Paid To: Jones Lang LaSalle
 Tied To Debt: Principal Life Insurance
 Tied To Project: Principal Life Insurance
 Projected Final FY of Rebate: 2021

East Central Iowa Coop

TIF Expenditure Amount: 0
 Rebate Paid To: East Central Iowa Coop
 Tied To Debt: East Central Iowa Coop
 Tied To Project: East Central Iowa Coop
 Projected Final FY of Rebate: 2018

6623 Chancelor Drive

TIF Expenditure Amount: 0
 Rebate Paid To: Martin Realty
 Tied To Debt: Martin Realty
 Tied To Project: 6623 Chancelor Drive
 Projected Final FY of Rebate: 2025

1304 Technology Parkway

Item 31.

TIF Expenditure Amount:	32,210
Rebate Paid To:	Six Kids
Tied To Debt:	Six Kids
Tied To Project:	1304 Technology Parkway
Projected Final FY of Rebate:	2025

7024 Nordic Drive

TIF Expenditure Amount:	71,453
Rebate Paid To:	RBJB
Tied To Debt:	RBJB
Tied To Project:	7024 Nordic Drive
Projected Final FY of Rebate:	2024

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR
 TIF Taxing District Inc. Number: 070154
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	72,749,370	21,740,630	0	0	94,490,000	0	94,490,000
Taxable	0	0	65,474,433	19,566,567	0	0	85,041,000	0	85,041,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	7,489,820	85,041,000	85,041,000	0	0

FY 2022 TIF Revenue Received: 2,487,983

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR
 TIF Taxing District Inc. Number: 070244
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	22,574,690	4,415,920	0	0	26,990,610	0	26,990,610
Taxable	0	0	20,317,221	3,974,328	0	0	24,291,549	0	24,291,549
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	24,291,549	24,291,549	0	0

FY 2022 TIF Revenue Received: 720,171

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR
 TIF Taxing District Inc. Number: 070294
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,333,960	5,317,000	4,500,000	0	-1,852	12,525,138	0	12,525,138
Taxable	0	1,316,576	4,785,300	4,050,000	0	-1,852	10,403,844	0	10,403,844
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,323,320	8,203,670	8,203,670	0	0

FY 2022 TIF Revenue Received: 229,204

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR
 TIF Taxing District Inc. Number: 070296
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	137,170	0	0	0	0	0	137,170	0	137,170
Taxable	115,265	0	0	0	0	0	115,265	0	115,265
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	139,000	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR
 TIF Taxing District Inc. Number: 070310
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	436,310	5,273,070	589,000	0	0	6,298,380	0	6,298,380
Taxable	0	246,122	4,745,763	530,100	0	0	5,521,985	0	5,521,985
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	5,948,790	349,590	349,590	0	0

FY 2022 TIF Revenue Received: 17,875

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UNIF HWY 58 AMD4 INCR
 TIF Taxing District Inc. Number: 070372
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS TWP/DIKE-NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY 58 AMD5 INCR
 TIF Taxing District Inc. Number: 070398
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	402,570	0	0	0	0	402,570	0	402,570
Taxable	0	227,088	0	0	0	0	227,088	0	227,088
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	358,600	43,970	43,970	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM
 TIF Taxing District Inc. Number: 070404
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,892,610	0	0	0	-1,852	1,890,758	0	1,890,758
Taxable	0	1,067,609	0	0	0	-1,852	1,065,757	0	1,065,757
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,639,800	252,810	252,810	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM
 TIF Taxing District Inc. Number: 070408
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY AG/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM
 TIF Taxing District Inc. Number: 070410
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,420	0	0	0	0	0	115,420	0	115,420
Taxable	96,988	0	0	0	0	0	96,988	0	96,988
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	167,050	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF
 HWY58 TIF AMD5 INCREM
 TIF Taxing District Inc. Number: 070418
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	216,730	0	0	0	0	0	216,730	0	216,730
Taxable	182,120	0	0	0	0	0	182,120	0	182,120
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	313,690	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: SOUTH CEDAR FALLS UR
 UR Area Number: 07048

UR Area Creation Date: 06/2018

UR Area Purpose: The purpose of this urban renewal area is to provide opportunities, incentives, and sites to promote economic development, including new and expanded industrial and commercial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR	070373	070374	7,407,048
CEDAR FALLS CITY AG/CEDAR FALLS SCH/SOUTH CEDAR FALLS UR INCR	070375	070376	0
CEDAR FALLS CITY/HUDSON SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR	070377	070378	13,362,202
CEDAR FALLS CITY AG/HUDSON SCH/SOUTH CEDAR FALLS UR INCR	070379	070380	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	415,420	947,570	25,000,490	0	0	-1,852	30,658,158	0	30,658,158
Taxable	349,079	534,519	22,500,441	0	0	-1,852	26,282,345	0	26,282,345
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	592,227
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	592,227

Rebate Expenditures:	0
Non-Rebate Expenditures:	592,227
Returned to County Treasurer:	0
Total Expenditures:	592,227

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For SOUTH CEDAR FALLS UR

Ridgeway Reconstruction

Description:	Ridgeway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Gibson Property

Description:	Master Plan Gibson Property
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Gateway Business Park

Description:	Gateway Business Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Cyber Lane

Description:	Cyber Lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Miscellaneous

Description:	Miscellaneous
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SOUTH CEDAR FALLS UR**Bond Fund**

Debt/Obligation Type:	Internal Loans
Principal:	351,848
Interest:	0
Total:	351,848
Annual Appropriation?:	No
Date Incurred:	03/14/2019
FY of Last Payment:	2023

Street Repair Fund

Debt/Obligation Type:	Internal Loans
Principal:	383,548
Interest:	0
Total:	383,548
Annual Appropriation?:	No
Date Incurred:	02/06/2020
FY of Last Payment:	2023

Economic Development Fund

Debt/Obligation Type:	Internal Loans
Principal:	12,878
Interest:	0
Total:	12,878
Annual Appropriation?:	No
Date Incurred:	03/14/2019
FY of Last Payment:	2023

Non-Rebates For SOUTH CEDAR FALLS UR

TIF Expenditure Amount:	278,124
Tied To Debt:	Bond Fund
Tied To Project:	Ridgeway Reconstruction
TIF Expenditure Amount:	7,872
Tied To Debt:	Economic Development Fund
Tied To Project:	Miscellaneous
TIF Expenditure Amount:	116,566
Tied To Debt:	Bond Fund
Tied To Project:	Cyber Lane
TIF Expenditure Amount:	32,714
Tied To Debt:	Bond Fund
Tied To Project:	Gibson Property
TIF Expenditure Amount:	156,951
Tied To Debt:	Bond Fund
Tied To Project:	Gateway Business Park

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: SOUTH CEDAR FALLS UR (07048)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR
 TIF Taxing District Inc. Number: 070374
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	859,450	10,396,800	0	0	0	11,256,250	0	11,256,250
Taxable	0	484,812	9,357,120	0	0	0	9,841,932	0	9,841,932
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,151,610	8,104,640	7,407,048	697,592	19,575

FY 2022 TIF Revenue Received: 197,814

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: SOUTH CEDAR FALLS UR (07048)
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/SOUTH CEDAR FALLS UR INCR
 TIF Taxing District Inc. Number: 070376
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	163,640	0	0	0	0	0	163,640	0	163,640
Taxable	137,508	0	0	0	0	0	137,508	0	137,508
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	271,170	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: SOUTH CEDAR FALLS UR (07048)
 TIF Taxing District Name: CEDAR FALLS CITY/HUDSON SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR
 TIF Taxing District Inc. Number: 070378
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	88,120	14,603,690	0	0	-1,852	18,986,488	0	18,986,488
Taxable	0	49,707	13,143,321	0	0	-1,852	16,091,334	0	16,091,334
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,367,700	14,620,640	13,362,202	1,258,438	37,154

FY 2022 TIF Revenue Received: 394,413

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: SOUTH CEDAR FALLS UR (07048)
 TIF Taxing District Name: CEDAR FALLS CITY AG/HUDSON SCH/SOUTH CEDAR FALLS UR INCR
 TIF Taxing District Inc. Number: 070380
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	251,780	0	0	0	0	0	251,780	0	251,780
Taxable	211,571	0	0	0	0	0	211,571	0	211,571
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	479,850	0	0	0	0

FY 2022 TIF Revenue Received: 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: September 12, 2022
SUBJECT: Property Assessments

Attached is paperwork regarding one (1) property that had their lawn mowed and weeds removed 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?

Barry Green
1014 W. 9th Street
Cedar Falls, IA 50613

\$456.73 June 2022
\$ 0.00 2022 (fees)
\$456.73 Total owed

Property address: 1014 W. 9th St., CF
Parcel #8914-11-480-003

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.

BARRY GREEN

TO THE ABOVE-NAMED PERSON(S):	Barry Green
PROPERTY DESCRIPTION:	1014 West 9th Street, Cedar Falls, Iowa Black Hawk County Parcel #8914-11-480-003
LEGAL DESCRIPTION OF PROPERTY:	LINCOLN PARK LOT 4 BLK 3 E 25 FT LOT 5 BLK 3, 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 1014 West 9th Street pursuant to City of Cedar Falls Ordinance Section 17-246. This matter is currently set on the Cedar Falls City Council agenda for **November 7, 2022**.

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 1014 WEST 9TH STREET, CEDAR FALLS, IOWA, PARCEL ID 8914-11-480-003

WHEREAS, it was determined that the property located at 1014 West 9th Street, being legally described as LINCOLN PARK LOT 4 BLK 3 E 25 FT LOT 5 BLK 3, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-11-480-003, 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 1014 West 9th Street (Parcel ID 8914-11-480-003) 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 **\$508.73**, 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:

LINCOLN PARK LOT 4 BLK 3 E 25 FT LOT 5 BLK 3, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-11-480-003

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 7th day of November, 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

Item 32.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

DATE: 7/29/22

TO: BARRY GREEN
1014 W. 9TH STREET
CEDAR FALLS, IA 50613

CUSTOMER NO: 5761/5761

TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE	TOTAL AMOUNT
	0/00/00	BEGINNING BALANCE			.00
CEMOW	6/29/22	MOWED LAWN ON: 6/17/22 PER ORDINANCE 17-246&247 PROFESSIONAL LAWN CARE INV.#18087 CODE ENFORCEMENT/ADMIN.FEES	38759	7/29/22	456.73
					\$380.00
					\$76.73

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

CURRENT	30 DAYS	60 DAYS	90 DAYS
	456.73		

DUE DATE: 8/29/22

PAYMENT DUE: 456.73
TOTAL DUE: \$456.73

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 7/29/22 DUE DATE: 8/29/22 NAME: GREEN, BARRY
CUSTOMER NO: 5761/5761 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: \$456.73

537



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

August 1, 2022

Barry Green
1014 W. 9th Street
Cedar Falls, IA 50613

Dear Barry Green,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing on 6/17/22 for \$456.73, as well as late fees of \$0.00 for a total amount due of \$456.73. **If no payment is received by August 17, 2022 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', written over a horizontal line.

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 32.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

TO: BARRY GREEN
1014 W. 9TH STREET
CEDAR FALLS, IA 50613

INVOICE NO: 38759
DATE: 6/29/22

CUSTOMER NO: 5761/5761

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	MOWED LAWN ON: 6/17/22 PER ORDINANCE 17-246&247 PROFESSIONAL LAWN CARE INV.#18087 CODE ENFORCEMENT/ADMIN.FEES	456.73	456.73
			\$380.00
			\$76.73

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

TOTAL DUE: \$456.73

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 6/29/22 DUE DATE: 7/29/22 NAME: GREEN, BARRY
CUSTOMER NO: 5761/5761 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613

INVOICE NO: 38759
TERMS: NET 30 DAYS

AMOUNT: \$45

539

IN THE IOWA DISTRICT COURT FOR Black Hawk COUNTY

)	EQUITY NO. EQCV144768
Lakeview Loan Servicing, LLC)	
Plaintiff,)	Demand for Delay of Sale
)	
Barry L. Green ; Sharon K. Green ; Parties in possession)	
Defendant.)	

Defendant Barry L. Green ; Sharon K. Green ; **he mortgagor in this**
Parties in possession
case, demands that the sale of the mortgaged property be delayed six or twelve months from the
entry of judgment, as appropriate under Iowa law. Defendant further states that the mortgaged
property is the mortgagor's residence and is a one-family or two-family dwelling.

Dated this 30th **day of** May, 2022



Defendant's Signature
Executor of estate -- Mike Greene

Defendant's Name (printed)
1014 West 9th Street

Defendant's street address
Cedar Falls, IA 50613

Defendant's city, state, and zip code



DEPARTMENT OF COMMUNITY DEVELOPMENT

Item 32.

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: 6/9/2022 Case # 22-0517-GRSS
PROPERTY RESIDENT: Barry L Green
PROPERTY ADDRESS: 1014 W 9th St

Property Owner Name: Barry L Green
Property Owner Address: 1014 W 9th 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:

LINCOLN PARK LOT 4 BLK 3 E 25 FT LOT 5 BLK 3

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 6/16/2022, to confirm compliance with the Ordinance requirements. Please note that section 10-9 of the Cedar Falls Municipal code states that it shall be unlawful for any person to deposit any yard waste in any park, street, sidewalk, or on any other property within the city, unless such yard waste is deposited in containers.

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 17-246(a) Noxious Weeds	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, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (<i>Agropyron repens</i>); (2) Perennial sow thistle (<i>Sonchus arvensis</i>); (3) European morning glory and field bindweed (<i>Convolvulus arvensis</i>); (4) Horse nettle (<i>Solanum carolinense</i>); (5) Leafy spurge (<i>Euphorbia esula</i>); (6) Perennial peppergrass (<i>Lepidium draba</i>); (7) Russian knapweed (<i>Centaurea repens</i>); (8) Buckthorn (<i>Rhamnus</i> , not to include <i>Rhamnus frangula</i>), and all other species of thistles belonging in genera of <i>Cirsium</i> and <i>Carduus</i> ; (9) Butterprint (<i>Abutilon theophrasti</i>), annual; (10) Cocklebur (<i>Xanthium commune</i>), annual; (11) Wild mustard (<i>Brassica arvensis</i>), annual; (12) Wild carrot (<i>Daucus carota</i>), biennial; (13) Buckhorn (<i>Plantago lanceolata</i>), perennial; (14) Sheep sorrel (<i>Rumex acetosella</i>), perennial; (15) Sour dock (<i>Rumex crispus</i>), perennial; (16) Smooth dock (<i>Rumex altissimus</i>), perennial; (17) Poison hemlock (<i>Conium maculatum</i>); (18) Wild sunflower (wild strain of <i>Helianthus annus L.</i>), annual; (19) Puncture vine (<i>Trimbulus terrestris</i>), annual; (20) Teasel (<i>Dipsacus</i>), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	6/16/2022

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.

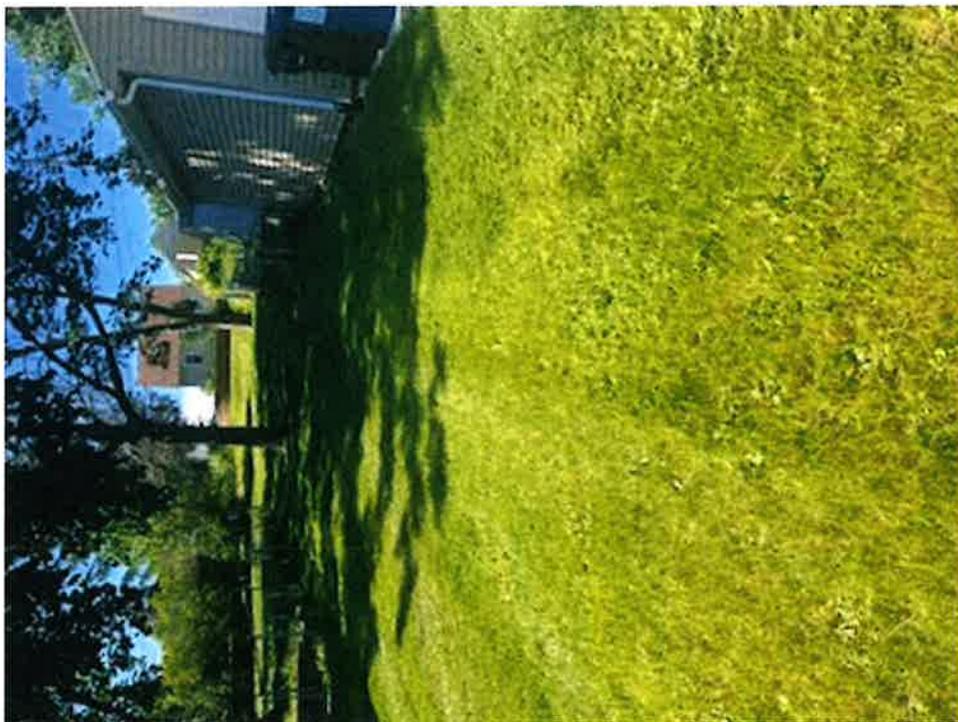
CITY OF CEDAR FALLS CODE ENFORCEMENT

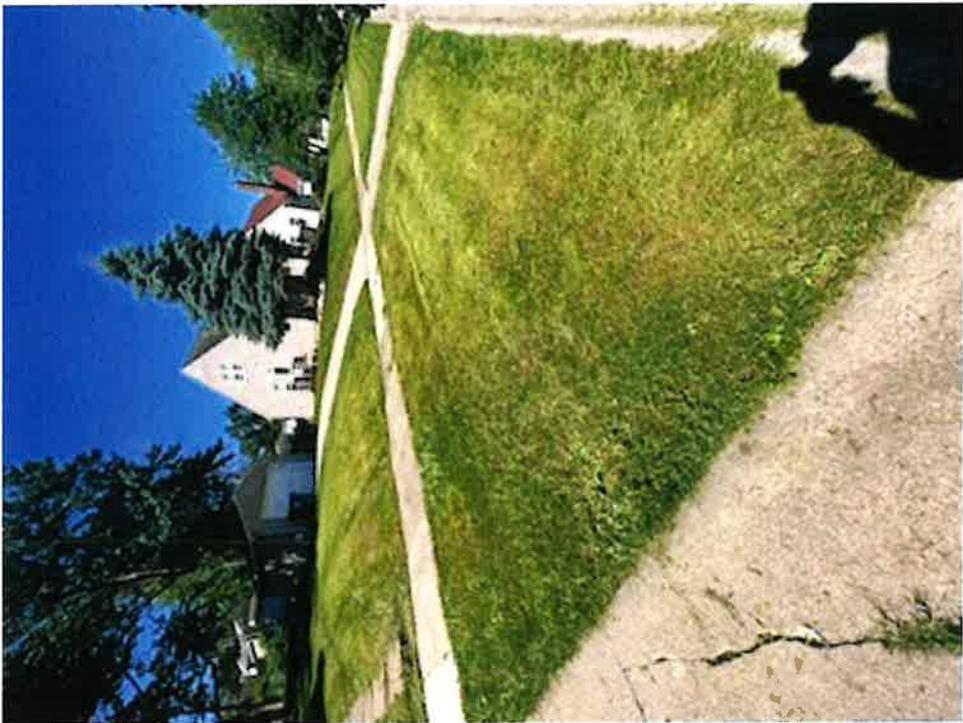


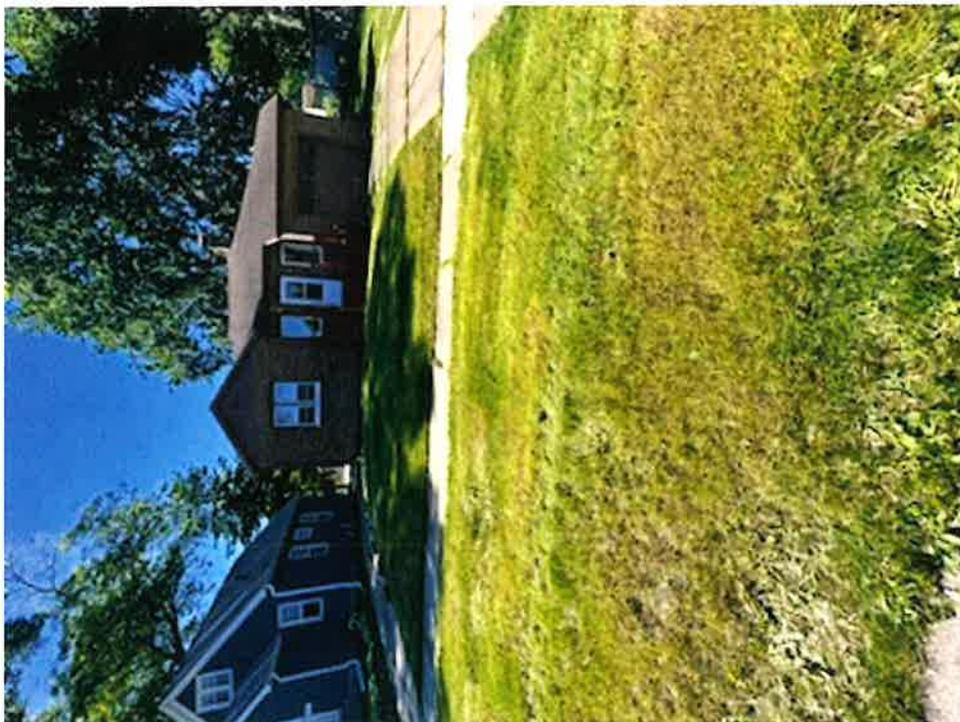
Adam Spray
Code Enforcement

















Beacon™ Black Hawk County, IA

Summary

Parcel ID 891411480003
Alternate ID
Property Address 1014 W 9TH ST
 CEDAR FALLS IA 50613
Sec/Twp/Rng N/A
Brief Tax Description LINCOLN PARK LOT 4 BLK 3 E 25 FT LOT 5 BLK 3
 (Note: Not to be used on legal documents)
Deed Book/Page CLD-673-523 (5/17/2000)
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



Neighborhood

Neighborhood SCDRFLS-03

Owner information

Deed
 GREEN, BARRY L
 1014 W 9TH ST
 CEDAR FALLS IA 50613

Deed
[GREEN, SHARON K](#)
 1014 W 9TH ST
 CEDAR FALLS IA 50613

Mail To
 GREEN, BARRY L
 1014 W 9TH ST
 CEDAR FALLS IA 50613

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/4/2000	URBANSKI,MARY T	GREEN,BARRY L	673-523	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$77,500.00
2/18/1991			618-87	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$52,500.00
8/21/1984			575-3	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$57,000.00
10/28/1980			557-82	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$55,000.00

Show Deed/Contract

[Show Deed/Contract](#)

Land

Lot Dimensions Regular Lot: 75.00 x 125.00
Lot Area 0.22 Acres; 9,375 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 1945
Exterior Material Stucco
Total Gross Living Area 983 SF
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 2 above; 0 below
Basement Area Type Full
Basement Area 983
Basement Finished Area 375 - Minimal Finish
Plumbing 1 Standard Bath - 3 Fi;
Central Air Yes
Heat Yes
Fireplaces 1 Masonry;
Porches 15 Frame Open (198 SF);
Decks Concrete Patio (88 SF); Wood Deck (88 SF);
Additions
Garages 260 SF - Att Frame (Built 1945);

Permits

Permit #	Date	Description	Amount
CF 15958	07/01/2010	Roof	5,450
CF 11253	06/26/2008	Deck/Patio	1,800
CF HA 0187	06/14/2004	A/C	0
812	03/30/1998	Plumb/Elec	1,800

Valuation

Classification	2022	2021	2020	2019	2018
Residential	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$32,740	\$32,740	\$23,640	\$23,640	\$23,640
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$99,690	\$99,690	\$99,690	\$99,690	\$99,690
= Gross Assessed Value	\$132,430	\$132,430	\$123,330	\$123,330	\$123,330
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$132,430	\$132,430	\$123,330	\$123,330	\$123,330

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$17,722	\$13,335	\$13,020	\$13,455
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$53,962	\$56,235	\$54,904	\$56,742
= Gross Taxable Value	\$71,684	\$69,570	\$67,924	\$70,197
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$71,684	\$69,570	\$67,924	\$70,197
x Levy Rate (per \$1000 of value)	34.51570	33.00838	33.14094	32.53716
= Gross Taxes Due	\$2,474.22	\$2,296.39	\$2,251.07	\$2,284.01
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$167.40)	(\$160.09)	(\$160.73)	(\$157.81)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$2,306.82	\$2,136.30	\$2,090.34	\$2,126.20

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$1,153	No		437921
	September 2022	\$1,153	No		
2020	March 2022	\$1,068	Yes	3/14/2022	345680
	September 2021	\$1,068	Yes	9/20/2021	
2019	March 2021	\$1,045	Yes	3/12/2021	219805
	September 2020	\$1,045	Yes	9/21/2020	
2018	March 2020	\$1,063	Yes	3/10/2020	065215
	September 2019	\$1,063	Yes	9/20/2019	
2017	March 2019	\$1,059	Yes	3/20/2019	065215
	September 2018	\$1,059	Yes	9/19/2018	
2016	March 2018	\$1,084	Yes	3/14/2018	065215
	September 2017	\$1,084	Yes	9/28/2017	

Pay Property Taxes

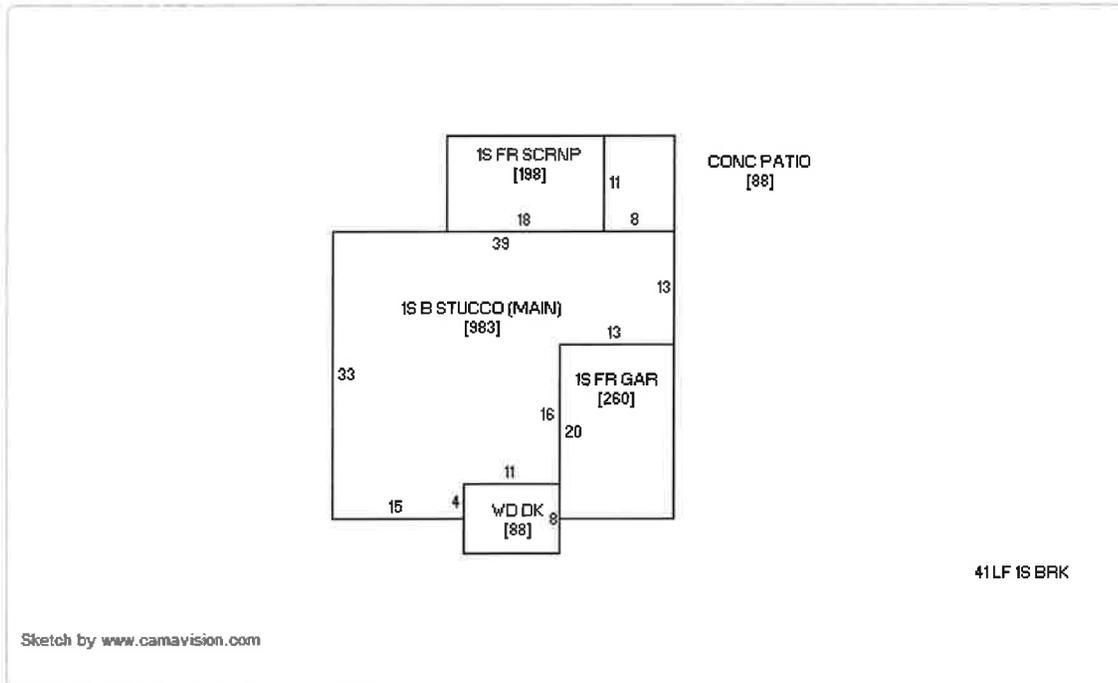
[Click here to pay property taxes for this parcel.](#)

Photos

Item 32.



Sketches



Map



Polling Location

[View Polling Location](#)

554

Recent Sales In Area

Sale date range:

From:

09/12/2019

To:

09/12/2022

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

No data available for the following modules: Agricultural Land/CSR, Commercial Buildings, Agricultural Buildings, Yard Extras, Exemptions, Tax Sale Certificate, Special Assessments.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness

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Version 2.3.219



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: September 13, 2022
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. Can you please start the process of assessing these fees against the owner's property taxes?

Walter E. DeKock
1210 W. 19th Street
Cedar Falls, IA 50613

\$639.61 June 2022
0.00 2022 (fees)
\$639.61 Total owed

Property address: 1210 W. 19th St., CF
Parcel #8914-14-284-005

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.

WALTER E. DEKOCK

TO THE ABOVE-NAMED PERSON(S): Walter E. DeKock

PROPERTY DESCRIPTION: 1210 West 19th Street, Cedar Falls, Iowa
Black Hawk County Parcel #8914-14-284-005

LEGAL DESCRIPTION OF PROPERTY: Aldrich Addition Cedar Falls E 2 Rd Lot
33 EXC S 198 FT W 2 RDS Lot 34
EXC 198 FT,
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 1210 West 19th Street pursuant to City of Cedar Falls Ordinance Section 17-246. This matter is currently set on the Cedar Falls City Council agenda for **November 7, 2022**.

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 Danielsens, 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 1210 WEST 19TH STREET, CEDAR FALLS, IOWA, PARCEL ID 8914-14-284-005

WHEREAS, it was determined that the property located at 1210 West 19th Street, being legally described as ALDRICH ADDITION CEDAR FALLS E 2 RD LOT 33 EXC S 198 FT W 2 RDS LOT 34 EXC S 198 FT, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-14-284-005, 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 1210 West 19th Street (Parcel ID 8914-14-284-005) 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 **\$691.61**, 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:

ALDRICH ADDITION CEDAR FALLS E 2 RD LOT 33 EXC S 198 FT W 2 RDS LOT 34 EXC S 198 FT, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-14-284-005

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 7th day of November, 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsens, MMC, City Clerk

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

DATE: 7/29/22

TO: WALTER DEKOCK
1210 W. 19TH STREET
CEDAR FALLS, IA 50613

CUSTOMER NO: 5759/5759

TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE	TOTAL AMOUNT
	0/00/00	BEGINNING BALANCE			.00
CEMOW	6/29/22	MOWED LAWN ON: 6/9/22 PER ORDINANCE 17-246&247	38758	7/29/22	639.61
		PROFESSIONAL LAWN CARE INV.#18069			\$546.25
		CODE ENFORCEMENT/ADMIN.FEES			\$93.36

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

CURRENT	30 DAYS	60 DAYS	90 DAYS
	639.61		

DUE DATE: 8/29/22

PAYMENT DUE: 639.61
TOTAL DUE: \$639.61

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 7/29/22 DUE DATE: 8/29/22
CUSTOMER NO: 5759/5759

NAME: DEKOCK, WALTER
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: \$639.61



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

August 1, 2022

Walter E. DeKock
1210 W. 19th Street
Cedar Falls, IA 50613

Dear Walter E. DeKock,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing on 6/9/22 for \$639.61, as well as late fees of \$0.00 for a total amount due of \$639.61. **If no payment is received by August 17, 2022 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

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 33.

CITY OF CEDAR FALLS
 220 CLAY STREET
 CEDAR FALLS, IA 50613

(319) 273-8600

TO: WALTER DEKOCK
 1210 W. 19TH STREET
 CEDAR FALLS, IA 50613

INVOICE NO: 38758
 DATE: 6/29/22

CUSTOMER NO: 5759/5759

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	MOWED LAWN ON: 6/9/22 PER ORDINANCE 17-246&247 PROFESSIONAL LAWN CARE INV.#18069 CODE ENFORCEMENT/ADMIN.FEES	639.61	639.61
			\$546.25
			\$93.36

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
 30 DAYS

TOTAL DUE: \$639.61

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 6/29/22 DUE DATE: 7/29/22 NAME: DEKOCK, WALTER
 CUSTOMER NO: 5759/5759 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
 CITY OF CEDAR FALLS
 220 CLAY STREET
 CEDAR FALLS IA 50613

INVOICE NO: 38758
 TERMS: NET 30 DAYS

AMOUNT: \$639.61



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: 6/1/2022 Case # 22-0431-GRSS
PROPERTY RESIDENT: Walter E De Kock
PROPERTY ADDRESS: 1210 W 19th St
Property Owner Name: Walter E De Kock
Property Owner Address: 1210 W 19th 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:

ALDRICH ADDITION CEDAR FALLS E 2 RD LOT 33 EXC S 198 FT W 2

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 6/8/2022, 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:

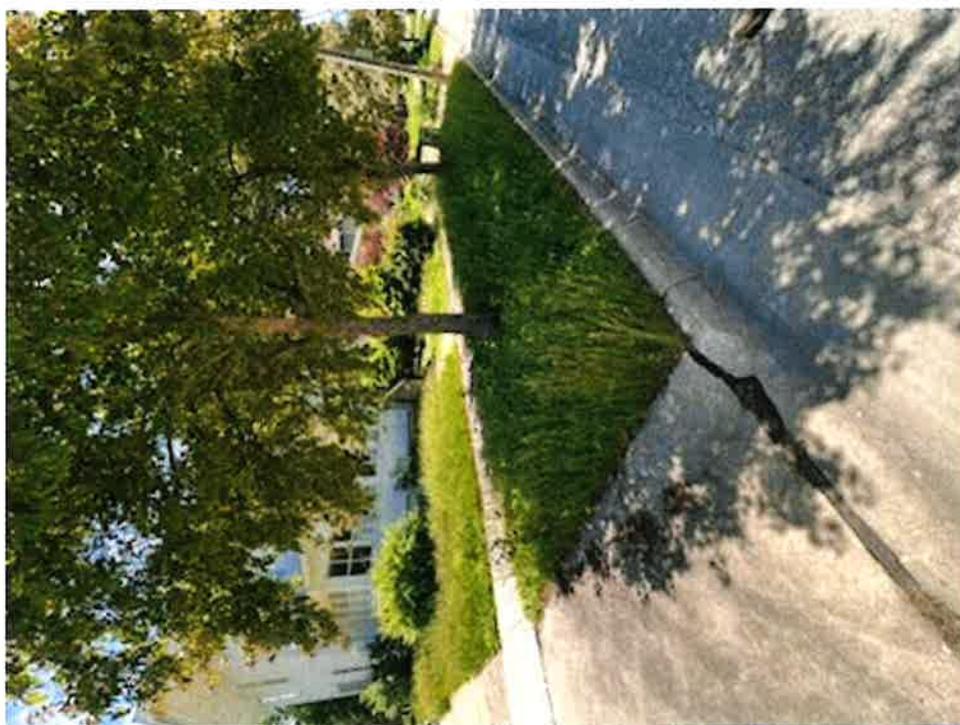
- (1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined

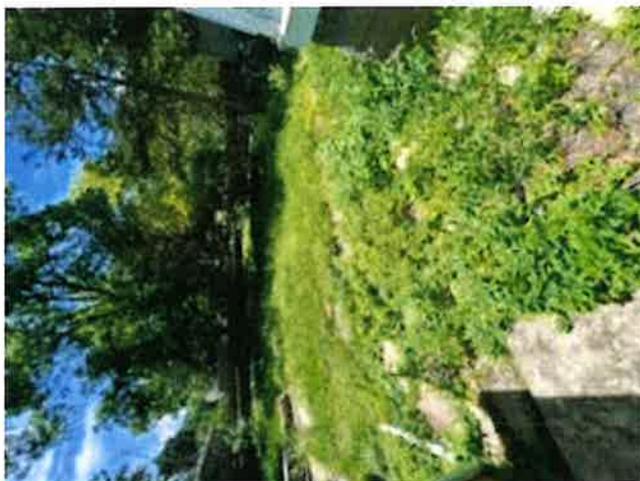
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

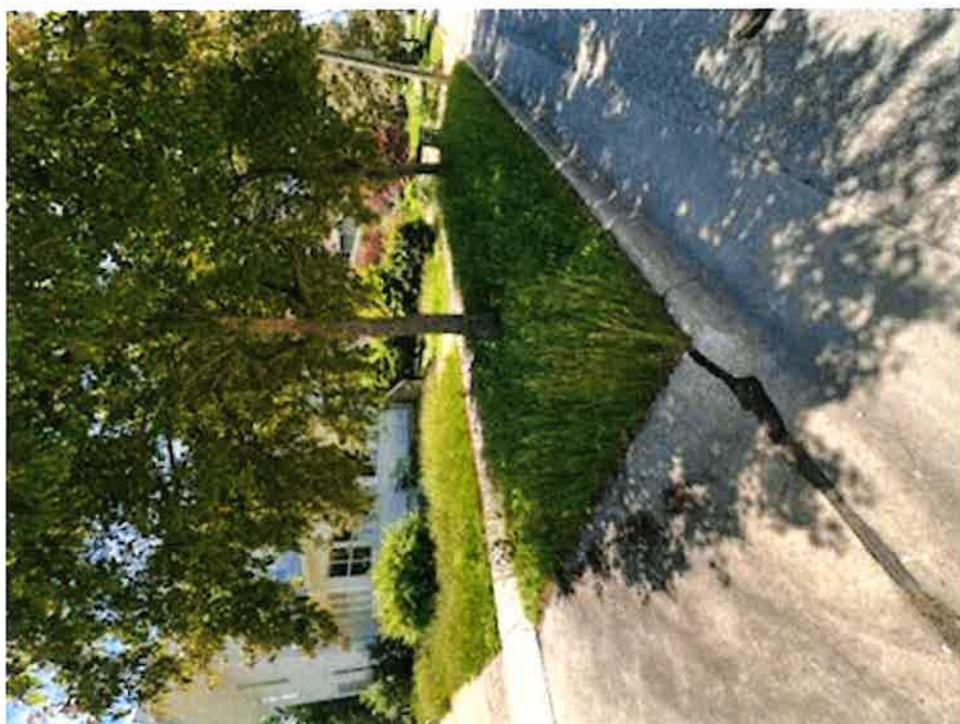
(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1-4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

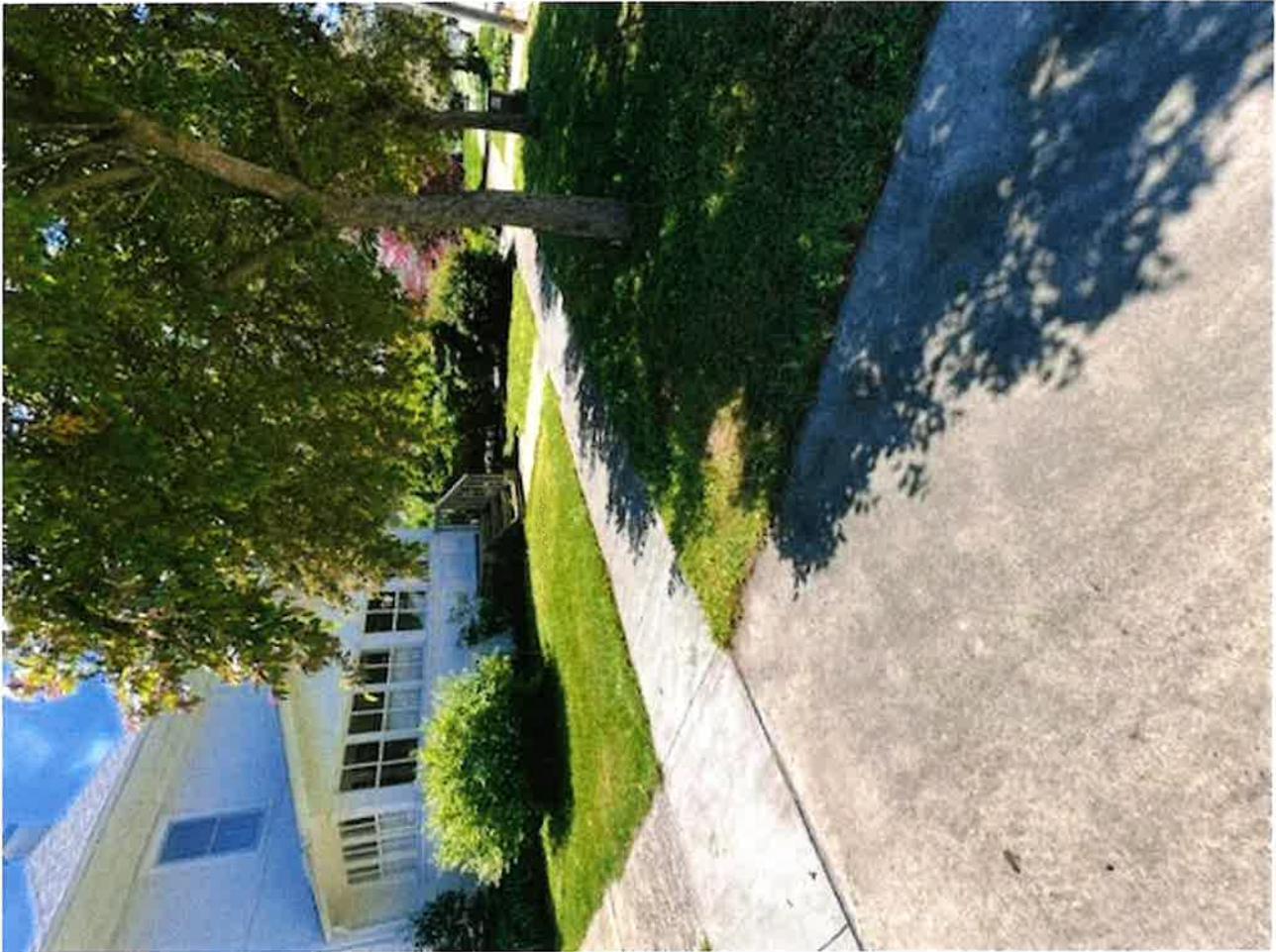


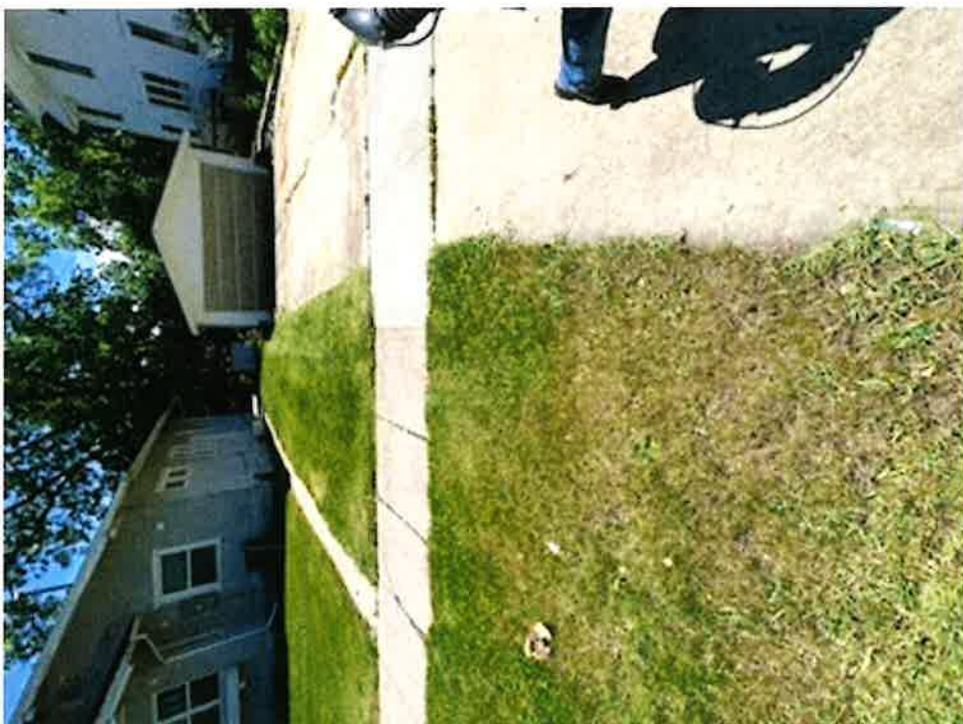


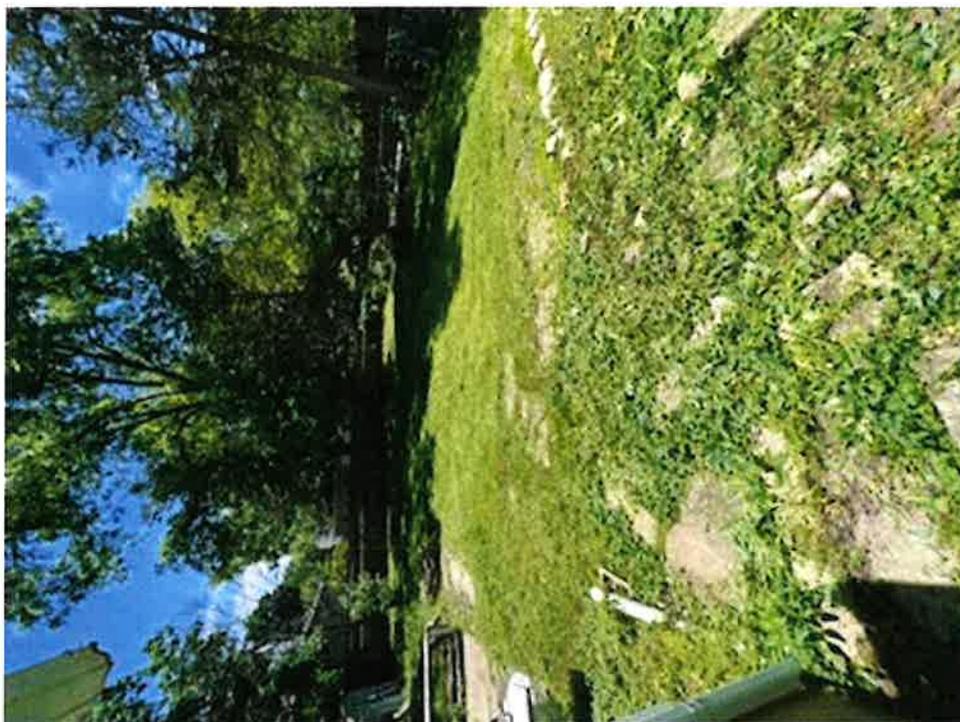












Beacon™ Black Hawk County, IA

Summary

Parcel ID 891414284005
Alternate ID
Property Address 1210 W 19TH ST
 CEDAR FALLS IA 50613
Sec/Twp/Rng N/A
Brief ALDRICH ADDITION CEDAR FALLS E 2 RD LOT 33 EXC S 198 FT W 2 RDS LOT 34
Tax Description EXC S 198 FT
 (Note: Not to be used on legal documents)
Deed Book/Page 2016-007317 (10/15/2015)
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



Neighborhood

Neighborhood SCDRFLS-13

Owner information

Deed
 DE KOCK, WALTER E
 1210 W 19TH ST
 CEDAR FALLS IA 50613

Mail To
 DE KOCK, WALTER E
 1210 W 19TH ST
 CEDAR FALLS IA 50613

Show Deed/Contract

[Show Deed/Contract](#)

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 Single-Family / Owner Occupied
Style 2 Story Frame
Architectural Style N/A
Year Built 1925
Exterior Material Wd Lap
Total Gross Living Area 1,848 SF
Attic Type Floor & Stairs;
Number of Rooms 7 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 924
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fi; 1 Toilet Room (1/2 Bat);
Central Air No
Heat Yes
Fireplaces
Porches 15 Frame Enclosed (180 SF);
Decks Wood Deck (96 SF);
Additions
Garages 522 SF (18F W x 29F L) - Det Frame (Built 1971);

Valuation

	2022	2021	2020	2019	2018
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$32,340	\$32,340	\$21,020	\$21,020	\$21,020
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$142,430	\$142,430	\$128,190	\$128,190	\$124,630
= Gross Assessed Value	\$174,770	\$174,770	\$149,210	\$149,210	\$145,650
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$174,770	\$174,770	\$149,210	\$149,210	\$145,650

Taxation

Item 33.

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	Pay 20
+ Taxable Land Value	\$17,506	\$11,857	\$11,577	\$11,964
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$77,098	\$72,311	\$70,600	\$70,937
= Gross Taxable Value	\$94,604	\$84,168	\$82,177	\$82,901
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$94,604	\$84,168	\$82,177	\$82,901
x Levy Rate (per \$1000 of value)	34.51570	33.00838	33.14094	32.53716
= Gross Taxes Due	\$3,265.32	\$2,778.25	\$2,723.42	\$2,697.36
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$167.40)	(\$160.09)	(\$160.73)	(\$157.81)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$3,097.92	\$2,618.16	\$2,562.69	\$2,539.55

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$1,549	No		436883
	September 2022	\$1,549	No		
2020	March 2022	\$1,309	Yes	10/19/2021	350583
	September 2021	\$1,309	Yes	10/19/2021	
2020	March 2022	\$0	No		350583
	September 2021	\$20	Yes	10/19/2021	
2019	March 2021	\$1,281	Yes	9/30/2020	226564
	September 2020	\$1,281	Yes	9/30/2020	
2018	March 2020	\$38	Yes	9/30/2020	068910
	September 2019	\$152	Yes	9/30/2020	
2018	March 2020	\$1,270	Yes	9/30/2020	068910
	September 2019	\$1,270	Yes	9/30/2020	
2017	March 2019	\$1,265	Yes	10/1/2018	068910
	September 2018	\$1,265	Yes	10/1/2018	
2016	March 2018	\$1,295	Yes	10/2/2017	068910
	September 2017	\$1,295	Yes	10/2/2017	

Pay Property Taxes

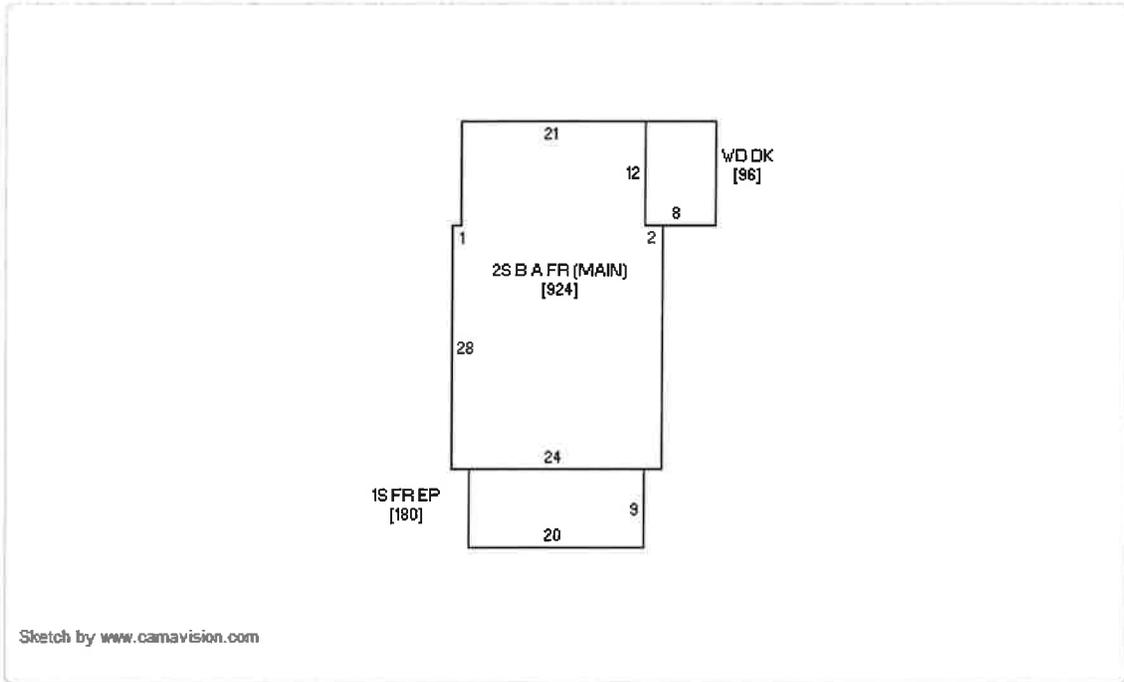
[Click here to pay property taxes for this parcel.](#)

Photos

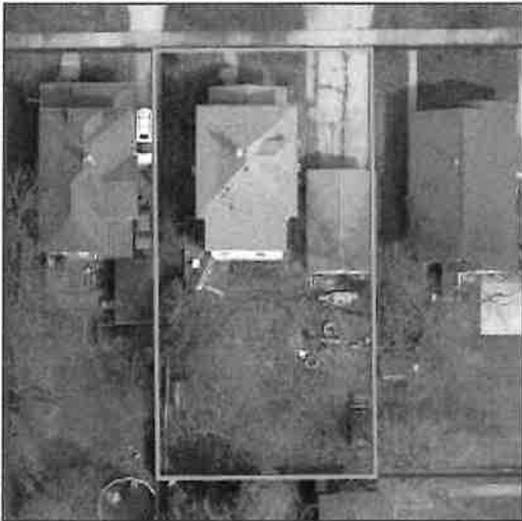


Sketches

Item 33.



Map



Polling Location

[View Polling Location](#)

Recent Sales In Area

Sale date range:

From:

09/12/2019

To:

09/12/2022

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

No data available for the following modules: Sales, Agricultural Land/CSR, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Exemptions, 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: September 13, 2022
SUBJECT: Property Assessments

Attached is paperwork regarding one (1) property that had their lawn mowed and weeds removed 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?

Judy Hoover
PO Box 1340
New Castle, OK 73065

\$796.36 June 2022
\$ 0.00 2022 (fees)
\$796.36 Total owed

Property address: 3120 Homeway Dr., CF
Parcel #8913-19-126-030

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.

JUDY HOOVER

TO THE ABOVE-NAMED PERSON(S): Judy Hoover

PROPERTY DESCRIPTION: 3120 Homeway Drive, Cedar Falls, Iowa
Black Hawk County Parcel #8913-19-126-030

LEGAL DESCRIPTION OF PROPERTY: HOMEWAY THIRD ADDITION LOT
103, 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 3120 Homeway Drive pursuant to City of Cedar Falls Ordinance Section 17-246. This matter is currently set on the Cedar Falls City Council agenda for **November 7, 2022**.

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 3120 HOMEWAY DRIVE, CEDAR FALLS, IOWA, PARCEL ID 8913-19-126-030

WHEREAS, it was determined that the property located at 3120 Homeway Drive, being legally described as HOMEWAY THIRD ADDITION LOT 103, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8913-19-126-030, 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 3120 Homeway Drive (Parcel ID 8913-19-126-030) 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 **\$848.36**, 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:

HOMEWAY THIRD ADDITION LOT 103, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8913-19-126-030

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 7th day of November, 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

Item 34.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

DATE: 7/29/22

TO: JUDY HOOVER
PO BOX 1340
NEW CASTLE, OK 73065

CUSTOMER NO: 5760/5760

TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE	TOTAL AMOUNT
	0/00/00	BEGINNING BALANCE			.00
CEMOW	6/29/22	MOWED LAWN ON: 6/9/22 PER ORDINANCE 17-246&247 LOCATION: 3120 HOMEWAY DRIVE, CEDAR FALLS, IA 50613 PROFESSIONAL LAWN CARE INV.#18069 CODE ENFORCEMENT/ADMIN.FEES	38760	7/29/22	796.36
					\$688.75
					\$107.61

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

CURRENT	30 DAYS	60 DAYS	90 DAYS
	796.36		

DUE DATE: 8/29/22

PAYMENT DUE: 796.36
TOTAL DUE: \$796.36

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 7/29/22 DUE DATE: 8/29/22
CUSTOMER NO: 5760/5760

NAME: HOOVER, JUDY
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: \$796.36

579



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

August 1, 2022

Judy Hoover
PO Box 1340
New Castle, OK 73065

Dear Judy Hoover,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing at 3120 Homeway Drive, Cedar Falls on 6/9/22 for \$796.36, as well as late fees of \$0.00 for a total amount due of \$796.36. **If no payment is received by August 17, 2022 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

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 34.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

TO: JUDY HOOVER
PO BOX 1340
NEW CASTLE, OK 73065

INVOICE NO: 38760
DATE: 6/29/22

CUSTOMER NO: 5760/5760

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	MOWED LAWN ON: 6/9/22 PER ORDINANCE 17-246&247 LOCATION: 3120 HOMEWAY DRIVE, CEDAR FALLS, IA 50613 PROFESSIONAL LAWN CARE INV.#18069 CODE ENFORCEMENT/ADMIN.FEES	796.36	796.36
			\$688.75
			\$107.61

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

TOTAL DUE: \$796.36

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 6/29/22 DUE DATE: 7/29/22 NAME: HOOVER, JUDY
CUSTOMER NO: 5760/5760 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613

INVOICE NO: 38760
TERMS: NET 30 DAYS

AMOUNT: \$796.36



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: 6/1/2022 Case # 22-0453-GRSS
PROPERTY RESIDENT: Jacqueline A Wald
PROPERTY ADDRESS: 3120 Homeway Dr

Property Owner Name: Judy Hoover
Property Owner Address: PO Box 1340
New Castle, OK 73065

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:

HOMEWAY THIRD ADDITION LOT 103

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 6/8/2022, 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:

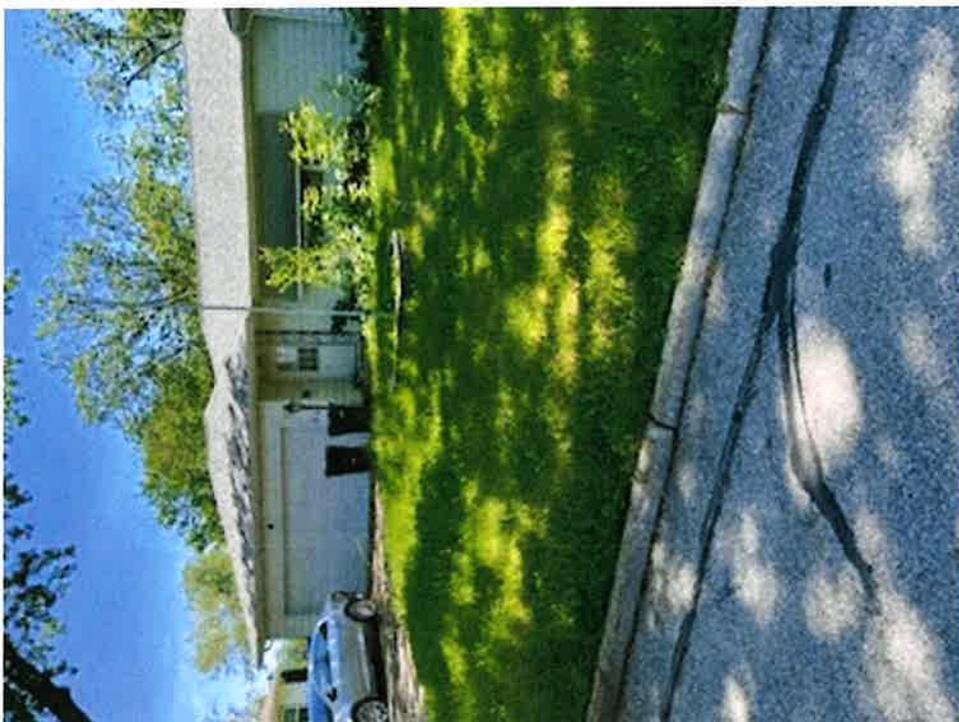
- (1) Those defined in Iowa Code § 317.1A;
- (2) Grass and weeds exceeding eight inches in height;**
- (3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices 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)

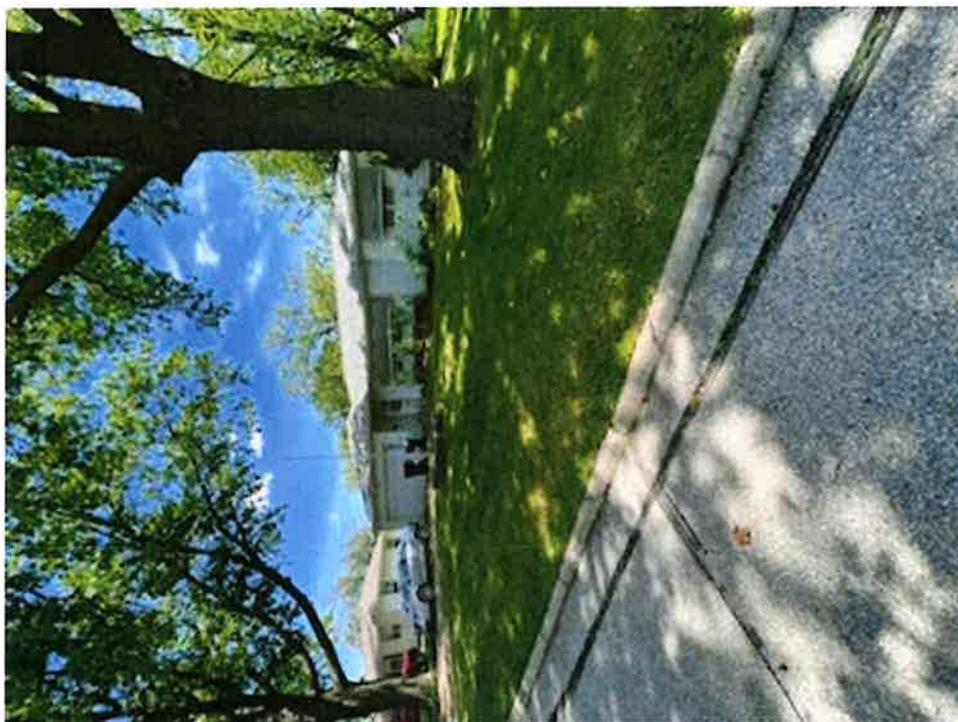


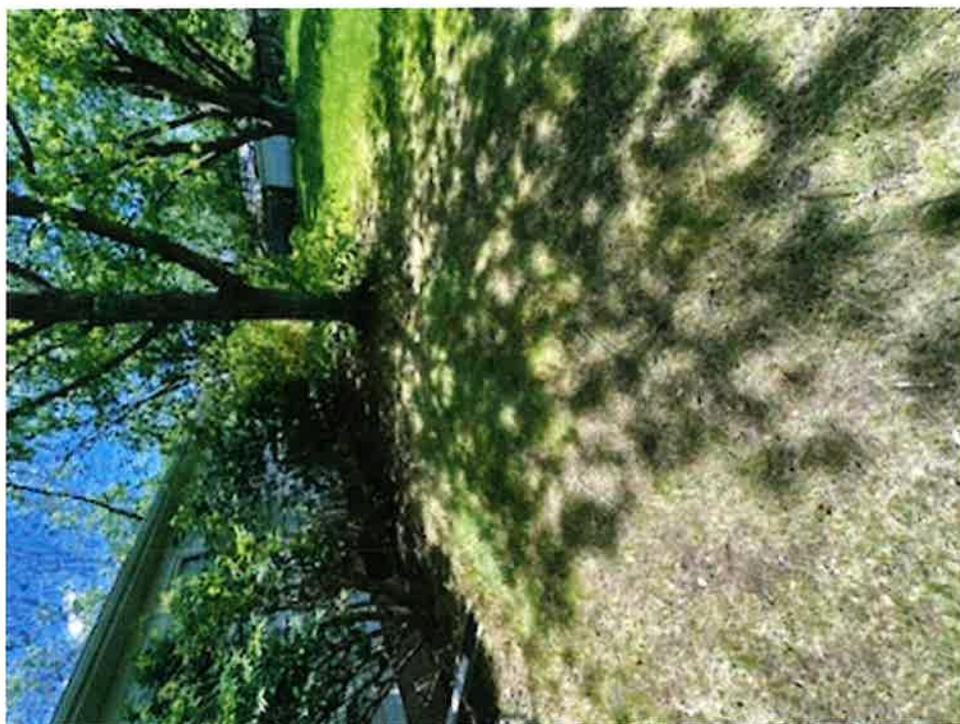














Beacon™ Black Hawk County, IA

Summary

Parcel ID 891319126030
Alternate ID
Property Address 3120 HOMEWAY DR
 CEDAR FALLS IA 50613
Sec/Twp/Rng N/A
Brief Tax Description HOMEWAY THIRD ADDITION LOT 103
 (Note: Not to be used on legal documents)
Deed Book/Page 2019-008485 (11/30/2018)
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



Neighborhood

Neighborhood SCDRFLS-21

Owner information

Deed WALD, JACQUELINE A 3120 HOMEWAY DR CEDAR FALLS IA 50613	Mail To HOOVER, JUDY PO Box 1340 NEW CASTLE OK 73065
--	--

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/8/1997			659-748	NORMAL ARMS-LENGTH TRANSACTION - PRIOR 09	Deed		\$92,000.00

Show Deed/Contract

[Show Deed/Contract](#)

Land

Lot Dimensions	Regular Lot: x	Front	Rear	Side 1	Side 2
Front Footage		90.00	110.00	150.00	150.00
Main Lot		90.00	110.00	150.00	150.00
Sub Lot 2		0.00	0.00	0.00	0.00
Sub Lot 3		0.00	0.00	0.00	0.00
Sub Lot 4		0.00	0.00	0.00	0.00

Lot Area 0.34 Acres; 15,000 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 1957
Exterior Material Alum
Total Gross Living Area 1,178 SF
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 1,178
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fi; 1 Mtl Stall Shower Bat;
Central Air Yes
Heat Yes
Fireplaces
Porches 1S Frame Open (30 SF);
Decks
Additions
Garages 484 SF - Att Frame (Built 1957);

Permits

Permit #	Date	Description	Amount
CF 20437	08/15/2011	Roof	5,875
CF 20224	07/18/2011	Misc	3,560
CF HA 0270	08/13/2002	A/C	0

Valuation

	2022	2021	2020	2019	2018
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$36,980	\$36,980	\$29,580	\$29,580	\$29,580
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$119,540	\$119,540	\$119,540	\$119,540	\$119,540
= Gross Assessed Value	\$156,520	\$156,520	\$149,120	\$149,120	\$149,120
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$156,520	\$156,520	\$149,120	\$149,120	\$149,120

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$20,017	\$16,686	\$16,291	\$16,836
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$64,707	\$67,432	\$65,836	\$68,040
= Gross Taxable Value	\$84,724	\$84,118	\$82,127	\$84,876
- Military Credit	\$0	\$0	\$0	(\$1,852)
= Net Taxable Value	\$84,724	\$84,118	\$82,127	\$83,024
x Levy Rate (per \$1000 of value)	34.51570	33.00838	33.14094	32.53716
= Gross Taxes Due	\$2,924.31	\$2,776.60	\$2,721.77	\$2,701.37
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	(\$157.81)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$2,924.31	\$2,776.60	\$2,721.77	\$2,543.56

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$1,462	No		472481
	September 2022	\$1,462	No		
2020	March 2022	\$1,388	Yes	6/20/2022	352770
	September 2021	\$1,388	Yes	6/20/2022	
2020	March 2022	\$62	Yes	6/20/2022	352770
	September 2021	\$187	Yes	6/20/2022	
2020	March 2022	\$0	No		352770
	September 2021	\$4	Yes	6/20/2022	
2019	March 2021	\$1,361	Yes	3/31/2021	227646
	September 2020	\$1,361	Yes	9/17/2020	
2018	March 2020	\$0	No		041015
	September 2019	\$114	Yes	3/3/2020	
2018	March 2020	\$1,272	Yes	3/3/2020	041015
	September 2019	\$1,272	Yes	3/3/2020	
2017	March 2019	\$1,267	Yes	3/3/2020	041015
	September 2018	\$1,267	Yes	9/28/2018	
2017	March 2019	\$228	Yes	3/3/2020	041015
	September 2018	\$0	No		
2017	March 2019	\$4	Yes	3/3/2020	041015
	September 2018	\$0	No		
2016	March 2018	\$1,297	Yes	10/2/2017	041015
	September 2017	\$1,297	Yes	10/2/2017	

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

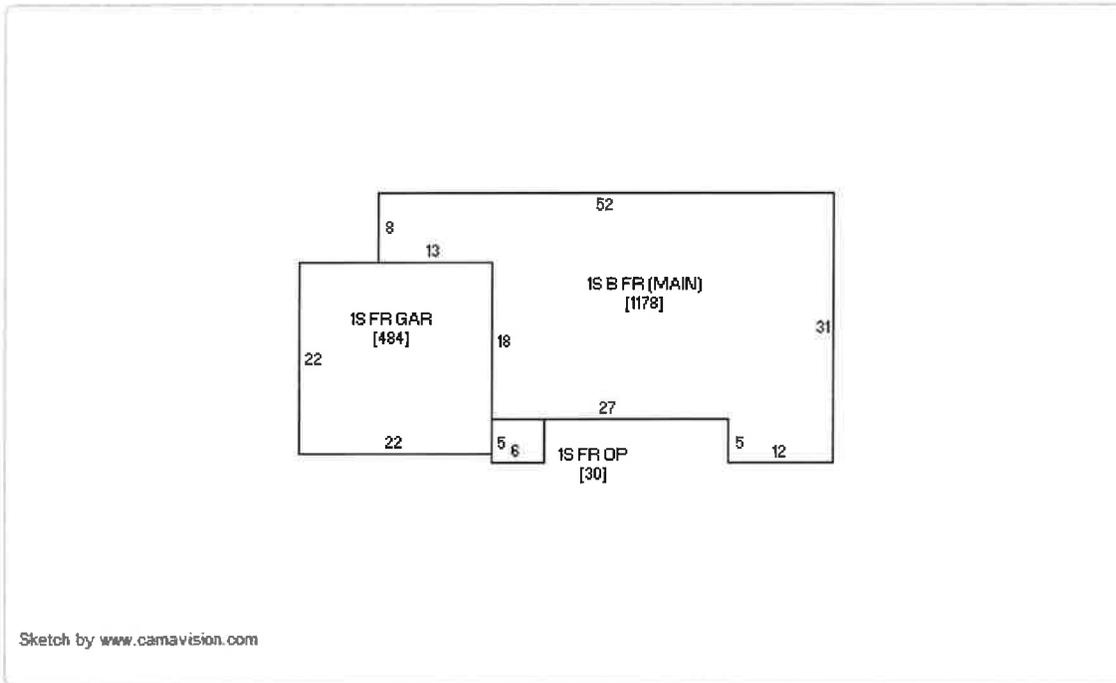
Tax Sale Certificate

Date	Certificate
6/20/2022	2022-000688

Photos



Sketches



Map



Polling Location

View Polling Location

Recent Sales In Area

Sale date range:

From:

09/12/2019

To:

09/12/2022

Sales by Neighborhood

Sales by Subdivision

1500

Feet ▼

Sales by Distance

No data available for the following modules: Agricultural Land/CSR, Commercial Buildings, Agricultural Buildings, Yard Extras, Exemptions, Special Assessments.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness.

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Version 2.3.219



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: September 13, 2022
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. Can you please start the process of assessing these fees against the owner's property taxes?

Harriet Ma
8702 University Avenue
Cedar Falls, IA 50613

\$822.48 June 2022
0.00 2022 (fees)
\$822.48 Total owed

Property address: 8702 University Av., CF
Parcel #8914-23-251-007

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.

HARRIET MA

TO THE ABOVE-NAMED PERSON(S): Harriet Ma

PROPERTY DESCRIPTION: 8702 University Avenue, Cedar Falls, Iowa
Black Hawk County Parcel #8914-23-251-007

LEGAL DESCRIPTION OF PROPERTY: COLLEGE VIEW ACRES LOT 9 EXC
SELY 20 FT, 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 8702 University Avenue pursuant to City of Cedar Falls Ordinance Section 17-246. This matter is currently set on the Cedar Falls City Council agenda for **November 7, 2022.**

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 8702 UNIVERSITY AVENUE, CEDAR FALLS, IOWA, PARCEL ID 8914-23-251-007

WHEREAS, it was determined that the property located at 8702 University Avenue, being legally described as COLLEGE VIEW ACRES LOT 9 EXC SELY 20 FT, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-23-251-007, 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 8702 University Avenue (Parcel ID 8914-23-251-007) 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 **\$874.48**, 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:

COLLEGE VIEW ACRES LOT 9 EXC SELY 20 FT, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-23-251-007

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 7th day of November, 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

Item 35.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

DATE: 7/29/22

TO: HARRIET MA
8702 UNIVERSITY AVENUE
CEDAR FALLS, IA 50613

CUSTOMER NO: 5350/5350

TYPE: MS - MISCELLANEOUS

CHARGE	DATE	DESCRIPTION	REF-NUMBER	DUE DATE	TOTAL AMOUNT
	10/29/21	BEGINNING BALANCE			.00
CEMOW	6/29/22	MOWED LAWN ON: 6/9/22 PER ORDINANCE 17-246&247	38762	7/29/22	822.48
		PROFESSIONAL LAWN CARE INV.#18069			\$712.50
		CODE ENFORCEMENT/ADMIN.FEES			\$109.98

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

CURRENT	30 DAYS	60 DAYS	90 DAYS
822.48			

DUE DATE: 8/29/22

PAYMENT DUE: 822.48
TOTAL DUE: \$822.48

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 7/29/22 DUE DATE: 8/29/22 NAME: MA, HARRIET
CUSTOMER NO: 5350/5350 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: \$822.48



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

August 1, 2022

Harriet Ma
8702 University Avenue
Cedar Falls, IA 50613

Dear Harriet Ma,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing on 6/9/22 for \$822.48, as well as late fees of \$0.00 for a total amount due of \$822.48. **If no payment is received by August 17, 2022 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

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

Item 35.

CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613

(319) 273-8600

TO: HARRIET MA
8702 UNIVERSITY AVENUE
CEDAR FALLS, IA 50613

INVOICE NO: 38762
DATE: 6/29/22

CUSTOMER NO: 5350/5350

TYPE: MS - MISCELLANEOUS

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	MOWED LAWN ON: 6/9/22 PER ORDINANCE 17-246&247 PROFESSIONAL LAWN CARE INV.#18069 CODE ENFORCEMENT/ADMIN.FEES	822.48	822.48
			\$712.50
			\$109.98

1.5 % LATE FEE WILL BE ASSESSED ON PAYMENTS OVER
30 DAYS

TOTAL DUE: \$822.48

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 6/29/22 DUE DATE: 7/29/22 NAME: MA, HARRIET
CUSTOMER NO: 5350/5350 TYPE: MS - MISCELLANEOUS

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS IA 50613

INVOICE NO: 38762
TERMS: NET 30 DAYS

AMOUNT: \$822.48

601



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: 6/1/2022 Case # 22-0454-GRSS
PROPERTY RESIDENT: Harriet K MA
PROPERTY ADDRESS: 8702 University Ave
Property Owner Name: Harriet K MA
Property Owner Address: 8702 University Ave
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:

COLLEGE VIEW ACRES LOT 9 EXC SELY 20 FT

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 6/8/2022, 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:

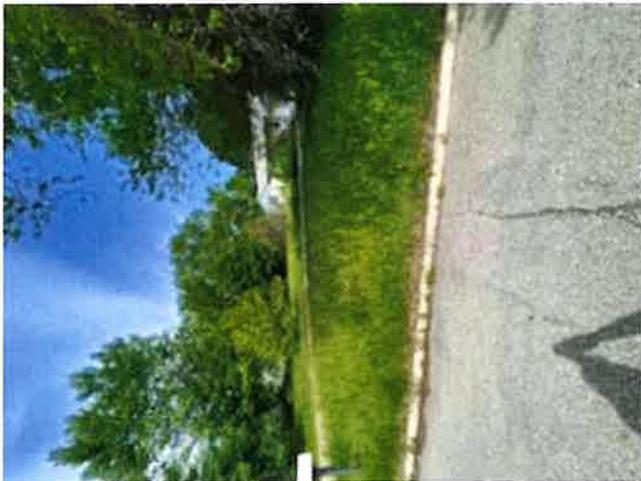
- (1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along 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.

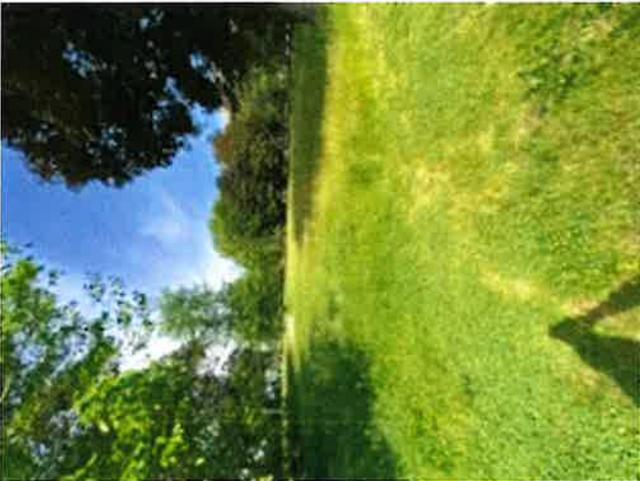
(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1-4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

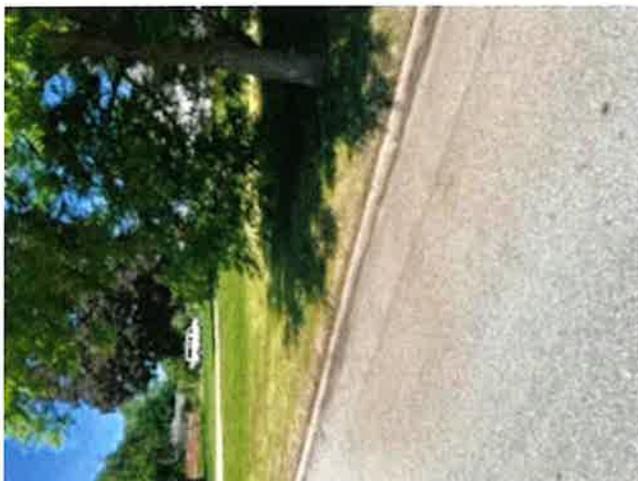






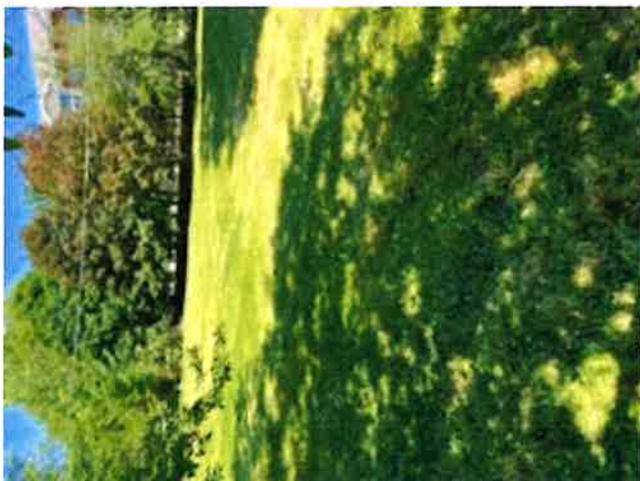
















Beacon™ Black Hawk County, IA

Summary

Parcel ID 891423251007
Alternate ID
Property Address 8702 UNIVERSITY AVE
 CEDAR FALLS IA 50613
Sec/Twp/Rng N/A
Brief Tax Description COLLEGE VIEW ACRES LOT 9 EXC SELY 20 FT
 (Note: Not to be used on legal documents)
Deed Book/Page CLD-656-984 (2/24/1997)
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



Neighborhood

Neighborhood SCDRFLS-24

Owner information

Deed MA, HARRIET K 8702 UNIVERSITY AVE CEDAR FALLS IA 50613	Deed ANDERSON, VIVIEN M 1096 WHISTLE DR AUSTELL GA 30001	Deed MA, SYMONE K 8702 UNIVERSITY AVE CEDAR FALLS IA 50613	Deed ROMPORTL, LAURINDA M 131 S 20TH AVE HOPKINS MN 55343	Mail To MA, HARRIET K 8702 UNIVERSITY AVE CEDAR FALLS IA 50613
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Show Deed/Contract

[Show Deed/Contract](#)

Land

Lot Dimensions Regular Lot: 100.00 x 281.00
Lot Area 0.65 Acres; 28,100 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 1955
Exterior Material Vinyl
Total Gross Living Area 1,052 SF
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 1,052
Basement Finished Area 675 - Living Qtrs. (Multi)
Plumbing 1 Standard Bath - 3 Fi;
Central Air Yes
Heat Yes
Fireplaces
Porches
Decks
Additions
Garages 364 SF - Att Frame (Built 1955);

Yard Extras

#1 - (1) Shed 96 SF, Frame Shed, Average Pricing, Built 1993

Permits

Permit #	Date	Description	Amount
CF HA 0335	09/05/2003	A/C	0

Valuation

	2022	2021	2020	2019	2018
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$33,920	\$33,920	\$28,260	\$28,260	\$28,260
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$111,920	\$111,920	\$97,320	\$97,320	\$97,320
= Gross Assessed Value	\$145,840	\$145,840	\$125,580	\$125,580	\$125,580
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$145,840	\$145,840	\$125,580	\$125,580	\$125,580

Taxation

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
+ Taxable Land Value	\$18,361	\$15,941	\$15,564	\$16,085
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$60,583	\$54,898	\$53,598	\$55,393
= Gross Taxable Value	\$78,944	\$70,839	\$69,162	\$71,478
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$78,944	\$70,839	\$69,162	\$71,478
x Levy Rate (per \$1000 of value)	34.51570	33.00838	33.14094	32.53716
= Gross Taxes Due	\$2,724.81	\$2,338.28	\$2,292.09	\$2,325.69
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$167.40)	(\$160.09)	(\$160.73)	(\$157.81)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$2,557.41	\$2,178.19	\$2,131.36	\$2,167.88

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$1,279	No		462349
	September 2022	\$1,279	No		
2020	March 2022	\$1,089	Yes	3/30/2022	319283
	September 2021	\$1,089	Yes	10/1/2021	
2019	March 2021	\$1,066	Yes	3/29/2021	245337
	September 2020	\$1,066	Yes	10/1/2020	
2018	March 2020	\$1,084	Yes	4/3/2020	069462
	September 2019	\$1,084	Yes	10/1/2019	
2017	March 2019	\$1,080	Yes	4/2/2019	069462
	September 2018	\$1,080	Yes	10/2/2018	
2016	March 2018	\$1,105	Yes	4/3/2018	069462
	September 2017	\$1,105	Yes	10/3/2017	

Pay Property Taxes

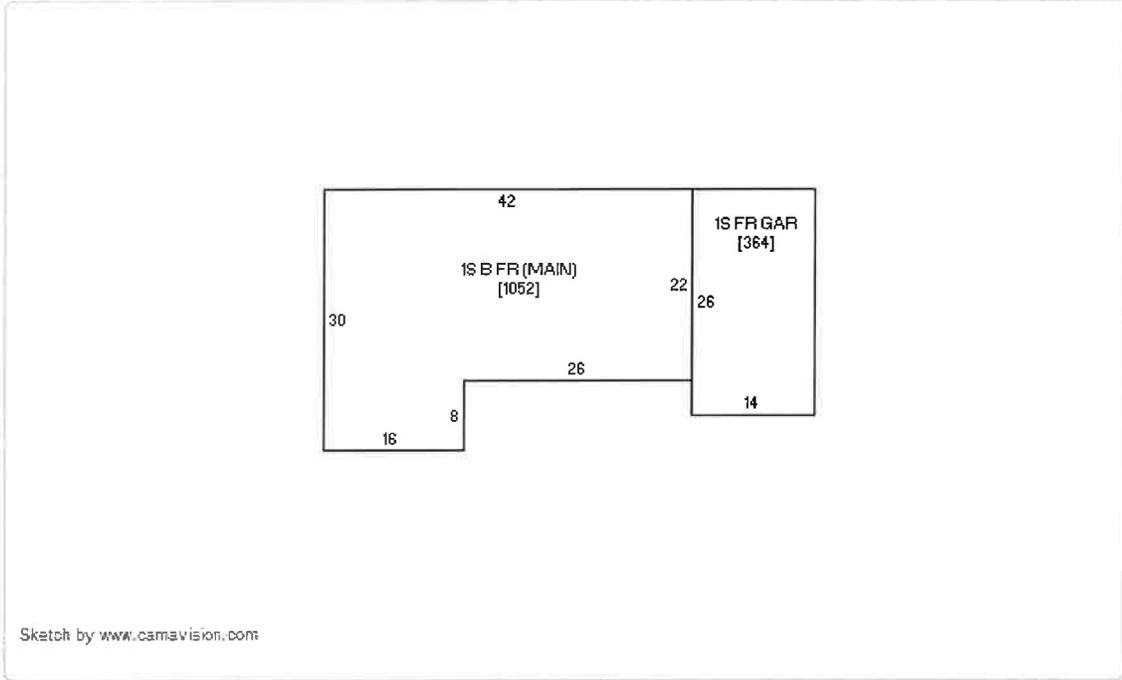
[Click here to pay property taxes for this parcel.](#)

Photos



Sketches

Item 35.



Map



Polling Location

[View Polling Location](#)

Recent Sales In Area

Sale date range:

From:

09/12/2019

To:

09/12/2022

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

No data available for the following modules: Sales, Agricultural Land/CSR, Commercial Buildings, Agricultural Buildings, Exemptions, Tax Sale Certificate, Special Assessments.

The maps and data available for access at this website are provided "as is" without warranty of any representation of accuracy, timeliness, or completeness.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: 9/9/2022, 11:17:25 PM

Version 2.3.219



CEDAR FALLS PUBLIC SAFETY DEPARTMENT

CITY OF CEDAR FALLS
4600 S. MAIN STREET
CEDAR FALLS, IOWA 50613

319-273-8612

MEMORANDUM

To: Mayor Green, City Council Members
From: Craig Berte, Director of Public Safety Services *CB*
Date: October 28, 2022
Re: Tobacco Enforcement Agreement

Attached you will find a tobacco enforcement agreement between the City of Cedar Falls and the Iowa Alcoholic Beverages Division. This agreement requires the Police Division to conduct one compliance check on all retail businesses that sell tobacco between October 1, 2022 and February 15, 2023. The Division shall conduct a second compliance check on any retailer that is found to be non-compliant during the first inspection no later than May 15, 2023. The Iowa Alcoholic Beverages Division will reimburse the City seventy-five dollars per compliance check.

This agreement is similar to those that we have entered into over the past several years and I recommend its approval.



Kim Reynolds *Governor of Iowa*
Adam Gregg *Lieutenant Governor*
Stephen Larson *Administrator*

September 27, 2022

Dear I-PLEDGE Partner,

The Iowa Alcoholic Beverages Division (ABD) invites your department to participate in the I-PLEDGE Tobacco, Alternative Nicotine and Vapor Product Enforcement Program for fiscal year 2023 (July 1, 2022 – June 30, 2023). The benefit of a partnership between ABD and law enforcement agencies is evidenced by the 91% statewide compliance rate obtained by tobacco retailers in FY2022.

In order to be an I-PLEDGE partner in fiscal year 2023, you must sign and return the enclosed 28E Agreement. After reviewing the agreement and verifying the contact information for your department, please sign the agreement with a witness on the last page and return the entire agreement in the self-addressed envelope provided. A copy of the executed agreement will be returned to your office along with an enforcement handbook.

It is important to remember that ABD is required to conduct one (1) compliance check of each tobacco, alternative nicotine and vapor product retailer during FY2023, with a repeat check of any business that fails the first compliance check. Section 5.1.2 of the 28E Agreement details the dates by which compliance checks need to be performed. Once compliance checks are completed, it is imperative that your department electronically submit compliance check results to ABD in a timely manner to ensure prompt payment to your department. Instructions on how to electronically submit compliance check results to ABD will be included in the enforcement handbook.

Keep in mind that alternative nicotine and vapor products are age-restricted according to Iowa Code § 453A.2, and therefore included as part of the I-PLEDGE program. Attempts to purchase alternative nicotine and vapor products may be conducted at any retailer that sells these products. Additional details regarding these age-restricted products will be included in the enforcement handbook.

On June 29, 2020, Governor Reynolds signed legislation which increased the state minimum age to purchase tobacco, alternative nicotine and vapor products from 18 to 21 years. State of Iowa law is now reflective of the federal minimum age to purchase which was raised on December 20, 2019. Due to this law change, underage purchasers from the age of sixteen to twenty years old may be utilized in the program. If utilizing multiple underage purchasers to perform compliance checks, please ensure that a representative mix of 16, 17, 18, 19 and 20 year old underage purchasers are used when feasible.

The necessary materials to carry out the agreement will be sent to the contact person specified in Section 13.10 of the 28E Agreement. In the meantime, feel free to contact 515.281.7434 or iapledge@iowaabd.com with questions regarding the enclosed agreement.

Sincerely,

Jessica Ekman
Tobacco Program Coordinator

**28E AGREEMENT FOR
TOBACCO, ALTERNATIVE NICOTINE AND
VAPOR PRODUCT ENFORCEMENT**

SCHEDULE 3

THIS AGREEMENT is made and entered into on this ____ day of _____, 2022 by and between the Iowa Alcoholic Beverages Division (“ABD”), and the Cedar Falls Police Department (The “Department”). The parties agree as follows:

SECTION 1. IDENTITY OF THE PARTIES.

1.1 Iowa ABD. The ABD is authorized pursuant to Iowa Code Chapter 453A and a Memorandum of Understanding with the Iowa Department of Health and Human Services to provide enforcement for Iowa’s tobacco, alternative nicotine and vapor product laws. The ABD’s address is: 1918 SE Hulsizer Road, Ankeny, Iowa 50021.

1.2 Department. The Department operates a duly recognized Iowa law enforcement agency. The Department’s address is:

Cedar Falls Police Department
220 Clay Street, Cedar Falls, Iowa 50613

SECTION 2. PURPOSE. The parties have entered into this Agreement for the purpose of providing and funding tobacco, alternative nicotine and vapor product enforcement activities in compliance with Iowa Code § 453A.2.

SECTION 3. TERM. The term of the Agreement shall be from the aforementioned date through June 30, 2023, unless earlier terminated in accordance with the terms of the Agreement.

SECTION 4. FILING. Pursuant to Iowa Code § 28E.8, the ABD shall electronically file the Agreement with the Iowa Secretary of State, after the parties have executed the agreement.

SECTION 5. RESPONSIBILITIES OF THE PARTIES.

5.1 Responsibilities of the Department.

5.1.1 Local Tobacco, Alternative Nicotine and Vapor Product Enforcement. The Department shall provide tobacco, alternative nicotine and vapor product enforcement of Iowa Code Chapter 453A.

5.1.2 Compliance Checks. "Compliance checks" mean activity to enforce tobacco, alternative nicotine and vapor product laws in accordance with Iowa Code § 453A.2 within the jurisdiction of the Department. Compliance checks also may include

enforcement of § 453A.2 within additional jurisdictions upon agreement of the Parties. ABD shall make available to the Department the location of each tobacco, alternative nicotine and vapor product permit holder subject to a compliance check by the Department at <https://tobacco.iowaabd.com/>.

The Department shall perform one (1) compliance check of each tobacco, alternative nicotine and vapor product permit holder within the jurisdiction of the Department during the term of the Agreement. Please note that alternative nicotine and vapor products are age-restricted pursuant to Iowa Code § 453A.2, and are therefore included in the I-PLEDGE program. Attempts to purchase alternative nicotine and vapor products may be conducted at any retailer that sells these products.

The Department shall not begin to conduct any retailer compliance checks until October 1, 2022.

The compliance check shall be completed and submitted for reimbursement to ABD by **February 15, 2023**. The Department should try to complete a compliance check of all seasonal businesses such as golf courses, marinas and bait shops before the businesses close for the 2022 business year, but not before October 1, 2022. If the department is unable to complete the compliance checks on seasonal businesses prior to the businesses close for the 2022 business year, the Department shall work with ABD to establish a plan for completing these compliance checks.

The Department shall conduct a second compliance check on any retailer that is found to be non-compliant during the first inspection. The second compliance check on the non-compliant retailer shall be completed and entered no later than **May 15, 2023**.

Clerks that fail compliance checks shall be ticketed criminally.

The Department shall, within seven (7) business days, notify the retail owner or manager of any violation. Within seventy-two (72) hours of the Department issuing a citation for a violation of Iowa Code § 453A.2(1) to a permit-holder or employee of a permit-holder, the Department must notify the local permit-issuing authority that issued the tobacco, alternative nicotine and vapor product permit to the retailer where the offense was committed.

If the Department fails to complete and submit reimbursement for compliance checks to ABD by **February 15, 2023**, ABD will consult with the Department to establish a plan for completing the remaining compliance checks. In the event that the Department fails to execute the agreed upon plan, the Department agrees that ABD may authorize the Iowa State Patrol or other law enforcement agency to conduct any remaining compliance checks.

- 5.1.3 Underage Purchaser Volunteers.** Utilization of underage purchaser volunteers is strongly encouraged where feasible. The Department may compensate the underage purchasers involved in the compliance checks in a manner consistent with Section 6. Underage purchasers from the age of sixteen to twenty years old may be utilized in the program. Keep in mind that the federal government (SYNAR) ***will not allow underage purchasers under the age of sixteen*** to be used to conduct compliance checks. Please ensure that the officers assigned to conduct the compliance checks do not work with an underage purchaser younger than age of sixteen. If utilizing multiple underage purchasers to perform compliance checks, please ensure that a representative mix of 16, 17, 18, 19 and 20 year old underage purchasers are used when feasible.
- 5.1.4 Routine Enforcement.** In addition to conducting compliance checks, the Department agrees to regularly enforce underage tobacco, alternative nicotine and vapor product laws by ticketing underage offenders.
- 5.1.5 Civil Proceedings.** The Department shall cooperate with city, county and state prosecutors if civil permit proceedings are initiated against a tobacco, alternative nicotine and vapor product permit holder. The Department shall also cooperate in proceedings against cited clerks and underage persons. Cooperation shall include, but not be limited to, sharing investigative reports and copies of issued citations, as well as providing witness statements and testimony.
- 5.1.6 Compliance Reports.** The Department shall provide monthly reports to the ABD in the manner prescribed by the ABD.
- 5.1.7 Miscellaneous.** The Department shall be responsible for the day-to-day administration of its tobacco, alternative nicotine and vapor product enforcement activities. The Department shall provide all office space, equipment and personnel necessary to conduct tobacco, alternative nicotine and vapor product enforcement activities under the Agreement. The Department is solely responsible for the selection, hiring, disciplining, firing and compensation of its officers.
- 5.2 Responsibilities of the ABD.**
- 5.2.1 Enforcement Guidance.** The ABD shall provide guidance on tobacco, alternative nicotine and vapor product enforcement to the Department, if needed, and cooperate with the Department in the performance of the Agreement.
- 5.2.2 Payment.** The ABD shall pay the Department in the manner described in Section 6.
- 5.2.3 Cooperation.** If ABD believes that any officer of the Department fails to perform duties in a manner that is consistent with the Agreement, the ABD shall notify the Department. The Department shall then take such action as necessary to investigate and, if appropriate, discipline or reassign the officer away from tobacco, alternative

nicotine and vapor product enforcement activities. The ABD shall have no authority to discipline or reassign an officer, except that the ABD shall have the authority to stipulate that a particular officer not be assigned to provide services under the Agreement.

- 5.2.4 **Insurance, Benefits and Compensation.** The ABD shall not provide for, nor pay, any employment costs of the Department's officers including, but not limited to, worker's compensation, unemployment insurance, health insurance, life insurance and any other benefits or compensation, nor make any payroll payments with respect to the Department's officers. The ABD shall have no liability whatsoever for all such employment costs or other expenses relating to, or for the benefit of, the Department's officers.

SECTION 6. PAYMENT TO DEPARTMENT.

- 6.1 **Method of Payment.** In consideration for providing the services required by the Agreement, the Department shall be paid on a flat fee basis of seventy-five dollars (\$75) per reported compliance check. The flat fee payment for each compliance check constitutes the full and exclusive remuneration for the compliance checks. For example, compensation of underage purchasers is the sole responsibility of the Department and is to be paid from the flat fee payment.
- 6.2 **Eligible Claims.** Compliance checks that are conducted on or after **October 1, 2022** are eligible for payment provided that the results are reported in accordance with Section 5. Any compliance checks that were funded by a non-departmental entity are not eligible for payment.
- 6.3 **Allocations.** The costs of the services referred to in Section 6.1 shall be allocated as follows:
- 6.3.1 **Sole Activity.** Money paid to the Department, pursuant to the Agreement, shall be used to fund overtime of full- or part-time peace officer positions solely for tobacco, alternative nicotine and vapor product enforcement activities described in the Agreement. Money also shall be used for compensation, if any, of underage purchasers. In addition, the Department may use money paid pursuant to the Agreement for reasonable Department expenditures, including, but not limited to, officer training and equipment, provided that such expenditures do not impair the Department's ability to perform tobacco, alternative nicotine and vapor product enforcement activities.
- 6.3.2 **Payment in Arrears.** The ABD may pay all approved invoices in arrears and in conformance with Iowa Code § 8A.514. The ABD, consistent with Iowa Code § 8A.514, may pay in less than the specified time period. Payment by the ABD in fewer than sixty (60) days, however, does not constitute an implied waiver of that Code section.

SECTION 7. ADMINISTRATION OF AGREEMENT. The ABD and the Department shall jointly administer the Agreement.

SECTION 8. NO SEPARATE ADMINISTRATIVE ENTITY. No new or separate legal or administrative entity is created by the Agreement.

SECTION 9. NO PROPERTY ACQUIRED. The ABD and the Department, in connection with the performance of the Agreement, shall acquire no real or personal property.

SECTION 10. TERMINATION.

10.1 Termination for Convenience. Following twenty (20) days written notice, either party may terminate the Agreement, in whole or in part, for convenience without the payment of any penalty or incurring any further obligation to the non-terminating party. Following termination for convenience, the non-terminating party shall be entitled to compensation, upon submission of invoices and proper proof of claim, for services provided under the Agreement to the terminating party up to and including the date of termination.

10.2 Termination Due to Lack of Funds or Change in the Law. Notwithstanding anything in this Contract to the contrary, and subject to the limitations set forth below, ABD shall have the right to terminate this Contract without penalty and without any advance notice as a result of any of the following:

10.2.1 The legislature or governor fail in the sole opinion of ABD to appropriate funds sufficient to allow ABD to either meet its obligations under this Contract or to operate as required and to fulfill its obligations under this Contract:

10.2.2 If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by ABD to make any payment hereunder are insufficient or unavailable for any other reason as determined by ABD in its sole discretion.

10.3 Termination for Cause. The occurrence of any one or more of the following events shall constitute cause for any party to declare another party in default of its obligations under the Agreement:

10.3.1 Failure to observe and perform any covenant, condition or obligation created by the Agreement;

10.3.2 Failure to make substantial and timely progress toward performance of the Agreement;

10.3.3 Failure of the party's work product and services to conform with any specifications noted herein;

10.3.4 Infringement of any patent, trademark, copyright, trade dress or any other intellectual property right.

10.4 **Notice of Default.** If there occurs a default event under Section 10.3, the non-defaulting party shall provide written notice to the defaulting party requesting that the breach or noncompliance be immediately remedied. In the event that the breach or noncompliance continues to be evidenced ten days beyond the date specified in the written notice, the non-defaulting party may either:

10.4.1 Immediately terminate the Agreement without additional written notice; or,

10.4.2 Enforce the terms and conditions of the Agreement and seek any available legal or equitable remedies.

In either event, the non-defaulting party may seek damages as a result of the breach or failure to comply with the terms of the Agreement.

SECTION 11. INDEMNIFICATION.

11.1 **By ABD.** Consistent with Article VII, Section 1 of the Iowa Constitution and Iowa Code Chapter 669, ABD agrees to defend and indemnify the Department and hold it harmless against any and all liabilities, damages, settlements, judgments, costs and expenses, including reasonable attorney's fees of counsel required to defend the Department, related to or arising out of ABD's negligent or wrongful acts or omissions in the performance of the Agreement.

11.2 **By the Department.** Consistent with Article VII, Section 1 of the Iowa Constitution and Iowa Code Chapter 670, the Department agrees to defend and indemnify and hold the State of Iowa and ABD harmless from any and all liabilities, damages, settlements, judgments, costs and expenses, including reasonable governmental attorney's fees and the costs and expenses of attorney fees of other counsel required to defend the ABD, related to or arising from any negligent or wrongful acts or omissions of the Department in the performance of this Agreement.

SECTION 12. CONTACT PERSON.

12.1 **Contact Person.** At the time of execution of the Agreement, each party shall designate, in writing, a Contact Person to serve until the expiration of the Agreement or the designation of a substitute Contact Person. During the term of the Agreement, each Contact Person shall be available to meet, as otherwise mutually agreed, to plan the services being provided under the Agreement.

SECTION 13. CONTRACT ADMINISTRATION.

- 13.1 **Amendments.** The Agreement may be amended in writing from time to time by mutual consent of the parties. All amendments to the Agreement must be fully executed by the parties.
- 13.2 **Third Party Beneficiaries.** There are no third party beneficiaries to the Agreement. The Agreement is intended only to benefit ABD and the Department.
- 13.3 **Choice of Law and Forum.** The terms and provisions of the Agreement shall be construed in accordance with the laws of the State of Iowa. Any and all litigation or actions commenced in connection with the Agreement shall be brought in Des Moines, Iowa, in Polk County District Court for the State of Iowa. This provision shall not be construed as waiving any immunity to suit or liability that may be available to the State of Iowa, ABD or the Department.
- 13.4 **Assignment and Delegation.** The Agreement may not be assigned, transferred or conveyed in whole or in part without the prior written consent of the other party.
- 13.5 **Integration.** The Agreement represents the entire Agreement between the parties and neither party is relying on any representation that may have been made which is not included in the Agreement.
- 13.6 **Headings or Captions.** The paragraph headings or captions are for identification purposes only and do not limit nor construe the contents of the paragraphs.
- 13.7 **Not a Joint Venture.** Nothing in the Agreement shall be construed as creating or constituting the relationship of a partnership, joint venture, association of any kind or agent and principal relationship between the parties. Each party shall be deemed an independent contractor acting toward the expected mutual benefits. No party, unless otherwise specifically provided for herein, has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon the other party to the Agreement.
- 13.8 **Supersedes Former Agreements.** The Agreement supersedes all prior Agreements between ABD and the Department for the services provided in connection with the Agreement.
- 13.9 **Waiver.** Except as specifically provided for in a waiver signed by duly authorized representatives of ABD and the Department, failure by any party at any time to require performance by the other party or to claim a breach of any provision of the Agreement shall not be construed as affecting any subsequent breach or the right to require performance with respect thereto or to claim a breach with respect thereto.
- 13.10 **Notices.** Notices under the Agreement shall be in writing and delivered to the representative of the party to receive notice (identified below) at the address of the party to

receive notice as it appears below or as otherwise provided for by proper notice here under. This person shall be the Contact Person. The effective date for any notice under the Agreement shall be the date of delivery of such notice (not the date of mailing) which may be effected by certified U.S. Mail return receipt requested with postage prepaid thereon or by recognized overnight delivery service, such as Federal Express or UPS. Failure to accept "receipt" shall constitute delivery.

If to ABD: Jessica Ekman
Tobacco Program Coordinator
Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road
Ankeny, Iowa 50021
515-281-7434
Email: Ekman@IowaABD.com

If to Department: Chief Craig Berte
Cedar Falls Police Department
220 Clay Street
Cedar Falls, Iowa 50613
Email: craig.berte@cedarfalls.com

- 13.11 Cumulative Rights.** The various rights, powers, options, elections and remedies of any party provided in the Agreement, shall be construed as cumulative and not one of them is exclusive of the others or exclusive of any rights, remedies or priorities allowed any party by law, and shall in no way affect or impair the right of any party to pursue any other equitable or legal remedy to which any party may be entitled as long as any default remains in any way un-remedied, unsatisfied or un-discharged.
- 13.12 Severability.** If any provision of the Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other part or provision of the Agreement.
- 13.13 Time is of the Essence.** Time is of the essence with respect to the performance of the terms of the Agreement.
- 13.14 Authorization.** Each party to the Agreement represents and warrants to the other that:
- 13.14.1** It has the right, power and authority to enter into and perform its obligations under the Agreement.
- 13.14.2** It has taken all requisite action (corporate, statutory or otherwise) to approve execution, delivery and performance of the Agreement, and the Agreement constitutes a legal, valid and binding obligation upon itself in accordance with its terms.

- 13.15 **Successors in Interest.** All the terms, provisions and conditions of the Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns and legal representatives.
- 13.16 **Record Retention and Access.** The Department shall maintain books, records and documents which sufficiently and properly document and calculate all charges billed to ABD throughout the term of the Agreement for a period of at least three (3) years following the date of final payment or completion of any required audit, whichever is later. The Department shall permit the Auditor of the State of Iowa or any authorized representative of the State and where federal funds are involved, the Comptroller General of the United States or any other authorized representative of the United States government, to access and examine, audit, excerpt and transcribe any directly pertinent books, documents, papers, electronic or optically stored and created records or other records of the Department relating to orders, invoices, or payments or any other documentation or materials pertaining to the Agreement. The Department shall not impose a charge for audit or examination of the books and records.
- 13.17 **Additional Provisions.** The parties agree that any Addendum, Rider or Exhibit, attached hereto by the parties, shall be deemed incorporated herein by reference.
- 13.18 **Further Assurances and Corrective Instruments.** The parties agree that they shall, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the expressed intention of the Agreement.

SECTION 14. EXECUTION.

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

By Alcoholic Beverages Division

DeMario A. Luttrell
Regulatory Compliance Bureau Chief

Date

By Law Enforcement Agency

Department Official

Date

Department Witness

Date



ADMINISTRATION

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
 Phone: 319-273-8600
 Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

TO: Honorable Mayor Robert M. Green and City Council
FROM: Shane Graham, Economic Development Coordinator
DATE: October 28, 2022
SUBJECT: Property Acquisition: Robert and Sandra Jones
 Location: 2617 S. Union Road, just west of the West Viking Road Industrial Park.

Attached for your review and approval is the Offer to Buy Real Estate and Acceptance with Robert and Sandra Jones for the purchase of their 2.5-acre property located at 2617 S. Union Road, just west of the West Viking Road Industrial Park. The City has been working with the owners for the past several months towards this possible property acquisition.

For the past several months, staff has been meeting to discuss potential strategic land acquisitions for the continued long term development of the Cedar Falls Industrial Parks. The primary factors driving this recommended acquisition include:

- The property is located adjacent to the City's West Viking Road Industrial Park expansion area, which the City is currently readying for development.
- The 2.5-acre property will provide the City an option to incorporate this site into the industrial park expansion property to the east, which will provide larger sites for large-scale developments, which the City currently has received much interest in lately.

The purchase from the Jone's was first presented to City Council in Executive Session on July 18, 2022 with a positive indication to pursue the acquisition. The long-term development of this property would be to clear the structures from the property and incorporate this land with the expansion area of the West Viking Road Industrial Park located directly to the east. We anticipate future potential large site projects will be high quality, high valuation, and create employment opportunities.

The agreed upon purchase price is **\$395,000.00**. Payment for this purchase would be made from the City's Economic Development Fund. The \$395,000.00 expenditure will then be reimbursed in its entirety from the Unified Highway 58 Corridor Urban Renewal Plan (TIF District) when debt is next certified by the City prior to December 1, 2023.

Attached for your review is the Offer to Buy Real Estate and Acceptance contract prepared by City Attorney Kevin Rogers covering the property owned by Robert and Sandra Jones. The attached document has been executed by the above property owners.

RECOMMENDATION

Staff recommends that the City Council adopt and approve the following:

1. Resolution approving and authorizing execution of an Offer to Buy Real Estate and Acceptance for the real estate owned by Robert and Sandra Jones.

The proposed acquisition of the Jones property is consistent with the following established City Council Organizational Goals:

Organizational Goal 6: Create an environment conducive to economic development.

Long Term & On-going Objective: Implement the long-term plan for the expansion of the City's Unified Industrial Park. This plan should include ways to acquire land and provide adequate infrastructure utilizing cooperative efforts with other groups and agencies.

If you have any questions regarding the proposed purchase offer, please feel free to let me know.

xc: Ron Gaines, P.E., City Administrator
Kevin Rogers, City Attorney



Proposed Property Acquisition
Robert and Sandra Jones
2617 S. Union Road



Cedar Falls Industrial Park Expansion Area

S Union Rd

Venture Way

Innovation Dr

Technology Pkwy



Proposed
Property Acquisition



**OFFER TO BUY REAL ESTATE AND ACCEPTANCE
CITY OF CEDAR FALLS, IOWA
ROBERT W. JONES AND SANDRA J. JONES**

TO: Robert W. Jones and Sandra J. Jones, husband and wife, (SELLERS)

The undersigned BUYER hereby offers to buy and the undersigned SELLERS by their acceptance agree to sell the real property situated in Black Hawk County, Iowa, locally known as 2617 S. Union Road and legally described as:

The West 231 feet of the South 660 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 89 North, Range 14 West of the 5th Principal Meridian, Black Hawk County, Iowa, except the South 110 feet thereof

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions customary restrictive covenants and mineral reservations of record, if any, herein referred to as the "Property," upon the following terms and conditions provided BUYERS, on possession, are permitted to use the Property for development.

1. **PURCHASE PRICE.** The Purchase Price shall be \$395,000.00 payable in full at closing.
2. **REAL ESTATE TAXES.** SELLERS shall pay pro-rated real estate taxes to date of possession by Buyer and any unpaid real estate taxes payable in prior years. BUYER shall pay all subsequent real estate taxes.
3. **SPECIAL ASSESSMENTS.**
 - A. SELLERS shall pay in full at time of closing all special assessments which are a lien on the Property as of the date of acceptance.
 - B. All charges for solid waste removal, sewage and maintenance that are attributable to SELLERS' possession, including those for which assessments arise after closing, shall be paid by SELLERS.
 - C. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by SELLERS through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to SELLERS.
 - D. BUYER shall pay all other special assessments or installments not payable by SELLERS.
4. **RISK OF LOSS AND INSURANCE.** SELLERS shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. SELLERS agree to maintain existing insurance and BUYER may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void; provided, however, BUYER shall have the option to complete the closing and receive insurance proceeds regardless of the extent of damages. The Property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date.
5. **POSSESSION AND CLOSING.** If BUYER timely performs all obligations, possession of the Property shall be delivered to BUYER on December 30, 2022, and any adjustments

of rent, insurance, interest and all charges attributable to the SELLERS' possession shall be made as of the date of possession. Closing shall occur after the approval of title by BUYER and vacation of the Property by SELLERS, but prior to possession by BUYER. SELLERS agree to permit BUYER to inspect the Property at any time prior to closing to assure that the premises are in the condition required by this Agreement. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed:

- A. Upon the delivery of the title transfer documents to BUYER and receipt of all funds then due at closing from BUYER under the Agreement.
6. **FIXTURES.** Included with the Property shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached. Also included shall be the following: All other property, real or personal, except personal property agreed by the parties to be removed by SELLERS prior to closing.
7. **CONDITION OF PROPERTY.** The property as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by the SELLERS in its present condition until possession, ordinary wear and tear excepted. SELLERS make no warranties, expressed or implied, as to the condition of the property.
- A. BUYER acknowledges that it has made a satisfactory inspection of the Property and is purchasing the Property in its existing condition.
8. **ABSTRACT AND TITLE.** SELLERS, at their expense, shall promptly obtain an abstract of title to the Property continued through November 15, 2022, and deliver it to BUYER'S attorney for examination. It shall show marketable title in SELLERS in conformity with this Agreement, Iowa law, and title standards of the Iowa State Bar Association. The SELLERS shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLERS' inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of BUYERS when the Purchase Price is paid in full. SELLERS shall pay the costs of any additional abstracting and title work due to any act or omission of SELLERS, including transfers by or the death of SELLERS or their assignees. Unless stricken, the abstract shall be obtained from an abstracter qualified by the Guaranty Division of the Iowa Housing Finance Authority.
9. **SURVEY.** If a survey is required under Iowa Code Chapter 354, or city or county ordinances, or otherwise, BUYER shall pay the costs thereof. If the survey shows an encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect.
10. **ENVIRONMENTAL MATTERS.**
- A. SELLERS warrant to the best of their knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLERS have done nothing to contaminate the Property with hazardous wastes or substances. SELLERS warrant that the property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. SELLERS shall also provide BUYERS with a properly

executed GROUNDWATER HAZARD STATEMENT showing no wells, private burial sites, solid waste disposal sites, private sewage disposal system, hazardous waste and underground storage tanks on the Property.

B. BUYERS may at their expense obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions or wastes located on the Property. In the event any hazardous materials, substances, conditions or wastes are discovered on the Property, BUYER'S obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to BUYER. The expense of any action necessary to remove or otherwise make safe any hazardous material, substances, conditions or waste shall be paid by SELLERS.

11. **DEED.** Upon payment of the Purchase Price, SELLERS shall convey the Property to BUYER by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of the title shall extend to the time of delivery of the deed excepting liens and encumbrances suffered or permitted by BUYER.
12. **JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE.** If SELLERS, immediately preceding acceptance of the offer, hold title to the Property in joint tenancy with full rights of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of the SELLERS, then the proceeds of this sale, and any continuing or recaptured rights of SELLERS in the Property, shall belong to SELLERS as joint tenants with full rights of survivorship and not as tenants in common; and BUYER in the event of death of any SELLER, agrees to pay any balance of the price due SELLERS under this contract to the surviving SELLERS and to accept a deed from the surviving SELLER consistent with Paragraph 15.
13. **STATEMENT AS TO LIENS.** All liens on the Property shall be cleared by SELLERS, or, at BUYER'S option, may be withheld from the Purchase Price at the time of closing.
14. **USE OF PURCHASE PRICE.** At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
15. **APPROVAL OF COURT.** If the Property is an asset of an estate, trust or conservatorship, this Agreement is contingent upon Court approval unless Court approval is not required under Iowa law and title standards of the Iowa State Bar Association. If the sale of the Property is subject to Court approval, the fiduciary shall promptly submit this Agreement for such approval. If this Agreement is not so approved by December 1, 2022, either party may declare this Agreement null and void, and all payments made hereunder shall be made to BUYER.
16. **REMEDIES OF THE PARTIES.**
 - A. If BUYER fails to timely perform this Agreement, SELLERS may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLERS' option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYERS' default (during which thirty days the default is not corrected), SELLERS may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.
 - B. If SELLERS fail to timely perform this Agreement, BUYER has the right to

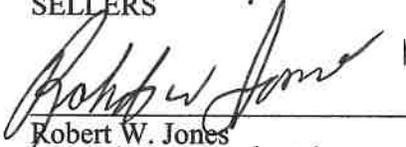
have all payments made returned to it.

C. BUYER and SELLERS are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

17. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.
18. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLERS and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, neutral or other gender according to the context.
19. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction.
20. CERTIFICATION. BUYER and SELLERS each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.
21. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. The Property is served by a private sewage disposal system, or there is a private sewage disposal system on the Property. Seller and Buyer agree to the provision selected in the attached Exhibit "A" for Inspection of Private Sewage Disposal System.
22. ADDITIONAL TERMS AND CONDITIONS. SELLERS shall be responsible for any transfer tax on the transaction, which may be withheld from the Purchase Price at time of closing and paid by BUYER. BUYER may obtain an opinion from a licensed attorney as to title to the Property, at BUYER'S cost. The recording fees for any mortgage and any other lien release or release of any other interest shall be paid by SELLERS. The recording fees for the Warranty Deed shall be paid by BUYER.
23. IRUA. This Agreement is subject to and conditioned upon full and final resolution to the satisfaction of BUYER prior to closing of any claims, demands, suits or interests, if any, on the part of Iowa Regional Utilities Association ("IRUA") and any affiliate or successor, regarding water service to the Property. Nothing herein shall be construed as an admission by the parties that IRUA or affiliates or successors have any valid claim, demand, suit or interest whatsoever in the Property. Approval of full and final resolution, if any, shall be within the complete and sole discretion of the City as BUYER. The parties agree that possession and closing may be delayed pending full and final resolution

of IRUA claims, or if not fully and finally resolved to the satisfaction of BUYER, BUYER may rescind this Agreement and have returned to BUYER all payments made. Notwithstanding any other provisions herein to the contrary, however, in no event shall possession and closing be delayed to a date later than March 28, 2023, under this section, and in no event shall this section be construed to impose upon SELLER any costs or other obligation or any responsibility for providing to BUYER any portion of the full and final resolution contemplated herein.

ACCEPTANCE. When accepted, this Agreement shall become a binding contract. If not accepted and delivered to BUYER on or before December 1, 2022, this Agreement shall be null and void and all payments made shall be returned immediately to BUYER. If accepted by SELLERS at a later date and acceptance is satisfied in writing, then this contract shall be valid and binding.

Accepted 10/27/2022
SELLERS

Robert W. Jones
SS# 479-78-6040

Dated _____
BUYER

Robert M. Green, Mayor of City of Cedar Falls, Iowa


Sandra J. Jones
SS# 479-58-2919

Attest: _____

Address : 2617 South Union Road, Cedar Falls, IA 50613

Address : 220 Clay Street, Cedar Falls, IA 50613

Exhibit A
Inspection of Private Sewage Disposal System

Buyer and Seller agree on the following initialed alternative to comply with the time of transfer inspection of private sewage disposal systems:

There is a private sewage disposal system on this Property which serves the Property. Seller has obtained or shall obtain at Seller's expense within _____ days a certified inspector's report which documents the condition of the private sewage disposal system, that it is of sufficient capacity to serve the Property, that the continued use of the system is permitted, and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. Seller shall attach the inspection report to the Groundwater Hazard Statement to be filed at closing.

If Seller receives an unsatisfactory report, the basis of which cannot be resolved between Buyer and Seller within _____ days of delivery of a copy to Buyer, then upon written notice from Buyer to Seller, this agreement shall be null and void and all earnest money paid hereunder shall be returned immediately to Buyer.

_____ There is a private sewage disposal system on this Property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. Buyer shall execute a binding acknowledgment with the County Board of Health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. Buyer shall attach a copy of the binding acknowledgment to the Groundwater Hazard Statement to be filed at closing. When the inspection is completed, an amended Groundwater Hazard Statement shall be filed with the certified inspection and shall include the document numbers of both the real estate transfer document and the original Groundwater Hazard Statement

Seller agrees at closing to deposit the sum of \$ _____ Dollars into escrow with _____ ("Escrow Agent") to reimburse Buyer for expenses incurred for the cost of the inspection and any required modifications to the private disposal system. Escrow Agent shall pay to Buyer, up to the amount held in escrow, amounts for required modifications after any such modifications are completed and upon submission to Escrow Agent of a detailed invoice. If no modifications are required, the entire escrow account shall be returned to Seller. Any funds remaining in the escrow account after any required modifications shall be returned to Seller. Seller shall not be responsible for any cost in excess of the escrow deposit.

_____ **X** There is a private sewage disposal system on this Property. The building to which the sewage disposal system is connected will be demolished without being occupied. Buyer shall execute a binding acknowledgement with the county board of health to demolish the building within an agreed upon time period. Buyer shall attach a copy of the binding acknowledgement to the Groundwater Hazard Statement to be filed at closing.

There is a private sewage disposal system on this Property. The private sewage disposal system has been installed within the past two years pursuant to permit number

_____.



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: Jaydevsinh Atodaria (JD), City Planner I
DATE: October 20, 2022
SUBJECT: Façade update of a property in the College Hill Neighborhood Overlay (DR22-003)

REQUEST: To update façades for Astro E-Sports Lounge at 817 W 23rd Street

PETITIONER: Astro E-Sports Lounge, Omer Noorwala: Owner

LOCATION: 817 W 23rd Street

PROPOSAL

The applicant is requesting approval of the submitted façade review application for updating the facades with a wall sign and murals at 817 W 23rd Street to advertise the building's new tenant, Astro E-Sports Lounge. The property is in the College Hill Neighborhood Overlay Zoning district and a review by the Planning and Zoning Commission and City Council is required for exterior mural wall drawings, painted artwork and exterior painting of any structure within the commercial district.

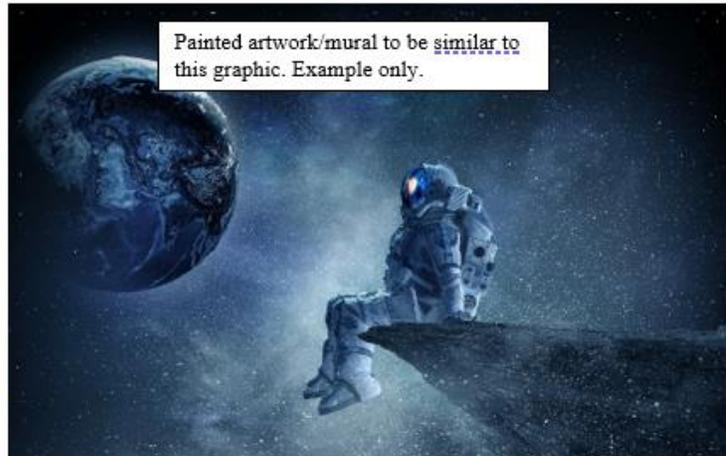
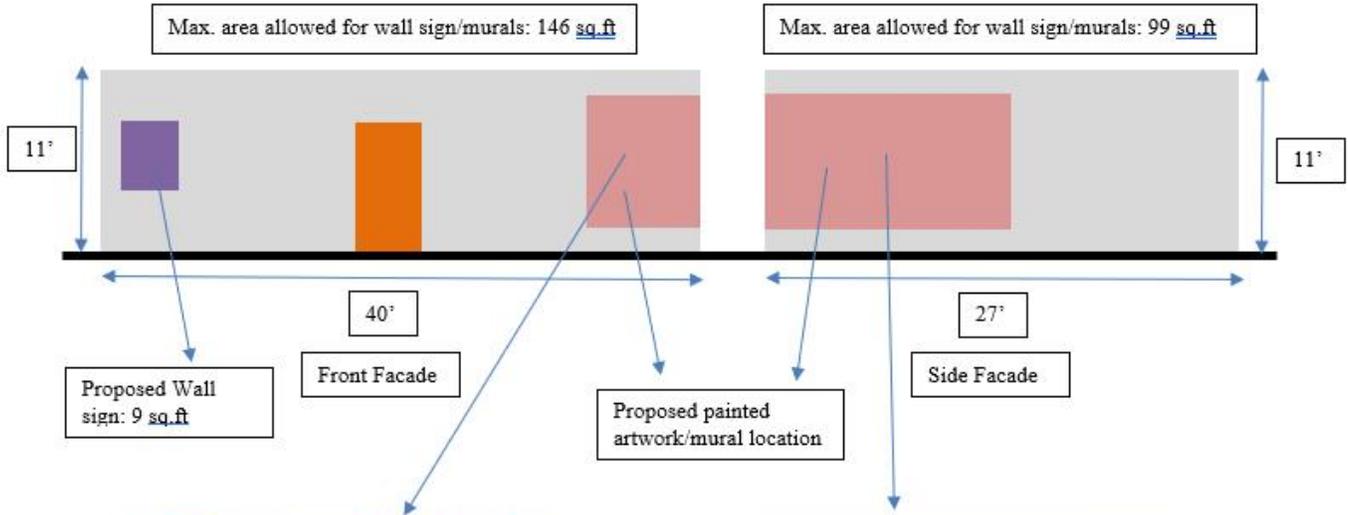
BACKGROUND

The College Hill Neighborhood Overlay District was established for the preservation of neighborhood character and the stabilization of its neighborhoods after a long history of changes and updates to properties that typically increased occupancies and detracted from the original intent of those properties and neighborhoods. This trend and the establishment of the Overlay called for more scrutiny when reviewing changes that may affect the character of the neighborhood. See the location map on the side for reference, the highlighted property in the yellow is the subject property. Typically, signage is not part of the review process unless the review is mandated by Ordinance Section 26-181(6). In this case, exterior mural wall drawings, painted artwork and exterior painting of any structure within the commercial district, the Planning & Zoning Commission and City Council must review and approve the request (26-181(6)(e)).

The criterion listed in the Overlay requires that the following be considered in this design review: scale; context; coloration; appropriateness of the proposal in relation to nearby facades; proposal in relation to the prevailing character of the commercial district; and other provisions as applicable in the code.

ANALYSIS

The applicant is proposing to add a wall sign on the front wall of the building facing W 23rd Street and planning to add a mural/painted artwork that covers an area of both the front and the side wall. The owner is planning to hold a competition and have different artists work together to complete the proposed mural based on a “space theme.” The idea is to attract Astro E-Sports lounge customers creatively and also enhance blank walls. The below illustration will help you analyze the proposal with possible locations of the mural on the building and examples of possible graphics that may be used.



As per the code, a mural wall sign is considered a wall sign. The proposed wall sign cannot exceed one-third of the surface area of any single wall to which the sign is affixed. After calculations, the maximum wall sign/mural area allowed is 146 sq. ft. on the front façade and 99 sq.ft. on the side facade as per the wall area. As shown in the graphic above, the mural on the front façade is proposed to be approximately 7' x 10' in size and be painted in the general location as shown on the graphic above. The mural on the side wall will comply with the

maximum sign allowance of 99 square feet and will have a space theme that is a collaboration between the artists chosen in the competition.

The applicant is intending to update the blank wall of the building by adding painted artwork/murals onto the building in a way that is continuous and covers two areas of blank walls that would create some artistic presence. The proposed painted artwork/mural will be placed in a similar location as highlighted in the above illustration, and the graphic work examples would be similar to the ones shown in the above illustration. Staff finds that the proposal is unique and would enhance the exterior look of the business.

TECHNICAL COMMENTS

No comments.

STAFF RECOMMENDATION

Planning and Zoning Commission recommends approval of the submitted design review application as per staff's recommendation at their regular meeting on 12th October 2022 with a vote of 6 ayes and 0 nays. City staff also recommends approval of the submitted design review application (DR22-003) for updating façade at 817 W. 23rd Street, subject to the any comments or directions specified by the Planning and Zoning Commission.

PLANNING & ZONING COMMISSION

Introduction
&
Vote
10/12/2022

Acting chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that a façade update is proposed for a new business, Astro E-sports Lounge. Part of the proposal includes a mural/painted artwork with a space theme that will be chosen through competition. The proposed mural will be 7' x 10' and will be continued on to the side wall. Staff recommends approval with any comments or direction from the Planning and Zoning Commission.

Mr. Holst asked for clarification on which street the mural faced. Mr. Larson asked about the ordinance regarding the square feet allowed for such murals. Mr. Atodaria explained that the code doesn't directly specify murals, but that the area of the mural is considered like a wall sign, which allows the mural to be placed on 1/3rd area of the surface to which it is affixed.

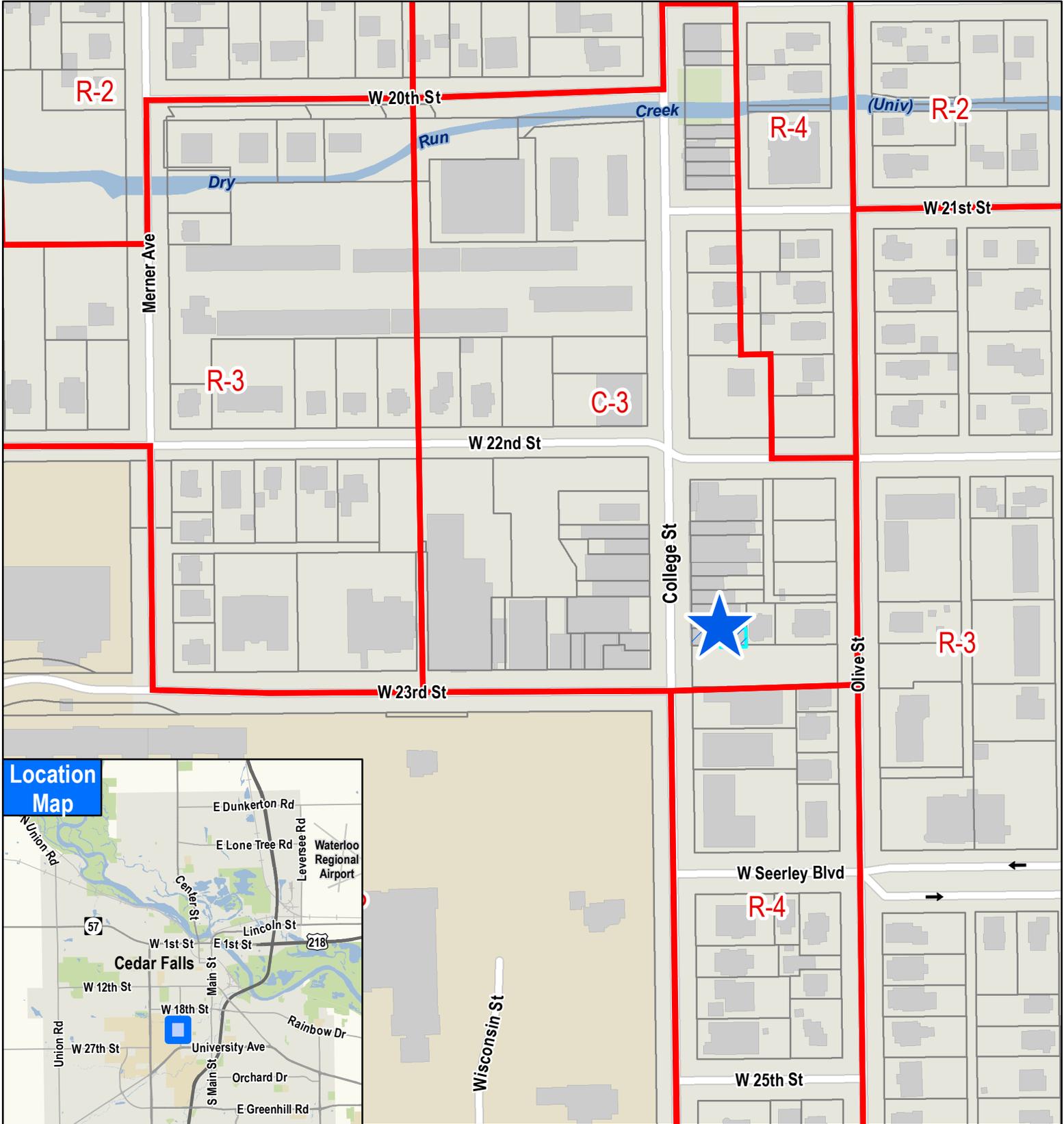
Mr. Hartley asked if the item will come back through the Commission once the mural has been chosen. Mr. Atodaria explained that the request here is to just get approval on the area allowed for the mural. However, the mural on the main wall has been almost finalized which will be about 70 square feet in area but the mural on the side wall, the graphic hasn't been finalized. The content of the mural may vary slightly as the owner is yet to select the artist's impression. Ms. Howard specified that it will be a design that will be appropriate.

Ms. Lynch made a motion to approve the item. Ms. Moser seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

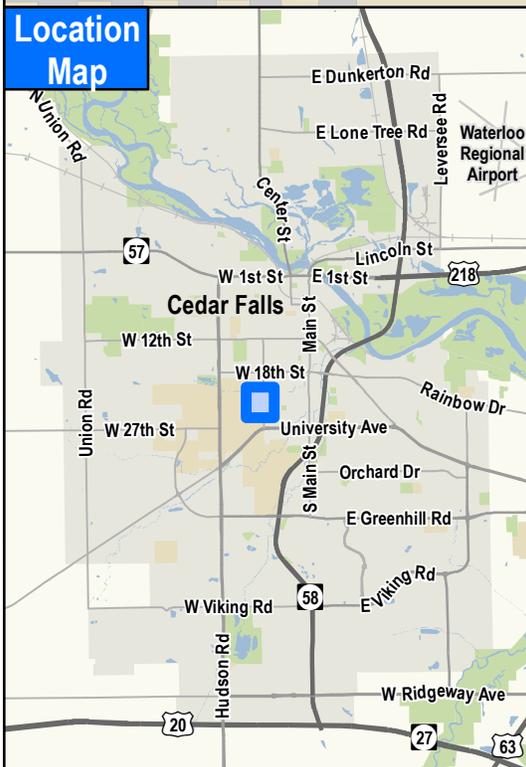
Cedar Falls Planning and Zoning Commission

October 12, 2022

Item 38.



Location Map



College Hill Neighborhood Overlay
Design Review for facade update (DR22-003)
817 W. 23rd Street

Applicant/Landlord: Omer Noorwala

Contact No: 773-997-3435

Address: 817 w 23rd street cedar falls iowa 50613

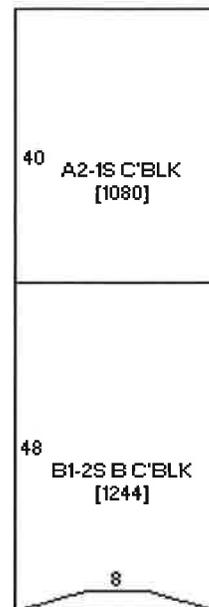
Material: Weatherproof paint

We are setting up a computer/console gaming lounge under the name of ASTRO E-SPORTS LOUNGE and to go with the theme we are planning to get an astronaut mural on the exterior wall (93"x132") attached with the application, having gaming controllers in the hand rather than champagne bottles.

For the side alley wall we would have 4-5 artists do a collab of something along space theme.

Front Wall Size: 93"x132"

Alley Wall Size: 318"x132"



A1-1S C'BLK
[53]
OPEN ENTRY
[53]





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: Jaydevsinh Atodaria (JD), City Planner I
DATE: October 20, 2022
SUBJECT: College Hill Neighborhood Overlay Design Review for a new detached garage.

REQUEST: Request to approve College Hill Neighborhood Overlay District design review application for adding a new detached garage (#DR22-002)

PETITIONER: David Schachterle, property owner; Action Garage Builders, contractor

LOCATION: 924 W. 19th Street

PROPOSAL

It is proposed to build a new detached garage on the property at 924 W. 19th Street. The existing shed on the property will be demoed, to make room for the new detached garage. The property is located in the College Hill Neighborhood Overlay Zoning District and a review by the Planning and Zoning Commission and City Council is required for reviewing any new construction of a detached accessory structure of more than 300 square feet in base floor area for residential use (substantial improvement) within the district.

BACKGROUND

The College Hill Neighborhood Overlay District was established for the preservation of neighborhood character and the stabilization of its neighborhoods after a long history of changes and updates to properties that typically increased occupancies and detracted from the original intent of those properties and neighborhoods. This trend and the establishment of the Overlay called for more scrutiny when reviewing changes that may affect the character of the neighborhood. See the location map on the side for reference, the highlighted property in the yellow is the subject property.



The subject property is located within the R-4, Multiple Residence Zoning districts (Section 26-167) and the College Hill Neighborhood Overlay Zoning District (Section 26-181). The Overlay Zoning District intends to develop business districts and residential districts in an orderly manner and one that complements the University of Northern Iowa campus and promotes community vitality and safety. As per the code, the new construction of a detached accessory structure over 300 square feet in the base floor area for residential use within the district is termed as a substantial improvement. A substantial improvement requires review and approval by the Planning and Zoning Commission and the City Council. The criterion listed in the Overlay requires that the following be considered in this design review: architectural compatibility; neighborhood character; building materials; detached accessory structure standards; and other provisions as applicable in the code.

The subject property has been equipped with a 3-bedroom single-unit dwelling unit (approx. 1224 sq.ft.) built in 1912. The petitioner/owner of the property at 924 W 19th Street is intending to build a new detached garage, to have a covered parking area. As per the code, the following analysis has been done to review the proposal.

ANALYSIS

On-site parking:

As per the code, the minimum on-site parking required for a one-unit dwelling is two stalls per dwelling unit. Currently, the property at 924 W. 19th Street has a single-wide driveway (approx. 12 feet wide) that widens out to 18 feet. The driveway is sufficient to park two cars. However, the owner of the property is requesting to add a stall detached garage and extend the driveway proportional to the width of the garage opening to have covered parking for the unit. The parking arrangement satisfies the ordinance requirement for this single-family residential dwelling.

Detached Accessory Structure:

As per the CHN Overlay zoning district, a newly constructed detached accessory structure must meet the regulations of detached accessory structure standards (Section 26-126) and must be consistent with the architectural style of the principal residential structure on the property. Also, the proposed detached structure should have similar building materials, colors, rooflines, roof pitch, and roofing materials to the extent possible to a principal structure.

As per the code, a detached accessory structure under 600 square feet in the area can be placed at 2 feet setback from the side and rear lot line if recessed at least 18 feet behind the front line of the principal structure. Also, the proposed detached accessory structure needs to maintain a separation of at least 8 feet from the principal structure. It is proposed that the detached accessory structure to be added on the property at 924 W 19th Street is 16 feet wide and 32 feet in length, in total about 512 Square feet in area, and will be placed at 2 feet setback from the side property line. The proposed detached accessory structure will be about 14 feet high, about 70 feet recessed from the front line of the principal structure and will maintain at least 28 feet of separation from the principal structure. The proposal meets all relevant city codes.

Building Design:

- Building Entrances:

As per the proposal, the detached accessory structure will be accessed through one garage shutter, oriented toward and visible from W. 19th Street and by a door on the side facade. The building design is configured in a way that the garage sits 28 feet south of the principal single-family dwelling unit, 2 feet from the east property line, 48 feet from the

west property line and 14 feet from the south property line.

- **Building Materials:**

As per code, similar building materials, colors, roof lines, roof pitch and roofing materials shall be established on the accessory structure to match as closely as possible those elements on the principal structure. In response, the owner is planning to build a proposed garage with LP Smart siding and black asphalt roofing material. Sidings will be painted to match the existing siding of the single-family unit on the lot at 924 W 19th Street. See the below picture of the proposed garage and existing principal structure on the property at 924 W 19th Street.



The roofing on the existing house is black asphalt. The proposed garage will also have similar roofing material as that of the existing house. Vinyl siding is a common material on other homes in the neighborhood, along with brick and wood siding. Staff finds that the building materials of the proposed detached accessory structure is consistent with the principal structure on the property at 924 W 20th Street and meets code requirement.

- **Architectural compatibility with surrounding buildings:**

The majority of houses in the neighborhood represent bungalow-style architecture with a mix of attached and detached garages (See below pictures of existing dwelling units in the neighborhood for reference). The garages on these properties are either in line with the main house façade or are recessed.

The proposed two-stall detached garage will be recessed from the principal single-family unit on the lot and therefore will be compatible with other detached accessory structures on surrounding properties.



- **Neighborhood Character:**
The College Hill neighborhood area is one of the City’s oldest and most densely populated neighborhoods and being near the University of Northern Iowa, the preservation of neighborhood character (including uniformity of building size, scale, bulk, varying appearances, etc.) are of primary concerns regardless of the nature of the proposed building use. The proposed detached accessory structure is similar in terms of size and scale compared to other detached accessory structures in the immediate neighborhood. The staff finds that the proposal is appropriate for the site and would be a good addition to the lot to address the owner’s need.

TECHNICAL COMMENTS

Notification of this case was sent to adjacent property owners within 200 feet on October 3rd, 2022.

STAFF RECOMMENDATION

Planning and Zoning Commission recommends approval of the submitted design review application as per staff’s recommendation at their regular meeting on 12th October 2022 with a vote of 6 ayes and 0 nays. City staff also recommends approval of the proposed design review application for building a new detached garage at 924 W. 19th Street, subject to the following conditions:

1. Any comments or direction specified by the Planning and Zoning Commission
2. Conformance with all City staff recommendations and technical requirements

PLANNING & ZONING COMMISSION

Introduction & Vote 10/12/2022	Acting Chair Hartley introduced the item and Mr. Atodaria provided background information. He explained that a request has been submitted for a new garage on the corner of 19 th and College Streets. Currently there is no garage. He spoke to the building design, architectural compatibility, and neighborhood character, stating that it would meet all requirements. Staff recommends approval of the projects with any comments from the Commission.
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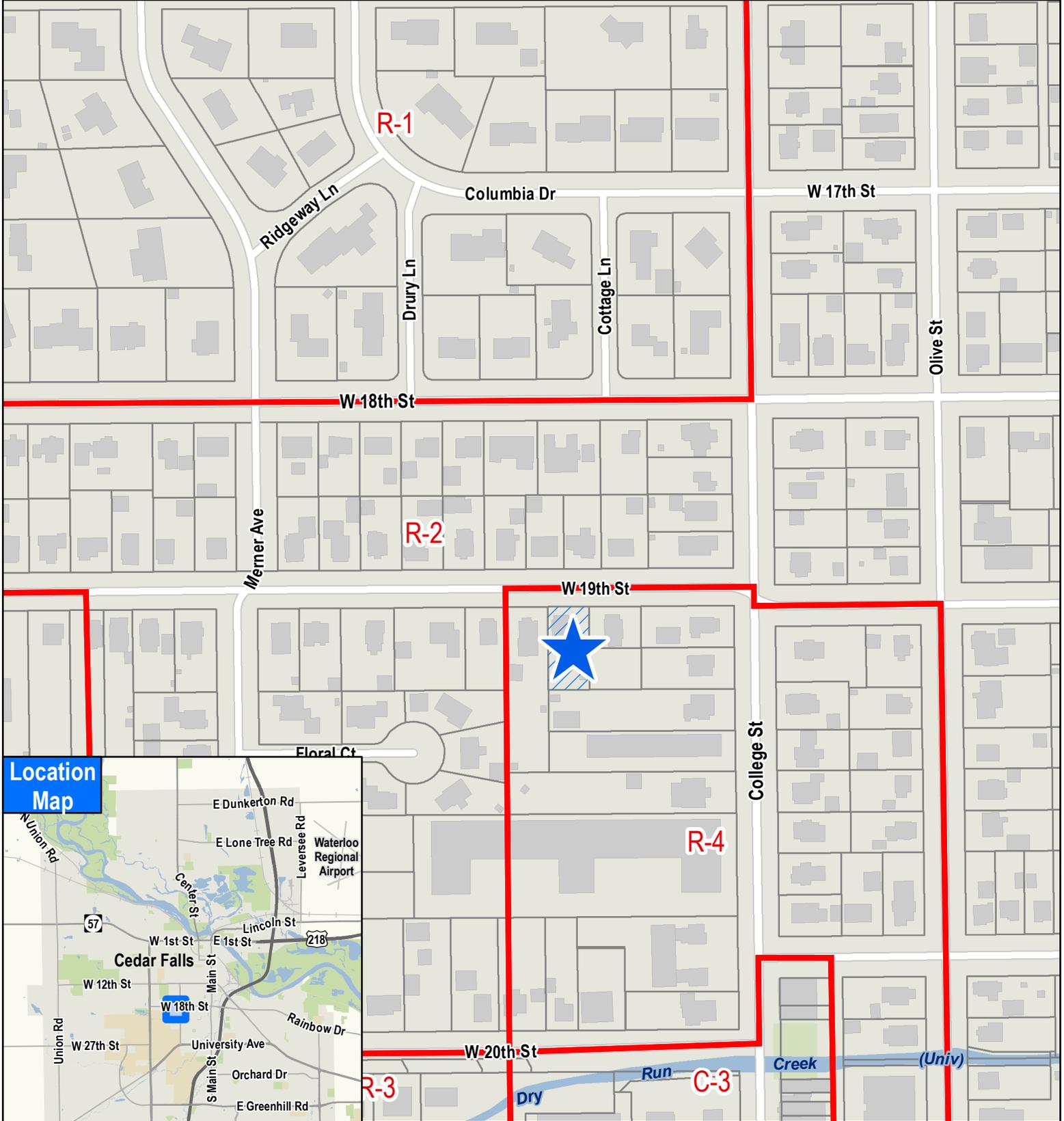
Dave Schachterle, 924 West 19th Street, stated that he is trying to match the garage to the house and neighborhood as much as possible. He noted that he is looking forward to new code updates for the College Hill area that would hopefully make this process unnecessary.

Ms. Saul made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

Cedar Falls Planning and Zoning Commission

October 12, 2022

Item 39.



Location Map



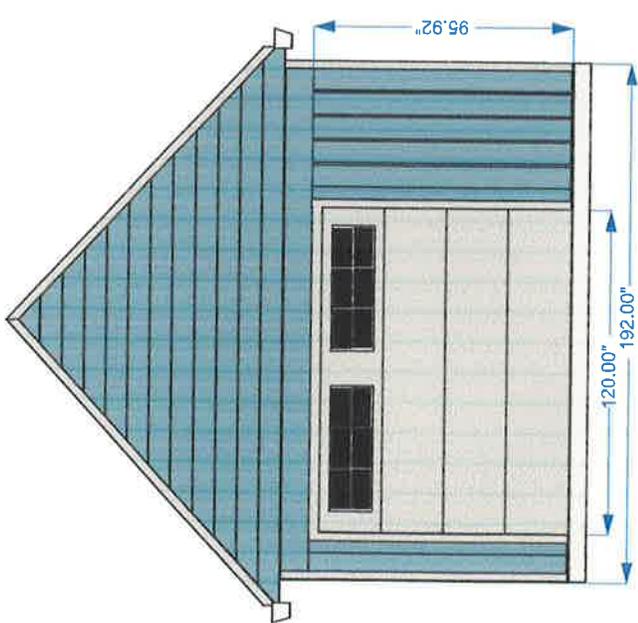
College Hill Neighborhood Overlay
Design Review for a new garage (DR22-004)
924 W 19th Street

651

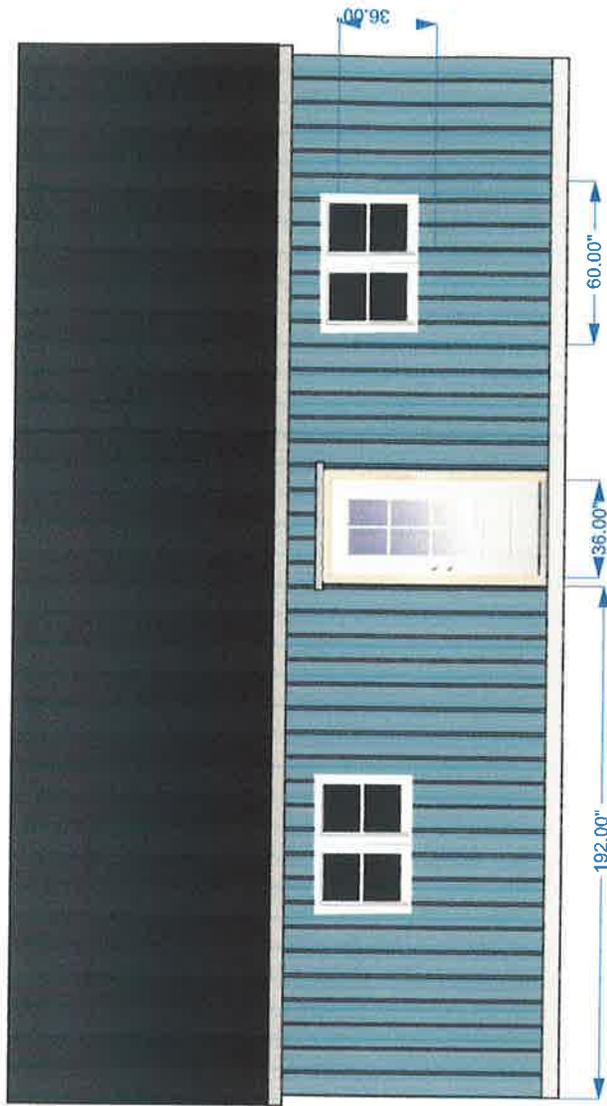


yellow overlay is foot print of the New Garage

NORTH

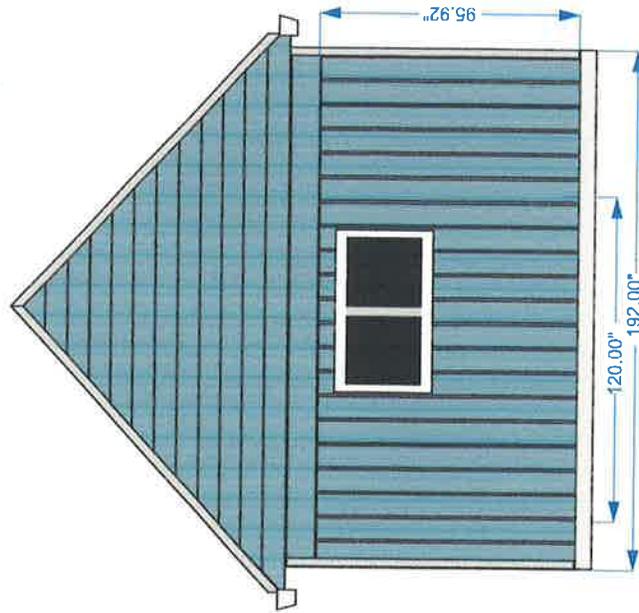


WEST

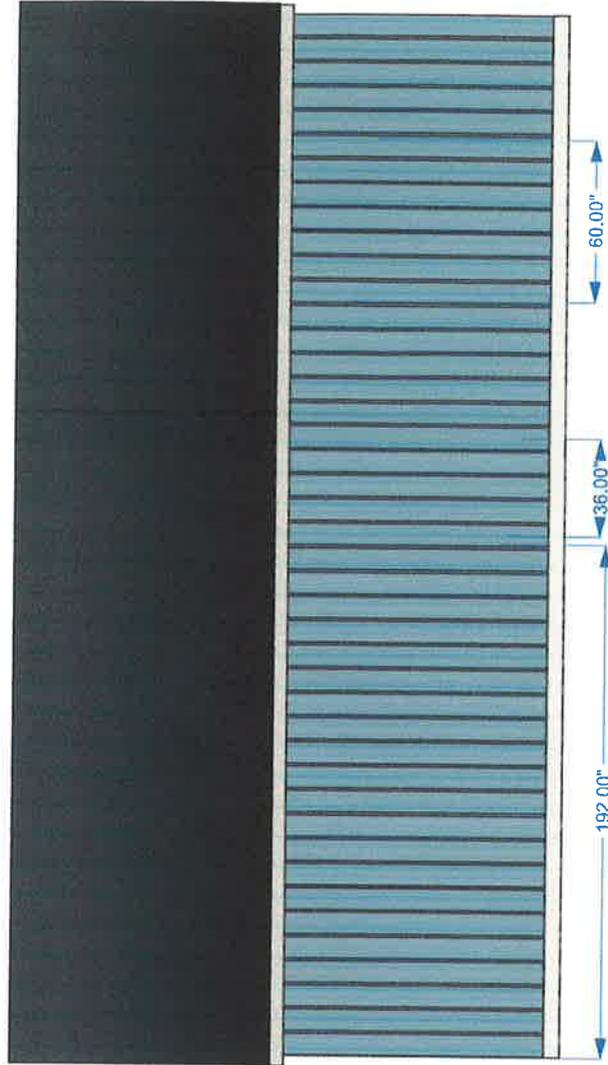


2 sets of 2 double hung
Windows each 26 x 36.5
Roseburg Dura-Temp
1/2" primed plywood siding
or LP smart side 8" siding
4x8 sheels
Lap board on the end peaks

SOUTH



EAST



Item 39.

653

9/26/2022
924 West 19th St.
Cedar Falls, Iowa

P&Z Letter of intent:

Location: Address of the Property
924 West 19th Street. Cedar Falls, Iowa

Overview : New garage replacing old garage

The existing garage,(14' x 20') was built with the house around 1915. It has a dirt floor, is leaning, and needs to be replaced.

We are proposing a new single stall garage, with wood siding and asphalt roof (16' x 32') . The roof will be black to match the house. The exterior of the garage will be painted blue to match the house. Window and trim will match the house color. The garage will be 2' off the East property line. A concrete drive to the garage door will be 3' off the East property line and connect to the existing cement drive that is next to the house.

See attachments.

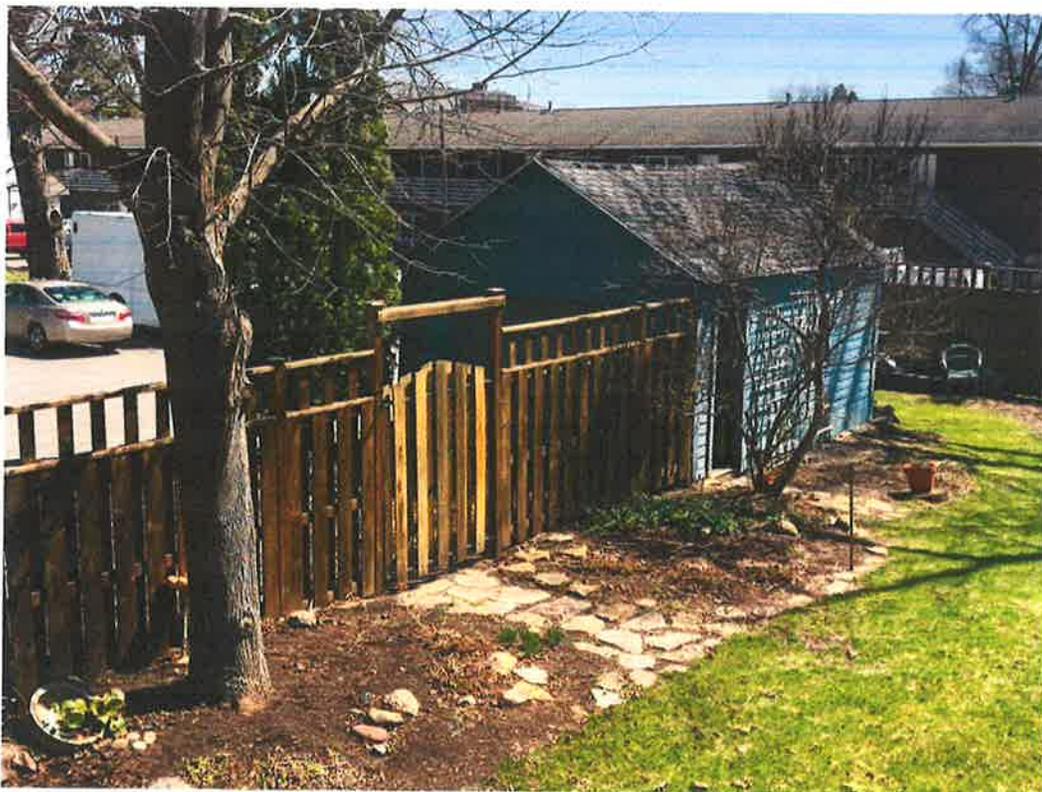
Homeowner Contact: David Schachterle 319-269-0382
Contractor: Action Garage Builders 319-240-8080

I approve of this project:

David Schachterle
924 West 19th Street
Cedar Falls, Iowa 50613

Neighboring properties:

1008 West 19th St. Bob & Aleta Kruger (homeowners and occupants to the West)
916 West 19th St. Kroemer Apartments LLC (Rental property to the East)
913 College Street. Kroemer Apartments LLC (rental property to the South)




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

INTEROFFICE MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council
FROM: Thomas Weintraut, Planner III
DATE: October 31, 2022
SUBJECT: Approval of Asbestos Removing Agreement for the Northern Cedar Falls Flood Buyout Program, Project No. FL-404-3198

The City recently purchased four (4) properties as part of the 2021 Flood Buyout Program through the Hazard Mitigation Grant Program (HMGP). Asbestos testing was performed on all four (4) properties and two (2) contain asbestos materials. The grant program requires that the structures be demolished; however, asbestos materials will need to be removed first. Five (5) bids for asbestos removal were received (see attached asbestos removal summary).

The lowest bid was from Advanced Environmental in Waterloo for a total of \$1950.00 for both locations.

The Community Development Department recommends entering into an Asbestos Removal Contract with Advanced Environmental, for work at 627 and 1027 Clair Street. This work would be completed within 13 working days, prior to demolishing of the structures.

If you have any questions, please feel free to contact the Community Development Department.

xc: Stephanie Houk Sheetz, AICP, Director of Community Development
 Jennifer Rodenbeck, Director of Finance and Business Operations
 Karen Howard, Planning & Community Services Manager

CITY OF CEDAR FALLS, IOWA
GENERAL TERMS AND CONDITIONS

PROJECT: §404 HMGP Acquisition Program- Asbestos Abatement
City of Cedar Falls, Iowa Project No. FL-0003198

This Agreement is by and between ADVANCED ENVIRONMENTAL Contractor”) and the City of Cedar Falls, Iowa (“City”), and is to be effective on the date last signed by the Contractor or the City below.

1.0. Contractor’s Services

1.1. Contractor’s services shall consist only of the those services and/or products provided or supplied by Contractor as defined in this Agreement and as listed on Exhibit “A” attached. (“Services” or “Scope of Services”)

1.2. Contractor shall not commence or perform any work outside the Scope of Services unless and until authorized in writing by the City. No changes to the Scope of Services shall be valid unless agreed to by both the Contractor and the City in writing. Any work performed or expenses incurred by the Contractor shall be conclusively presumed to be part of the Scope of Services unless a written change order covering such work, and the cost of such work, has been agreed to in advance. If Exhibit “A” includes provisions for contingent services, such services shall not be performed until written authorization is given by the City.

1.3. Contractor shall assign qualified and experienced personnel to perform the Services, and Contractor hereby warrants to the City that Contractor has sufficient experience and financial resources to complete the Services required by this Agreement. Where the Scope of Services identifies particular personnel who shall perform the Services, such personnel shall remain assigned to provide the Services throughout the term of this Agreement, unless otherwise approved in writing by the City. In the event that such particular personnel must be replaced, Contractor agrees to replace such particular personnel with persons of equivalent or better qualifications, as approved by the City.

1.4. Contractor shall perform the Services in a timely manner and in accordance with any schedule set forth in Exhibit “A”. The Contractor and the City agree that time is of the essence with respect to Contractor’s performance under this Agreement.

1.5. Contractor warrants that its fulfillment of this Agreement will not infringe on or misappropriate the rights of any third party, and that the Contractor has the complete right and full authority to convey ownership of the Services to the City. Contractor shall obtain all required governmental and third-party licenses, approvals and permits for the provision of Services, at Contractor’s cost.

1.6. The person signing this Agreement on behalf of the Contractor represents and warrants that the person has full and sufficient authority to execute this Agreement on behalf of the Contractor.

2.0. Compensation

2.1. All bids and prices shall be shown in U.S. Dollars. All prices must remain firm for the duration of this Agreement.

2.2. After inspection (if applicable) and acceptance by the City of Services, City shall pay Contractor in accordance with the payment terms set forth in Exhibit “B”. The maximum amount of all payments for Services shall be the amount set forth in Exhibit “B”, unless additional Services are agreed upon as set forth in Section 1.2, in which case the maximum amount of all payments shall be adjusted accordingly.

2.3. Following acceptance of Services by the City, payment shall be made to the Contractor within thirty (30) days of receipt of a proper invoice. The invoice shall include, at a minimum, the name and address of the Contractor, the invoice number, the date services were performed or goods were shipped, a general description of the services or goods, total amount to be paid, any discounts or credits, and the net amount to be paid. The invoice shall be mailed or emailed to the authorized representative of the City listed below, at the address listed below.

2.4. Expenses shall not be reimbursed to the Contractor unless specifically described in Exhibit "B".

2.5. If services in addition to the Scope of Services are agreed upon as set forth in Section 1.2, Contractor must provide a separate invoice for such additional services before payment will be made.

2.6. If the City fails to make any payment when due to the Contractor, the Contractor may charge the City interest on the unpaid balance at the rate of 5% per annum until paid. In addition, Contractor may, after giving seven (7) days written notice to the City, suspend services under this Agreement until such unpaid balance is paid in full.

2.7. Notwithstanding anything to the contrary in this Agreement, the City may withhold payment to Contractor for faulty Services, or if the City is advised of liens or other claims against any Services, including products.

3.0. Taxes.

3.1. The City is exempt from all federal, State of Iowa, and other states' taxes on the purchase of products and services used by the City within the State of Iowa. The City shall provide tax exemption certification as required.

3.2. Any charges for taxes from which the City is exempt will be deducted from invoices before payment is made.

4.0. Ownership and Use of Documents

4.1. All Services to be provided under this Agreement, and any invention, improvement, discovery, or innovation (whether or not patentable) made, conceived or actually reduced to practice by Contractor in the performance of the Scope of Services in this Agreement will be owned exclusively by the City, including all proprietary and intellectual property rights. To the extent not automatically vested in the City, Contractor hereby assigns to the City all right, title and interest in and to the Services, including, without limitation, copyright, patent and trade secret rights. Upon the City's request, Contractor shall execute any additional documents necessary for the City to perfect such ownership rights.

4.2. Notwithstanding Section 4.1, Contractor retains ownership of its pre-existing and proprietary materials and other intellectual property that may be incorporated into the Services.

4.3. Copies of City furnished data that may be relied upon by Contractor are limited to the printed copies (also known as hard copies) that are delivered to the Contractor. Files in electronic media format of text, data, graphics, or of other formats that are furnished by the City to the Contractor are only for the convenience of the Contractor. Any conclusion or information obtained or derived from such electronic files will be at the Contractor's sole risk.

4.4. During the term of this Agreement and following completion or termination of the Agreement, the Contractor and any authorized Subcontractors shall maintain all accounting records and other documentation generated in providing Services under this Agreement. The City or its designee shall be allowed to have access to such information for the purpose of inspection, audit and copying during normal business hours for a period of five (5) years after the final payment by the City, termination of this Agreement, or resolution of all matters under this Agreement, whichever date is latest. No additional compensation shall be paid to Contractor for such retention or inspection by the City or designee.

5.0. Term and Termination.

5.1. The term of this Agreement shall commence on the effective date and end on **November 23, 2022** unless earlier terminated under the terms of this Agreement.

5.2 The City may terminate this Agreement at any time for its convenience by giving written notice to the Contractor of such termination and specifying the effective date of the termination, at least thirty (30) calendar days before the effective date of termination. In that event, all finished or unfinished Services, reports and materials prepared or furnished by the Contractor shall, at the option of the City, become the City's property. If the Agreement is terminated by the City as provided herein, the Contractor shall be paid for all Services which have been authorized, approved and provided up to the effective date of termination. The City will not be subject to any termination fees from the Contractor.

5.3 Either party may terminate this Agreement upon seven (7) calendar days written notice in the event that the other party fails to substantially perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

6.0. Warranties.

6.1. Contractor represents and warrants that Services shall be performed in a manner consistent with the standard of care of other professional service providers in a similar industry and application.

6.2. Contractor represents and warrants that products delivered as part of the Scope of Services, including each component, shall be free of defects and shall conform to the quality standards of the applicable industry and shall meet in all respects the requirements of the Scope of Services. If any defect or sign of deterioration is identified by the City within one year after delivery which is not due to the acts or omissions of the City, Contractor shall, within 15 days after notification by the City, at Contractor's expense, repair, adjust or replace such items to the complete satisfaction of the City.

6.3. Contractor shall be responsible for the quality, technical accuracy, completeness and coordination of all Services under this Agreement. Contractor shall promptly and without charge, provide all corrective work necessary as a result of Contractor's acts, errors or omissions with respect to the quality and accuracy of Contractor's Services.

6.4. Contractor shall be responsible for any and all damages to property or persons as a result of Contractor's acts, errors or omissions in performing the Services under this Agreement, and for any losses or costs to repair or remedy any Services undertaken by the City as a result of any such acts, errors or omissions.

6.5. Contractor's obligations shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either by the City or by the Contractor. None of the provisions of this Agreement shall be construed as a limitation on the City's right to seek recovery of damages it suffers as a result of Contractor's fault or breach.

7.0. Warranties – Intellectual Property.

7.1. Contractor represents and warrants that the Services produced or provided to the City do not infringe upon any copyright, trademark, trade name, trade dress patent, statutory, common law or any other right of any person or entity.

7.2. Contractor represents and warrants that the Services, and the City's use of the same, and the exercise by the City of the rights granted by this Agreement, shall not infringe upon any other work or violate the rights of publicity or privacy of, or constitute a libel or slander against, any person or entity.

7.3. Contractor represents and warrants that it is the owner of or otherwise has the right to use and distribute the Services contemplated by this Agreement.

8.0. Disputes.

8.1. Should any dispute arise with respect to this Agreement, the parties agree to act immediately to resolve such dispute. Time is of the essence in the resolution of disputes.

8.2. Contractor agrees that, the existence of a dispute notwithstanding, it will continue without delay to carry out all of its responsibilities under this Agreement that are not affected by the dispute and the City shall continue to make payment for all Services that are performed in conformance with this Agreement. Should the Contractor fail to continue to perform its responsibilities regarding all non-disputed Services, without delay, any additional costs incurred by the City or the Contractor as a result of such failure to proceed shall be borne by the Contractor.

8.3. Should any dispute between the parties remain unresolved, the parties mutually agree to engage in mediation prior to the filing of suit by either party. The cost of mediation shall be divided equally between the parties except that each party shall be responsible for that party's own expenses and attorney fees associated with mediation. The City shall not engage in arbitration of any dispute.

9.0. Indemnification and Hold Harmless.

9.1. To the fullest extent permitted by law, Contractor (for purposes of this Section 9.0, includes employees, subcontractors, agents and others working on behalf of Contractor under this Agreement) agrees to defend (for all non-professional claims), indemnify, and hold harmless the City (for purposes of this Section 9.0 includes elected and appointed officials, employees, and agents working on behalf of the City) against any and all claims, demands, suits or loss, including any and all outlay and expense connected therewith, and for damages, which may be asserted, claimed or recovered against or from the City, including, but not limited to, damages arising by reason of personal injury, including bodily injury or death, and property damage, which arises out of or is in any way connected or associated with the work and/or services provided by the Contractor to the City under this Agreement, to the extent caused by or arising out of the errors, omissions, negligent or intentional acts of the Contractor.

9.2. Contractor's duty of indemnification and to hold harmless includes, but is not limited to, Contractor's breach or alleged breach of the warranties found in Sections 6.0 and 7.0 above, and shall survive the termination of this Agreement. Such duty also includes damage, loss or injury to the City or City property.

9.3. Contractor expressly assumes full responsibility for loss, expense, damages or injuries which may result to the Contractor by reason of or in connection with the work and/or services provided by Contractor under this Agreement to the extent caused by or arising out of the errors, omissions, negligent or intentional acts of the Contractor.

9.4. It is specifically agreed between the parties that this Agreement is not intended to create in the public or any member of the public third party beneficiary status or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage.

10.0. Insurance.

Contractor shall at all times during the performance of this Agreement maintain insurance as set forth in Exhibit "C" unless this insurance requirement is waived by the City in this Section.

The City may at any time during the term of this Agreement require proof of such insurance.

11.0. Compliance with Laws and Regulations.

11.1. Contractor certifies that in performing this Agreement it will comply with all applicable provisions of federal, state and local laws, ordinances, rules, licenses and regulations and shall make reasonable efforts to ensure that its employees, agents, subcontractors and others working on behalf of the Contractor under this Agreement do the same.

11.2. Contractor is responsible for determining which products are considered to be hazardous chemicals under applicable standards and to provide the most current Safety Data Sheet ("SDS") with the initial shipment of such chemicals. Failure by Contractor to do so may be considered by the City to be delivery of a defective product and its delivery may be refused. It is also the Contractor's responsibility to provide to the City any updated or revised SDS as it becomes available for any such hazardous chemicals sold and delivered to the City.

12.0. Independent Contractor.

Both parties shall act in their individual capacities in the performance of this Agreement and not as agents, employees, partners, joint ventures or associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other for any purpose whatsoever.

13.0. Non-Collusion.

13.1. Neither the Contractor, nor anyone acting on behalf of Contractor, has employed any person to solicit or procure this Agreement, nor will the Contractor make any payment or agreement for payment of any compensation in connection with the solicitation or procurement of this Agreement.

13.2. Contractor agrees that there is no agreement, arrangement or understanding expressed or implied, contemplating any division of compensation for Services provided under this Agreement, or in the participation in such Services, directly or indirectly, by any person or entity, except as provided in this Agreement.

13.3. Neither the Contractor, nor anyone acting on behalf of Contractor, has either directly or indirectly entered into any agreement, arrangement or understanding to collude or otherwise take any action in restraint of free competitive procurement in connection with this Agreement.

14.0. Nondiscrimination and Equal Opportunity.

14.1. Contractor will not discriminate against any employee or applicant for employment because of race, sex, color, creed, national origin, marital or familial status, religion, age, disability, sexual orientation, gender identity, genetic information or veteran status, or any other classification protected by federal, state, or local law, except where age or sex is an essential bona fide occupational requirement, or where disability is a bona fide occupational disqualification.

14.2. Contractor shall inform all subcontractors and agents performing under this Agreement of this nondiscrimination and equal opportunity requirement and shall take reasonable steps to ensure their compliance with the same.

15.0. No Conflict of Interest.

Contractor represents, warrants and covenants that no relationship exists or will exist during the term of this Agreement that is a conflict of interest under Iowa law. No employee, officer or agent of the Contractor shall participate in the procurement or performance of this Agreement if a conflict of interest exists as to such person. Should a conflict of interest arise during the term of this Agreement for Contractor or any employee, officer or agent of Contractor, Contractor shall immediately notify the City, in which case this Agreement may be terminated and any excess costs incurred by the City due to such termination shall be paid by Contractor or deducted from any sums yet due to Contractor.

16.0. Force Majeure.

16.1. Force majeure shall be any of the following events: acts of God or the public enemy; compliance with any order, rule, regulation, decree, or request of any governmental authority or agency or person purporting to act as such; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; or any other cause, whether or not of the class or kind specifically named or referred to in this Agreement which is not within the reasonable control of the party affected. A delay in or failure of performance by either party shall not constitute a default in performance nor be the basis for, or give rise to, any claim for damages, if and to the extent such delay or failure is caused by force majeure.

16.2. The party who is prevented from performing by force majeure shall be obligated, within a period not to exceed fourteen (14) calendar days after the occurrence or detection of any such event, to provide notice to the other party setting forth in reasonable detail the nature thereof and the anticipated extent of the delay, and shall remedy such cause as soon as reasonably possible, as mutually agreed between the parties.

16.3. If a remedy to an event of force majeure cannot be agreed upon within a reasonable amount of time, this Agreement may be terminated by either party.

17.0. Assignment.

No rights under this Agreement may be assigned or transferred by Contractor without the prior written consent of the City. The benefits of this Agreement may inure to Contractor's assigns, transferees, or successors in interest if approved by the City in writing in advance, and if such assignee, transferees or successors agree in writing to be bound by the terms of this Agreement.

18.0. Governing Law.

18.1. This Agreement shall be governed, interpreted and enforced in accordance with the laws of the State of Iowa, regardless of choice of law principles.

18.2. Venue for any dispute under this Agreement shall be the District Court in and for Black Hawk County, Iowa.

19.0. Discrepancy.

In the event that there are any discrepancies or differences between any terms or conditions of the Contractor's bid or quote and this Agreement, this Agreement shall prevail, even if the Contractor's bid or quote is incorporated into this Agreement.

20.0 Public Record.

20.1. This Agreement as well as Contractor's bid or quote and all documents submitted with any such bid or quote shall become public documents subject to Iowa Code Chapter 22, the Iowa Open Records Law. By submitting the bid or quote or any document to the City in connection with such bid or quote, the submitting party recognizes this and waives any claim against the City, its elected and appointed officers, and its employees, and agents working on behalf of the City, relating to the release of any bid or document submitted.

20.2. Each submitting party shall hold the City and its elected and appointed officers, and its employees, and agents working on behalf of the City, harmless from any claims arising from the release of any document or information made available to the City related to or arising from the bidding or quoting process.

20.3. Notwithstanding Sections 20.1 and 20.2, protection from disclosure may apply to those elements of any submittal that may be a trade secret, or confidential or proprietary information. Should the submitting party wish to designate submittals as such, they must be clearly and prominently marked. The City shall make no determination as to whether or not such documents are protected from disclosure under Iowa Code Chapter 22. Rather, the City shall endeavor to notify the submitter of any request for such information and the submitter shall be solely responsible for asserting exemption from disclosure by obtaining a court order. As long as the City makes a good faith effort to notify the submitter of a request for such information, the City and the City's elected and appointed officers, the City's employees, and agents working on behalf of the City, shall not be liable for any damages resulting from such disclosure, whether such disclosure is deemed required by law, by an order of court or administrative agency, or occurs through inadvertence, mistake, or negligence.

21.0. Debarment.

21.1. Contractor hereby certifies, pursuant to 48 CFR Part 9, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Agreement by any federal agency.

21.2. Contractor further certifies that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contracts with the City or with the State of Iowa.

22.0 Confidentiality of Shared Information.

No information shared between Contractor and the City in the performance of this Agreement shall be deemed confidential unless clearly designated as such in writing by the party seeking confidentiality at the time of sharing. If designated as confidential the parties agree to maintain the confidentiality of such information except as necessary for performance under this Agreement, unless or until written authorization for disclosure is given by the designating party, or as required by law, or by an order of a court or administrative agency. In the event of a dispute over the confidentiality of shared information, the parties agree to maintain the confidentiality of the designated information until the issue of confidentiality is resolved. The duty to maintain the confidentiality of such information shall survive the termination of this Agreement.

23.0. Entire Agreement.

23.1. This Agreement, and Exhibits, which are incorporated into this Agreement by this reference, contains the entire agreement and understanding by and between the parties with respect to the subject matter, and no representations, promises, agreements, or understandings, written or verbal, not contained in this Agreement, shall be of any force or effect.

23.2. No change, modification or waiver of this Agreement shall be valid or binding unless the same is in writing and signed by the party against whom such change, modification or waiver is sought to be enforced.

24.0. Additional Terms.

24.1. Government-Mandated Provisions. Because this project activity is funded in whole or in part by the Federal Government, or an Agency thereof, Federal Law requires that the City's contracts relating to the project include certain provisions. Depending upon the type of work or services provided and the dollar value of the resultant contract, some of the provisions set forth in this Section may not apply to the Contractor or to the work or services to be provided hereunder; however, the provisions are nonetheless set forth to cause this Contract to comply with Federal Law. Parenthetical comments in the following paragraphs are taken from 44 CFR § 13.36(h) and (i).

25.0. Notices.

Any notice required to be given under this Agreement and any authorization required to be provided shall be given or provided to:

City:
Name: Thomas Weintraut
Title: Planner III
Address: 220 Clay Street
Cedar Falls, IA 50613
Telephone: 319-268-5184
Email: Thomas.Weintraut@cedarfalls.com

Contractor: ADVANCED ENVIRONMENTAL, INC.
Name: MICHAEL POE
Title: PRESIDENT
Address: 803 RICKER ST
WATGLOO, IA 50703
Telephone: 319-287-4447
Email: MICHAEL.POE@ADVANCEDMIDWEST.COM

In Witness Whereof, the City and the Contractor have caused this Agreement to be executed as of the last date listed below.

CONTRACTOR

(Name of Contractor) ADVANCED ENVIRONMENTAL, INC.

By: 

Its: PRESIDENT

Date: 10-28-22

CITY OF CEDAR FALLS, IOWA

By: _____

Robert M. Green, Mayor

Attest: _____

Jacqueline Danielsen, MMC, City Clerk

Date: _____

Exhibit "A"

**Asbestos Inspection(s)
for**

City of Cedar Falls
Attn: Thomas A. Weintraut, Jr., AICP
Planner III – Planning and Community Services
220 Clay Street
Cedar Falls, IA 50613
(319) 268-5184

Location Where Inspection was done:

627 Clair Street
Cedar Falls, IA

Asbestos Inspections, Testing, & Training, Inc.
123 East Grand Street
Monticello, IA 52310
Phone: 319 465-5555
Fax: 319 465-3104
Email: asbestos121@gmail.com

Project #: 22-66I (C)

September 2022

Table of Contents

(A Direct Approach to the Asbestos Issue)

Section I:	Executive Summary (Estimate to Remove) (Inspector Notes for this Site)
Section II.	(Sample Inventory)
Section III:	Asbestos Codes/Abbreviations

Section II

Executive Summary

**(Estimate to Remove)
(Inspector Notes for this Site)**

- 3) Be advised that the EPA recommends that point count analysis must be performed on floor tile that is determined to be non-asbestos by standard Polarized Light Microscopy (they may also accept the Chatfield method of analysis) (Due to false negatives).
- 4) Always give IDNR at least 10 working days Notice prior to demolition activities and have Demo Contractor give the Notice for demolition activities (not the owner).
- 5) Do not start the day before or the day after date of demolition (most common violation).
- 6) Hidden , obscure, or found materials, must be treated as asbestos unless listed in the bulk sample inventory herein. Call if you are not sure about any material.
- 7) Interpretation of NESHAP has expanded over the years. We will be happy to resample "new" suspect materials at our regular rate shall the issue arise.
- 8) Remove all ACM that may become RACM prior to demolition/renovation. The above materials usually qualify as RACM.
- 9) Point Counting (a method of analysis) which costs additional, may be used to eliminate ACM that is 10% or less. There appears to be no pattern on what point counts out; it is however, by law, the final answer to the question **is the material asbestos?** Point Counting is required for all results $\leq 1\%$ to exclude them. Or you may assume that the material is asbestos and remove it. That is the owner's call. If you have any questions about retesting and Point Counting ask the inspector for more information. Yes, it is complicated!
- 10) Removal of PCB's in ballasts and mercury in fluorescent lite tubes is required by the RCRA federal laws which apply to public, commercial demolition
- 11) single family to 4-plexes but greater). Region VII EPA may be contacted for further information at: 913-551-7006, Ms. Meg McCollister,, Administrator.

INSPECTOR NOTES:

- 1) **1 story ranch with attached 1 stall garage. Recently remodeled.**
- 2) **Attic Insulation not suspect material.**
- 3) **All Su 3 should be removed. The spray on in the Living Room only is to be removed (walls and ceiling).**

Section III

(Sample Inventory)

ASBESTOS INSPECTIONS, TESTING & TRAINING, INC.
ASBESTOS BULK SAMPLE INVENTORY
 121 East Grand Street
 Monticello, IA 52310
 319 465-7055

Date: October 11, 2022
 Project #: 22-661 (C)
 Inspector: Stephen J. Intlekofer
 License #: 22-8656 Exp: 12-11-2022

Site Inspected (Contact) _____
 Thomas Weintraut _____
 Contact/Phone _____
 SFR _____
 Building Name _____
527 Clair St.
 Address _____
Cedar Falls, IA
 City, State _____
 Phone _____ Fax _____
 Email: Thomas.Weintraut@cedarfalls.com

Chain of Custody Record QAS Quantem CEI EMC (AZ)
 Analysis Requested PLM TEM, Lead Paint (circle one)
 Turn Around Time: same day 24 hrs. 3 days 5 days
 Mailed on 9/16/22 Carrier USPS By: SJI
 Received: 9/20/22 By: Dave Toney / QAS
 Date Analyzed: 9/27/22

Field Samples Mailed in Samples Hand Delivered
 Measurements are approximate-Verify Fax results to: (319) 465-3104

Sample #	Room or Area	Material	Description	NF* or F	Homo or Het	Cond	Location	Homo Unit No.	% ACM
09-15-22-01	Roof	Shingle	Dark asphalt	NF	Het	1	Roof of home	M1	NAD
09-15-22-02	Windows	Caulk	Hard gray	NF	Het	2	Around/ou window	M2	NAD
09-15-22-03	Roof	Felt	30# black felt	NF	Het	2	Under shingles	M3	NAD
09-15-22-04	House - ???	Linoleum	Soft - new	NF	Het	2	Floor of furnace room	M4	NAD
09-15-22-05	Garage/Entry	Drywall/Mud	1/2" Gypsum board / Mud	NF	Het	2	Walls of garage	M5 (a)	NAD
09-15-22-06	Garage/Entry	Spray On	Heavy - painted white	F	Het	2	Ceiling of entry 6 x 10 x 2	Su 1	NAD
09-15-22-07	Garage/Entry	Spray On	Heavy - painted white	F	Het	2	Ceiling	Su 1	NAD
09-15-22-08	Bedroom	Spray On	Heavy - painted white	F	Het	2	Ceiling	Su 1	NAD
09-15-22-09	Hall	Plaster	Sand plaster	F	Het	2	Ceiling	Su 2	NAD
06-60-22-10	Living Room	Plaster	Sand plaster	F	Het	2	Original sand plaster, walls and ceiling	Su 2	NAD
09-15-22-11	Bedroom	Plaster	Sand plaster	F	Het	2	Original sand plaster, walls and ceiling	Su 2	NAD
09-15-22-12	Living Room	Spray On	Large painted	F	Het	2	Ceiling of living room	Su 3	5% Chrys
09-15-22-13	Living Room	Spray On	Large painted	F	Het	2	12 x 14 on ceiling	Su 3	5% Chrys
09-15-22-14	Kitchen	Plaster	Original plaster	F	Het	2	Sand plaster - wall of kitchen	Su 2	NAD
09-15-22-15	Living Room	Walls	Spray on	F	Het	2	Small spray on walls - East	Su 4	NAD
09-15-22-16	Living Room	Walls	Spray on	F	Het	2	Small spray on walls - North	Su 4	NAD
09-15-22-17	Living Room	Walls	Spray on	F	Het	2	Small spray on walls	Su 4	NAD
09-15-22-18	Bath	Linoleum	Earth tone vinyl	NF	Het	2	Soft - newer	M6	NAD
09-15-22-19	Floors	Felt	15# black felt	NF	Het	2	Under new plywood floor	M7	NAD

Notes: 1 story ranch with attached 2 stall garage, recently remodeled. Attic inspection not suspect material.

By association all Su 3 should be removed. The spray on in the LR only is to be removed.

Condition: 1=Good 2=Damaged 3=Significantly Damaged

*NAD= No Asbestos Detected

Bold Text means material contains Asbestos

Section IV

Asbestos Codes & Abbreviations

ASBESTOS CODES

Item 40.

A = Assumed	MJ = Mudded Joint
ADH = Adhesive	NC = Nose Cap
APW = Air Cell Pipe Wrap	NF = Non Friable
BP = Boiler Plaster	NSM = Not Suspect Material
C = Ceiling	P or PH = Previous History
CAPS = Stair Treads	PP = Patched Plaster/Drywall
CQ = Can't Quantify	PSA = Sand Plaster
CT = Ceiling Tiles	PSM = Smooth Plaster
CT/12 = 12" Ceiling Tiles	S = Sample/Samples/Sampled
DAM. = Damaged	SCT = Suspended Ceiling Tile
DEB = Debris	SR = Sample Result
DW = Drywall	ST = Storage Tank
F = Friable	SUR = Surfacing
FE = Furnace Exhaust	T = Thermal
FT = Floor Tiles	Thermal Pipe Measurement = Linear Feet
GASK = Gaskets	TR = Transite
GYM = Gypsum	TSI = Thermal System Insulation
HOMO = Homogeneous	VC = Vibration Cloth
LINO = Linoleum	VDW = Vinyl Covered Drywall
MISC = Miscellaneous Non Friable	W = Walls
MAC = Metal Asbestos Chimney	WD = Wood Door
MATL DESC = Material Description	N = North
MD = Metal Door	S = South
ME = Miscellaneous Electrical	E = East
MF = Miscellaneous Friable	W = West

1. All Metal Doors are listed by quantities, example 3 = 3 metal doors.
2. All Mudded Joints are listed by quantities of MJ, not sizes.
3. All Pipe Wrap materials are listed in linear feet.

ASBESTOS CODES CONTINUED

Item 40.

4. All other measurements are square feet unless stated elsewhere.
5. Sample Results: N = Not Considered Asbestos Containing Material
Y = Considered Asbestos Containing Material

P or PH = Previous History

N/A = Not Analyzed

<1% = Contains less than 1% Asbestos Containing Material

>1% = Contains more than 1% Asbestos Containing Material
6. All Adhesives are considered Asbestos Containing Material (ACM) which can't be quantified - Non Friable ACM.
7. All Seals and Gaskets are considered Asbestos Containing Material (ACM) which can't be quantified – Non Friable ACM.

**Asbestos Inspection(s)
for**

City of Cedar Falls
Attn: Thomas A. Weintraut, Jr., AICP
Planner III – Planning and Community Services
220 Clay Street
Cedar Falls, IA 50613
(319) 268-5184

Location Where Inspection was done:

1027 Clair Street
Cedar Falls, IA

Asbestos Inspections, Testing, & Training, Inc.
123 East Grand Street
Monticello, IA 52310
Phone: 319 465-5555
Fax: 319 465-3104
Email: asbestos121@gmail.com

Project #: 22-66I (B)

September 2022

Table of Contents

(A Direct Approach to the Asbestos Issue)

Section I:	Executive Summary (Estimate to Remove) (Inspector Notes for this Site)
Section II.	(Sample Inventory)
Section III:	Asbestos Codes/Abbreviations

Section II

Executive Summary

**(Estimate to Remove)
(Inspector Notes for this Site)**

- 4) Always give IDNR at least 10 working days Notice prior to demolition activities and have Demo Contractor give the Notice for demolition activities (not the owner).
- 5) Do not start the day before or the day after date of demolition (most common violation).
- 6) Hidden , obscure, or found materials, must be treated as asbestos unless listed in the bulk sample inventory herein. Call if you are not sure about any material.
- 7) Interpretation of NESHAP has expanded over the years. We will be happy to resample "new" suspect materials at our regular rate shall the issue arise.
- 8) Remove all ACM that may become RACM prior to demolition/renovation. The above materials usually qualify as RACM.
- 9) Point Counting (a method of analysis) which costs additional, may be used to eliminate ACM that is 10% or less. There appears to be no pattern on what point counts out; it is however, by law, the final answer to the question **is the material asbestos?** Point Counting is required for all results $\leq 1\%$ to exclude them. Or you may assume that the material is asbestos and remove it. That is the owner's call. If you have any questions about retesting and Point Counting ask the inspector for more information. Yes, it is complicated!
- 10) Removal of PCB's in ballasts and mercury in fluorescent lite tubes is required by the RCRA federal laws which apply to public, commercial demolition
- 11) single family to 4-plexes but greater). Region VII EPA may be contacted for further information at: 913-551-7006, Ms. Meg McCollister,, Administrator.

INSPECTOR NOTES:

1) 3 glazed windows to be removed INTACT – cover until demolition.

Section III

(Sample Inventory)

Section IV

Asbestos Codes & Abbreviations

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Exhibit "B"

Payment for work completed shall be based on the following price:

<u>Item No.</u>	<u>Description</u>	<u>Amount</u>
	Project	
1.	627 Clair Street, Cedar Falls, IA	\$ <u>1650.00</u>
2.	1027 Clair Street, Cedar Falls, IA	\$ <u>300.00</u>
	TOTAL	\$ <u>1,950.00</u>

EXHIBIT "C"**SMALL CONTRACT – INSURANCE REQUIREMENTS****General Liability (Occurrence Form Only):**

Commercial General Liability

General Aggregate	\$2,000,000
Products-Completed Operations Aggregate Limit	\$2,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
Fire Damage Limit (any one occurrence)	\$ 50,000
Medical Payments	\$ 5,000

If a \$2M general aggregate cannot be provided, a \$1M general aggregate shall apply on a per project basis.

Automobile: (Combined Single Limit) \$1,000,000

If the Contractor does not own any vehicles, coverage is required on non-owned and hired vehicles.

Umbrella: \$1,000,000

The Umbrella/Excess Insurance shall be written on a per occurrence basis and if the Umbrella/Excess is not written on a follow form basis it shall have the same endorsements as required of the primary policy(ies).

Standard Workers Compensation

Statutory for Coverage A

Employers Liability:

Each Accident	\$ 500,000
Each Employee – Disease	\$ 500,000
Policy Limit – Disease	\$ 500,000

Professional Liability (Errors & Omissions): \$1,000,000

- if applicable

Required Endorsements:

- Waiver of Subrogation
- 30-Day Cancellation and Material Change

Summary of Asbestos Removal Bids

Applicant	Submission Received	BID on 627 Clair Street	BID on 1027 Clair Street	Total BID Amount
Advanced Environmental	10/28/2022	\$1,650.00	\$300.00	\$1,950.00
REW Services Corp	10/27/2022	\$1,500.00	\$1,000.00	\$2,500.00
All Star Environmental	10/24/2022	\$2,978.00	\$335.00	\$3,313.00
Mid Iowa Environmental Corp	10/28/2022	\$4,785.00	\$2,975.00	\$7,760.00
Abatement Specialties	10/26/2022	\$7,700.00	\$900.00	\$8,500.00



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 Green and City Council
FROM: Michelle Pezley, Planner III
DATE: October 26, 2022
SUBJECT: Request to Amend Contract with Northeast Iowa Food Bank

In April 2020, the CARES Act was passed in response to COVID-19. The State notified the City in mid-May of 2020 that a portion of the State's CARES Act Community Development Block Grant (CDBG-CV2) funds were anticipated to be proportionally allocated to Entitlement Communities through the Iowa Economic Development Authority (IEDA). The City Council approved the contract with the IEDA in January of 2021.

As part of the budget for the CDBG-CV2, the City allocated \$115,000 for Service Agencies. Of that, the Northeast Iowa Food Bank was awarded \$40,000 at the May 17, 2021 City Council meeting to help support four positions within the Food Bank that have increased in job duties due to Covid-19.

The Food Bank has determined that they are not able to use all the funds allocated according to the State and CDBG Cares funds rules; therefore, they are returning \$14,871.14 of the un-used funds.

Recommendation:

Staff recommends revising the contract for the CDBG-CV2 funds with the NE Iowa Bank to \$25,128.86.

Staff is available for any questions.

Xc: Stephanie Houk Sheetz, AICP, Community Development Director
 Karen Howard, AICP, Planning & Community Services Manager

FIRST AMENDMENT TO THE SUBRECIPIENT AGREEMENT FOR FEDERALLY FUNDED
PROJECT

This First Amendment to the Subrecipient Agreement for Federally Funded Project is made and entered into this ____ day of _____, 2022, by and between the City of Cedar Falls, Iowa (hereinafter "City"), and **Northeast Iowa Food Bank** (hereinafter "Agency").

WHEREAS, the City and the Agency entered into a certain Subrecipient Agreement for Federally Funded Project dated May 17, 2021 which established the terms and conditions whereby staff support to the Cedar Valley Food Pantry Coordinator, Pantry Services Coordinator, and Pantry Services Manager that work to supply food to eligible low- and moderate-income residents of Cedar Falls would occur through CDBG funds from CARES-CV2 (hereinafter the "Agreement"); and

WHEREAS, pursuant to the terms of the Agreement, changes in the scope of services or changes in compensation may be made by written amendment; and

WHEREAS, the Agency has requested to change the amount of funding to \$25,128.86; and

WHEREAS, a contract amendment will allow the Agency to meet its obligations to spend program funds.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Section 1 of the Agreement is hereby amended by striking the amount of \$40,000.00 and substituting in lieu thereof the amount of \$25,128.86.
2. The City and Agency hereby acknowledge and agree that all of the terms and conditions of the Agreement including Exhibits, remain the same and

are hereby ratified and confirmed, except as otherwise expressly amended in this First Amendment to Subrecipient Agreement for Federally Funded Project.

IN WITNESS WHEREOF, City and Agency have executed this First Amendment to Subrecipient Agreement for Federally Funded Project at Cedar Falls, Iowa, effective as of the date first stated above.

AGENCY:

CITY:

NORTHEAST IOWA FOOD BANK

CITY OF CEDAR FALLS, IOWA

BY: 

BY: _____

ATTEST: 

ATTEST: _____

DATE: 10/24/22

DATE: _____


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 and Community Services Division

TO: Mayor Green and City Council
FROM: Michelle Pezley, Planner III
 Rose Phillips, Housing Planner II, INRCOG
DATE: 11/7/2022
SUBJECT: 1009 W. 3rd Street – CDBG Rental Rehabilitation Project #3-22-692

Cedar Falls is a recipient of Community Development Block Grant (CDBG) funds that support several programs. Our adopted Annual Action Plan includes funding for a rental rehab program to support improvements to rental housing that is currently rented by Housing Choice Voucher (HCV or "Section 8") recipients, or is proposed to be made available to HCV recipients.

In August 2022, a bid was issued for Rental Rehabilitation project #3-22-692 for a property owned by Bartelt Rentals L.C., a property owner in good standing in the Cedar Falls Housing Authority's HCV program. However, no bids were received. A bid for this project was re-issued with some modifications in late September 2022, and one bid was received from Daniels Home Improvement & Construction Co. Base bid costs by line item are shown below.

Line Item	Scope of Work	Bidder's Cost
1	For each of the two front entrances, remove the concrete steps and a section of the landing approximately eight feet wide in front of the door. Fill in the exposed end of the remaining landing with concrete block, brick or concrete.	\$5,375.00
2	For each of the two front entrances, pour a 4" thick concrete pad approximately 8' x 12' to align with existing concrete steps coming up from the sidewalk.	\$5,375.00
3	For each of the two front entrances, install a set of precast concrete steps with a landing on the new pad, include a wrought iron handrail and guardrail.	\$3,975.00
4	Install a section of guardrail on the open end of the landing. It may be metal or composite.	\$875.00
5	City Permits	\$273.00

Base Bid Total: \$15,873.00

The cost of the project is 20% higher than the \$13,244 estimate from INRCOG's inspector, Dick Dewater. Mr. Dewater believes the price from Daniels Home Improvement is reasonable, given

the price volatility in the construction industry, the small size of the project, and the difficulty getting bids on the project.

The assistance provided to Bartelt Properties will be secured by a 5-year forgivable loan. If Bartelt Properties continues to rent the unit to an HCV holder, filling any vacancy with another HCV holder as soon as is feasible, the loan will be forgiven after 5 years. However, the loan will immediately come due and payable if the owner knowingly, willfully, and/or without exercising due diligence, enters into a lease of the assisted unit with an ineligible tenant. A notice to proceed will be issued after a forgivable loan agreement is completed with the property owner, similar to the owner-occupied rehab program.

Recommendation:

Staff recommends acceptance of the bid received from Daniels Home Improvement and Construction Company in the amount of \$15,873.00 for a rental rehab project at 1009 W. 3rd Street.

XC: Karen Howard, Community Services Manager

REPAIR CONTRACT

This Contract made the day hereinafter set forth by and between Bartelt Properties L.C., hereinafter referred to as the "Owner" and Daniels Home Improvement, hereinafter referred to as the "Contractor."

Contractor Firm Name

WITNESSETH THAT:

WHEREAS, the Owner desires to engage the Contractor to perform certain work on the premises commonly known as 1009 W. 3rd Street, Cedar Falls, Iowa: and

WHEREAS, the said premises are located in the area designated as Project No. 3-22-692 of the Community Development Block Grant (CDBG) Rental Rehabilitation Program

WHEREAS, the Owner desires to utilize all services provided by the City in connection with the said project; and

WHEREAS, insofar as this Contract is concerned, the term "City" shall mean the City of Cedar Falls, Iowa acting through its Community Development Department, 220 Clay Street, Cedar Falls, Iowa 50613.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

Section 1. Employment of Contractor: The Owner hereby engages the Contractor with the approval of the City to perform the services and supply the materials hereinafter set forth.

Section 2. Scope of Services: The Contractor shall perform all of the services and furnish all the material necessary to make the improvements described in the Contract for the aforesaid premises.

Section 3. Improvements: The improvements to be made and/or constructed by the Contractor are identified in in the Housing Rehabilitation Project Write Up referred to in Exhibit "A," attached hereto, made a part hereof and incorporated as a part of this Agreement. Contractor will also follow the City's Standard Specifications for Housing Rehabilitations adopted in September 2015 and available on the City's website or upon request.

Section 4. Subcontracting: The Contractor shall not be required to employ any subcontractor against whom he has a reasonable objection.

The Contractor agrees that he is as fully responsible to the City for the acts and omissions of his subcontractors and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.

Nothing contained in the contract documents shall create any contractual relation between any subcontractor and the Owner.

Section 5. Equal Employment Opportunity: (Contracts subject to Executive Order 11246 and 11375). During the performance of this contract, the Contractor agrees as follows:

- (a) The Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, sex, or national origin. The Contractor will take affirmative action to ensure that applicants employed, and that employees are treated during employment, without regard to their race, creed, color, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection of training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- (b) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.
- (c) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, advising the labor union or workers' representative of the Contractor's commitments under Section 202 of Executive Orders 11246 and 11375, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (d) The Contractor will comply with all provisions of Executive Orders 11246 and 11375, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (e) The Contractor will furnish all information and reports required by Executive Orders 11246 and 11375, and by the rules, regulations, and orders of the Secretary of Labor of the Secretary of Housing and Urban Development pursuant thereto, and will permit access to his books, records, and accounts by the property owner, the Secretary of Housing and Urban Development, and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (f) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Orders 11246 and 11375, and such sanctions may be imposed and remedies invoked as provided in Executive Orders 11246 and 11375, or by rules, regulations or order of the Secretary of Labor, or as otherwise provided by law.
- (g) The Contractor will include the provisions of paragraphs (a) through (g) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor

REPAIR CONTRACT
 Project # 3-22-692
 9/19/2022

issued pursuant to Section 204 of Executive Orders 11246 and 11375 so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontractor or purchase order as the property owner may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that, in the event the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the property owner, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

- (h) In the event that this contract exceeds \$10,000, the contractor then agrees to comply with all the requirements of Section 6002 of the Resource Conservation and Recovery Act (RCRA), as amended (42 U.S.C. 6962), including but not limited to the regulatory provisions of 40 CFR Part 247, and Executive Order 12873, as they apply to the procurement of the items designated in Subpart B of 40 CFR Part 247.

Section 6. Economic Opportunities for Section 3 Residents/Business Concerns: (Contracts subject to Section 3 Clause of the Housing and Urban Development Act of 1968, as amended by the Housing and Community Development Act of 1992). During the performance of this contract, the Contractor agrees as follows:

- (a) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- (b) The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.
- (c) The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- (d) The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.
- (e) The contractor will certify that any vacant employment positions, including training positions,

that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.

- (f) Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD-assisted contracts.
- (g) With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).
- (h) The contractor agrees to comply with Executive Order 11063, as amended by Executive Order 11375, as related to discrimination in housing.

Section 7. Time for Performance: The Contractor shall, upon acceptance of this Bid and submission of evidence of satisfactory insurance coverage, begin work within 20 days after a Notice to Proceed is delivered to the Contractor and shall be satisfactorily completed within 60 calendar days thereafter. Notwithstanding the aforesaid, the Contractor is excused from performance or delay if at any time in the progress of the work by any act of neglect of the Owner or the City or any employee of either, or by any separate Contractor employed by the Owner, or by changes ordered in the work, or by strikes, lockouts, fire, unusual delay in transportation, unavoidable casualties or any causes beyond the Contractor's control, or by delay authorized by the City, or by any cause which the City shall decide to justify the delay, then the time of completion shall be extended for such reasonable time as the City may decide. When the work has been fully completed, approved by the City, and all waivers and releases of liens required by the City are submitted, final payment shall be made to the Contractor by the City.

Section 8. Insurance: The Contractor shall maintain such insurance as will protect him from claims under Workmen's Compensation Acts and other employee benefits acts, from claims for damages to property which may arise both out of and during operations under this contract, whether such operations be by himself or by any subcontractor or anyone directly or indirectly employed by either of them. Commercial general liability insurance coverage shall be written on an "occurrence" basis. The CGL policy shall have a minimum coverage of \$1,000,000 million per occurrence and \$2,000,000 million aggregate. The Contractor shall save the Owner harmless from damages arising out of the work set forth therein. Before commencing work, Contractor shall furnish the City with certificates showing that the above insurance is in force. If any such insurance is due to expire during the construction period, the Contractor shall not permit the coverage to lapse and new certificates shall be furnished to the City.

Section 9. Changes in the Work: No modification of this Contract shall be made except in written change order signed by the Contractor and Owner, and approved by the City.

Section 10. Releases of Liens: The Contractor shall submit to the City a release of all mechanics

and material liens prior to final payment of the consideration set forth hereafter.

Section 11. Compensation: The City agrees to compensate the Contractor \$15,873.00 for the services and the materials to be provided herein.
(To be completed after contract award)

Section 12. Payment for Completed Work or Materials Ordered: The Contractor will be paid all but ten percent (10%) of the contract price after the work is satisfactorily completed. This 10% of contract price will be held for thirty (30) days after the date of the final certification of completion. Upon request of the Contractor and with approval of the City, progress payments may be made. Progress payments shall not exceed 90% of the value of the work satisfactorily completed. Payments due the Contractor will be paid within 30 days after the City receives the Contractor's invoice and satisfactory release of liens of claims for liens by subcontractors, laborers, and material suppliers for completed work or installed materials. The City may reimburse the Contractor for materials included on Exhibit A that are ordered and paid for by the Contractor, at any time after this Contract is approved by the City upon providing an invoice.

Section 13. Provision for the Owner: Owner will permit the Contractor to use at no cost existing utilities such as light, heat, power, and water necessary to the carrying out and completion of the work. Further, Owner will cooperate with the Contractor to facilitate the performance of the work, including the removal and replacement of rugs, covering and furniture as necessary. The Owner is prohibited from doing any work or hiring any person to do any work to the Owner's home or property at any time prior to the date of final inspection for this project that will interfere with or adversely impact the Contractor's scope of work, with the exception of emergency repairs. The Owner shall notify the City and Contractor in advance regarding any emergency work or repairs that are to be done, and no such emergency work or repairs shall be done without the approval of the City and the Contractor.

Section 14. Occupancy Provision: The premises are to be occupied (unless otherwise notified by the City) during the course of the construction work.

Section 15. Condition of Premises: Contractor agrees to keep the premises clean and orderly during the course of the work and remove all debris at the completion of the work. Materials and equipment that have been removed and replaced as part of the work shall belong to the Contractor unless stated otherwise.

Section 16. Interest of Housing Commission and Local Public Officials. No members of the Housing Commission of the City who exercises any functions or responsibilities, and no member of the City Council of the City of Cedar Falls shall have any interest, direct or indirect, in this contract.

Section 17. Disputes: Disputes or claims pertaining to the Project Specifications, Drawings (if applicable), Standard Specifications for Housing Rehabilitations adopted in September 2015, or workmanship will be mediated by the City, and a written determination of finding will be provided to the Owner and Contractor. If any interested party desires to contest such finding, a written request for an appeal hearing shall be submitted to the City representative, who shall set a date for such hearing with

the Housing Commission. The Commission will then hold an appeal hearing and make a determination of resolution in writing to both parties. Should either party contest the decision, a request to appeal may be made to the Mayor. The Mayor will then ask the City Council to make the determination of resolution. The decision of the City Council shall be final and binding on all interested parties.

Any binding provisions between the Owner and Contractor shall be set forth in this Contract; the City shall not become involved in a dispute between the Owner and the Contractor arising from work performed outside this Contract.

Section 18. Workmanship: The work provided hereunder by the Contractor shall be executed as directed by the City's Standard Specifications for Housing Rehabilitations adopted in September 2015 (available on the City's website or upon request) and in the most sound, workmanlike and substantial manner, and all materials used in the construction, rehabilitation, renovating, remodeling, and improving shall be new unless otherwise expressly set forth in the specifications.

Section 19. Engineering Surveys, Permits, Fees, and Licensing: The Contractor shall furnish all engineering surveys as required unless otherwise specified. The Contractor shall furnish all permits and licenses for the authorization to execute said work and pay all fees incidental to acquiring same. The contractor shall meet all local licensing requirements.

Section 20. Inspection of Work: The City shall at all times have access to the work. If the specifications, plans, instructions, laws, ordinances, City Standards, or any public authority requires any work to be specifically inspected, tested or approved, the Contractor shall give the City timely notice of its readiness for inspection. Inspections by the City shall be promptly made. If any work should be covered up without approval or consent of the City, it must, if required by the City, be uncovered for examination at the Contractor's expense. If such work should be found not in accordance with this contract, including incorporated plans and specifications, the Contractor shall pay such costs; provided, however, if the Contractor can show that the defect was not caused by him or his subcontractors, then in that event, the Owner shall pay the cost of remedying such work.

Section 21. Defects after Completion: Any defects that appear within one (1) year from the completion of the work and arise out of the defective or improper materials or workmanship will upon the direction of the City be corrected and made good by the Contractor at his own expense.

Section 22. Approval by City: This Agreement must be approved by the City before it becomes effective.

Section 23. Nonliability of the City and Indemnification: The parties hereto agree to hold the City harmless and to indemnify the City for any damages concerning the undertaking and carrying out of this Contract.

Section 24. Default: In the case of default by the Contractor, the City may procure the articles of services from other sources and hold the Contractor responsible for any excess cost occasioned thereby.

Section 25. Termination: In case the Contractor fails to furnish materials or execute work in accordance with the provisions of this Contract, or fails to proceed with or complete the work within the time limit specified in this Contract, or if the provisions of the Contract are otherwise violated by the Contractor, then in any case, upon ten (10) days' written notice to the contractor, the City shall have the right to declare the Contractor in default in the performance of these obligations under the Contract. Said notice shall contain the reason for the City's intent to declare Contractor at fault and unless within ten (10) days after service of said notice, the violation shall cease or satisfactory arrangements shall be made for its correction, the Contractor, by written notice from the City may be declared in default and his right to proceed under the Contract terminated. In the event the Contractor is thus declared to be in default, the City will proceed to have the work completed, shall apply the cost of having the work completed any money due the Contractor under the contract, and Contractor shall be responsible for any damages resulting to Owner by reason of default.

Section 26. Notices: Notices to be given by Owner or City to Contractor shall be considered given for the purpose of this Agreement when provided via electronic mail or when deposited in regular mail to the Contractor at the address listed below.

Section 27. Condition for Validity of Agreement: This Contract is contingent upon the receipt by the Owner of a Grant or Loan in an amount sufficient to cover the cost of the rehabilitation work described herein. If the Grant or Loan is not approved, this Contract is null and void.

Section 28. Prohibition Against "Kick-Backs": The Contractor agrees that he has not and will not give up any part of the compensation to which he is entitled under this contract for the purpose of being awarded the contract; further, the Contractor agrees that he will not induce any person employed by him to give the Contractor any part of any compensation owed the employee for work done pursuant to this contract.

Section 29. Other Federal Requirements:

- (a) Access and Maintenance of Records. For projects utilizing CDBG funds, the contractor must maintain all required records for five years after final payments are made and all other pending matters are closed. At any time during normal business hours and as frequently as is deemed necessary, the contractor shall make available to the Department of Housing and Urban Development, for their examination, all of its records pertaining to all matters covered by this contract and permit these agencies to audit, examine, make excerpts or transcripts from such records, contract, invoices, payrolls, personnel records, conditions of employment, and all other matters covered by this contract.
- (b) Civil Rights. For all CDBG-funded projects, the Contractor must comply with the following laws and regulations:
 - Title VI of the Civil Rights Act of 1964 (P.L. 88-352). States that no person may be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity receiving Federal financial assistance on the basis of race, color, or national origin.
 - Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended.
 - Iowa Civil Rights Act of 1965. This Act mirrors the Federal Civil Rights Act.
 - Section 109 of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309). Provides that no person shall be excluded from participation in, denied the benefits of, or subjected to discrimination on the basis of race, color, national origin, sex, age, or handicap under any program or activity funded in part or in whole under

Title I of the Act.

- The Age Discrimination Act of 1975, as amended (42 U.S.C. 1601 et seq.) Provides that no person on the basis of age, be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving Federal financial assistance.
- Section 504 of the Rehabilitation Act of 1973, as amended (P.L. 93-112, 29 U.S.C. 794). Provides that no otherwise qualified individual shall solely by reason of his/her handicap be excluded from participation in, be denied the benefits of, or be discriminated against under any program or activity receiving Federal financial assistance.
- Americans with Disabilities Act (P.L. 101-336, 42 U.S.C. 12101-12213). Provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.

- (c) All contracts utilizing CDBG funds must contain the following certification concerning restriction of lobbying:

"The Recipient certifies, to the best of his or her knowledge and belief, that:

- i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee, or an employee of a Member of congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Recipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Federal Lobbying" in accordance with its instruction.
- iii. The Recipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure."

REPAIR CONTRACT
Project # 3-22-692
9/19/2022

CONTRACTOR

ACCEPTANCE BY OWNER(S)

Daniel's Home Improvement
Contractor Firm Name

Bartelt Properties L.C.
Owner(s) Name

3358 Bristol Road
Contractor's Address

303 Pearl Street
Owner's Address

Waterloo, Iowa - 50701
City, State, Zip

Cedar Falls, IA 50613
City, State, Zip

[Signature]
Signature of Contractor

Owner's Signature: Wayne Bartelt

10/26/2022
Date of Acceptance

Date of Acceptance

CITY OF CEDAR FALLS, IOWA

By: _____
Rob Green, Mayor

ATTEST:

By: _____
Jacqueline Danielsens, CMC, City Clerk

Exhibit B
FEDERAL REGULATIONS PROHIBITING USE OF
LEAD-BASED PAINT AND ELIMINATION OF
LEAD-BASED PAINT HAZARD

Part I: Prohibition of Lead-Based Paint Usage

A. Definition:

"Lead-based paint" means any paint containing more than one percent (1%) lead by weight (calculated as lead metal) in the total nonvolatile content of liquid paints or in the dried film of paint already applied.

B. Applicable Surfaces:

Applicable surfaces means all interior surfaces and those exterior surfaces, such as stairs, decks, porches, railings, windows, and doors which are readily accessible to children under seven (7) years of age.

Part II: Elimination of Lead-Based Paint Hazard

A. Procedure:

All defective paint conditions shall be assumed to involve lead-based paint and thus to constitute health hazards that must be corrected unless testing shows that lead is not present in the paint at a level above 1.0 percent.

B. Treatment:

Particular care shall be taken to correct conditions of cracking, scaling, peeling and loose paint on walls, ceilings, doors, windows, trim, stairs, railings, cabinets and piping. All such surfaces shall be thoroughly washed, scraped or wire brushed so as to remove all cracking, scaling, peeling and loose paint before repainting. As a minimum, these surfaces must receive two (2) coats of a suitable nonlead-based paint. Where it is infeasible to control or correct the cracking, scaling, peeling or loosening of the lead-based paint and the film integrity of the treated surfaces cannot be maintained, the paint on these surfaces shall be removed or covered with material such as hardboard, plywood, drywall, plaster, or other suitable material.

Part III: The Contractor will comply with all applicable regulations in 24 C.F.R. Part 35 pertaining to requirements for notification, evaluation and reduction of lead-based paint hazards in federally owned residential properties and housing receiving federal assistance.

Exhibit A: CDBG Rental Rehabilitation Scope of Work

Wayne Bartelt - Bartelt Rentals L.C.

1009 W. 3rd Street

Cedar Falls, IA 50613

Line Item	Scope of Work	Rehab Manual Section	Bidder's Cost
1	For each of the two front entrances, remove the concrete steps and a section of the landing approximately eight feet wide in front of the door. Fill in the exposed end of the remaining landing with concrete block, brick or concrete.		\$ 5,375.00
2	For each of the two front entrances, pour a 4" thick concrete pad approximately 8' x 12' to align with existing concrete steps coming up from the sidewalk.	300	\$ 5,375.00
3	For each of the two front entrances, install a set of precast concrete steps with a landing on the new pad, include a wrought iron handrail and guardrail.	600	\$ 3,975.00
4	Install a section of guardrail on the open end of the landing. It may be metal or composite.		\$ 875.00
5	City Permits		\$ 273.00

Base Bid Total: \$

15,873.00



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: Honorable Mayor Robert Green and City Council
FROM: Michelle Pezley, Planner III
 Matt Tolan, EI, Civil Engineer II
DATE: October 28, 2022
SUBJECT: Terraces at West Glen Second Addition Final Plat (FP22-005)

REQUEST: Request to approve the Terraces at West Glen Second Addition Final Plat. Case #FP22-005

PETITIONER: Terraces at West Glen LLC., Owner; FEHR Graham Engineering, Engineer

LOCATION: The property is located south of W. 12th Street and east of Union Road

PROPOSAL

The petitioner, Terraces at West Glen LLC, is requesting approval of the final plat for the Terraces at West Glen Second Addition. This addition includes three (3) residential lots all located southeast of the intersection of W. 12th Street and Union Road and west of Dry Run Creek.

BACKGROUND

In 2019, the petitioner rezoned an approximately 42-acre parcel at the southeast corner of W. 12th Street and Union Road to a planned residence district (RP) for the development of the New Aldaya Lifescapes campus (see approved master plan to the right). The master plan shows the streets, landscaping, building footprints, stormwater



areas, and is colored coded by construction type (walkout basement (red), basement (teal), and or no basement (mustard)).

A preliminary plat was subsequently approved in July of 2019 that included six (6) residential lots for one- and two-family patio homes along with multi-unit unit structures for a 55-plus retirement community. A final plat of the First Addition was approved in December of 2019, which included one residential lot, an outlot for stormwater management and portions of Sonoma Drive and Keagles Crossing, along with a stub street extended to the south property line.

The City Council approved a Developmental Procedures Agreement with the final plat of Terraces at West Glen First Addition. As part of the Developmental Procedures Agreement, the property owner was to apply for a Letter of Map Revision (LOMR) from FEMA (Federal Emergency Management Agency) to provide evidence that no more than 25% of the area of Lot 1 was in the floodplain in compliance with the standard in the Subdivision Code. The floodplain boundaries are shown on the face of the plat. It should also be noted that it was agreed that Planning and Zoning Commission and City Council review and approval of site plans for the multi-unit buildings would be required. Similar to the First Addition, the one- and two-unit dwellings do not require P&Z and Council review and can be approved administratively according to the approved master plan.

ANALYSIS

The petitioner, Terraces at West Glen LLC, proposes the final plat of the Terraces at West Glen Second Addition, comprised of 12.9 acres into (3) lots as shown on the next page. The property is zoned RP Planned Residential. The RP zoning district permits a variety of residential uses from single-family to multi-family dwellings based on the master plan approved at the time of rezoning. The New Aldaya campus is a development for persons aged 55 and over that includes a total of 69 one-and two-units dwellings and two large multi-unit dwellings. The Second Addition includes both of the multi-unit dwellings and 16 of the one-and two-unit dwellings.

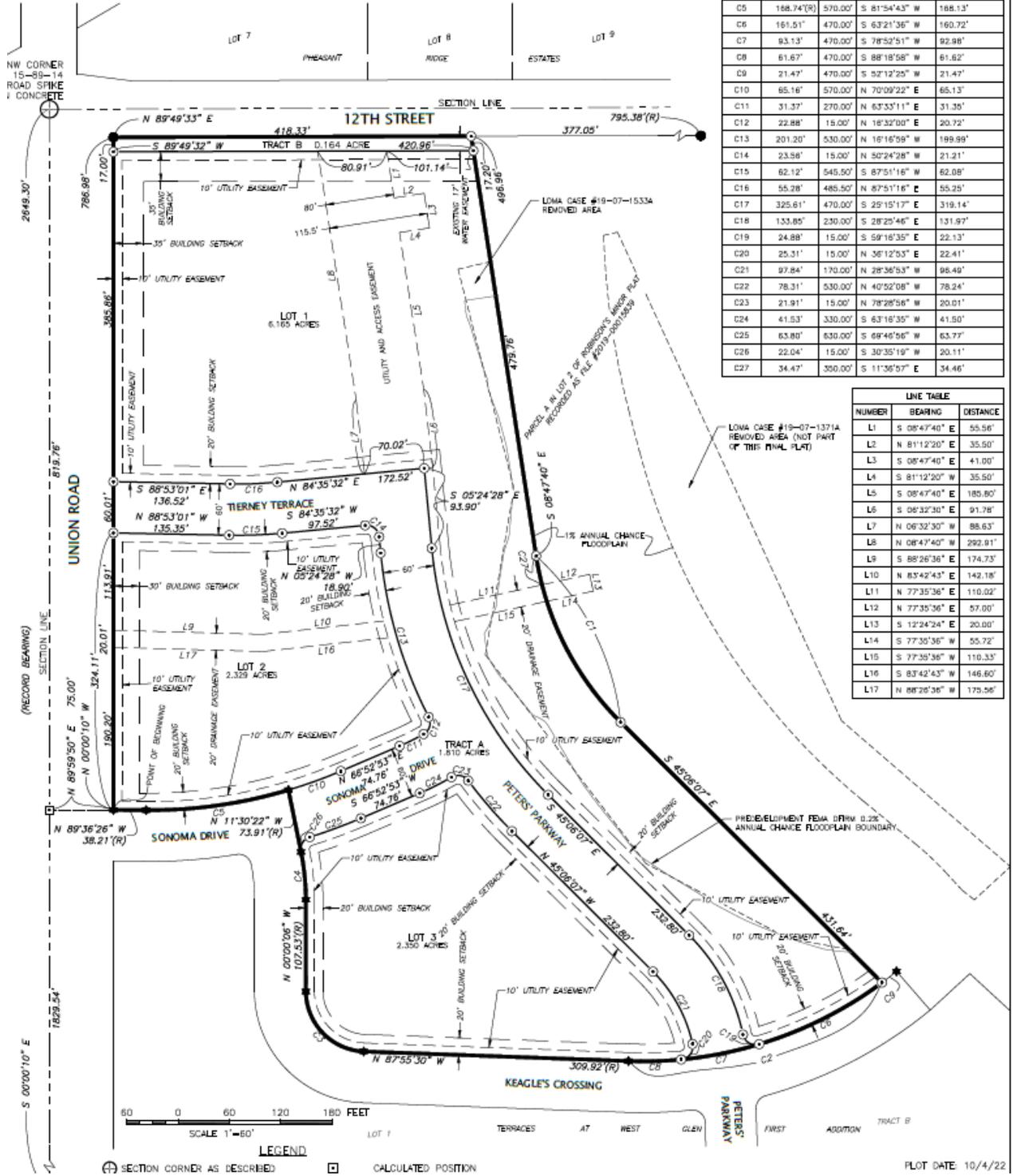
As indicated above, the City approved the Preliminary Plat in July 2019. The proposed final plat consists of three lots beginning on the southeast corner of 12th Street and Union Road. The development includes the extension of Peters Parkway from Keagles Crossing north to Tierney Terrace which extends west to Union Road. The development also provides an extension of Sonoma Drive to Peters Parkway. Tierney Terrace and Sonoma Drive are connections to Union Drive. The streets have already been constructed and are 31 feet wide within a 60-foot right of way. The necessary easements are identified on the plat, including a 10-foot-wide utility easement along the street frontages.

The proposed stormwater management plan for the Terraces at West Glen is handled by an open detention basin that was built on Tract B at the easterly edge of the First Addition. This basin will collect the stormwater runoff from the streets and lots on the west side of Dry Run Creek. Storm sewers are installed along the roadway. These storm sewers are installed as a part of this development to accommodate 25-year storm events. This detention basin has a multi-stage outlet to control discharge. The design will treat 1.25" of rainfall for 24 hours for water quality to meet the City's standards. The proposed detention basin will address both the water quantity and water quality of stormwater runoff. The stormwater flow is directed away from the adjoining property owner to the south of the First Addition. In summary, the proposed design of the stormwater management plan for the Terraces at West Glen exceeds the city's ordinance standards.

EXISTING ZONING:
R-P: PLANNED RESIDENCE

BUILDING SETBACK REQUIREMENTS (R-P):

FRONT - 20'
ZONING PERIMETER REQUIREMENT - ONE AND TWO UNITS: 30'
MULTI-UNIT: 35'



There is a 30-foot building setback along Union Road, which represents the rear yard area and a 20-foot front building setback along all the internal streets. The setbacks shown on the face of

the plat are consistent with the proposed setbacks from the approved Master Plat and Preliminary Plat. These setbacks also conform to the RP Zoning District requirements.

The submitted Deed of Dedication for this final plat is consistent with the approved Deed of Dedication from the previous addition and has addressed all the necessary requirements.

The floodplain management regulations required that no more than 25% of a lot be located within a 100- or 500-year floodplain. The applicant received a LOMR on June 28, 2019, from FEMA, which increased the water carrying capacity within the floodway and therefore shifted the 100-year flood boundary. 19% of Lot 1 is still within the 500-year floodplain. A floodplain development permit will be required prior to a building permit in areas within the 500-year floodplain.

The City Code states that the final plat must be in substantial conformance with the preliminary plat. Planning and Zoning Commission finds that the proposed final plat is conforming with the preliminary plat and associated conditions.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the final plat for the Terraces at West Glen Second Addition. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU.

Cluster mailboxes will be sized and placed in the ROW according to USPS standards. All cluster mailboxes will be located on lower volume streets and situated to prevent undue traffic congestion according to the direction from the City Engineer's office.

All the utilities and internal road connections within the proposed subdivision will be dedicated to the public. The installed internal infrastructure is adequate to serve the platted lots with access to public streets and right-of-way. The installed utilities are available for connection to development on the platted lots. The petitioner's engineer has submitted a stormwater management plan and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City's subdivision requirements. The Engineering Division will oversee the approval of the maintenance bond that is required. All signed legal papers and original signed plats will be required to be submitted to the Planning Office prior to submitting the project for Council approval.

City Code requires that sidewalks be installed along all streets within the subdivision. The petitioner has confirmed that sidewalks, built to City standards, will be constructed along the frontage of all lots at the time of lot development, as per City requirements.

A courtesy mailing was sent to the neighboring property owners on October 4, 2022.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Planning and Zoning Commission recommends approval of FP22-005, the final plat of Terraces at West Glen Second Addition, subject to the following conditions:

- 1) Any comments or direction specified by the Planning & Zoning Commission.
- 2) Conformance to all city staff recommendations and technical requirements.

PLANNING AND ZONING

Discussion The first item of business was the final plat for Terraces West Glen Second Addition.
10/12/22 Acting chair Hartley introduced the item and Ms. Pezley provided background information. She explained that the property is located west of Dry Run Creek, south of 12th Street and east of Union Road and discussed the history of the plat. Ms. Pezley discussed the details provided in the final plat and stated that staff finds that the final plat is consistent with the preliminary plat and recommends approval subject to comments or direction from the Planning and Zoning Commission.

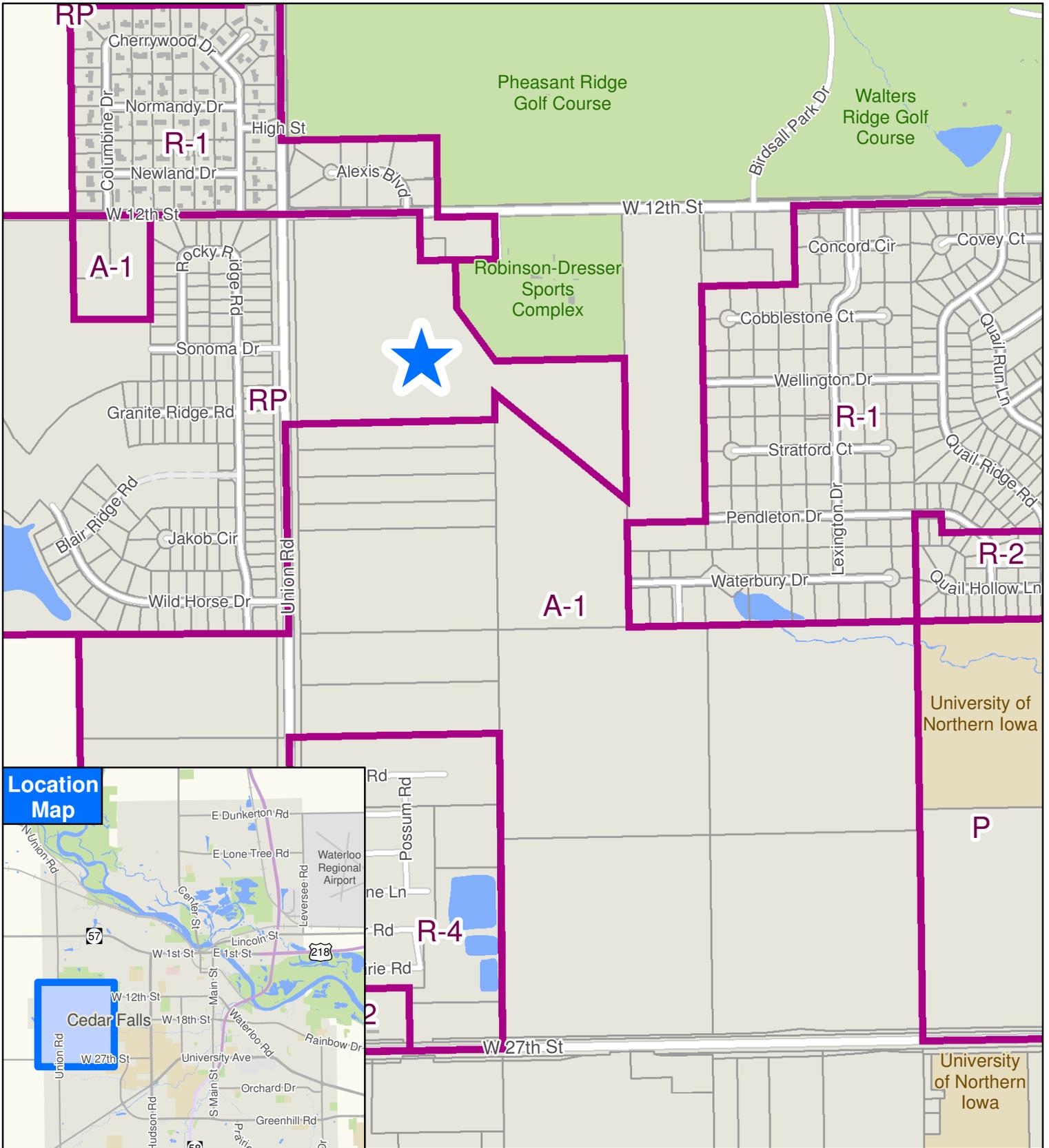
Mr. Holst made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 6 ayes (Hartley, Holst, Larson, Lynch, Moser and Saul), and 0 nays.

Attachments:

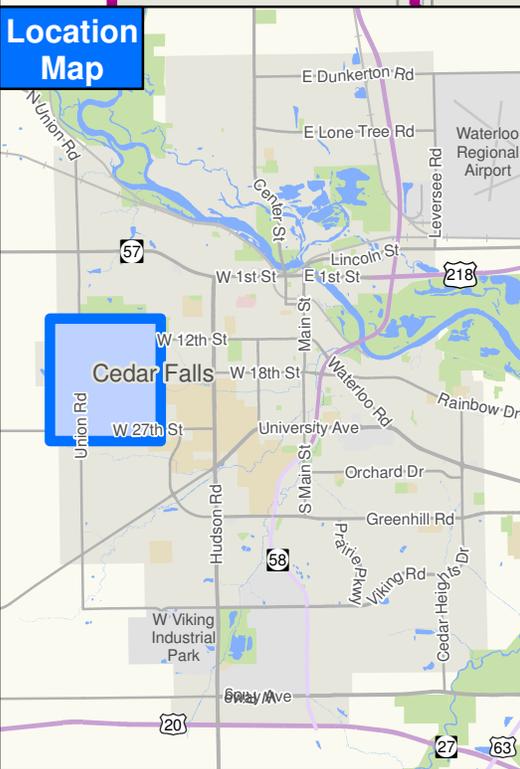
Terraces at West Glen Second Addition Final Plat
Location Map
Deed of Dedication

Cedar Falls Planning & Zoning Commission October 12, 2022

Item 43.



Location Map



The Terraces at West Glen Plat

713

Recorder's Index	
County:	BLACK HAWK
Section:	15-T89N-R14W
Quarter Section:	NW1/4-NW1/4
City:	CEDAR FALLS
Subdivision:	TERRACES AT WEST GLEN SECOND ADDITION
Block:	N/A
Lot(s):	(WITHIN PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT)
Proprietor:	TERRACES AT WEST GLEN, LLC
Requested By:	TERRACES AT WEST GLEN, LLC

FOR RECORDER'S USE ONLY

PREPARED BY/RETURN TO: FEHR GRAHAM, 128 S. VINE STREET, WEST UNION, IA 52175 - PH: (563)422-5131

FINAL PLAT
"TERRACES AT WEST GLEN SECOND ADDITION"
A SUBDIVISION IN PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT OF PART OF
THE NW1/4 OF SECTION 15-T89N-R14W,
CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

BOUNDARY DESCRIPTION:

TERRACES AT WEST GLEN SECOND ADDITION, A SUBDIVISION IN PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 00°00'10" EAST (RECORD BEARING), 819.76 FEET ALONG THE WEST LINE OF SAID SECTION;

THENCE NORTH 89°59'50" EAST, 75.00 FEET TO THE NORTHWEST CORNER OF TERRACES AT WEST GLEN FIRST ADDITION IN SAID PARCEL A AND TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'10" WEST, 786.98 FEET ALONG THE WEST LINE OF SAID PARCEL A TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°49'33" EAST, 418.33 FEET ALONG THE NORTH LINE OF SAID PARCEL A;

THENCE SOUTH 08°47'40" EAST, 496.96 FEET;

THENCE SOUTHEASTERLY 221.79 FEET ALONG A 350.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 26°56'53" EAST, 218.10 FEET);

THENCE SOUTH 45°06'07" EAST, 431.64 FEET TO THE NORTHERLY LINE OF SAID TERRACES AT WEST GLEN FIRST ADDITION;

THENCE SOUTHWESTERLY 316.31 FEET ALONG A NON-TANGENT 470.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 72°47'42" WEST, 310.37 FEET);

THENCE NORTH 87°55'30" WEST, 309.92 FEET;

THENCE NORTHWESTERLY 107.45 FEET ALONG A 70.81 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 43°57'48" WEST, 97.43 FEET);

THENCE NORTH 00°00'06" WEST, 107.53 FEET;

THENCE NORTHERLY 56.22 FEET ALONG A 280.00 FOOT RADIUS CURVE CONCAVE WESTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 05°45'14" WEST, 56.13 FEET);

THENCE NORTH 11°30'22" WEST, 73.91 FEET, TO A NON-TANGENT CURVE;

THENCE WESTERLY 168.74 FEET ALONG A 570.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 81°54'43" WEST, 168.13 FEET);

THENCE NORTH 89°36'26" WEST, 38.21 FEET, ALL ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING;

CONTAINING 12.818 ACRES, SUBJECT TO EASEMENTS OF RECORD.

PLOT DATE: 10/17/22



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Lyle G. TeKippe
 Lyle G. TeKippe, P.E. & P.L.S. Date 10-31-22
 License Number: 7060
 My license renewal date is December 31, 2022.
 Sheets covered by this seal: SHEETS 1-2



G:\C3D\18\18-868-NEWALDAYA\18-868-FINAL PLAT 2ND ADD.dwg

SURVEY WAS COMPLETED ON:
 MONUMENTS WILL BE SET WITHIN ONE
 YEAR OF RECORDATION OF THIS PLAT

JOB NUMBER:
18-868

SHEET NUMBER:
1 of 2

FINAL PLAT

"TERRACES AT WEST GLEN SECOND ADDITION"

A SUBDIVISION IN PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT OF PART OF THE NW1/4 OF SECTION 15-T89N-R14W, CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

NOTES:

- TRACT A AND TRACT B WILL BE DEDICATED TO THE CITY OF CEDAR FALLS AS PUBLIC STREET RIGHT-OF-WAY.
- TOTAL SUBDIVISION AREA IS 12.818 ACRES.
- LOMA, CASE NO. 19-07-1533A, REMOVED ALL PORTIONS OF LOT 1 FROM THE 1% ANNUAL CHANCE FLOODPLAIN.
- FEMA FIRM 0.2% ANNUAL CHANCE FLOOD PLAIN IS SHOWN SIGNIFICANTLY GREATER THAN ACTUAL BOUNDARY PER FEMA FIS PROFILE. GRADING WITHIN LOT 1 WILL ALLOW ALL PROPOSED STRUCTURES TO MEET THE MINIMUM ELEVATION REQUIREMENT RELATIVE TO THE 0.2% ANNUAL CHANCE FLOOD.

EXISTING ZONING:

R-P: PLANNED RESIDENCE

FINAL PLAT PREPARER:

LYLE G. TEKKIPPE, PE, PLS
FEHR GRAHAM
128 SOUTH VINE STREET
WEST UNION, IA 52175

OWNER AND SUBDIVIDER:

TERRACES AT WEST GLEN, LLC
7511 UNIVERSITY AVENUE
CEDAR FALLS, IA 50613

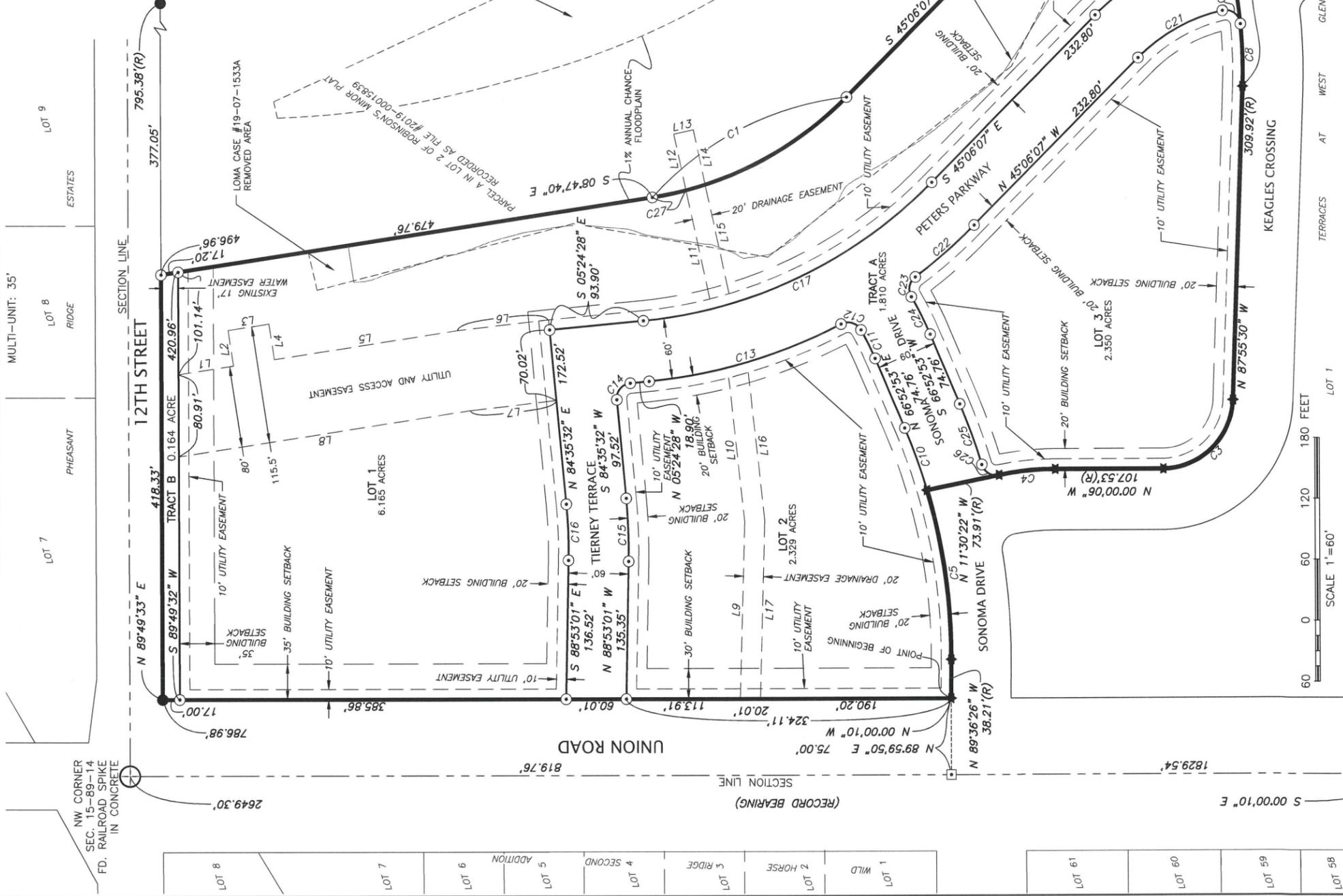
BUILDING SETBACK REQUIREMENTS (R-P):

FRONT - 20'
FRONT (UNION ROAD) - 30'/35' AS INDICATED
FRONT (12TH STREET) - 35'
ZONING PERIMETER REQUIREMENT - ONE AND TWO UNITS: 30'
MULTI-UNIT: 35'

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	221.79'	350.00'	S 26°56'53" E	218.10'
C2	316.31'	470.00'	S 72°47'42" W	310.37'
C3	107.45'(R)	70.81'	N 43°57'48" W	97.43'
C4	56.22'(R)	280.00'	N 05°45'14" W	56.13'
C5	168.74'(R)	570.00'	S 81°54'43" W	168.13'
C6	161.51'	470.00'	S 63°21'36" W	160.72'
C7	93.13'	470.00'	S 78°52'51" W	92.98'
C8	61.67'	470.00'	S 88°18'58" W	61.62'
C9	21.47'	470.00'	S 52°12'25" W	21.47'
C10	65.16'	570.00'	N 70°09'22" E	65.13'
C11	31.37'	270.00'	N 63°33'11" E	31.35'
C12	22.88'	150.00'	N 16°32'00" E	20.72'
C13	201.20'	530.00'	N 16°16'59" W	199.99'
C14	23.56'	150.00'	N 50°24'28" W	21.21'
C15	62.12'	545.50'	S 87°51'16" W	62.08'
C16	55.28'	485.50'	N 87°51'16" E	55.25'
C17	325.61'	470.00'	S 25°15'17" E	319.14'
C18	133.85'	230.00'	S 28°25'46" E	131.97'
C19	24.88'	150.00'	S 59°16'35" E	22.13'
C20	25.31'	150.00'	N 36°12'53" E	22.41'
C21	97.84'	170.00'	N 28°36'53" W	96.49'
C22	78.31'	530.00'	N 40°52'08" W	78.24'
C23	21.91'	150.00'	N 78°28'56" W	20.01'
C24	41.53'	330.00'	S 63°16'35" W	41.50'
C25	63.80'	630.00'	S 69°46'56" W	63.77'
C26	22.04'	150.00'	S 30°35'19" W	20.11'
C27	34.47'	350.00'	S 11°36'57" E	34.46'

NUMBER	BEARING	DISTANCE
L1	S 08°47'40" E	55.56'
L2	N 81°12'20" E	35.50'
L3	S 08°47'40" E	41.00'
L4	S 81°12'20" W	35.50'
L5	S 08°47'40" E	185.80'
L6	S 06°32'30" E	91.78'
L7	N 06°32'30" W	88.63'
L8	N 08°47'40" W	292.91'
L9	S 88°26'36" E	174.73'
L10	N 83°42'43" E	142.18'
L11	N 77°35'36" E	110.02'
L12	N 77°35'36" E	57.00'
L13	S 12°24'24" E	20.00'
L14	S 77°35'36" W	55.72'
L15	S 77°35'36" W	110.33'
L16	S 83°42'43" W	146.60'
L17	N 88°26'36" W	175.56'

LOMA CASE #19-07-1371A
REMOVED AREA (NOT PART
OF THIS FINAL PLAT)



LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR W/RPC #7060
- SET 1/2" REBAR W/RPC #7060
- CALCULATED POSITION
- SUBDIVISION BOUNDARY
- RED PLASTIC CAP
- YELLOW PLASTIC CAP
- PREVIOUSLY RECORDED AS

W1/4 CORNER
SEC. 15-89-14
FD. 1/2" REBAR
IN MONUMENT BOX

PLOT DATE: 10/17/22

ILLINOIS
IOWA
WISCONSIN

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

SHEET NUMBER:
2 of 2

© 2022, FEHR GRAHAM

DEED OF DEDICATION
OF
TERRACES AT WEST GLEN SECOND ADDITION
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Terraces at West Glen, L.L.C., an Iowa Nonprofit Corporation, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting the land described in the attached Certificate of Survey by Lyle G. TeKippe, a Professional Engineer and Licensed Land Surveyor, dated the 23rd day of August, 2022, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa the same to be known as:

TERRACES AT WEST GLEN SECOND ADDITION
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

all of which is with the free consent and the desire of the undersigned and the undersigned do hereby designate and set apart for public use the street(s) as shown upon the attached plat.

EASEMENTS

The undersigned do hereby grant and convey to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, gas, electricity, communication service or cable television, perpetual easements for the erection, laying building and maintenance of said services over, across, on and/or under the property as shown on the attached plat. There shall be no fences, buildings, large plantings or other obstructions upon or under any property covered by the easements granted and conveyed herein, so that access is available for any equipment and/or persons necessary for the erection, laying, building, construction, reconstruction or maintenance of said utilities and/or drainage ways.

Any and all drainage easements will be required to follow the "Stormwater Management Plan" and no building structures, fence structures, landscaping structures, private gardens or any other possible obstruction can be built in and over said drainage easements. Owner will be responsible to maintain said easements to be free and clear of any physical obstruction(s) thus allowing the conveyance of overland storm water runoff as intended per "Stormwater Management Plan" on record with the City of Cedar Falls Engineer's Office. No structures are to be built or placed in the easements.

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that the real estate is subject to the following restrictions its use and occupancy as fully and effectively to all intents and purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or their successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land to-wit:

1. Any dwelling erected shall have a minimum setback as indicated on the Final Plat. All minimum setbacks will be required to meet or exceed R-P Zoning.
2. The owner shall keep the real estate free of weeds and debris.
3. All approaches and driveways in said subdivision shall be constructed in accordance with applicable Cedar Falls Ordinance.
4. Owner shall comply with all requirements of the US Post Office for mail receptacles.
5. No bus, semi-tractor, RV, fifth-wheel camper, trailer or truck of any kind except what is commonly described as a "pick-up truck" shall be kept or parked on any lot or street in said subdivision for a period not to exceed twenty-four hours, after which said vehicle cannot return to said subdivision for a period of five days, provided, however, that this prohibition shall not apply to such vehicles driven in said subdivision in pursuit of and in conducting their usual business.
6. All buildings erected on the real estate shall be constructed in accordance with the Building, Plumbing, and Electrical Codes of the City of Cedar Falls, Iowa.
7. No animals, livestock, or poultry of any kind shall be raised, bred or kept on the real estate. Household pets only subject to Owner/Developer approval.
8. Sidewalks and trails shall be constructed according to and as reflected on the plat.
9. Tract "A" to be deeded to the City of Cedar Falls, Iowa for street purposes.

PUBLIC IMPROVEMENTS REQUIRED IN PLAT

1. The Street(s) shown on the attached plat, will be brought to City grade and that the street will be thirty-one (31) feet, back of curb to back of curb, with approved hard surface pavement in accordance with the City of Cedar Falls, Standard Specifications unless otherwise specified as per approved construction plans.
2. Sanitary sewer, together with the necessary manholes and sewer service lines to the platted real estate will be provided.
3. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.
4. That city water will be provided to the platted real estate as required by the Cedar Falls Municipal Utilities,
5. That municipal fire hydrant(s) will be provided as required by the Cedar Falls Public Safety Department.
6. That Storm sewer will be provided as specified by the City Engineer.
7. That handicap ramps will be provided as required by law.

8. All buildings erected on the platted real estate shall be constructed in accordance with the building, plumbing and electrical codes of the City of Cedar Falls.

9. That the public improvements called herein shall be in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer. In the event that the developer, Terraces at West Glen, LLC, its grantees and assigns fail to complete said work and improvements called for within five (5) years from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, the City may then make improvements and assess the costs of the same to the platted real estate. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and agree that the City may install said improvements and assess the total costs thereof against the respective lots. This includes completing the sidewalks within five years of the date of the acceptance of said final plat by the City of Cedar Falls, Iowa.

10. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the platted real estate with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.

11. The Developer shall construct and install all required public improvements within the subdivision plat, to conform with approved construction plans which meet the specifications of the City of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:

- A. Shall be constructed and installed in a good and workmanlike manner;
- B. Shall be free of defects in workmanship or materials;
- C. Shall be free of any conditions that could result in structural or other failure of said improvements;
- D. Shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the City and by Cedar Falls Utilities;
- E. Shall be constructed and installed in strict compliance with the minimum acceptable specifications for the construction of public improvements set forth in the Cedar Falls Code of Ordinances, including without limitation, Chapter 24, Subdivisions, and as such specifications shall be recommended for approval by the City Engineer from time to time, and approved by the city council.

12. The Developer's construction plans are now on file in the Office of the City Engineer.

SIGNED and DATED this 28th day of October, 2022.

Terraces at West Glen, L.L.C.

Millisa Tierney
Millisa Tierney, CEO
Cedar Falls Lutheran Home
n/k/a NewAldaya Lifescapes

STATE OF IOWA, BLACK HAWK COUNTY: ss

On this day of 28th October, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Millisa Tierney, CEO, Cedar Falls Lutheran Home n/k/a NewAldaya Lifescapes, Member/Manager of Terraces at West Glen, LLC, to me known as the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed on behalf of Terraces at West Glen, LLC.

CAREY L. BUEGE-PRICE
Commission Number 757765
My Commission Expires
April 07, 2024

Carey L. Buege-Price
Notary Public



CERTIFICATE OF SURVEY

I, Lyle G. TeKippe, a duly Licensed Land Surveyor in the State of Iowa, do hereby certify that I have made a survey of property to be known as:

"TERRACES AT WEST GLEN SECOND ADDITION"
A SUBDIVISION IN PARCEL A IN LOT 2
OF ROBINSON'S MINOR PLAT OF PART OF THE
NW ¼ OF SECTION 15-T89N-R14W,
CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

SAID PROPERTY IS LEGALLY DESCRIBED AS:

TERRACES AT WEST GLEN SECOND ADDITION, A SUBDIVISION IN PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 00°00'10" EAST (RECORD BEARING), 819.76 FEET ALONG THE WEST LINE OF SAID SECTION;

THENCE NORTH 89°59'50" EAST, 75.00 FEET TO THE NORTHWEST CORNER OF TERRACES AT WEST GLEN FIRST ADDITION IN SAID PARCEL A AND TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'10" WEST, 786.98 FEET ALONG THE WEST LINE OF SAID PARCEL A TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°49'33" EAST, 418.33 FEET ALONG THE NORTH LINE OF SAID PARCEL A;

THENCE SOUTH 08°47'40" EAST, 496.96 FEET;

THENCE SOUTHEASTERLY 221.79 FEET ALONG A 350.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 26°56'53" EAST, 218.10 FEET);

THENCE SOUTH 45°06'07" EAST, 431.64 FEET TO THE NORTHERLY LINE OF SAID TERRACES AT WEST GLEN FIRST ADDITION;

THENCE SOUTHWESTERLY 316.31 FEET ALONG A NON-TANGENT 470.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 72°47'42" WEST, 310.37 FEET);

THENCE NORTH 87°55'30" WEST, 309.92 FEET;

THENCE NORTHWESTERLY 107.45 FEET ALONG A 70.81 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 43°57'48" WEST, 97.43 FEET);

THENCE NORTH 00°00'06" WEST, 107.53 FEET;

THENCE NORTHERLY 56.22 FEET ALONG A 280.00 FOOT RADIUS CURVE CONCAVE WESTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 05°45'14" WEST, 56.13 FEET);

THENCE NORTH 11°30'22" WEST, 73.91 FEET, TO A NON-TANGENT CURVE;

THENCE WESTERLY 168.74 FEET ALONG A 570.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 81°54'43" WEST, 168.13 FEET);

THENCE NORTH 89°36'26" WEST, 38.21 FEET, ALL ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING;
CONTAINING 12.818 ACRES, SUBJECT TO EASEMENTS OF RECORD.



Lyle G. TeKippe, PE, PLS

10-31-22

Date

Iowa License Number 7060

My license renewal date is December 31, 2022


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 M. Green and City Council

FROM: Matthew Tolan, EI, Civil Engineer II

DATE: October 28, 2022

SUBJECT: Terraces at West Glen Second Addition
 Final Acceptance of Improvements
 Project No. SU – 413 – 3199

Construction work has been completed on the public improvements in the Terraces at West Glen Second Addition. The project was designed by Fehr Graham Engineering, Inc. and has been completed in accordance with the project plans and the City of Cedar Falls Standard Specifications. The project was inspected by the City of Cedar Falls Engineering Division.

The Engineering Division has reviewed and approved the project plans and specifications, inspected the project through the construction process; and has received and reviewed the project reports and certifications. The project documentation is in order and the project is complete and ready for City Council acceptance. Attached are copies of the Maintenance Bonds from the developer, Terraces at West Glen LLC, and the Final Plat for the Terraces at West Glen Second Addition.

The Terraces at West Glen Second Addition has been constructed in reasonable compliance with the project plans and specifications. The Engineering Division recommends that the City Council approve and accept the public improvements for the Terraces at West Glen Second Addition.

Matthew Tolan, EI, Civil Engineer II

October 28th, 2022

Date

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

Recorder's Index
County: BLACK HAWK
Section: 15-T89N-R14W
Quarter Section: NW1/4-NW1/4
City: CEDAR FALLS
Subdivision: TERRACES AT WEST GLEN SECOND ADDITION
Block: N/A
Lot(s): (WITHIN PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT)
Proprietor: TERRACES AT WEST GLEN, LLC
Requested By: TERRACES AT WEST GLEN, LLC

PREPARED BY/RETURN TO: FEHR GRAHAM, 128 S. VINE STREET, WEST UNION, IA 52175 - PH: (563)422-5131

FINAL PLAT
"TERRACES AT WEST GLEN SECOND ADDITION"
 A SUBDIVISION IN PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT OF PART OF
 THE NW1/4 OF SECTION 15-T89N-R14W,
 CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

BOUNDARY DESCRIPTION:

TERRACES AT WEST GLEN SECOND ADDITION, A SUBDIVISION IN PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 00°00'10" EAST (RECORD BEARING), 819.76 FEET ALONG THE WEST LINE OF SAID SECTION;

THENCE NORTH 89°59'50" EAST, 75.00 FEET TO THE NORTHWEST CORNER OF TERRACES AT WEST GLEN FIRST ADDITION IN SAID PARCEL A AND TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'10" WEST, 786.98 FEET ALONG THE WEST LINE OF SAID PARCEL A TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°49'33" EAST, 418.33 FEET ALONG THE NORTH LINE OF SAID PARCEL A;

THENCE SOUTH 08°47'40" EAST, 496.96 FEET;

THENCE SOUTHEASTERLY 221.79 FEET ALONG A 350.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 26°56'53" EAST, 218.10 FEET);

THENCE SOUTH 45°06'07" EAST, 431.64 FEET TO THE NORTHERLY LINE OF SAID TERRACES AT WEST GLEN FIRST ADDITION;

THENCE SOUTHWESTERLY 316.31 FEET ALONG A NON-TANGENT 470.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 72°47'42" WEST, 310.37 FEET);

THENCE NORTH 87°55'30" WEST, 309.92 FEET;

THENCE NORTHWESTERLY 107.45 FEET ALONG A 70.81 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 43°57'48" WEST, 97.43 FEET);

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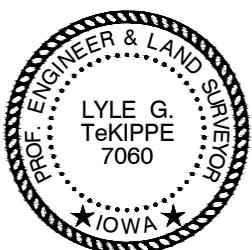
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THENCE NORTH 89°36'26" WEST, 38.21 FEET, ALL ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING;

CONTAINING 12.818 ACRES, SUBJECT TO EASEMENTS OF RECORD.

PLOT DATE: 10/4/22



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Lyle G. TeKippe, P.E. & P.L.S. _____ Date
License Number: 7060
My license renewal date is December 31, 2022.
Sheets covered by this seal: SHEETS 1-2



ILLINOIS
IOWA
WISCONSIN

G:\C3D\18\18-868-NEWALDAYA\18-868-FINAL PLAT 2ND ADD.dwg

SURVEY WAS COMPLETED ON:
MONUMENTS WILL BE SET WITHIN ONE
YEAR OF RECORDATION OF THIS PLAT

JOB NUMBER:
18-868
SHEET NUM 723
1 of 2

FINAL PLAT

"TERRACES AT WEST GLEN SECOND ADDITION"

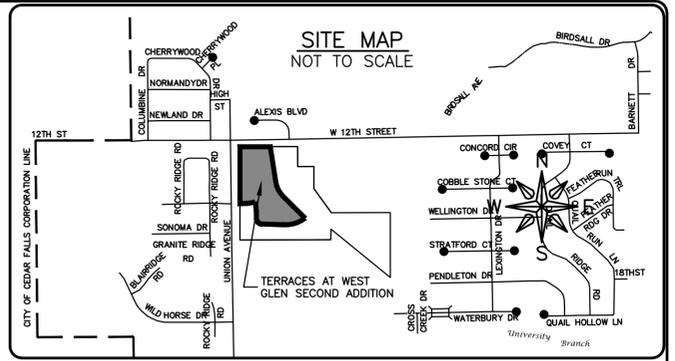
A SUBDIVISION IN PARCEL A IN LOT 2 OF ROBINSON'S MINOR PLAT OF PART OF THE NW1/4 OF SECTION 15-T89N-R14W, CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

NOTES:

- TRACT A AND TRACT B WILL BE DEDICATED TO THE CITY OF CEDAR FALLS AS PUBLIC STREET RIGHT-OF-WAY.
- TOTAL SUBDIVISION AREA IS 12.818 ACRES.
- LOMA, CASE NO. 19-07-1533A, REMOVED ALL PORTIONS OF LOT 1 FROM THE 1% ANNUAL CHANCE FLOODPLAIN.
- FEMA FIRM 0.2% ANNUAL CHANCE FLOOD PLAN IS SHOWN SIGNIFICANTLY GREATER THAN ACTUAL BOUNDARY PER FEMA FIS PROFILE. GRADING WITHIN LOT 1 WILL ALLOW ALL PROPOSED STRUCTURES TO MEET THE MINIMUM ELEVATION REQUIREMENT RELATIVE TO THE 0.2% ANNUAL CHANCE FLOOD.

FINAL PLAT PREPARER:
 LYLE G. TEKIPPE, PE, PLS
 FEHR GRAHAM
 128 SOUTH VINE STREET
 WEST UNION, IA 52175

OWNER AND SUBDIVIDER:
 TERRACES AT WEST GLEN, LLC
 7511 UNIVERSITY AVENUE
 CEDAR FALLS, IA 50613



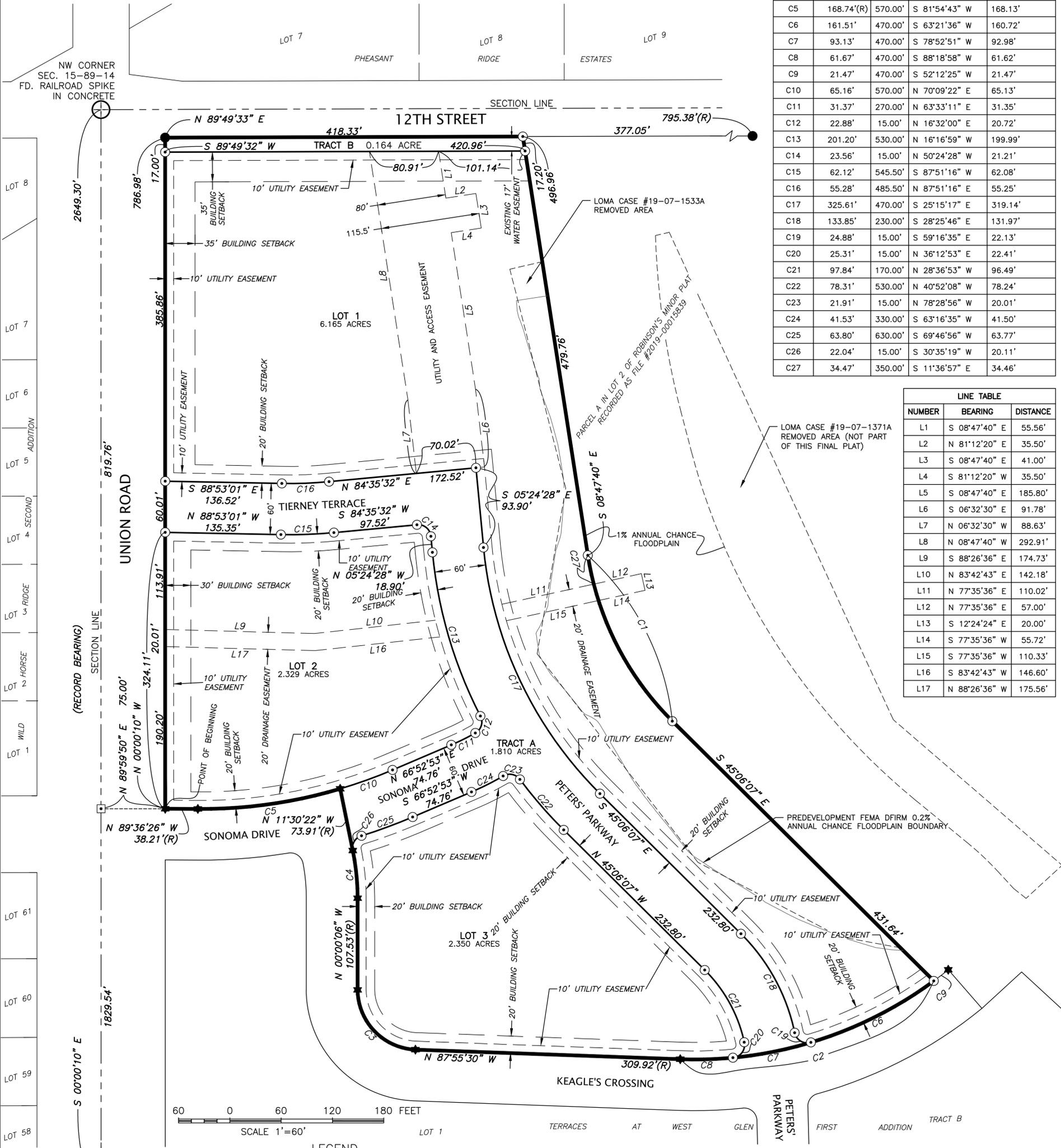
EXISTING ZONING:
 R-P: PLANNED RESIDENCE

BUILDING SETBACK REQUIREMENTS (R-P):

FRONT - 20'
 ZONING PERIMETER REQUIREMENT - ONE AND TWO UNITS: 30'
 MULTI-UNIT: 35'

CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	221.79'	350.00'	S 26°56'53" E	218.10'
C2	316.31'	470.00'	S 72°47'42" W	310.37'
C3	107.45'(R)	70.81'	N 43°57'48" W	97.43'
C4	56.22'(R)	280.00'	N 05°45'14" W	56.13'
C5	168.74'(R)	570.00'	S 81°54'43" W	168.13'
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LINE TABLE		
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L7	N 06°32'30" W	88.63'
L8	N 08°47'40" W	292.91'
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- LEGEND**
- ⊕ SECTION CORNER AS DESCRIBED
 - FOUND 1/2"Ø REBAR
 - ★ FOUND 1/2"Ø REBAR W/RPC #7060
 - ⊙ SET 1/2"Ø REBAR W/RPC #7060
 - CALCULATED POSITION SUBDIVISION BOUNDARY
 - RED PLASTIC CAP
 - YELLOW PLASTIC CAP
 - PREVIOUSLY RECORDED AS
 - RPC
 - YPC
 - (R)

W1/4 CORNER SEC. 15-89-14 FD. 1/2"Ø REBAR IN MONUMENT BOX

SHEET NUMBER: 2 of 2

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL

PLOT DATE: 10/4/22

ILLINOIS
 IOWA
 WISCONSIN

SURETY BOND NO. SYA2669

MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Terraces at West Glen, L.L.C., as Principal (hereinafter the "Principal") and IMT Insurance Company, as Surety are held and firmly bound unto the City of Cedar Falls, Iowa, as Obligee (hereinafter referred to as "the City"), and to all persons who may be injured by any breach of any of the conditions of this Maintenance Bond (hereinafter referred to as "Bond") in the amount of Eight Hundred Fifty Four Thousand Two Hundred Forty Three and No/100 Dollars----- dollars (\$ \$854,243.00-----), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

Whereas, prior to City Council approval of a final plat of a subdivided area, the Principal shall submit to the City Engineer this Bond to provide for the protection of the City against future liability for any and all defects in workmanship or materials and any conditions that could result in structural or other failure of all of the public infrastructure improvements required as part of final plat approval for a period of three (3) years from the date of acceptance of any required public improvement which is the _____ day of _____, _____; and

Whereas, the Principal represents that it has constructed and installed all required public infrastructure improvements as required as part of the final plat approval, to conform with approved construction plans which meet the design standards and technical standards established for such public improvements by the City and by Cedar Falls Utilities, and as shown on the approved construction plans and described in detail as follows:

Public Improvements at The Terraces at West Glen Second Addition, City of Cedar Falls, Iowa
Project No. 18-868

Now therefore, it is expressly understood and agreed by the Principal and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Principal and Surety, to-wit:

1. MAINTENANCE: The Principal and Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work performed on the above described public infrastructure improvements required as part of final plat approval for a period of three (3) years from the date of acceptance of all required public infrastructure improvements, by reason of defects in workmanship or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the City's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the City all outlay and expense incurred as a result of Principal's and Surety's failure to remedy any defect as required by this section.
 - D. Following Principal and Surety's repair and construction of any failed infrastructure component or elements the City Engineer shall determine whether the three-year bond shall be renewed or extended beyond the original three-year bond period. In the event of major structural failures the maintenance bond shall be renewed if recommended by the

City Engineer for a new three-year period from the date of repair for that portion of the public improvements involved in the structural failure and repair

2. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
- A. That this Bond shall remain in full force and effect until the maintenance period is completed, whether completed within the specified three (3) year period or within an extension thereof, as provided in Section 1-D.
 - B. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the date of acceptance the right to sue on this Bond.
 - C. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the City including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney's fees (including overhead expenses of the City's staff attorneys), and all costs and expenses of litigation as they are incurred by the City. It is intended the Principal and Surety will defend and indemnify the City on all claims made against the City on account of Principal's failure to perform as required in this Bond, that all agreements and promises set forth in this Bond will be fulfilled, and that the City will be fully indemnified so that it will be put into the position it would have been in had the infrastructure improvements been constructed in the first instance as required.
 - D. In the event the City incurs any "outlay and expense" in defending itself against any claim as to which the Principal or Surety should have provided the defense, or in the enforcement of the promises given by the Principal in the approved construction plans, or in the enforcement of the promises given by the Principal and Surety in this Bond, the Principal and Surety agree that they will make the City whole for all such outlay and expense, provided that the Surety's obligation under this Bond shall not exceed 125% of the penal sum of this Bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be the United States District Court for the Northern District of Iowa or the Iowa District Court for Black Hawk County, State of Iowa. If legal action is required by the City to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the City, the Principal and the Surety agree, jointly, and severally, to pay the City all outlay and expense incurred therefor by the City. All rights, powers, and remedies of the City hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the City, by law. The City may proceed against surety for any amount guaranteed hereunder whether action is brought against the Principal or whether Principal is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the approved construction plans and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond and the approved construction plans; second, if not defined in this Bond and the approved construction plans, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in

the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The approved construction plans are hereby made a part of this Bond.

Witness our hands, in triplicate, this _____ day of _____, _____.

Countersigned By:

Signature of Agent

Printed Name of Agent

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

PRINCIPAL:

Terraces at West Glen, L.L.C.

Principal

By: *Melissa Loney*
Signature

CEO
Title

SURETY:

IMT Insurance Company

Surety Company

By: *E. A. von Harz*
Signature of Attorney-in-Fact

E. A. von Harz

Printed Name of Attorney-in-Fact

AssuredPartners Great Plains, LLC

Company Name

4200 University Ave, Suite 200

Company Address

West Des Moines, IA 50266

City, State, Zip Code

800-677-1529

Company Telephone Number

NOTE:

1. All signatures on this Bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate or Power of Attorney accompanying this Bond.

01262978-1\10283-000



POWER OF ATTORNEY

Know All Persons By These Presents, that **IMT Insurance Company** a corporation duly organized under the laws of the State of Iowa, and having its principal office in the City of West Des Moines, County of Polk, State of Iowa, hath made, constituted and appointed, and does by these presents make, constitute and appoint

**Jeffrey R. Baker, E. A. von Harz, Brandon Horbach,
Greg T. LaMair, Joseph I. Schmit, Courtney Meyer and Juliana Bartlett**

of West Des Moines and State of Iowa its true and lawful Attorney-in-Fact, with full power and authority hereby conferred in its name, place and stead, to sign, execute, acknowledge and deliver in its behalf as surety any and all bonds, undertakings, recognizances or other written obligations in the nature thereof, subject to the limitation that any such instrument shall not exceed the amount of:

*******Unlimited Amounts*******

and to bind **IMT Insurance Company** thereby as fully and to the same extent as if such bond or undertaking was signed by the duly authorized officers of **IMT Insurance Company**, and all such acts of said Attorney-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This Power-of-Attorney is made and executed pursuant to and by authority of the following By-Laws adopted by the Board of Directors of **IMT Insurance Company** on December 18, 1998.

ARTICLE VIII, SECTION 4. - The President or any Vice President or Secretary shall have the authority to appoint Attorneys In Fact and to authorize them to execute on behalf of the Company, and attach thereto the Corporate Seal, bonds, undertakings, recognizances, contracts of indemnity or other obligatory writings, excluding insurance policies and endorsements.

ARTICLE VIII, SECTION 5. - The signature of any authorized officer and the Corporate Seal may be affixed by facsimile to any Power of Attorney authorizing the execution and delivery of any of the instruments described in Article VIII, Section 4 of the By-Laws. Such facsimile signature and seal shall have the same force and effect as though manually affixed.

In Witness Whereof, IMT Insurance Company has caused these presents to be signed by its President and its corporate seal to be hereto affixed, this _____ day of _____,

IMT Insurance Company

Sean Kennedy, President



STATE OF IOWA
COUNTY OF Dallas

} ss:

On this _____ day of _____, before me appeared Sean Kennedy, to me personally known, who being by me duly sworn did say that he is President of the **IMT Insurance Company**, the corporation described in the foregoing instrument, and that the Seal affixed to the said instrument is the Corporate Seal of the said Corporation and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors.

In Testimony Whereof, I have hereunto set my hand and affixed my Official Seal at the City of West Des Moines, Iowa, the day and year first above written.



Carol A Spahn

Notary Public, Dallas County, Iowa

CERTIFICATE

I, Brad Buchanan, Secretary of the **IMT Insurance Company** do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY, executed by said the **IMT Insurance Company**, which is still in force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of the Company on _____ day of _____,

Brad Buchanan

Brad Buchanan, Secretary





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 M. Green and City Council

FROM: Brett Armstrong, Civil Engineer I

DATE: November 1, 2022

SUBJECT: 2021 Permeable Alley Project
Project No. ST-000-3252
Project Final Acceptance

The 2021 Permeable Alley Project is completed and ready for final acceptance. This project involved the construction of two (2) alleys. The purpose of these permeable alleys is to infiltrate storm water runoff with the goal of improving the water quality in Dry Run Creek. This project was under contract with Benton's Sand and Gravel of Cedar Falls, Iowa. Attached please find the following final documents:

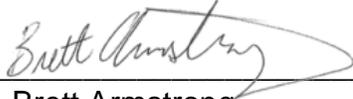
- Final Pay Estimate (releases retainage)
- Final Breakdown of Costs
- Copy of Maintenance Bond, Benton's Sand and Gravel

The following lien waivers have been received, reviewed by the Engineering Division, and are on file with the City Clerk:

<u>Benton's Sand and Gravel Suppliers:</u> <i>BMC Aggregates</i> <i>Leymaster Tile Company</i>	<u>Benton's Sand and Gravel subcontractors:</u> <i>Matthias Landscaping Company</i> <i>Service Signing Company</i> <i>Owen Contracting, Inc.</i>
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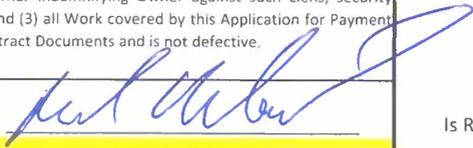
Funding Source	Attributed Costs
State Grant Funding	\$52,500.00
Storm Water Fund	\$47,876.50

I certify that the public improvements for the 2021 Permeable Alley Project were completed in reasonable compliance with the project plans and specifications.


Brett Armstrong

11/1/22
Date

xc: Chase Schrage, Director of Public Works
David Wicke, P.E., City Engineer
Lisa Roeding, Controller/City Treasurer

	CONTRACTOR'S APPLICATION FOR PAYMENT	No. 5	Pay Application
2021 Permeable Alley Project		Application Period: 09/29/22 to 10/19/22	Application Date: 10/19/22
Project Number: SW-000-3252	To (Owner): City of Cedar Falls		Via (Engineer): Brett Armstrong
Contract Completion Date: 11/25/21	From (Contractor): Benton's		Civil Engineer I
Change Order Summary			
Approved Change Orders:			
Number	Additions (a)	Deductions (b)	
1	\$ -	\$ -	
2	\$ -	\$ -	
3	\$ -	\$ -	
4	\$ -	\$ -	
5	\$ -	\$ -	
6	\$ -	\$ -	
7	\$ -	\$ -	
8	\$ -	\$ -	
9	\$ -	\$ -	
10	\$ -	\$ -	
11	\$ -	\$ -	
12	\$ -	\$ -	
13	\$ -	\$ -	
14	\$ -	\$ -	
15	\$ -	\$ -	
Totals	\$ -	\$ -	
Net Change by Change Orders			
(a) + (b) = (c)	\$ -		
Contractor's Certification			
The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such are covered by a Bond acceptable to Owner indemnifying Owner against such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.			
By (Contractor): 	Payment of: \$ 5,005.33 (Line 9 or Other: Attach Explanation if Other Amount)		
Date: 10/25/2022	Rod Rodenbeck	Is Respectfully Submitted: 	10/25/2022 Date

1. ORIGINAL CONTRACT PRICE	\$	102,915.60
2. NET CHANGE BY CHANGE ORDERS (c)	\$	-
3. CURRENT CONTRACT PRICE	\$	102,915.60
4. TOTAL COMPLETED AND STORED TO DATE (Total Column F on Progress Estimate)	\$	100,106.60
5. RETAINAGE		
a. 0% x \$ 100,106.60 Work Completed	\$	-
b. 0% x \$ - Stored Materials	\$	-
c. Total Retainage (Line 5a + Line 5b)	\$	-
6. CUMULATIVE LIQUIDATED DAMAGES CHARGED 0 Days x Per Day	\$	-
7. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c - Line 6)	\$	100,106.60
8. LESS PREVIOUS PAYMENTS (Line 7 From Prior Application)	\$	95,101.27
9. AMOUNT DUE THIS APPLICATION	\$	5,005.33
10. BALANCE TO DATE, PLUS RETAINAGE (Line 7 + Line 5c)	\$	100,106.60
11. % OF COMPLETION		
Original Contract Price (Line 10 ÷ Line 1)		97%
Current Contract Price (Line 10 ÷ Line 3)		97%

CONTRACTOR'S APPLICATION FOR PAYMENT														No. 5		Application Period: 09/29/22 to 10/19/22		Application Date: 10/19/22		Via (Engineer): Brett Arms		Civil Engineer I		Item 45.	
2021 Permeable Alley Project			Project Number: SW-000-3252			To (Owner): City of Cedar Falls			From (Contractor): Benton's			Contract Completion Date: 11/25/21													
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P										
Bid Item Number	Item Description	Unit	Bid Quantity	Unit Price	Bid Value	Previous Pay Application Quantities	Current Pay Application Quantities	Current Pay Application Value (E x H)	Estimated Quantity Installed (G + H)	Total Completed Value (E x J)	Value of Materials Presently Stored (Column M on Stored Materials)	Total Completed and Stored to Date (K + L)	% Original Contract (M + F)	Balance to Date (F - M)	Item Completed										
1	Topsoil, Furnish & Spread	C.Y.	12.00	\$ 50.00	\$ 600.00	12.00	-	\$ -	12.00	\$ 600.00	\$ -	\$ 600.00	100%	\$ -	X										
2	Excavation, Class 10, Roadway Waste	C.Y.	239.00	\$ 20.00	\$ 4,780.00	239.00	-	\$ -	239.00	\$ 4,780.00	\$ -	\$ 4,780.00	100%	\$ -	X										
3	Modified Subbase, 6"	S.Y.	180.00	\$ 10.00	\$ 1,800.00	180.00	-	\$ -	180.00	\$ 1,800.00	\$ -	\$ 1,800.00	100%	\$ -	X										
4	Subdrain Cleanout, Type A-1, 6"	EACH	2.00	\$ 550.00	\$ 1,100.00	2.00	-	\$ -	2.00	\$ 1,100.00	\$ -	\$ 1,100.00	100%	\$ -	X										
5	Valve Extension	EACH	-	\$ 175.00	\$ -	-	-	\$ -	-	\$ -	\$ -	\$ -	0%	\$ -	X										
6	7" Curb & Gutter, P.C.C., 2.5' Wide	L.F.	51.00	\$ 80.00	\$ 4,080.00	28.10	-	\$ -	28.10	\$ 2,248.00	\$ -	\$ 2,248.00	55%	\$ 1,832.00	X										
7	7" Curb & Gutter, P.C.C., 5' Wide	L.F.	30.00	\$ 83.00	\$ 2,490.00	30.00	-	\$ -	30.00	\$ 2,490.00	\$ -	\$ 2,490.00	100%	\$ -	X										
8	Removal of Driveway	S.Y.	79.00	\$ 10.00	\$ 790.00	79.20	-	\$ -	79.20	\$ 792.00	\$ -	\$ 792.00	100%	\$ (2.00)	X										
9	Removal of Sidewalk	S.Y.	47.00	\$ 10.00	\$ 470.00	43.70	-	\$ -	43.70	\$ 437.00	\$ -	\$ 437.00	93%	\$ 33.00	X										
10	Sidewalk, 6", P.C.C.	S.Y.	47.00	\$ 143.00	\$ 6,721.00	45.00	-	\$ -	45.00	\$ 6,435.00	\$ -	\$ 6,435.00	96%	\$ 286.00	X										
11	Driveway, 6", P.C.C.	S.Y.	125.00	\$ 95.00	\$ 11,875.00	107.00	-	\$ -	107.00	\$ 10,165.00	\$ -	\$ 10,165.00	86%	\$ 1,710.00	X										
12	Driveway, Granular, 1" Roadstone	S.Y.	40.00	\$ 8.00	\$ 320.00	40.00	-	\$ -	40.00	\$ 320.00	\$ -	\$ 320.00	100%	\$ -	X										
13	Removal of Curb & Gutter	L.F.	81.00	\$ 10.00	\$ 810.00	58.00	-	\$ -	58.00	\$ 580.00	\$ -	\$ 580.00	72%	\$ 230.00	X										
14	Engineering Fabric	S.Y.	476.00	\$ 5.00	\$ 2,380.00	476.00	-	\$ -	476.00	\$ 2,380.00	\$ -	\$ 2,380.00	100%	\$ -	X										
15	Underdrain 6" Plastic Perforated Type S	L.F.	280.00	\$ 10.00	\$ 2,800.00	280.00	-	\$ -	280.00	\$ 2,800.00	\$ -	\$ 2,800.00	100%	\$ -	X										
16	Storage Aggregate, 8"	S.Y.	358.00	\$ 15.00	\$ 5,370.00	358.00	-	\$ -	358.00	\$ 5,370.00	\$ -	\$ 5,370.00	100%	\$ -	X										
17	Filter Aggregate, 4"	S.Y.	358.00	\$ 8.00	\$ 2,864.00	358.00	-	\$ -	358.00	\$ 2,864.00	\$ -	\$ 2,864.00	100%	\$ -	X										
18	Permeable Interlocking Pavers, Clay Brick	S.F.	1,040.00	\$ 17.49	\$ 12,989.60	1,040.00	-	\$ -	1,040.00	\$ 12,989.60	\$ -	\$ 12,989.60	100%	\$ -	X										
19	6", P.C.C. Pavement	S.Y.	180.00	\$ 50.00	\$ 9,000.00	180.20	-	\$ -	180.20	\$ 9,010.00	\$ -	\$ 9,010.00	100%	\$ (10.00)	X										
20	P.C.C. Edge Restraint, 6" Concrete Slab, 4' Wide	S.Y.	242.00	\$ 63.00	\$ 15,246.00	242.00	-	\$ -	242.00	\$ 15,246.00	\$ -	\$ 15,246.00	100%	\$ -	X										
21	Traffic Control	L.S.	1.00	\$ 1,850.00	\$ 1,850.00	1.00	-	\$ -	1.00	\$ 1,850.00	\$ -	\$ 1,850.00	100%	\$ -	X										
22	Hydraulic Seeding	S.F.	304.00	\$ 5.00	\$ 1,520.00	304.00	-	\$ -	304.00	\$ 1,520.00	\$ -	\$ 1,520.00	100%	\$ -	X										
23	Wattle, Straw, 9"	L.F.	2.00	\$ 5.00	\$ 10.00	-	-	\$ -	-	\$ -	\$ -	\$ -	0%	\$ 10.00	X										
24	Inlet Protection Device	EACH	2.00	\$ 325.00	\$ 650.00	-	-	\$ -	-	\$ -	\$ -	\$ -	0%	\$ 650.00	X										
25	Inlet Protection Device Maintenance	EACH	2.00	\$ 100.00	\$ 200.00	-	-	\$ -	-	\$ -	\$ -	\$ -	0%	\$ 200.00	X										
26	Mobilization	L.S.	1.00	\$ 10,700.00	\$ 10,700.00	1.00	-	\$ -	1.00	\$ 10,700.00	\$ -	\$ 10,700.00	100%	\$ -	X										
27	Patch, HMA(ST) Surface, 1/2", PG58-285	TONS	5.00	\$ 300.00	\$ 1,500.00	12.10	-	\$ -	12.10	\$ 3,630.00	\$ -	\$ 3,630.00	242%	\$ (2,130.00)	X										
Totals					\$ 102,915.60			\$ -		\$ 100,106.60	\$ -	\$ 100,106.60		\$ 2,809.00											

Performance, Payment, and Maintenance Bond

SURETY BOND NO. S025723

KNOW ALL BY THESE PRESENTS:

That we, Benton's Sand & Gravel Inc, as Principal (hereinafter the "Contractor" or "Principal" and Employers Mutual Casualty Company as Surety are held and firmly bound unto CITY OF CEDAR FALLS, IOWA, as Obligee (hereinafter referred to as "the Owner"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of One Hundred Two Thousand Nine Hundred Fifteen Dollars & 60/100 (\$ 102,915.60), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Owner, bearing date the _____ day of _____, 2021, hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

**2021 Permeable Alley Project
Paving / Pavers / Storm Sewer
Project ST-000-3252**

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Owner from all outlay and expense incurred by the Owner by reason of the Contractor's default or failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Owner is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:

- A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of 2 year (s) from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
- B. To keep all work in continuous good repair; and
- C. To pay the Owner's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Owner all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

Contractor's and Surety's agreement herein made extends to defects in workmanship or materials not discovered or known to the Owner at the time such work was accepted.

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
- B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and
- C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

The Contractor and every Surety on the bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.
- E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Owner including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorneys fees (including overhead expenses of the Owner's staff attorneys), and all costs and expenses of litigation as they are incurred by the Owner. It is intended the Contractor and Surety will defend and indemnify the Owner on all claims made against the Owner on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Owner will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Owner incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Owner whole for all such outlay and expense, provided that the Surety's obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be in the Iowa District Court for Polk County, State of Iowa. If legal action is required by the Owner to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Owner, the Contractor and the Surety agree, jointly, and severally, to pay the Owner all outlay and expense incurred therefor by the Owner. All rights, powers, and remedies of the Owner hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Owner, by law. The Owner may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Project No. ST-000-3252

Witness our hands, in triplicate, this 4 day of August, 2021.

Surety Countersigned By:

Jill Shaffer
Signature of Agent

Jill Shaffer
Printed Name of Agent

LMC Insurance & Risk Management
Company Name

4200 University Avenue #200
Company Address

West Des Moines, IA 50266
City, State, Zip Code

515-244-0166
Company Telephone Number

FORM APPROVED BY:

Attorney for Owner

PRINCIPAL:

Benton's Sand & Gravel Inc
Contractor

By: Jan D. Frouge
Signature
V.P.
Title

SURETY:

Employers Mutual Casualty Company
Surety Company

By: Jill Shaffer
Signature Attorney-in-Fact Officer

Jill Shaffer
Printed Name of Attorney-in-Fact Officer

Employers Mutual Casualty Company
Company Name

PO Box 712
Company Address

Des Moines, IA 50306
City, State, Zip Code

515-280-2511
Company Telephone Number

NOTE:

1. All signatures on this performance, payment, and maintenance bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this bond must be exactly as listed on the Certificate or Power of Attorney accompanying this bond.



P.O. Box 712 • Des Moines, Iowa 50306-0712

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

- 1. Employers Mutual Casualty Company, an Iowa Corporation
- 2. EMCASCO Insurance Company, an Iowa Corporation
- 3. Union Insurance Company of Providence, an Iowa Corporation
- 4. Illinois EMCASCO Insurance Company, an Iowa Corporation
- 5. Dakota Fire Insurance Company, a North Dakota Corporation
- 6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

JILL SHAFFER

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the following Surety Bond(s):

Surety Bond Principal:
Number Benton's Sand & Gravel Inc
 905 Center Street
 S025723 Cedar Falls, IA 50613

In an amount not exceeding Ten Million Dollars\$10,000,000.00

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

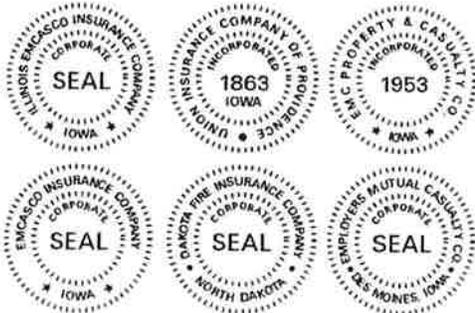
AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 30th day of March, 2020.

Seals



Scott R. Jean
 Scott R. Jean, President & CEO
 of Company 1; Chairman, President
 & CEO of Companies 2, 3, 4, 5 & 6

Todd Strother
 Todd Strother, Executive Vice President
 Chief Legal Officer & Secretary of
 Companies 1, 2, 3, 4, 5 & 6

On this 30th day of March, 2020 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2022.

Kathy Loveridge
 Notary Public in and for the State of Iowa

CERTIFICATE

I, James D. Clough, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 30th day of March, 2020, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of _____, _____.

J D Clough
 Vice President



FINAL LIEN WAIVER

State of Iowa
County of Black Hawk

WHEREAS, we the undersigned, Owen
~~Owens Contracting, Inc~~ have been
Employed by Benton's Sand & Gravel, INC. to furnish materials and/or labor for the project
known as 2021 Permeable Alley Project

NOW THEREFORE, KNOWN YE THAT WE, the undersigned, for goods and valuable
consideration, do hereby waive and release any and all lien or right of lien on said above
described project and premises under the law, in relation to Mechanics Liens, on account of
labor and materials, or both, furnished by the undersigned for this project.

We, the undersigned, have received \$ 49,528.60 certified to be the
balance due the undersigned for period ending 12/31/2021, for all labor,
materials, services, and equipment furnished by the undersigned to or on account of the said
project.

GIVEN UNDER our hand and seal this 14th day of October, 2022.

Company Name Owen Contracting, Inc.

Signature [Signature] Title President



FINAL LIEN WAIVER

State of Iowa
County of Black Hawk

WHEREAS, we the undersigned, Matthias Landscaping have been
Employed by Benton's Sand & Gravel, INC. to furnish materials and/or labor for the project
known as 2021 Permeable Alley Project

NOW THEREFORE, KNOWN YE THAT WE, the undersigned, for goods and valuable
consideration, do hereby waive and release any and all lien or right of lien on said above
described project and premises under the law, in relation to Mechanics Liens, on account of
labor and materials, or both, furnished by the undersigned for this project.

We, the undersigned, have received \$ 14,509.60 certified to be the
balance due the undersigned for period ending 12/31/2021, for all labor,
materials, services, and equipment furnished by the undersigned to or on account of the said
project.

GIVEN UNDER our hand and seal this 10th day of October, ~~2021~~ 2022

Company Name MATTHIAS LANDSCAPING

Signature [Handwritten Signature] Title PRESIDENT

LIEN WAIVER

State of Iowa

County of Black Hawk

WHEREAS, we the undersigned, Service Signing have been

Employed by Benton's Sand & Gravel Inc. to furnish materials and/or

Labor for the project known as 2021 Permeable Alley Project.

NOW THEREFORE, KNOW YE THAT WE, the undersigned, for goods and valuable consideration, do hereby waive and release any and all lien or right of lien on said above described project and premises under the Law, in relation to Mechanics' Liens, on account of labor and materials, or both, furnished by the undersigned for the Project.

We, the undersigned, have received \$ 1850.00 certified to be the balance due the undersigned for the period ending 12/31/21, for all labor, materials, services, and equipment furnished by the undersigned to or on account of the said project.

GIVEN UNDER our hand and seal this 9th day of September, 2022.

Company Name: Service Signing LC

By: Cristi Hagdau
(Signature)

Its: Office Manager
(Title)

LIEN WAIVER

State of Iowa

County of Black Hawk

WHEREAS, we the undersigned, Leymaster Tile have been

Employed by Benton's Sand & Gravel Inc. to furnish materials and/or

Labor for the project known as 2021 Permeable Alley Project.

NOW THEREFORE, KNOW YE THAT WE, the undersigned, for goods and valuable consideration, do hereby waive and release any and all lien or right of lien on said above described project and premises under the Law, in relation to Mechanics' Liens, on account of labor and materials, or both, furnished by the undersigned for the Project.

We, the undersigned, have received \$ 1353.79 certified to be the balance due the undersigned for the period ending 12/31/21, for all labor, materials, services, and equipment furnished by the undersigned to or on account of the said project.

GIVEN UNDER our hand and seal this 15 day of September, 2022.

Company Name: Leymaster Tile

By: [Signature]
(Signature)

Its: Owner
(Title)

LIEN WAIVER

State of Iowa

County of Black Hawk

WHEREAS, we the undersigned, BMC Aggregates have been

Employed by Benton's Sand & Gravel Inc to furnish materials and/or

Labor for the project known as 2021 Permeable Alley Project

NOW THEREFORE, KNOW YE THAT WE, the undersigned, for goods and valuable consideration, do hereby waive and release any and all lien or right of lien on said above described project and premises under the Law, in relation to Mechanics' Liens, on account of labor and materials, or both, furnished by the undersigned for the Project.

We, the undersigned, have received \$ 9496.04 certified to be the balance due the undersigned for the period ending 12/31/21, for all labor, materials, services, and equipment furnished by the undersigned to or on account of the said project.

GIVEN UNDER our hand and seal this 15th day of September, 2022.

Company Name: BMC Aggregates L.C.

By: [Signature]
(Signature)

Its: President
(Title)

**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 M. Green and City Council

FROM: David Wicke, PE, City Engineer

DATE: October 31, 2022

SUBJECT: Professional Services Agreement
Supplemental Agreement No. 2
Olive Street Box Culvert Replacement
City Project Number: BR-106-3215

Submitted within for City Council approval is the Supplemental Agreement No. 2 to the Professional Services Agreement between the City of Cedar Falls and AECOM Technical Services. This Supplemental Agreement outlines services such as construction staking, construction administration and monument preservation. Compensation for the services shall be on an hourly basis and in a total amount not to exceed \$52,000.00.

The City of Cedar Falls entered into a Professional Services Agreement with AECOM on January 6th, 2020. Funding for the Supplemental Agreement No. 2 will be provided by the Storm Water Fund, College Hill TIF and General Obligation Bonds.

The Engineering Division of the Department of Public Works requests your consideration and approval of the Supplemental Agreement No. 2 with AECOM for services for the Olive Street Box Culvert Replacement.

If you have any questions or comments, feel free to contact me.

xc: Chase Schrage, Director of Public Works

**OLIVE STREET BOX CULVERT REPLACEMENT
CEDAR FALLS, IOWA
CITY PROJECT NUMBER: BR-106-3215**

SUPPLEMENTAL AGREEMENT NO. 2

WHEREAS, a Professional Services Agreement was entered into between City of Cedar Falls, 220 Clay Street, Cedar Falls, Iowa, (Client) and AECOM Technical Services, Inc., 501 Sycamore Street, Suite 222, Waterloo, Iowa, (ATS) dated January 6, 2020, for preliminary and final design for the reconstruction of the Olive Street Box Culvert; and

WHEREAS, the Client and ATS entered into Supplemental Agreement No. 1 dated April 20, 2020, for right-of-way acquisition services; and

WHEREAS, the Client and ATS now desire to enter into Supplemental Agreement No. 2 for construction staking and limited construction-review services.

NOW THEREFORE, it is mutually agreed to amend the original Professional Services Agreement as follows:

I. Project Description

This project involves removing and replacing the existing cast-in-place two-span concrete slab deck bridge with a box culvert from College Street to Olive Street between W. 20th Street and W. 21st Street. The project will involve the construction of channel stabilization, water main, storm and sanitary sewer, roadway improvements and plaza extension.

II. Scope of Services

The Scope of Services will encompass and include services, materials, equipment, personnel and supplies necessary to provide construction staking services for the project defined above. The Scope of Services is further defined as follows:

Construction Staking (Tasks 1-3)

These tasks include providing construction staking during the construction phase of the project. The tasks are further defined as follows:

Task 1 - Project Management and Administration. The project administration task includes coordinating crews and equipment, quality control checks as needed throughout the project, and administrative tasks.

Task 2 - Attend a Preconstruction Conference. Attend a Preconstruction Conference held by Client and attended by representatives of the Contractor, Client, ATS and affected utilities.

Task 3 - Provide construction staking for horizontal and vertical controls for the project as follows:

- Set Project Control
- Set Stakes for Construction Limits (Easement Limits)
- Set Stakes for Box Culvert Outlet Grading
- Set Stakes for Storm Sewer
- Set Stakes for Water Main

- Set Stakes for Roadway Paving (Olive Street Sta. 1+37.50 to 2+87.53)
- Set Stakes for Plaza
- Set Stakes for Sidewalks
- Set Stakes for Fencing
- Set Stakes for Retaining Wall
- Set Stakes for Temporary Shoring
- Set Stakes for Box Culvert (24-Foot Intervals)
- Set Stakes for Removal Limits
- Set Stakes for Lighting
- Set Stakes for Landscaping (Excludes Plants)

Monument Preservation and Right-of-Way Acquisition Monument (Tasks 4-5)

The following tasks provide resetting existing property corners and installing right-of-way acquisition monuments after construction.

Task 4 – Resetting Existing Damaged Property Corners

Task 5 – Right-of-way Acquisition Monuments (4 Pins)

Limited Construction-Related Services

The following tasks lead to the completion of the limited contract administration during the construction phase of the project.

Task 6 - Answering Design Questions. Answer design interpretation questions from the Client, Contractor, review staff and appropriate agencies. This task is limited to 40 hours.

Task 7 - Shop Drawing Review. Review of shop drawings for box culvert, handrailing, and sanitary and storm sewer structures. This task is limited to 80 hours and includes secondary review of box culvert shop drawings.

Exclusions:

The following items are not included in this scope, but may be added by supplemental agreement:

- Resetting of damaged control point benchmarks, stakes and/or lath.
- Construction inspection and administration.

III. Compensation

Compensation for the above services will be on an hourly basis in accordance with Part VI of the original agreement and is to be integrated with the fee in the original agreement and Supplemental Agreement No. 1. The estimated fee for these services is Fifty-Two Thousand Dollars (\$52,000.00).

IV. In all other respects, the obligations of the Client and ATS shall remain as specified in the Professional Services Agreement dated January 6, 2020.

IN WITNESS WHEREOF, the parties hereto have executed this Supplemental Agreement No. 2 as of the dates shown below:

CITY OF CEDAR FALLS

By _____ Date _____
Robert M. Green
Mayor

AECOM TECHNICAL SERVICES, INC.

By  _____ Date October 31, 2022
Douglas W. Schindel, P.E.
Associate Vice President

L:\Secure_DCS\Administration\AGREE\SUPPLE\SA2 CF Olive Street - Construction Staking.docx



DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

ADMINISTRATION DIVISION
2200 TECHNOLOGY PKWY
CEDAR FALLS, IOWA 50613
319-273-8629
FAX 319-273-8632

OPERATIONS AND
MAINTENANCE DIVISION
2200 TECHNOLOGY PKWY
319-273-8629
FAX 319-273-8632

TO: Mayor Rob Green and City Council
FROM: Brian Heath, Oper./Maint. Division Manager
DATE: November 1, 2022
SUBJECT: Equipment Purchase

As scheduled in the Vehicle Replacement Program for FY23, Public Works has listed a mid-top utility/cargo van to be utilized in the building maintenance section. Due to supply and economic factors, it has been difficult to seek competitive bids for this type of unit. Fleet supervisor Dustin Rawdon has been searching diligently to obtain the best possible pricing. In many instances, any unit discovered was either already spoken for, or was not mechanically sound. Fortunately, a van that does meet the city's specification was found through a local dealer, Witham Ford at a purchase price of \$51,167.00

The original budgeted amount for the mid-top van was \$35,000.00. Due to unforeseen supply chain issues and inflation, the purchase price is \$16,167.00 higher than the projected cost. If approved, the overage will be paid through the vehicle replacement fund and billed back through the building section budget.

The Public Works Department is seeking approval for the expenditure of funds to purchase the mid-top van from Witham Ford at a cost of \$51,167.00

Please feel free to contact me if you have questions or concerns.

CC: Chase Schrage, Public Works Director



ADMINISTRATION

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

TO: Honorable Mayor Robert M. Green and City Council
FROM: Shane Graham, Economic Development Coordinator
DATE: October 28, 2022
SUBJECT: Sale of Lot 18, West Viking Road Industrial Park Phase I, City of Cedar Falls, Black Hawk County, Iowa (Contains 4.73 acres more or less).

Staff would like to request that a public hearing be scheduled for November 21, 2022 to address the proposed transfer of the above referenced City owned real estate to CF Storage, LLC. The proposed project would consist of 30,000+ square feet of new storage building space to be constructed along Production Drive in the West Viking Road Industrial Park. Additional information pertaining to the land transaction and the Agreement for Private Development will be provided to City Council prior to the public hearing.

If you have any questions, please feel free to contact me.

Prepared by: Shane Graham, Economic Development Coordinator, 220 Clay Street, Cedar Falls, IA 50613, (319) 268-5160

RESOLUTION NO. _____

RESOLUTION SETTING DATE OF PUBLIC HEARING (1) TO CONSIDER ENTERING INTO A PROPOSED AGREEMENT FOR PRIVATE DEVELOPMENT BETWEEN THE CITY OF CEDAR FALLS, IOWA, AND CF STORAGE, L.L.C.; AND (2) TO CONSIDER CONVEYANCE OF CERTAIN CITY-OWNED REAL ESTATE TO CF STORAGE, L.L.C., PURSUANT TO SAID PROPOSED AGREEMENT

WHEREAS, the City Council of the City of Cedar Falls, Iowa, has received a proposal from CF Storage, L.L.C., an Iowa limited liability company (the "Developer"), to enter into a proposed Agreement for Private Development (the "Agreement") between the City of Cedar Falls, Iowa, and CF Storage, L.L.C. on terms which include:

- (1) Conveyance of certain city-owned real estate legally described as consisting of all that certain parcel or parcels of land located generally in the City of Cedar Falls, County of Black Hawk, State of Iowa, more particularly described as follows:

Lot 18, West Viking Road Industrial Park Phase I, City of Cedar Falls, Black Hawk County, Iowa (Contains 4.73 acres more or less);

and

- (2) Entering into a Minimum Assessment Agreement whereby the minimum actual taxable value of the land and improvements to be constructed on the Development Property would be established at an amount not less than \$1,710,000.00 for a period through December 31, 2034;

and

WHEREAS, as required by law, a hearing is to be held by the City Council of the City of Cedar Falls, Iowa, to consider entering into the proposed Agreement for Private Development and conveyance of the Development Property to the Developer pursuant to the terms of said Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, that a hearing be held on the 21st day of November, 2022, at 7:00 p.m., in the Council Chambers of the City Hall of the City of Cedar Falls, Iowa, 220 Clay Street, Cedar Falls, Iowa, to consider entering into a proposed Agreement for Private Development between the City of Cedar Falls, Iowa, and CF Storage, L.L.C., and to consider conveyance of the Development Property to the Developer on certain terms as set forth in the proposed agreement. A copy of the proposed agreement is on file in the Office of the Cedar Falls City Clerk. The City Clerk is hereby directed to publish said notice of said public hearing.

ADOPTED this 7th day of November, 2022.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

CERTIFICATE

STATE OF IOWA)
)
COUNTY OF BLACK HAWK:) SS:

I, Jacqueline Danielsen, City Clerk of the City of Cedar Falls, Iowa, hereby certify that the above and foregoing is a true and correct typewritten copy of Resolution No. _____ duly and legally adopted by the City Council of said City on the 7th day of November, 2022.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the official seal of the City of Cedar Falls, Iowa this _____ day of _____, 2022.

Jacqueline Danielsen
City Clerk of Cedar Falls, Iowa

Daily Invoice for Council Meeting 11/7/22

Item 49.

PREPARED 11/01/2022, 9:12:24
 PROGRAM GM360L
 CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 1
 ACCOUNTING PERIOD 04/2023

GROUP NBR	PO NBR	ACCTG PER.	----TRANSACTION----	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND											
101-1008-441.72-99			OPERATING SUPPLIES / POSTAGE								
636		04/23 AP	10/11/22 0397786				CMRS-POC	146.62		10/19/22	
			POC#8031880-REPL.POSTAGE				08/01/22-10/11/22				
			ACCOUNT TOTAL					146.62	.00	146.62	
101-1028-441.72-99			OPERATING SUPPLIES / POSTAGE								
636		04/23 AP	10/11/22 0397786				CMRS-POC	173.77		10/19/22	
			POC#8031880-REPL.POSTAGE				08/01/22-10/11/22				
			ACCOUNT TOTAL					173.77	.00	173.77	
101-1038-441.72-99			OPERATING SUPPLIES / POSTAGE								
636		04/23 AP	10/11/22 0397786				CMRS-POC	78.00		10/19/22	
			POC#8031880-REPL.POSTAGE				08/01/22-10/11/22				
			ACCOUNT TOTAL					78.00	.00	78.00	
101-1038-441.81-09			PROFESSIONAL SERVICES / HUMAN RIGHTS COMMISSION								
636		04/23 AP	10/11/22 0397786				CMRS-POC	.57		10/19/22	
			POC#8031880-REPL.POSTAGE				08/01/22-10/11/22				
665		04/23 AP	08/27/22 0397808				SPENCER LUVERT	100.00		10/25/22	
			RMB:CV PRIDEFEST BOOTH								
			ACCOUNT TOTAL					100.57	.00	100.57	
101-1038-441.83-05			TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)								
583		04/23 AP	10/06/22 0397754				SCHINDEL, BAILEY	8.00		10/11/22	
			RMB:PRKG.-IA SHRM CONF.				CORALVILLE				
			ACCOUNT TOTAL					8.00	.00	8.00	
101-1048-441.71-01			OFFICE SUPPLIES / OFFICE SUPPLIES								
636		04/23 AP	10/11/22 0397786				CMRS-POC	34.14		10/19/22	
			POC#8031880-REPL.POSTAGE				08/01/22-10/11/22				
			ACCOUNT TOTAL					34.14	.00	34.14	
101-1060-423.71-01			OFFICE SUPPLIES / OFFICE SUPPLIES								
618		05/23 AP	10/17/22 0000000				OFFICE EXPRESS OFFICE PRODUCT	164.38		10/26/22	
			SCISSORS, LABELS, REMOV.				TAPE, LETTER-SIZE PAPER				
554		05/23 AP	09/29/22 0000000				OFFICE EXPRESS OFFICE PRODUCT	23.31		10/26/22	
			RUBBER BANDS & POP-UP				STICKY NOTES				
			ACCOUNT TOTAL					187.69	.00	187.69	

PREPARED 11/01/2022, 9:12:24
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

PAGE 2
ACCOUNTING PERIOD 04/2023

GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1060-423.72-75						OPERATING SUPPLIES / DISPLAY				
554		05/23 AP		09/28/22	0000000	ASI	143.00			10/26/22
						DONOR WALL INSERTS				
						ACCOUNT TOTAL	143.00	.00	143.00	
101-1060-423.72-76						OPERATING SUPPLIES / PUBLIC RELATIONS				
618		05/23 AP		10/18/22	0000000	MOVIE LICENSING USA	851.00			10/26/22
						SITE LICENSE RENEWAL 1YR				
						12/01/22-11/30/23				
						ACCOUNT TOTAL	851.00	.00	851.00	
101-1060-423.72-99						OPERATING SUPPLIES / POSTAGE				
636		04/23 AP		10/11/22	0397786	CMRS-POC	38.76			10/19/22
						POC#8031880-REPL.POSTAGE				
						08/01/22-10/11/22				
618		05/23 AP		09/26/22	0000000	QUADIENIT FINANCE USA, INC.	345.14			10/26/22
						POSTAGE				
						ACCOUNT TOTAL	383.90	.00	383.90	
101-1060-423.81-91						PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT				
661		05/23 AP		10/12/22	0000000	GORDON FLESCH COMPANY INC	923.47			10/26/22
						COPIER CONTRACT				
						015-1483981-000				
						ACCOUNT TOTAL	923.47	.00	923.47	
101-1060-423.83-06						TRANSPORTATION&EDUCATION / EDUCATION				
554		05/23 AP		10/07/22	0000000	FOLLOW YOUR STRENGTHS LLC	3,450.00			10/26/22
						INSERVICE TRANING SESSION				
						FEES				
						ACCOUNT TOTAL	3,450.00	.00	3,450.00	
101-1060-423.85-01						UTILITIES / UTILITIES				
554		05/23 AP		10/05/22	0000000	CEDAR FALLS UTILITIES	6,778.37			10/26/22
						LIBRARY UTILITIES				
						ACCOUNT TOTAL	6,778.37	.00	6,778.37	
101-1060-423.86-01						REPAIR & MAINTENANCE / REPAIR & MAINTENANCE				
661		05/23 AP		10/15/22	0000000	QUADIENIT, INC.	172.33			10/26/22
						QUADIENIT METER RENTAL				
						11/14/22-02/13/23				
618		05/23 AP		10/14/22	0000000	ARAMARK	23.55			10/26/22
						LIBRARY MAT SERVICE				
554		05/23 AP		10/03/22	0000000	SHRED-IT USA	48.15			10/26/22

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NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE
								POST DT
FUND 101 GENERAL FUND								
101-1060-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE						continued		
					DOCUMENT DESTRUCTION			
554		05/23 AP		09/30/22	0000000 ARAMARK	23.55		10/26/22
					LIBRARY MAT SERVICE			
554		05/23 AP		09/30/22	0000000 BLUE BIN RECYCLING	150.00		10/26/22
					CURBSIDE RECYCLING			
554		05/23 AP		09/30/22	0000000 INTECONNEX	210.00		10/26/22
					DOORLOCK SYSTEM MAINT.			
					WORK			
					ACCOUNT TOTAL	627.58	.00	627.58
101-1060-423.89-33 MISCELLANEOUS SERVICES / FRIENDS SUPPORTED PROGRAM								
554		05/23 AP		10/07/22	0000000 BAKER & TAYLOR BOOKS	74.25		10/26/22
					FOTL:ADULT:ADULT BOOKS			
554		05/23 AP		09/26/22	0000000 BLACK HAWK COUNTY CONSERVATIO	40.00		10/26/22
					FOTL:YOUTH-BAT PROGRAM			
554		05/23 AP		09/26/22	0000000 KOENIG-MOREAU, LORI	292.50		10/26/22
					FOTL:YOUTH-ASL CLASSES			
					ACCOUNT TOTAL	406.75	.00	406.75
101-1061-423.81-91 PROFESSIONAL SERVICES / LICENSES & SERVICE CONTRT								
554		05/23 AP		10/01/22	0000000 OCLC, INC.	779.19		10/26/22
					CATALOG AND METADATA			
					SUBSCRIPTION			
					ACCOUNT TOTAL	779.19	.00	779.19
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS								
618		05/23 AP		10/18/22	0000000 BAKER & TAYLOR BOOKS	444.22		10/26/22
					ADULT BOOKS			
618		05/23 AP		10/18/22	0000000 BAKER & TAYLOR BOOKS	244.03		10/26/22
					ADULT BOOKS			
618		05/23 AP		10/13/22	0000000 BAKER & TAYLOR BOOKS	272.04		10/26/22
					ADULT BOOKS			
618		05/23 AP		10/12/22	0000000 BAKER & TAYLOR BOOKS	240.40		10/26/22
					ADULT BOOKS			
618		05/23 AP		10/12/22	0000000 BAKER & TAYLOR BOOKS	154.57		10/26/22
					ADULT BOOKS			
554		05/23 AP		10/07/22	0000000 BAKER & TAYLOR BOOKS	386.91		10/26/22
					ADULT BOOKS			
554		05/23 AP		10/05/22	0000000 BAKER & TAYLOR BOOKS	155.57		10/26/22
					ADULT BOOKS			
554		05/23 AP		10/03/22	0000000 BAKER & TAYLOR BOOKS	265.23		10/26/22
					ADULT BOOKS			
554		05/23 AP		09/30/22	0000000 BAKER & TAYLOR BOOKS	527.89		10/26/22
					ADULT BOOKS			
554		05/23 AP		09/27/22	0000000 BAKER & TAYLOR BOOKS	300.27		10/26/22

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FUND 101 GENERAL FUND										
101-1061-423.89-20 MISCELLANEOUS SERVICES / ADULT BOOKS						continued				
						ADULT BOOKS				
554		05/23 AP		09/27/22	0000000	BAKER & TAYLOR BOOKS	443.86		10/26/22	
						ADULT BOOKS				
554		05/23 AP		09/22/22	0000000	BAKER & TAYLOR BOOKS	418.01		10/26/22	
						ADULT BOOKS				
554		05/23 AP		09/21/22	0000000	BAKER & TAYLOR BOOKS	265.52		10/26/22	
						ADULT BOOKS				
						ACCOUNT TOTAL	4,118.52	.00	4,118.52	
101-1061-423.89-21 MISCELLANEOUS SERVICES / YOUNG ADULT BOOKS										
618		05/23 AP		10/18/22	0000000	BAKER & TAYLOR BOOKS	5.99		10/26/22	
						YOUNG ADULT BOOKS				
618		05/23 AP		10/18/22	0000000	BAKER & TAYLOR BOOKS	10.82		10/26/22	
						YOUNG ADULT BOOKS				
618		05/23 AP		10/13/22	0000000	BAKER & TAYLOR BOOKS	47.60		10/26/22	
						YOUNG ADULT BOOKS				
618		05/23 AP		10/12/22	0000000	BAKER & TAYLOR BOOKS	56.22		10/26/22	
						YOUNG ADULT BOOKS				
554		05/23 AP		10/07/22	0000000	BAKER & TAYLOR BOOKS	83.92		10/26/22	
						YOUNG ADULT BOOKS				
554		05/23 AP		10/05/22	0000000	BAKER & TAYLOR BOOKS	83.35		10/26/22	
						YOUNG ADULT BOOKS				
554		05/23 AP		10/03/22	0000000	BAKER & TAYLOR BOOKS	28.80		10/26/22	
						YOUNG ADULT BOOKS				
554		05/23 AP		09/30/22	0000000	BAKER & TAYLOR BOOKS	719.22		10/26/22	
						YOUNG ADULT BOOKS				
554		05/23 AP		09/21/22	0000000	BAKER & TAYLOR BOOKS	36.17		10/26/22	
						YOUNG ADULT BOOKS				
						ACCOUNT TOTAL	1,072.09	.00	1,072.09	
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS										
618		05/23 AP		10/18/22	0000000	BAKER & TAYLOR BOOKS	79.03		10/26/22	
						YOUTH BOOKS				
618		05/23 AP		10/18/22	0000000	BAKER & TAYLOR BOOKS	61.72		10/26/22	
						YOUTH BOOKS				
618		05/23 AP		10/12/22	0000000	BAKER & TAYLOR BOOKS	66.77		10/26/22	
						YOUTH BOOKS				
618		05/23 AP		10/11/22	0000000	BAKER & TAYLOR BOOKS	15.66		10/26/22	
						YOUTH BOOKS				
554		05/23 AP		10/07/22	0000000	BAKER & TAYLOR BOOKS	108.01		10/26/22	
						YOUTH BOOKS				
554		05/23 AP		10/05/22	0000000	BAKER & TAYLOR BOOKS	154.70		10/26/22	
						YOUTH BOOKS				
554		05/23 AP		10/03/22	0000000	BAKER & TAYLOR BOOKS	30.86		10/26/22	
						YOUTH BOOKS				

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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										
101-1061-423.89-22 MISCELLANEOUS SERVICES / YOUTH BOOKS						continued				
554		05/23 AP		10/03/22	0000000	BAKER & TAYLOR BOOKS	45.92		10/26/22	
						YOUTH BOOKS				
554		05/23 AP		09/30/22	0000000	BAKER & TAYLOR BOOKS	97.89		10/26/22	
						YOUTH BOOKS				
554		05/23 AP		09/29/22	0000000	BAKER & TAYLOR BOOKS	1,007.74		10/26/22	
						YOUTH BOOKS				
554		05/23 AP		09/27/22	0000000	BAKER & TAYLOR BOOKS	14.37		10/26/22	
						YOUTH BOOKS				
554		05/23 AP		09/22/22	0000000	BAKER & TAYLOR BOOKS	77.47		10/26/22	
						YOUTH BOOKS				
554		05/23 AP		09/21/22	0000000	BAKER & TAYLOR BOOKS	62.36		10/26/22	
						YOUTH BOOKS				
		ACCOUNT TOTAL					1,822.50	.00	1,822.50	
101-1061-423.89-23 MISCELLANEOUS SERVICES / LARGE PRINT BOOKS										
618		05/23 AP		10/18/22	0000000	BAKER & TAYLOR BOOKS	40.20		10/26/22	
						LARGE PRINT BOOKS				
618		05/23 AP		10/13/22	0000000	BAKER & TAYLOR BOOKS	18.59		10/26/22	
						LARGE PRINT BOOKS				
618		05/23 AP		10/12/22	0000000	CENGAGE LEARNING INC	52.48		10/26/22	
						LARGE PRINT BOOKS				
618		05/23 AP		10/12/22	0000000	CENGAGE LEARNING INC	26.59		10/26/22	
						LARGE PRINT BOOKS				
618		05/23 AP		10/11/22	0000000	CENGAGE LEARNING INC	223.92		10/26/22	
						LARGE PRINT BOOKS				
554		05/23 AP		10/07/22	0000000	BAKER & TAYLOR BOOKS	18.60		10/26/22	
						LARGE PRINT BOOKS				
554		05/23 AP		10/07/22	0000000	CENGAGE LEARNING INC	48.98		10/26/22	
						LARGE PRINT BOOKS				
554		05/23 AP		10/03/22	0000000	BAKER & TAYLOR BOOKS	20.70		10/26/22	
						LARGE PRINT BOOKS				
554		05/23 AP		10/02/22	0000000	CENGAGE LEARNING INC	26.59		10/26/22	
						LARGE PRINT BOOKS				
554		05/23 AP		10/01/22	0000000	CENTER POINT LARGE PRINT	49.14		10/26/22	
						LARGE PRINT BOOKS				
554		05/23 AP		09/30/22	0000000	BAKER & TAYLOR BOOKS	31.12		10/26/22	
						LARGE PRINT BOOKS				
554		05/23 AP		09/27/22	0000000	BAKER & TAYLOR BOOKS	36.27		10/26/22	
						LARGE PRINT BOOKS				
554		05/23 AP		09/20/22	0000000	CENGAGE LEARNING INC	25.89		10/26/22	
						LARGE PRINT BOOKS				
		ACCOUNT TOTAL					619.07	.00	619.07	
101-1061-423.89-24 MISCELLANEOUS SERVICES / ADULT AUDIO										
618		05/23 AP		10/18/22	0000000	BAKER & TAYLOR BOOKS	65.99		10/26/22	

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FUND 101 GENERAL FUND									
101-1061-423.89-24 MISCELLANEOUS SERVICES / ADULT AUDIO						continued			
618				05/23	AP 10/13/22 0000000	ADULT CD BOOKS BAKER & TAYLOR BOOKS	82.46		10/26/22
618				05/23	AP 10/11/22 0000000	ADULT CD BOOKS FINDAWAY WORLD LLC	303.70		10/26/22
554				05/23	AP 09/28/22 0000000	ADULT PLAYAWAY AUDIO BAKER & TAYLOR ENTERTAINMENT	11.88		10/26/22
554				05/23	AP 09/26/22 0000000	ADULT CD MUSIC BAKER & TAYLOR ENTERTAINMENT	57.70		10/26/22
554				05/23	AP 09/22/22 0000000	ADULT CD MUSIC BAKER & TAYLOR BOOKS	13.74		10/26/22
554				05/23	AP 09/21/22 0000000	ADULT CD BOOKS BAKER & TAYLOR BOOKS	21.84		10/26/22
						ADULT CD BOOKS			
ACCOUNT TOTAL							557.31	.00	557.31
101-1061-423.89-25 MISCELLANEOUS SERVICES / ADULT VIDEO									
618				05/23	AP 10/17/22 0000000	ADULT VIDEOS BAKER & TAYLOR ENTERTAINMENT	20.98		10/26/22
618				05/23	AP 10/14/22 0000000	ADULT VIDEOS BAKER & TAYLOR ENTERTAINMENT	228.73		10/26/22
554				05/23	AP 10/10/22 0000000	ADULT VIDEOS BAKER & TAYLOR ENTERTAINMENT	13.99		10/26/22
554				05/23	AP 10/07/22 0000000	ADULT VIDEOS BAKER & TAYLOR ENTERTAINMENT	27.28		10/26/22
554				05/23	AP 10/04/22 0000000	ADULT VIDEOS BAKER & TAYLOR ENTERTAINMENT	74.86		10/26/22
554				05/23	AP 09/28/22 0000000	ADULT VIDEOS BAKER & TAYLOR ENTERTAINMENT	93.05		10/26/22
554				05/23	AP 09/23/22 0000000	ADULT VIDEOS BAKER & TAYLOR ENTERTAINMENT	18.19		10/26/22
554				05/23	AP 09/22/22 0000000	ADULT VIDEOS BAKER & TAYLOR ENTERTAINMENT	59.46		10/26/22
						ADULT VIDEOS			
ACCOUNT TOTAL							536.54	.00	536.54
101-1061-423.89-26 MISCELLANEOUS SERVICES / NON-PRINT RESOURCES									
618				05/23	AP 10/12/22 0000000	YOUNG ADULT VIDEO GAMES SCHOLASTIC ENTERTAINMENT INC.	710.87		10/26/22
554				05/23	AP 10/05/22 0000000	YOUNG ADULT VIDEO GAMES INGRAM ENTERTAINMENT INC.	66.99		10/26/22
554				05/23	AP 09/29/22 0000000	YOUNG ADULT VIDEO GAMES INGRAM ENTERTAINMENT INC.	230.96		10/26/22
554				05/23	AP 09/28/22 0000000	YOUNG ADULT VIDEO GAMES INGRAM ENTERTAINMENT INC.	106.98		10/26/22
						YOUNG ADULT VIDEO GAMES			
ACCOUNT TOTAL							1,115.80	.00	1,115.80

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FUND 101 GENERAL FUND									
101-1061-423.89-35 MISCELLANEOUS SERVICES / YOUTH AUDIO									
554		05/23	AP	10/07/22	0000000	BAKER & TAYLOR BOOKS	13.74		10/26/22
						YOUTH CD BOOKS			
554		05/23	AP	09/27/22	0000000	BAKER & TAYLOR BOOKS	19.24		10/26/22
						YOUTH CD BOOKS			
						ACCOUNT TOTAL	32.98	.00	32.98
101-1061-423.89-42 MISCELLANEOUS SERVICES / ADULT E-MATERIALS									
618		05/23	AP	10/18/22	0000000	OVERDRIVE, INC.	59.99		10/26/22
						ADULT E-BOOKS			
618		05/23	AP	10/18/22	0000000	OVERDRIVE, INC.	38.50		10/26/22
						ADULT E-BOOKS			
618		05/23	AP	10/18/22	0000000	OVERDRIVE, INC.	115.85		10/26/22
						ADULT AUDIO BOOKS			
618		05/23	AP	10/13/22	0000000	OVERDRIVE, INC.	34.34		10/26/22
						ADULT E-BOOKS			
618		05/23	AP	10/13/22	0000000	OVERDRIVE, INC.	312.99		10/26/22
						ADULT AUDIO BOOKS			
618		05/23	AP	10/13/22	0000000	OVERDRIVE, INC.	61.84		10/26/22
						ADULT E-BOOKS			
554		05/23	AP	10/11/22	0000000	OVERDRIVE, INC.	65.00		10/26/22
						ADULT E-BOOKS			
554		05/23	AP	09/27/22	0000000	OVERDRIVE, INC.	60.00		10/26/22
						ADULT E-BOOKS			
554		05/23	AP	09/27/22	0000000	OVERDRIVE, INC.	54.99		10/26/22
						ADULT AUDIO BOOKS			
554		05/23	AP	09/27/22	0000000	OVERDRIVE, INC.	99.99		10/26/22
						ADULT AUDIO BOOKS			
554		05/23	AP	09/22/22	0000000	OVERDRIVE, INC.	108.81		10/26/22
						ADULT E-BOOKS			
554		05/23	AP	09/22/22	0000000	OVERDRIVE, INC.	521.49		10/26/22
						ADULT AUDIO BOOKS			
554		05/23	AP	09/22/22	0000000	OVERDRIVE, INC.	61.98		10/26/22
						ADULT E-BOOKS			
						ACCOUNT TOTAL	1,595.77	.00	1,595.77
101-1061-423.89-46 MISCELLANEOUS SERVICES / YOUTH E-MATERIALS									
554		05/23	AP	10/06/22	0000000	OVERDRIVE, INC.	626.24		10/26/22
						YOUTH E-BOOKS			
554		05/23	AP	10/06/22	0000000	OVERDRIVE, INC.	417.04		10/26/22
						YOUTH AUDIO BOOKS			
						ACCOUNT TOTAL	1,043.28	.00	1,043.28
101-1118-441.72-99 OPERATING SUPPLIES / POSTAGE									

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FUND 101 GENERAL FUND										
101-1118-441.72-99 OPERATING SUPPLIES / POSTAGE						continued				
636		04/23 AP		10/11/22	0397786	CMRS-POC	1.14		10/19/22	
				POC#8031880-REPL.POSTAGE		08/01/22-10/11/22				
636		04/23 AP		10/11/22	0397786	CMRS-POC	.57		10/19/22	
				POC#8031880-REPL.POSTAGE		08/01/22-10/11/22				
ACCOUNT TOTAL							1.71	.00	1.71	
101-1158-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
636		04/23 AP		10/11/22	0397786	CMRS-POC	.57		10/19/22	
				POC#8031880-REPL.POSTAGE		08/01/22-10/11/22				
ACCOUNT TOTAL							.57	.00	.57	
101-1199-441.89-14 MISCELLANEOUS SERVICES / REFUNDS										
636		04/23 AP		10/14/22	0397783	ARI'Z LLC	633.75		10/19/22	
				REFUND LOCAL PORTION LIC.						
636		04/23 AP		10/14/22	0397788	DAVID'S TAPHOUSE AND DUMPLING	633.75		10/19/22	
				REFUND LOCAL PORTION LIC.						
652		04/23 AP		10/12/22	0397803	RUTH WALKER	52.00		10/21/22	
				REFUND-RECORDING FEES		CODE ENF.-2208 COVENTRY				
583		04/23 AP		10/07/22	0397741	G.K. LAKSHMI, LLC	50.00		10/11/22	
				REFUND-UNUSED TOBACCO LIC		GREAT WALL CHINA				
ACCOUNT TOTAL							1,369.50	.00	1,369.50	
101-2205-432.72-99 OPERATING SUPPLIES / POSTAGE										
636		04/23 AP		10/11/22	0397786	CMRS-POC	6.24		10/19/22	
				POC#8031880-REPL.POSTAGE		08/01/22-10/11/22				
ACCOUNT TOTAL							6.24	.00	6.24	
101-2205-432.88-17 OUTSIDE AGENCIES / CEDAR FALLS BAND										
605		04/23 AP		10/11/22	0397766	CEDAR FALLS MUNICIPAL BAND	13,555.68		10/13/22	
				PROPERTY TAX PAYMENT						
ACCOUNT TOTAL							13,555.68	.00	13,555.68	
101-2235-412.71-07 OFFICE SUPPLIES / CODE ENFORCEMENT SUPPLIES										
636		04/23 AP		10/11/22	0397786	CMRS-POC	436.77		10/19/22	
				POC#8031880-REPL.POSTAGE		08/01/22-10/11/22				
ACCOUNT TOTAL							436.77	.00	436.77	

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FUND 101 GENERAL FUND									
101-2235-412.72-99						OPERATING SUPPLIES / POSTAGE			
636		04/23 AP		10/11/22	0397786	CMRS-POC	294.91		10/19/22
						POC#8031880-REPL.POSTAGE			
						08/01/22-10/11/22			
						ACCOUNT TOTAL	294.91	.00	294.91
101-2245-442.72-99						OPERATING SUPPLIES / POSTAGE			
636		04/23 AP		10/11/22	0397786	CMRS-POC	213.15		10/19/22
						POC#8031880-REPL.POSTAGE			
						08/01/22-10/11/22			
						ACCOUNT TOTAL	213.15	.00	213.15
101-2253-423.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES			
636		04/23 AP		10/11/22	0397786	CMRS-POC	205.26		10/19/22
						POC#8031880-REPL.POSTAGE			
						08/01/22-10/11/22			
						ACCOUNT TOTAL	205.26	.00	205.26
101-2253-423.81-01						PROFESSIONAL SERVICES / PROFESSIONAL SERVICES			
678		04/23 AP		10/25/22	0397813	EGGERS, JUSTINA	96.00		10/27/22
						YOUTH VOLLEYBALL			
678		04/23 AP		10/25/22	0397816	MORGAN, ALYSSA	96.00		10/27/22
						YOUTH VOLLEYBALL			
583		04/23 AP		10/10/22	0397740	EGGERS, JUSTINA	96.00		10/11/22
						YOUTH VOLLEYBALL			
583		04/23 AP		10/10/22	0397750	MORGAN, ALYSSA	96.00		10/11/22
						YOUTH VOLLEYBALL			
						ACCOUNT TOTAL	384.00	.00	384.00
101-2253-423.85-01						UTILITIES / UTILITIES			
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	6,321.28		10/21/22
						UTILITIES THRU 09/25/22			
						ACCOUNT TOTAL	6,321.28	.00	6,321.28
101-2253-423.85-05						UTILITIES / THE FALLS POOL UTILITIES			
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	1,759.96		10/21/22
						UTILITIES THRU 09/25/22			
						ACCOUNT TOTAL	1,759.96	.00	1,759.96
101-2253-423.89-14						MISCELLANEOUS SERVICES / REFUNDS			
678		04/23 AP		10/26/22	0397817	OPERATION THRESHOLD	75.00		10/27/22

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FUND 101 GENERAL FUND											
101-2253-423.89-14 MISCELLANEOUS SERVICES / REFUNDS						continued					
678				04/23 AP 10/26/22	0397821	VANESSA WUNDERLICH	75.00			10/27/22	
				REFUND-SHELTER RENTAL							
652				04/23 AP 10/20/22	0397802	NO FOOT TOO SMALL	500.00			10/21/22	
				REFUND-SHELTER RENTAL							
605				04/23 AP 10/12/22	0397778	SCOTT GIESE	75.00			10/13/22	
				REFUND-SHELTER RENTAL							
				ACCOUNT TOTAL			725.00	.00		725.00	
101-2280-423.61-54 SALARIES / INSTRUCTORS											
665				04/23 AP 10/25/22	0397809	TREASURER, STATE OF IOWA	4.39			10/25/22	
				UNCLAIMED CK:END 06/30/21 WAGES-SABRINA BROOKS							
				ACCOUNT TOTAL			4.39	.00		4.39	
101-2280-423.72-99 OPERATING SUPPLIES / POSTAGE											
636				04/23 AP 10/11/22	0397786	CMRS-POC	50.26			10/19/22	
				POC#8031880-REPL.POSTAGE 08/01/22-10/11/22							
				ACCOUNT TOTAL			50.26	.00		50.26	
101-2280-423.85-01 UTILITIES / UTILITIES											
652				04/23 AP 09/25/22	0397799	CEDAR FALLS UTILITIES	830.76			10/21/22	
				UTILITIES THRU 09/25/22							
				ACCOUNT TOTAL			830.76	.00		830.76	
101-2280-423.89-14 MISCELLANEOUS SERVICES / REFUNDS											
693				04/23 AP 10/25/22	0397826	SANDIE BAADE	250.00			10/31/22	
				REFUND-SECURITY DEPOSIT							
636				04/23 AP 10/11/22	0397787	DAVID BEATY	250.00			10/19/22	
				REFUND-SECURITY DEPOSIT							
				ACCOUNT TOTAL			500.00	.00		500.00	
101-4511-414.72-99 OPERATING SUPPLIES / POSTAGE											
636				04/23 AP 10/11/22	0397786	CMRS-POC	376.69			10/19/22	
				POC#8031880-REPL.POSTAGE 08/01/22-10/11/22							
				ACCOUNT TOTAL			376.69	.00		376.69	
101-4511-414.85-01 UTILITIES / UTILITIES											

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NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE
								POST DT
FUND 101 GENERAL FUND								
101-4511-414.85-01					UTILITIES / UTILITIES	continued		
652		04/23 AP		09/25/22	0397799 CEDAR FALLS UTILITIES	4,296.63		10/21/22
					UTILITIES THRU 09/25/22			
					ACCOUNT TOTAL	4,296.63	.00	4,296.63
101-5521-415.72-01					OPERATING SUPPLIES / OPERATING SUPPLIES			
652		04/23 AP		09/25/22	0397799 CEDAR FALLS UTILITIES	180.98		10/21/22
					UTILITIES THRU 09/25/22			
					ACCOUNT TOTAL	180.98	.00	180.98
101-5521-415.72-20					OPERATING SUPPLIES / OFFICERS EQUIPMENT			
665		04/23 AP		10/07/22	0397807 SMITH JR, TIMOTHY B	38.29		10/25/22
					RMB:OPT.EQUIP.-FLASHLIGHT NITE CORE			
665		04/23 AP		09/26/22	0397805 LECHTENBERG, AUSTIN	53.00		10/25/22
					RMB:OPT.EQUIP-RIFLE SLING CENTRIFUGE TRAINING.COM			
652		04/23 AP		09/23/22	0397801 LADAGE, ZACH	150.00		10/21/22
					RMB:BIKE PATROL SHOES CITY PURCHASE			
665		04/23 AP		08/28/22	0397806 MERCADO, JAVIER	175.00		10/25/22
					RMB:OPT.EQUIP-TACO POUCHS HIGH SPEED GEAR			
					ACCOUNT TOTAL	416.29	.00	416.29
101-5521-415.72-33					OPERATING SUPPLIES / POLICE AUXILIARY PROGRAM			
605		04/23 AP		09/23/22	0397773 HINES, CORY	150.00		10/13/22
					RMB:UNIFORM ALLOWANCE MIDWEST DEFENSE SOLUTIONS			
					ACCOUNT TOTAL	150.00	.00	150.00
101-5521-415.72-99					OPERATING SUPPLIES / POSTAGE			
636		04/23 AP		10/11/22	0397786 CMRS-POC	126.45		10/19/22
					POC#8031880-REPL.POSTAGE 08/01/22-10/11/22			
					ACCOUNT TOTAL	126.45	.00	126.45
101-5521-415.83-05					TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)			
652		04/23 AP		09/30/22	0397798 BRUGGEMAN, KALEB	127.94		10/21/22
					RMB:TRVL-UNDERCOVER TECH. JOHNSTON			
					ACCOUNT TOTAL	127.94	.00	127.94
101-5521-415.85-01					UTILITIES / UTILITIES			
652		04/23 AP		09/25/22	0397799 CEDAR FALLS UTILITIES	3,151.61		10/21/22

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FUND 101 GENERAL FUND									
101-5521-415.85-01					UTILITIES / UTILITIES				
					UTILITIES THRU 09/25/22				
					ACCOUNT TOTAL	3,151.61	.00	3,151.61	
continued									
101-5521-415.86-05					REPAIR & MAINTENANCE / EQUIPMENT REPAIRS				
652				04/23 AP 09/25/22 0397799	CEDAR FALLS UTILITIES	115.82		10/21/22	
					UTILITIES THRU 09/25/22				
					ACCOUNT TOTAL	115.82	.00	115.82	
101-5521-415.89-40					MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE				
665				04/23 AP 10/13/22 0397804	BELZ, MATTHEW	20.31		10/25/22	
					RMB:UNIFORM ALLOWANCE WALMART				
605				04/23 AP 10/07/22 0397776	O'NEILL, DENNIS	53.44		10/13/22	
					RMB:UNIFORM ALLOWANCE TJ MAXX				
605				04/23 AP 09/30/22 0397777	REIMERS, LIESEL	149.80		10/13/22	
					RMB:UNIFORM ALLOWANCE BROWN'S SHOE FIT				
605				04/23 AP 09/24/22 0397772	HANCOCK, ADAM	123.22		10/13/22	
					RMB:UNIFORM ALLOWANCE KOHL'S				
605				04/23 AP 09/23/22 0397774	HOWARD, MARK A.	21.37		10/13/22	
					RMB:UNIFORM ALLOWANCE THOMPSON SHOES				
605				04/23 AP 09/18/22 0397762	BELZ, MATTHEW	60.66		10/13/22	
					RMB:UNIFORM ALLOWANCE AMAZON.COM				
					ACCOUNT TOTAL	428.80	.00	428.80	
101-6613-433.72-01					OPERATING SUPPLIES / OPERATING SUPPLIES				
636				04/23 AP 10/11/22 0397786	CMRS-POC	35.36		10/19/22	
					POC#8031880-REPL.POSTAGE 08/01/22-10/11/22				
					ACCOUNT TOTAL	35.36	.00	35.36	
101-6613-433.85-01					UTILITIES / UTILITIES				
652				04/23 AP 09/25/22 0397799	CEDAR FALLS UTILITIES	233.62		10/21/22	
					UTILITIES THRU 09/25/22				
					ACCOUNT TOTAL	233.62	.00	233.62	
101-6616-446.85-01					UTILITIES / UTILITIES				
652				04/23 AP 09/25/22 0397799	CEDAR FALLS UTILITIES	6,683.97		10/21/22	
					UTILITIES THRU 09/25/22				
					ACCOUNT TOTAL	6,683.97	.00	6,683.97	

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FUND 101 GENERAL FUND									
101-6623-423.85-01						UTILITIES / UTILITIES			
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	766.08		10/21/22
						UTILITIES THRU 09/25/22			
						ACCOUNT TOTAL	766.08	.00	766.08
101-6625-432.72-99 OPERATING SUPPLIES / POSTAGE									
636		04/23 AP		10/11/22	0397786	CMRS-POC	783.07		10/19/22
						POC#8031880-REPL.POSTAGE			08/01/22-10/11/22
						ACCOUNT TOTAL	783.07	.00	783.07
101-6625-432.81-44 PROFESSIONAL SERVICES / USGS RIVER GAUGE									
636		04/23 AP		10/01/22	0397785	CENTURYLINK	63.10		10/19/22
						CEDAR RIVER GAUGE-SEP'22			
						ACCOUNT TOTAL	63.10	.00	63.10
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
636		04/23 AP		10/11/22	0397786	CMRS-POC	146.06		10/19/22
						POC#8031880-REPL.POSTAGE			08/01/22-10/11/22
						ACCOUNT TOTAL	146.06	.00	146.06
101-6633-423.85-01 UTILITIES / UTILITIES									
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	1,832.53		10/21/22
						UTILITIES THRU 09/25/22			
						ACCOUNT TOTAL	1,832.53	.00	1,832.53
						FUND TOTAL	74,160.35	.00	74,160.35
FUND 203 TAX INCREMENT FINANCING									
203-0000-487.50-05						TRANSFERS OUT / TRANSFERS - TIF			
605		04/23 AP		10/11/22	0397768	DEBT SERVICE	1,314,751.45		10/13/22
						PROPERTY TAX PAYMENT			
605		04/23 AP		10/11/22	0397765	CAPITAL PROJECTS FUND	849,335.89		10/13/22
						PROPERTY TAX PAYMENT			
605		04/23 AP		10/11/22	0397765	CAPITAL PROJECTS FUND	2,914.54		10/13/22
						PROPERTY TAX PAYMENT			
605		04/23 AP		10/11/22	0397765	CAPITAL PROJECTS FUND	25,220.92		10/13/22
						PROPERTY TAX PAYMENT			
605		04/23 AP		10/11/22	0397765	CAPITAL PROJECTS FUND	55,939.89		10/13/22
						PROPERTY TAX PAYMENT			

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NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 203 TAX INCREMENT FINANCING									
203-0000-487.50-05 TRANSFERS OUT / TRANSFERS - TIF									
						continued			
ACCOUNT TOTAL							2,248,162.69	.00	2,248,162.69
FUND TOTAL							2,248,162.69	.00	2,248,162.69
FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.72-99 OPERATING SUPPLIES / POSTAGE									
636		04/23 AP		10/11/22	0397786	CMRS-POC	19.77		10/19/22
						POC#8031880-REPL.POSTAGE			08/01/22-10/11/22
ACCOUNT TOTAL							19.77	.00	19.77
206-6637-436.82-01 COMMUNICATION / TELEPHONE									
636		04/23 AP		10/06/22	0397795	U.S. CELLULAR	15.97		10/19/22
						CELL PHONE:10/6-11/5/22			
ACCOUNT TOTAL							15.97	.00	15.97
206-6637-436.85-01 UTILITIES / UTILITIES									
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	2,590.73		10/21/22
						UTILITIES THRU 09/25/22			
ACCOUNT TOTAL							2,590.73	.00	2,590.73
206-6647-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
636		04/23 AP		10/11/22	0397786	CMRS-POC	6.27		10/19/22
						POC#8031880-REPL.POSTAGE			08/01/22-10/11/22
ACCOUNT TOTAL							6.27	.00	6.27
206-6647-436.85-01 UTILITIES / UTILITIES									
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	2,550.23		10/21/22
						UTILITIES THRU 09/25/22			
ACCOUNT TOTAL							2,550.23	.00	2,550.23
FUND TOTAL							5,182.97	.00	5,182.97

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FUND 215 HOSPITAL FUND										
FUND 216 POLICE BLOCK GRANT FUND										
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.72-99						OPERATING SUPPLIES / POSTAGE				
636		04/23 AP		10/11/22	0038896	CMRS-POC	220.08		10/19/22	
						POC#8031880-REPL.POSTAGE				08/01/22-10/11/22
ACCOUNT TOTAL							220.08	0.00	220.08	
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED										
697		05/23 AP		11/01/22	0038899	BAUCH, JAMES C	460.00		10/31/22	
						HAP_Lewis H 112022				
697		05/23 AP		11/01/22	0038951	RINNELS, DOUGLAS G.	304.00		10/31/22	
						HAP_Wierck L 112022				
697		05/23 AP		11/01/22	0038907	CHESTNUT, SHAWN	489.00		10/31/22	
						HAP_Chestnut N 112022				
697		05/23 AP		11/01/22	0038917	EXCEPTIONAL PERSONS, INC.	420.00		10/31/22	
						HAP_Blake M 112022				
697		05/23 AP		11/01/22	0038917	EXCEPTIONAL PERSONS, INC.	115.00		10/31/22	
						HAP_Houdek C 112022				
697		05/23 AP		11/01/22	0038917	EXCEPTIONAL PERSONS, INC.	305.00		10/31/22	
						HAP_Poldberg J 112022				
697		05/23 AP		11/01/22	0038917	EXCEPTIONAL PERSONS, INC.	412.00		10/31/22	
						HAP_Myers J 112022				
697		05/23 AP		11/01/22	0038917	EXCEPTIONAL PERSONS, INC.	374.00		10/31/22	
						HAP_Nissen A 112022				
697		05/23 AP		11/01/22	0038917	EXCEPTIONAL PERSONS, INC.	78.00		10/31/22	
						HAP_Anderson B 112022				
697		05/23 AP		11/01/22	0038923	GOLD FALLS VILLA	455.00		10/31/22	
						HAP_Shuman J 112022				
697		05/23 AP		11/01/22	0038920	GEELAN, JOSEPH N.	369.00		10/31/22	
						HAP_Becker T 112022				
697		05/23 AP		11/01/22	0038920	GEELAN, JOSEPH N.	380.00		10/31/22	
						HAP_Juhl A 112022				
697		05/23 AP		11/01/22	0038897	BARTELT PROPERTIES L.C.	509.00		10/31/22	
						HAP_Luck L 112022				
697		05/23 AP		11/01/22	0038897	BARTELT PROPERTIES L.C.	553.00		10/31/22	
						HAP_Woodward C 112022				
697		05/23 AP		11/01/22	0038897	BARTELT PROPERTIES L.C.	1,055.00		10/31/22	
						HAP_Avino G 112022				
697		05/23 AP		11/01/22	0038914	EDGE MANAGEMENT GROUP, LLC	888.00		10/31/22	
						HAP_Young C 112022				
697		05/23 AP		11/01/22	0038961	VALDIVIA, OSCAR J.	1,049.00		10/31/22	
						HAP_Davis C 112022				
697		05/23 AP		11/01/22	0038910	COOK CO.HOUSING AUTHORITY	205.00		10/31/22	
						HAP_Goldstein K 112022				
697		05/23 AP		11/01/22	0038964	WILKEN PROPERTIES, LLC	695.00		10/31/22	
						HAP_Barfels K 112022				
697		05/23 AP		11/01/22	0038949	PURDY PROPERTIES, LLC	933.00		10/31/22	
						HAP_Cummings A 112022				

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	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			
697		05/23	AP	11/01/22	0038900	BETH N BROS LLC	853.00		10/31/22
				HAP Beaman D 112022					
697		05/23	AP	11/01/22	0038912	D & J PROPERTIES	495.00		10/31/22
				HAP Grant F 112022					
697		05/23	AP	11/01/22	0038912	D & J PROPERTIES	297.00		10/31/22
				HAP Rogers S 112022					
697		05/23	AP	11/01/22	0038912	D & J PROPERTIES	773.00		10/31/22
				HAP Terry M 112022					
697		05/23	AP	11/01/22	0038912	D & J PROPERTIES	693.00		10/31/22
				HAP Sumerall T 112022					
697		05/23	AP	11/01/22	0038912	D & J PROPERTIES	417.00		10/31/22
				HAP Redd S 112022					
697		05/23	AP	11/01/22	0038954	STANDARD FAMILY ASSIST.LIVING	248.00		10/31/22
				HAP Refshauge T 112022					
697		05/23	AP	11/01/22	0038904	CEDAR APARTMENTS LLC	233.00		10/31/22
				HAP Becerra C 112022					
697		05/23	AP	11/01/22	0038904	CEDAR APARTMENTS LLC	154.00		10/31/22
				HAP Groskurth D 112022					
697		05/23	AP	11/01/22	0038957	SWEETING, LARRY	753.00		10/31/22
				HAP Schumacher D 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	287.00		10/31/22
				HAP Ford M 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	497.00		10/31/22
				HAP Henning S 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	466.00		10/31/22
				HAP Turner S 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	439.00		10/31/22
				HAP Strickland L 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	215.00		10/31/22
				HAP Martin H 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	211.00		10/31/22
				HAP Matthias L 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	405.00		10/31/22
				HAP Lebahn B 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	503.00		10/31/22
				HAP Stegen R 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	193.00		10/31/22
				HAP Stock M 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	222.00		10/31/22
				HAP Wray M 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	436.00		10/31/22
				HAP Greene L 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	489.00		10/31/22
				HAP Howe J 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	396.00		10/31/22
				HAP Hayden J 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	29.00		10/31/22
				HAP Lenz J 112022					
697		05/23	AP	11/01/22	0038960	THUNDER RIDGE SR.APARTMENTS L	346.00		10/31/22

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FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED continued										
697				05/23 AP 11/01/22	0038960	HAP_Shelton S 112022 THUNDER RIDGE SR.APARTMENTS L	105.00			10/31/22
697				05/23 AP 11/01/22	0038960	HAP_Brown J 112022 THUNDER RIDGE SR.APARTMENTS L	143.00			10/31/22
697				05/23 AP 11/01/22	0038960	HAP_Garvis C 112022 THUNDER RIDGE SR.APARTMENTS L	251.00			10/31/22
697				05/23 AP 11/01/22	0038960	HAP_Wright S 112022 THUNDER RIDGE SR.APARTMENTS L	426.00			10/31/22
697				05/23 AP 11/01/22	0038960	HAP_Wright S 112022 THUNDER RIDGE SR.APARTMENTS L	525.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Graves D 112022 VILLAGE I AT NINE23 APARTMENT	327.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Greene D 112022 VILLAGE I AT NINE23 APARTMENT	226.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Bradley J 112022 VILLAGE I AT NINE23 APARTMENT	106.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Dixon S 112022 VILLAGE I AT NINE23 APARTMENT	73.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Porter J 112022 VILLAGE I AT NINE23 APARTMENT	232.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Havlik C 112022 VILLAGE I AT NINE23 APARTMENT	427.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Temple S 112022 VILLAGE I AT NINE23 APARTMENT	430.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Gordon Jr. T 112022 VILLAGE I AT NINE23 APARTMENT	254.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Aswegan J 112022 VILLAGE I AT NINE23 APARTMENT	237.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Vaughn S 112022 VILLAGE I AT NINE23 APARTMENT	455.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Redd A 112022 VILLAGE I AT NINE23 APARTMENT	506.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Smith T 112022 VILLAGE I AT NINE23 APARTMENT	453.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Nelson B 112022 VILLAGE I AT NINE23 APARTMENT	569.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Fry S 112022 VILLAGE I AT NINE23 APARTMENT	289.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Ford D 112022 VILLAGE I AT NINE23 APARTMENT	430.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Smith W 112022 VILLAGE I AT NINE23 APARTMENT	569.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Ducharme T 112022 VILLAGE I AT NINE23 APARTMENT	461.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Swartley J 112022 VILLAGE I AT NINE23 APARTMENT	489.00			10/31/22
697				05/23 AP 11/01/22	0038962	HAP_Prior L 112022 VILLAGE I AT NINE23 APARTMENT	406.00			10/31/22
						HAP_Aswegan S 112022				

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FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
697		05/23 AP		11/01/22	0038962	VILLAGE I AT NINE23 APARTMENT	524.00			10/31/22
		HAP Henderson D 112022								
697		05/23 AP		11/01/22	0038962	VILLAGE I AT NINE23 APARTMENT	374.00			10/31/22
		HAP Cameron J 112022								
697		05/23 AP		11/01/22	0038962	VILLAGE I AT NINE23 APARTMENT	435.00			10/31/22
		HAP Clark T 112022								
697		05/23 AP		11/01/22	0038962	VILLAGE I AT NINE23 APARTMENT	461.00			10/31/22
		HAP Moore D 112022								
697		05/23 AP		11/01/22	0038962	VILLAGE I AT NINE23 APARTMENT	271.00			10/31/22
		HAP Harper S 112022								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	46.00			10/31/22
		Rule 9816666531								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	14.00			10/31/22
		Guzzle 7174748062								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	111.00			10/31/22
		Jurries 7681775462								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	54.00			10/31/22
		BRINER 6898932426								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	26.00			10/31/22
		Lowe 8726127079								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	36.00			10/31/22
		Prior 5694286669								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	155.00			10/31/22
		Bracelly 9823574708								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	100.00			10/31/22
		Keys 7930305447								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	127.00			10/31/22
		Boehmer 0827605626								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	27.00			10/31/22
		Mullins 9837918987								
697		05/23 AP		11/01/22	0038905	CEDAR FALLS UTILITIES-SEC.8	78.00			10/31/22
		BALM 4535924167								
697		05/23 AP		11/01/22	0038941	MALBEC PROPERTIES, LLC	410.00			10/31/22
		HAP Himes G 112022								
697		05/23 AP		11/01/22	0038941	MALBEC PROPERTIES, LLC	428.00			10/31/22
		HAP Halterman A 112022								
697		05/23 AP		11/01/22	0038941	MALBEC PROPERTIES, LLC	424.00			10/31/22
		HAP Hepker D 112022								
697		05/23 AP		11/01/22	0038941	MALBEC PROPERTIES, LLC	225.00			10/31/22
		HAP Stevens B 112022								
697		05/23 AP		11/01/22	0038941	MALBEC PROPERTIES, LLC	312.00			10/31/22
		HAP Smith T 112022								
697		05/23 AP		11/01/22	0038908	CHRISTOPHERSON RENTALS	533.00			10/31/22
		HAP Hunt M 112022								
697		05/23 AP		11/01/22	0038908	CHRISTOPHERSON RENTALS	631.00			10/31/22
		HAP Ricks F 112022								
697		05/23 AP		11/01/22	0038908	CHRISTOPHERSON RENTALS	81.00			10/31/22
		HAP Hall T 112022								
697		05/23 AP		11/01/22	0038908	CHRISTOPHERSON RENTALS	335.00			10/31/22

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FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED continued										
697		HAP_Ross Z 112022		05/23 AP 11/01/22	0038908	CHRISTOPHERSON RENTALS	46.00		10/31/22	
697		HAP_Schwaab A 112022		05/23 AP 11/01/22	0038908	CHRISTOPHERSON RENTALS	700.00		10/31/22	
697		HAP_Keys A 112022		05/23 AP 11/01/22	0038908	CHRISTOPHERSON RENTALS	196.00		10/31/22	
697		HAP_Sherwood S 112022		05/23 AP 11/01/22	0038908	CHRISTOPHERSON RENTALS	779.00		10/31/22	
697		HAP_Hoffert J 112022		05/23 AP 11/01/22	0038908	CHRISTOPHERSON RENTALS	667.00		10/31/22	
697		HAP_Dyer A 112022		05/23 AP 11/01/22	0038908	CHRISTOPHERSON RENTALS	344.00		10/31/22	
697		HAP_Davis K 112022		05/23 AP 11/01/22	0038948	PETERSEN, RANDEL	904.00		10/31/22	
697		HAP_Brown S 112022		05/23 AP 11/01/22	0038944	MHP 2216 LINCOLN STREET, LLC	575.00		10/31/22	
697		HAP_Rule S 112022		05/23 AP 11/01/22	0038944	MHP 2216 LINCOLN STREET, LLC	316.00		10/31/22	
697		HAP_Cochran S 112022		05/23 AP 11/01/22	0038944	MHP 2216 LINCOLN STREET, LLC	330.00		10/31/22	
697		HAP_Jones T 112022		05/23 AP 11/01/22	0038944	MHP 2216 LINCOLN STREET, LLC	444.00		10/31/22	
697		HAP_Wilder S 112022		05/23 AP 11/01/22	0038922	GLEESON II, JAMES G.	800.00		10/31/22	
697		HAP_Prior D 112022		05/23 AP 11/01/22	0038916	EPM IOWA	411.00		10/31/22	
697		HAP_Frisch K 112022		05/23 AP 11/01/22	0038916	EPM IOWA	652.00		10/31/22	
697		HAP_Thompson T 112022		05/23 AP 11/01/22	0038913	DC MANAGEMENT, LLC	770.00		10/31/22	
697		HAP_Strickland S 112022		05/23 AP 11/01/22	0038940	LEGACY RESIDENTIAL	179.00		10/31/22	
697		HAP_Jordan L 112022		05/23 AP 11/01/22	0038946	OWL INVESTMENTS, LLC	626.00		10/31/22	
697		HAP_Schroeder S 112022		05/23 AP 11/01/22	0038911	CRESCENT CONDOMINIUMS, LLC	494.00		10/31/22	
697		HAP_Lohr K 112022		05/23 AP 11/01/22	0038926	HARRINGTON'S RENTAL LLC	544.00		10/31/22	
697		HAP_Larronda E 112022		05/23 AP 11/01/22	0038918	FERNHOLZ, KARI L.	794.00		10/31/22	
697		HAP_Carlton D 112022		05/23 AP 11/01/22	0038952	ROGERS, DERICK	825.00		10/31/22	
697		HAP_Sherwood J 112022		05/23 AP 11/01/22	0038952	ROGERS, DERICK	1,200.00		10/31/22	
697		HAP_Santiago-Lebro 112022		05/23 AP 11/01/22	0038933	KAI, BRENT	251.00		10/31/22	
697		HAP_Hamilton T 112022		05/23 AP 11/01/22	0038953	STAND FIRM PROPERTIES LLC	395.00		10/31/22	
697		HAP_Hodge G 112022								

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FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
697		05/23 AP		11/01/22	0038953	STAND FIRM PROPERTIES LLC	559.00		10/31/22	
		HAP Rousseau G 112022								
697		05/23 AP		11/01/22	0038967	WYMORE, LARRY R.	210.00		10/31/22	
		HAP MOFFETT J 112022								
697		05/23 AP		11/01/22	0038931	JDR PROPERTIES, INC.	161.00		10/31/22	
		HAP Pooock V 112022								
697		05/23 AP		11/01/22	0038966	WINGSB, LLC	358.00		10/31/22	
		HAP Johnson A 112022								
697		05/23 AP		11/01/22	0038932	JLL EXTENDED STAY INN	319.00		10/31/22	
		HAP Moore E 112022								
697		05/23 AP		11/01/22	0038932	JLL EXTENDED STAY INN	178.00		10/31/22	
		HAP Zanders D 112022								
697		05/23 AP		11/01/22	0038939	LARSEN RENTALS LLC	142.00		10/31/22	
		HAP Grisby C 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	319.00		10/31/22	
		HAP Saccento J 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	461.00		10/31/22	
		HAP Harken G 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	328.00		10/31/22	
		HAP Dzapo S 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	333.00		10/31/22	
		HAP Harmon A 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	703.00		10/31/22	
		HAP Miller K 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	435.00		10/31/22	
		HAP Haug K 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	436.00		10/31/22	
		HAP Loffredo C 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	367.00		10/31/22	
		HAP Wilson J 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	118.00		10/31/22	
		HAP Rogers E 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	430.00		10/31/22	
		HAP Billman D 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	429.00		10/31/22	
		HAP Cruise B 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	444.00		10/31/22	
		HAP Garrigus S 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	309.00		10/31/22	
		HAP Lane S 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	649.00		10/31/22	
		HAP Willis C 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	19.00		10/31/22	
		HAP Hoodjer S 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	430.00		10/31/22	
		HAP Lam K 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	357.00		10/31/22	
		HAP OBrien N 112022								
697		05/23 AP		11/01/22	0038963	VILLAGE II AT NINE23 APARTMEN	265.00		10/31/22	

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FUND 217 SECTION 8 HOUSING FUND									
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED continued									
697		HAP O'dell J 112022		05/23 AP 11/01/22 0038963	VILLAGE II AT NINE23 APARTMEN	49.00		10/31/22	
697		HAP Forney A 112022		05/23 AP 11/01/22 0038963	VILLAGE II AT NINE23 APARTMEN	722.00		10/31/22	
697		HAP Mullins J 112022		05/23 AP 11/01/22 0038963	VILLAGE II AT NINE23 APARTMEN	600.00		10/31/22	
697		HAP BALM D 112022		05/23 AP 11/01/22 0038963	VILLAGE II AT NINE23 APARTMEN	434.00		10/31/22	
697		HAP Humphrey E 112022		05/23 AP 11/01/22 0038963	VILLAGE II AT NINE23 APARTMEN	197.00		10/31/22	
697		HAP Humphrey J 112022		05/23 AP 11/01/22 0038963	VILLAGE II AT NINE23 APARTMEN	41.00		10/31/22	
697		HAP Nielsen J 112022		05/23 AP 11/01/22 0038963	VILLAGE II AT NINE23 APARTMEN	415.00		10/31/22	
697		HAP Wilson S 112022		05/23 AP 11/01/22 0038927	HOUSING AUTHORITY OF JOLIET	1,067.00		10/31/22	
697		HAP Wilson Q 112022		05/23 AP 11/01/22 0038927	HOUSING AUTHORITY OF JOLIET	1,960.00		10/31/22	
697		HAP Payne I 112022		05/23 AP 11/01/22 0038928	HOWARD, BRAD	1,008.00		10/31/22	
697		HAP Thrower M 112022		05/23 AP 11/01/22 0038938	KREMER PROPERTIES LLC	124.00		10/31/22	
697		HAP Mulanax W 112022		05/23 AP 11/01/22 0038937	KRAAYENBRINK, RANDY L.	790.00		10/31/22	
697		HAP Maltas M 112022		05/23 AP 11/01/22 0038937	KRAAYENBRINK, RANDY L.	836.00		10/31/22	
697		HAP Ewing J 112022		05/23 AP 11/01/22 0038950	R & R RENTAL PROPERTIES, LLC	489.00		10/31/22	
697		HAP Stewart J 112022		05/23 AP 11/01/22 0038901	BUTLER, MICHAEL	495.00		10/31/22	
697		HAP Cochran C 112022		05/23 AP 11/01/22 0038929	HUNTER PROPERTY LLC	768.00		10/31/22	
697		HAP Thompson L 112022		05/23 AP 11/01/22 0038925	HAGEDORN, JEREMIAH	796.00		10/31/22	
697		HAP Gottfried L 112022		05/23 AP 11/01/22 0038956	SUNRISE PROPERTIES LLC	291.00		10/31/22	
697		HAP Lake L 112022		05/23 AP 11/01/22 0038936	KOG PROPERTIES LLC	1,123.00		10/31/22	
697		HAP Atkins T 112022		05/23 AP 11/01/22 0038924	GOV, LLC	1,100.00		10/31/22	
697		HAP Guzzle T 112022		05/23 AP 11/01/22 0038903	CARL ERICSON	867.00		10/31/22	
697		HAP Burk B 112022		05/23 AP 11/01/22 0038903	CARL ERICSON	660.00		10/31/22	
697		HAP Cooper L 112022		05/23 AP 11/01/22 0038903	CARL ERICSON	820.00		10/31/22	
697		HAP Leohr K 112022		05/23 AP 11/01/22 0038947	PANHWAR, ABDUL	17.00		10/31/22	
697		HAP Mussman C 112022							

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FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.89-61 MISCELLANEOUS SERVICES / HOUS.ASSIST PMTS-OCCUPIED						continued				
697		05/23 AP		11/01/22	0038935	KIDWELL, STEVE	599.00			10/31/22
		HAP Tomlyanovich C 112022								
697		05/23 AP		11/01/22	0038909	CND PROPERTIES LLC	281.00			10/31/22
		HAP Gilmore A 112022								
697		05/23 AP		11/01/22	0038965	WINGERT, BRIAN	385.00			10/31/22
		HAP Holden K 112022								
697		05/23 AP		11/01/22	0038955	STEIN INVESTMENTS, LLC	512.00			10/31/22
		HAP Gordon A 112022								
697		05/23 AP		11/01/22	0038945	OAKVIEW PROPERTIES LLC	1,000.00			10/31/22
		HAP Jurries P 112022								
697		05/23 AP		11/01/22	0038906	CEDAR VALLEY LIVING LLC	216.00			10/31/22
		HAP Bachman K 112022								
697		05/23 AP		11/01/22	0038906	CEDAR VALLEY LIVING LLC	429.00			10/31/22
		HAP Galvez Munguia 112022								
697		05/23 AP		11/01/22	0038906	CEDAR VALLEY LIVING LLC	224.00			10/31/22
		HAP White L 112022								
697		05/23 AP		11/01/22	0038959	THIRD AVE PLACE LLC	895.00			10/31/22
		HAP Boehmer R 112022								
697		05/23 AP		11/01/22	0038934	KELLY PROPERTY INVESTMENTS LL	279.00			10/31/22
		HAP Clayton R 112022								
697		05/23 AP		11/01/22	0038943	MCKERNAN, PAMELA	365.00			10/31/22
		HAP Buchanan J 112022								
697		05/23 AP		11/01/22	0038942	MCH INVESTMENTS LLC	383.00			10/31/22
		HAP Barr G 112022								
697		05/23 AP		11/01/22	0038942	MCH INVESTMENTS LLC	509.00			10/31/22
		HAP Langel A 112022								
697		05/23 AP		11/01/22	0038915	ELMCREST ESTATES, L.C.	422.00			10/31/22
		HAP Davis D 112022								
697		05/23 AP		11/01/22	0038919	G P MANAGEMENT LLC	414.00			10/31/22
		HAP Wenzel J 112022								
697		05/23 AP		11/01/22	0038958	T.J.J.C. L.L.C.	282.00			10/31/22
		HAP Dornbrock M 112022								
697		05/23 AP		11/01/22	0038958	T.J.J.C. L.L.C.	204.00			10/31/22
		HAP Hornback K 112022								
697		05/23 AP		11/01/22	0038958	T.J.J.C. L.L.C.	675.00			10/31/22
		HAP Bracelly J 112022								
697		05/23 AP		11/01/22	0038958	T.J.J.C. L.L.C.	458.00			10/31/22
		HAP Fruchtenicht J 112022								
697		05/23 AP		11/01/22	0038921	GERDES III, BENJAMIN P.	307.00			10/31/22
		HAP Allessi S 112022								
697		05/23 AP		11/01/22	0038921	GERDES III, BENJAMIN P.	1,333.00			10/31/22
		HAP BRINER K 112022								
697		05/23 AP		11/01/22	0038921	GERDES III, BENJAMIN P.	1,527.00			10/31/22
		HAP Barnes A 112022								
697		05/23 AP		11/01/22	0038921	GERDES III, BENJAMIN P.	726.00			10/31/22
		HAP Orgell A 112022								
697		05/23 AP		11/01/22	0038930	J & A PROPERTIES	1,300.00			10/31/22
		HAP Lowe L 112022								
697		05/23 AP		11/01/22	0038898	BARTELT RENTALS L.C.	472.00			10/31/22

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GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	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			
697				05/23 AP 11/01/22	0038898	BARTELT RENTALS L.C.	994.00		10/31/22
697				05/23 AP 11/01/22	0038902	C & H HOLDINGS LLC	721.00		10/31/22
ACCOUNT TOTAL							88,287.00	.00	88,287.00
217-2214-432.89-65 MISCELLANEOUS SERVICES / ADMIN FEE DUE OTHERS									
697				05/23 AP 11/01/22	0038910	COOK CO.HOUSING AUTHORITY	34.16		10/31/22
697				05/23 AP 11/01/22	0038927	HOUSING AUTHORITY OF JOLIET	48.79		10/31/22
697				05/23 AP 11/01/22	0038927	HOUSING AUTHORITY OF JOLIET	48.79		10/31/22
ACCOUNT TOTAL							131.74	.00	131.74
FUND TOTAL							88,638.82	.00	88,638.82
FUND 223 COMMUNITY BLOCK GRANT									
223-2224-432.72-99 OPERATING SUPPLIES / POSTAGE									
636				04/23 AP 10/11/22	0004770	CMRS-POC	21.09		10/19/22
636				04/23 AP 10/11/22	0004770	CMRS-POC	9.14		10/19/22
PROJECT#: 022353									
ACCOUNT TOTAL							30.23	.00	30.23
223-2234-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES									
693				04/23 AP 10/26/22	0004771	BLACK HAWK CO.RECORDER JOANN M. CORWIN	17.00		10/31/22
ACCOUNT TOTAL							17.00	.00	17.00
223-2234-432.89-50 MISCELLANEOUS SERVICES / HOUSING REHAB.									
583				04/23 AP 10/03/22	0004766	SCOTT'S ELECTRIC, INC. L.CAGLEY;REVISED FINAL	443.47		10/11/22
ACCOUNT TOTAL							443.47	.00	443.47
FUND TOTAL							490.70	.00	490.70

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FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
242-1240-431	98-45	CAPITAL PROJECTS / MAIN STREET RECONSTRUCT							
693	04/23	AP	10/28/22	0397823		BLACK HAWK CO.RECORDER	27.00		10/31/22
						TEMP.EASE.-BLOOMQUIST#234			
PROJECT#:					023283				
678	04/23	AP	10/25/22	0397811		CHARLES & AMANDA SHUMAKER	1,765.00		10/27/22
						RECONSTRUCT.-TEMP. EASE.			
PROJECT#:					023283				
652	04/23	AP	10/19/22	0397797		BLACK HAWK CO.RECORDER	27.00		10/21/22
						TEMP.EASE.-SHUMAKER #179			
PROJECT#:					023283				
583	04/23	AP	10/05/22	0397759		T & R RENTALS, LLC	1,025.00		10/11/22
						RECONSTRUCT.-TEMP. EASE.			
PROJECT#:					023283				
583	04/23	AP	10/05/22	0397751		PEGGY ASCHERL	200.00		10/11/22
						RECONSTRUCT.-TENANT AGRMT			
PROJECT#:					023283				
583	04/23	AP	10/05/22	0397744		JESSICA ACKERSON	200.00		10/11/22
						RECONSTRUCT.-TENANT AGRMT			
PROJECT#:					023283				
583	04/23	AP	10/05/22	0397752		PHYLLIS SIEFKEN	200.00		10/11/22
						RECONSTRUCT.-TENANT AGRMT			
PROJECT#:					023283				
583	04/23	AP	10/05/22	0397746		KIM THOMPSON	200.00		10/11/22
						RECONSTRUCT.-TENANT AGRMT			
PROJECT#:					023283				
583	04/23	AP	10/05/22	0397745		KATHY A. FOLKERS	200.00		10/11/22
						RECONSTRUCT.-TENANT AGRMT			
PROJECT#:					023283				
583	04/23	AP	10/05/22	0397760		TERI DENNY	200.00		10/11/22
						RECONSTRUCT.-TENANT AGRMT			
PROJECT#:					023283				
583	04/23	AP	10/05/22	0397736		DENISE AVES	200.00		10/11/22
						RECONSTRUCT.-TENANT AGRMT			
PROJECT#:					023283				
583	04/23	AP	09/20/22	0397737		DEV PROPERTIES, LLC	1,710.00		10/11/22
						RECONSTRUCT.-TEMP. EASE.			
PROJECT#:					023283				
583	04/23	AP	09/20/22	0397739		DJS PROPERTIES, LLC	7,320.00		10/11/22
						RECONSTRUCT.-TEMP. EASE.			
PROJECT#:					023283				
583	04/23	AP	09/20/22	0397735		DEERY INVESTMENTS, INC.	5,015.00		10/11/22
						RECONSTRUCT.-TEMP. EASE.			
PROJECT#:					023283				
583	04/23	AP	09/20/22	0397743		JD & DD PROPERTIES, LLC	2,295.00		10/11/22
						RECONSTRUCT.-TEMP. EASE.			
PROJECT#:					023283				
583	04/23	AP	09/20/22	0397756		ST. PATRICK'S CHURCH	3,715.00		10/11/22
						RECONSTRUCT.-TEMP. EASE.			
PROJECT#:					023283				

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NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE	
									POST DT	
FUND 242 STREET REPAIR FUND										
242-1240-431.98-45						CAPITAL PROJECTS / MAIN STREET RECONSTRUCT				continued
605		04/23	AP	09/20/22	0397761	AARON KNUTSON	1,540.00			10/13/22
						3283-PARCEL#138-MAIN ST.				
						RECONSTRUCT.-TEMP. EASE.				
PROJECT#:					023283					
605		04/23	AP	09/20/22	0397780	WYTH FLATS, LLC	610.00			10/13/22
						3283-PARCEL#132B-MAIN ST.				
						RECONSTRUCT.-TEMP. EASE.				
PROJECT#:					023283					
605		04/23	AP	09/20/22	0397781	WYTH FLATS, LLC	530.00			10/13/22
						3283-PARCEL#132A-MAIN ST.				
						RECONSTRUCT.-TEMP. EASE.				
PROJECT#:					023283					
						ACCOUNT TOTAL	26,979.00	.00		26,979.00
						FUND TOTAL	26,979.00	.00		26,979.00
FUND 254 CABLE TV FUND										
254-1088-431.72-01						OPERATING SUPPLIES / OPERATING SUPPLIES				
636		04/23	AP	10/11/22	0397786	CMRS-POC	41.94			10/19/22
						POC#8031880-REPL.POSTAGE				
						08/01/22-10/11/22				
						ACCOUNT TOTAL	41.94	.00		41.94
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING										
693		04/23	AP	10/28/22	0397827	SIMPSON, MARK	125.00			10/31/22
						CF FB-1ST ROUND PLAYOFFS				
						ANNOUNCER				
PROJECT#:					759					
693		04/23	AP	10/28/22	0397825	JOACHIM, JOHN D	125.00			10/31/22
						CF FB-1ST ROUND PLAYOFFS				
						ANNOUNCER				
PROJECT#:					759					
693		04/23	AP	10/28/22	0397824	DEWITT, JASON	100.00			10/31/22
						CF FB-1ST ROUND PLAYOFFS				
						CAMERA OPERATOR				
PROJECT#:					759					
693		04/23	AP	10/28/22	0397828	SURMA, JOSEPH EDWARD	100.00			10/31/22
						CF FB-1ST ROUND PLAYOFFS				
						CAMERA OPERATOR				
PROJECT#:					759					
678		04/23	AP	10/25/22	0397818	SIMPSON, MARK	120.00			10/27/22
						CF VBALL-REGIONAL FINAL				
						ANNOUNCER				
PROJECT#:					759					
678		04/23	AP	10/25/22	0397815	LONGNECKER, JEREMIAH	100.00			10/27/22
						CF VBALL-REGIONAL FINAL				
						ANNOUNCER				
PROJECT#:					759					
678		04/23	AP	10/25/22	0397819	STOW, CHRISTIAN	90.00			10/27/22
						CF VBALL-REGIONAL FINAL				
						CAMERA OPERATOR				
PROJECT#:					759					
678		04/23	AP	10/25/22	0397810	BENSON, ERIC	90.00			10/27/22
						CF VBALL-REGIONAL FINAL				
						CAMERA OPERATOR				
PROJECT#:					759					

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FUND 254 CABLE TV FUND										
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING						continued				
	678			04/23	AP 10/25/22 0397822	WALTERS, CLAYTON CAMERA OPERATOR	100.00		10/27/22	
						CF VBALL-REGIONAL FINAL				
						PROJECT#: 759				
	678			04/23	AP 10/25/22 0397812	DEWITT, JASON CAMERA OPERATOR	100.00		10/27/22	
						CF VBALL-REGIONAL FINAL				
						PROJECT#: 759				
	678			04/23	AP 10/22/22 0397812	DEWITT, JASON CAMERA OPERATOR	200.00		10/27/22	
						UNI FOOTBALL-MISSOURI ST.				
						PROJECT#: 756				
	678			04/23	AP 10/22/22 0397820	SURMA, JOSEPH EDWARD CAMERA OPERATOR	200.00		10/27/22	
						UNI FOOTBALL-MISSOURI ST.				
						PROJECT#: 756				
	678			04/23	AP 10/22/22 0397810	BENSON, ERIC CAMERA OPERATOR	200.00		10/27/22	
						UNI FOOTBALL-MISSOURI ST.				
						PROJECT#: 756				
	678			04/23	AP 10/22/22 0397814	HUNT, PHILLIP CAMERA OPERATOR	200.00		10/27/22	
						UNI FOOTBALL-MISSOURI ST.				
						PROJECT#: 756				
	636			04/23	AP 10/15/22 0397789	DEWITT, JASON CAMERA OPERATOR	200.00		10/19/22	
						UNI FOOTBALL-DIXIE STATE				
						PROJECT#: 756				
	636			04/23	AP 10/15/22 0397794	SURMA, JOSEPH EDWARD CAMERA OPERATOR	200.00		10/19/22	
						UNI FOOTBALL-DIXIE STATE				
						PROJECT#: 756				
	636			04/23	AP 10/15/22 0397790	HUNT, PHILLIP CAMERA OPERATOR	200.00		10/19/22	
						UNI FOOTBALL-DIXIE STATE				
						PROJECT#: 756				
	636			04/23	AP 10/14/22 0397793	SIMPSON, MARK ANNOUNCER	125.00		10/19/22	
						CF FOOTBALL-BETTENDORF				
						PROJECT#: 759				
	636			04/23	AP 10/14/22 0397791	JOACHIM, JOHN D ANNOUNCER	125.00		10/19/22	
						CF FOOTBALL-BETTENDORF				
						PROJECT#: 759				
	636			04/23	AP 10/14/22 0397794	SURMA, JOSEPH EDWARD CAMERA OPERATOR	100.00		10/19/22	
						CF FOOTBALL-BETTENDORF				
						PROJECT#: 759				
	636			04/23	AP 10/14/22 0397784	BENSON, ERIC CAMERA OPERATOR	100.00		10/19/22	
						CF FOOTBALL-BETTENDORF				
						PROJECT#: 759				
	636			04/23	AP 10/14/22 0397792	KRESS, AGNES M CAMERA OPERATOR	100.00		10/19/22	
						CF FOOTBALL-BETTENDORF				
						PROJECT#: 759				
	636			04/23	AP 10/14/22 0397789	DEWITT, JASON CAMERA OPERATOR	100.00		10/19/22	
						CF FOOTBALL-BETTENDORF				
						PROJECT#: 759				
	636			04/23	AP 10/13/22 0397791	JOACHIM, JOHN D ANNOUNCER	100.00		10/19/22	
						9TH GRADE FOOTBALL				
						PROJECT#: 759				
	636			04/23	AP 10/13/22 0397793	SIMPSON, MARK	100.00		10/19/22	

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FUND 254 CABLE TV FUND										
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING						continued				
PROJECT#: 759						9TH GRADE FOOTBALL ANNOUNCER				
605		04/23 AP		10/11/22	0397779	SIMPSON, MARK ANNOUNCER	100.00		10/13/22	
PROJECT#: 759						8TH GRADE FOOTBALL ANNOUNCER				
605		04/23 AP		10/11/22	0397775	JOACHIM, JOHN D ANNOUNCER	100.00		10/13/22	
PROJECT#: 759						8TH GRADE FOOTBALL ANNOUNCER				
605		04/23 AP		10/11/22	0397770	ENGEL, JEFF ANNOUNCER	100.00		10/13/22	
PROJECT#: 759						CF GIRLS SWIMMING-CR JEFF ANNOUNCER				
605		04/23 AP		10/11/22	0397764	BOBELDYK, MICHAEL JOHN ANNOUNCER	100.00		10/13/22	
PROJECT#: 759						CF GIRLS SWIMMING-CR JEFF ANNOUNCER				
605		04/23 AP		10/11/22	0397769	DEWITT, JASON CAMERA OPERATOR	100.00		10/13/22	
PROJECT#: 759						CF GIRLS SWIMMING-CR JEFF ANNOUNCER				
605		04/23 AP		10/11/22	0397763	BENSON, ERIC CAMERA OPERATOR	100.00		10/13/22	
PROJECT#: 759						CF GIRLS SWIMMING-CR JEFF ANNOUNCER				
583		04/23 AP		10/08/22	0397738	DEWITT, JASON CAMERA OPERATOR	200.00		10/11/22	
PROJECT#: 756						UNI FOOTBALL-ILLINOIS ST. CAMERA OPERATOR				
583		04/23 AP		10/08/22	0397757	STOW, CHRISTIAN CAMERA OPERATOR	200.00		10/11/22	
PROJECT#: 756						UNI FOOTBALL-ILLINOIS ST. CAMERA OPERATOR				
583		04/23 AP		10/08/22	0397742	HUNT, PHILLIP CAMERA OPERATOR	200.00		10/11/22	
PROJECT#: 756						UNI FOOTBALL-ILLINOIS ST. CAMERA OPERATOR				
583		04/23 AP		10/08/22	0397747	KRESS, AGNES M CAMERA OPERATOR	200.00		10/11/22	
PROJECT#: 756						UNI FOOTBALL-ILLINOIS ST. CAMERA OPERATOR				
583		04/23 AP		10/06/22	0397755	SIMPSON, MARK ANNOUNCER	200.00		10/11/22	
PROJECT#: 759						CF VBALL-W.DELAWARE;EAST ANNOUNCER				
583		04/23 AP		10/06/22	0397748	LONGNECKER, JEREMIAH ANNOUNCER	180.00		10/11/22	
PROJECT#: 759						CF VBALL-W.DELAWARE;EAST ANNOUNCER				
583		04/23 AP		10/06/22	0397733	BENEKE, RENAE CARLA ANNOUNCER	180.00		10/11/22	
PROJECT#: 759						CF VBALL-W.DELAWARE;EAST ANNOUNCER				
583		04/23 AP		10/06/22	0397758	SURMA, JOSEPH EDWARD CAMERA OPERATOR	150.00		10/11/22	
PROJECT#: 759						CF VBALL-W.DELAWARE;EAST CAMERA OPERATOR				
583		04/23 AP		10/06/22	0397757	STOW, CHRISTIAN CAMERA OPERATOR	180.00		10/11/22	
PROJECT#: 759						CF VBALL-W.DELAWARE;EAST CAMERA OPERATOR				
583		04/23 AP		10/06/22	0397734	BENSON, ERIC CAMERA OPERATOR	150.00		10/11/22	
PROJECT#: 759						CF VBALL-W.DELAWARE;EAST CAMERA OPERATOR				

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NBR	NBR	PER.	CD	DATE	NUMBER				BALANCE		

FUND 254 CABLE TV FUND											
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING							continued				
PROJECT#: 759											
583		04/23 AP		10/06/22	0397738	DEWITT, JASON	180.00				10/11/22
PROJECT#: 759											
CF VBALL-W.DELAWARE;EAST											
CAMERA OPERATOR											
ACCOUNT TOTAL							5,920.00	.00		5,920.00	
FUND TOTAL							5,961.94	.00		5,961.94	
FUND 258 PARKING FUND											
258-5531-435.72-99 OPERATING SUPPLIES / POSTAGE											
636		04/23 AP		10/11/22	0397786	CMRS-POC	3.09				10/19/22
POC#8031880-REPL.POSTAGE											
08/01/22-10/11/22											
ACCOUNT TOTAL							3.09	.00		3.09	
258-5531-435.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE											
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	15.75				10/21/22
UTILITIES THRU 09/25/22											
ACCOUNT TOTAL							15.75	.00		15.75	
FUND TOTAL							18.84	.00		18.84	
FUND 261 TOURISM & VISITORS											
261-2291-423.72-99 OPERATING SUPPLIES / POSTAGE											
636		04/23 AP		10/11/22	0397786	CMRS-POC	154.74				10/19/22
POC#8031880-REPL.POSTAGE											
08/01/22-10/11/22											
ACCOUNT TOTAL							154.74	.00		154.74	
261-2291-423.85-01 UTILITIES / UTILITIES											
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	797.72				10/21/22
UTILITIES THRU 09/25/22											
ACCOUNT TOTAL							797.72	.00		797.72	
FUND TOTAL							952.46	.00		952.46	

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FUND 262 SENIOR SERVICES & COMM CT										
262-1092-423.72-99						OPERATING SUPPLIES / POSTAGE				
636		04/23 AP		10/11/22	0397786	CMRS-POC	.57		10/19/22	
					POC#8031880-REPL.POSTAGE	08/01/22-10/11/22				
ACCOUNT TOTAL							.57	.00	.57	
262-1092-423.85-01 UTILITIES / UTILITIES										
555		05/23 AP		10/05/22	0000000	CEDAR FALLS UTILITIES	1,291.12		10/26/22	
						COMMUNITY CENTR UTILITIES				
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	113.75		10/21/22	
						UTILITIES THRU 09/25/22				
ACCOUNT TOTAL							1,404.87	.00	1,404.87	
FUND TOTAL							1,405.44	.00	1,405.44	
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										
404-1220-431.92-37						STRUCTURE IMPROV & BLDGS / BUYOUT DEMOLITIONS				
652		04/23 AP		10/19/22	0397797	BLACK HAWK CO.RECORDER	17.00		10/21/22	
						3198-FLOOD BUYOUT-MILLER				
						WARRANTY DEED				
						PROJECT#: 023198				
652		04/23 AP		10/19/22	0397797	BLACK HAWK CO.RECORDER	27.00		10/21/22	
						3198-FLOOD BUYOUT-MILLER				
						FLOOD MITIGATION				
						PROJECT#: 023198				
652		04/23 AP		10/19/22	0397797	BLACK HAWK CO.RECORDER	17.00		10/21/22	
						3198-FLOOD BUYOUT-BRANDT				
						WARRANTY DEED				
						PROJECT#: 023198				
652		04/23 AP		10/19/22	0397797	BLACK HAWK CO.RECORDER	12.00		10/21/22	
						3198-FLOOD BUYOUT-BRANDT				
						RLS.REAL ESTATE MORTGAGE				
						PROJECT#: 023198				
652		04/23 AP		10/19/22	0397797	BLACK HAWK CO.RECORDER	27.00		10/21/22	
						3198-FLOOD BUYOUT-BRANDT				
						FLOOD MITIGATION				
						PROJECT#: 023198				
652		04/23 AP		10/19/22	0397797	BLACK HAWK CO.RECORDER	17.00		10/21/22	
						3198-FLOOD BUYOUT-MEHMEN				
						WARRANTY DEED				
						PROJECT#: 023198				
652		04/23 AP		10/19/22	0397797	BLACK HAWK CO.RECORDER	22.00		10/21/22	

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GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 404 FEMA									
404-1220-431.92-37 STRUCTURE IMPROV & BLDGS / BUYOUT DEMOLITIONS						continued			
3198-FLOOD BUYOUT-MEHMEN FLOOD MITIGATION									
PROJECT#:		023198							
652		04/23 AP		10/19/22	0397797	17.00		10/21/22	
3198-FLOOD BUYOUT-GEISLER WARRANTY DEED									
PROJECT#:		023198							
652		04/23 AP		10/19/22	0397797	27.00		10/21/22	
3198-FLOOD BUYOUT-GEISLER FLOOD MITIGATION									
PROJECT#:		023198							
636		04/23 AP		10/11/22	0397786	15.12		10/19/22	
POC#8031880-REPL. POSTAGE 08/01/22-10/11/22									
PROJECT#:		012017							
ACCOUNT TOTAL						198.12	.00	198.12	
FUND TOTAL						198.12	.00	198.12	
FUND 405 FLOOD RESERVE FUND									
FUND 407 VISION IOWA PROJECT									
FUND 408 STREET IMPROVEMENT FUND									
FUND 410 CORONAVIRUS LOCAL RELIEF									
FUND 430 2004 TIF BOND									
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									
FUND 439 2022 BOND FUND									
FUND 443 CAPITAL PROJECTS									
443-1220-431.94-33 CAPITAL PROJECTS / PROPERTY ACQUISITION									
652		04/23 AP		09/25/22	0397799	128.23		10/21/22	
UTILITIES THRU 09/25/22									
ACCOUNT TOTAL						128.23	.00	128.23	
FUND TOTAL						128.23	.00	128.23	
FUND 472 PARKADE RENOVATION									

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GROUP	PO	ACCTG	---TRANSACTION---		DESCRIPTION	DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE
								POST DT
FUND 473								
FUND 483								
FUND 484								
FUND 541								
FUND 544								
FUND 545								
FUND 546								
FUND 547								
FUND 548								
FUND 549								
FUND 550								
FUND 551								
551-6675-436.72-99					OPERATING SUPPLIES / POSTAGE			
636		04/23	AP	10/11/22	0397786 CMRS-POC	43.32		10/19/22
					POC#8031880-REPL.POSTAGE			08/01/22-10/11/22
					ACCOUNT TOTAL	43.32	.00	43.32
551-6685-436.72-99					OPERATING SUPPLIES / POSTAGE			
636		04/23	AP	10/11/22	0397786 CMRS-POC	135.66		10/19/22
					POC#8031880-REPL.POSTAGE			08/01/22-10/11/22
					ACCOUNT TOTAL	135.66	.00	135.66
551-6685-436.85-01					UTILITIES / UTILITIES			
652		04/23	AP	09/25/22	0397799 CEDAR FALLS UTILITIES	3,443.82		10/21/22
					UTILITIES THRU 09/25/22			
					ACCOUNT TOTAL	3,443.82	.00	3,443.82
551-6685-436.86-34					REPAIR & MAINTENANCE / BILLING & COLLECTING			
652		04/23	AP	09/25/22	0397799 CEDAR FALLS UTILITIES	6,190.00		10/21/22
					UTILITIES THRU 09/25/22			
					ACCOUNT TOTAL	6,190.00	.00	6,190.00
551-6685-436.87-02					RENTALS / MATERIAL DISPOSAL/HANDLIN			
652		04/23	AP	10/15/22	0397796 BLACK HAWK CO.LANDFILL	19,930.46		10/21/22
					LANDFILL SRV:10/1-10/15			10/1/22-10/15/22
					ACCOUNT TOTAL	19,930.46	.00	19,930.46
					FUND TOTAL	29,743.26	.00	29,743.26

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GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 552 SEWER RENTAL FUND										
552-6655-436.72-99						OPERATING SUPPLIES / POSTAGE				
636		04/23 AP		10/11/22	0397786	CMRS-POC	21.09		10/19/22	
						POC#8031880-REPL.POSTAGE				08/01/22-10/11/22
						ACCOUNT TOTAL	21.09	.00	21.09	
552-6655-436.85-01 UTILITIES / UTILITIES										
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	6,563.42		10/21/22	
						UTILITIES THRU 09/25/22				
						ACCOUNT TOTAL	6,563.42	.00	6,563.42	
552-6665-436.72-99 OPERATING SUPPLIES / POSTAGE										
636		04/23 AP		10/11/22	0397786	CMRS-POC	14.25		10/19/22	
						POC#8031880-REPL.POSTAGE				08/01/22-10/11/22
						ACCOUNT TOTAL	14.25	.00	14.25	
552-6665-436.85-01 UTILITIES / UTILITIES										
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	22,007.51		10/21/22	
						UTILITIES THRU 09/25/22				
						ACCOUNT TOTAL	22,007.51	.00	22,007.51	
552-6665-436.86-33 REPAIR & MAINTENANCE / SLUDGE REMOVAL										
652		04/23 AP		10/15/22	0397796	BLACK HAWK CO.LANDFILL	68.45		10/21/22	
						LANDFILL SRV:10/1-10/15				10/1/22-10/15/22
						ACCOUNT TOTAL	68.45	.00	68.45	
552-6665-436.86-34 REPAIR & MAINTENANCE / BILLING & COLLECTING										
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	6,190.00		10/21/22	
						UTILITIES THRU 09/25/22				
						ACCOUNT TOTAL	6,190.00	.00	6,190.00	
						FUND TOTAL	34,864.72	.00	34,864.72	

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GROUP	PO	ACCTG	----	TRANSACTION	----		DEBITS	CREDITS	CURRENT	
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE	POST DT
FUND 553 2004 SEWER BOND										
FUND 555 STORM WATER UTILITY										
555-6630-432.72-01						OPERATING SUPPLIES / OPERATING SUPPLIES				
636		04/23 AP		10/11/22	0397786	CMRS-POC	4.56			10/19/22
						POC#8031880-REPL.POSTAGE				08/01/22-10/11/22
						ACCOUNT TOTAL	4.56	.00	4.56	
555-6630-432.85-01 UTILITIES / UTILITIES										
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	45.00			10/21/22
						UTILITIES THRU 09/25/22				
						ACCOUNT TOTAL	45.00	.00	45.00	
555-6630-432.86-34 REPAIR & MAINTENANCE / BILLING & COLLECTING										
652		04/23 AP		09/25/22	0397799	CEDAR FALLS UTILITIES	6,190.00			10/21/22
						UTILITIES THRU 09/25/22				
						ACCOUNT TOTAL	6,190.00	.00	6,190.00	
						FUND TOTAL	6,239.56	.00	6,239.56	
FUND 570 SEWER ASSESSMENT										
FUND 606 DATA PROCESSING FUND										
606-1078-441.72-01						OPERATING SUPPLIES / OPERATING SUPPLIES				
636		04/23 AP		10/11/22	0397786	CMRS-POC	83.68			10/19/22
						POC#8031880-REPL.POSTAGE				08/01/22-10/11/22
						ACCOUNT TOTAL	83.68	.00	83.68	
606-1078-441.81-43 PROFESSIONAL SERVICES / LIBRARY COMPUTER SERVICES										
652		04/23 AP		10/10/22	0397800	CEDAR FALLS UTILITIES	15.00			10/21/22
						LIBRARY DOMAIN NAME				STATIC IP ADDRESS
						ACCOUNT TOTAL	15.00	.00	15.00	
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT										
605		04/23 AP		10/01/22	0397767	CENTURYLINK	74.10			10/13/22
						CITY PHONE SERV.-OCT'22				
						ACCOUNT TOTAL	74.10	.00	74.10	
606-1078-441.82-30 COMMUNICATION / FIBER OPTICS										
652		04/23 AP		10/10/22	0397800	CEDAR FALLS UTILITIES	3,320.00			10/21/22

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FUND 606 DATA PROCESSING FUND										
606-1078-441.82-30 COMMUNICATION / FIBER OPTICS continued										
FIBER POINT:9/11-10/10/22										
ACCOUNT TOTAL							3,320.00	.00	3,320.00	
FUND TOTAL							3,492.78	.00	3,492.78	
FUND 680 HEALTH INSURANCE FUND										
FUND 681 HEALTH SEVERANCE										
681-1902-457.51-10 INSURANCE / HEALTH SEVERANCE PAYMENTS										
636		04/23 AP		10/17/22	0397782	ANDERSON, ALETA L. MEDICARE-ALETA	170.10			10/19/22
636		04/23 AP		10/17/22	0397782	ANDERSON, ALETA L. MEDICARE-RICHARD	170.10			10/19/22
636		04/23 AP		10/17/22	0397782	ANDERSON, ALETA L. MEDICARE-RICHARD	170.10			10/19/22
636		04/23 AP		10/17/22	0397782	ANDERSON, ALETA L. MEDICARE-ALETA	170.10			10/19/22
583		04/23 AP		10/07/22	0397753	REGENOLD, SHARON K.	261.17			10/11/22
583		04/23 AP		10/07/22	0397749	LUX, JOSH	105.27			10/11/22
583		04/23 AP		10/07/22	0397749	LUX, JOSH	105.27			10/11/22
ACCOUNT TOTAL							1,152.11	.00	1,152.11	
FUND TOTAL							1,152.11	.00	1,152.11	
FUND 682 HEALTH INSURANCE - FIRE										
FUND 685 VEHICLE MAINTENANCE FUND										
FUND 686 PAYROLL FUND										
FUND 687 WORKERS COMPENSATION FUND										
FUND 688 LTD INSURANCE FUND										
FUND 689 LIABILITY INSURANCE FUND										
FUND 724 TRUST & AGENCY										
724-0000-487.50-01 TRANSFERS OUT / TRANSFERS TO GENERAL FUND										
605		04/23 AP		10/11/22	0397771	GENERAL FUND PROPERTY TAX PAYMENT	1,188,143.34			10/13/22
ACCOUNT TOTAL							1,188,143.34	.00	1,188,143.34	
FUND TOTAL							1,188,143.34	.00	1,188,143.34	

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GROUP	PO	ACCTG	-----TRANSACTION-----						CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	BALANCE
									POST DT
FUND 727						GREENWOOD CEMETERY P-CARE			
FUND 728						FAIRVIEW CEMETERY P-CARE			
FUND 729						HILLSIDE CEMETERY P-CARE			
FUND 790						FLOOD LEVY			
						GRAND TOTAL	3,715,915.33	.00	3,715,915.33

Council Invoices for 11/7/22 Meeting

Item 49.

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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											
	682	05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	21.74		11/01/22		
		COPY PAPER									
	682	05/23 AP		10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	13.20		11/01/22		
		MOUSE PAD-DALILA									
		ACCOUNT TOTAL						34.94	.00	34.94	
101-1008-441.83-04 TRANSPORTATION&EDUCATION / DUES & MEMBERSHIPS											
	690	05/23 AP		10/13/22	0000000	INTERNATL.INST.MUNICIPAL CLER	125.00		11/01/22		
		2023 MBR-K KERR THROUGH 12/31/23									
	690	05/23 AP		10/13/22	0000000	INTERNATL.INST.MUNICIPAL CLER	225.00		11/01/22		
		2023 MBR-J DANIELSEN THROUGH 12/31/23									
		ACCOUNT TOTAL						350.00	.00	350.00	
101-1008-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION											
	690	05/23 AP		10/27/22	0000000	INTERNATL.INST.MUNICIPAL CLER	115.00		11/01/22		
		EDUCATION-K KERR									
		ACCOUNT TOTAL						115.00	.00	115.00	
101-1026-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
	682	05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	4.35		11/01/22		
		COPY PAPER									
		ACCOUNT TOTAL						4.35	.00	4.35	
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
	682	05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	28.57		11/01/22		
		COPY PAPER, TAB INSERTS									
		ACCOUNT TOTAL						28.57	.00	28.57	
101-1038-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
	682	05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	17.39		11/01/22		
		COPY PAPER									
		ACCOUNT TOTAL						17.39	.00	17.39	
101-1038-441.81-09 PROFESSIONAL SERVICES / HUMAN RIGHTS COMMISSION											
	682	05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.74		11/01/22		
		COPY PAPER									
		ACCOUNT TOTAL						1.74	.00	1.74	

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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									
101-1038	441.81-50	682		05/23	AP 09/23/22 0000000	PROFESSIONAL SERVICES / PRE-EMPLOYMENT PHYSICALS MERCYONE OCCUPATIONAL HEALTH PRE-EMPLOY.PHYS-AUG'22	1,972.00		11/01/22
						ACCOUNT TOTAL	1,972.00	.00	1,972.00
101-1038	441.81-51	682		05/23	AP 09/23/22 0000000	PROFESSIONAL SERVICES / POST-EMPLOYMENT PHYSICALS MERCYONE OCCUPATIONAL HEALTH POST-EMPLOY.PHYS-AUG'22	127.00		11/01/22
						ACCOUNT TOTAL	127.00	.00	127.00
101-1038	441.81-53	690		05/23	AP 10/28/22 0000000	PROFESSIONAL SERVICES / JOB NOTICES CEDAR VALLEY SAVER, INC. JOB AD:PT MAINT. WORKER 10/27/22 DISPLAY/WEB AD	75.00		11/01/22
		642		05/23	AP 10/14/22 0000000	CEDAR VALLEY SAVER, INC. JOB AD:PT LIBRARY ASST 10/13/22 DISPLAY/WEB AD	75.00		11/01/22
		690		05/23	AP 09/25/22 0000000	COURIER COMMUNICATIONS-ADVERT COURIER	29.40		11/01/22
		690		05/23	AP 09/25/22 0000000	COURIER COMMUNICATIONS-ADVERT COURIER	450.00		11/01/22
		690		05/23	AP 09/25/22 0000000	MONTHLY DIGIRAL IMPRESSNS COURIER COMMUNICATIONS-ADVERT COURIER	29.40		11/01/22
		690		05/23	AP 09/25/22 0000000	COURIER COMMUNICATIONS-ADVERT COURIER	45.00		11/01/22
		690		05/23	AP 09/25/22 0000000	COURIER COMMUNICATIONS-ADVERT COURIER	58.40		11/01/22
		690		05/23	AP 09/19/22 0000000	COURIER COMMUNICATIONS-ADVERT COURIER	39.00		11/01/22
		690		05/23	AP 09/18/22 0000000	SEARCH BOOST COURIER COMMUNICATIONS-ADVERT COURIER	29.40		11/01/22
		690		05/23	AP 09/18/22 0000000	JOB AD:SEASONAL LABORERS COURIER COMMUNICATIONS-ADVERT COURIER	58.40		11/01/22
		690		05/23	AP 09/18/22 0000000	JOB AD:DEI SPECIALIST COURIER COMMUNICATIONS-ADVERT COURIER	74.00		11/01/22
		690		05/23	AP 09/14/22 0000000	JOB AD:ENG TECH I COURIER COMMUNICATIONS-ADVERT COURIER	29.40		11/01/22
		690		05/23	AP 09/14/22 0000000	JOB AD:REC CTR-SPORST/REC PULSE COURIER COMMUNICATIONS-ADVERT	29.40		11/01/22
		690		05/23	AP 09/11/22 0000000	JOB AD:SEASONAL LABORERS PULSE COURIER COMMUNICATIONS-ADVERT	650.00		11/01/22
		690		05/23	AP 09/11/22 0000000	AUDIENCE TARGETED DISP AD AMP DIGITAL COURIER COMMUNICATIONS-ADVERT	300.00		11/01/22
		690		05/23	AP 09/11/22 0000000	MOBILE LOCATION TARGETING AMP DIGITAL COURIER COMMUNICATIONS-ADVERT	29.40		11/01/22
		690		05/23	AP 09/11/22 0000000	JOB AD:REC CTR SPORTS/REC COURIER COURIER COMMUNICATIONS-ADVERT	29.40		11/01/22
		690		05/23	AP 09/11/22 0000000	JOB AD:SEASONAL LABORERS COURIER COURIER COMMUNICATIONS-ADVERT	18.00		11/01/22

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
690		05/23 AP		09/11/22	0000000	JOB AD:PRINCIPAL ENGINEER COURIER	45.00			11/01/22
690		05/23 AP		09/11/22	0000000	JOB AD:ENG TECH I COURIER	29.40			11/01/22
690		05/23 AP		09/07/22	0000000	JOB AD:PT TEEN LIBRARIAN COURIER	29.40			11/01/22
690		05/23 AP		09/07/22	0000000	JOB AD:SEASONAL LABORERS PULSE	18.00			11/01/22
690		05/23 AP		09/07/22	0000000	JOB AD:PRINCIPAL ENGINEER PULSE	45.00			11/01/22
690		05/23 AP		09/07/22	0000000	JOB AD:ENG TECH I PULSE	29.40			11/01/22
690		05/23 AP		09/07/22	0000000	JOB AD:PT ADMIN ASST PULSE	29.40			11/01/22
690		05/23 AP		09/07/22	0000000	JOB AD:PT TEEN LIBRARIAN PULSE	500.00			11/01/22
690		05/23 AP		09/04/22	0000000	JOB AD:SEASONAL LABORERS COURIER	45.00			11/01/22
690		05/23 AP		09/04/22	0000000	JOB AD:PRINCIPAL ENGINEER COURIER	18.00			11/01/22
690		05/23 AP		09/04/22	0000000	JOB AD:ENG TECH I COURIER	45.00			11/01/22
690		05/23 AP		09/04/22	0000000	JOB AD:PT TEEN LIBRARIAN COURIER	29.40			11/01/22
690		05/23 AP		09/04/22	0000000	JOB AD:PT ADMIN ASST COURIER	29.40			11/01/22
690		05/23 AP		08/31/22	0000000	JOB AD:PT REC FRONT DESK PULSE	29.40			11/01/22
690		05/23 AP		08/31/22	0000000	JOB AD:REC CTR SPORTS/REC PULSE	29.40			11/01/22
690		05/23 AP		08/31/22	0000000	JOB AD:SEASONAL LABORERS PULSE	29.40			11/01/22
690		05/23 AP		08/31/22	0000000	JOB AD:PRINCIPAL ENGINEER PULSE	18.00			11/01/22
690		05/23 AP		08/31/22	0000000	JOB AD:ENG TECH I PULSE	45.00			11/01/22
690		05/23 AP		08/31/22	0000000	JOB AD:PT ADMIN ASST PULSE	29.40			11/01/22
690		05/23 AP		08/31/22	0000000	JOB AD:PT TEEN LIBRARIAN PULSE	29.40			11/01/22
690		05/23 AP		08/31/22	0000000	JOB AD:SEASONAL LABORERS PULSE	45.00			11/01/22
ACCOUNT TOTAL							3,196.00	.00	3,196.00	
101-1038-441.81-56	PROFESSIONAL SERVICES / EMPLOYEE WELLNESS PROG									
682		05/23 AP		10/27/22	0000000	WELLWORKS FOR YOU	688.50			11/01/22

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GROUP	PO	ACCTG	----	TRANSACTION	----				CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	BALANCE
									POST DT
FUND 101 GENERAL FUND									
101-1038-441.81-56 PROFESSIONAL SERVICES / EMPLOYEE WELLNESS PROG continued									
690		05/23 AP		10/27/22	0000000	WELLNESS PROGRAM FEE HY-VEE, INC.-CEDAR FALLS	1,040.00		11/01/22
						OCTOBER 2022 WELLNESS PRIZES 52 GIFT CARDS			
ACCOUNT TOTAL							1,728.50	.00	1,728.50
101-1038-441.81-99 PROFESSIONAL SERVICES / CIVIL SERVICE COMMISSION									
642		05/23 AP		10/11/22	0000000	CARLSON DETTMANN CONSULTING L ENGINEERING TECH 1	275.00		11/01/22
699		05/23 AP		08/10/22	0000000	CARLSON DETTMANN CONSULTING L DEI SPECLIST/POLICE CHIEF	550.00		11/01/22
ACCOUNT TOTAL							825.00	.00	825.00
101-1048-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
682		05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	3.48		11/01/22
ACCOUNT TOTAL							3.48	.00	3.48
101-1048-441.81-29 PROFESSIONAL SERVICES / LEGAL CONSULTANTS									
682		05/23 AP		11/01/22	0000000	AHLERS AND COONEY, P.C. LEGAL SERVICES-NOV'22	3,900.00		11/01/22
682		05/23 AP		11/01/22	0000000	SWISHER & COHRT, P.L.C. LEGAL SERVICES-NOV'22	2,600.00		11/01/22
609		05/23 AP		10/07/22	0000000	SWISHER & COHRT, P.L.C. LGL:CF V. BILLIE WENTZEL	550.00		11/01/22
609		05/23 AP		10/03/22	0000000	REDFERN, MASON, LARSEN & MOORE, LGL:GREENHILL VILL. 9TH AD	969.00		11/01/22
PROJECT#: 023006									
ACCOUNT TOTAL							8,019.00	.00	8,019.00
101-1048-441.81-30 PROFESSIONAL SERVICES / LEGAL-CODE ENFORCEMENT									
682		05/23 AP		11/01/22	0000000	SWISHER & COHRT, P.L.C. LEGAL SERVICES-NOV'22	1,000.00		11/01/22
ACCOUNT TOTAL							1,000.00	.00	1,000.00
101-1118-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
682		05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	1.74		11/01/22
668		05/23 AP		10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT PAPER, POST ITS, PENS	2.83		11/01/22

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FUND 101 GENERAL FUND										
101-1118-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES						continued				
ACCOUNT TOTAL							4.57	.00	4.57	
101-1158-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
682		05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	1.74			11/01/22
ACCOUNT TOTAL							1.74	.00	1.74	
101-1199-411.32-64 COMM PROTECTION GRANTS / FIRE EQUIPMENT GRANT										
675		05/23 AP		10/12/22	0000000	SHIRT SHACK INC., THE PINK BADGE T-SHIRTS	2,611.26			11/01/22
675		05/23 AP		09/29/22	0000000	SHIRT SHACK INC., THE PINK BADGE T-SHIRTS	6,798.40			11/01/22
ACCOUNT TOTAL							9,409.66	.00	9,409.66	
101-1199-421.31-45 HUMAN DEVELOPMENT GRANTS / REC TRAIL GRANTS										
657		05/23 AP		10/20/22	0000000	GIBSON SPECIALTY CO. BENCH PLAQUES	281.99			11/01/22
657		05/23 AP		10/11/22	0000000	BENTON'S READY MIX CONCRETE, PARK BENCH LOOKOUT PARK	225.00			11/01/22
633		05/23 AP		10/07/22	0000000	BENTON'S READY MIX CONCRETE, CONCRETE: KIWANIS BENCH	225.00			11/01/22
ACCOUNT TOTAL							731.99	.00	731.99	
101-1199-441.89-13 MISCELLANEOUS SERVICES / CONTINGENCY										
690		05/23 AP		10/25/22	0000000	MOMENT IN THYME GOAL SETTING 2022	199.00			11/01/22
ACCOUNT TOTAL							199.00	.00	199.00	
101-2205-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
611		05/23 AP		10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT NOTEBOOKS,SHEET PROTECTOR	2.06			11/01/22
612		05/23 AP		10/17/22	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	5.25			11/01/22
612		05/23 AP		10/10/22	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	9.44			11/01/22
612		05/23 AP		10/06/22	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	3.29			11/01/22
ACCOUNT TOTAL							20.04	.00	20.04	

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FUND 101 GENERAL FUND											
101-2235-412.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
611		05/23 AP		10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	7.37		11/01/22		
		NOTEBOOKS,SHEET PROTECTOR									
612		05/23 AP		10/17/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	18.74		11/01/22		
		COPY PAPER									
612		05/23 AP		10/10/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	33.71		11/01/22		
		COPY PAPER									
612		05/23 AP		10/06/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	11.74		11/01/22		
		COPY PAPER									
612		05/23 AP		10/05/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	5.46		11/01/22		
		GEL PENS									
612		05/23 AP		10/04/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	14.71		11/01/22		
		POST ITS,GEL PENS, STAPLER, TAPE DISPENSER									
		ACCOUNT TOTAL						91.73	0.00	91.73	
101-2235-412.71-07 OFFICE SUPPLIES / CODE ENFORCEMENT SUPPLIES											
612		05/23 AP		10/18/22	0000000	PROFESSIONAL LAWN CARE, LLC	380.00		11/01/22		
		CODE E MOW-2208 COVENTRY									
		ACCOUNT TOTAL						380.00	0.00	380.00	
101-2245-442.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES											
611		05/23 AP		10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	5.89		11/01/22		
		NOTEBOOKS,SHEET PROTECTOR									
612		05/23 AP		10/17/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	14.99		11/01/22		
		COPY PAPER									
612		05/23 AP		10/10/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	26.97		11/01/22		
		COPY PAPER									
612		05/23 AP		10/06/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	9.39		11/01/22		
		COPY PAPER									
		ACCOUNT TOTAL						57.24	0.00	57.24	
101-2245-442.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES											
690		05/23 AP		10/18/22	0000000	DENTONS DAVIS BROWN PC	212.50		11/01/22		
		LGL:RE:IMMIGRATION 09/30/22									
		ACCOUNT TOTAL						212.50	0.00	212.50	
101-2253-423.72-31 OPERATING SUPPLIES / YOUTH SPORTS EQUIPMENT											
669		05/23 AP		10/12/22	0000000	XPRESSIONS	1,247.75		11/01/22		
		YOUTH BASKETBALL SHIRTS									
		ACCOUNT TOTAL						1,247.75	0.00	1,247.75	

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FUND 101 GENERAL FUND									
101-2253-423.86-30				REPAIR & MAINTENANCE /		MAINTENANCE & UPKEEP			
669		05/23 AP		10/21/22	0000000	MENARDS-CEDAR FALLS	37.20		11/01/22
				ACTIVITY ROOM PROJECT		SUPPLIES			
669		05/23 AP		10/21/22	0000000	O'DONNELL ACE HARDWARE	2.99		11/01/22
				WALL ANCHOR					
669		05/23 AP		10/21/22	0000000	GROSSE STEEL CO., INC.	293.00		11/01/22
				FLOORING THRESHOLD FOR		ACTIVITY ROOM			
641		05/23 AP		10/18/22	0000000	PRINT INNOVATIONS	320.00		11/01/22
				CYCLING RM DECAL					
641		05/23 AP		10/18/22	0000000	ALLIED GLASS PRODUCTS	1,488.65		11/01/22
				EXERCISE RM MIRROR		REPLACEMENT			
669		05/23 AP		10/11/22	0000000	ECHO GROUP, INC.	416.13		11/01/22
				ACTIVITY ROOM/ ELECTRICAL					
584		05/23 AP		10/10/22	0000000	MENARDS-CEDAR FALLS	153.54		11/01/22
				ACT RM PROJECT SUPPLIES					
669		05/23 AP		10/10/22	0000000	O'DONNELL ACE HARDWARE	8.69		11/01/22
				TAPCON DRILLBIT					
669		05/23 AP		10/10/22	0000000	O'DONNELL ACE HARDWARE	35.07		11/01/22
				DUCTTAPE & CAULK GUN					
669		05/23 AP		10/03/22	0000000	SHERWIN-WILLIAMS COMPANY	222.13		11/01/22
				BLACK PAINT FOR ACTIVITY		ROOM			
584		05/23 AP		09/30/22	0000000	CULLIGAN WATER CONDITIONING	69.05		11/01/22
				SEPT WATER SOFTNER SERV					
669		05/23 AP		09/30/22	0000000	O'DONNELL ACE HARDWARE	22.37		11/01/22
				DUCTTAPE & CLEAR CAULK					
				ACCOUNT TOTAL			3,068.82	.00	3,068.82
101-2253-423.86-31 REPAIR & MAINTENANCE / THE FALLS REPAIR & MAINT.									
641		05/23 AP		10/17/22	0000000	CEDAR VALLEY LAWN CARE	395.57		11/01/22
				IRRIGATION WINTERIZATION					
641		05/23 AP		10/14/22	0000000	ARCTIC REFRIGERATION LC	107.00		11/01/22
				WINTERIZE ICE MACHINE					
584		05/23 AP		10/11/22	0000000	RESTORATION SERVICES, INC.	1,450.00		11/01/22
				SEAL WATERFALLS - LR					
584		05/23 AP		10/03/22	0000000	CEDAR VALLEY LAWN CARE	603.41		11/01/22
				REPAIR LATERAL LINE		IRRIGATION			
584		05/23 AP		09/27/22	0000000	ROYALTURF INC	393.75		11/01/22
				FALL PLANT HEAD TREATMENT					
				ACCOUNT TOTAL			2,949.73	.00	2,949.73
101-2280-423.72-71 OPERATING SUPPLIES / GALLERY SUPPLIES									
683		05/23 AP		10/24/22	0000000	SIGNS BY TOMORROW	70.00		11/01/22
				PERMANENT COLLECTION		LABELS			
683		05/23 AP		10/20/22	0000000	SIGNS & DESIGNS, INC.	190.00		11/01/22
				NEW HUMANISTS EXHIBITION		VINYL			
				ACCOUNT TOTAL			260.00	.00	260.00

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FUND 101 GENERAL FUND										
101-2280-423.72-73						OPERATING SUPPLIES / GROUNDS SUPPLIES				
683		05/23 AP		10/15/22	0000000	BANCROFT'S FLOWERS PLANTS FOR GALLERY	50.00			11/01/22
						ACCOUNT TOTAL	50.00	.00	50.00	
101-2280-423.73-01						OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES				
683		05/23 AP		10/07/22	0000000	POLK'S LOCK SERVICE, INC. NEW OFFICE KEYS	14.00			11/01/22
						ACCOUNT TOTAL	14.00	.00	14.00	
101-2280-423.81-06						PROFESSIONAL SERVICES / PRINTING & PUBLICATION				
683		05/23 AP		10/10/22	0000000	KAREN'S PRINT-RITE NEW HUMANISTS POSTCARD	344.00			11/01/22
683		05/23 AP		09/22/22	0000000	KAREN'S PRINT-RITE LUMINOUS PINNACLES CLOSIN POSTCARD	185.00			11/01/22
						ACCOUNT TOTAL	529.00	.00	529.00	
101-2280-423.81-60						PROFESSIONAL SERVICES / EXHIBITION FEES				
683		05/23 AP		10/14/22	0000000	VAN DOREN'S, LLC PERM COLLECTION FRAMING FOR CITY HALL PIECES	624.00			11/01/22
						PROJECT#: 023231				
						ACCOUNT TOTAL	624.00	.00	624.00	
101-2280-423.88-21						OUTSIDE AGENCIES / PUBLIC ART COMMITTEE				
683		05/23 AP		10/03/22	0000000	VAN METER, INC. LIGHTING FOR DREAM HOUSE AT RIVERPLACE PLAZA	5,302.62			11/01/22
683		05/23 AP		07/29/22	0000000	CEDAR FALLS STREET DIVISION ROCK FROM INVENTORY FOR DREAM HOUSE RIVERPLACE PL	360.00			11/01/22
						ACCOUNT TOTAL	5,662.62	.00	5,662.62	
101-4511-414.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				
682		05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	3.48			11/01/22
						ACCOUNT TOTAL	3.48	.00	3.48	
101-4511-414.72-02						OPERATING SUPPLIES / LAUNDRY				
674		05/23 AP		10/14/22	0000000	ARAMARK TOWELS-STATION #1	7.25			11/01/22

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FUND 101 GENERAL FUND										
101-4511-414.72-02						OPERATING SUPPLIES / LAUNDRY				
674		05/23 AP		10/14/22	0000000	ARAMARK	18.98			11/01/22
						TOWELS;MATS-PSS BUILDING				
						ACCOUNT TOTAL	26.23	.00	26.23	
continued										
101-4511-414.72-23						OPERATING SUPPLIES / RADIO & MDC FEES				
674		05/23 AP		10/12/22	0000000	BLACK HAWK CO.E911-TREASURER	3,090.08			11/01/22
						FIRE EDACS FEE;OCT-DEC'22				
						ACCOUNT TOTAL	3,090.08	.00	3,090.08	
101-4511-414.73-06						OTHER SUPPLIES / BUILDING REPAIR				
674		05/23 AP		10/26/22	0000000	ALLIED GLASS PRODUCTS	448.17			11/01/22
						INSTALL NEW GLASS DOOR				
						1718 MAIN STREET				
675		05/23 AP		10/17/22	0000000	LASER LINE STRIPING	180.00			11/01/22
						RESTRIPE-EMPLOYEE LOT				
						PSS BUILDING				
674		05/23 AP		10/09/22	0000000	MENARDS-CEDAR FALLS		71.15		11/01/22
						CREDIT-SAND-PARKING LOT				
						PSS BUILDING				
674		05/23 AP		10/08/22	0000000	MENARDS-CEDAR FALLS	112.35			11/01/22
						SAND-PARKING LOT LINES				
						PSS BUILDING				
						ACCOUNT TOTAL	740.52	71.15	669.37	
101-4511-414.73-10						OTHER SUPPLIES / HEADQUARTER SUPPLIES				
674		05/23 AP		10/13/22	0000000	MENARDS-CEDAR FALLS	21.96			11/01/22
						LAUNDRY DETERGENT				
						ACCOUNT TOTAL	21.96	.00	21.96	
101-4511-414.83-06						TRANSPORTATION&EDUCATION / EDUCATION				
674		05/23 AP		10/13/22	0000000	MENARDS-CEDAR FALLS	186.32			11/01/22
						TRNG.PROP CONST.MATERIALS				
						ACCOUNT TOTAL	186.32	.00	186.32	
101-4511-414.86-50						REPAIR & MAINTENANCE / SERVICE CONTRACTS				
674		05/23 AP		10/24/22	0000000	MIDWEST BREATHING AIR L.L.C.	602.82			11/01/22
						QTRLY.AIR TEST;REPAIRS				
						ANNUAL SERVICE				
						ACCOUNT TOTAL	602.82	.00	602.82	
101-4511-414.89-40						MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE				
674		05/23 AP		10/25/22	0000000	COVER-ALL EMBROIDERY, INC.	390.00			11/01/22

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FUND 101 GENERAL FUND										
101-4511-414.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE						continued				
EMBROIDER SHIRTS/JACKETS										
674		05/23 AP		10/14/22	0000000	GALLS, LLC	103.65		11/01/22	
JACKETS-INVENTORY										
674		05/23 AP		10/11/22	0000000	GALLS, LLC	171.46		11/01/22	
PANTS/POLO-MORGAN HOEFT										
ACCOUNT TOTAL							665.11	.00	665.11	
101-4511-414.93-01 EQUIPMENT / EQUIPMENT										
674		05/23 AP		10/24/22	0000000	DINGES FIRE COMPANY	1,398.37		11/01/22	
2 HOSES FOR #552										
674		05/23 AP		10/07/22	0000000	TOYNE, INC.	376.37		11/01/22	
SIREN FOR #501										
ACCOUNT TOTAL							1,774.74	.00	1,774.74	
101-5521-415.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
682		05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.48		11/01/22	
COPY PAPER										
675		05/23 AP		10/12/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	280.42		11/01/22	
PAPER;BINDER CLIPS;REPORT						COVERS;POST-IT NOTES				
ACCOUNT TOTAL							283.90	.00	283.90	
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
675		05/23 AP		10/18/22	0000000	MARTIN BROS.DISTRIBUTING	135.21		11/01/22	
PLATES;CUPS-PD KITCHEN										
675		05/23 AP		10/17/22	0000000	POLK'S LOCK SERVICE, INC.	2.00		11/01/22	
KEY FOR COMPOST FACILITY						FOR PATROL CAR				
675		05/23 AP		10/17/22	0000000	SIGNS BY TOMORROW	191.75		11/01/22	
REFLECTIVE STRIPES-PD#22										
674		05/23 AP		10/14/22	0000000	ARAMARK	18.98		11/01/22	
TOWELS;MATS-PSS BUILDING										
675		05/23 AP		10/12/22	0000000	RASMUSSEN CO., THE	100.00		11/01/22	
RECOVER STOLEN CAMRY						#22-081965				
675		05/23 AP		10/12/22	0000000	RASMUSSEN CO., THE	100.00		11/01/22	
RECOVER STOLEN RENEGADE						#22-081807				
ACCOUNT TOTAL							547.94	.00	547.94	
101-5521-415.72-20 OPERATING SUPPLIES / OFFICERS EQUIPMENT										
675		05/23 AP		10/26/22	0000000	BROWNELLS, INC.	482.55		11/01/22	
RIFLE ACCESSORIES										
675		05/23 AP		10/11/22	0000000	ROCK RIVER ARMS, INC.	3,477.00		11/01/22	
3 M-4 RIFLES FOR PATROL										

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NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION		BALANCE
								POST DT
FUND 101 GENERAL FUND								
101-5521-415.72-20						OPERATING SUPPLIES / OFFICERS EQUIPMENT		
675		05/23 AP		09/25/22	00000000	MIDWEST DEFENSE SOLUTIONS, LL	783.12	11/01/22
						1 BALLISTIC VEST-Z.LADAGE		
						ACCOUNT TOTAL	4,742.67	4,742.67
continued								
101-5521-415.72-23						OPERATING SUPPLIES / RADIO & MDC FEES		
675		05/23 AP		10/12/22	00000000	BLACK HAWK CO.E911-TREASURER	4,722.57	11/01/22
						POL.EDACS FEES;OCT-DEC'22		
						ACCOUNT TOTAL	4,722.57	4,722.57
101-5521-415.73-06						OTHER SUPPLIES / BUILDING REPAIR		
675		05/23 AP		10/17/22	00000000	LASER LINE STRIPING	180.00	11/01/22
						RESTRIPE-EMPLOYEE LOT		
						PSS BUILDING		
674		05/23 AP		10/09/22	00000000	MENARDS-CEDAR FALLS		11/01/22
						CREDIT-SAND-PARKING LOT		
						PSS BUILDING	71.16	
674		05/23 AP		10/09/22	00000000	MENARDS-CEDAR FALLS		11/01/22
						CREDIT-SAND-PARKING LOT		
						PSS BUILDING	318.71	
674		05/23 AP		10/09/22	00000000	MENARDS-CEDAR FALLS	329.70	11/01/22
						SAND-PARKING LOT LINES		
674		05/23 AP		10/08/22	00000000	MENARDS-CEDAR FALLS	112.35	11/01/22
						SAND-PARKING LOT LINES		
						PSS BUILDING		
						ACCOUNT TOTAL	622.05	389.87 232.18
101-5521-415.81-01						PROFESSIONAL SERVICES / PROFESSIONAL SERVICES		
675		05/23 AP		10/15/22	00000000	NET TRANSCRIPTS, INC.	115.42	11/01/22
						TRANSCRIPTION SERVICES		
						#22-063366		
675		05/23 AP		10/15/22	00000000	NET TRANSCRIPTS, INC.	39.80	11/01/22
						TRANSCRIPTION SERVICES		
						#22-076672		
675		05/23 AP		09/30/22	00000000	NET TRANSCRIPTS, INC.	77.61	11/01/22
						TRANSCRIPTION SERVICES		
						#22-057533		
675		05/23 AP		09/07/22	00000000	DOLLESLAGER, RICK	175.00	11/01/22
						PRE-EMPLOYMENT POLYGRAPH		
						KYE RICHTER		
						ACCOUNT TOTAL	407.83	407.83
101-5521-415.83-05						TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)		
675		05/23 AP		10/07/22	00000000	FAREWAY STORES INC. #190	64.02	11/01/22
						BEVERAGES-UNI HOMECOMING		
						ACCOUNT TOTAL	64.02	64.02
101-5521-415.83-06						TRANSPORTATION&EDUCATION / EDUCATION		

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FUND 101 GENERAL FUND										
101-5521-415.83-06						TRANSPORTATION&EDUCATION / EDUCATION				
675		05/23 AP		10/17/22	0000000	IOWA LAW ENFORCEMENT ACADEMY	300.00			11/01/22
						BIKE PATROL SCH.-Z.LADAGE				
						JOHNSTON;9/12-9/16/22				
						ACCOUNT TOTAL	300.00	.00	300.00	
101-5521-415.86-05 REPAIR & MAINTENANCE / EQUIPMENT REPAIRS										
675		05/23 AP		10/07/22	0000000	SIGNS BY TOMORROW	1,856.00			11/01/22
						REFLECTIVE DECALS-541				
675		05/23 AP		10/05/22	0000000	DENT TEK-IOWA LLC	675.00			11/01/22
						DENT REMOVAL-541				
675		05/23 AP		09/16/22	0000000	SCHEELS ALL SPORTS	172.97			11/01/22
						BIKE REPAIRS-CRANK;WHEEL;				
						BRACKET;TAPE;LABOR				
675		05/23 AP		09/16/22	0000000	SCHEELS ALL SPORTS	13.93			11/01/22
						BIKE REPAIRS-CONE DISC				
675		05/23 AP		09/16/22	0000000	SCHEELS ALL SPORTS	1.99			11/01/22
						BIKE REPAIRS-CONE DISC				
						ACCOUNT TOTAL	2,719.89	.00	2,719.89	
101-5521-415.93-01 EQUIPMENT / EQUIPMENT										
675		05/23 AP		10/12/22	0000000	KIRK GROSS COMPANY	5,224.23			11/01/22
						CREDENZA-BERTE				
						ACCOUNT TOTAL	5,224.23	.00	5,224.23	
101-5521-425.81-20 PROFESSIONAL SERVICES / HUMANE SOCIETY										
675		05/23 AP		10/05/22	0000000	CEDAR BEND HUMANE SOCIETY	7,269.20			11/01/22
						SEP'22 ANIMAL SURRENDER				
						ACCOUNT TOTAL	7,269.20	.00	7,269.20	
101-6613-433.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
668		05/23 AP		10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.78			11/01/22
						PAPER, POST ITS, PENS				
						ACCOUNT TOTAL	3.78	.00	3.78	
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
681		05/23 AP		10/25/22	0000000	O'DONNELL ACE HARDWARE	23.97			11/01/22
						CABLE FOR NEW TV'S				
						PROJECT#: 062501				
681		05/23 AP		10/25/22	0000000	O'DONNELL ACE HARDWARE	11.08			11/01/22
						BOWL CLNER DISINFECTANT				
						PROJECT#: 062506				

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FUND 101 GENERAL FUND									
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued			
681		05/23	AP	10/24/22	0000000	O'DONNELL ACE HARDWARE CAULK	31.96		11/01/22
PROJECT#:		062507							
668		05/23	AP	10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT PAPER, POST ITS, PENS	2.83		11/01/22
681		05/23	AP	10/19/22	0000000	MENARDS-CEDAR FALLS CLEANING SPONGES, SWITCH GUARDS	9.15		11/01/22
PROJECT#:		062501							
668		05/23	AP	10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT TISSUE, TOWELS, SOAP AND LINERS	536.30		11/01/22
PROJECT#:		062501							
668		05/23	AP	10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT TISSUE, TOWELS, SOAP AND LINERS	401.88		11/01/22
PROJECT#:		062506							
668		05/23	AP	10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT TISSUE, TOWELS, SOAP AND LINERS	505.04		11/01/22
PROJECT#:		062507							
668		05/23	AP	10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT TISSUE, TOWELS, SOAP AND LINERS	415.95		11/01/22
PROJECT#:		062511							
681		05/23	AP	10/18/22	0000000	MENARDS-CEDAR FALLS BOLTS	10.18		11/01/22
PROJECT#:		062501							
657		05/23	AP	10/14/22	0000000	O'DONNELL ACE HARDWARE MARKER AND FUNNEL	10.68		11/01/22
PROJECT#:		062507							
657		05/23	AP	10/13/22	0000000	O'DONNELL ACE HARDWARE COUNTERSINK BIT AND SCREW	39.96		11/01/22
PROJECT#:		062507							
681		05/23	AP	10/11/22	0000000	SERVICEWEAR APPAREL, INC. UNIFORMS PUBLIC BLDGS	56.18		11/01/22
668		05/23	AP	10/10/22	0000000	POLK'S LOCK SERVICE, INC. DOOR LOCK	599.73		11/01/22
PROJECT#:		062501							
633		05/23	AP	10/06/22	0000000	O'DONNELL ACE HARDWARE KEY TAGS, TABLE FELT AND SCREWS	21.53		11/01/22
PROJECT#:		062501							
585		05/23	AP	10/05/22	0000000	OFFICE EXPRESS OFFICE PRODUCT HAND SOAP	206.18		11/01/22
PROJECT#:		062501							
585		05/23	AP	10/05/22	0000000	O'DONNELL ACE HARDWARE DOOR HOLD OPEN	17.38		11/01/22
PROJECT#:		062501							
657		05/23	AP	10/05/22	0000000	ECHO GROUP, INC. LIGHT BULBS	97.20		11/01/22
PROJECT#:		062503							
633		05/23	AP	10/04/22	0000000	OFFICE EXPRESS OFFICE PRODUCT CLEANER, TISSUE, TOWELS AND SOAP	185.00		11/01/22
PROJECT#:		062501							

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FUND 101 GENERAL FUND										
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES						continued				
633		05/23 AP		10/04/22	0000000	OFFICE EXPRESS OFFICE PRODUCT CLEANER, TISSUE, TOWELS AND SOAP	374.04			11/01/22
PROJECT#:					062503					
633		05/23 AP		10/04/22	0000000	OFFICE EXPRESS OFFICE PRODUCT CLEANER, TISSUE, TOWELS AND SOAP	216.67			11/01/22
PROJECT#:					062507					
633		05/23 AP		10/04/22	0000000	OFFICE EXPRESS OFFICE PRODUCT CLEANER, TISSUE, TOWELS AND SOAP	72.60			11/01/22
PROJECT#:					062506					
681		05/23 AP		09/27/22	0000000	SERVICEWEAR APPAREL, INC. UNIFORMS FOR PUB BLDGS	93.00			11/01/22
633		05/23 AP		09/26/22	0000000	POLK'S LOCK SERVICE, INC. DISPENSER KEYS	9.00			11/01/22
PROJECT#:					062506					
657		05/23 AP		09/12/22	0000000	VAN METER, INC. LED LIGHTS	2,207.58			11/01/22
PROJECT#:					062514					
ACCOUNT TOTAL							6,155.07	.00		6,155.07
101-6616-446.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
681		05/23 AP		10/24/22	0000000	O'DONNELL ACE HARDWARE PLIERS	17.69			11/01/22
PROJECT#:					062506					
ACCOUNT TOTAL							17.69	.00		17.69
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR										
668		05/23 AP		10/21/22	0000000	NICK'S SEWER & DRAIN CLEANING DRAIN CLEANING	125.00			11/01/22
PROJECT#:					062507					
668		05/23 AP		10/21/22	0000000	O'DONNELL ACE HARDWARE SCREWS	5.98			11/01/22
PROJECT#:					062507					
668		05/23 AP		10/21/22	0000000	O'DONNELL ACE HARDWARE WALL ANCHORS	2.99			11/01/22
PROJECT#:					062507					
668		05/23 AP		10/21/22	0000000	O'DONNELL ACE HARDWARE CUTTING WHEEL	21.52			11/01/22
PROJECT#:					062507					
668		05/23 AP		10/21/22	0000000	O'DONNELL ACE HARDWARE COUNTERSINK BIT	15.69			11/01/22
PROJECT#:					062507					
657		05/23 AP		10/18/22	0000000	O'DONNELL ACE HARDWARE THERMOSTAT AND SAW BLADES AND DRILL DRIVES	67.67			11/01/22
PROJECT#:					062506					
681		05/23 AP		10/18/22	0000000	ECHO GROUP, INC.	168.27			11/01/22

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FUND 101 GENERAL FUND									
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR continued									
PROJECT#: 062501 WIRE NUTS AND VOLTAGE TESTER									
681		05/23	AP	10/18/22	0000000	MENARDS-CEDAR FALLS	29.19		11/01/22
PROJECT#: 062507 WIRE CONNECTORS AND TAPE CABLE TIES									
657		05/23	AP	10/17/22	0000000	DENNIS C. CHRISTENSEN & SONS,	245.00		11/01/22
PROJECT#: 062505 SIDEWALK REPAIR									
657		05/23	AP	10/17/22	0000000	O'DONNELL ACE HARDWARE	19.96		11/01/22
PROJECT#: 062501 OUTLETS FOR COUNCIL ROOM									
681		05/23	AP	10/14/22	0000000	AIRE SERV.OF THE CEDAR VALLEY	256.93		11/01/22
PROJECT#: 062501 SERVER ROOM A/C REPAIR									
657		05/23	AP	10/13/22	0000000	O'DONNELL ACE HARDWARE	14.97		11/01/22
PROJECT#: 062507 GRINDING STONES									
681		05/23	AP	10/13/22	0000000	PLUMB SUPPLY COMPANY, LLC	181.98		11/01/22
PROJECT#: 062503 FLUSH VALVE									
657		05/23	AP	10/11/22	0000000	ECHO GROUP, INC.	329.09		11/01/22
PROJECT#: 062506 EXTERIOR LIGHTS AND GLOVES									
657		05/23	AP	10/11/22	0000000	O'DONNELL ACE HARDWARE	21.38		11/01/22
PROJECT#: 062503 TOLIET GASKET AND BOLTS									
657		05/23	AP	10/11/22	0000000	O'DONNELL ACE HARDWARE	14.68		11/01/22
PROJECT#: 062503 TOLIET REPAIR AND BOLTS									
657		05/23	AP	10/10/22	0000000	ECHO GROUP, INC.	119.43		11/01/22
PROJECT#: 062501 WIRING SUPPLIES									
657		05/23	AP	10/07/22	0000000	MENARDS-CEDAR FALLS	9.99		11/01/22
PROJECT#: 062503 PLUMBING REPAIR									
585		05/23	AP	10/05/22	0000000	O'DONNELL ACE HARDWARE	9.99		11/01/22
PROJECT#: 062507 DRAIN OPENER									
668		05/23	AP	09/30/22	0000000	ECHO GROUP, INC.	370.68		11/01/22
PROJECT#: 062506 EMERGENCY LIGHT BALLAST									
585		05/23	AP	09/26/22	0000000	MENARDS-CEDAR FALLS	20.53		11/01/22
PROJECT#: 062501 DRILL BITS									
633		05/23	AP	09/24/22	0000000	POLK'S LOCK SERVICE, INC.	2,226.00		11/01/22
PROJECT#: 062506 EXTERIOR DOOR CLOSER REPLACEMENT									
ACCOUNT TOTAL							4,276.92	.00	4,276.92

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FUND 101 GENERAL FUND										
101-6616-446.73-41				05/23	AP 10/11/22 0000000	OTHER SUPPLIES / CIVIL DEFENSE SIRENS MENARDS-CEDAR FALLS CIVIL DEF SIREN BATTERIES	109.99			11/01/22
ACCOUNT TOTAL							109.99	0.00	109.99	
101-6616-446.81-08 PROFESSIONAL SERVICES / PEST CONTROL										
585				05/23	AP 10/01/22 0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	26.96			11/01/22
PROJECT#:					062508					
585				05/23	AP 10/01/22 0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	50.52			11/01/22
PROJECT#:					062511					
585				05/23	AP 10/01/22 0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	28.75			11/01/22
PROJECT#:					062505					
585				05/23	AP 10/01/22 0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	44.80			11/01/22
PROJECT#:					062515					
585				05/23	AP 10/01/22 0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	265.62			11/01/22
PROJECT#:					062507					
585				05/23	AP 10/01/22 0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	59.25			11/01/22
PROJECT#:					062506					
585				05/23	AP 10/01/22 0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	36.10			11/01/22
PROJECT#:					062510					
585				05/23	AP 09/20/22 0000000	PLUNKETT'S PEST CONTROL, INC PEST CONTROL	44.00			11/01/22
PROJECT#:					062506					
ACCOUNT TOTAL							556.00	0.00	556.00	
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS										
657				05/23	AP 10/14/22 0000000	ARAMARK MAT SERVICE	19.50			11/01/22
PROJECT#:					062501					
668				05/23	AP 10/14/22 0000000	ARAMARK MAT SERVICE	43.20			11/01/22
PROJECT#:					062506					
ACCOUNT TOTAL							62.70	0.00	62.70	
101-6616-446.93-01 EQUIPMENT / EQUIPMENT										
668				05/23	AP 10/11/22 0000000	BLACK HAWK RENTAL LIFT RENTAL	3,075.15			11/01/22

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									POST DT
FUND 101 GENERAL FUND									
101-6616-446.93-01 EQUIPMENT / EQUIPMENT						continued			
PROJECT#: 062514									
633		05/23 AP		09/30/22	0000000	RADIO COMMUNICATIONS CO., INC.	48,900.00		11/01/22
SIREN REPLACEMENT									
585		05/23 AP		09/13/22	0000000	VAN METER, INC.	34,903.99		11/01/22
LED LIGHT UPGRADE									
PROJECT#: 062514									
ACCOUNT TOTAL							86,879.14	.00	86,879.14
101-6623-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
633		05/23 AP		10/10/22	0000000	O'DONNELL ACE HARDWARE	7.69		11/01/22
POISON PEANUTS CEMETERY									
633		05/23 AP		10/01/22	0000000	IOWA DEPT-NATURAL RESOURCES	115.00		11/01/22
WATER USAGE PERMIT 2995 PHEASANT RIDGE									
633		05/23 AP		09/29/22	0000000	TESTAMERICA LABORATORIES, INC	21.00		11/01/22
WATER TEST									
633		05/23 AP		09/29/22	0000000	TESTAMERICA LABORATORIES, INC	21.00		11/01/22
WATER TEST									
ACCOUNT TOTAL							164.69	.00	164.69
101-6625-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
611		05/23 AP		10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	7.37		11/01/22
NOTEBOOKS, SHEET PROTECTOR									
612		05/23 AP		10/17/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	18.74		11/01/22
COPY PAPER									
612		05/23 AP		10/10/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	33.71		11/01/22
COPY PAPER									
612		05/23 AP		10/06/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	11.74		11/01/22
COPY PAPER									
612		05/23 AP		10/05/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	8.20		11/01/22
GEL PENS									
612		05/23 AP		10/04/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	9.83		11/01/22
POST ITS, GEL PENS									
ACCOUNT TOTAL							89.59	.00	89.59
101-6625-432.72-16 OPERATING SUPPLIES / TOOLS									
611		05/23 AP		08/29/22	0000000	MENARDS-CEDAR FALLS	24.97		11/01/22
STAPLER, STAPLES									
ACCOUNT TOTAL							24.97	.00	24.97
101-6633-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
668		05/23 AP		10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	14.16		11/01/22

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									POST DT
FUND 101 GENERAL FUND									
101-6633-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES						continued			
585				05/23 AP 09/29/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	39.32		11/01/22
				PAPER, POST ITS, PENS					
				OFFICE SUPPLIES PARKS					
ACCOUNT TOTAL							53.48	.00	53.48
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES									
681				05/23 AP 10/26/22	0000000	BENTON BUILDING CENTER	18.40		11/01/22
681				05/23 AP 10/26/22	0000000	BUILDERS SELECT LLC	23.97		11/01/22
657				05/23 AP 10/20/22	0000000	BENTON BUILDING CENTER	73.62		11/01/22
657				05/23 AP 10/20/22	0000000	BENTON BUILDING CENTER	73.62		11/01/22
657				05/23 AP 10/20/22	0000000	BUILDERS SELECT LLC	231.60		11/01/22
657				05/23 AP 10/20/22	0000000	IOWA DEPT-AGRICULTURE	15.00		11/01/22
657				05/23 AP 10/20/22	0000000	IOWA DEPT-AGRICULTURE	15.00		11/01/22
681				05/23 AP 10/20/22	0000000	NORTH AMERICAN SAFETY, INC	78.14		11/01/22
657				05/23 AP 10/19/22	0000000	BUILDERS SELECT LLC	79.96		11/01/22
657				05/23 AP 10/17/22	0000000	DIAMOND VOGEL PAINT - #52	497.70		11/01/22
668				05/23 AP 10/17/22	0000000	WAPSIE PINES LAWN CARE/LANDSC	1,194.98		11/01/22
633				05/23 AP 10/13/22	0000000	NORTH AMERICAN SAFETY, INC	54.45		11/01/22
681				05/23 AP 10/11/22	0000000	SERVICEWEAR APPAREL, INC,	176.71		11/01/22
657				05/23 AP 10/07/22	0000000	PLUMB SUPPLY COMPANY, LLC	53.15		11/01/22
681				05/23 AP 10/07/22	0000000	NORTH AMERICAN SAFETY, INC	742.93		11/01/22
633				05/23 AP 10/05/22	0000000	DIAMOND VOGEL PAINT - #52	61.06		11/01/22
657				05/23 AP 10/04/22	0000000	NORTH AMERICAN SAFETY, INC	343.97		11/01/22
633				05/23 AP 10/03/22	0000000	MENARDS-CEDAR FALLS	49.44		11/01/22
585				05/23 AP 09/30/22	0000000	NORTH AMERICAN SAFETY, INC	212.00		11/01/22
633				05/23 AP 09/30/22	0000000	DIAMOND VOGEL PAINT - #52	28.31		11/01/22
633				05/23 AP 09/30/22	0000000	DIAMOND VOGEL PAINT - #52	27.74		11/01/22

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FUND 101 GENERAL FUND										
101-6633-423.72-01						OPERATING SUPPLIES / OPERATING SUPPLIES				continued
585		05/23 AP		09/29/22	0000000	LITTLE RED SCHOOL HOUSE PAINT ZIMCO SUPPLY CO.	813.45			11/01/22
585		05/23 AP		09/28/22	0000000	CHEMICALS ZIMCO SUPPLY CO.	696.00			11/01/22
681		05/23 AP		09/27/22	0000000	HYDRO MULCH SERVICEWEAR APPAREL, INC.	89.62			11/01/22
633		05/23 AP		09/09/22	0000000	UNIFORMS FOR PARKS OUTDOOR & MORE	6.30			11/01/22
633		05/23 AP		07/21/22	0000000	TORCH WEED BURNER PROPANE ZIMCO SUPPLY CO.	44.00			11/01/22
						CHEMICALS				
						ACCOUNT TOTAL	5,701.12	.00		5,701.12
101-6633-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
657		05/23 AP		10/17/22	0000000	BLACK HAWK CO.EXTENSION PESTICIDE CLASS FOR RYAN R, KIM A AND TOBIAS S	140.00			11/01/22
						ACCOUNT TOTAL	140.00	.00		140.00
101-6633-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
585		05/23 AP		09/30/22	0000000	WATER FOR PARKS SHOP CULLIGAN WATER CONDITIONING	60.89			11/01/22
585		05/23 AP		09/23/22	0000000	PORTA POTTY COOLEY PUMPING, LLC	115.00			11/01/22
						ACCOUNT TOTAL	175.89	.00		175.89
101-6633-423.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
611		05/23 AP		10/04/22	0000000	3303-SEERLEY PARK IMPROV RITLAND & KUIPER LANDSCAPE AR 08/01-09/30/22	1,962.50			11/01/22
						PROJECT#: 063303				
						ACCOUNT TOTAL	1,962.50	.00		1,962.50
						FUND TOTAL	183,326.45	461.02		182,865.43
FUND 203 TAX INCREMENT FINANCING										
FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				
668		05/23 AP		10/20/22	0000000	PAPER, POST ITS, PENS OFFICE EXPRESS OFFICE PRODUCT	14.15			11/01/22
633		05/23 AP		10/05/22	0000000	FOLDERS FOR SNOW PLOWS OFFICE EXPRESS OFFICE PRODUCT	139.88			11/01/22

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FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES continued										
	585	05/23 AP		09/29/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	39.33			11/01/22
						OFFICE SUPPLIES STREETS				
						ACCOUNT TOTAL	193.36	0.00	193.36	
206-6637-436.72-16 OPERATING SUPPLIES / TOOLS										
	633	05/23 AP		10/10/22	0000000	O'DONNELL ACE HARDWARE	8.69			11/01/22
						DRILL BITS				
	633	05/23 AP		10/10/22	0000000	O'DONNELL ACE HARDWARE	35.07			11/01/22
						CAULK GUN				
						ACCOUNT TOTAL	43.76	0.00	43.76	
206-6637-436.72-17 OPERATING SUPPLIES / UNIFORMS										
	681	05/23 AP		10/11/22	0000000	SERVICEWEAR APPAREL, INC.	574.24			11/01/22
						UNIFORMS FOR STREETS				
	681	05/23 AP		10/07/22	0000000	NORTH AMERICAN SAFETY, INC	1,140.42			11/01/22
						HI VISION FOR STREETS				
	657	05/23 AP		10/04/22	0000000	NORTH AMERICAN SAFETY, INC	852.00			11/01/22
						HIVISION UNIFORMS STREETS				
	585	05/23 AP		09/30/22	0000000	NORTH AMERICAN SAFETY, INC	270.00			11/01/22
						HI VISION STREETS				
	681	05/23 AP		09/27/22	0000000	SERVICEWEAR APPAREL, INC.	190.50			11/01/22
						UNIFORMS FOR STREETS				
	585	05/23 AP		09/21/22	0000000	SERVICEWEAR APPAREL, INC.	102.92			11/01/22
						UNIFORMS FOR STREETS				
	585	05/23 AP		09/20/22	0000000	SERVICEWEAR APPAREL, INC.	231.57			11/01/22
						UNIFORMS FOR STREETS				
	585	05/23 AP		09/19/22	0000000	SERVICEWEAR APPAREL, INC.	47.64			11/01/22
						UNIFORMS FOR STREETS				
						ACCOUNT TOTAL	3,409.29	0.00	3,409.29	
206-6637-436.72-54 OPERATING SUPPLIES / BUILDING SUPPLIES										
	668	05/23 AP		10/14/22	0000000	MENARDS-CEDAR FALLS	49.98			11/01/22
						SUPPLIES				
	668	05/23 AP		10/14/22	0000000	O'DONNELL ACE HARDWARE	17.98			11/01/22
						MARKING PAINT				
	668	05/23 AP		10/14/22	0000000	O'DONNELL ACE HARDWARE	52.07			11/01/22
						SAW ZALL BLADES				
						ACCOUNT TOTAL	120.03	0.00	120.03	
206-6637-436.73-28 OTHER SUPPLIES / SIDEWALKS										
	668	05/23 AP		10/11/22	0000000	BENTON'S READY MIX CONCRETE,	450.00			11/01/22

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FUND 206 STREET CONSTRUCTION FUND									
206-6637-436.73-28 OTHER SUPPLIES / SIDEWALKS						continued			
668				05/23	AP 10/10/22 0000000	CONCRETE FOR ADA RAMP CLEARVIEW BENTON'S READY MIX CONCRETE,	180.00		11/01/22
633				05/23	AP 10/05/22 0000000	CONCRETE COMMON SQUARES CLEARVIEW BLACK HAWK RENTAL	80.25		11/01/22
PROJECT#: 062436									
ACCOUNT TOTAL							710.25	.00	710.25
206-6637-436.73-32 OTHER SUPPLIES / STREETS									
681				05/23	AP 10/15/22 0000000	BMC AGGREGATES L.C. AND ALLEYS	3,378.72		11/01/22
668				05/23	AP 10/14/22 0000000	ROADSTONE FOR SHOULDERS BENTON'S READY MIX CONCRETE, EAGLE RIDGE	792.00		11/01/22
633				05/23	AP 10/12/22 0000000	CONCRETE FOR REPAIRS GIERKE-ROBINSON COMPANY, INC. REPAIR	152.00		11/01/22
633				05/23	AP 10/10/22 0000000	EXPANSION FOR CONCRETE BUILDERS SELECT LLC	21.87		11/01/22
633				05/23	AP 10/06/22 0000000	LUMBER FOR CONCRETE FORMS BENTON'S READY MIX CONCRETE, HUDSON RD	360.00		11/01/22
PROJECT#: 062436									
668				05/23	AP 10/06/22 0000000	CONCRETE FOR CFU REPAIR STETSON BUILDING PRODUCTS LLC	1,039.32		11/01/22
633				05/23	AP 10/05/22 0000000	EXPANSION ADA IRONS BENTON'S READY MIX CONCRETE, 12TH STREET	387.50		11/01/22
PROJECT#: 062436									
585				05/23	AP 10/04/22 0000000	CONCRETE FOR REPAIRS BUILDERS SELECT LLC	72.90		11/01/22
633				05/23	AP 10/04/22 0000000	FORM LUMBER BENTON'S READY MIX CONCRETE, ROAD	1,452.00		11/01/22
585				05/23	AP 09/30/22 0000000	CONCRETE FOR GREEN CREEK ASPRO, INC.	288.00		11/01/22
633				05/23	AP 09/30/22 0000000	HOT MIX ASPHALT BMC AGGREGATES L.C.	798.15		11/01/22
585				05/23	AP 09/24/22 0000000	ROCK FOR SHOULDERS BMC AGGREGATES L.C., 3/8 CHIP FOR SPRAY PATCH	526.08		11/01/22
ACCOUNT TOTAL							9,268.54	.00	9,268.54
206-6637-436.73-35 OTHER SUPPLIES / WEED CUTTING									
585				05/23	AP 09/20/22 0000000	BRUSH BLADE FOR WEED EATER OUTDOOR & MORE	16.99		11/01/22
ACCOUNT TOTAL							16.99	.00	16.99
206-6637-436.92-81 STRUCTURE IMPROV & BLDGS / PERMEABLE ALLEY PROGRAM									

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FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.92-81						STRUCTURE IMPROV & BLDGS / PERMEABLE ALLEY PROGRAM				
611		05/23 AP		10/21/22	0000000	OWEN CONTRACTING INC.	53,704.69			11/01/22
						3268-2022 ALLEY RECON.				
						PROJECT#: 023268				
						ACCOUNT TOTAL	53,704.69	.00	53,704.69	
206-6637-436.92-93 STRUCTURE IMPROV & BLDGS / WEST 27TH ST IMPROVEMENTS										
611		05/23 AP		10/20/22	0000000	PETERSON CONTRACTORS	196,285.35			11/01/22
						3240-W 27TH STREET RECON				
						PROJECT#: 023240				
						ACCOUNT TOTAL	196,285.35	.00	196,285.35	
206-6647-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
668		05/23 AP		10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.83			11/01/22
						PAPER, POST ITS, PENS				
						ACCOUNT TOTAL	2.83	.00	2.83	
206-6647-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
657		05/23 AP		10/19/22	0000000	O'DONNELL ACE HARDWARE	12.04			11/01/22
						CLEANING WIPES				
657		05/23 AP		10/18/22	0000000	O'DONNELL ACE HARDWARE	44.75			11/01/22
						COAX CONNECTORS				
657		05/23 AP		10/13/22	0000000	ECHO GROUP, INC.	18.21			11/01/22
						ELECTRICAL SUPPLIES				
681		05/23 AP		10/11/22	0000000	FASTENAL COMPANY	260.17			11/01/22
						DRILL BITS AND HARDWARE				
657		05/23 AP		10/10/22	0000000	MENARDS-CEDAR FALLS	82.88			11/01/22
						ELECTRICAL SUPPLIES				
681		05/23 AP		10/07/22	0000000	NORTH AMERICAN SAFETY, INC	113.73			11/01/22
						HI VISION FOR TRAFFIC				
657		05/23 AP		10/05/22	0000000	FASTENAL COMPANY	68.49			11/01/22
						DRILL BIT				
585		05/23 AP		09/30/22	0000000	NORTH AMERICAN SAFETY, INC	46.00			11/01/22
						HI VISION TRAFFIC				
657		05/23 AP		09/30/22	0000000	ECHO GROUP, INC.	142.08			11/01/22
						ELECTRICAL SUPPLIES				
681		05/23 AP		09/27/22	0000000	SERVICEWEAR APPAREL, INC.	27.75			11/01/22
						UNIFORMS FOR TRAFFIC OPS				
						ACCOUNT TOTAL	816.10	.00	816.10	
206-6647-436.72-62 OPERATING SUPPLIES / PAINT										
681		05/23 AP		10/21/22	0000000	O'DONNELL ACE HARDWARE	63.12			11/01/22

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FUND 206 STREET CONSTRUCTION FUND										
206-6647-436.72-62 OPERATING SUPPLIES / PAINT continued										
PAINT										
ACCOUNT TOTAL							63.12	.00	63.12	
206-6647-436.73-25 OTHER SUPPLIES / TRAFFIC SIGNS										
681		05/23 AP		10/14/22	0000000	IOWA PRISON INDUSTRIES SIGNS	5,670.50		11/01/22	
ACCOUNT TOTAL							5,670.50	.00	5,670.50	
206-6647-436.86-72 REPAIR & MAINTENANCE / CONTRACT STREET PAINTING										
657		05/23 AP		10/17/22	0000000	LASER LINE STRIPING CONTRACT PAVEMENT MARKING	1,120.00		11/01/22	
ACCOUNT TOTAL							1,120.00	.00	1,120.00	
206-6647-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
681		05/23 AP		09/04/22	0000000	TRAFFIC CONTROL CORPORATION SNOW PROOF LENSES	2,360.00		11/01/22	
ACCOUNT TOTAL							2,360.00	.00	2,360.00	
FUND TOTAL							273,784.81	.00	273,784.81	
FUND 215 HOSPITAL FUND										
FUND 216 POLICE BLOCK GRANT FUND										
FUND 217 SECTION 8 HOUSING FUND										
217-2214-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
611		05/23 AP		10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.18		11/01/22	
612		05/23 AP		10/17/22	0000000	NOTEBOOKS,SHEET PROTECTOR COPY PAPER	3.00		11/01/22	
612		05/23 AP		10/10/22	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	5.39		11/01/22	
612		05/23 AP		10/06/22	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	1.88		11/01/22	
ACCOUNT TOTAL							11.45	.00	11.45	
217-2214-432.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
612		05/23 AP		09/20/22	0000000	NAN MCKAY & ASSOCIATES, INC. MODEL ADMIN PLAN DIGITAL	239.00		11/01/22	
ACCOUNT TOTAL							239.00	.00	239.00	

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FUND 217 SECTION 8 HOUSING FUND										
					FUND TOTAL		250.45	.00	250.45	
FUND 223 COMMUNITY BLOCK GRANT										
223-2224-432.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
682		05/23 AP		10/25/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.74			11/01/22
		COPY PAPER								
611		05/23 AP		10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	.29			11/01/22
		NOTEBOOKS,SHEET PROTECTOR								
612		05/23 AP		10/17/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	.75			11/01/22
		COPY PAPER								
612		05/23 AP		10/10/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.35			11/01/22
		COPY PAPER								
612		05/23 AP		10/06/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	.47			11/01/22
		COPY PAPER								
					ACCOUNT TOTAL		4.60	.00	4.60	
					FUND TOTAL		4.60	.00	4.60	
FUND 224 TRUST & AGENCY										
FUND 242 STREET REPAIR FUND										
242-1240-431.92-44 STRUCTURE IMPROV & BLDGS / STREET RECONSTRUCTION										
611		05/23 AP		10/20/22	0000000	PETERSON CONTRACTORS	44,618.55			11/01/22
		3230-2022 STREET CONST.								
		PROJECT#: 023230								
					ACCOUNT TOTAL		44,618.55	.00	44,618.55	
242-1240-431.92-51 STRUCTURE IMPROV & BLDGS / SEAL COAT PROGRAM										
611		05/23 AP		10/03/22	0000000	BLACKTOP SERVICE COMPANY	134,820.51			11/01/22
		3273-2022 SEAL COAT								
		PROJECT#: 023273								
					ACCOUNT TOTAL		134,820.51	.00	134,820.51	
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT										
690		05/23 AP		10/28/22	0000000	BLACK HAWK CO.ABSTRACT	280.00			11/01/22
		23283-MAIN STREET RECONST								
		PROJECT#: 023283								
682		05/23 AP		10/26/22	0000000	BLACK HAWK CO.ABSTRACT	250.00			11/01/22
		3283-MAIN ST RECONSTRUCT								
		PROJECT#: 023283								
682		05/23 AP		10/21/22	0000000	BLACK HAWK CO.ABSTRACT	90.00			11/01/22
		3283-MAIN ST RECONSTRUCT								
		PROJECT#: 023283								
		UPDT REPORT-1217 MAIN ST								

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NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE
								POST DT
FUND 242 STREET REPAIR FUND								
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT					continued			
ACCOUNT TOTAL						620.00	.00	620.00
FUND TOTAL						180,059.06	.00	180,059.06
FUND 254 CABLE TV FUND								
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES								
611		05/23	AP	10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.18	11/01/22
						NOTEBOOKS,SHEET PROTECTOR		
612		05/23	AP	10/17/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.00	11/01/22
						COPY PAPER		
612		05/23	AP	10/10/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	5.39	11/01/22
						COPY PAPER		
612		05/23	AP	10/06/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.88	11/01/22
						COPY PAPER		
ACCOUNT TOTAL						11.45	.00	11.45
254-1088-431.89-18 MISCELLANEOUS SERVICES / COMMUNITY PROGRAMMING								
609		05/23	AP	10/01/22	0000000	DE WOLFE MUSIC USA, INC.	700.00	11/01/22
						ANNUAL MUSIC LIC-CABLE TV		
ACCOUNT TOTAL						700.00	.00	700.00
254-1088-431.93-01 EQUIPMENT / EQUIPMENT								
682		05/23	AP	10/20/22	0000000	MENARDS-CEDAR FALLS	272.60	11/01/22
						4-SHELF UNIT/STOR TRUNKS		
609		05/23	AP	10/04/22	0000000	MENARDS-CEDAR FALLS	299.99	11/01/22
						4-SHELF UNIT		
ACCOUNT TOTAL						572.59	.00	572.59
FUND TOTAL						1,284.04	.00	1,284.04
FUND 258 PARKING FUND								
258-5531-435.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES								
611		05/23	AP	10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.77	11/01/22
						NOTEBOOKS,SHEET PROTECTOR		
612		05/23	AP	10/17/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	4.50	11/01/22
						COPY PAPER		
612		05/23	AP	10/10/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	8.09	11/01/22
						COPY PAPER		
612		05/23	AP	10/06/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.82	11/01/22

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NBR	NBR	PER.	CD	DATE	NUMBER				BALANCE	
									POST DT	
FUND 258 PARKING FUND										
258-5531-435.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				
						COPY PAPER				
						ACCOUNT TOTAL	17.18	.00	17.18	
258-5531-435.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
609		05/23	AP	10/07/22	0000000	IPS GROUP, INC	64.59			11/01/22
						NEW METER CARDS - 2023				
						ACCOUNT TOTAL	64.59	.00	64.59	
258-5531-435.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
642		05/23	AP	10/17/22	0000000	SIGNS BY TOMORROW	145.00			11/01/22
						ADDT'L LOT SIGNS				
						PARKING IMPLEMENTATION				
						ACCOUNT TOTAL	145.00	.00	145.00	
						FUND TOTAL	226.77	.00	226.77	
FUND 261 TOURISM & VISITORS										
261-2291-423.85-23 UTILITIES / BUILDING MAINTENANCE										
637		05/23	AP	10/14/22	0000000	ARAMARK	7.80			11/01/22
						MAT SERVICE				
						ACCOUNT TOTAL	7.80	.00	7.80	
261-2291-423.85-50 UTILITIES / COMMUNITY AWARENESS										
637		05/23	AP	10/14/22	0000000	DELICIOUS DESIGNS CAKES	50.00			11/01/22
						SUPPLIES FOR VOLUNTEER				
						FALL APPRECIATION				
						ACCOUNT TOTAL	50.00	.00	50.00	
261-2291-423.85-51 UTILITIES / EVENTS, BIDS, & SPONSORS										
637		05/23	AP	10/12/22	0000000	SIGNS BY TOMORROW	408.00			11/01/22
						MESH BANNER FOR UNI WALK				
						BRIDGE-WELCM IHSAA FBALL				
						ACCOUNT TOTAL	408.00	.00	408.00	
261-2291-423.85-52 UTILITIES / TOURISM MARKETING GRANTS										
637		05/23	AP	10/17/22	0000000	ANTIQUA ACRES	500.00			11/01/22
						2022 OLD TIME POWER SHOW				
637		05/23	AP	10/17/22	0000000	CEDAR VALLEY GYMNASTICS ACADE	1,500.00			11/01/22
						JAN 28-30, 2022 MEET HELD				
						IN CF				

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FUND 261 TOURISM & VISITORS										
261-2291-423.85-52 UTILITIES / TOURISM MARKETING GRANTS						continued				
637		05/23	AP	10/17/22	0000000	IOWA SHRINE BOWL INC	500.00			11/01/22
						EVENT UNI-DOME JULY2022				
						ACCOUNT TOTAL	2,500.00	.00	2,500.00	
261-2291-423.88-43 OUTSIDE AGENCIES / COMMUNITY BETTERMENT GRTS										
637		05/23	AP	10/06/22	0000000	CEDAR VALLEY YOUTH SOCCER ASS	5,750.00			11/01/22
						MISSION PLAYGROUND AT				
						CV SOCCER COMPLEX				
						ACCOUNT TOTAL	5,750.00	.00	5,750.00	
261-2291-423.88-47 OUTSIDE AGENCIES / ECONOMIC DEVEL GRANTS										
690		05/23	AP	10/28/22	0000000	COMMUNITY MAIN STREET	9,000.00			11/01/22
						1ST 1/2 PAYMENT FOR FY23				
						ACCOUNT TOTAL	9,000.00	.00	9,000.00	
						FUND TOTAL	17,715.80	.00	17,715.80	
FUND 262 SENIOR SERVICES & COMM CT										
262-1092-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
601		05/23	AP	10/14/22	0000000	ARAMARK	7.80			11/01/22
						COMM. CENTER MAT SERVICE				
						ACCOUNT TOTAL	7.80	.00	7.80	
262-1092-423.89-08 MISCELLANEOUS SERVICES / BUS TRIPS/PROGRAMMING										
601		05/23	AP	10/19/22	0000000	MASMAR, MANDY SUE	80.00			11/01/22
						SENIOR LINE DANCING FOR				
						OCTOBER '22				
601		05/23	AP	10/18/22	0000000	NITPICKERS	160.00			11/01/22
						NITPICKERS BAND PERFORM.				
601		05/23	AP	10/12/22	0000000	HEARST CENTER FOR THE ARTS	180.00			11/01/22
						GROUP ART ACTIVITIES				
						ACCOUNT TOTAL	420.00	.00	420.00	
						FUND TOTAL	427.80	.00	427.80	

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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										
404-1220-431.92-37						STRUCTURE IMPROV & BLDGS / BUYOUT DEMOLITIONS				
609		05/23 AP		10/07/22	0000000	SWISHER & COHRT, P.L.C.	9.00			11/01/22
		LGL:PURCHASE		1027 CLAIR		09/06/22				
		PROJECT#:		023198						
609		05/23 AP		10/07/22	0000000	SWISHER & COHRT, P.L.C.	9.00			11/01/22
		LGL:PURCHASE		627 CLAIR		09/07/22				
		PROJECT#:		023198						
609		05/23 AP		10/07/22	0000000	SWISHER & COHRT, P.L.C.	9.00			11/01/22
		LGL:PURCHASE		824 COTTAGE		09/07/22				
		PROJECT#:		023198						
609		05/23 AP		10/07/22	0000000	SWISHER & COHRT, P.L.C.	95.00			11/01/22
		LGL:FLOOD BUYOUT RE				9/1/22, 9/29/22, 9/30/22				
		PROJECT#:		023198						
682		05/23 AP		07/27/22	0000000	BLACK HAWK CO.ABSTRACT	230.00			11/01/22
		3198-FLOOD BUYOUT				ABST CONTIN.1027 CLAIR ST				
		PROJECT#:		023198						
		ACCOUNT TOTAL					352.00	.00	352.00	
404-1220-431.95-86 BOND FUND PROJECTS / CENTER STREET STREETScape										
611		05/23 AP		10/21/22	0000000	OWEN CONTRACTING INC.	96,244.42			11/01/22
		3206-CENTER STREETScape								
		PROJECT#:		023206						
		ACCOUNT TOTAL					96,244.42	.00	96,244.42	
		FUND TOTAL					96,596.42	.00	96,596.42	
FUND 405 FLOOD RESERVE FUND										
FUND 407 VISION IOWA PROJECT										
FUND 408 STREET IMPROVEMENT FUND										
FUND 410 CORONAVIRUS LOCAL RELIEF										

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NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE		
FUND 430 2004 TIF BOND										
430-1220-431.97-64					TIF BOND PROJECTS / VIKING ROAD EXTENSION					
611		05/23 AP		10/20/22	0000000 PETERSON CONTRACTORS	701,242.94				11/01/22
					3189-W VIKING IND.PARK V					
		PROJECT#:			023189					
					ACCOUNT TOTAL	701,242.94	.00	701,242.94		
430-1220-431.98-47 CAPITAL PROJECTS / CYBER LANE										
611		05/23 AP		10/21/22	0000000 OWEN CONTRACTING INC.	3,388.65				11/01/22
					3245-CYBER LANE EXTENSION					
		PROJECT#:			023245					
					ACCOUNT TOTAL	3,388.65	.00	3,388.65		
					FUND TOTAL	704,631.59	.00	704,631.59		
FUND 431 2014 BOND										
FUND 432 2003 BOND										
FUND 433 2001 TIF										
FUND 434 2000 BOND										
FUND 435 1999 TIF										
FUND 436 2012 BOND										
436-1220-431.98-60					CAPITAL PROJECTS / DAM SAFETY IMPROVEMENTS					
612		05/23 AP		09/30/22	0000000 IOWA NORTHLAND REGIONAL CO. O	245.13				11/01/22
					3088-CEDAR RIVER REC.IMP. SEPTEMBER EXPENSES					
		PROJECT#:			023088					
					ACCOUNT TOTAL	245.13	.00	245.13		
					FUND TOTAL	245.13	.00	245.13		
FUND 437 2018 BOND										
437-1220-431.98-97					CAPITAL PROJECTS / PEDESTRIAN BRIDGE					
585		05/23 AP		08/30/22	0000000 C & C WELDING & SANDBLASTING	3,403.60				11/01/22
					BRIDGE REFURBISH					
					ACCOUNT TOTAL	3,403.60	.00	3,403.60		
					FUND TOTAL	3,403.60	.00	3,403.60		

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FUND 438 2020 BOND FUND										
438-1220-431.98-23 CAPITAL PROJECTS / GREENHILL RD & S MAIN INT										
611		05/23 AP		10/24/22	0000000	SHIVE-HATTERY	511.00		11/01/22	
						3228-GREENHILL/S MAIN INT SERVICES THROUGH 10/21/22				
		PROJECT#:			023228					
611		05/23 AP		10/21/22	0000000	PETERSON CONTRACTORS	261,590.45		11/01/22	
						3228-GREENHILL/S MAIN INT				
		PROJECT#:			023228					
		ACCOUNT TOTAL					262,101.45	.00	262,101.45	
438-1220-431.98-83 CAPITAL PROJECTS / CEDAR HGTS DRIVE RECON										
611		05/23 AP		10/19/22	0000000	PETERSON CONTRACTORS	247,651.49		11/01/22	
						3171-CEDAR HEIGHTS RECON.				
		PROJECT#:			023171					
611		05/23 AP		10/10/22	0000000	TERRACON CONSULTANTS, INC.	966.22		11/01/22	
						3171-CEDAR HEIGHTS RECON SERVICES THROUGH 10/01/22				
		PROJECT#:			023171					
		ACCOUNT TOTAL					248,617.71	.00	248,617.71	
438-1220-431.98-85 CAPITAL PROJECTS / LAKE STREET TRAIL										
611		05/23 AP		10/20/22	0000000	OWEN CONTRACTING INC.	15,783.45		11/01/22	
						3247-LAKE STREET TRAIL				
		PROJECT#:			023247					
		ACCOUNT TOTAL					15,783.45	.00	15,783.45	
		FUND TOTAL					526,502.61	.00	526,502.61	
FUND 439 2022 BOND FUND										
FUND 443 CAPITAL PROJECTS										
443-1220-431.94-16 CAPITAL PROJECTS / CITY HALL REMODEL										
683		05/23 AP		10/26/22	0000000	GIBSON SPECIALTY CO.	20.00		11/01/22	
						PLAQUE FOR CITY HALL RENOVATION				
		PROJECT#:			023231					
683		05/23 AP		10/19/22	0000000	RAPIDS REPRODUCTIONS, INC.	140.00		11/01/22	
						ZONING/AERIAL MAP PRINT CONFERENCE RM CITY HALL				
		PROJECT#:			023231					
612		05/23 AP		10/15/22	0000000	KIRK GROSS COMPANY	12,941.50		11/01/22	
						3231-CITY HALL REMODEL				
		PROJECT#:			023231					
612		05/23 AP		10/06/22	0000000	EMERGENT ARCHITECTURE	4,500.00		11/01/22	
						3231-CITY HALL REMODEL SERVICES THROUGH 09/30/22				
		PROJECT#:			023231					
612		05/23 AP		09/30/22	0000000	PETERS CONSTRUCTION CORP.	187,459.50		11/01/22	
						3231-CITY HALL REMODEL				

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NBR	NBR	PER.	CD	DATE	NUMBER				BALANCE			
										---	---	
FUND 443 CAPITAL PROJECTS												
443-1220-431.94-16 CAPITAL PROJECTS / CITY HALL REMODEL							continued					
PROJECT#: 023231												
ACCOUNT TOTAL							205,061.00	.00	205,061.00			
443-1220-431.94-90 CAPITAL PROJECTS / DOWNTOWN TIF-SSMID REIMB												
690 05/23 AP 10/01/22 0000000 COMMUNITY MAIN STREET							117,935.00			11/01/22		
1ST 1/2 PAYMENT FOR FY23												
ACCOUNT TOTAL							117,935.00	.00	117,935.00			
FUND TOTAL							322,996.00	.00	322,996.00			
FUND 472 PARKADE RENOVATION												
FUND 473 SIDEWALK ASSESSMENT												
473-1220-431.98-99 CAPITAL PROJECTS / SIDEWALK SPECIAL ASSESSMT												
611 05/23 AP 10/20/22 0000000 IOWA FLATWORKS							8,093.00			11/01/22		
3293-2022 SIDEWALK ASSESS												
PROJECT#: 023293												
ACCOUNT TOTAL							8,093.00	.00	8,093.00			
FUND TOTAL							8,093.00	.00	8,093.00			
FUND 483 ECONOMIC DEVELOPMENT												
483-2245-432.89-03 MISCELLANEOUS SERVICES / CFU-TIF PAYMENT												
682 05/23 AP 11/02/22 0000000 CEDAR FALLS UTILITIES							250,000.00			11/01/22		
FY23 TIF 1ST 1/2 UNIFIED												
ACCOUNT TOTAL							250,000.00	.00	250,000.00			
FUND TOTAL							250,000.00	.00	250,000.00			
FUND 484 ECONOMIC DEVELOPMENT LAND												
FUND 541 2018 STORM WATER BONDS												
541-6630-432.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS												
611 05/23 AP 10/14/22 0000000 BENTON'S SAND & GRAVEL, INC.							10,963.22			11/01/22		
3225-2020 PERMEABLE ALLEY RETAINAGE												
PROJECT#: 023225												
ACCOUNT TOTAL							10,963.22	.00	10,963.22			

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FUND 541	2018	STORM WATER BONDS							
		FUND TOTAL					10,963.22	.00	10,963.22
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							
551-6675-436.71-01		OFFICE SUPPLIES / OFFICE SUPPLIES							
668	05/23	AP 10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT			2.83		11/01/22
				PAPER, POST ITS, PENS					
		ACCOUNT TOTAL					2.83	.00	2.83
551-6685-436.71-01		OFFICE SUPPLIES / OFFICE SUPPLIES							
668	05/23	AP 10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT			28.30		11/01/22
				PAPER, POST ITS, PENS					
585	05/23	AP 10/05/22	0000000	OFFICE EXPRESS OFFICE PRODUCT			125.37		11/01/22
				CREDIT CARD PAPER FOR TRANSFER					
		ACCOUNT TOTAL					153.67	.00	153.67
551-6685-436.72-01		OPERATING SUPPLIES / OPERATING SUPPLIES							
668	05/23	AP 10/10/22	0000000	POLK'S LOCK SERVICE, INC.			238.08		11/01/22
				389 LOCKS FOR ROLL OFFS					
585	05/23	AP 09/30/22	0000000	CULLIGAN WATER CONDITIONING			14.90		11/01/22
				WATER TRANSFER STATION					
585	05/23	AP 09/30/22	0000000	CULLIGAN WATER CONDITIONING			14.90		11/01/22
				WATER TRANSFER STATION					
		ACCOUNT TOTAL					267.88	.00	267.88
551-6685-436.72-16		OPERATING SUPPLIES / TOOLS							
681	05/23	AP 10/21/22	0000000	MENARDS-CEDAR FALLS			59.91		11/01/22
				TOOLS FOR RECYCLING					
		ACCOUNT TOTAL					59.91	.00	59.91
551-6685-436.73-01		OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES							
633	05/23	AP 10/06/22	0000000	MENARDS-CEDAR FALLS			40.96		11/01/22
				MAILBOX REPAIR DELTA DR					
		ACCOUNT TOTAL					40.96	.00	40.96

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FUND 551 REFUSE FUND									
551-6685-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT									
681		05/23	AP	10/11/22	0000000	SERVICEWEAR APPAREL, INC.	223.46		11/01/22
						UNIFORMS FOR REFUSE			
681		05/23	AP	10/07/22	0000000	NORTH AMERICAN SAFETY, INC	689.95		11/01/22
						HI VISION FOR REFUSE			
657		05/23	AP	10/04/22	0000000	NORTH AMERICAN SAFETY, INC	385.50		11/01/22
						HIVISION UNIFORMS REFUSE			
585		05/23	AP	09/30/22	0000000	NORTH AMERICAN SAFETY, INC	142.00		11/01/22
						HI VISION REFUSE			
681		05/23	AP	09/27/22	0000000	SERVICEWEAR APPAREL, INC.	25.78		11/01/22
						UNIFORMS FOR REFUSE			
						ACCOUNT TOTAL	1,466.69	.00	1,466.69
551-6685-436.73-06 OTHER SUPPLIES / BUILDING REPAIR									
681		05/23	AP	10/13/22	0000000	CHRISTIE DOOR COMPANY	95.00		11/01/22
						RECYCLING OVERHEAD DOOR REPAIR			
						ACCOUNT TOTAL	95.00	.00	95.00
551-6685-436.86-36 REPAIR & MAINTENANCE / TRANSFER STATION MAINT.									
657		05/23	AP	10/07/22	0000000	PLUMB TECH INC.	4,956.00		11/01/22
						FURNACE REPAIR			
						ACCOUNT TOTAL	4,956.00	.00	4,956.00
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN									
668		05/23	AP	10/18/22	0000000	MIDWEST ELECTRONIC RECOVERY	1,200.50		11/01/22
						E-WASTE RECYCLING			
585		05/23	AP	10/08/22	0000000	WEIKERT IRON AND METAL	2,023.00		11/01/22
						APPLIANCE RECYCLING			
657		05/23	AP	10/08/22	0000000	LIBERTY TIRE RECYCLING, LLC	240.19		11/01/22
						SCRAP TIRE RECYCLING			
633		05/23	AP	10/06/22	0000000	T & W GRINDING	6,087.00		11/01/22
						EXTRA GRINDING			
668		05/23	AP	10/06/22	0000000	NORTHLAND PRODUCTS CO.	158.20		11/01/22
						USED OIL			
633		05/23	AP	10/01/22	0000000	LIBERTY TIRE RECYCLING, LLC	853.64		11/01/22
						SCRAP TIRE RECYCLING			
585		05/23	AP	09/24/22	0000000	LIBERTY TIRE RECYCLING, LLC	579.86		11/01/22
						SCRAP TIRE RECYCLING			
585		05/23	AP	09/16/22	0000000	SAM ANNIS & CO.	46.24		11/01/22
						PROPANE FOR RECYCLING			
585		05/23	AP	09/08/22	0000000	SAM ANNIS & CO.	69.36		11/01/22
						PROPANE FOR RECYCLING			
						ACCOUNT TOTAL	11,257.99	.00	11,257.99

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FUND 551 REFUSE FUND									
					FUND TOTAL		18,300.93	.00	18,300.93
FUND 552 SEWER RENTAL FUND									
					552-6655-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES				
	668			05/23 AP 10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT PAPER, POST ITS, PENS	3.77		11/01/22
					ACCOUNT TOTAL		3.77	.00	3.77
					552-6655-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT				
	673			05/23 AP 10/14/22	0000000	O'DONNELL ACE HARDWARE NUTS AND BOLTS	.92		11/01/22
	673			05/23 AP 10/13/22	0000000	MENARDS-CEDAR FALLS TV MOUNT TV VAN SEWER	45.50		11/01/22
	673			05/23 AP 10/04/22	0000000	DELUXE DISTRIBUTORS SEWER CLEANING	2,208.10		11/01/22
					ACCOUNT TOTAL		2,254.52	.00	2,254.52
					552-6655-436.73-27 OTHER SUPPLIES / IOWA ONE CALL				
	585			05/23 AP 09/30/22	0000000	IOWA ONE CALL IOWA ONE CALLS AUGUST 22	450.90		11/01/22
					ACCOUNT TOTAL		450.90	.00	450.90
					552-6665-436.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES				
	668			05/23 AP 10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT PAPER, POST ITS, PENS	9.43		11/01/22
					ACCOUNT TOTAL		9.43	.00	9.43
					552-6665-436.72-05 OPERATING SUPPLIES / GAS & OIL				
	673			05/23 AP 10/03/22	0000000	NORTHLAND PRODUCTS CO. CREDIT FOR DRUM RETURN		66.00	11/01/22
					ACCOUNT TOTAL		.00	66.00	66.00-
					552-6665-436.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES				
	673			05/23 AP 10/12/22	0000000	IOWA DEPT-NATURAL RESOURCES OPERATOR CERT FOR CHRIS ROBINSON-WASTE WATER	40.00		11/01/22
					ACCOUNT TOTAL		40.00	.00	40.00

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										BALANCE	
FUND 552 SEWER RENTAL FUND											
552-6665-436.72-16 OPERATING SUPPLIES / TOOLS											
673		05/23	AP	10/14/22	0000000	GRAINGER PARTS	125.38			11/01/22	
		SHOP TOOLS									
673		05/23	AP	10/11/22	0000000	O'DONNELL ACE HARDWARE	6.78			11/01/22	
		DRILL BITS									
673		05/23	AP	10/11/22	0000000	O'DONNELL ACE HARDWARE	16.76			11/01/22	
		LEVEL AND SHIMS									
673		05/23	AP	10/07/22	0000000	ARNOLD MOTOR SUPPLY	33.99			11/01/22	
		FUNNEL BIO									
		ACCOUNT TOTAL						182.91	.00		182.91
552-6665-436.72-26 OPERATING SUPPLIES / TESTING & LAB											
673		05/23	AP	10/17/22	0000000	NORTH CENTRAL LABORATORIES	56.66			11/01/22	
		LAB SUPPLIES									
673		05/23	AP	10/13/22	0000000	NORTH CENTRAL LABORATORIES	24.23			11/01/22	
		LAB SUPPLIES									
684		05/23	AP	07/13/22	0000000	MIDLAND SCIENTIFIC, INC.	54.74			11/01/22	
		DESICCATOR LID									
		ACCOUNT TOTAL						135.63	.00		135.63
552-6665-436.72-60 OPERATING SUPPLIES / SAFETY SUPPLIES											
673		05/23	AP	10/18/22	0000000	CAMPBELL SUPPLY WATERLOO	248.18			11/01/22	
		SAFETY SUPPLIES									
673		05/23	AP	10/13/22	0000000	CAMPBELL SUPPLY WATERLOO	371.36			11/01/22	
		SAFETY SUPPLIES									
		ACCOUNT TOTAL						619.54	.00		619.54
552-6665-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT											
684		05/23	AP	10/26/22	0000000	GA INDUSTRIES INC.	3,086.21			11/01/22	
		HEAT EXCHANGER WATER BATH PUMP									
673		05/23	AP	10/21/22	0000000	O'DONNELL ACE HARDWARE	3.46			11/01/22	
		PLANT SUPPLIES									
673		05/23	AP	10/20/22	0000000	MENARDS-CEDAR FALLS	237.30			11/01/22	
		VARIOUS SUPPLIES									
673		05/23	AP	10/12/22	0000000	HUPP ELECTRIC MOTORS	3,950.00			11/01/22	
		VFD REPAIR AT PLANT									
673		05/23	AP	10/12/22	0000000	O'DONNELL ACE HARDWARE	66.69			11/01/22	
		VARIOUS SUPPLIES									
673		05/23	AP	10/12/22	0000000	O'DONNELL ACE HARDWARE	17.34			11/01/22	
		CAULK AND ANCHORS									
673		05/23	AP	10/11/22	0000000	MENARDS-CEDAR FALLS	99.38			11/01/22	
		VARIOUS SUPPLIES									
681		05/23	AP	10/11/22	0000000	SERVICEWEAR APPAREL, INC.	110.14			11/01/22	
		UNIFORMS FOR WATER REC									

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FUND 552 SEWER RENTAL FUND										
552-6665-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT						continued				
681		05/23	AP	10/07/22	0000000	NORTH AMERICAN SAFETY, INC	250.73			11/01/22
						HI VISION FOR WATER REC				
657		05/23	AP	10/04/22	0000000	NORTH AMERICAN SAFETY, INC	289.99			11/01/22
						HIVISION UNIFORMS WATER REC				
585		05/23	AP	09/30/22	0000000	NORTH AMERICAN SAFETY, INC	104.00			11/01/22
						HI VISION WATER REC				
673		05/23	AP	05/06/22	0000000	VELODYNE	196.88			11/01/22
						MECHANICAL SEAL BIO				
ACCOUNT TOTAL							8,412.12	.00	8,412.12	
552-6665-436.73-06 OTHER SUPPLIES / BUILDING REPAIR										
684		05/23	AP	10/26/22	0000000	JOHNSTONE SUPPLY OF WATERLOO	562.05			11/01/22
						ELECTRIC HEATER				
673		05/23	AP	10/13/22	0000000	JOHNSTONE SUPPLY OF WATERLOO	386.89			11/01/22
						HEATER PARTS				
673		05/23	AP	10/10/22	0000000	POLK'S LOCK SERVICE, INC.	12.00			11/01/22
						LOCK SET (DOOR)				
673		05/23	AP	10/07/22	0000000	JOHNSTONE SUPPLY OF WATERLOO	98.05			11/01/22
						FURNACE PARTS				
673		05/23	AP	10/05/22	0000000	STETSON BUILDING PRODUCTS LLC	44.34			11/01/22
						CAULK FOR DOOR REPAIR				
673		05/23	AP	09/21/22	0000000	CRESCENT ELECTRIC	48.33			11/01/22
						LED LIGHTS LIFT STATION				
ACCOUNT TOTAL							1,151.66	.00	1,151.66	
552-6665-436.73-36 OTHER SUPPLIES / SAN, LIFT STATION SUPP.										
673		05/23	AP	10/12/22	0000000	O'DONNELL ACE HARDWARE	35.99			11/01/22
						AIR FILTERS LIFT STATION				
673		05/23	AP	10/03/22	0000000	GA INDUSTRIES INC.	925.31			11/01/22
						COTTONWOOD LIFT STATION				
673		05/23	AP	09/22/22	0000000	VAN METER, INC.	77.76			11/01/22
						LIFT STATION SUPPLIES				
ACCOUNT TOTAL							1,039.06	.00	1,039.06	
552-6665-436.86-12 REPAIR & MAINTENANCE / TOWELS										
673		05/23	AP	10/14/22	0000000	ARAMARK	28.48			11/01/22
						CLEANING SUPPLIES				
ACCOUNT TOTAL							28.48	.00	28.48	
552-6665-436.86-29 REPAIR & MAINTENANCE / LAB & TESTING										
673		05/23	AP	10/10/22	0000000	TESTAMERICA LABORATORIES, INC	412.00			11/01/22

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GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 552 SEWER RENTAL FUND										
552-6665-436.86-29 REPAIR & MAINTENANCE / LAB & TESTING							continued			
LAB TESTS										
ACCOUNT TOTAL							412.00	.00	412.00	
FUND TOTAL							14,740.02	66.00	14,674.02	
FUND 553 2004 SEWER BOND										
FUND 555 STORM WATER UTILITY										
555-6630-432.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
611		05/23 AP		10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.47			11/01/22
						NOTEBOOKS,SHEET PROTECTOR				
612		05/23 AP		10/17/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.75			11/01/22
						COPY PAPER				
612		05/23 AP		10/10/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	6.74			11/01/22
						COPY PAPER				
612		05/23 AP		10/06/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.35			11/01/22
						COPY PAPER				
612		05/23 AP		10/05/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	.72			11/01/22
						GEL PENS				
612		05/23 AP		10/04/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	.86			11/01/22
						POST ITS,GEL PENS				
ACCOUNT TOTAL							15.89	.00	15.89	
555-6630-432.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
611		05/23 AP		10/19/22	0000000	BENTON'S SAND & GRAVEL, INC.	5,005.33			11/01/22
						3252-'21 PERMEABLE ALLEY				
						RETAINAGE				
		PROJECT#:				023252				
611		05/23 AP		10/19/22	0000000	BENTON'S SAND & GRAVEL, INC.	24,136.41			11/01/22
						3147-UNIVERSITY BIOCELLS				
		PROJECT#:				023147				
ACCOUNT TOTAL							29,141.74	.00	29,141.74	
FUND TOTAL							29,157.63	.00	29,157.63	
FUND 570 SEWER ASSESSMENT										
FUND 606 DATA PROCESSING FUND										
606-1078-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
611		05/23 AP		10/18/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	.89			11/01/22
						NOTEBOOKS,SHEET PROTECTOR				
612		05/23 AP		10/17/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.23			11/01/22
						COPY PAPER				
612		05/23 AP		10/10/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	4.06			11/01/22

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FUND 606 DATA PROCESSING FUND									
606-1078-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES						continued			
612				05/23 AP 10/06/22	0000000	COPY PAPER OFFICE EXPRESS OFFICE PRODUCT	1.39		11/01/22
						ACCOUNT TOTAL	8.57	.00	8.57
606-1078-441.81-40 PROFESSIONAL SERVICES / PUBLIC INFORMATION PROG.									
642				05/23 AP 10/03/22	0000000	PRINT FALL'22 CURRENTS	11,449.87		11/01/22
						ACCOUNT TOTAL	11,449.87	.00	11,449.87
606-1078-441.81-70 PROFESSIONAL SERVICES / CONTRACT SERVICES									
642				05/23 AP 10/17/22	0000000	NETWORK ASSESSMENT IP PATHWAYS, LLC	9,600.00		11/01/22
						ACCOUNT TOTAL	9,600.00	.00	9,600.00
606-1078-441.82-10 COMMUNICATION / TELEPHONE HOLDING ACCOUNT									
682				05/23 AP 10/22/22	0000000	COPIERS/24629-MPS01 GORDON FLESCH COMPANY 10/22/22-11/21/22	1,083.25		11/01/22
						ACCOUNT TOTAL	1,083.25	.00	1,083.25
606-1078-441.86-10 REPAIR & MAINTENANCE / SOFTWARE SUPPORT AGREEMTS									
682				05/23 AP 10/31/22	0000000	ACOM PDF FOR ISERIES ACOM SOLUTIONS, INC. RENEWAL 12/1/22-5/31/23	275.00		11/01/22
642				05/23 AP 10/13/22	0000000	EMC MAINTENANCE IP PATHWAYS, LLC	12,814.70		11/01/22
						ACCOUNT TOTAL	13,089.70	.00	13,089.70
606-1078-441.93-01 EQUIPMENT / EQUIPMENT									
682				05/23 AP 10/24/22	0000000	NEW FINANCE SYSTEM RFP BERRY DUNN MCNEIL & PARKER, L	2,212.50		11/01/22
642				05/23 AP 10/17/22	0000000	OFFICE365 MONTHLY SUB-OCT HEARTLAND BUSINESS SYSTEMS LL	5,893.20		11/01/22
642				05/23 AP 10/13/22	0000000	(3)TV MOUNTS CITY HALL MENARDS-CEDAR FALLS REMODEL	74.91		11/01/22
642				05/23 AP 10/06/22	0000000	(8) MINI PC'S IT SAVVY, LLC	3,480.00		11/01/22
609				05/23 AP 10/04/22	0000000	LAPTOPS: STEPHANIE, KAREN IT SAVVY, LLC	2,030.00		11/01/22
609				05/23 AP 10/04/22	0000000	IT SAVVY, LLC	870.00		11/01/22

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FUND 606 DATA PROCESSING FUND										
606-1078-441.93-01 EQUIPMENT / EQUIPMENT continued										
(2) MINI PC ENCLOSURES										
ACCOUNT TOTAL							14,560.61	.00	14,560.61	
FUND TOTAL							49,792.00	.00	49,792.00	
FUND 680 HEALTH INSURANCE FUND										
680-1902-457.51-01 INSURANCE / HEALTH INSURANCE										
609		05/23 AP		10/10/22	0000000	HOLMES MURPHY & ASSOCIATES LL	2,333.33		11/01/22	
BENEFITS CONSULTING SERV NOVEMBER 2022										
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										
FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
668		05/23 AP		10/20/22	0000000	OFFICE EXPRESS OFFICE PRODUCT	9.43		11/01/22	
PAPER, POST ITS, PENS										
ACCOUNT TOTAL							9.43	.00	9.43	
685-6698-446.72-05 OPERATING SUPPLIES / GAS & OIL										
668		05/23 AP		10/21/22	0000000	NORTHLAND PRODUCTS CO.	128.10		11/01/22	
USED OIL										
668		05/23 AP		10/07/22	0000000	DICK'S PETROLEUM COMPANY	5,440.75		11/01/22	
DIESEL TANK CLEANING										
633		05/23 AP		10/05/22	0000000	NORTHLAND PRODUCTS CO.	3,070.00		11/01/22	
BULK OIL										
668		05/23 AP		10/04/22	0000000	NORTHLAND PRODUCTS CO.		88.00	11/01/22	
DRUM RETURN										
668		05/23 AP		10/03/22	0000000	NORTHLAND PRODUCTS CO.	1,491.00		11/01/22	
BULK OIL										
668		05/23 AP		09/30/22	0000000	AIRGAS USA, LLC	70.83		11/01/22	
WELDING GAS										
ACCOUNT TOTAL							10,200.68	88.00	10,112.68	
685-6698-446.72-16 OPERATING SUPPLIES / TOOLS										
668		05/23 AP		10/18/22	0000000	FAIRHURST, MARK	179.98		11/01/22	
MAC TOOL REPLACEMENT 90 IMPACT										

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FUND 685 VEHICLE MAINTENANCE FUND									
685-6698-446.72-16 OPERATING SUPPLIES / TOOLS						continued			
668		05/23	AP	10/10/22	0000000	ROCKMOUNT RESEARCH-ALLOYS, INC WELDING HELMET	572.40		11/01/22
ACCOUNT TOTAL							752.38	.00	752.38
685-6698-446.73-04 OTHER SUPPLIES / VEHICLE SUPPLIES									
668		05/23	AP	10/20/22	0000000	C & C WELDING & SANDBLASTING FLAT STEEL STOCK	52.96		11/01/22
681		05/23	AP	10/11/22	0000000	SERVICEWEAR APPAREL, INC.	366.44		11/01/22
657		05/23	AP	10/04/22	0000000	NORTH AMERICAN SAFETY, INC UNIFORMS FOR FLEET MAINT	59.99		11/01/22
668		05/23	AP	10/03/22	0000000	LAWSON PRODUCTS, INC. HIVISION UNIFORMS VEHICLE MAINT	10.19		11/01/22
585		05/23	AP	09/30/22	0000000	NORTH AMERICAN SAFETY, INC	68.00		11/01/22
633		05/23	AP	09/29/22	0000000	POLK'S LOCK SERVICE, INC.	16.00		11/01/22
633		05/23	AP	09/19/22	0000000	POLK'S LOCK SERVICE, INC. WELDING CABINET KEYS FUEL TANK KEYS	8.00		11/01/22
ACCOUNT TOTAL							581.58	.00	581.58
685-6698-446.86-12 REPAIR & MAINTENANCE / TOWELS									
668		05/23	AP	10/14/22	0000000	ARAMARK SHOP TOWELS	82.45		11/01/22
ACCOUNT TOTAL							82.45	.00	82.45
685-6698-446.86-15 REPAIR & MAINTENANCE / TIRE REPAIRS									
668		05/23	AP	10/10/22	0000000	D & D TIRE INC. #373 TIRE REPAIR	145.00		11/01/22
ACCOUNT TOTAL							145.00	.00	145.00
685-6698-446.87-07 RENTALS / SHOP EQUIPMENT									
668		05/23	AP	10/10/22	0000000	ROCKMOUNT RESEARCH-ALLOYS, INC WELDING CLEANING SYSTEM	2,280.37		11/01/22
ACCOUNT TOTAL							2,280.37	.00	2,280.37
685-6698-446.87-08 RENTALS / WORK BY OUTSIDE AGENCY									
657		05/23	AP	07/22/22	0000000	MIDWEST OVERHEAD CRANE ANNUAL INSPECTION ON SHOP CRANE	452.72		11/01/22

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FUND 685 VEHICLE MAINTENANCE FUND											
685-6698-446.87-08 RENTALS / WORK BY OUTSIDE AGENCY							continued				
ACCOUNT TOTAL							452.72	.00	452.72		
685-6698-446.93-01 EQUIPMENT / EQUIPMENT											
668		05/23 AP		10/13/22	0000000	CUSHMAN MOTOR COMPANY	10,846.00		11/01/22		
						ROUGH CUT MOWER SNOW BLOWER VM00640					
ACCOUNT TOTAL							10,846.00	.00	10,846.00		
FUND TOTAL							25,350.61	88.00	25,262.61		
FUND 686 PAYROLL FUND											
FUND 687 WORKERS COMPENSATION FUND											
FUND 688 LTD INSURANCE FUND											
688-1902-457.51-03 INSURANCE / LTD INSURANCE											
690		05/23 AP		11/01/22	0000000	MADISON NATIONAL LIFE INS.CO.	4,064.43		11/01/22		
						LTD-NOV'22					
ACCOUNT TOTAL							4,064.43	.00	4,064.43		
688-1902-457.51-04 INSURANCE / LIFE INSURANCE											
690		05/23 AP		11/01/22	0000000	MADISON NATIONAL LIFE INS.CO.	2,578.36		11/01/22		
						GROUP LIFE AD/D-NOV'22					
ACCOUNT TOTAL							2,578.36	.00	2,578.36		
FUND TOTAL							6,642.79	.00	6,642.79		
FUND 689 LIABILITY INSURANCE FUND											
FUND 724 TRUST & AGENCY											
724-0000-487.50-03 TRANSFERS OUT / TRANSFERS - SSMID											
690		05/23 AP		10/11/22	0000000	COMMUNITY MAIN STREET	28,787.29		11/01/22		
						PROPERTY TAX PAYMENT					
ACCOUNT TOTAL							28,787.29	.00	28,787.29		
FUND TOTAL							28,787.29	.00	28,787.29		

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NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	BALANCE
									POST DT
FUND 727						GREENWOOD CEMETERY P-CARE			
FUND 728						FAIRVIEW CEMETERY P-CARE			
FUND 729						HILLSIDE CEMETERY P-CARE			
FUND 790						FLOOD LEVY			
GRAND TOTAL							2,755,615.95	615.02	2,755,000.93