



AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, APRIL 03, 2023
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 March 20, 2023.

Agenda Revisions

Special Presentations

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

2. Public hearing on the proposed maximum levy for affected property tax levies for FY2024.
 - a) Receive and file proof of publication of notice of hearing. (Notice published March 21, 2023)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Resolution approving and adopting the maximum levy for affected property tax levies for FY2024.
3. Public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to conditional use for adaptive reuse of defunct institutional buildings.
 - a) Receive and file proof of publication of notice of hearing. (Notice published 03/24/2023)
 - b) Written communications filed with the City Clerk.
 - c) Staff comments.
 - d) Public comments.
 - e) Pass an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to conditional use for adaptive reuse of defunct institutional buildings, upon its first consideration.

Old Business

4. Pass Ordinance #3025, amending Chapter 26, Zoning, of the Code of Ordinances relative to establishing procedures for Planning & Zoning Commission review and City Council approval of site plans in the Downtown Character District (CD-DT), upon its second consideration. (5 aye votes required due to denial by the Planning & Zoning Commission)

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.)

5. Receive and file the City Council Standing Committee minutes of March 20, 2023 relative to the following items:
 - a) Review snow removal practices and policies.
 - b) Code Enforcement – private snow removal code revisions discussion.
6. Approve the following proclamations:
 - a) Recognizing April 2023 as Fair Housing Month.
 - b) Recognizing April 26, 2023 as Administrative Professionals Day.
 - c) Recognizing May 2023 as Low Mow May.
7. Receive and file Departmental Monthly Reports of February 2023.
8. Approve the following applications for cigarette/tobacco/nicotine/vapor permits:
 - a) Hy-Vee Fast & Fresh, 6527 University Avenue.
 - b) Hy-Vee Food Store, 6301 University Avenue.
9. Approve the following Order Accepting Acknowledgment/Settlement Agreements with the following establishments for first tobacco violations:
 - a) National Cigar Store, d/b/a Hill Street News & Tobacco, 2217 College Street.
 - b) Gracious Food, LLC, d/b/a King Star, 2228 Lincoln Street.
 - c) Kram Company, Inc., d/b/a The Landmark, 107 Main Street.
10. Approve the following applications for retail alcohol licenses:
 - a) Luxe Nail Bar, 5907 University Avenue, Class C retail alcohol - renewal.
 - b) Mary Lou's Bar & Grill, 2719 Center Street, Class C retail alcohol & outdoor service - renewal.
 - c) River Place Plaza, 200 East 2nd Street – Plaza, Special Class C retail alcohol & outdoor service – temporary expansion of outdoor service area. (May 26, June 16-17, June 23-24, and July 21-22, 2023)
 - d) Happy's Wine & Spirits, 5925 University Avenue, Special Class C retail alcohol & outdoor service – 14 day permit.

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

11. Resolution Calendar with items considered separately.
12. Resolution approving the recommendation of the Director of Public Safety Services and City Administrator relative to the appointment of an Acting Fire Chief.
13. Resolution approving and authorizing execution of five Participation Agreements involving Allergan, CVS, Teva, Walgreens and Walmart relative to a national opioid settlement.
14. Resolution approving and authorizing execution of Contract Amendment #1 to the Linen Services Agreement with Aramark Uniform Services.
15. Resolution approving and authorizing execution of a Service Order with USCC Services, LLC (UScellular) relative to providing cellular service for the City.
16. Resolution approving and accepting a Warranty Deed, in conjunction with the expansion of the West Viking Road Industrial Park.
17. Resolution approving and accepting two Warranty Deeds, in conjunction with the Main Street Reconstruction Project.

- [18.](#) Resolution approving and accepting five Warranty Deeds, in conjunction with the Cedar Heights Drive Reconstruction Project.
- [19.](#) Resolution approving and accepting the contract and bond of Municipal Pipe Tool Company LLC for the 2023 Sanitary Sewer Rehabilitation Project.
- [20.](#) Resolution approving and accepting the contract and bond of Peterson Contractors, Inc. for the 2023 Street Construction Project.
- [21.](#) Resolution approving and authorizing execution of a Professional Service Agreement with Snyder & Associates for design services relative to the West Viking Road Industrial Park Expansion Phase II.
- [22.](#) Resolution approving the preliminary plat of Hidden Pines.
- [23.](#) Resolution approving and accepting a Public Sanitary Sewer Easement, in conjunction with the preliminary plat of Hidden Pines.
- [24.](#) Resolution setting April 17, 2023 as the date of public hearing on the proposed FY2024 Budget for the City of Cedar Falls.
- [25.](#) Resolution setting April 17, 2023 as the date of public hearing to consider entering into a proposed Purchase, Sale and Development Agreement, and to consider conveyance of certain city-owned real estate to CF Storage, LLC.
- [26.](#) Resolution receiving and filing, and setting April 17, 2023 as the date of public hearing on the proposed plans, specifications, form of contract & estimate of cost for the Ashworth Drive Roadway Expansion Project.
- [27.](#) Resolution setting April 17, 2023 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to signage for Civic/Institutional Uses in the Downtown Character District (CD-DT).
- [28.](#) Resolution setting April 17, 2023 as the date of public hearing on the proposed rezoning from A-1, Agricultural District to R-1, Residence District approximately 3 acres of property located west of the Hudson Road & Ashworth Drive intersection, f/n/a 4919 Hudson Road.
- [29.](#) Resolution setting April 17, 2023 as the date of public hearing on the proposed rezoning from A-1, Agricultural District to R-2, Residence District approximately 14 acres of property located north of Black Hawk Park Addition and west of Cypress Avenue.

Allow Bills and Claims

- [30.](#) Allow Bills and Claims for April 3, 2023.

Council Updates and Announcements

Council Referrals

Adjournment

**CITY HALL
CEDAR FALLS, IOWA, MARCH 20, 2023
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 7:04 P.M. on the above date. Members present: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Absent: None. Mayor Green led the Pledge of Allegiance.

- 54200 - It was moved by Harding and seconded by Schultz that the minutes of the Regular Meeting of March 6, 2023 be approved as presented and ordered of record. Motion carried unanimously.
- 54201 - Rosemary Beach, 5018 Sage Road, commented on the need for ADA compliant restrooms downtown.
- Kathryn Delau, 2214 Coventry Lane, expressed concerns with neighboring nuisance property and requested more aggressive means of abatement.
- Forrest Dawkins, 2323 Yorkshire Drive, echoed the previous speakers concerns and agreed that it is a dangerous situation.
- Community Development Director Sheetz and Building Official Castle responded that the nuisance property is under contract to be purchased.
- 54202 - Finance & Business Operations Director Rodenbeck provided an update on the budget process and issues with publication of the notice causing delays in the process.
- 54203 - Mayor Green announced that in accordance with the public notice of March 10, 2023, this was the time and place for a public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to Planning & Zoning Commission review of site plans in the Downtown Character District (CD-DT). It was then moved by Kruse and seconded by Dunn that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 54204 - 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. Planning & Community Services Manager Howard 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.
- 54205 - Following comments by Mayor Green, it was moved by deBuhr and seconded by Ganfield that Ordinance #3025, amending Chapter 26, Zoning, of the Code of Ordinances relative to establishing procedures for Planning & Zoning

Commission review and City Council approval of site plans in the Downtown Character District (CD-DT), be passed upon its first consideration. Following comments and questions by Councilmembers deBuhr, Kruse, Harding, Ganfield, Dunn, Sires and Schultz, and Mayor Green, and responses by Planning & Community Services Manager Howard and City Attorney Rogers, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: deBuhr, Kruse, Harding, Ganfield, Sires. Nay: Schultz, Dunn. Motion carried.

- 54206 - Mayor Green announced that in accordance with the public notice of March 10, 2023, this was the time and place for a public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to eliminating the shared parking requirement in the Downtown Character District (CD-DT). It was then moved by deBuhr and seconded by Harding that the proof of publication of notice of hearing be received and placed on file. Motion carried unanimously.
- 54207 - 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. Planning & Community Services Manager Howard 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.
- 54208 - It was moved by deBuhr and seconded by Harding that an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to eliminating the shared parking requirement in the Downtown Character District (CD-DT), be passed upon its first consideration. Following comments and questions by Councilmembers Harding, deBuhr, Kruse, Sires and Ganfield, and Mayor Green, it was moved by Kruse that if shared parking is denied, residential parking requirements be increased to one bedroom. Mayor called the motion out of order. The Mayor then put the question on the original motion and upon call of the roll, the following named Councilmembers voted. Aye: deBuhr, Ganfield, Sires. Nay: Schultz, Kruse, Harding, Dunn. Motion failed.
- 54209 - Mayor Green announced that in accordance with the public notice of March 10, 2023, this was the time and place for a public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to increasing residential parking requirements in the Downtown Character District (CD-DT) to one parking space per bedroom. 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.
- 54210 - 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. Planning & Community Services Manager Howard 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.

54211 - It was moved by Harding and seconded by Schultz that an ordinance amending Chapter 26, Zoning, of the Code of Ordinances relative to increasing residential parking requirements in the Downtown Character District (CD-DT) to one parking space per bedroom, be passed upon its first consideration. Following comments and questions by Councilmembers Kruse, deBuhr, Schultz and Dunn, and responses by Planning & Community Services Manager Howard, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Kruse, deBuhr, Sires. Nay: Schultz, Harding, Ganfield, Dunn. Motion failed.

54212 - It was moved by Ganfield and seconded by Kruse that the following items on the Consent Calendar be received, filed and approved:

Receive and file the City Council Standing Committee minutes of March 6, 2023 relative to the following items:

- a) FY2024 Budget.
- b) Economic Development Incentives.

Approve a proclamation recognizing March 20, 2023 as Robotics week.

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

Approve an Order Accepting Acknowledgment/Settlement Agreement with The Music Station, a/k/a Mini Mart, 1420 West 1st Street, for a first tobacco violation.

Approve the following applications for retail alcohol licenses:

- a) Barn Happy, 11310 University Avenue, Special Class B retail native wine - renewal.
- b) Chilitos Mexican Bar and Grill, 1704 West 1st Street, Class C retail alcohol - renewal.
- c) Social House, 2208 College Street, Class C retail alcohol & outdoor service - renewal.
- d) Prime Mart, 2728 Center Street, Class E retail alcohol – renewal.
- e) The Wine Shop, 305 Main Street, Special Class C retail alcohol – adding outdoor service.
- f) Godfather's Pizza, 1621 West 1st Street, Special Class C retail alcohol - new.
- g) Hurling Hatchet, 100 East 2nd Street, Special Class C retail alcohol - new.

Motion carried unanimously.

54213 - It was moved by Harding and seconded by Kruse that the following resolutions be introduced and adopted:

Resolution #23,095, authorizing the Mayor's appointment and two designated alternates to the Black Hawk County Metropolitan Area Transportation Organization (MPO) Policy Board.

Resolution #23,096, approving payment, and approving and accepting Release and Settlement Agreements with respect to the City's issuance on August 31, 2022, of General Obligation Capital Loan Notes, Series 2022, maturing annually on June 1, 2024 through June 1, 2035, and authorizing and directing the Mayor and City Clerk to execute said Release and Settlement Agreements on behalf of the City, as follows:

- a) Investor "A" Maturity 2029 & 2030: \$19,029.55
- b) Investor "B" Maturity 2031 & 2032: \$22,470.25
- c) Investor "C" Maturity 2033 & 2034: \$22,342.10
- d) Investor "D" Maturity 2035: \$22,497.75

Resolution #23,097, approving and authorizing execution of a Contract for demo and discovery with Peters Construction Corp. relative to the Pheasant Ridge Golf Course Pro Shop.

Resolution #23,098, approving a Mixed Use (MU) Zoning District site plan for a triplex to be located on Lot 1, Pinnacle Ridge First Addition.

Resolution #23,099, approving the final plat of West Viking Road Industrial Park Phase VI.

Resolution #23,100, approving and accepting a Temporary Construction Easement, in conjunction with the North Cedar Heights Area Reconstruction Project.

Resolution #23,101, approving and authorizing execution of a Change of Work Order to the Contract with Peterson Contractors, Inc. relative to West Viking Road Industrial Park Project Phase VI.

Resolution #23,102, receiving and filing bids, and approving and accepting the bid of Municipal Pipe Tool Company LLC, in the amount of \$253,025.25, being the lowest bid received for the 2023 Sanitary Sewer Rehabilitation Project.

Resolution #23,103, receiving and filing the bids, and approving and accepting the bid of Peterson Contractors, Inc., in the amount of \$2,664,055.20, being the lowest bid received for the 2023 Street Construction Project.

Resolution #23,104, setting April 3, 2023 as the date of public hearing on proposed amendments to Chapter 26, Zoning, of the Code of Ordinances relative to adaptive reuse of defunct institutional buildings.

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: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions #23,095 through #23,104 duly passed and adopted.

54214 - It was moved by Ganfield and seconded by Harding that Resolution #23,105, approving and authorizing execution of an Agreement for Public Services with Cedar Valley Youth Soccer Association relative to providing opportunities for youth soccer, be adopted. Following comments by Cedar Valley Soccer Club

President Tom Herzmann, 1122 West 10th Street, Councilmember Sires and Mayor Green, the Mayor put the question on the motion, and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #23,105 duly passed and adopted.

54215 - It was moved by Ganfield and seconded by Kruse that Resolution #23,106, setting April 3, 2023 as the date of public hearing on the maximum levy rate, be adopted. Following a comment by Councilmember Kruse, question by Councilmember Ganfield, and response by Finance & Business Operations Director Rodenbeck, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #23,106 duly passed and adopted.

54216 - It was moved by Harding and seconded by Ganfield that the bills and claims of March 20, 2023 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: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried.

54217 - It was moved by Kruse and seconded by deBuhr to refer to the Planning & Zoning Commission to remove the ability of street parking to be considered as required shared parking for developments. Following a comment by Councilmember Kruse, the motion carried 5-2, with Harding and Dunn voting Nay.

It was moved by Kruse and seconded by Ganfield to refer to Committee of the Whole discussion of pricing of lots in the Industrial Park. Motion carried 6-1, with Dunn voting Nay.

54218 - It was moved by Kruse and seconded by Ganfield to adjourn to Executive Session for the annual discussion of the City Administrator's performance pursuant to Iowa Code Section 21.5(1)(i) and City Code Section 2-217. Upon call of the roll, the following named Councilmembers voted. Aye: Schultz, deBuhr, Kruse, Harding, Ganfield, Sires, Dunn. Nay: None. Motion carried.

The City Council adjourned to Executive Session at 8:50 P.M.

Mayor Green reconvened the Council meeting at 10:22 P.M.

54219 - It was moved by Ganfield and seconded by Dunn that the meeting be adjourned at 10:23 P.M. Motion carried unanimously.

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 and City Council Members
FROM: Jennifer Rodenbeck, Director of Finance & Business Operations
DATE: March 27, 2023
SUBJECT: FY2024 Budget

Attached is the required form giving notice of the hearing to set the maximum levy and the corresponding resolution.

You may recall that I noted in my previous presentation that unfortunately this new state notice does not include the total levy rate, it only has certain levies. Therefore, this is not the true picture of the total levy rate. For example, the total rate being proposed for the FY24 Budget is \$11.74; however, this form only shows \$10.81. You will note that the form does show an overall tax increase of .72%. However, when you take the effects of the revaluation and the rollback, different classes of properties will see different changes as follows:

- Residential – 2.98% increase
- Commercial/Residential – 2.00% increase
- Multi-Residential – 12.56% decrease

As discussed in the budget presentation, this illustrates the tax burden shift that the rollback causes.

A reminder that this is setting the maximum levy, the City Council can continue to make reductions for the final budget adoption. If you have any questions about the budget or the budget process, please feel free to contact me.

**NOTICE OF PUBLIC HEARING - CITY OF CEDAR FALLS - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2023 - June 30, 2024**

Item 2.

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/3/2023 **Meeting Time:** 07:00 PM **Meeting Location:** Cedar Falls City Hall, 220 Clay Street, Cedar Falls, IA

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
cedarfalls.com

City Telephone Number
(319) 273-8600

	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual % CHG
Regular Taxable Valuation	2,064,620,691	2,068,909,898	2,068,909,898	
Tax Levies:				
Regular General	16,723,428	16,723,428	16,758,170	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit	456,100	456,100	474,340	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	249,340	249,340	312,770	
Support of Local Emer. Mgmt. Commission	576,590	576,590	1,104,190	
Emergency			0	
Police & Fire Retirement	1,136,090	1,136,090	1,123,780	
FICA & IPERS	1,593,540	1,593,540	1,639,300	
Other Employee Benefits	1,473,770	1,473,770	957,840	
Total Tax Levy	22,208,858	22,208,858	22,370,390	0.72
Tax Rate	10.75687	10.73457	10.81265	

Explanation of significant increases in the budget:

Significant increases to the budget are caused by staffing costs, including negotiated salary and benefit increases. Also, consolidated dispatch costs increased significantly due to the formula being changed.

If applicable, the above notice also available online at:

cedarfalls.com; <https://www.facebook.com/citycf>; <https://twitter.com/CityCF>; https://www.instagram.com/cedar_falls_iowa/

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

RESOLUTION NO. _____

**RESOLUTION APPROVING AND ADOPTING THE FY2024
MAXIMUM PROPERTY TAX DOLLARS**

WHEREAS, the City Council of the City of Cedar Falls has considered the proposed FY2024 city maximum property tax dollars for the affected levy total, and

WHEREAS, a notice concerning the proposed city maximum property tax dollars was published as required and posted on the city website and social media accounts, and

WHEREAS, as required by law, a public hearing concerning the proposed city maximum property tax dollars was held by the City Council on April 3, 2023.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa that the maximum property tax dollars for the affected tax levies for FY2024 shall not exceed \$22,370,390.

BE IT FURTHER RESOLVED by the City Council of the City of Cedar Falls, Iowa, that the Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for FY2024 represents less than 102% from the Maximum Property Tax dollars requested for FY2023.

ADOPTED this 3rd day of April, 2023 with the following vote:

Schultz _____	deBuhr _____	Kruse _____
Harding _____	Ganfield _____	
Sires _____	Dunn _____	

Robert M. Green, Mayor

ATTEST:

Jacque Danielsen, MMC, City Clerk



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: Mayor Robert M Green and City Council
FROM: Chris Sevy, Planner I
DATE: April 3, 2023
SUBJECT: Zoning Code Text Amendment (TA22-005) – Setting of Public Hearing

REQUEST: Zoning Text Amendment - Add hair salon as potential conditional use of defunct institutional buildings

PETITIONER: Chad Welsh, Owner of 209 Walnut (former Church)

LOCATION: Code change would be applicable to any defunct institutional building

BACKGROUND

We received a request for an amendment to the zoning code to add hair salons to the list of uses allowed for consideration as a conditional use of a defunct institutional building. The applicant is requesting this change because they would like to have an opportunity to apply to the Board of Adjustment for a conditional use to repurpose the church building they own at 209 Walnut Street for use as a hair salon. Personal service uses such as a salon are not currently listed as a qualifying use for consideration under this provision of the zoning code.

ANALYSIS

The following are the current uses eligible for consideration by the Board of Adjustment if an owner of a church building would like to adaptively reuse their building as provided for in Section 26-140 of the Zoning Code, adopted in 2021:

- Hospitality-oriented uses such as: retreat facilities, convention centers, guesthouses, meeting halls, and event facilities;
- Conversion to a multi-unit dwelling in a zone where such use is not otherwise allowed or where the proposed number of units exceeds the number otherwise allowed in the zone;
- Community service uses such as: libraries, museums, senior centers, community centers, neighborhood centers, day care facilities, youth club facilities, social service facilities, and vocational training facilities for the physically or mentally disabled;

- Specialized educational facilities such as: music schools, dramatic schools, dance studios, martial arts studios, language schools, and short-term examination preparatory schools;
- Professional office uses such as: accountants, lawyers, architects, or similar.

When drafting the original code provision, staff considered other uses that would be similar to the community assembly-type activity level of a church, such as the hospitality and community service uses listed above. Since these buildings often have large interior spaces that might be conducive to classrooms, we included specialized educational uses as an option. There has been at least one church in the community that has successfully been converted to apartments (in an R-4 zone; not conditional use), so multi-unit dwellings were listed as a possibility. Professional office uses are typically fairly low impact uses, so were included as well. Staff felt that this list was liberal enough to be useful but limited enough to be appropriate for residential zones. The applicant maintains that it is not liberal enough since some neighborhoods may be in favor of lighter retail or personal service uses and that determination can be made by the Board of Adjustment with any neighborhood input received. With that in mind, below is a breakdown of pros and cons of changing the code to allow personal service uses, such as a hair salon to be considered.

<u>Pros</u>	<u>Cons</u>
<ul style="list-style-type: none"> • The traffic and activity of a hair salon or similar personal service use may be less imposing to a neighborhood than a church or some of the other community assembly uses listed. • Hair salons and other similar personal services are common home occupations and may not be any more obtrusive than a professional office use. • Adding it to the list in City code does not grant any automatic right to a use, as the Board of Adjustment can reject any proposal if it is not a good fit for the subject property. • Neighbors are notified and given opportunity to oppose or provide input to the Board of Adjustment. • Conditions can be imposed by the Board of Adjustment to make a use better fit for the neighborhood context, such as limiting the hours of operation, exterior lighting, and signage. • A broader use list can provide greater utility of the conditional use code provision, particularly for smaller properties that may not be able to accommodate the traffic and activities for a community assembly-type use. 	<ul style="list-style-type: none"> • Some retail sales and service uses may be considered more controversial in residential neighborhoods than the other uses listed in the conditional use code provision. • The conditional use code provision has not been in effect very long. Therefore, the Board of Adjustment has yet to review a conditional use case and develop their experience in considering this kind of land use matter. • Text amendments have application across the community for any defunct institutional site, so will not just apply to the property owned by the applicant. • Expanding the list could spur further requests for amendments to allow a broader range of uses. • There were concerns about the conditional use code provision when initially considered and adopted. Perhaps the concept should be tested before it is expanded any further. • With broader use considerations, neighborhood residents close to churches may need to be more vigilant and be willing to provide input when a re-use is considered.

The pros and cons to expanding the uses are fairly balanced as there are near-equal benefits,

risks, and safeguards. As such, there is not a clear answer as to whether some retail services should be added to the conditional use provision or not. However, staff feels that the current code as constituted provides plenty of appropriate options for consideration when a church or other institutional use becomes vacant. It may be wise to hold off on expanding the uses until the provision is more tested.

PROPOSED TEXT AMENDMENT

If the Commission is inclined to recommend approval of this request, staff suggests the following wording be added to Section 26-140(e)(1)a. of the Zoning Code, which lists the use category, but then restricts it so that only those uses specifically listed would be allowed for consideration.

6. Personal service uses limited to salons, shoe repair, tailoring services, therapy-based services, and photographic studios.

These uses are primarily appointment-based services used by all ages, and thus may be more appropriate in neighborhood contexts than other retail or service uses that have more unpredictable levels of activity. In addition, staff believes that, if approved, this limited approach would accomplish the applicant’s objective without adding a seemingly arbitrary salon use on its own. While staff does not fully support this text amendment, if it is adopted the Board of Adjustment may reject any conditional use proposal or impose any reasonable conditions based on neighborhood input.

Notice of public hearing at the Planning and Zoning Commission was published in the WCF Courier twice: once on February 15, 2023 and then again on March 2, 2023. This was discussed and voted on at their March 8, 2023 meeting.

Notice of Public Hearing at Council was published in the WCF Courier on March 24, 2023.

RECOMMENDATION

At the Planning and Zoning Commission meeting on March 8, 2023, the Commission voted (5 ayes to 1 nay) to recommend approval of amendments to add limited personal service uses to the list of eligible conditional uses of defunct institutional buildings as outlined in the staff report above.

PLANNING & ZONING COMMISSION DISCUSSION

Discussion 2/8/2023	The first item of business was a zoning text amendment to expand a list of potential conditional uses of defunct institutional buildings. Chair Lynch introduced the item and Mr. Sevy provided background information. He explained that a request was received for a zoning text amendment that would allow the addition of hair salons to the list of eligible uses in such buildings. He discussed current uses that are eligible for consideration and explained that salons would not fall under the professional office uses that are allowed. They are considered to be a personal service use. Mr. Sevy provided the pros and cons to allowing this kind of business to operate in such buildings. The proposed text amendment would read “Personal service uses limited to hair salons, shoe repair, tailoring services, therapy-based services and photographic studios.” These uses are primarily appointment-based services used by all ages which may make them more appropriate in neighborhood context than other retail or service uses. Staff feels that, if approved, the limited approach would accomplish the applicant’s objective without adding a seemingly arbitrary salon use on its own. Staff does not fully support the text amendment. If it is adopted the Board of Adjustment may still reject any conditional use,
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proposal or impose any reasonable conditions based on neighborhood input. Staff recommends that the Commission discuss the proposed zoning code amendment and set a public hearing date for formal consideration and recommendation to City Council.

Chad Welsh, 6701 Strayer Road, spoke as the applicant regarding the item, noting that the proposed business is intended to be more of a makeup and brow salon. Mr. Sevy noted that he hadn't been given that clarification. Mr. Welsh stated that he is available for any questions.

Steven Jordan, 2510 Cottage Row Road, spoke as Mr. Welsh's realtor and stated that the item will still go through Board of Adjustment approval.

Mr. Larson suggested changing the business category to salon instead of hair salon to avoid making the description so specific.

Ms. Crisman asked for a definition of a defunct institutional building and what it would apply to. Mr. Sevy explained that it applies to an empty building that is not currently being used for its purpose. Ms. Howard clarified that it has to be an institutional use building such as a church or school.

Mr. Hartley stated that he likes the idea of being able to repurpose buildings that would otherwise typically stay empty. Ms. Moser agreed with the sentiment.

Mr. Larson made a motion to move the item to public hearing. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Hartley, Larson, Lynch and Moser), and 0 nays.

Public
Hearing
3/8/2023

The first item of business was a zoning text amendment regarding expanding the list of potential conditional uses of defunct institutional buildings. Chair Lynch introduced the item and Mr. Sevy provided background information. He noted that this item was presented at the February 8 meeting and gave a recap of what was discussed. He discussed the current uses that are eligible for consideration in a defunct building. He also covered the pros and cons of repurposing a church for the different uses. The proposed text amendment would state "Personal service uses limited to salons, shoe repair, tailoring services, therapy-based services, and photographic studios." Staff recommends caution when allowing the possibility of retail services in residential neighborhoods for the time being and recommends disapproval of the amendment.

Chad Welsh, petitioner (6701 Strayer Road), stated that he feels that projects should be on a case-by-case basis to allow for more potential projects.

Stephen Jordan, real estate agent for the petitioner, (2510 Cottage Row Road), stated his support and said that he has spoken to many people in the community and that by and large the community is in favor of it.

Mr. Hartley stated his support for being more open to repurposing old buildings and using available space when possible.

Ms. Grybovych asked how the original list of provisions was developed. Mr. Sevy explained that it was considered in the context of churches and what has been done with them in other communities. Conditional uses are a newer concept to Cedar Falls and the goal was to be conservative with the list of uses while still allowing a reasonable avenue for adaptive reuse. He displayed some of the currently eligible uses.

Mr. Larson feels that the simple change in language is adding something explicitly that has a similar impact and nature of business to the other ones on the list. He agreed with Mr. Hartley in his support.

Ms. Crisman stated that she believes that repurposing a building is, if possible, always

the best choice when considering the environmental impact and cost of resources.

Ms. Grybovych noted concern with adding such specific uses as opposed to making a broader category.

Mr. Larson made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Hartley, Larson, Leeper and Lynch), and 1 nay (Grybovych).

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 26-140. CONDITIONAL USES, OF DIVISION 1, GENERALLY, OF ARTICLE III, DISTRICTS AND DISTRICT REGULATIONS, OF CHAPTER 26, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA TO ADD CERTAIN PERSONAL SERVICE USES TO THE LIST OF LAND USES THAT QUALIFY FOR CONDITIONAL USE CONSIDERATION FOR THE ADAPTIVE RE-USE OF DEFUNCT INSTITUTIONAL BUILDINGS IN RESIDENCE DISTRICTS.

WHEREAS, Section 26-140 of the Cedar Falls Code of Ordinances, adopted in 2021, contains a list of uses that qualify for conditional use consideration for the adaptive re-use of defunct institutional buildings on a case-by-case basis as reviewed and approved by the Board of Adjustment, and

WHEREAS, the City received an application seeking a zoning code text amendment to add “salon” to the list of uses which qualify for conditional use consideration for the adaptive re-use of defunct institutional buildings; and

WHEREAS, the Cedar Falls Planning and Zoning Commission reviewed (Case TA22-003) and determined that allowing certain personal service uses to qualify for consideration as a conditional use to adaptively re-use defunct institutional buildings located in residential zones as reviewed and approved by the Board of Adjustment, is a reasonable amendment to the zoning code since personal service uses such as a salon have a similar impact and nature of business to other uses that qualify, and the repurposing of a building is beneficial to the community and can have a significantly lower cost and environmental impact compared to new construction. Therefore, the Commission recommended approval; and

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

Section 1: Paragraph (e)(1)a. within Section 26-140. Conditional Uses, within Division 1, Generally, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby amended to add an untitled paragraph 6., as follows:

- 6. Personal service uses limited to salons, shoe repair, tailoring services, therapy-based services, and photographic studios.*

INTRODUCED: _____ April 3, 2023 _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

ATTEST:

Robert M. Green, Mayor

Jacqueline Danielsen, MMC, City Clerk



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
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MEMORANDUM

Planning & Community Services Division

TO: Mayor Robert M. Green and City Council
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: March 20, 2023
SUBJECT: Petition from City Council to amend the Downtown Character District (TA22-003)

On July 18th, 2022, the City Council held a public hearing on an ordinance to amend the Downtown Character District zoning regulations recommended unanimously by the Planning and Zoning Commission at their June 8th meeting. In effect, this ordinance would have required site plans for new buildings proposed in the Urban General, Urban General 2, and Storefront frontages to be reviewed by the Planning and Zoning Commission and approved by the City Council as per the City Council's original petition.

After the close of the public hearing the City Council discussed the proposed ordinance and a motion passed to refer the ordinance back to the Planning and Zoning Commission with a petition for additional amendments to the zoning ordinance "to include review of any site plan that would expand the floor plan or where residential is being added, similar to language in Section 26-196, C.2.b." The minutes of this discussion are listed below.

Minutes from the July 18th City Council meeting:

It was moved by deBuhr and seconded by Harding that an ordinance, amending Chapter 26, Zoning, of the Code of Ordinances relative to Planning & Zoning Commission review of site plans in the Downtown Character District (CD-DT), be passed upon its first consideration. Following questions by Councilmembers Harding and Kruse, and responses by City Attorney Rogers and Planning & Community Services Manager Howard, it was moved by Kruse and seconded by Sires to petition the Planning & Zoning Commission to include review of any site plan that would expand the floor plan or where residential is being added, similar to language in Section 26-196, C.2.b. Following comments and questions by Councilmembers deBuhr, Kruse, Dunn, Harding and Sires, and responses by Howard, it was moved by Harding to call the question on the original motion. Motion failed 3-4, with deBuhr, Kruse, Ganfield and Sires voting Nay. Following comments by Mayor Green, and questions and comments by Councilmembers deBuhr, Kruse, Harding, Dunn and Schultz, the Mayor put the question on the motion to petition the Planning & Zoning Commission. Motion carried 4-3, with Dunn, Schultz and Harding voting Nay.

Direction from Planning and Zoning Commission

At the Commission's August 10, 2022 meeting, the Commission discussed the petition from the City Council and directed staff to prepare draft language for consideration at a public hearing on August 24, 2022.

At their August 24, 2022 meeting, on a vote of 4-5, the Planning and Zoning Commission recommended denial of the attached amendments to the zoning ordinance. Note: For context the P&Z minutes from both the original petition from the City Council (where the Commission recommended approval) and from the revised petition from the City Council (where the Commission recommended denial) are included below.

Council Action at the September 6, 2022 meeting: At the Council meeting on September 6, the City Council postponed setting the public hearing date until after Council decided whether to amend the voting threshold necessary to pass an ordinance disapproved by the Planning and Zoning Commission from 2/3 majority to simple majority.

The ordinance amendment regarding the voting threshold necessary to pass an ordinance disapproved by the Planning and Zoning Commission was resolved at the January 3, 2023 Council meeting when the City Council failed to override Mayor's veto of said ordinance change.

RECOMMENDATION ON POSTPONED ZONING ORDINANCE AMENDMENTS: Staff now recommends that the Council consider the following recommendation of the Planning and Zoning Commission:

- The Planning and Zoning Commission recommends denial of the petition from the City Council to require review and approval of site plans by the Planning and Zoning Commission and the City Council for certain projects in the Downtown Character District as set forth in the attached red-lined draft.

Note: Due to the disapproval of the proposed amendments by the Planning and Zoning Commission, it will require 2/3 majority of Council to approve the amendments.

Attachments:

- Red-lined draft of the most recent proposed changes to the zoning code per the petition from City Council.
- Proposed Ordinance

PLANNING & ZONING COMMISSION MINUTES

Introduction
03/23/22

The Commission then considered a zoning text amendment to add a requirement for Planning and Zoning review of site plans in the CD-DT. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that some commission members were not on the commission when the new code was discussed, so she will be providing some background information again. She explained that there was concern and frustration with the fact that it seemed as though a great deal of projects had to come through the commission for approval. The idea behind the new code was to create more clear and objective standards in the code, making less reason to have an extra review by the Commission. She discussed the role of the Commission, which includes planning for the future growth of the city, making recommendations on legislative matters related to planning and zoning (amendments to the zoning code, changes to zoning map, etc.) and making

recommendations on subdivision of land, including street extensions and proposals for parks. Review of site plans was not one of the official listed duties and was added to the code later for certain newer zoning and overlay districts.

Ms. Howard discussed potential options which include:

1. Maintain the code as currently adopted
2. Maintain as currently adopted, but staff provides monthly report to the Commission on site plans under review.
3. Require new buildings in the UG, UG2 and Storefront frontages to be reviewed and approved by Planning and Zoning.
4. Require all new buildings in the Downtown Character District to be reviewed and approved by Planning and Zoning
5. Require all site plans to be reviewed by Planning and Zoning and approved by City Council as was previously done in the CBD Overlay.

Mr. Larson feels that one of the primary objectives of the new zoning ordinance was to provide a clear set of rules and make it easier for developers and to potentially remove an often unnecessary step for the process. He suggested trying out option two to make sure there is some kind of a review.

Ms. Crisman also likes the second option and stated that she feels a bit discouraged by how many things have been coming back from council that the commission has put so much work into. She's not sure that adding another thing for approval is a great idea if things that have been worked so hard on are going to come back again. She likes the idea of staying in the loop and checking in on the work already done.

Mr. Holst feels that the new zoning process is a lot more efficient and less subjective so it is easier to check things through. The only thing that will be unfortunate to lose is the chance for public input. He also said that Planning and Zoning is a check for staff.

Mr. Leeper agreed with the comments from the Commission and stated that it is a tough place to be. He likes the second option and asked if there is a mechanism that would allow the planning and zoning commission to pull an item in for approval.

Mr. Hartley feels that it would be nice to have an overview for projects, maybe in the form of a monthly report so that the Commission can decide if they should take a closer look. His concern isn't just with the Commission not being able to see what is going to happen, but to give the public a chance to comment as well.

Ms. Howard stated that there needs to be a clear path created to deciding on whether a project needs to be considered by the Commission. After further conversation, the general direction from the Commission to go with a mixture of options two and three.

The Commission then considered Zoning Text Amendment and review of certain site plans in the Downtown Character District (CD-DT). Chair Leeper introduced the item and Ms. Howard provided background information with regard to previously discussed potential options for the review of site plans in the Downtown Character District. She discussed the proposed code language and showed a rendering of the frontage designations within the downtown area where P&Z and Council review of site plans would be required if these changes are adopted. She displayed the clarified/updated code language being proposed and explained what those changes mean and asked if there were any questions. Staff recommended that the Commission discuss the draft text amendment, provide direction, and consider setting a date of public hearing for the June 8 meeting.

Ms. Saul commented that the code changes proposed reflect what the Commission discussed and asked for. There was brief discussion with regard to different aspects of the changes.

A public hearing was set for the Commission meeting on June 8, 2022.

Public hearing and
Vote
6/8/2022

The next item for consideration by the Commission was a zoning text amendment with regard to review of certain site plans in the CD-DT District. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that it is currently on the table to change the zoning code to require new buildings in the Urban General (UG), Urban General 2 (UG2) and Storefront frontages to be reviewed by the Planning and Zoning Commission. She displayed a rendering of the Character District and the frontage destinations where the proposed amendments would apply. She offered to answer any questions about the proposed code changes and recommended that that Commission open the public hearing, discuss and make a recommendation to City Council on the proposed amendments.

Ms. Saul asked about the process if a residence is going to add square footage. Ms. Howard stated that this text amendment only addresses new buildings.

Mr. Holst clarified that this amendment addresses concerns about new construction and public input. Mr. Leeper added that this is a check and balance for significant projects in the area. Mr. Larson noted that the amendment could be revisited after a year to see if it is still necessary.

Mr. Larson made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

Introduction of
second petition
8/10/2022

The first item of business was a zoning text amendment for reviewing certain site plans in the CD-DT zoning district. Chair Leeper introduced the item and Ms. Howard provided background information. She explained that in March the Commission considered various options for amending the code to have site plans reviewed at the Planning and Zoning meeting and approved by Council. Direction was given that the Commission is interested in reviewing site plans for new buildings in the Urban General and Urban General 2 and Storefront Frontages. In May staff brought forward draft language for Commission approval and a public hearing was held on June 8. City Council set a public hearing date for July 18 and Council approved a motion to refer the ordinance back to the Commission to consider amending the zoning ordinance "to include review of any site plan that would expand the floor plan or where residential is being added, similar to language in Section 26-196C.2.b." Staff recommends that the Commission discuss and provide direction to staff regarding the petition from City council.

Mr. Leeper asked what has changed since the last time the Commission voted unanimously on the item. Ms. Howard stated that she doesn't believe anything has changed. Council just felt that they would like to see further review by the Commission and Council. Mr. Holst stated that he would be okay with the added review if that's what Council wants.

Ms. Crisman disagreed stating that the code is written the way it is makes requirements clear. The Commission spending more time reviewing more things is not a good use of time as there are many projects that will be held up. Ms. Saul agreed with Mr. Holst.

Mr. Leeper stated that he has heard comments in the field that the process has been too complex and takes too long. People want to know specifically and clearly what can and can't be done. If the review process takes too much time it costs developers a lot of extra money.

Ms. Saul stated that she doesn't believe that parking issues have been fully addressed. Ms. Crisman felt that the code spells out what the parking expectations are so any added review is just adding a step. The review would not be needed if the code is followed.

Mr. Holst asked what Council specifically needs from the Commission. Ms. Howard stated that the Commission would need to vote on their petition for the changes. Staff would prepare an ordinance amendment per council direction, set a public hearing and the Commission could vote yes or no to the changes. If the Commission votes yes, Council would need majority vote for approval. If the Commission votes no, it would trigger a council supermajority vote on amendment. Staff will need to draft out what City Council is requesting for a vote by the Commission. Public hearing is scheduled for the August 24, 2022 Planning and Zoning Commission meeting.

Public hearing and
Vote
8/24/2022

The first item of business was a zoning text amendment regarding certain site plans in the CD-DT district. Chair Leeper introduced the item and Ms. Howard provided background information and explained that this is a public hearing regarding a petition from City Council to require P&Z review of site plans that would expand the floor plan or where residential is being added, similar to language in Section 26-196C.2.b. She showed the draft of the new language being proposed per the Council's petition. Staff recommends that the Commission discuss the proposed amendments to the Zoning Code and make a recommendation to City Council.

Ms. Moser stated that she feels this is putting the Commission in an awkward position as it was sent back to them after they had agreed on this item unanimously in an effort to streamline the process. To change it would add an extra layer to the process.

Ms. Grybovich added that no planning documents are perfect and they have discussed the ability to revisit the item down the road to allow the Commission to see if changes should be made. A lot of work has gone into this document and she feels that they should move forward with what the Commission has proposed.

Mr. Hartley stated that he has wrestled with creating a process that is efficient and easy to move through, but he also likes the idea of transparency and the ability for citizens to see everything laid out for them to see what is being proposed. He asked how much comes to the Commission currently with regard to site plans throughout the City. Ms. Howard stated that there are a number of zones where site plans are not reviewed through the Commission and City Council (i.e., R-1, R-2, R-3, R-4, C-1, C-2, etc.) Typically, the zones that are reviewed are planned developments that have a master plan associated with them (i.e., RP, HWY-1, MU, and other Overlay Zones, such as the previous CBD Overlay).

Mr. Holst feels that the positive side is the consideration of public transparency and can see the merit to adding the review. He believes there is a good deal of public

interest and feels that if this is what the Council would like to see he is comfortable with their recommendation. Ms. Saul stated she agrees with Mr. Holst.

Mr. Larson feels that the proposed language is a good middle ground and would support some additional oversight as long as the end goal is the intent to remove it from the equation. He doesn't believe the Commission needs to see everything that comes through and suggested that if it is amended to create more review there should be an agreement to revisit this in a year, if the process is too onerous.

Ms. Crisman stated her concern that once amended the ordinance will not be changed in the future to reduce unnecessary oversight of site plans. She doesn't feel that it has been sent back to the Commission from a concern for the public. She believes that the Commission has made every effort to make the code clear and it is P&Z's responsibility to focus on planning for the future, such as improvements to the code for College Hill and other areas that need attention rather than on minor site plan reviews. She stated that staff is very capable and excellent at reviewing site plans. The Commission had agreed previously that they were mostly just curious to see how it was working, not that there was concern or need for additional public comment. She doesn't feel that the public is worried about adding additional square footage to an existing building. She would like to move forward so the Commission can focus on other matters that need their attention. Mr. Larson agreed with the majority of these sentiments.

Mr. Holst stated that he could understand that this is a big change. He disagreed that the public doesn't care about projects like these. Mr. Larson noted that the only way that the Commission can decide on how the change will work is to make a decision and give it time to try out the process to see if there are any shortcomings that need to be taken into account.

Ms. Crisman stated that she doesn't believe that this is taking away the public's ability to provide comments. Every meeting has time set aside for public comment where they could share their thoughts and ideas.

Mr. Holst noted that people won't have a chance to comment on projects that aren't coming through Planning and Zoning. Mr. Leeper stated that the reason that the projects aren't coming through the Commission is because the rules in the code are clear so it would not be necessary. He feels that this is more of an issue of process and that the Commission spent a lot of time trying to get this right. The previous recommendation from the Commission to focus additional review only for new buildings was approved unanimously and he is wondering how long these minor changes to the code will continue to come back from the Council.

Ms. Grybovich asked what happens next in the process. Ms. Howard stated that at this time the Commission should decide to recommend for or against the proposed changes per the Council petition. If denial is recommended, it will require 2/3 of the Council to pass the ordinance. If approval is recommended a simple majority of Council will be required to pass the ordinance.

Mr. Larson made a motion to approve the proposed language changes. Ms. Saul seconded the motion. The motion was denied with 4 ayes (Hartley, Holst, Larson and Saul) and 5 nays (Crisman, Grybovich, Leeper, Lynch and Moser).

Note that in the red-lined version of the proposed code amendments, the strike-through notation indicates language to be deleted. Underlined text is new language added. All other language is unchanged and is included to provide context for the changes proposed. The highlighted section is the language that was amended per City Council's petition for further revisions forwarded after the public hearing at City Council on July 18, 2022.

Amend Section 26-191C., Applicability, as follows:

C. Applicability and Development Review

- 1. Where an adopted Regulating Plan is shown on the zoning map, these Character District standards immediately apply at the parcel level.
- 2. ~~The process for developing or redeveloping within a Character District is delineated in Section 26-36 through Section 26-39. All applications for development or redevelopment within a Character District shall be reviewed and approved according to the procedures set forth in Section 26-36 through Section 26-39. Applications shall be administratively reviewed and approved, except for the following:~~
 - a. Site plans for new buildings on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
 - b. Any plan for expanding the gross floor area of an existing building on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
 - c. Any plan for one or more additional dwelling units within an existing building on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
- 3. With regard to any of the exceptions listed in subparagraphs a., b., and c., above, the Zoning Administrator, in consultation with the Zoning Review Committee and Technical Review Committee, shall prepare and forward a report along with the site plan and supporting documents to the Planning and Zoning Commission and City Council for review and approval according to procedures set forth in Section 26-36(d), Review and Decision-making.

Amend Section 26-36 and 26-37, as follows:

Sec. 26-36. ~~Administrative Determination~~ Site Plan Review, Proportionate Compliance Determinations, and Minor Adjustments

(a) **APPLICABILITY GENERAL APPLICATION REQUIREMENTS**

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

Permit or Adjustment	Additional Review Requirements
Site Plan	Section 26-37.D

Proportionate Compliance	n/a
Minor Adjustment	Section 26-39.E

Applications and submittal materials required for site plan review, proportionate compliance determinations, and minor adjustments under this Chapter shall be submitted on forms and in such numbers as required by the City. The applicable filing fee shall be paid at the time the application is filed. Additional fees may be required for re-submittals. Fees are determined by resolution of the City Council.

(b) APPLICATION COMPLETENESS REVIEW

- (1) Applications shall not be processed until all fees and materials have been submitted and are deemed ~~sufficient~~ complete in form and content such that recommendations, as required, and a decision may be made on the application by the Zoning Administrator, or other decision-making body, as specified in this chapter. The Zoning Administrator shall determine application ~~sufficiency~~ completeness.
- (2) If an application is deemed ~~insufficient~~ incomplete, the Zoning Administrator shall inform the applicant of the specific submittal requirements that have not been met. ~~The Zoning Administrator may provide notice in writing, electronically, or in conversation with the applicant.~~
- (3) If an application is deemed ~~insufficient~~ incomplete, the applicant must resolve and resubmit the materials required to complete the application within 30 days of the date informed of the insufficiency of the application.
 - a. An ~~insufficient~~ incomplete application that has not been revised to meet the completeness requirements shall expire on the 30th day. An expired application shall be returned to the applicant along with any original documents submitted in support of the application.
 - b. The City, at its discretion, may retain the application fee paid. Once an application has expired, the application must be resubmitted in full, including payment of the application fee.

(c) REVIEW, REFERRAL, AND RECOMMENDATION

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

(d) REVIEW AND DECISION-MAKING

- (1) ~~The Zoning Administrator shall review the Applications~~ shall be reviewed for conformance with all applicable provisions of this Code ~~chapter~~.
- (2) To be approved, an application shall be fully consistent with the standards of this ~~chapter~~ Code unless a minor adjustment is concurrently approved to allow specified deviation from applicable standards. ~~An administrative approval may include instructions and clarifications regarding compliance with this Code, but shall not be approved with conditions that require action beyond the specific requirements of the City Code of Ordinances.~~
- (3) Except as specified in paragraph (4) below, after consultation with the TRC and ZRC, as applicable, the Zoning Administrator shall approve or deny the applications for site plan review and minor adjustments and shall make determinations regarding proportionate compliance and provide written notification of the decision to the applicant. If an application is denied, the written notification shall include the reasons for denial. Administrative decisions are appealable pursuant to Section 26-62.

- (4) For any site plan that requires Planning and Zoning Commission and/or City Council review and approval, as set forth in this Chapter, the Zoning Administrator shall prepare a staff report and recommendation based on the approval criteria, standards and requirements of this Code, and any other applicable policies and regulations. The staff report and recommendation shall be forwarded to the Planning and Zoning Commission for its review and recommendation to the City Council. If the Planning and Zoning Commission recommends denial, the site plan shall not be forwarded to the City Council, unless so requested by the applicant in writing. After consideration of the staff report and the Planning and Zoning Commission's recommendation, the City Council may approve, approve with conditions, or deny the site plan. If a site plan is denied, the Planning and Zoning Commission and/or City Council, as applicable, shall state the reasons for denial.

(e) ~~APPEAL~~

1. ~~Administrative determinations are appealable pursuant to Section 26-62.~~

Sec. 26-37. Site Plan

(a) APPLICABILITY

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

(b) AUTHORITY

A site plan is required for:

(1) Character Districts

- a. Any application for development in a character district.
- b. All requests for structures, architectural elements or accessory structures (front porch, front yard fence) at or forward of the required building line, and accessory or temporary uses; however, for minor accessory structures not located forward of the required building line, such as sheds, fences, or decks, the site plan shall only be required to show the location of the proposed structure or addition in relation to property boundaries, required setbacks, easements, and terrain changes as more fully detailed in this Code;

(2) ~~Traditional Zone Districts~~ All other Zoning Districts

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

(c) APPLICATION PROCEDURES

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

(d) DECISION CRITERIA

The site plan shall be reviewed against the following criteria:

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

~~(e) LIMITATION OF APPROVAL~~

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

(f) EFFECT

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

(g) POST-APPROVAL ACTIONS**(1) Expiration**

- a. Approved site plans shall expire one year after approval if the applicable permit(s) for the proposed development ~~a building permit has~~ have not been issued. ~~or the approved use established.~~ In the event that the documents expire due to the passage of this time period, new site plan review documents must be submitted for approval in the same manner as an original application for development review.
- b. For good cause, an extension not to exceed one year may be granted by the Zoning Administrator. Requests for an extension must be in writing stating the reasons for such request.

(2) Modifications to Site plans

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

ORDINANCE NO. 3025**AN ORDINANCE TO CLARIFY TERMINOLOGY AND ESTABLISH NEW PROCEDURES FOR REVIEW OF SITE PLANS FOR DEVELOPMENT IN THE DOWNTOWN CHARACTER DISTRICT BY AMENDING SECTION 26-191, INTRODUCTION TO CHARACTER DISTRICTS AND DEFINITIONS, UNDER DIVISION 2, SPECIFIC DISTRICTS, ARTICLE III, DISTRICTS AND DISTRICT REGULATIONS; AND SECTION 26-36, SITE PLAN REVIEW, PROPORTIONATE COMPLIANCE DETERMINATIONS, AND MINOR ADJUSTMENTS, AND SECTION 26-37, SITE PLAN, UNDER DIVISION 1, GENERALLY, UNDER ARTICLE II, ADMINISTRATION AND ENFORCEMENT; ALL WITHIN CHAPTER 26, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA**

WHEREAS, the Downtown Character District zoning regulations, adopted November 1, 2021, established procedures for the review of site plans for development within the Downtown Character District; and

WHEREAS, the City Council has petitioned the Cedar Falls Planning and Zoning Commission to consider requiring Planning and Zoning Commission Review of development proposals in the Downtown Character District rather than administrative review and approval; and

WHEREAS, after a public hearing on June 8, 2022, the Planning and Zoning Commission recommended approval of zoning code amendments to clarify the procedures for review of site plans in the Downtown Character District and to require Planning and Zoning Commission review and City Council approval of site plans for new buildings in the Urban General, Urban General 2, and Storefront frontages, with all other site plans to be reviewed administratively (TA22-003); and

WHEREAS, after a public hearing on July 18, 2022, the City Council passed a motion to refer the ordinance back to the Planning and Zoning Commission with a petition for additional amendments to the zoning ordinance to include review of any site plan that would expand the floor plan or where residential is being added; and

WHEREAS, after a public hearing on August 24, 2022, the Planning and Zoning Commission recommended denial the July 18th petition from the City Council;

WHEREAS, due to the disapproval of the proposed petition by the Planning and Zoning Commission, this ordinance will require 2/3 majority vote to pass.

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

Section 1: Subsection C, Applicability, of Section 26-191, Introduction to Character Districts and Definitions, within Division 2 Specific Districts, of Article III, Districts and District Regulations, of Chapter 26, Zoning, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby deleted and the following substituted in lieu thereof:

C. Applicability and Development Review

1. Where an adopted Regulating Plan is shown on the zoning map, these Character District standards immediately apply at the parcel level.
2. All applications for development or redevelopment within a Character District shall be reviewed and approved according to the procedures set forth in Section 26-36 through Section 26-39. Applications shall be administratively reviewed and approved, except for the following:
 - a. Site plans for new buildings on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
 - b. Any plan for expanding the gross floor area of an existing building on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
 - c. Any plan for one or more additional dwelling units within an existing building on property designated as Urban General, Urban General 2, or Storefront on an adopted Regulating Plan.
3. With regard to any of the exceptions listed in subparagraphs a, b, and c, above, the Zoning Administrator, in consultation with the Zoning Review Committee and Technical Review Committee, shall prepare and forward a report along with the site plan and supporting documents to the Planning and Zoning Commission and City Council for review and approval according to procedures set forth in Section 26-36(d), Review and Decision-making.

Section 2: Section 26-36, within Division 1, Generally, of Article II, Administration and Enforcement, 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:

Sec. 26-36. Site Plan Review, Proportionate Compliance Determinations, and Minor Adjustments

(a) GENERAL APPLICATION REQUIREMENTS

Applications and submittal materials required for site plan review, proportionate compliance determinations, and minor adjustments under this Chapter shall be submitted on forms and in such numbers as required by the City. The applicable filing fee shall be paid at the time the application is filed. Additional fees may be required for re-submittals. Fees are determined by resolution of the City Council.

(b) APPLICATION COMPLETENESS REVIEW

- (1) Applications shall not be processed until all fees and materials have been submitted and are deemed complete in form and content such that recommendations, as required, and a decision may be made on the application by the Zoning Administrator, or other decision-making body, as specified in this chapter. The Zoning Administrator shall determine application completeness.
- (2) If an application is deemed incomplete, the Zoning Administrator shall notify the applicant of the specific submittal requirements that have not been met.
- (3) If an application is deemed incomplete, the applicant must resubmit the materials required to complete the application within 30 days of the date notified of the insufficiency of the application.

- a. An incomplete application that has not been revised to meet the completeness requirements shall expire on the 30th day. An expired application shall be returned to the applicant along with any original documents submitted in support of the application.
 - b. The City, at its discretion, may retain the application fee paid. Once an application has expired, the application must be resubmitted in full, including payment of the application fee.
- (c) REVIEW, REFERRAL, AND RECOMMENDATION**
- (1) Upon submission of an application, the Zoning Administrator shall review the application and accompanying documentation to determine whether the information included in the application is sufficient to evaluate the application against the approval criteria of the procedure or permit requested.
 - (2) The Zoning Administrator may refer any application to the Zoning Review Committee (ZRC) or Technical Review Committee (TRC) for review and recommendation.
- (d) REVIEW AND DECISION-MAKING**
- (1) Applications shall be reviewed for conformance with all applicable provisions of this Code.
 - (2) To be approved, an application shall be fully consistent with the standards of this Code, unless a minor adjustment is concurrently approved to allow specified deviation from applicable standards.
 - (3) Except as specified in paragraph (4) below, after consultation with the TRC and ZRC, as applicable, the Zoning Administrator shall approve or deny applications for site plan review and minor adjustments and shall make determinations regarding proportionate compliance and provide written notification of the decision to the applicant. If an application is denied, the written notification shall include the reasons for denial. Administrative decisions are appealable pursuant to Section 26-62.
 - (4) For any site plan that requires Planning and Zoning Commission and/or City Council review and approval, as set forth in this Chapter, the Zoning Administrator shall prepare a staff report and recommendation based on the approval criteria, standards and requirements of this Code, and any other applicable policies and regulations. The staff report and recommendation shall be forwarded to the Planning and Zoning Commission for its review and recommendation to the City Council. If the Planning and Zoning Commission recommends denial, the site plan shall not be forwarded to the City Council, unless so requested by the applicant in writing. After consideration of the staff report and the Planning and Zoning Commission's recommendation, the City Council may approve, approve with conditions, or deny the site plan. If a site plan is denied, the Planning and Zoning Commission and/or City Council, as applicable, shall state the reasons for denial.

Section 3: Section 26-37, Site Plan, within Division 1, Generally, of Article II, Administration and Enforcement, 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:

Sec. 26-37. Site Plan

(a) APPLICABILITY

The purpose of this section is to set forth the procedures and criteria for review and approval of site plans, which shall include when referenced in this Chapter, site development plans, development plans, or similar. Site plans are technical documents that illustrate how the structure(s), layout of an area, and proposed uses meet the

requirements of this chapter and any other applicable ordinances, standards, regulations, and with all previously approved plans applicable to the property.

(b) AUTHORITY

A site plan is required for:

(1) Character Districts

- a. Any application for development in a character district.
- b. All requests for structures, architectural elements or accessory structures (e.g., front porch, front yard fence) at or forward of the required building line, and accessory or temporary uses; however, for minor accessory structures not located forward of the required building line, such as sheds, fences, or decks, the site plan shall only be required to show the location of the proposed structure or addition in relation to property boundaries, required setbacks, easements, and terrain changes as more fully detailed in this Code.

(2) All Other Zoning Districts

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

(c) APPLICATION PROCEDURES

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

(d) DECISION CRITERIA

The site plan shall be reviewed against the following criteria:

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

(e) EFFECT

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

(f) POST-APPROVAL ACTIONS

(1) Expiration

- a. Approved site plans shall expire one year after approval if the applicable permit(s) for the proposed development have not been issued. In the event that the documents expire due to the passage of this time period, new site plan review documents must be submitted for approval in the same manner as an original application for site plan review.

b. For good cause, an extension not to exceed one year may be granted by the Zoning Administrator. Requests for an extension must be in writing stating the reasons for such request.

(2) Modifications to Site Plans

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

INTRODUCED: _____ March 20, 2023 _____

PASSED 1ST CONSIDERATION: _____ March 20, 2023 _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Daniels, MMC, City Clerk

MEETING OF STANDING COMMITTEES

City Hall, 220 Clay Street

March 20, 2023

The meeting of Standing Committees met at City Hall at 5:40 p.m. on March 20, 2023, with the following Committee persons in attendance: Councilmembers Susan deBuhr, Kelly Dunn, Simon Harding, Daryl Kruse, Dustin Ganfield, Gil Schultz, and Dave Sires. Staff members from all City Departments and members of the community attended in person.

Public Works Committee:

Chair Schultz called the meeting to order and introduced the only item on the Public Works Committee Agenda, Review snow removal practices and policies and introduced the Public Works Director, Chase Schrage. Director Schrage introduced Operations & Maintenance Division Manager, Brian Heath. Mr. Heath gave an overview of the City's snow & ice control operations that included: winter preparation, snow removal coverage, employee team and mass notification for a snow event, general guidelines, decision making factors that determine snow and ice control activities, and snow removal timeline. Mr. Heath reviewed the arterial roadways, routes, fleet of vehicles, the efficiency of the newer plows, telematics, and the winter operations costs for 2022/2023. Mr. Heath explained the importance of the environmental steps the city utilizes, salt & brine storage facilities, anti-ice applicators and the production of the brine. Mr. Heath broke down the snow hauling operations for 2022/2023 for the Parkade, College Hill and the high school and described the equipment needed for those areas. Mr. Heath explained the City's success is due to its dedicated employees. Mr. Heath welcomed residents and Councilmembers to tour the Public Works facility. Council members expressed their appreciation to the staff. Councilmembers discussed residential snow removal, snow removal of recreational trails, holiday hours and snow removal on roundabouts.

Community Development Committee:

Chair Harding called the meeting to order and introduced the only item on the Community Development Committee Agenda, Code Enforcement – private snow removal code revisions discussion and introduced Building Official Jamie Castle. Ms. Castle explained duplicate sections in Ordinance 19-4 and would recommend keeping 19-185. Ms. Castle recommended replacing any portion within the code that uses specially named staff to say "City Staff", use "snow and ice" rather than "natural accumulation of snow and ice" and change "reasonable amount of time" to "within 48 hours of the snow event". Ms. Castle recommends changing the property owners' responsibility for snow removal to be the full width of the sidewalk for safety and accessibility and include sidewalk corners for safety, ability to cross and useability of sidewalk. When snow removal of snow at a corner is not feasible, City staff can approve an alternative route that allows pedestrians the ability to cross the street. Ms. Castle stated property owners' responsibility would include all sidewalks being cleared of snow with no exceptions. Ms. Castle asked Councilmembers for a motion to direct staff to revise appropriate sections of the code that included: reorganization and consolidation; updating terminology; definition of internal responsibilities; timelines of removal; and extent of property owners' responsibilities. Councilmembers discussed: trail vs. sidewalk snow removal; abandonment of sidewalks; high use pedestrian areas; ADA compliancy; trails in lieu of sidewalks; sidewalks shoveled to pavement; placement of stickers on vacant properties; and cost of snow removal if a property is invoiced. Director Schrage stated the City is working with INRCOG for QR codes for trail information. Chair Harding called for public comment. Janice King, 1422 College Street, spoke in concern of removing snow at sidewalk corners. Andrew Shroll, speaking on behalf of the Cedar Falls Bicycle and Pedestrian Advisory Committee, discussed maps of recreations trails available online, support of changes to Ordinance 19-4 as discussed tonight and 8-10' trails on commercial and residential property. It was motioned by Ganfield and seconded by Schultz to have staff revise appropriate sections of the code to address reorganization and consolidation, updating terminology, and defining internal responsibilities, timelines of removal and extent of property owner's responsibilities. The motion was put to vote. Aye: deBuhr, Dunn, Harding, Kruse, Ganfield, Schultz and Sires; Nay: None. Motion passed.

Meeting adjourned at 6:55 p.m.

Minutes by Kim Kerr, Administrative Supervisor



ROBERT M. GREEN

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

Item 6.

MEMORANDUM

Office of the Mayor

FROM: Mayor Robert M. Green
TO: City Council
DATE: March 28, 2023
SUBJECT: **Proclamation Requests**
REF: (a) CFD 1117.22: Council Policy – Official City Proclamations

1. In accordance with reference (a), I am enclosing the following proclamation request(s) received from the public for City Council consideration:
 - a. **Fair Housing Month** – April 2023 (*submitted by the Northeast Iowa Regional Board of REALTORS®*)
 - b. **Administrative Professionals Day** – April 26, 2023 (*submitted by Jennifer Rodenbeck, Director of Finance and Business Operations*)
 - c. **Low Mow May** – May 2023 (*submitted by Mayor Green*)
2. Item (c) above follows a presentation which will be given by the ISU Extension service on the evening of April 3, 2023.
3. Please contact me with any questions about the above proclamations.

Xc: City Administrator
Communications Specialist

###



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

Proclamation

WHEREAS, April 11, 2023 marks the 55th Anniversary of the passage of the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended, which enunciates a national policy of Fair Housing without regard to race, creed, color, religion, sex, familial status, disability, and national origin, and encourages fair housing opportunities for all; and

WHEREAS, the Northeast Iowa Regional Board of REALTORS® is committed to highlight the Fair Housing Act by continuing to address discrimination in our community, to support programs that will educate the public about the right to equal housing opportunities, and to plan partnership efforts with other organizations to help to assure everyone of their right to fair housing; and

WHEREAS, the National Association of REALTORS® Code of Ethics commits that no REALTOR® shall deny equal professional services to any person for reasons of race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity; and

WHEREAS, individuals in Cedar Falls have the right to choose where they live without discrimination based on race, color, religion, age, sex, disability, gender identity, familial status or national origin, and Cedar Falls fully supports the intent and purpose of the Federal Fair Housing Act, local fair housing laws, and follows practices in order to achieve this goal;

NOW, THEREFORE, I, Robert M. Green, acting in the name of the Cedar Falls City Council, do hereby proclaim April 2023 as:

FAIR HOUSING MONTH

in the City of Cedar Falls, and I do encourage residents to educate themselves on past discriminatory housing practices and to advocate to ensure our city lives up to the ideals of equal housing opportunity as codified in the Fair Housing Act.

Signed this 3rd day of April, 2023.

MAYOR ROBERT M. GREEN



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

Proclamation

WHEREAS, Administrative Professionals play an essential role in coordinating the office operations of businesses, government, educational institutions, and other organizations; and

WHEREAS, the work of Administrative Professionals today requires advanced knowledge and expertise in communications, computer software, office technology, project management, records maintenance, organization, customer service, and other vital office management responsibilities; and

WHEREAS, Administrative Professionals Day is observed annually in workplaces around the world to recognize the important contributions of administrative support staff; and

WHEREAS, the City of Cedar Falls recognizes the diverse work and talents of the various administrative support staff in all departments in the city; and

WHEREAS, many of the projects and the critical services that the city provides would not be possible without the support of the administrative staff; and

WHEREAS, these administrative support staff may have differing titles, they all serve an important role in the City of Cedar Falls organization;

NOW, THEREFORE, I, Robert M. Green, acting in the name of the Cedar Falls City Council, do hereby proclaim April 26, 2023 as:

ADMINISTRATIVE PROFESSIONALS DAY

in the City of Cedar Falls and hereby urge all businesses and organizations in Cedar Falls to recognize the importance of their administrative support staff in their respective business operations.

Signed this 4th day of April, 2023.

MAYOR ROBERT M. GREEN



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

Proclamation

WHEREAS, Spring is an important time for many pollinators, because bees and other pollinators have limited food sources early in the season, especially in urban and suburban environments; and

WHEREAS, when allowed to bloom, common flowering plants in most home lawns – like dandelion, clover, creeping charlie, and violet – provide a food source for pollinators at a time when many other flowers are not yet blooming; and

WHEREAS, in Iowa, lawn grass typically grows at least a foot during the month of May, will outgrow flowering plants, and once tall enough will smother any plants underneath; and

WHEREAS, mowing tall lawn grass down to the typical lawn height of 3 to 3.5 inches will cause stress or death of the grass because so much leaf material is removed at once, and grass clippings left piled on the lawn may smother and kill the plants underneath leaving bare or open spots in the lawn; and

WHEREAS, preliminary studies show that mowing every two weeks can still significantly increase bee population size; and

WHEREAS, most flowering plants in lawns, like dandelion and clover, will flower even after the lawn is mowed;

NOW, THEREFORE, I, Robert M. Green, acting in the name of the Cedar Falls City Council, do hereby proclaim May 2023 as:

LOW MOW MAY

and encourage Cedar Falls residents to extend the time between mowings from every 7 days to every 10-14 days to manage landscape in a way that supports pollinators with more flowers; and I furthermore encourage residents to consider creating well-designed pollinator gardens to support butterfly, bee, and other pollinator populations.

Signed this 4th day of April, 2023.

MAYOR ROBERT M. GREEN



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

TO: Mayor Robert M. Green and City Council Members
FROM: Ron Gaines, City Administrator
DATE: March 27, 2023
SUBJECT: Departmental Monthly Reports Submission – February 2023

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.

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**FINANCIAL SERVICES
FEBRUARY 2023**

Treasury

Financial Services 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 \$108,480,740 invested in CD's and \$300,000 in a liquid money market.

<u>Investments</u>	<u>Transactions</u>	<u>Amount</u>
CD's Matured	2	\$7,860,000.00
CD's Purchased	2	\$8,000,000.00
PFMM Deposit	0	\$0.00
PFMM Withdrawal	0	\$0.00
CD/Investment Interest		\$130,690.11

FY24 Budget

The hearing for the max levy was set for the March 6th City Council meeting, however due to the Waterloo/Cedar Falls Courier not including it in the paper the date had to be moved to April 3rd to allow for the required 10-day notification. April 17th will be the Public Hearing on the Budget.

Miscellaneous Financial Activities

For February, 22 payroll checks and 684 direct deposits were processed. Accounts receivable were processed and 107 invoices were mailed out to customers. 1,706 transactions for accounts payable were processed and approved by the City Council for payment and 560 checks were mailed out to vendors.

FINANCE & BUSINESS OPERATIONS

HUMAN RESOURCES
February 2023

SUMMARY OF PROJECTS, TRAINING & STAFF ACTIVITIES

- Broadened recruitment efforts to include on the external job posting email list: PaTi's Libelulas; Bank of Jabez; and One Cedar Valley
- Compiled resources for a DEI Resource Library to be posted on a citywide staff SharePoint, including creating an inclusive language guide
- Mayor Green nominated DEI Specialist, Chelsie Luhring, as the city's liaison to One Cedar Valley
- Risk Management Committee meeting held February 1st and 15th
- Reviewed two contracts/agreements for required insurance
- Review and follow-up of seven public event permits
- Reviewed and scored responses to six request-for-proposals (RFP's) for potential new Human Capital Management (HCM) system
- Review of a union request and preparations for presentation to council
- Held meetings with department leadership to discuss employee climate survey results and goals
- The 2023-2024 Courier Advertising Agreement was approved during the February 6th City Council meeting
- Recruitment/Employment tasks related to:
 - FT positions: Assistant Equipment Mechanic, Engineering Technician I, Library Assistants (various), Maintenance Worker, Principal Engineer, Wastewater Treatment Plant Operator I, and Water Reclamation Manager
 - PT positions: Hearst Administrative Assistant, Community Service Officer, Housing Program Specialist, Laborer, Library Assistants, Parking Attendant, Maintenance Workers, and Rec. Office Assistant
 - Seasonal/Special Purpose/Misc. positions for Community Development and Public Works departments (Aquatics, Engineering Intern, Recreation Front Desk and Programming, Seasonal Laborers, and contracted Custodians)
 - Information continued to be gathered for the 2023 renewal of an H-1B visa and green card processing

BENEFITS & COMPENSATION

- A copy of the Summary of Benefits and Coverage (SBCs) for the City's Section 105 HRA plan was distributed to all eligible employees for the 2023 plan year
- Staff sent out email reminders of the flex spending and HRA deadlines that are approaching in March
- An RFP for benefits consulting services was completed and sent to potential vendors. Proposals are due back to the City in March
- Staff completed and sent in the annual reporting form for the Iowa Individual Health Benefit Reinsurance Association
- Staff met via Zoom with Holmes Murphy & Associates regarding alternate stop loss contract and dental renewal proposal options requested during the City's preliminary renewal meeting in January. These will be reviewed and discussed prior to the City's final renewal meeting in April.

CIVIL SERVICE COMMISSION

- Preparations for and follow-up to the February 1st and 15th scheduled meetings were completed

- Election of the 2023 Chairperson was held during the February 1st meeting
- The testing process, candidate selection rubric, interview questions, and rating form for Assistant Equipment Mechanic were approved, candidates were approved to interview, and interviews were completed
- Wastewater Treatment Plant Operator I candidates were approved to interview and interviews were completed
- Assistant Director of Public Safety/Fire Chief testing information was prepared and forwarded to the City's consultant for review before Civil Service is expected to approve in March

HUMAN RIGHTS COMMISSION

- Preparations for and follow up to the February 1st Executive Committee meeting were completed
- Preparations for and follow up to the February 13th regular commission meeting were completed

**Finance and Business Operations
Information Systems Division
Monthly Report February 2023**

Summary of projects, training and staff activities

- M365 Migration
 - Spinutech was contacted to do maintenance on the CedarFallsTourism.org website to accommodate our email transition to O365.
 - An Apple Business Manager account was created for Mobile Device Management purposes.
- City Hall Remodel/Facilities
 - Various employee moves were done throughout City Hall due to remodeling. Large equipment was also moved back from 606 Union.
 - The City Hall core switch was gone through and setup with basic data and voice VLAN's for when FBO employees and network devices are put back into place.
 - Ran network cable for Parking office
 - Relocated storage from old Sally Port back to storage room upstairs
 - Patched and documented new network ports on switch
 - Set up replacement devices from water leak
 - Set up TVs and mini-PCs for conference rooms
 - Installed and configured new printer for Executive area

Software Purchase/Installation/Upgrade Activities

- 61 software installations for 8 different departments
- Installed 8 new software for 2 departments

Equipment Purchase/Installation/Upgrade Activities/Repairs

- 34 new pieces of equipment purchased for 8 different departments and inventory
- 16 equipment installations for 6 different departments
- 2 equipment repairs for 1 different department

Problem Resolution Activities & Assistance Activities

- 71 problem resolution or assistant activities took place for 10 different departments

Graphic Design Activities

- **Hearst Center:** spring brochure, exhibit postcard, event postcard, event posters
- **Tourism:** pocket guide book, ads, misc updates to files
- **Other:** website updates, social media maintenance/graphics/series, business cards, Cable TV graphics, promotional/communications graphics, laminating, miscellaneous changes to images and files, Currents, boards kiosk sign and brochure assistance, badges, Pickleball brochure, conference logo, Mayors brochure, table card, nameplates, Rec Center poster.

Channel 15 Programming Activities

- Cable TV Summary of projects
 - This month we produced 7 public meetings and produced 8 Cedar Falls High School and 2 Panther Sports Network sports productions.
- Drone Flights
 - Ice Jam on the Cedar River
- Regular productions included:
 - Aired 4 new shows of Panther Sports Talk.
 - Covered Iowa Girls State Wrestling Tournament in Coralville.
 - Covered Iowa Boys State Wrestling Tournament in Des Moines

- Aired 3 Heartland University of Iowa Football shows.
- Produced 2 City News show

Geographical Information Systems (GIS) Activities

- GIS Summary of projects
 - Provided engineering and waste water with documents for the 2023 sewer lining
 - Upgraded and patched gis server software and applications
 - Finalized numbers and added new fields to trail system for bike friendly community application.
 - Updated the downtown parking maps for admin and web
 - Provided planning with documents for a grant application for Main St recon
 - Met with public safety to provide maps and analysis for current and potential station locations
 - Provided new report for burial and space sales to public works
 - Provided maps and reports for university Ave properties post recon
 - Began reviewing and converting post-lining sewer videos
- Completed 7 web and database projects for 4 departments
- Completed 7 different data requests for 5 entities.
- Provided 17 maps for different 5 departments.
- Created 46 new addresses

**FINANCE & BUSINESS OPERATIONS
LEGAL SERVICES
February 2023**

REPORT FROM SWISHER & COHRT – SAM ANDERSON:

Traffic Court:

City Cases Filed: 196 (this number includes both City and State tickets)

Cases Set: 6 (Traffic) 1 (Code Enforcement)

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

REPORT FROM KEVIN ROGERS, CITY ATTORNEY

- Review, revise, drafting and advice on 5 agreements
- Continue work on Main Street Reconstruction acquisitions; closings
- Aldrich School connections agreement work
- IPIB complaint response
- Research PoliceReports.US contract and analysis

**FINANCE & BUSINESS OPERATIONS
PUBLIC RECORDS
FEBRUARY 2023**

Public Records Activity

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

Responded to six (6) requests for public records.

Licenses / Permits Processed & Issued

- 128 Pet licenses
- 11 Annual Paw Park permits
- 3 Poultry licenses
- 6 Public Event permits
- 0 Mobile Merchant permits
- 0 Tree Trimmer License
- 2 Cemetery Interment Rights
- 15 Liquor licenses and beer/wine permits
- 1 Tobacco/Nicotine permit

The unemployment rates for the month of January 2023 were 3.5% for the Waterloo-Cedar Falls Metropolitan Area, 3.0% in Iowa, and 3.9% in the U.S.

Staff moved back to City Hall as the remodel was completed.

Letters were sent to businesses in the Downtown and College Hill areas reminding them of the license requirements for placing sidewalk cafes, tables & chairs and temporary signs on the public sidewalks.

Parking Activity

Enforcement

- 931 Parking citations issued.
- \$10,349.00 Citations paid.

Collection Efforts

- \$ 1,445.00 Collections from delinquent parking accounts.
- \$ 750.00 Vehicle immobilizations (15 vehicles).

Permits

- \$ 1,840.00 Parking permits issued (47).

Meter Collections

- \$ 1,619.33 Paid parking.

**FINANCE & BUSINESS OPERATIONS
LIBRARY & COMMUNITY CENTER
FEBRUARY 2023**

Library Activity

Usage Statistics	December 2022	January 2023	January 2022
Customer Count	10,443	12,216	10,167
Circulation	29,204	31,908	31,686
Event Attendance	986	1,152	667

Special events in February included the following:

- Beginning American Sign Language Hangout, an opportunity for those new to ASL to practice with others
- Comic Book Friendentine for teens, a valentine-making program using old comics
- *What Is That Fish?*: a program with Fortepan Iowa featuring DNR expert Kevin Hanson

Community Center Activity

Programs at the Community Center included yarn club, line dancing, cards, billiards, senior fitness classes, live music, and ceramics. Rentals in February included a birthday party, a stamp club, and a band.

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

Feb-23

Total for Month \$5,480,594.00
 Total for Fiscal Year \$46,253,111.00
 Total Same Month - LAST YEAR \$4,198,667.00
 Total for Fiscal Year - LAST YEAR \$61,408,131.00

Construction Type	Monthly Summary				Yearly Summary			
	Issued	Dwelling Units	Valuations	Fees	Issued	Dwelling Units	Valuations	Fees
Single Family New Construction	4	0	\$1,389,726.00	\$9,812.25	34	0	\$7,921,346.00	\$57,905.80
Multi-Family New Construction								
Res Additions and Alterations	40	0	\$2,549,888.00	\$21,568.80	629	0	\$11,452,403.00	\$161,854.75
Res Garages	3	0	\$60,850.00	\$963.75	28	0	\$526,631.00	\$7,914.75
Commercial/Industrial New Construction					3	0	\$3,700,000.00	\$20,720.00
Commercial/Industrial Additions and Alterations	6	0	\$1,480,130.00	\$10,819.15	53	0	\$9,108,736.00	\$61,706.35
Commercial/Industrial Garages					2	0	\$67,500.00	\$1,003.00
Churches					6	0	\$530,451.00	\$5,355.75
Institutional, Schools, Public, and Utility					1	0	\$12,946,044.00	\$55,688.05
Agricultural/Vacant								
Plan Review	7	0	\$0.00	\$11,992.00	44	0	\$0.00	\$94,019.00
Total	60	0	\$5,480,594.00	\$55,155.95	800	0	\$46,253,111.00	\$466,167.45

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

Feb-23

Construction Type	Monthly Summary				Yearly Summary			
	Issued	Dwelling Units	Valuations	Fees	Issued	Dwelling Units	Valuations	Fees
Electrical	39	0	\$0.00	\$3,011.00	391	0	\$0.00	\$34,561.70
Mechanical	33	0	\$0.00	\$2,585.00	565	0	\$0.00	\$49,453.00
Plumbing	68	0	\$0.00	\$3,867.00	556	0	\$0.00	\$36,515.50
Refrigeration								
Total	140			\$9,463.00	1512			\$120,530.20

Constructor Registrations	Monthly Summary				Yearly Summary			
	Issued	Dwelling Units	Valuations	Fees	Issued	Dwelling Units	Valuations	Fees
Electrical	2	0	\$0.00	\$150.00	9	0	\$0.00	\$1,200.00
Mechanical					5	0	\$0.00	\$600.00
Plumbing					2	0	\$0.00	\$300.00
Refrigeration								
Total	2			\$150.00	16			\$2,100.00
Building Totals	60	0	\$5,480,594.00	\$55,155.95	800	0	\$46,253,111.00	\$466,167.45
Grand Total	202	0	\$5,480,594.00	\$64,768.95	2328	0	\$46,253,111.00	\$588,797.65

Item 7.

**PLANNING & COMMUNITY SERVICES DIVISION
MONTHLY REPORT
February 2023**

MONTHLY MEETINGS:

Planning & Zoning Commission – A meeting was held on February 8. The meeting on February 22 was cancelled due to inclement weather.

February 25, 2023, Meeting			
Applicant	Project	Recommendation	Action Taken
Chad Welsh, Owner of 209 Walnut (former church)	Zoning Text Amendment – Expand list of potential conditional uses of defunct institutional buildings (TA22-005)	Introduction and Discussion	Discussed and Set Public Hearing

Group Rental Committee – Meetings were held on February 7, 2023, and February 21, 2023.

Address	Unit	Owner	Requested Occupancy	Approved for	GRC	BRHA
320 Clay St	5	Brian Wingert	1 per unit	1 per unit- unit 5 does not meet code	2/7/2023	
321 Clay St	4	Sam Fierce	2 per unit	1 per unit	2/7/2023	
1510 Starbeck Circle	1	Wild Green Juicery LLC	4 per unit	4 total	2/7/2023	
1407 W. 2 nd Street	1	RFC Properties/ Tony Fischer	4 per unit	3 per unit	2/7/2023	
1929 Franklin Street	2	Kyle Ahlers	2 per unit	2 per unit with conditions	2/7/2023	
1309 Algonquin Drive	1	SLHK Properties LLC	4	4	2/21/2023	
2503 Olive Street	4	Almir LLC	3 in Unit #1 3 in Unit #2 2 in Unit #3 2 in Unit #4	3 in Unit #1 2 in Unit #2 1 in Unit #3 1 in Unit #4	2/21/2023	

Board of Rental Housing Appeals – No meeting was held.

Board of Adjustment – No meeting was held.

Other Commissions, Board Meetings & Staff Liaison Responsibilities:

	Date	Notes/Actions
Bicycle and Pedestrian Advisory Committee	2/7/23	INRCOG gave an update of their efforts with the interactive trail map updates and discussed the potential of getting QR codes linking to the interactive trail map on our wayfinding signage. The committee continued discussion of Sharrows. Also discussed the Bicycle Friendly Community application due on February 15 th (submitted on the 14 th). The committee praised the City for recent snow removal of the sidewalks on Hudson as they saw immediate improvement after reporting. Staff discussed the potential to clarify responsibilities of private property owners in the code for sidewalk/trail clearing. The committee would like to know if/when any public meetings are held regarding that issue.
College Hill Partnership	2/15/23	Discussed ideas for zoning amendments that would disallow creation of any additional smoke/vape shops in the College Hill Business District. There are concerns that the proliferation of these uses is putting a damper on economic development in the area and discouraging reinvestment and becoming a destination for underaged patrons. Also discussed ideas for “saving” the College Hill Arts Festival, as it has not been well-planned or advertised in the last few years and as a consequence the number of vendors has been waning.
Historic Preservation Commission	02/14/23	The Commission provided updates the Seerley Park Neighborhood Walking Tour. Eight houses will be featured on this tour and one homeowner is willing to open the house to the public. The commission will be working with UNI students to develop posters and materials for this tour and will reach out to the Historical Society for more information. The Commission reviewed the annual CLG report for submittal. The chair of the Commission will be present at the upcoming City Council meeting to share the success of the commission throughout the year.

Housing Commission	2/15/23	The Housing Commission received an update on the CDBG sidewalk and street tree projects. The Housing Commission made a recommendation of approval for the HOME ARP program and amend the EMBARC as proposed. Mr. Winterhof was elected Chair and Mr. Fairbank was elected Vice Chair.
Community Main Street Design Committee		No meeting was held in the month of February.
North Cedar Neighborhood Association (NCNA)	2/13/23	The NCNA invited Police Chief Howard and Public Works Director Schrage to discuss concerns of not staffing the North Cedar Fire Station, Center Street improvements, and the intersection of Cedar Street and W Lone Tree Rd and Center Street and Green Ave. Director Schrage will direct a study for the Center Street and W. Lone Tree Road for a 4 way stop or if traffic calming measures are needed for that intersection/area.
Parking Tech Committee		No meeting was held in the month of February.

LAND USE INQUIRIES AND PERMITTING

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

OTHER PROJECTS FOR FEBRUARY INCLUDED:

- The Bicycle and Pedestrian Advisory Committee has requested to become an official board or commission. Staff is preparing bylaws and a text amendment for formal consideration.
- Decision is pending by the Federal Railroad Administration for the railroad crossing elimination grant which project would eliminate 24 crossings in Downtown.
- Ongoing effort to address enforcement of rental paving ordinance.
- Working on the Major Thoroughfare Plan and related street standards and subdivision code amendments
- 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.
- Ongoing floodplain management – inquiries, flood buy-outs, hazard mitigation grants, documentation required for maintaining CRS rating

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.
- Met with CFU and Grow Cedar Valley representatives to discuss various economic development projects occurring in Cedar Falls.
- Submitted documents to City Council to set the date of public hearing for a new industrial project in the Northern Cedar Falls Industrial Park.
- Provided industrial park site information for an out of state company looking to potentially locate in Iowa.
- Met with a local business owner regarding a potential business expansion in Cedar Falls.
- Met with staff and consultant regarding the platting of property in the expansion area of the industrial park.
- Received and reviewed FY24 Tourism Activities and Economic Development Services funding applications.

CDBG

- Work with INRCOG on administering the funds for projects and services agencies based on the last Annual Action Plan – sidewalk infill project on Walnut Street, housing rehab, neighborhood tree planting
- Continue to monitor sub-recipients of CARES ACT funds through the CDBG program.
- Work with Waterloo on HOME allocations and additional funding through ARP.

HOUSING CHOICE VOUCHER PROGRAM

Waiting List	674	Rent Subsidies (HAP payments)	\$87,181
New Applications Taken	21	Utility Payments	\$ 994
Units under Contract	182	Admin Fees	\$ 15,552
Initial Vouchers Issued	0		
Current Open Vouchers	6	Lease Up Goal	220
New Admissions	0		

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 was no application received for utility assistance February. There was a balance of \$55,153.24 as of February 28, 2023.

RECREATION & COMMUNITY PROGRAMS Monthly Report for February

Administrative:

- Started training new Office Assistant Laney Bissel.
- The Park and Rec Commission had its monthly meeting at Public Works.
- The Rec Administrative Supervisor continued to help fill in for a vacancy at Hearst Center.
- Sent a Flood Buyout lease to City Council for approval.
- Working with Oakland Corp to manage council bills on Laserfiche
- Programs Supervisor attended the American Camping Association National Conference.

Rec & Fitness Center	February	January
Rec Center Daily Admission	\$7,255.97	\$8,340.46
Rec Memberships Sold	\$30,261.72	\$45,740.80
Daily Member Check In	12,581	14,409

Aquatics:

- Holmes Pool was closed with mechanical issues February 4th through the 13th.
- Groups 1-3 swimming lessons started February 18th with 104 registered youth.
- The search for summer staff has begun. Looking for around 100 staff to fully operate aquatic programs and recreational swimming/lap swimming this summer.
- Work has begun at The Falls Aquatic Center. New Stainless Steel motor mounts were fabricated and are being installed by members of Public Works. Filters for the lap pool were opened for inspection. Anode rods and new gaskets will be installed as the weather warms up.

Participation	2023 Indoor	2022 Indoor	2023 Falls	2022 Falls
Swim Passes Sold	0	0	10	0
Open Recreational Swimming/Lap Swimming	550	686		
Aquatic Program Usage (swim clubs, lessons, lifeguarding, staff training)	1,035	1,056		

Recreation Programs:

- Pickleball Doubles League Division play started.
- Spring Volleyball League started.

Program	Enrolled/ est. team members	Meetings /Games	2023 Contacts	2022 Contacts
Youth Basketball Boys & Coed	120	4	480	384
Youth Basketball 1st & 2nd Girls	32	3	96	N/A
Youth Basketball 3rd & 4th girls	31	3	93	96
Youth Basketball 4th & 6th girls	29	3	87	78
Youth Basketball 5th & 6th boys	46	9	414	451
FWS Adult Volleyball Mix Mon.	7 per team	12	168	0
FWS Adult Volleyball Mix Wed.	7 per team	3	42	126
FWS Adult Volleyball Womens	7 per team	0	0	196
Adult Volleyball Mix Mon.	7 per team	16	224	252
Adult Volleyball Mix Wed.	7 per team	3	42	56
Adult Volleyball Mix Womens	7 per team	4	56	0
Adult Basketball League	8 per team	5	80	144
Adult Racquetball League	13	4	54	72
Adult Doubles Pickleball	2 per team	46	92	N/A
Adult Dance	10 per team	4	80	N/A

Fitness/Wellness:

- February was “Healthy Heart Month”
- The Rec had a special heart ride in our Cycle Studio.
- We offered free blood pressure checks from registered nurses.
- It was a great opportunity to help educate our community members on heart health and provide learning opportunities in a safe environment for our future healthcare providers.

Fitness/ Wellness	2023 Participation	2022 Participation
Fitness Classes Offered	229	186
Fitness Class Attendance	2,458	1,775
Personal Training Sessions	130	124
Massages:	62	56
Indoor Park	272	144
Child Care	129	63
Facility Rentals	17	24

CEDAR FALLS TOURISM & VISITORS BUREAU Monthly Report – February 2023



CEDAR FALLS



MEETINGS/CONVENTIONS/SPORTS/GROUPS

- Cedar Falls hosted the UNI Overseas Recruitment Fair, JVA UNI Dome Challenge (volleyball) and more for an estimated economic impact of over \$618,000 for February events that had bureau engagement.
- Secured two new meetings/events for 2023. Hosted two event/meeting planners for site visits.
- Generated four new leads and submitted one proposal for potential future events.
- Created personalized website landing pages for IAWrestle, IA HS State Speech and AAU State Volleyball events.
- Assisted with volunteers for the IA High School State Bowling and Hawkeye Farm Show.

LEISURE

- Sent out RFP for digital advertising services.
- Digital ad campaign underway focused on girlfriend getaways.
- Worked on updates to refresh website homepage and late winter/early spring blogs.
- Submitted Barn Quilts tours to Silos & Smokestacks.



COLLABORATION

- Attended Iowa Travel Industry Partners board meeting and ITIP Leadership Summit.
- Attended UNI NLA Explor-a-ganza event.
- Attended Cedar Valley Sports Commission Board Meeting.
- Attended John Deere Tractor & Engine Museum focus group.
- Attended The Great American Rail-Trail/Rails-to-Trails Iowa Stakeholders meeting.
- Assisted with distribution for Cedar Valley Trails and Recreation Guide.
- Attended CV Trails Partnership meetings. Staff member on committee for Bridges Ride in May.
- Published Hospitality Highlights newsletter x4, Weekender newsletter x1.

	February 2023	February 2022
Visitor Center Traffic	220	278
Website Traffic	6,221	10,782
CedarValley365.com Users	1,267	1,059
Facebook	9,930	9,175
Instagram	2,470	2,166
LinkedIn	534	386
Visitor Guide Distribution	916	1,091
Ad Campaign Impressions	641,197	836,778
Volunteer Hours	75	74

CEDAR FALLS CULTURAL PROGRAMS

Monthly Report | February 2023

Cory Hurless (she/her), Cultural Programs Supervisor



Tales of the Bulgarian Rose Tea Journey Workshop; empty bowls workshop to benefit Northeast Iowa Food Bank; Hearst Programs Coordinator Sheri Huber-Otting and Education Coordinator Angie Hickok greeting Valentines patrons.

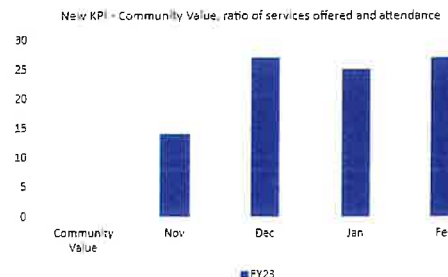
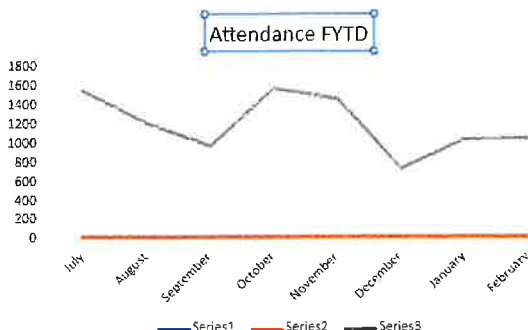
EXHIBITS & PROGRAM HIGHLIGHTS

- *Tales of the Bulgarian Rose* by Rick Truax and Anelia Dimitrova, opening reception took place February 2nd.
- The Hearst hosted author Cherie Dargan for a free lecture on her book *The Gift* on January 21.
- Final Thursday Series continued February 23 with Hartman Reserve artist-in-residence Seth Thill.
- Red Herring performed the play which inspired their name *Red Herring* to a packed audience of **115**.
- Valentine’s Day Concert with Cedar Valley Chamber Music was a huge hit with the Cedar Falls community, serving refreshments & flowers in a romantic ambiance, Mae Latta was transformed into a 1940s style café.

EDUCATION & OUTREACH HIGHLIGHTS

- February 8 the Hearst held a Tea Journey Workshop at the Tea Seller to coincide with the *Tales of the Bulgarian Rose* exhibit. The workshop sold out, customers got to learn about the exhibit and purchase goods from local business! It was a successful partnership, and we provided a great impression/goodwill for the Tea Cellar.
- February 14th was the last Empty Bowls Workshop of the year, with over 20 in attendance.
- Outreach efforts for North Star providing art making activities to adults with special needs, and the CF Community Center took place in February.
- Hearst Education staff participated in Cedar Falls School’s winter expo, providing art activities to hundreds of area children and families.
- Teen Art Club and Messy Mornings continued in February.
- Stop Motion Video Family Workshop, Wheel Throwing, Art Journaling, and the Mindful Art In Nature classes commenced in February.

Hearst By The Numbers



Hearst Center for the Arts				
	November	December	January	February
OVERALL ATTENDANCE				
# of Days Open to Public	24	23	25	23
Door Counter + any virtual events	1441	712	1010	1031
Sculpture Garden (est.)	200	200	200	200
Average visits per day	68.38	39.65	48.40	53.52
FREE SERVICES - ATTENDANCE DETAIL				
Total Free Services Attendance	1097	536	440	1048
FREE SERVICES OFFERED - EVENTS				
Exhibition Receptions	1	0	1	1
Special Events	2	1	4	6
Public Programs	2	0	1	2
Community Group Mtgs	2	2	2	2
Thursday Painters + Majong	5	5	4	4
Tours	0	0	0	0
OUTREACH & VOLUNTEER SVC.				
Volunteers (total number)	2	0	3	4
Volunteer Hours	6	0	8	15
Offsite Outreach Attendance	20	150	12	298
Offsite Outreach Number of Events	2	1	1	3
PAID SERVICES - ATTENDANCE DETAIL				
Total Paid Services Attendance	319	316	568	264
PAID SERVICES - N CLASSES OR RENTALS				
Family Workshops	0	1	0	2
Youth Classes	1	3	18	2
Adult Classes	9	4	12	8
Messy Mornings	3	0	4	4
Camps	0	0	0	1
Birthday Parties	1	2	2	2
Rentals (inc. recitals, etc.)	7	2	2	1
MEMBERSHIPS				
Total Friends Memberships	318	334	191	redoing data
New/Renewed this month	7	85	31	collection
Total Revenue from New Memberships	\$8,345	\$26,463	\$2,530	method
DIGITAL TRAFFIC				
Facebook Views	41400	18932	46299	47994
Facebook Followers	2948	2954	2,972	3023
Instagram Followers	1092	1094	1,099	1,107
Web views		1,300	2,500	2,100
PRESS, # OF OCCURENCES				
Newspaper article	1	1	3	6
Radio interviews	1	2	0	0
Press Releases	1	0	1	0
Social Media Paid ads	4	1	2	3

**ENGINEERING DIVISION
PROJECT MONTHLY REPORT -FEBRUARY 2023**

Type	Project No.	Project	Description	Status	Budget	Developer
Bridge	BR-000-3259	2022 Bridge Inspections	Inspections	Final Out Remains	\$40,000	Foth
Bridge	BR-106-3215	Olive Street Box Culvert	Box Culvert	Construction Underway	\$1,160,000	AECOM
Flood	FL-033-3088	Cedar River Safety & Recreation	Recreation	Contracts	\$50,000	Engineering Division
Parking	TBD	College Hill Parking	Resurfacing	Completed	\$150,000	Engineering Division
Sanitary	SA-002-3182	Oak Park Sanitary Sewer	Sanitary Sewer	Contracts	\$800,000	Water Reclamation/ Snyder
Santiary	SA-000-3297	2022 CDBG Santiary Sewer Rehab	Sanitary Sewer	Completed	\$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	Construction Underway	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	\$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	Punch List Remains	\$2,450,000	Snyder K. Cunningham
Streets	RC-000-3230	2022 Street Construction	Street Repair	Final Out Remains	\$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
Streets	RC-000-3171	Cedar Heights Drive Reconstruction	Street Repair	Construction Underway	\$6,000,000	Snyder
Streets	RC-362-3212	W. Viking Road Recon	Reconstruction	Design	TBD	Snyder
Streets	RC-000-3272	2021 Street Construction	Street Repair	Final Out Remains	\$4,030,000.00	Engineering Division PCI
Streets	RC-000-1963	W. 1st Street Reconstruction	Reconstruction	Final Out Remains	\$6,500,000	Engineering Division Snyder & Associates
Streets	RC-268-3245	Cyber Lane	New Construction	Final Out Remains	\$296,324	Engineering Division Owen Contracting
Streets	SC-000-3273	2022 Seal Coat	Resurfacing	Completed	\$200,000	Engineering Division
Streets	RC-000-3240	27th Street Improvements	Reconstruction	Construction Underway	TBD	AECOM
Streets	MC-000-3206	Center Street Street Scape	Recon	Construction Underway	TBD	Engineering Division Foth
Subdivision	SU-364-3189	W. Viking Industrial Park	New Construction	Construction Underway	\$8,700,000	Snyder
Sidewalk	SW-000-3293	2022 Sidewalk Assessment	Sidewalks & Trails	Contruction Underway	\$49,143.69	Iowa Flatworks
Alley/Storm Water	RC-000-3268	2022 Alley Reconstruction	Reconstruction	Punch List Remains	\$508,133.06	Engineering Division Owen Contracting

ENGINEERING DIVISION

Project No.	Project Title	Description	Status	Budget	Contractor/ Developer
SU-442-3165	Autumn Ridge 10th Addition	New Subdivision	Construction Underway	-----	BNKD Inc./CGA
SU-217-3193	Western Homes 10th Addition	New Subdivision	Construction Underway	-----	Claassen/Western Homes
TBD	Arbors Fifth Addition	New Subdivision	Construction Plan Review	-----	Skogman/CGA
TBD	West Fork Crossings	New Subdivision	Construction Plan Review	-----	ISG
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-413-3199	Terraces at West Glen, New Aldea West Campus, 1st Addition	New Subdivision	Maintenance Bond	-----	New Aldea/Fehr Graham
SU-413-3199	Terraces at West Glen, New Aldea West Campus, 2nd Addition	New Subdivision	Maintenance Bond	-----	New Aldea/Fehr Graham
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-454-3257	Wild Horse 5th Addition	New Subdivision	Maintenance Bond	-----	CGA
SU-454-3257	Wild Horse 6th Addition	New Subdivision	Maintenance Bond	-----	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

ENGINEERING DIVISION

<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	Approved	Approved	VJ	Active
Creekside Condos	Cedar Heights/Valley High	Approved	Approved	Larson/Fehr Graham	Pending
Greenhill Village Estates	4705 Algonquin Drive	Approved	Approved	Peters/Axiom	Completed
High School	W 27th Street	Approved	Approved	City of Cedar Falls/AECOM	Active
McWing Storage Units	3015/3035 Capital Way	Approved	Approved	Owner	Active
Mercy Health OBGYN	Bluebell Rd	Approved	Approved	Mercy/CGA	Completed
Midway Drive Storage Units	3717 Midway Drive	Approved	-----	Owner/VJ	Active
Pinnacle Prairie Senior Living	Prairie Parkway	Approved	Approved	Nelson/Axiom	Active
River Rec Area	Cedar River	Approved	-----	City of Cedar Falls	Active
The Cove at Spruce Hills	Spruce Hills Dr	Approved	-----	Owner/Snyder	Active
Veridian Credit Union	Brandilynn Boulevard	Approved	-----	Veridian	Active

Department of Public Works

Operations and Maintenance Division

Monthly Report for February 2023

Streets Section:

- Pothole repair was performed during dry days of the month.
- Responded to multiple winter weather events – 1196 gallons of fuel and 300 tons of salt, and 20,000 gallons of brine were used during the events.
- Removed silt from Dry Run Creek near 20th St.
- Worked to manage ice jam on the Cedar River

Traffic Operations:

- 107 traffic control signs and labels were repaired or replaced
- 14 signal repairs were conducted through the month
- Installed flashing beacons to stop signs at Leverage & Lone Tree and Leverage & Dunkerton Rd.
- MioVision cameras were installed at Andrea & Viking intersection
- Prepared and sent out annual street painting RFQ

Fleet Maintenance:

- 973 transactions were recorded through the City's fuel dispensing sites
- Used 13,097 gallons of fuel (5,095 ethanol, 8002 diesel)
- 135 work orders were processed through the fleet section for the month
- Rebuilt sections of Styrofoam densifier machine
- Performed snow removal equipment maintenance

Public Buildings:

- Completed various HVAC and mechanical repairs and maintenance throughout public buildings.
- Assisted with office preparation and staff move back to City Hall
- Replaced sump pump at Hearst Center
- Replaced seam room locks at the Recreation Center

Parks:

- Snow and ice control on streets and trails took place throughout the month.
- Continued to Refurbish city parks picnic tables
- Began underbrush and dead tree removals at Island Park as part of the park improvement project.
- Removed twenty-five (25) diseased or damaged trees in public right of way.

Cemetery:

- Performed snow & ice control on cemetery roads
- Performed Four (4) interments, two were services for cremations.
- Three (3) spaces sold in Greenwood Cemetery and one (1) sold in Hillside Cemetery

Refuse:

- 529 tons of residential solid waste was collected. 334 three-yard container dumps were recorded. Crews responded to 45 residential bulk item collections
- Crews collected 1.1 tons of yard waste from curbside collection
- The Transfer Station hauled 50 loads of solid waste to the Black Hawk County Landfill totaling 820 tons.
- A total of 128 tons of household recyclable material was collected for the month.
- 26 tons of e-waste, scrap metal, tires and appliances were diverted from the waste stream and recycled.

DEPARTMENT OF PUBLIC WORKS
WATER RECLAMATION DIVISION
MONTHLY REPORT - FEBRUARY 2023

PLANT OPERATIONS

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

PROJECTS

Work continues on the polymer system updates in the Biosolids building.

A resolution was passed by City Council accepting the low bid of Peterson Contractors, Inc. for The Oak Park Blvd Sanitary Replacement Project.

Proshield Fire & Security completed their annual inspections of all fire extinguishers located in buildings and vehicles throughout the division.

INDUSTRIAL PRETREATMENT

The annual Pretreatment Report was submitted to the Iowa DNR on February 22nd, 2023. Only one non-compliance violation was noted for 2022. This was a minor violation related to a missed required sampling by IDEX – Viking Pump.

AAA Drain Doctor's Septic Hauler Registration was renewed on February 17th, allowing them to discharge septic and restaurant grease waste at the Water Reclamation Facility.

BIOSOLIDS

The annual Biosolids Report was submitted Friday, February 17th, 2023. This report is required to be submitted to the USEPA and IDNR annually to show compliance with Biosolids land application regulations. Updates to the WRF *Biosolids Land Application 5 Year Plan* were completed as well.

362,312 gallons of biosolids were processed and dried for disposal at a later date.

There were 8.2 tons of inorganic materials hauled to the landfill.

SANITARY SEWER COLLECTION SYSTEM CALLS AND SERVICE

There were three calls concerning sanitary sewer problems in February. No issues were found in the City main.

We received three after hours lift station calls in the early morning hours of Monday February 27th, during a thunderstorm event. These were believed to be caused by temporary power outages that were quickly restored causing no issues with the pump stations.

Crews cleaned 6,364 feet of sanitary sewer lines and televised 871 feet in February.

Crews processed 82 requests to locate sewers in construction areas for the Iowa One Call system. 30 were pertinent and required a field locate.

STAFF and TRAINING

Chris Robinson and Patty Tometich attended trainings to earn CEUs necessary to renew operator's licenses.

There remains an Operator I opening.

**DEPARTMENT OF PUBLIC SAFETY
MONTHLY REPORT
FEBRUARY 2023**

CEDAR FALLS POLICE

<u>Police Statistics</u>	First Shift	Second Shift	Third Shift	Total
Calls for Service	323	410	184	917
Traffic Stops	116	275	407	798
Arrests	8	16	28	52
Accidents	23	37	8	68



CEDAR FALLS FIRE

Fire Calls For Service Statistics

Fire	1
Rescue/Medical	110
Service Call	10
Good Intent	10
False Alarm/Call	18
Hazardous Condition/Spec	6
Business Occupancy Inspections	2
Rental Inspections	78

Fire Calls For Service



POLICE CALLS FOR SERVICE

Type of Incident (Monthly)	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23
Group A Serious Crimes	106	93										
Group B Other Crimes	60	82										
Traffic Accidents	117	91										
Other Calls	1470	1486										
CFS Totals	1753	1752										

Type of Incident (per year)	2015	2016	2017	2018	2019	2020	2021	2022	2023
Group A Serious Crimes	1468	1469	1702	1467	1437	1407	1681	1548	
Group B Other Crimes	674	579	613	683	661	565	745	741	
Traffic Accidents	734	790	720	774	613	228	1030	1231	
Other Calls	13,828	12,573	13,244	13,936	14,819	14,590	15,856	16,631	
CFS Totals	16,704	15,411	16,279	16,860	17,530	16,790	19,312	19,917	

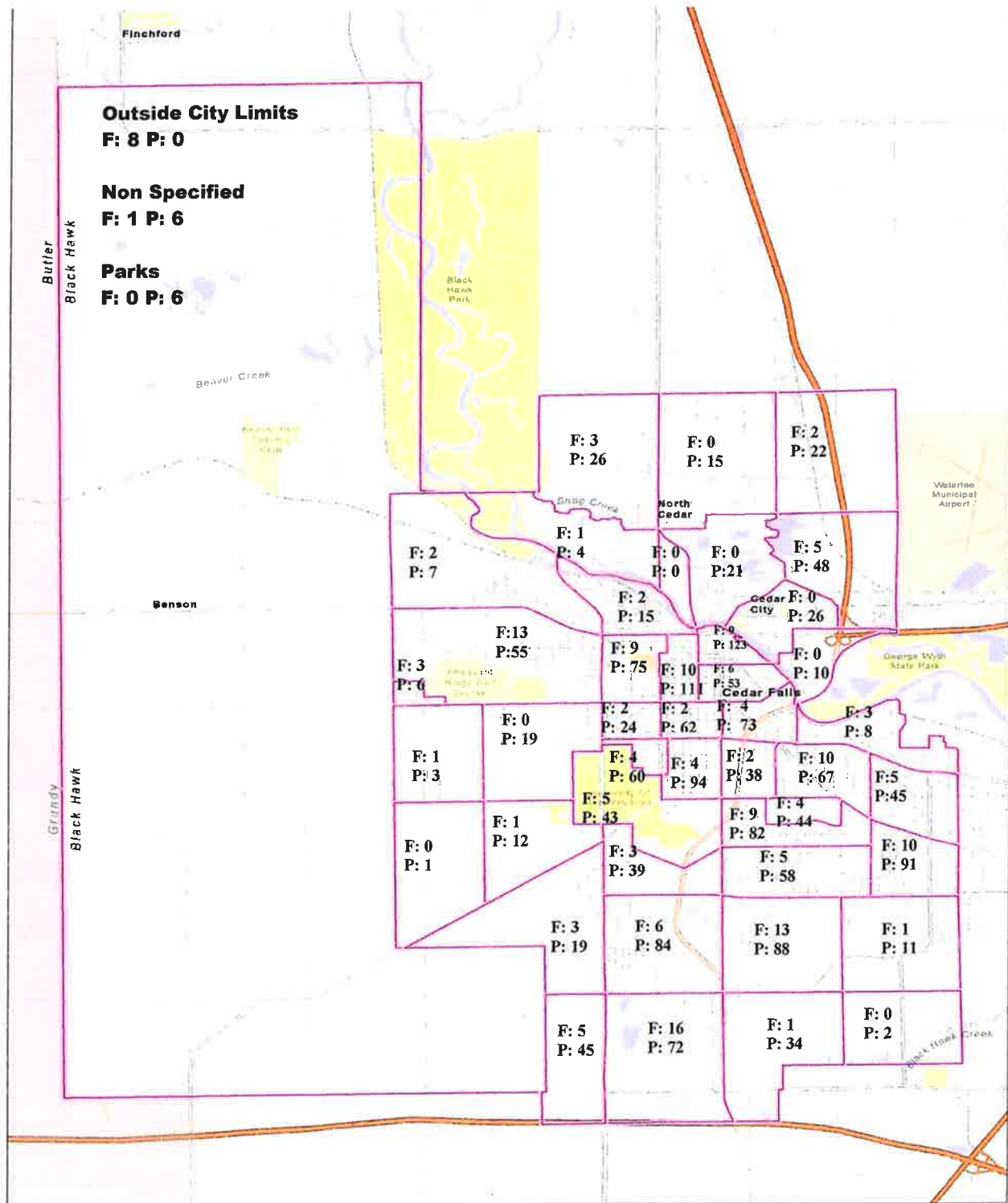
FIRE RESCUE CALLS FOR SERVICE

Type of Incident (Monthly)	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23
Medical & Rescue	119	110										
Cancelled, False Alarms, Good Intent	36	28										
Fire, Heat, Hazard, Weather Related & Other	23	17										
Totals	178	155										

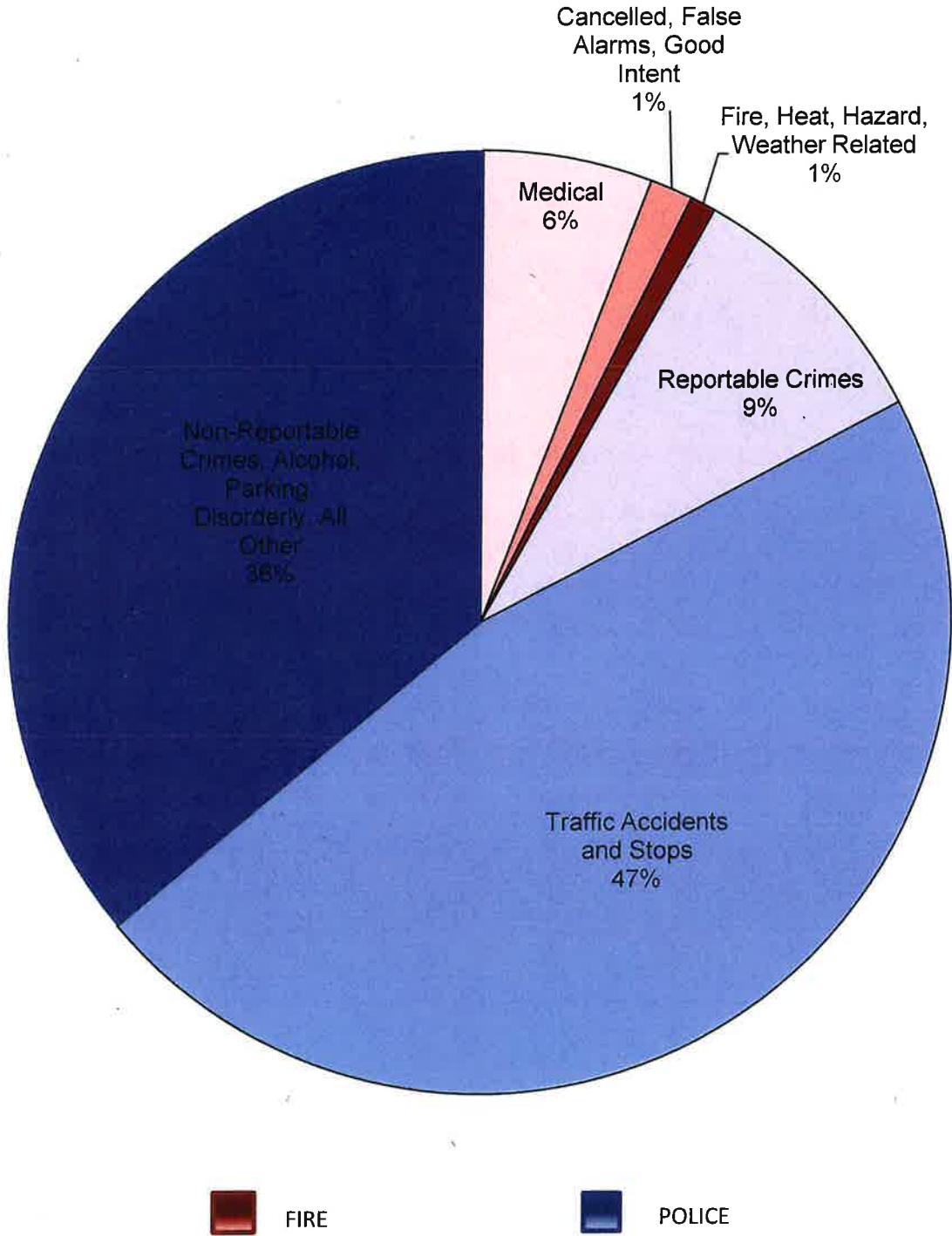
Type of Incident (per year)	2015	2016	2017	2018	2019	2020	2021	2022	2023
Non-Medical CFS	840	911	900	772	841	783	758	917	
Rescue / EMS Related	1367	1570	1437	1022	1272	1328	1541	1509	
Totals	2207	2481	2337	1794	2113	2111	2299	2426	

POLICE STATISTICS:	FEB 2023	Total 2023
Group A Crimes		
Murder/NonNeg Manslaughter	0	0
Kidnapping/Abduction	0	0
Forcible Rape/Sodomy/Fondling	0	2
Robbery	0	0
Assault	11	26
Arson	0	0
Extortion/Blackmail	1	2
Burglary/B&E	5	23
Theft	25	71
Motor Vehicle Theft	3	4
Counterfeit/Forgery	9	10
Fraud	10	20
Embezzlement	0	0
Stolen Property	0	1
Vandalism	10	22
Drug Offenses	7	23
Porno/Obscene Material	0	1
Op/Pro/Asst. Gambling	0	0
Weapon Law Violation	2	2
Group B Crimes		
Bad Checks	0	0
Disorderly Conduct	2	4
Driving Under Influence	21	41
Drunkenness	7	10
Non-Violent Family Offense	0	0
Liquor Law Violation	0	0
Runaway	0	0
Trespassing	0	1
All Other Offenses	52	52
Group A Total:	93	207
Group B Total:	82	143
Total Reported Crimes:	175	350
Traffic Accidents		
Fatality	0	0
Personal Injury	12	17
Hit and Run	11	37
Property Damage	68	154
Total reported Accidents	91	208
Calls for Service	1752	3505
Total Arrests	64	139

Cedar Falls Public Safety Grid Map



Cedar Falls Public Safety Experience Survey (February 2023)



Instructions on the reverse side

For period (MM/DD/YYYY) 7 / 1 / 2023 through June 30, 2024

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade name/Doing business as: Hy-Vee Fast & Fresh
Physical location address: 6527 University Ave City: Cedar Falls ZIP: 50613
Mailing address: 5820 Westown Pkwy City: West Des Moines State: IA ZIP: 50266
Business phone number: 319-266-3451

Legal Ownership Information:

Type of Ownership: Sole Proprietor Partnership Corporation LLC LLP
Name of sole proprietor, partnership, corporation, LLC, or LLP Hy-Vee, Inc.
Mailing address: 5820 Westown Pkwy City: West Des Moines State: IA ZIP: 50266
Phone number: 515-267-2800 ext 4216 Fax number: _____ Email: knylen@hy-vee.com

Retail Information:

Types of Sales: Over-the-counter Vending machine
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes No
Types of Products Sold: (Check all that apply)
Cigarettes Tobacco Alternative Nicotine Products Vapor Products

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store Bar Convenience store/gas station Drug store
Grocery store Hotel/motel Liquor store Restaurant Tobacco store
Has vending machine that assembles cigarettes Other _____

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Name (please print): _____ Name (please print): ANDREW SCHROEDER
Signature: [Signature] Signature: Senior Vice President,
Date: 3/2/23 Date: Accounting, Controller

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: 100.00
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: _____
- Fill in the name of the city or county issuing the permit: Cedar Falls
- New Renewal

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

Instructions on the reverse side

For period (MM/DD/YYYY) 7 / 1 / 2023 through June 30, 2024

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade name/Doing business as: Hy-Vee Food Store

Physical location address: 6301 University Ave City: Cedar Falls ZIP: 50613

Mailing address: 5820 Westown Pkwy City: West Des Moines State: IA ZIP: 50266

Business phone number: 319-266-7535

Legal Ownership Information:

Type of Ownership: Sole Proprietor Partnership Corporation LLC LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP Hy-Vee, Inc.

Mailing address: 5820 Westown Pkwy City: West Des Moines State: IA ZIP: 50266

Phone number: 515-267-2800 ext 4216 Fax number: _____ Email: knylen@hy-vee.com

Retail Information:

Types of Sales: Over-the-counter Vending machine

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes No

Types of Products Sold: (Check all that apply)

Cigarettes Tobacco Alternative Nicotine Products Vapor Products

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store Bar Convenience store/gas station Drug store
Grocery store Hotel/motel Liquor store Restaurant Tobacco store

Has vending machine that assembles cigarettes Other _____

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Name (please print): _____

Signature: [Handwritten Signature]

Date: 3/1/23

Name (please print): ANDREW SCHROEDER

Signature: Senior Vice President, Accounting, Controller

Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: 100.00
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: _____
- Fill in the name of the city or county issuing the permit: Cedar Falls
- New Renewal

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

BEFORE THE CEDAR FALLS CITY COUNCIL

IN RE:
National Cigar Store
d/b/a Hill Street News & Tobacco
2217 College Street
Cedar Falls, IA 50613

**ORDER ACCEPTING
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT**

ON this _____ day of _____, 2023, in lieu of a public hearing on the matter, the Cedar Falls City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Cedar Falls.

Therefore, the Cedar Falls City Council FINDS that the above-captioned permittee has remitted to the "City of Cedar Falls", a civil penalty in the amount of Three Hundred and No/100 Dollars (\$300.00). Be advised that this sanction will count as a first violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a). IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Robert M. Green, Mayor
City of Cedar Falls, Iowa

IN RE:
National Cigar Store
d/b/a Hill Street News & Tobacco
2217 College Street
Cedar Falls, IA 50613

**ACKNOWLEDGMENT /
SETTLEMENT AGREEMENT**

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (we) hereby knowingly and voluntarily acknowledge that I (we) have received the Notice of Hearing and the Complaint in the above case. I (we) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the Complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (we) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (we) understand that this penalty will count as an official "First Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I (we) have enclosed a check for \$300.00 made payable to the "City of Cedar Falls" to settle the above-referenced complaint.

NATIONAL CIGAR STORE d/b/a
HILL STREET NEWS & TOBACCO

CITY OF CEDAR FALLS, IOWA

By: John Eckland

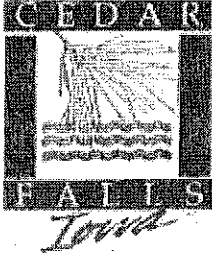
By: Arthur McMiller

Date: 3-13-23

Date: 03-06-2023

NOTE: This must be signed by an individual cigarette permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your \$300.00 check made payable to the "City of Cedar Falls", should be returned to: Samuel C. Anderson, City Attorney, 528 West 4th Street, P.O. Box 1200, Waterloo, Iowa 50704.



DEPARTMENT OF ADMINISTRATIVE SERVICES

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

March 3, 2023

National Cigar Store
617 Sycamore Street
Waterloo, IA 50703

Re: 2/06/23 Tobacco Violation
Hill Street News & Tobacco, 2217 College Street, Cedar Falls

Dear Sir or Madam,

The City of Cedar Falls has scheduled a hearing before the City Council at 7:00 p.m. on April 17, 2023, City Council Chambers. The hearing complaint, which has been filed against you, is attached.

If you or your representative fails to appear at this hearing, a decision may be rendered against you. You have the opportunity to be heard at this hearing and to be represented by an attorney at your own expense regarding the mandatory \$300.00 civil penalty prescribed by 453A.22(2)(a) for the violation of Iowa Code Section 453A.2(1), selling, giving, or otherwise supplying any tobacco, tobacco products, or cigarettes to any person under eighteen years of age.

If you wish to settle this case in lieu of the public hearing, you may complete the attached Acknowledgment/Settlement Agreement, returning the original copy, properly signed and dated, to Samuel C. Anderson, Assistant City Attorney, 528 West 4th Street, P.O. Box 1200, Waterloo, Iowa 50704, no later than ten (10) business days prior to the hearing date. With this Acknowledgment/Settlement Agreement, you must include a check in the amount of \$300.00, made out to the "City of Cedar Falls". This will satisfy the penalty for a first violation under Iowa Code Section 453A.22(2) and will conclude the matter.

If you have any questions, you may reach me by phone at 319-232-6555, or if you have obtained representation by an attorney in this matter, he or she should contact me.

Very truly yours,

Samuel C. Anderson
Assistant City Attorney

SCA/tad

IN RE:
National Cigar Store
d/b/a Hill Street News & Tobacco
2217 College Street
Cedar Falls, IA 50613

HEARING COMPLAINT

The City of Cedar Falls hereby makes the following complaint against the above-named permittee.

1. Iowa Code Section 453A.2(1) provides that a person shall not "sell, give, or otherwise supply any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes to any person under twenty-one years of age."
2. Iowa Code Section 453A.22(2)(a) provides that if a permit holder or employee of a permit holder has violated Iowa Code Section 453A.2(1), the permit holder shall be assessed a civil penalty of Three Hundred and No/100 Dollars (\$300.00) for a first violation of Iowa Code Section 453A.2(1).
3. On or about February 6, 2023, the permittee or an employee of the permittee sold cigarettes or tobacco products to a person under eighteen years of age. Copies of the Complaint and court docket are attached and incorporated herein as Exhibit A.
4. Therefore, in accordance with Iowa law, the City of Cedar Falls requests the Cedar Falls City Council find a violation of the above-referenced

sections of Iowa Code Chapter 453A and assess a civil penalty in the amount of Three Hundred and No/100 Dollars (\$300.00) against National Cigar Store d/b/a Hill Street News & Tobacco



Samuel C. Anderson
Assistant City Attorney
528 West 4th Street
P.O. Box 1200
Waterloo, IA 50704-1200
(319) 232-6555

Original to:
National Cigar Store d/b/a
Hill Street News & Tobacco
617 Sycamore Street
Waterloo, IA 50703

Copy to:
Lt. O'Neill
Cedar Falls Police Department
4600 Main Street
Cedar Falls, IA 50613

Jacque Daniels
Cedar Falls City Clerk
220 Clay Street
Cedar Falls, IA 50613



Case Number: STA0227560 Case Title: STATE vs. NIELSON, TEDDI MARGARET

Opened: 02-07-2023

County: Black Hawk

Case Type: Scheduled Traffic - State Judge:

Prayer Amount: \$.00

Show/Hide Participants

Plaintiff[s]

Counsel of Record

STATE OF IOWA

IA

Defendant[s]

Counsel of Record

TEDDI MARGARET NIELSON

2227 1/2 COLLEGE ST

CEDAR FALLS, IA 50613

Show/Hide Charges

Number	Date	Charge	Code	Comment
01	2023-02-06	EMPLOYEE PROVIDING TOBACCO/VAPOR PRODUCT TO PERSON UNDER 21-1ST OFF	453A.2(1)	

File Date

Case History

02-27-2023 08:32:28 AM Court	VIOLATIONS HANDLED BY CLERK Filed by: Court
02-07-2023 11:58:00 AM Court	TRAFFIC TICKET FILING Filed by: Court

BEFORE THE CEDAR FALLS CITY COUNCIL

IN RE:
Gracious Food, LLC d/b/a King Star
2228 Lincoln Street
Cedar Falls, IA 50613

**ORDER ACCEPTING
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT**

ON this _____ day of _____, 2023, in lieu of a public hearing on the matter, the Cedar Falls City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Cedar Falls.

Therefore, the Cedar Falls City Council FINDS that the above-captioned permittee has remitted to the "City of Cedar Falls", a civil penalty in the amount of Three Hundred and No/100 Dollars (\$300.00). Be advised that this sanction will count as a first violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a). IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Robert M. Green, Mayor
City of Cedar Falls, Iowa

IN RE:
Gracious Food, LLC d/b/a King Star
2228 Lincoln Street
Cedar Falls, IA 50613

**ACKNOWLEDGMENT /
SETTLEMENT AGREEMENT**


ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (we) hereby knowingly and voluntarily acknowledge that I (we) have received the Notice of Hearing and the Complaint in the above case. I (we) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the Complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (we) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (we) understand that this penalty will count as an official "First Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I (we) have enclosed a check for \$300.00 made payable to the "City of Cedar Falls" to settle the above-referenced complaint.

GRACIOUS FOOD, LLC
d/b/a KING STAR

CITY OF CEDAR FALLS, IOWA

By: Muhammad Ahmed Bhatti

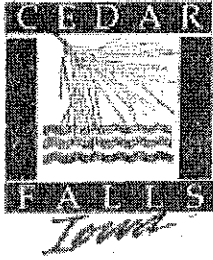
By: 

Date: 03/14/2022

Date: 03-16-2023

NOTE: This must be signed by an individual cigarette permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your \$300.00 check made payable to the "City of Cedar Falls", should be returned to: Samuel C. Anderson, City Attorney, 528 West 4th Street, P.O. Box 1200, Waterloo, Iowa 50704.



DEPARTMENT OF ADMINISTRATIVE SERVICES

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

March 3, 2023

Gracious Food, LLC d/b/a King Star
2228 Lincoln Street
Cedar Falls, IA 50613

Re: 2/06/23 Tobacco Violation

Dear Sir or Madam,

The City of Cedar Falls has scheduled a hearing before the City Council at 7:00 p.m. on April 17, 2023, City Council Chambers. The hearing complaint, which has been filed against you, is attached.

If you or your representative fails to appear at this hearing, a decision may be rendered against you. You have the opportunity to be heard at this hearing and to be represented by an attorney at your own expense regarding the mandatory \$300.00 civil penalty prescribed by 453A.22(2)(a) for the violation of Iowa Code Section 453A.2(1), selling, giving, or otherwise supplying any tobacco, tobacco products, or cigarettes to any person under eighteen years of age.

If you wish to settle this case in lieu of the public hearing, you may complete the attached Acknowledgment/Settlement Agreement, returning the original copy, properly signed and dated, to Samuel C. Anderson, Assistant City Attorney, 528 West 4th Street, P.O. Box 1200, Waterloo, Iowa 50704, no later than ten (10) business days prior to the hearing date. With this Acknowledgment/Settlement Agreement, you must include a check in the amount of \$300.00, made out to the "City of Cedar Falls". This will satisfy the penalty for a first violation under Iowa Code Section 453A.22(2) and will conclude the matter.

If you have any questions, you may reach me by phone at 319-232-6555, or if you have obtained representation by an attorney in this matter, he or she should contact me.

Very truly yours,

Samuel C. Anderson
Assistant City Attorney

SCA/tad

IN RE:
Gracious Food, LLC d/b/a King Star
2228 Lincoln Street
Cedar Falls, IA 50613

HEARING COMPLAINT

The City of Cedar Falls hereby makes the following complaint against the above-named permittee.

1. Iowa Code Section 453A.2(1) provides that a person shall not "sell, give, or otherwise supply any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes to any person under twenty-one years of age."
2. Iowa Code Section 453A.22(2)(a) provides that if a permit holder or employee of a permit holder has violated Iowa Code Section 453A.2(1), the permit holder shall be assessed a civil penalty of Three Hundred and No/100 Dollars (\$300.00) for a first violation of Iowa Code Section 453A.2(1).
3. On or about February 6, 2023, the permittee or an employee of the permittee sold cigarettes or tobacco products to a person under eighteen years of age. Copies of the Complaint and court docket are attached and incorporated herein as Exhibit A.
4. Therefore, in accordance with Iowa law, the City of Cedar Falls requests the Cedar Falls City Council find a violation of the above-referenced sections of Iowa Code Chapter 453A and assess a civil penalty in the

amount of Three Hundred and No/100 Dollars (\$300.00) against Gracious Food, LLC d/b/a King Star.



Samuel C. Anderson
Assistant City Attorney
528 West 4th Street
P.O. Box 1200
Waterloo, IA 50704-1200
(319) 232-6555

Original to:
Gracious Food, LLC d/b/a King Star
2228 Lincoln Street
Cedar Falls, IA 50613

Copy to:
Lt. O'Neill
Cedar Falls Police Department
4600 Main Street
Cedar Falls, IA 50613

Jacque Danielsens
Cedar Falls City Clerk
220 Clay Street
Cedar Falls, IA 50613



Case Number: STA0227555 Case Title: STATE vs. DEBEER, KATHRYN MARIE

Opened: 02-07-2023

County: Black Hawk

Case Type: Scheduled Traffic - State Judge:

Prayer Amount: \$.00

Show/Hide Participants

Plaintiff[s]

Counsel of Record

STATE OF IOWA

IA

Defendant[s]

Counsel of Record

KATHRYN MARIE DEBEER

Alias: GROENEVELD, KATHRYN MARIE

Alias: WRIGHT, KATHY

Alias: HEDDEN, KATHY

2216 LINCOLN STREET

APT LOT 35

CEDAR FALLS, IA 50613

Show/Hide Charges

Number	Date	Charge	Code	Comment
01	2023-02-06	EMPLOYEE PROVIDING TOBACCO/VAPOR PRODUCT TO PERSON UNDER 21-1ST OFF	453A.2(1)	

File Date

Case History

03-02-2023 09:00:10 AM Court	VIOLATIONS HANDLED BY CLERK Filed by: Court
02-07-2023 12:00:00 PM Court	TRAFFIC TICKET FILING Filed by: Court

BEFORE THE CEDAR FALLS CITY COUNCIL

IN RE:

The Landmark
c/o KRAM Company, Inc.
107 Main Street
Cedar Falls, IA 50613

**ORDER ACCEPTING
ACKNOWLEDGMENT/
SETTLEMENT AGREEMENT**

ON this _____ day of _____, 2023, in lieu of a public hearing on the matter, the Cedar Falls City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Cedar Falls.

Therefore, the Cedar Falls City Council FINDS that the above-captioned permittee has remitted to the "City of Cedar Falls", a civil penalty in the amount of Three Hundred and No/100 Dollars (\$300.00). Be advised that this sanction will count as a first violation of Iowa Code Section 453A.2(1), pursuant to Iowa Code Section 453A.22(2)(a). IT IS THEREFORE ORDERED that the judgment in this matter is hereby satisfied.

Robert M. Green, Mayor
City of Cedar Falls, Iowa

IN RE:
The Landmark
c/o KRAM Company, Inc.
107 Main Street
Cedar Falls, IA 50613

**ACKNOWLEDGMENT /
SETTLEMENT AGREEMENT**

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (we) hereby knowingly and voluntarily acknowledge that I (we) have received the Notice of Hearing and the Complaint in the above case. I (we) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the Complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (we) hereby knowingly and voluntarily waive hearing and submit to the statutory penalties prescribed by Iowa law. I (we) understand that this penalty will count as an official "First Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I (we) have enclosed a check for \$300.00 made payable to the "City of Cedar Falls" to settle the above-referenced complaint.

KRAM COMPANY, INC. d/b/a
THE LANDMARK

CITY OF CEDAR FALLS, IOWA

By: 

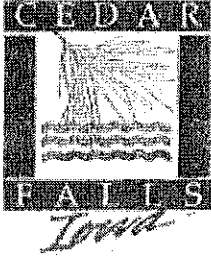
By: 

Date: 3/22/23

Date: 03-23-2023

NOTE: This must be signed by an individual cigarette permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your \$300.00 check made payable to the "City of Cedar Falls", should be returned to: Samuel C. Anderson, Assistant City Attorney, 528 West 4th Street, P.O. Box 1200, Waterloo, Iowa 50704.



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

March 3, 2023

The Landmark
c/o KRAM Company, Inc.
107 Main Street
Cedar Falls, IA 50613

RE: 2/06/23 Tobacco Violation

Dear Sir or Madam,

The City of Cedar Falls has scheduled a hearing before the City Council at 7:00 p.m. on April 17, 2023, City Council Chambers. The hearing complaint, which has been filed against you, is attached.

If you or your representative fails to appear at this hearing, a decision may be rendered against you. You have the opportunity to be heard at this hearing and to be represented by an attorney at your own expense regarding the mandatory \$300.00 civil penalty prescribed by 453A.22(2)(a) for the violation of Iowa Code Section 453A.2(1), selling, giving, or otherwise supplying any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes to any person under twenty-one years of age.

If you wish to settle this case in lieu of the public hearing, you may complete the attached Acknowledgment/Settlement Agreement, returning the original copy, properly signed and dated, to Samuel C. Anderson, Assistant City Attorney, 528 West 4th Street, P.O. Box 1200, Waterloo, Iowa 50704, no later than ten (10) business days prior to the hearing date. With this Acknowledgment/Settlement Agreement, you must include a check in the amount of \$300.00, made out to the "City of Cedar Falls". This will satisfy the penalty for a first violation under Iowa Code Section 453A.22(2) and will conclude the matter.

If you have any questions, you may reach me by phone at 319-232-6555, or if you have obtained representation by an attorney in this matter, he or she should contact me.

Very truly yours,

Samuel C. Anderson
Assistant City Attorney

IN RE:
The Landmark
c/o KRAM Company, Inc.
107 Main Street
Cedar Falls, IA 50613

HEARING COMPLAINT

The City of Cedar Falls hereby makes the following complaint against the above-named permittee.

1. Iowa Code Section 453A.2(1) provides that a person shall not "sell, give, or otherwise supply any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes to any person under twenty-one years of age."
2. Iowa Code Section 453A.22(2)(a) provides that if a permit holder or employee of a permit holder has violated Iowa Code Section 453A.2(1), the permit holder shall be assessed a civil penalty of Three Hundred and No/100 Dollars (\$300.00) for a first violation of Iowa Code Section 453A.2(1).
3. On or about February 6, 2023, the permittee or an employee of the permittee sold cigarettes or tobacco products to a person under twenty-one years of age. A copy of the Complaint and court docket are attached and incorporated herein as Exhibit A.
4. Therefore, in accordance with Iowa law, the City of Cedar Falls requests the Cedar Falls City Council find a violation of the above-referenced

sections of Iowa Code Chapter 453A and assess a civil penalty in the amount of Three Hundred and No/100 Dollars (\$300.00) against KRAM Company, Inc. d/b/a The Landmark.



Samuel C. Anderson
Assistant Cedar Falls City Attorney
528 West 4th Street
P.O. Box 1200
Waterloo, IA 50704-1200
(319) 232-6555

Original to:
The Landmark
c/o KRAM Company, Inc.
107 Main Street
Cedar Falls, IA 50613

Copy to:
Lt. Dennis O'Neill
Cedar Falls Police Department
4600 South Main Street
Cedar Falls, IA 50613

Jacque Danielsen
Cedar Falls City Clerk
220 Clay Street
Cedar Falls, IA 50613



Case Number: STA0227554 Case Title: STATE vs. CATALAN, BRYAN

Opened: 02-07-2023

County: Black Hawk

Case Type: Scheduled Traffic - State Judge:

Prayer Amount: \$.00

Show/Hide Participants

	Plaintiff[s]	Counsel of Record
STATE OF IOWA		
IA		

	Defendant[s]	Counsel of Record
BRYAN CATALAN		
1510 STARVIEW DR		
CEDAR FALLS, IA 50613		

Show/Hide Charges

Number	Date	Charge	Code	Comment
01	2023-02-06	EMPLOYEE PROVIDING TOBACCO/VAPOR PRODUCT TO PERSON UNDER 21-1ST OFF	453A.2(1)	

File Date	Case History
03-02-2023 02:50:26 PM Court	VIOLATIONS HANDLED BY CLERK Filed by: Court
02-07-2023 12:00:00 PM Court	TRAFFIC TICKET FILING Filed by: Court



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, Police Chief
Date: March 27, 2023
Re: Retail Alcohol License Applications

Police Operations has received applications for retail alcohol licenses. We find no records that would prohibit these licenses and recommend approval.

Name of Applicants:

- a) Luxe Nail Bar, 5907 University Avenue, Class C retail alcohol - renewal.
- b) Mary Lou's Bar & Grill, 2719 Center Street, Class C retail alcohol & outdoor service - renewal.
- c) River Place Plaza, 200 East 2nd Street – Plaza, Special Class C retail alcohol & outdoor service – temporary expansion of outdoor service area. (May 26, June 16-17, June 23-24, and July 21-22, 2023)
- d) Happy's Wine & Spirits, 5925 University Avenue, Special Class C retail alcohol & outdoor service – 14 day permit.

**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: City Council Members

FROM: Craig Berte, Public Safety Director
Ronald S. Gaines, City Administrator
Mayor Robert M. Green

DATE: March 22, 2023

SUBJECT: Acting Fire Chief

The Cedar Falls Public Safety Department currently has a vacancy in the Fire Chief position with the approved severance agreement with John Bostwick. In accordance with Section 2-979 (a) of the Cedar Falls Code of Ordinances, the Public Safety Director has the authority to appoint an Acting Fire Chief for a period not to exceed 30 days. Public Safety Director Craig Berte appointed Captain John Zolondek as the Acting Fire Chief on March 9th, 2023.

A new Fire Chief is anticipated to be appointed in June of 2023. **Therefore, in accordance with Section 2-979 (b) of the Cedar Falls Code of Ordinances, we are recommending the Cedar Falls City Council appoint Captain John Zolondek as the Acting Fire Chief for a period not to exceed 180 days.**



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

MEMORANDUM

Legal Services Division

TO: Mayor Green, City Council
FROM: Kevin Rogers, City Attorney
DATE: March 27, 2023
SUBJECT: New Opioid Settlements

You will recall that in early 2022 Council approved participation by the City in the national opioid settlement involving three large pharmaceutical distributors (McKesson, Cardinal Health and AmerisourceBergen) as well as one manufacturer, Janssen Pharmaceuticals and its parent company, Johnson & Johnson. There was a 100% participation rate in the 2022 settlement among Iowa political subdivisions.

Another settlement worth approximately \$ 20 billion has now been reached with two additional pharmaceutical manufacturers (Teva and Allergan) as well as three pharmacies (CVS, Walgreens and Walmart). The State of Iowa is participating in all these settlements. The State of Iowa stands to receive up to \$345 million over a multi-year period through these new settlements.

As before, the settlement funds will be allocated among the State and Counties under a Memorandum of Understanding, with 50% going to the state and 50% going to participating counties. As before, Black Hawk County then has the option of suballocating to participating cities within the County.

The reason that Cedar Falls has been asked to participate is that cities in Iowa with a population exceeding 10,000 are part of the group that will determine participation rates for the settlements, and thus the amount of funds to be distributed locally.

As before, the important part for Council to consider is that participation is necessary to ensure that Cedar Falls may, in cooperation with Black Hawk County, receive settlement proceeds for opioid abatement programs and activities. As before, there are restrictions on use of settlement proceeds; proceeds must be spent on opioid abatement only. Also as before, there is no requirement that the City participate in any particular program. Participation means that the City will retain the option to work with the County on abatement programs if it chooses to do so.

In short, the new settlements are very much like the previous settlements, just with new parties.

Attached you will find Participation Agreements for all five settlements.

I recommend approval of these Participation Agreements. Feel free to contact me with any questions.

EXHIBIT K
Subdivision and Special District Settlement Participation Form

Governmental Entity: City of Cedar Falls	State:Iowa
Authorized Signatory:Robert M. Green, Mayor	
Address 1:220 Clay Street	
Address 2:	
City, State, Zip:Cedar Falls, IA 50613	
Phone:319-273-8600	
Email:Kevin.Rogers@cedarfalls.com	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Agreement dated November 22, 2022 (“*Allergan Settlement*”), and acting through the undersigned authorized official, hereby elects to participate in the Allergan Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Allergan Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Allergan Settlement as provided therein.
2. Following the execution of this Settlement Participation Form, the Governmental Entity shall comply with Section III.B of the Allergan Settlement regarding Cessation of Litigation Activities.
3. The Governmental Entity shall, within fourteen (14) days of the Reference Date and prior to the filing of the Consent Judgment, file a request to dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the MDL Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal With Prejudice substantially in the form found at <https://nationalopioidsettlement.com>.
4. The Governmental Entity agrees to the terms of the Allergan Settlement pertaining to Subdivisions and Special Districts as defined therein.
5. By agreeing to the terms of the Allergan Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
6. The Governmental Entity agrees to use any monies it receives through the Allergan Settlement solely for the purposes provided therein.

7. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Allergan Settlement.
8. The Governmental Entity has the right to enforce the Allergan Settlement as provided therein.
9. The Governmental Entity, as a Participating Subdivision or Participating Special District, hereby becomes a Releasor for all purposes in the Allergan Settlement, including, but not limited to, all provisions of **Section V (Release)**, and along with all departments, agencies, divisions, boards, commissions, Subdivisions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist in bringing, or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Allergan Settlement are intended to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Allergan Settlement shall be a complete bar to any Released Claim.
10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision or Participating Special District as set forth in the Allergan Settlement.
11. In connection with the releases provided for in the Allergan Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Allergan Settlement.

12. Nothing herein is intended to modify in any way the terms of the Allergan Settlement, to which the Governmental Entity hereby agrees. To the extent this Settlement Participation Form is interpreted differently from the Allergan Settlement in any respect, the Allergan Settlement controls.

I have all necessary power and authorization to execute this Settlement Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: Robert M. Green

Title: Mayor, City of Cedar Falls, Iowa

Date: _____

EXHIBIT K**Subdivision Participation and Release Form**

Governmental Entity: City of Cedar Falls	State: Iowa
Authorized Signatory: Robert M. Green, Mayor	
Address 1: 220 Clay Street	
Address 2:	
City, State, Zip: Cedar Falls, IA 50613	
Phone: 319-273-8600	
Email: Kevin.Rogers@cedarfalls.com	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated December 9, 2022 (“*CVS Settlement*”), and acting through the undersigned authorized official, hereby elects to participate in the CVS Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the CVS Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the CVS Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at <https://nationalopioidsettlement.com>.
3. The Governmental Entity agrees to the terms of the CVS Settlement pertaining to Participating Subdivisions as defined therein.
4. By agreeing to the terms of the CVS Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the CVS Settlement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the CVS Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the CVS Settlement.
7. The Governmental Entity has the right to enforce the CVS Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the CVS Settlement, including without limitation all provisions of Section XI (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the CVS Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The CVS Settlement shall be a complete bar to any Released Claim.
9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the CVS Settlement.
10. In connection with the releases provided for in the CVS Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the CVS Settlement.

11. Nothing herein is intended to modify in any way the terms of the CVS Settlement, to which Governmental Entity hereby agrees. To the extent this Participation and Release Form is interpreted differently from the CVS Settlement in any respect, the CVS Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: Robert M. Green

Title: Mayor, City of Cedar Falls, Iowa

Date: _____

Exhibit K
Subdivision and Special District Settlement Participation Form

Governmental Entity: City of Cedar Falls	State: Iowa
Authorized Signatory: Robert M. Green, Mayor	
Address 1: 220 Clay Street	
Address 2:	
City, State, Zip: Cedar Falls, IA 50613	
Phone: 319-273-8600	
Email: Kevin.Rogers@cedarfalls.com	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Agreement dated November 22, 2022 (“*Teva Settlement*”), and acting through the undersigned authorized official, hereby elects to participate in the Teva Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Teva Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Teva Settlement as provided therein.
2. Following the execution of this Settlement Participation Form, the Governmental Entity shall comply with Section III.B of the Teva Settlement regarding Cessation of Litigation Activities.
3. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, file a request to dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in In re National Prescription Opiate Litigation, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal With Prejudice substantially in the form found at <https://nationalopioidsettlement.com>.
4. The Governmental Entity agrees to the terms of the Teva Settlement pertaining to Subdivisions as defined therein.
5. By agreeing to the terms of the Teva Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
6. The Governmental Entity agrees to use any monies it receives through the Teva Settlement solely for the purposes provided therein.
7. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Teva Settlement.

8. The Governmental Entity has the right to enforce the Teva Settlement as provided therein.
9. The Governmental Entity, as a Participating Subdivision or Participating Special District, hereby becomes a Releasor for all purposes in the Teva Settlement, including but not limited to all provisions of Section V (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Teva Settlement are intended by Released Entities and the Governmental Entity to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Teva Settlement shall be a complete bar to any Released Claim.
10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision or Participating Special District as set forth in the Teva Settlement.
11. In connection with the releases provided for in the Teva Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Teva Settlement.

12. Nothing herein is intended to modify in any way the terms of the Teva Settlement, to which Governmental Entity hereby agrees. To the extent this Election and Release is interpreted differently from the Teva Settlement in any respect, the Teva Settlement controls.

I have all necessary power and authorization to execute this Election and Release on behalf of the Governmental Entity.

Signature: _____

Name: Robert M. Green

Title: Mayor, City of Cedar Falls, Iowa

Date: _____



EXHIBIT K**Subdivision Participation and Release Form**

Governmental Entity: City of Cedar Falls	State: Iowa
Authorized Signatory: Robert M. Green, Mayor	
Address 1: 220 Clay Street	
Address 2:	
City, State, Zip: Cedar Falls, IA 50613	
Phone: 319-273-8600	
Email: Kevin.Rogers@cedarfalls.com	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated December 9, 2022 (“*Walgreens Settlement*”), and acting through the undersigned authorized official, hereby elects to participate in the Walgreens Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Walgreens Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Walgreens Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at <https://nationalopioidsettlement.com>.
3. The Governmental Entity agrees to the terms of the Walgreens Settlement pertaining to Participating Subdivisions as defined therein.
4. By agreeing to the terms of the Walgreens Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Walgreens Settlement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Walgreens Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Walgreens Settlement.
7. The Governmental Entity has the right to enforce the Walgreens Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Walgreens Settlement, including without limitation all provisions of Section XI (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Walgreens Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Walgreens Settlement shall be a complete bar to any Released Claim.
9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Walgreens Settlement.
10. In connection with the releases provided for in the Walgreens Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Walgreens Settlement.

11. Nothing herein is intended to modify in any way the terms of the Walgreens Settlement, to which Governmental Entity hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Walgreens Settlement in any respect, the Walgreens Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: Robert M. Green

Title: Mayor, City of Cedar Falls, Iowa

Date: _____

EXHIBIT K

Subdivision Participation Form

Governmental Entity: City of Cedar Falls	State: Iowa
Authorized Official: Robert M. Green, Mayor	
Address 1: 220 Clay Street	
Address 2:	
City, State, Zip: Cedar Falls, IA 50613	
Phone: 319-273-8600	
Email: Kevin.Rogers@cedarfalls.com	

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated November 14, 2022 (“Walmart Settlement”), and acting through the undersigned authorized official, hereby elects to participate in the Walmart Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Walmart Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Walmart Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly, and in any event within 14 days of the Effective Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in In re National Prescription Opiate Litigation, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal With Prejudice substantially in the form found at <https://nationalopiodsettlement.com/>.
3. The Governmental Entity agrees to the terms of the Walmart Settlement pertaining to Subdivisions as defined therein.
4. By agreeing to the terms of the Walmart Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Walmart Settlement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Walmart Settlement.
7. The Governmental Entity has the right to enforce the Walmart Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Walmart Settlement, including but not limited to all provisions of Section X (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Walmart Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Walmart Settlement shall be a complete bar to any Released Claim.
9. In connection with the releases provided for in the Walmart Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Walmart Settlement.

10. Nothing herein is intended to modify in any way the terms of the Walmart Settlement, to which Governmental Entity hereby agrees. To the extent this Election and Release is interpreted differently from the Walmart Settlement in any respect, the Walmart Settlement controls.

I have all necessary power and authorization to execute this Election and Release on behalf of the Governmental Entity.

Signature: _____

Name: Robert M. Green

Title: Mayor, City of Cedar Falls, Iowa

Date: _____



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: Mayor Green and City Council
FROM: Lisa Roeding, Controller/City Treasurer
DATE: March 24, 2023
SUBJECT: Linen Services Agreement - Amendment #1

The City of Cedar Falls entered into a Linen Services agreement July 2021 with Aramark Uniform Services. They provide shop towels, mops, and rug/floor mats to all departments of the City for the three-year period from July 1, 2021 to June 30, 2024.

This amendment is to add logo floor mats to our pricing. All other terms and conditions of the service agreement remain the same.

I have enclosed an amended agreement with Aramark Uniform Services to add the cost of logo floor mats. The cost of all other products on in the agreement will remain unchanged.

If you have any questions please feel free to contact me.

cc: Jennifer Rodenbeck, Director of Finance & Business Operations
Matt Buck, Building Maintenance Supervisor

CITY OF CEDAR FALLS, IOWA
GENERAL TERMS AND CONDITIONS
LINEN SERVICES AGREEMENT

Contract Amendment #1 – 04/03/2023

This Agreement is by and between Aramark Uniform Services (“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 Core Listing prices are shown on Exhibit “B” attached. All Core Listing prices must remain firm for the duration of this Agreement **with the addition of logo mats. If City does not renew the current contract, which expires 6/30/2024, City agrees to purchase the logo mats at replacement rate.**

2.2. After inspection (if applicable) and acceptance by the City of Products, City shall pay Contractor in accordance with the payment terms set forth in 2.3.

- 2.3. Following acceptance of Products by the City, payment shall be made to the Contractor within 45 days of receipt of a proper invoice. The invoice shall be invoiced to each City department or division separately and shall be mailed or emailed to the department/division authorized representative of the City, at the address listed below.
- 2.4. Expenses shall not be reimbursed to the Contractor.
- 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. Use of Documents
- 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. Termination.
- 5.1. 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.
- 5.2. 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. Disputes.

7.1. 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.

7.2. 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.

7.3. 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.

8.0. Indemnification.

8.1. Contractor (including, for purposes of this Section, Contractor's agents, employees, subcontractors or others working on behalf of Contractor) shall indemnify, defend and hold harmless the City and its elected and appointed officers, its employees, and agents working on behalf of the City, from any and all liability, loss, cost, damage and expense (including reasonable attorney fees and court costs) resulting from, arising out of, or related in any way to any claims, demands, actions or suits based upon or alleging personal injury, including bodily injury or death, and property damages, arising out of or in any way connected or associated with the Contractor's performance under this Agreement.

8.2. 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 above, and shall survive the termination of this Agreement.

8.3. 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.

9.0. Insurance.

Contractor shall at all times during the performance of this Agreement maintain insurance as set forth in Exhibit "C". The City may at any time during the term of this Agreement require proof of such insurance.

10.0. Compliance with Laws and Regulations.

10.1. 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.

10.2. 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.

11.0. 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.

12.0. Non-Collusion.

12.1. 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.

12.2. 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.

12.3. 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.

13.0. Nondiscrimination and Equal Opportunity.

13.1. 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.

13.2. 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.

14.0. 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.

15.0. Force Majeure.

15.1. 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.

15.2. 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.

15.3. 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.

16.0. 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.

17.0. Governing Law.

17.1. This Agreement shall be governed, interpreted and enforced in accordance with the laws of the State of Iowa, regardless of choice of law principles.

17.2. Venue for any dispute under this Agreement shall be the District Court in and for Black Hawk County, Iowa.

18.0. 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.

19.0 Public Record.

19.1. 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.

19.2. 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.

19.3. Notwithstanding Sections 19.1 and 19.2, 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.

20.0. Debarment.

20.1. 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.

20.2. 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.

21.0. Entire Agreement.

21.1. 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.

21.2. 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.

22.0. Extension of Agreement.

This agreement may be extended for another two-year period if agreed upon by both parties.

23.0. 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: Lisa Roeding

Title: Controller / City Treasurer

Address: 220 Clay Street
Cedar Falls, IA 50613

Telephone: (319) 273-8600

Email: lisa.roeding@cedarfalls.com

Contractor:

Firm: Aramark Uniform Services

Name: Tyler Higgins

Title: General Manager

Address: 600 Linden Avenue
Waterloo, IA 50703

Telephone: (319) 404-1083

Email: higgins-tyler@aramark.com

In Witness Whereof, the City and the Contractor have caused this Agreement to be executed as of the last date listed below.

CONTRACTOR

ARAMARK UNIFORM SERVICES

By: 
Its: Tyler Higgins, General Manager

Date: 3/24/23

CITY OF CEDAR FALLS, IOWA

By: _____

Robert M. Green, Mayor

Attest: _____

Jacqueline Danielsen, MMC, City Clerk

Date: _____

EXHIBIT A
SCOPE OF LINEN SERVICES

1. Contractor shall provide Linen products and services, such as floor mats, mops, and shop towels, to each department for the City of Cedar Falls for the period of July 1, 2021 – June 30, 2024, with a 3-year pricing guarantee on core list of products in Exhibit B.
2. Contractor shall deliver said linen products/services weekly, bi-weekly, or monthly as required by each individual department. Contractor shall adjust the delivery schedule as need for seasonal usage.
3. Contractor shall provide each individual department/division separate billings for linen products and services.

CORE LINEN PRODUCTS AND SERVICE PRICES

ITEM DESCRIPTION	UNIT	UNIT PRICE
Shop Towels - Class I 12x12	per towel	\$ 0.035
Inventory Maintenance	per towel	3% of inventory @ \$.40
Towel Manager Locker		\$ 2.44
(comparable to PENCO 10512)		
Snap Mop		
Snap Mop Handle	per handle	\$ -
Snap Mop Red (24")	per mop	\$ 0.31
Snap Mop Green (36")	per mop	\$ 0.54
Wet Mop	per mop	\$ 1.55
Logo Mat		
3x5 grey	per mat	\$ 4.00
3x5 grey if contract not renewed City will purchase mat; ~ \$125/mat depending on wear.		
4x6 grey	per mat	\$ 5.50
4x6 grey if contract not renewed City will purchase mat; ~ \$195/mat depending on wear.		
Steady Step Mats: Nylon/Rubber		
3x4 brown - E-series	per mat	\$ 1.98
4x6 brown	per mat	\$ 3.90
Scraper Mat		
3 x 5 Black	per mat	\$ 2.00
Heavy Duty Mats: Nylon/Rubber		
3x4 grey	per mat	\$ 1.32
3x4 grey	per mat	\$ 3.96
4x6 grey	per mat	\$ 3.90
4x6 grey	per mat	\$ 7.80
3x10 grey	per mat	\$ 5.25
3x10 grey	per mat	\$ 10.50
Delivery		No Charge



DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

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

INTEROFFICE MEMORANDUM
Information Systems Division

TO: Mayor Rob Green and City Council Members
FROM: Julie Sorensen, Information Systems Manager
DATE: March 28, 2023
SUBJECT: Agreement with US Cellular for Cellular Service

It is time to renew our agreement with US Cellular as our provider for cell service. They are our current provider but most phones on our contract are due for an upgrade and we have additional 33 users that have requested to go on the City Plan based on changes to our mobile device management policies being put in place.

They have worked with us to continue to offer a shared pool of data, penny devices, and subsidized pricing on other devices for the length of the term. This renewal would be for an additional 2-year term and needs council approval as it is a service contract.

The attached is the Service Order for the new phones and contracted price for the service. We do have 2-3 positions that we provide phones with more advanced cameras and video capabilities and you will see one of those phones, the iPhone 14 Pro on the list.

Please reach out to me with any questions, either at 319-268-5111 or email at Julie.sorensen@cedarfalls.com.

Attachment: DocuSign_City_of_Cedar_Falls_SOF_2023April

SERVICE ORDER FORM TERMS

(Legally Binding Document)

This Service Order is between You and USCC Services, LLC on behalf of its operating licensed affiliate doing business as USCellular in the Home Market ("USCC"). This Service Order is governed by the MASTER SERVICE AGREEMENT ("MSA") located at <https://www.uscellular.com/legal>, unless there is a separately signed agreement between You and USCC which is identified in this Service Order. Terms not defined herein are defined in the MSA. By signing below, you agree and acknowledge that You have read and understood the MSA terms and this Service Order, and that the person signing below has the authority to enter into this Service Order on Your behalf.

BUSINESS LEGAL NAME AND ADDRESS							
Business Legal Name		City Of Cedar Falls		Business Address <input type="checkbox"/> Same as Shipping Address		Billing Address <input checked="" type="checkbox"/> Same as Shipping Address	
Business d/b/a (If applicable)				220 Clay Street Cedar Falls, Iowa 50613			
BUSINESS SET-UP INFORMATION – USCC INTERNAL USE							
<input type="checkbox"/> New Business Customer		<input checked="" type="checkbox"/> Current Business Customer		BAN Group ID: (If current customer)		Email Address julie.sorensen@cedarfalls.com	
Portal Setup <input checked="" type="checkbox"/> Accept <input type="checkbox"/> Decline <input type="checkbox"/> Current		Portal Contact <small>(NA for Current User)</small>		Julie Sorensen		Portal Contact Email <small>(NA for Current User)</small> julie.sorensen@cedarfalls.com	
Business Phone Number		319-273-8600		Contact Name (POC)		Julie Sorensen	
Account Number (If current customer)		448460582		Territory		IANE1	
Tax ID (EIN)				Market		IANE1	
Tax Exempt (Attach to File)		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Estimated Value (ECV)		\$23,000	
Service(s) Ordered under this Purchase:		Voice & Data		Special Approval Sheet <small>(Must Attach to File)</small>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Toolbox	
TABLE 1 - SERVICE(S) ⁵			Service Commitment (Months) ⁴		May activate additional lines at Rate Plan ¹	Cost Summary	
Initial Quantity (Activations)	Rate Plan Name	Term	Other	MRC		MRC w/ Pricing Approval Detail ²	Total Customer MRC
33	Public Sector Pooled 1GB	24		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	27.50		907.50
Grand Total Customer MRC (excludes applicable taxes, fees, and other charges)							\$907.50
<input type="checkbox"/> CHECK HERE IF Customer is eligible for Standard Rate Plan Changes for length of term							

TABLE 2 –EQUIPMENT PURCHASES ⁵ (WITHOUT RETAIL INSTALLMENT CONTRACT) ³			Equipment Service Commitment (Months) ⁴		May Order additional quantities at stated cost ¹	Equipment Cost Summary			
Initial Quantity	Description	Upgrade Eligibility	Term	Other		RETAIL COST (non-subsidized)	Special Approval (Subsidized) ²	Subsidized Price	Total
25	Iphone SE 3rd Gen	24	24		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			\$0.01	\$.25
7	A14 5G	24	24					\$0.01	\$.07
1	Iphone 14 Pro	1	24					\$549	\$549.33
Grand Total Customer Equipment Cost (excludes applicable taxes)									\$549.33
<input checked="" type="checkbox"/> CHECK HERE IF Customer is eligible for Standard Subsidy price for length of term									

CHECK HERE IF Customer is activating Customer owned equipment ("COE") COE approved by USCC: YES NO

CHECK HERE IF Customer is purchasing Equipment through a Retail Installment Contract ("RIC")

DO NOT COMPLETE TABLE 2 FOR RIC PURCHASES. SUBMIT A RETAIL INSTALLMENT AGREEMENT (RIC) AND ATTACH TO THIS SERVICE ORDER

ADDITIONAL/OTHER TERMS AND CONDITIONS (IF APPLICABLE)

Accessory Discount / Exclusions	\$25%
Volume Commitment	33
Revenue Commitment	23000
Promotional Credits	n/a
Other Terms and Conditions	

¹ If "yes", additional purchases at the Rate Plan / stated cost may be purchased after the Effective Date of this Service Order provided that the Rate Plan, state cost or quantities (as applicable) are available. USCC has the right to discontinue any Rate Plan or Equipment availability at any time with or without notice. If additional purchases are permitted and made pursuant to this Service Order, such purchase(s) will be documented in Your account without requiring a new Service Order or addendum to this Service Order, and this Service Order will thereby be amended with respect to such additional purchase(s) as documented in Your account and without any further writing. You are responsible for reviewing Your account for any errors in billing or otherwise. See Section 7(c) of the MSA for billing and payment details.

² Requires USCC Special Pricing Approval. Additional terms may apply.

³ If purchasing through a retail installment plan You must execute a Retail Installment Contract (RIC) and the attached RIC Initial Set-up Form must be completed. The RIC governs Your Equipment purchased on an installment plan.

⁴ Service Commitment(s) ETFs are based on 50% of the MRC of the terminated line of Service multiplied by the number of months remaining on the Commitment without proration and You may be required to return promotional credits. Subsidized Equipment ETFs are based on the Commitment term and type of Equipment purchased. Equipment Commitment ETFs are in addition to any Service Commitment ETFs. See Sections 9, 10 and 11 of the MSA for full details.

⁵ If additional space is needed for purchases, please check "Additional Purchases-Service Order Form Addendum Attached" in the signature block. The purchases on the Service Order Form Addendum are hereby incorporated by reference. Any "Grand Total" includes the total of purchases listed on the Service Order Form and any additional Service Order Form Addendum.

AGREED AND ACKNOWLEDGED BY THE PARTIES' AUTHORIZED REPRESENTATIVES

USCC SERVICES, LLC Agreed and Acknowledged	Signature: Printed Name: Mike Litscher Title: Sales Manager Date:
City Of Cedar Falls Agreed and Acknowledged	Signature: Printed Name Julie Sorensen Title: Manager of Info Systems Date

Certificate Of Completion

Envelope Id: 0873DDA8518042AB90785584D801571B	Status: Sent
Subject: DocuSign: City of Cedar Falls SOF.docx	
SFA Opportunity ID:	
Source Envelope:	
Document Pages: 3	Signatures: 0
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Tyler Meusburger
Time Zone: (UTC-06:00) Central Time (US & Canada)	30 N Lasalle St Ste 4000
	Chicago, IL 60602
	Tyler.Meusburger@uscellular.com
	IP Address: 163.116.147.49

Record Tracking

Status: Original	Holder: Tyler Meusburger	Location: DocuSign
3/27/2023 2:05:47 PM	Tyler.Meusburger@uscellular.com	

Signer Events

Signature	Timestamp
Julie Sorensen julie.sorensen@cedarfalls.com Manager of Info Systems Security Level: Email, Account Authentication (None)	Sent: 3/27/2023 2:09:27 PM Viewed: 3/27/2023 2:35:00 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Mike Litscher mike.litscher@uscellular.com Security Level: Email, Account Authentication (None)	Sent: 3/27/2023 2:09:26 PM
---	----------------------------

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	3/27/2023 2:09:27 PM
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Payment Events

Status

Timestamps



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: March 27, 2023
SUBJECT: Property Acquisition: Robert and Sandra Jones

At their November 7, 2022 meeting, City Council approved the execution of the Offer to Buy Real Estate and Acceptance for 2.50 acres of land located at 2617 S. Union Road, just west of the West Viking Road Industrial Park, from Robert and Sandra Jones. The purchase price was \$395,000.00. City Legal staff completed the closing on the property on March 27, 2023.

Now that the closing has been completed, City Council will need to accept the Warranty Deed that will be recorded at the Black Hawk County Recorder's Office. Staff recommends that the City Council adopt the following:

1. Resolution Approving and Accepting a Warranty Deed for the purchase of 2.50 acres, more or less, of real estate located at 2617 S. Union Road, owned by Robert and Sandra Jones.

If you have any questions regarding this project, please feel free to contact me.

xc: Ron Gaines, P.E., City Administrator
Kevin Rogers, City Attorney

Prepared by: Shane Graham, Economic Development Coordinator, 220 Clay Street, Cedar Falls, Iowa (319) 268-5160

RESOLUTION NO. _____

RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FOR THE PURCHASE OF 2.50 ACRES, MORE OR LESS, OF REAL ESTATE LOCATED AT 2617 S. UNION ROAD OWNED BY ROBERT AND SANDRA JONES

WHEREAS, The City Council of the City of Cedar Falls, Iowa, previously approved execution of an Offer to Buy Real Estate and Acceptance between the City of Cedar Falls, Iowa, and Robert and Sandra Jones, for the purchase of 2.50 acres, more or less, of real estate located at 2617 S. Union Road owned by Robert and Sandra Jones; and

WHEREAS, pursuant to said Offer to Buy Real Estate and Acceptance, the real estate transaction recently closed, and Robert and Sandra Jones have tendered a Warranty Deed in fulfillment of said Offer to Buy Real Estate and Acceptance, a copy of which Warranty Deed accompanies this Resolution, to the City of Cedar Falls, Iowa; and

WHEREAS, the City Council of the City of Cedar Falls, Iowa, deems it in the best interests of the City of Cedar Falls, Iowa, to approve and accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, that said Warranty Deed conveying 2.50 acres, more or less, of real estate located at 2617 S. Union Road by Robert and Sandra Jones, to the City of Cedar Falls, Iowa, is hereby approved and accepted, and the City Clerk is hereby authorized and directed to cause said Warranty Deed to be recorded with the Black Hawk County Recorder.

PASSED AND APPROVED this _____ day of April, 2023.

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

CERTIFICATE

STATE OF IOWA)
) SS:
COUNTY OF BLACK HAWK:)

I, Jacqueline Danielsen, MMC, 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 _____ day of _____, 2023.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the official seal of the City of Cedar Falls, Iowa this _____ day of _____, 2023.

Jacqueline Danielsen, MMC
City Clerk of Cedar Falls, Iowa

Return Document To: Title Services Corporation, 603 Commercial St., Waterloo, IA 50701

Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304

Address Tax Statement: City of Cedar Falls, 270 Clay Street, Cedar Falls, IA 50613
 AB#22-03549 319-273-8600

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, **Robert W. Jones and Sandra J. Jones, husband and wife**, do hereby Convey to **City of Cedar Falls**, the following described real estate in **Black Hawk County, Iowa**:

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 P.M., Black Hawk County, Iowa, except the South 110 feet thereof.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

There IS a private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and a groundwater hazard statement is being submitted herewith.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 03/27/2023

Robert W. Jones
Robert W. Jones

Sandra J. Jones
Sandra J. Jones

STATE OF IOWA, BLACK HAWK COUNTY, ss.

This instrument was acknowledged before me on this 27th day of March, 2023, by Robert W. Jones and Sandra J. Jones, husband and wife.



Shianne Bellinger
Notary Public in and for the State of Iowa

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED BY TRANSFEROR**

If the transaction is exempt from filing a declaration of value pursuant to Iowa Code 428A.1(2), **STOP HERE**. Pursuant to Iowa Code section 558.69(1), when no declaration of value is submitted during a transaction, you are not required to submit a groundwater hazard statement or include the statutory language in Iowa Code section 558.69(8A). Please consult your realtor or legal counsel for further advice, including on whether a declaration of value is required. The Department provides this information for statutory reference only.

Instructions for this document can be found at:

<https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960%20Instructions.pdf>

Attachment 1, if required, can be found at: <https://www.iowadnr.gov/Portals/idnr/uploads/forms/5420960a.pdf>

TRANSFEROR:

Name: Robert W. Jones and Sandra J. Jones

Address: 2609 Heather Lane Waterloo IA 50701
Number and Street or RR, City, Town or P.O., State Zip

TRANSFeree:

Name: City of Cedar Falls

Address: 220 Clay Street Cedar Falls IA 50613
Number and Street or RR, City, Town or P.O., State Zip

Address of Property Transferred:

2617 S. Union Rd., Cedar Falls, Iowa 50613

Legal Description of Property: (Attach if necessary)

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 P.M., Black Hawk County, Iowa, except the South 110 feet thereof.

1. Wells (check one)

- No Condition - There are no known wells situated on this property.
 Condition Present - There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

2. Solid Waste Disposal (check one)

- No Condition - There is no known solid waste disposal site on this property.
 Condition Present - There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

3. Hazardous Wastes (check one)

- No Condition - There is no known hazardous waste on this property.
- Condition Present - There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

4. Underground Storage Tanks (check one)

- No Condition - There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
- Condition Present - There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. Private Burial Site (check one)

- No Condition - There are no known private burial sites on this property.
- Condition Present - There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

6. Private Sewage Disposal System (check one)

- No Condition - All buildings on this property are served by a public or semi-public sewage disposal system.
- No Condition - This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- Condition Present - There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
- Condition Present - There is a building served by 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. The buyer has executed 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. A copy of the binding acknowledgment is attached to this form.
- Condition Present - There is a building served by private sewage disposal system on this property. The system is failing to ensure effective wastewater treatment or is otherwise improperly functioning, and the buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
- Condition Present - There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #7]
- Condition Present - There is a building served by private sewage disposal system on this property. This property is exempt from the private sewage disposal inspection requirements pursuant to the following Exemption [Note: for exemption #7 use prior check box]:
- Condition Present - There is a building served by private sewage disposal system on this property. The private sewage disposal system has been installed within the past two years pursuant to permit number:

Review the following two directions carefully:

- A. If you selected a box stating "No Condition" for every numbered section above, **STOP HERE**. Do not submit this form. Instead, pursuant to Iowa Code section 558.69(8A), you must include the following language on the first page of the recorded deed, instrument, or other writing:


“There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.”

Please consult your realtor or legal counsel for further advice on this exemption. By law, the owner of the property is responsible for the accuracy of this statement, and the Department provides this information for statutory reference only.

- B. If you checked any box stating “Condition Present” for any of the numbered sections above, continue below. You must complete this form, including providing all required information, and you must submit this form to the county recorder’s office with declaration of value.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: 
(Transferor)

Telephone No.: 641-485-4354


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: March 24, 2023

SUBJECT: Main Street Reconstruction (6th St. to University)
 City Project Number: RC-000-3283
 Warranty Deed

The City of Cedar Falls is planning to reconstruct Main Street from 6th Street to University Avenue from a 4-lane roadway to a 3-lane roadway. Included in the project will be the intersections at Seerley Boulevard, 18th Street, 12th Street, and potentially 6th Street which will be replaced with single-lane roundabouts to improve the overall traffic safety and flow in all directions of travel. The project will also include improvements to the water main, sanitary sewer, storm sewer, sidewalks, and other miscellaneous roadway items. The project required partial acquisition for new city ROW from nine (9) properties. In addition, two (2) total take acquisitions were required to accommodate the new roundabout at the 12th/Main intersection. The City has closed on the following acquisitions:

Parcel #	Owner	Address	Acquisition Type
11	D&J Investments, Inc	2604 Main Street	Partial
300	D&J Investments, Inc	7404 University Avenue	Partial

Attached is a strip map of the entire project where these properties can be identified by parcel number.

The Engineering Division of the Public Works Department recommends that the City Council state their support in the form of a resolution approving the warranty deed for this property acquisition.

If you have any questions or need additional information, please feel free to contact me.

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

5/23/2022
C:\Users\jwheeler\Documents\Main Street Reconstruction\CD\Display\MainStreetMap_Ultimate_P18



**Main Street Reconstruction
Cedar Falls, Iowa**





**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Kevin Rogers, 220 Clay Street, Cedar Falls, IA 50613, Phone: (319) 273-8600

Taxpayer Information: City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Return Document To: City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Grantors: D & J Investments, Inc.

Grantees: City of Cedar Falls, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, D & J Investments, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to City of Cedar Falls, Iowa, a municipal corporation organized and existing under the laws of Iowa, the following described real estate in Black Hawk County, Iowa:

See Legal Description and Acquisition Plat attached.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 3-3-2023

D & J Investments, Inc., an Iowa corporation

By [Signature]

Its President

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on 3-3-2023
by Dan Deeny, as President, of D & J Investments, Inc., an Iowa corporation.



[Signature]
Signature of Notary Public

Legal Description

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 00°42' 49" EAST, 392.83 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89° 20' 53" WEST, 40.00 FEET THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; N THENCE CONTINUING SOUTH 89° 20' 53" WEST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68° 34' 33" WEST, 67.02 FEET; THENCE NORTH 00° 42' 49" WEST, 57.97 FEET TO THE SOUTH RIGHT OF-WAY LINE OF SEERLEY BOULEVARD; THENCE NORTH 89° 20' 53" EAST, 62.69 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°42' 49" EAST, 34.20 FEET TO THE POINT OF BEGINNING

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011} IA SPCS NORTH ZONE, US SURVEY FOOT.

Index Legend	
Location:	SW SE, Section 13, Township 89 N, Range 14 W
Requestor:	City of Cedar Falls
Proprietor:	D and J Investments, Inc.
Surveyor:	Wesley Shimp
Surveyor Company:	Foth Infrastructure & Environment, LLC
Return To:	411 6th Avenue SE, Suite 400 Cedar Rapids, IA 52401 (319) 365-9565

ACQUISITION PLAT

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF CEDAR FALLS
MAIN STREET RECONSTRUCTION
2604 MAIN STREET
PARCEL 11

EXHIBIT 11-F

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, THENCE SOUTH 00° 42' 49" EAST, 408.26 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 82° 52' 19" EAST, 36.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SEERLEY BOULEVARD; THENCE CONTINUING SOUTH 82° 52' 19" EAST, 80.64 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 82° 52' 19" EAST, 48.29 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 23° 19' 21" WEST, 13.47 FEET; THENCE NORTH 66° 40' 39" WEST, 46.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 312 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS NORTH ZONE, US SURVEY FOOT.

PROPERTY OWNER:

D AND J INVESTMENTS, INC
7404 UNIVERSITY AVENUE
CEDAR FALLS, IA 50613
BOOK 656, PAGES 453-456
FILE NO. 2007-001535

CONDEMNATION
BK 142/PG 553

RIGHT-OF-WAY ACQUISITION
FILE NO. 2007-001536

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.06'	S82°52'19"E

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- SET SECTION CORNER MONUMENT
- FOUND 1/2" REROD (UNLESS NOTED)
- SET 1/2" REROD W/ORANGE CAP #24243 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- (D) DEEDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- x- RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- t- PROPERTY LINE
- ▨ PROPOSED RIGHT-OF-WAY ACQUISITION

SURVEY FOR:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613
PHONE: (319) 273-8600

FOTH PROJECT NO. 21C017-02 DATE: 8/11/2022

FIELD SURVEY COMPLETED: FEBRUARY 2022

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.

Wesley Shimp 8/11/2022
DATE

WESLEY F. SHIMP, P.L.S.
License Number: 24243
My license renewal date is DECEMBER 31, 2022
Pages or sheets covered by this seal: 1 of 1

Foth
Foth Infrastructure & Environment, LLC
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931
Phone: 319-365-9565

SH 136
1 OF 1

**WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet**

Preparer Information: Kevin Rogers, 220 Clay Street, Cedar Falls, IA 50613, Phone: (319) 273-8600

Taxpayer Information: City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Return Document To: City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Grantors: D & J Investments, Inc.

Grantees: City of Cedar Falls, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, D & J Investments, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to City of Cedar Falls, Iowa, a municipal corporation organized and existing under the laws of Iowa, the following described real estate in Black Hawk County, Iowa:

See Legal Description and Acquisition Plat attached.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 3-3-2023

D & J Investments, Inc., an Iowa corporation

By [Signature]
Its President

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on 3-3-2023,
by Don Doery, as President, of D & J Investments,
Inc., an Iowa corporation.



[Signature]
Signature of Notary Public

Addendum 1

Description of Property Conveyed:

LEGAL DESCRIPTION PARCEL "A":

A PARCEL OF LAND LOCATED IN LOT 2, AUDITOR'S PLAT NO. 11, AN OFFICIAL PLAT, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 00°42' 49" EAST, 392.83 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89° 20' 53" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00° 42' 49" EAST, 30.14 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 07°02'20' WEST. 30.33 FEET; THENCE NORTH 89° 20'53" EAST, 3.34 FEET TO THE POINT OF BEGINNING.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS NORTH ZONE, US SURVEY FOOT.

LEGAL DESCRIPTION PARCEL "B":

A PARCEL OF LAND LOCATED IN LOT 2, AUDITOR'S PLAT NO. 11, AN OFFICIAL PLAT, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 00°42' 49" EAST, 392.83 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89° 20' 53" WEST, 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE CONTINUING SOUTH 89° 20' 53" WEST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68° 34' 33" WEST, 67.02 FEET; THENCE NORTH 00° 42' 49" WEST, 57.97 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SEERLEY BOULEVARD; THENCE NORTH 89° 20' 53" EAST, 62.69 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°42' 49' EAST, 34.20 FEET TO THE POINT OF BEGINNING

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS NORTH ZONE, US SURVEY FOOT.

Index Legend	
Location:	Part of Lot 2, Auditor's Plat No. 11
Requestor:	City of Cedar Falls
Proprietor:	D and J Investments, Inc.
Surveyor:	Wesley Shimp
Surveyor Company:	Foth Infrastructure & Environment, LLC
Return To:	411 6th Avenue SE, Suite 400 Cedar Rapids, IA 52401 (319) 365-9565

ACQUISITION PLAT

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF CEDAR FALLS
MAIN STREET RECONSTRUCTION
7404 UNIVERSITY AVENUE
PARCEL 300

EXHIBIT 300-F

LEGAL DESCRIPTION PARCEL "A":

A PARCEL OF LAND LOCATED IN LOT 2, AUDITOR'S PLAT NO. 11, AN OFFICIAL PLAT, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 00° 42' 49" EAST, 392.83 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89° 20' 53" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00° 42' 49" EAST, 30.14 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 07° 02' 20" WEST, 30.33 FEET; THENCE NORTH 89° 20' 53" EAST, 3.34 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 50 SQUARE FEET OR 0.001 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS NORTH ZONE, US SURVEY FOOT.

LEGAL DESCRIPTION PARCEL "B":

A PARCEL OF LAND LOCATED IN LOT 2, AUDITOR'S PLAT NO. 11, AN OFFICIAL PLAT, BLACK HAWK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 00° 42' 49" EAST, 392.83 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89° 20' 53" WEST, 40.00 FEET THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE CONTINUING SOUTH 89° 20' 53" WEST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68° 34' 33" WEST, 67.02 FEET; THENCE NORTH 00° 42' 49" WEST, 57.97 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SEERLEY BOULEVARD; THENCE NORTH 89° 20' 53" EAST, 62.69 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00° 42' 49" EAST, 34.20 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,889 SQUARE FEET OR 0.07 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

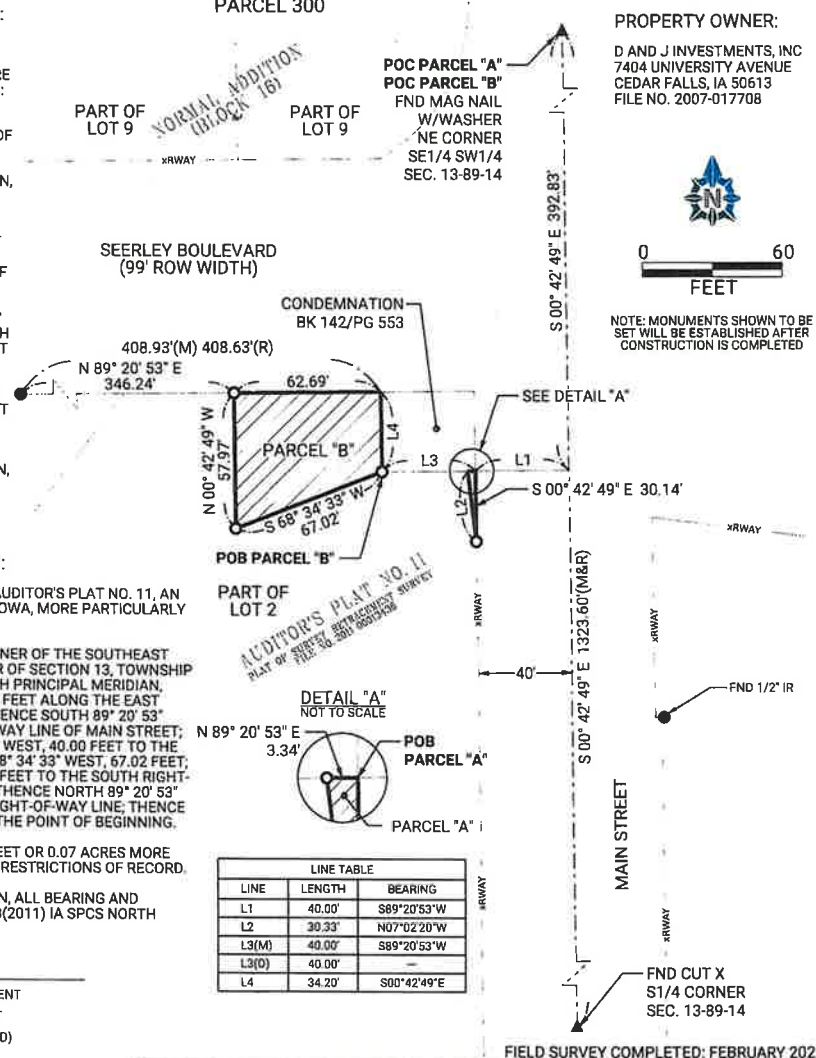
FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS NORTH ZONE, US SURVEY FOOT.

PROPERTY OWNER:

D AND J INVESTMENTS, INC
7404 UNIVERSITY AVENUE
CEDAR FALLS, IA 50613
FILE NO. 2007-017708



NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- SET SECTION CORNER MONUMENT
- FOUND PINCH PIPE (UNLESS NOTED)
- SET 1/2" REROD W/ORANGE CAP#24243 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- (D) DEEDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- x- RWAY - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- P - PROPERTY LINE
- PROPOSED RIGHT-OF-WAY ACQUISITION

LINE TABLE

LINE	LENGTH	BEARING
L1	40.00'	S89°20'53"W
L2	30.33'	N07°02'20"W
L3(M)	40.00'	S89°20'53"W
L3(D)	40.00'	-
L4	34.20'	S00°42'49"E

FIELD SURVEY COMPLETED: FEBRUARY 2022

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.

Wesley Shimp 8/11/2022 DATE

WESLEY F. SHIMP, P.L.S.
License Number: 24243
My license renewal date is DECEMBER 31, 2022
Pages or sheets covered by this seal: 1 of 1

SURVEY FOR:
CITY OF CEDAR FALLS
220 CLAY STREET
CEDAR FALLS, IA 50613
PHONE: (319) 273-8600

FOTH PROJECT NO. 21C017-02 DATE: 8/11/2022



Foth
Foth Infrastructure & Environment, LLC
411 6th Avenue SE, Suite 400 • Cedar Rapids, IA 52401-1931
Phone: 319-365-9565


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: April 3, 2023

SUBJECT: Cedar Heights Drive Reconstruction Project
 City Project No.: RC-000-3171
 Warranty Deed(s)

The City of Cedar Falls is currently in the reconstruction of Cedar Heights Drive from East Viking Road to East Greenhill Road including a multilane roundabout at Cedar Heights Drive & East Greenhill Road intersection and a single lane roundabout at the Cedar Heights Drive & Huntington Road intersection.

The project required partial acquisition for new city ROW from five (5) properties. The City has previously closed on the following acquisitions and requires recording with the Black Hawk County Recorder's Office:

Parcel #	Owner	Address/Parcel ID	Acquisition Type
2	Greenhill Estate Inc.	8913-29-301-001	Fee Title
3	Lin K. Smith	5117 Cedar Heights Drive	Fee Title
15	Maiers & Hansen Properties, L.C.	4507 Chadwick Road	Fee Title
32	Reorganized Church of Jesus Christ of Latter Day Saints	4616 Cedar Heights Drive	Fee Title
35	SLR Farms, LLC	8913-29-326-005	Fee Title

Attached is a strip map of the entire project where these properties can be identified by parcel number.

The Engineering Division of the Public Works Department recommends that the City Council state their support in the form of a resolution approving the warranty deed for these property acquisitions.

If you have any questions or need additional information, please feel free to contact me.

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



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Kevin Rogers, 220 Clay Street, Cedar Falls, Iowa 50613

Phone: (319) 273-8600

Taxpayer Information: (Name and complete address)

City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Return Document To: (Name and complete address)

City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Grantors:

Greenhill Estates, Inc.

Grantees:

City of Cedar Falls, Iowa

Legal description:

Document or instrument number of previously recorded documents:



WARRANTY DEED (CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Greenhill Estates, Inc., a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to City of Cedar Falls, Iowa

the following described real estate in Black Hawk County, Iowa:

See attached Acquisition Plat (Exhibit "A") and legal description attached.

This Deed is exempt according to Iowa Code § 428A.1 as land being acquired for public purposes through the exercise of eminent domain.

Subject to easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on 11/2/2020.

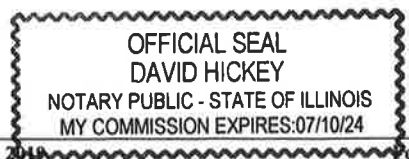
Greenhill Estates, Inc., a(n) Corporation

By Merrill Oster
Merrill Oster
Its. President

By _____

STATE OF Illinois, COUNTY OF Polk

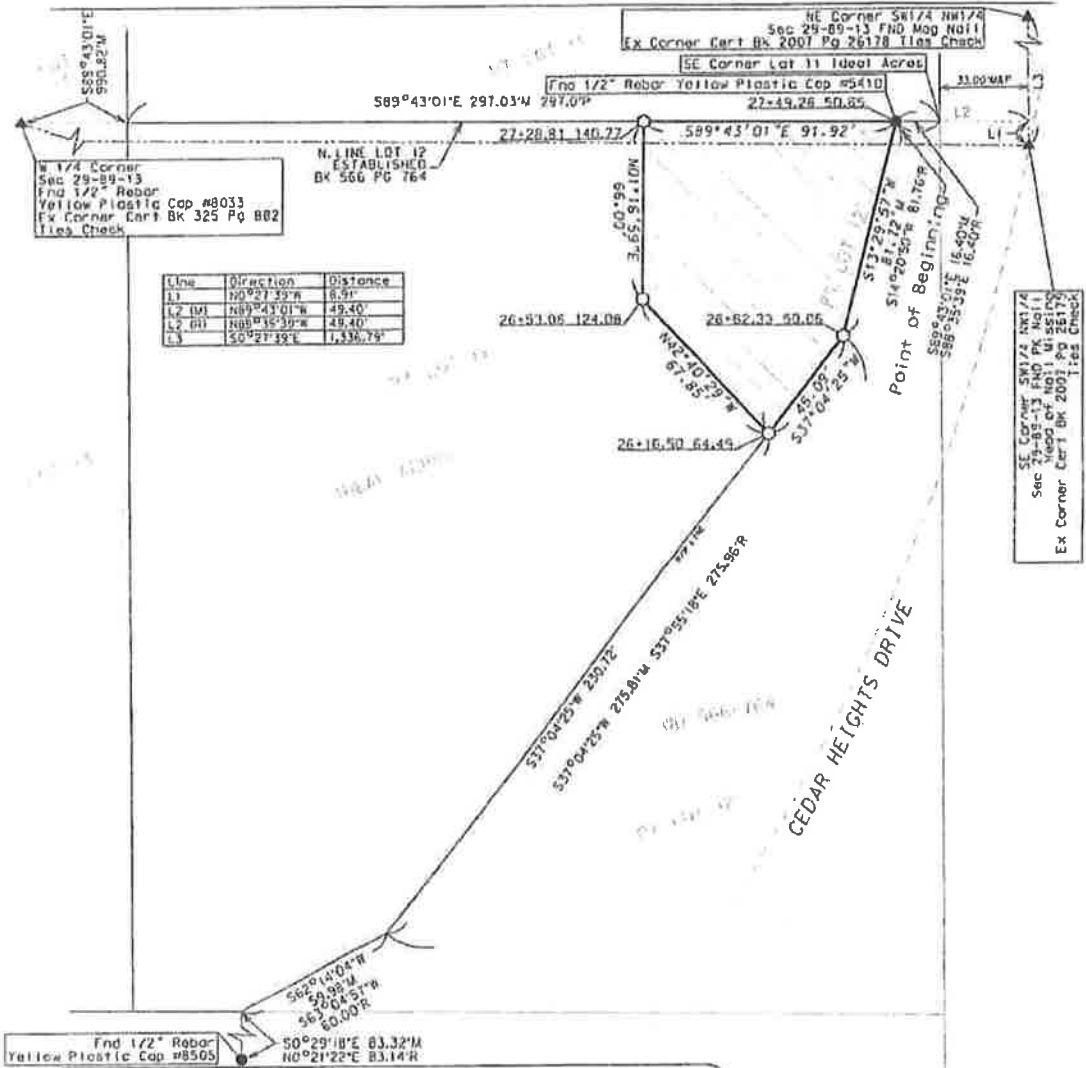
This record was acknowledged before me on 11/2/2020, by Merrill Oster as President of Greenhill Estates, Inc.



David Hickey
Signature of Notary Public

IOWA DEPARTMENT OF TRANSPORTATION ACQUISITION PLAT EXHIBIT "A"

COUNTY BLACK HAWK STATE CONTROL NO. _____
 PROJECT NO. STBG-SWAP-11050--S6-07 PARCEL NO. 2
 SECTION 29 TOWNSHIP B9 RANGE 13
 ROW-FEE 0.17 AC 7,579 S.F. EASE _____ S.F. EXCESS-FEE _____ S.F.
 ACCESS RIGHTS ACQUIRED STA _____ - STA _____ MAIN LINE _____ SIDE
 ACCESS RIGHTS ACQUIRED STA _____ - STA _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM GREENHILL ESTATE INC



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

Terry Coady 3-20-2020
 TERRY COADY DATE:

License number 18643

My License Renewal Date is December 31, 2021

Pages covered by this seal: _____
 EXHIBIT "A" ONLY

- ▲ FOUND SECTION CORNER
- FOUND RIGHT OF WAY RAIL
- FOUND AS NOTED
- SET 1/2" REBAR YELLOW PLASTIC CAP #18643

DATE REVISED MARCH 11, 2020
 DATE DRAWN DECEMBER 03, 2019 SCALE 1" = 60'

FEE GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A PART OF LOT 12, IDEAL ACRES, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA AS SHOWN ON THE ACQUISITION PLAT EXHIBIT "A", ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 13 WEST OF THE 5TH P.M.; THENCE NORTH 0°27'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, A DISTANCE OF 8.91 FEET TO THE NORTH LINE OF SAID LOT 12 EXTENDED EASTERLY; THENCE NORTH 89°43'01" WEST ALONG SAID NORTH LINE OF LOT 12 EXTENDED EASTERLY AND ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 49.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF CEDAR HEIGHTS DRIVE AND TO THE POINT OF BEGINNING; THENCE SOUTH 13°29'57" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 81.72 FEET; THENCE SOUTH 37°04'25" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 45.09 FEET; THENCE NORTH 42°40'29" WEST, 67.85 FEET; THENCE NORTH 01°16'59" EAST, 66.00 FEET TO SAID NORTH LINE; THENCE SOUTH 89°43'01" EAST ALONG SAID NORTH LINE, 91.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.17 AC. (7,579 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



WARRANTY DEED

For the consideration of _____ One _____ Dollar(s) and other valuable consideration, Lin K. Smith, a single person

_____ do hereby Convey to City of Cedar Falls, Iowa

_____ the following described real estate in Black Hawk County, Iowa: See attached Acquisition Plat (Exhibit "A") and legal description attached.

This Deed is exempt according to Iowa Code § 428A.1 as being land acquired for public purposes through the exercise of eminent domain.

Subject to Easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on 5-20-2020

[Handwritten signature]

Lin K. Smith (Grantor)

_____ (Grantor)

_____ (Grantor)

_____ (Grantor)

STATE OF IOWA, COUNTY OF BLACK HAWK This record was acknowledged before me on 5.20.20 by Lin K. Smith, a single person



[Handwritten signature] Signature of Notary Public



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Kevin Rogers, 220 Clay Street, Cedar Falls, Iowa 50613
Phone: (319) 273-8600

Taxpayer Information: (Name and complete address)
City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Return Document To: (Name and complete address)
City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Grantors:
Lin K. Smith

Grantees:
City of Cedar Falls, Iowa

Legal description: See Page 2

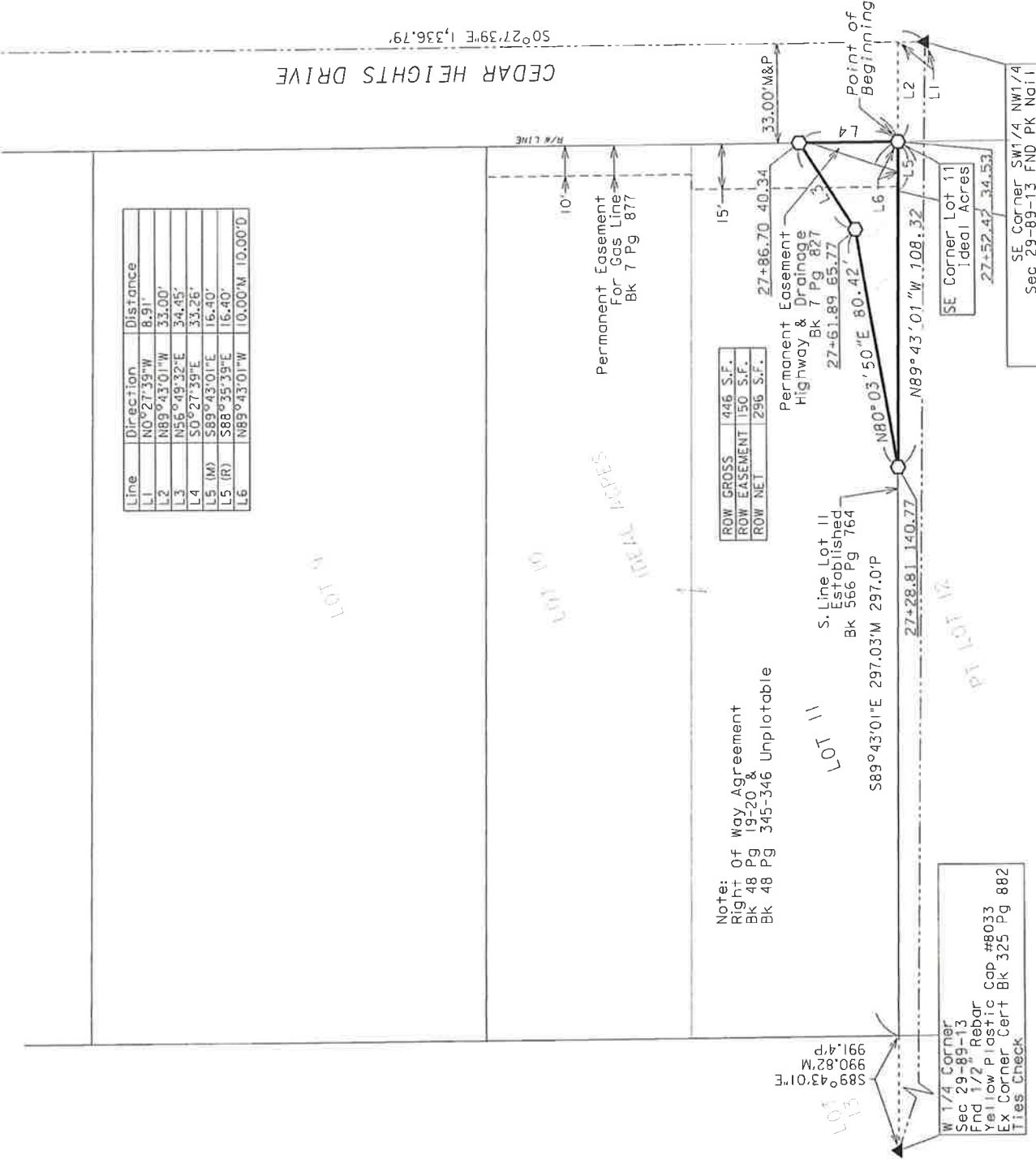
Document or instrument number of previously recorded documents:

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

COUNTY BLACK HAWK STATE CONTROL NO. _____
PROJECT NO. STBG-SWAP-11850--SG-07 PARCEL NO. 3
SECTION 29 TOWNSHIP 89 RANGE 13
ROW-FEE 0.03 AC 1,255 S.F. EASE _____ S.F. EXCESS-FEE _____ S.F.
ACCESS RIGHTS ACQUIRED STA _____ - STA _____ MAIN LINE _____ SIDE _____
ACCESS RIGHTS ACQUIRED STA _____ - STA _____ SIDE ROAD _____ SIDE _____
ACQUIRED FROM LIN K. SMITH

NE Corner SW1/4 NW1/4
Sec 29-89-13 FND Mag Nail
Ex Corner Cert Bk 2007 Pg 26178
Ties Check

Line	Direction	Distance
L1	N0°27'39"W	8.91'
L2	N89°43'01"W	33.00'
L3	N56°49'32"E	34.45'
L4	S0°27'39"E	33.26'
L5 (M)	S89°43'01"E	16.40'
L5 (R)	S88°35'39"E	16.40'
L6	N89°43'01"W	10.00'M 10.00'D



TERRY COADY
18643
IOWA

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

Terry Coady
TERRY COADY DATE: 3-20-2020
License number 18643
My License Renewal Date is December 31, 2021
Pages covered by this seal: _____
EXHIBIT "A" ONLY

1" = 50'

- ▲ FOUND SECTION CORNER
- FOUND RIGHT OF WAY RAIL
- FOUND AS NOTED
- SET 1/2" REBAR YELLOW PLASTIC CAP #18643

DATE REVISED MARCH 17, 2020 SCALE _____
DATE DRAWN DECEMBER 11, 2019 SCALE _____

FEE GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A PART OF LOT 11, IDEAL ACRES, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA AS SHOWN ON THE ACQUISITION PLAT EXHIBIT "A", ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 13 WEST OF THE 5TH P.M.; THENCE NORTH 0°27'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, A DISTANCE OF 8.91 FEET TO THE SOUTH LINE OF SAID LOT 11 EXTENDED EASTERLY; THENCE NORTH 89°43'01" WEST ALONG SAID SOUTH LINE OF LOT 11 EXTENDED EASTERLY, 33.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°43'01" WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 108.32 FEET; THENCE NORTH 80°03'50" EAST, 80.42 FEET; THENCE NORTH 56°49'32" EAST, 34.45 FEET TO THE EAST LINE OF SAID LOT 11; THENCE SOUTH 0°27'39" EAST ALONG SAID EAST LINE OF LOT 11, A DISTANCE OF 33.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 AC. (1,255 S.F.) AND SUBJECT TO EXISTING ROADWAY EASEMENT, SAID EASEMENT CONTAINS 150 S.F.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

V:\Projects\2019\119.0263.08\Design\ROWAcquisition\#3 -Smith\Parcel_03_FEE.docx

BLACK HAWK COUNTY
PROJECT NO. STBG-SWAP-11850—SG-07
PARCEL 03
REVISED 2020-03-13



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Kevin Rogers, 220 Clay Street, Cedar Falls, Iowa 50613
Phone: (319) 273-8600

Taxpayer Information: (Name and complete address)

City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Return Document To: (Name and complete address)

City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 50613

Grantors:

Maiers & Hansen Properties, L.C.

Grantees:

City of Cedar Falls, Iowa

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One Dollar(s) and other
valuable consideration, Maiers & Hansen Properties, L.C.
a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to City of Cedar Falls, Iowa

the following described real estate in Black Hawk County, Iowa:

See attached Acquisition Plat (Exhibit "A") and legal description attached.

This Deed is exempt according to Iowa Code § 428A.1 as land being acquired for public purposes through the exercise of eminent domain.

Subject to easements of record.

Grantor agrees that Grantee and Grantee's successors in interest are not to be considered an owner of a lot or an entity purchasing a lot in the Cedar Hills Estates subdivision so that any duty to pay any portion of the cost of maintenance of the ponding area or drainage easement attaches.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on _____.

Maiers & Hansen Properties, L.C., a(n) limited liability company

By [Signature] By [Signature]

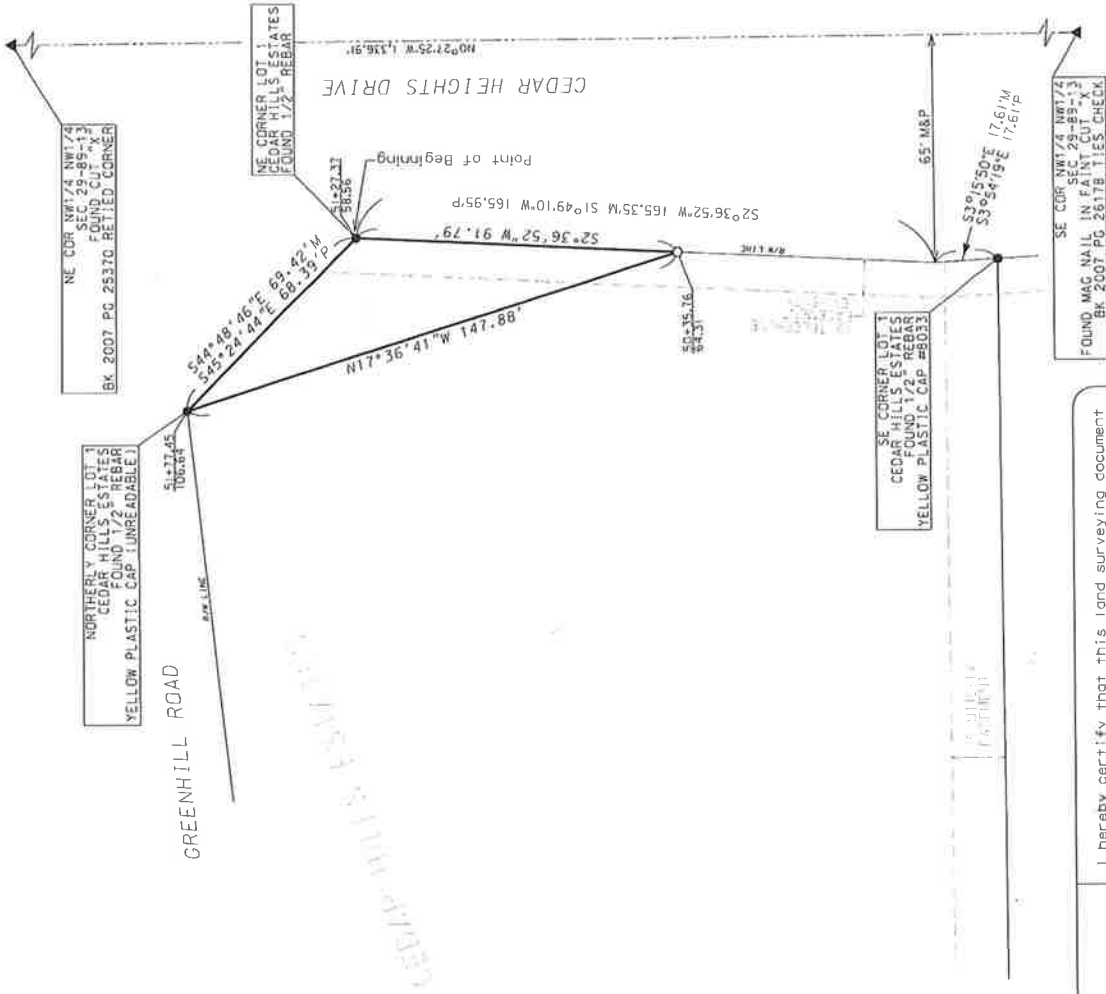
STATE OF IOWA, COUNTY OF BLACK HAWK
This record was acknowledged before me on 7-29-2020, by WILLIAM
C. MAIERS & DOUGLAS A. HANSEN
as OWNERS
of Maiers & Hansen Properties, L.C.



[Signature]
Signature of Notary Public

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

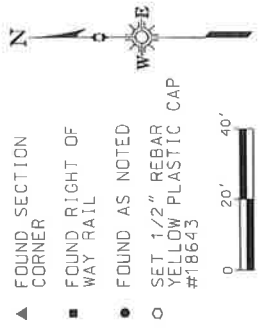
COUNTY BLACK HAWK STATE CONTROL NO. 15
 PROJECT NO. SIBG-SWAP-11850--SG-07 PARCEL NO. 13
 SECTION 29 TOWNSHIP 89 RANGE 13
 ROW-FEE 0.05 AC 2,347 S.F. EASE S.F. EXCESS-FEE S.F. S.F.
 ACCESS RIGHTS ACQUIRED STA - STA MAIN LINE SIDE
 ACCESS RIGHTS ACQUIRED STA - STA SIDE ROAD SIDE
 ACQUIRED FROM MAIERS AND HANSEN PROPERTIES, LC



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

Terry Coady
TERRY COADY
License number 18643 DATE: 3-20-2020

My License Renewal Date is December 31, 2021
 Pages covered by this seal: _____
 EXHIBIT "A" ONLY



DATE REVISED MARCH 18, 2020
 DATE DRAWN DECEMBER 03, 2019 SCALE 1" = 40'

Item 18.

FEE GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A PART OF THE LOT 1, CEDAR HILLS ESTATES, BEING AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA AS SHOWN ON THE ACQUISITION PLAT EXHIBIT "A", ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 2°36'52" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 91.79 FEET; THENCE NORTH 17°36'41" WEST, 147.88 FEET TO THE NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 44°48'46" EAST ALONG SAID NORTHERLY LINE, 69.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 AC. (2,347 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Kevin Rogers, 220 Clay Street, Cedar Falls, Iowa 50613
Phone: (319) 273-8600

Taxpayer Information: (Name and complete address)
City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 56013

Return Document To: (Name and complete address)
City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 56013

Grantors:
Reorganized Church of Jesus Christ of Latter
Day Saints

Grantees:
City of Cedar Falls, Iowa

Legal description:

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2019
IOWADDCS®



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of _____ One _____ Dollar(s) and other
valuable consideration, _____ Reorganized Church of Jesus Christ of Latter Day Saints
a(n) _____ non-profit corporation _____ organized and existing under
the laws of _____ Iowa _____ does hereby Convey to _____ City of Cedar Falls, Iowa

_____ the following described real estate in _____ Black Hawk _____ County, Iowa:

See attached Acquisition Plat (Exhibit "A") and legal description attached.

This Deed is exempt according to Iowa Code § 428A.1 as land being acquired for public purpose through the exercise of eminent domain.

Subject to easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

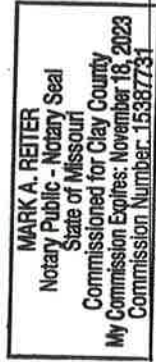
Dated on August 18, 2020.

Reorganized Church of Jesus Christ of Latter Day Saints, a(n) non-profit corporation

By Steven E. Grafio By _____

STATE OF IOWA, COUNTY OF BLACK HAWK
This record was acknowledged before me on August 18, 2020, by Steven E. Grafio

as Bishop/Secretary
of Reorganized Church of Jesus Christ of Latter Day Saints

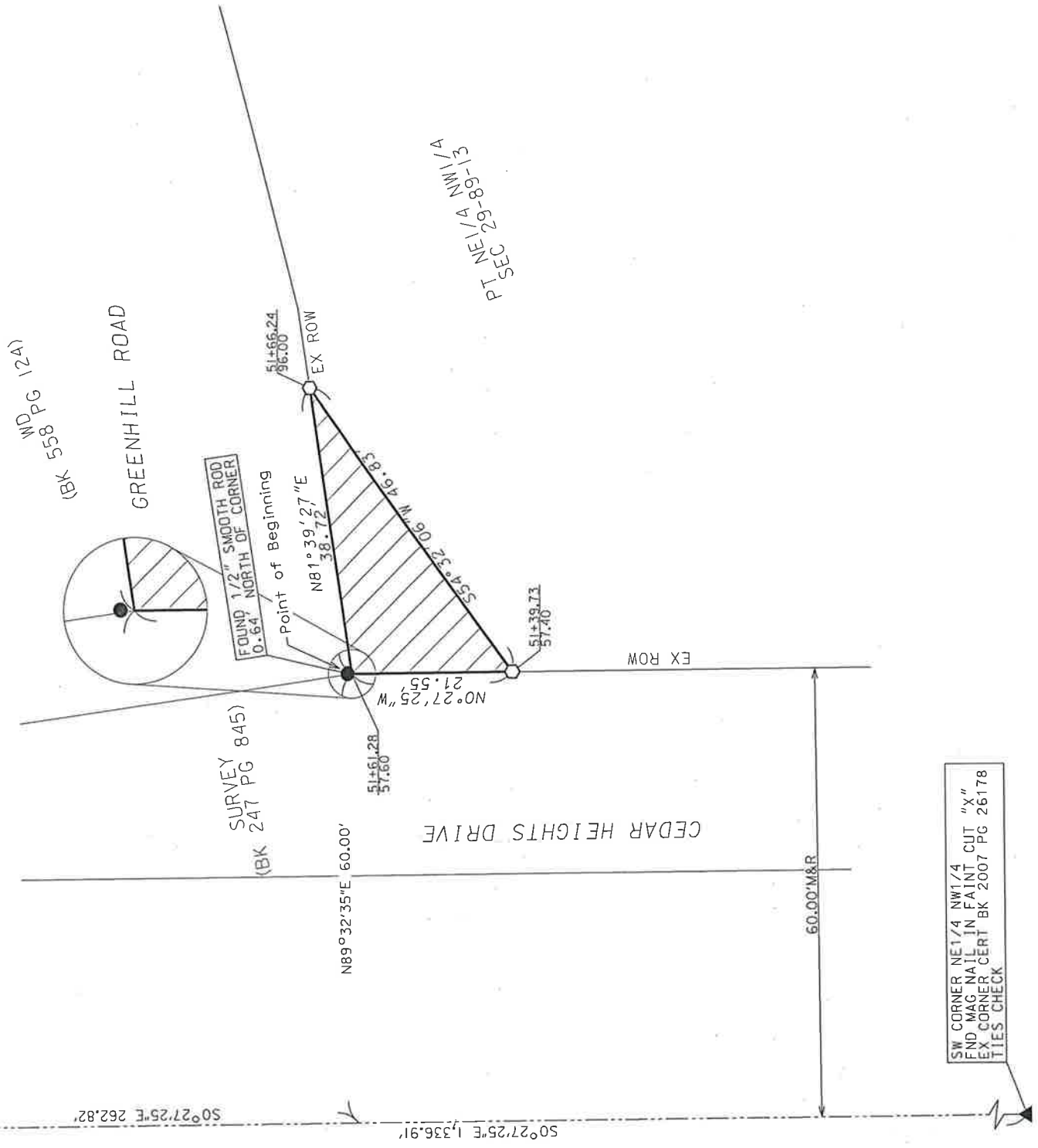


Mark A. Reiter
Signature of Notary Public

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

COUNTY BLACK HAWK STATE CONTROL NO. _____
 PROJECT NO. STBG-SWAP-11850--SG-07 PARCEL NO. 32
 SECTION 29 TOWNSHIP 89 RANGE 13
 ROW-FEE 0.01 AC 413 S.F. EASE _____ S.F. EXCESS-FEE _____ S.F.
 ACCESS RIGHTS ACQUIRED STA _____ - STA _____ MAIN LINE _____ SIDE _____
 ACCESS RIGHTS ACQUIRED STA _____ - STA _____ SIDE ROAD _____ SIDE _____
 ACQUIRED FROM REORGANIZED CHURCH JESUS CHRIST

FND CUT "X"
 NW CORNER NE1/4 NW1/4
 SEC 29-89-13
 EX. CORNER CERT BK 2007 PG 25370
 RETIED CORNER



SW CORNER NE1/4 NW1/4
 FND MAG NAT IN FAINT CUT "X"
 EX CORNER CERT BK 2007 PG 26178
 TIES CHECK

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

Terry Coady
 TERRY COADY DATE: 12-6-2019
 License number 18643
 My License Renewal Date is December 31, 2019
 Pages covered by this seal: _____
 EXHIBIT "A" ONLY

▲ FOUND SECTION CORNER
 ■ FOUND RIGHT OF WAY RAIL
 ● FOUND AS NOTED
 ○ SET 1/2" REBAR YELLOW PLASTIC CAP #18643

FEE GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 13 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA AS SHOWN ON THE ACQUISITION PLAT EXHIBIT "A", ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE SOUTH 0°27'25" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, A DISTANCE OF 262.82 FEET; THENCE NORTH 89°32'35" EAST, 60.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GREENHILL ROAD AND THE WEST RIGHT-OF-WAY LINE OF CEDAR HEIGHTS DRIVE AND TO THE POINT OF BEGINNING; THENCE NORTH 81°39'27" EAST ALONG SAID SOUTH RIGHT-OF WAY LINE OF GREENHILL ROAD, 38.72 FEET; THENCE SOUTH 54°32'06" WEST, 46.83 FEET TO SAID WEST RIGHT-OF-WAY OF CEDAR HEIGHTS DRIVE; THENCE NORTH 0°27'25" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 21.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 AC. (413 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Kevin Rogers, 220 Clay Street, Cedar Falls, Iowa 50613
Phone: (319) 273-8600

Taxpayer Information: (Name and complete address)

City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 56013

Return Document To: (Name and complete address)

City Clerk, City of Cedar Falls, 220 Clay Street, Cedar Falls, IA 56013

Grantors:

SLR Farms, LLC

Grantees:

City of Cedar Falls, Iowa

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of _____ One _____ Dollar(s) and other
valuable consideration, _____ SLR Farms, LLC
a(n) _____ limited liability company _____ organized and existing under
the laws of _____ Iowa _____ does hereby Convey to _____ City of Cedar Falls, Iowa

_____ the following described real estate in _____ Black Hawk _____ County, Iowa: _____

See attached Acquisition Plat (Exhibit "A") and legal description attached.

This Deed is exempt according to Iowa Code § 428A.1 as land being acquired for public purpose through the exercise of eminent domain.

Subject to easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on 9-10-2020.

SLR Farms, LLC _____, a(n) limited liability company

By [Signature] _____ By _____

STATE OF IOWA, COUNTY OF BLACK HAWK

This record was acknowledged before me on 9-10-2020, by Steve

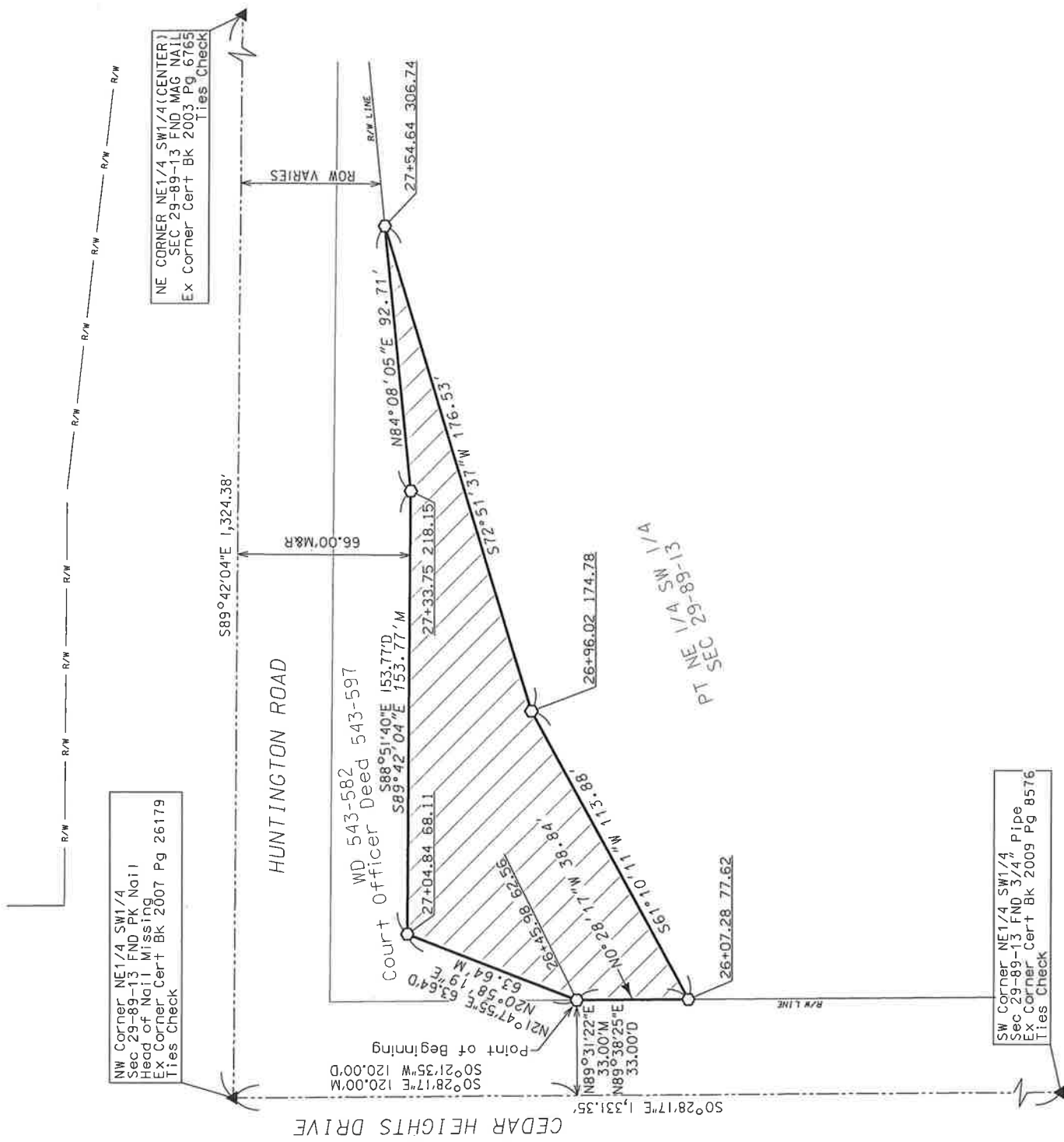
as President _____
of SLR Farms, LLC _____



[Signature]
Signature of Notary Public

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

COUNTY BLACK HAWK STATE CONTROL NO. _____
 PROJECT NO. STBG-SWAP-11850--SG-07 PARCEL NO. 35
 SECTION 29 TOWNSHIP 89 RANGE 13
 ROW-FEE 0.22 AC 9,639 S.F. EASE _____ S.F. EXCESS-FEE _____ S.F.
 ACCESS RIGHTS ACQUIRED STA _____ - STA _____ MAIN LINE _____ SIDE _____
 ACCESS RIGHTS ACQUIRED STA _____ - STA _____ SIDE ROAD _____ SIDE _____
 ACQUIRED FROM SLR FARMS LLC



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

Terry Coady
TERRY COADY
 License number 186643
 DATE: 3-20-2020

My License Renewal Date is December 31, 2021
 Pages covered by this seal: _____
 EXHIBIT "A" ONLY

DATE REVISED MARCH 17, 2020 SCALE 1" = 50'
 DATE DRAWN DECEMBER 03, 2019 **Item 18.**

FEE GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

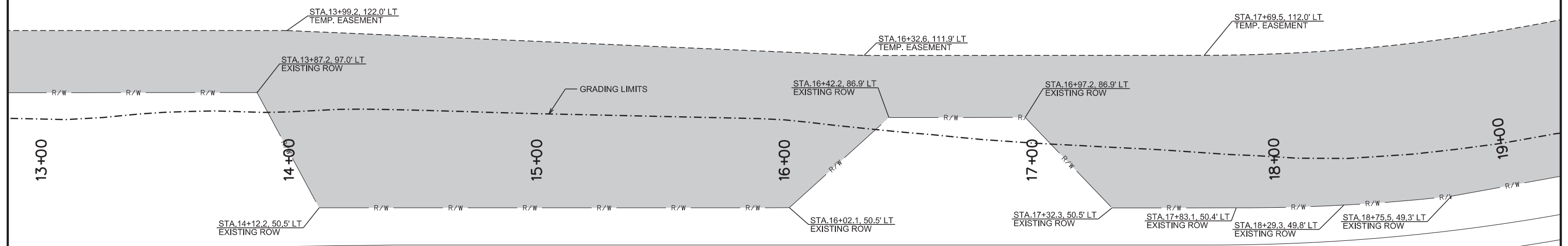
A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 13 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA AS SHOWN ON THE ACQUISITION PLAT EXHIBIT "A", ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29; THENCE SOUTH 0°28'17" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, A DISTANCE OF 120.00 FEET; THENCE NORTH 89°31'22" EAST, 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF CEDAR HEIGHTS DRIVE AND TO THE POINT OF BEGINNING; THENCE NORTH 20°58'19" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 63.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HUNTINGTON ROAD; THENCE SOUTH 89°42'04" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 153.77 FEET; THENCE NORTH 84°08'05" EAST CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 92.71 FEET; THENCE SOUTH 72°51'37" WEST, 176.53 FEET; THENCE SOUTH 61°10'11" WEST, 113.88 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 0°28'17" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 38.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.22 AC. (9,639 S.F.)

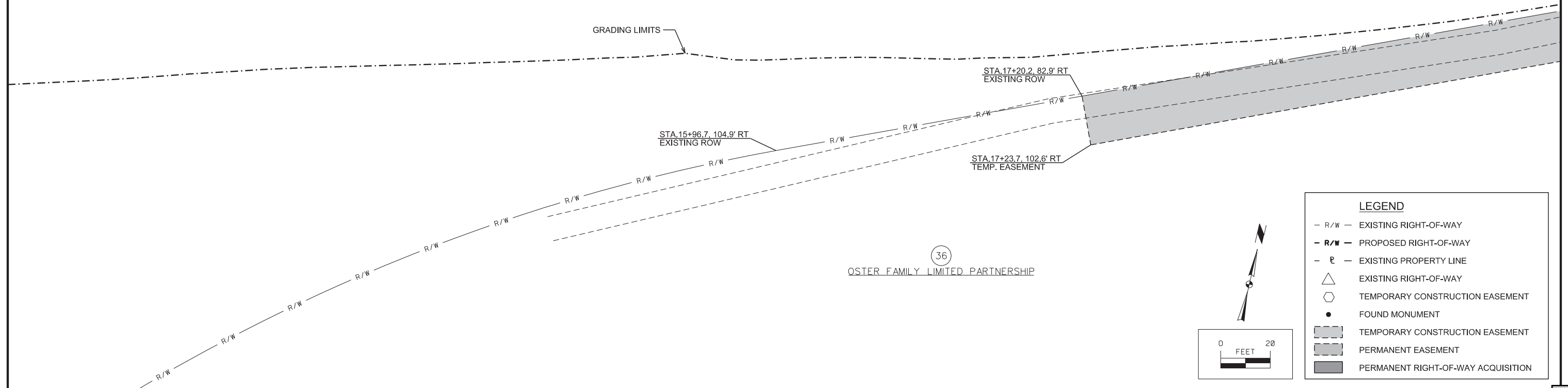
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

1
OSTER FAMILY LIMITED PARTNERSHIP

1
OSTER FAMILY LIMITED PARTNERSHIP



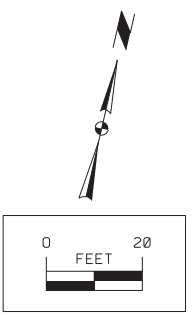
CEDAR HEIGHTS DRIVE



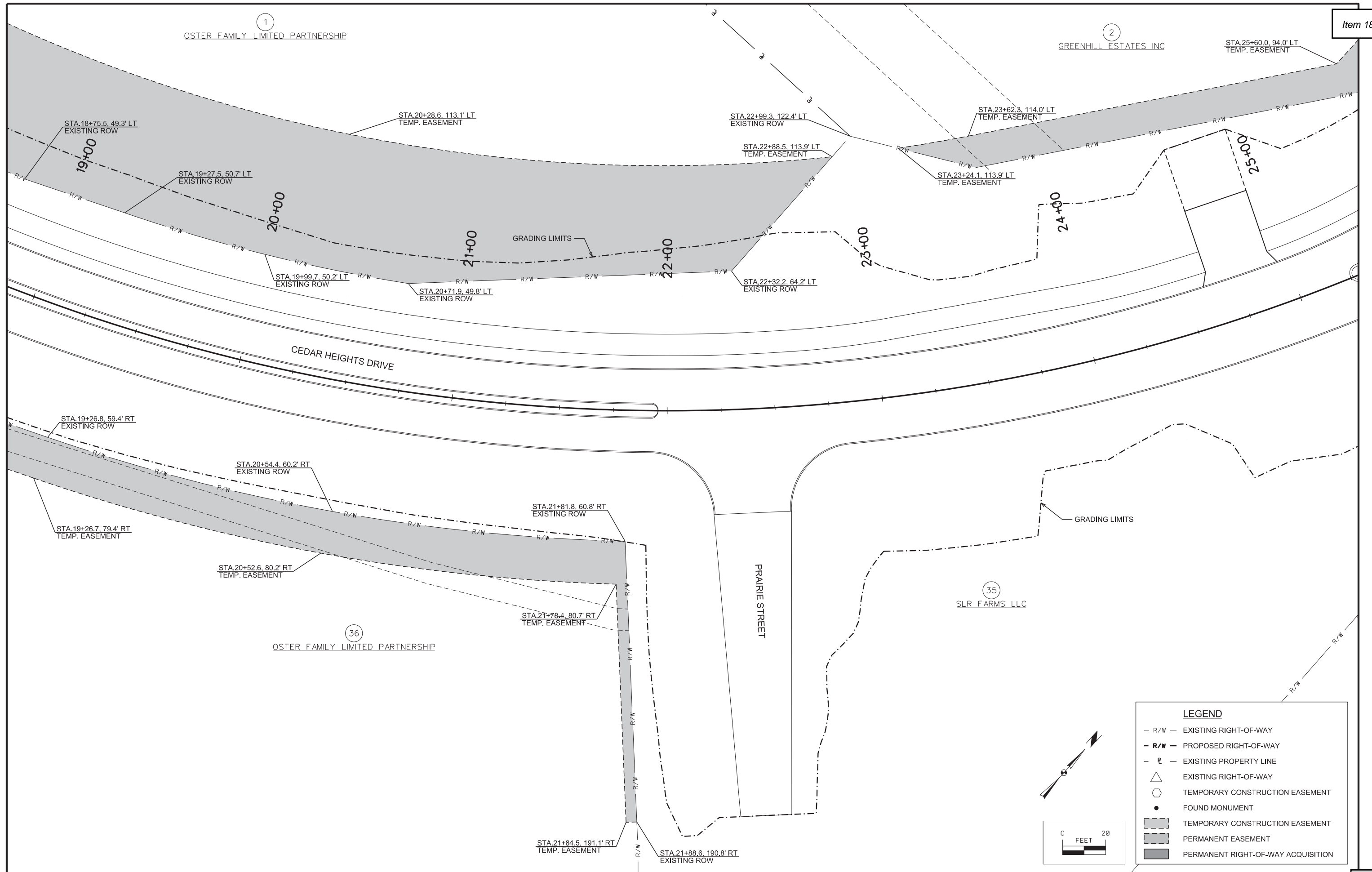
36
OSTER FAMILY LIMITED PARTNERSHIP

LEGEND

- R/W - EXISTING RIGHT-OF-WAY
- **R/W** - PROPOSED RIGHT-OF-WAY
- --- - EXISTING PROPERTY LINE
- \triangle - EXISTING RIGHT-OF-WAY
- \square - TEMPORARY CONSTRUCTION EASEMENT
- \bullet - FOUND MONUMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT EASEMENT
- PERMANENT RIGHT-OF-WAY ACQUISITION

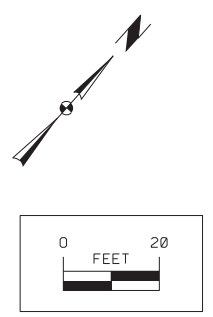


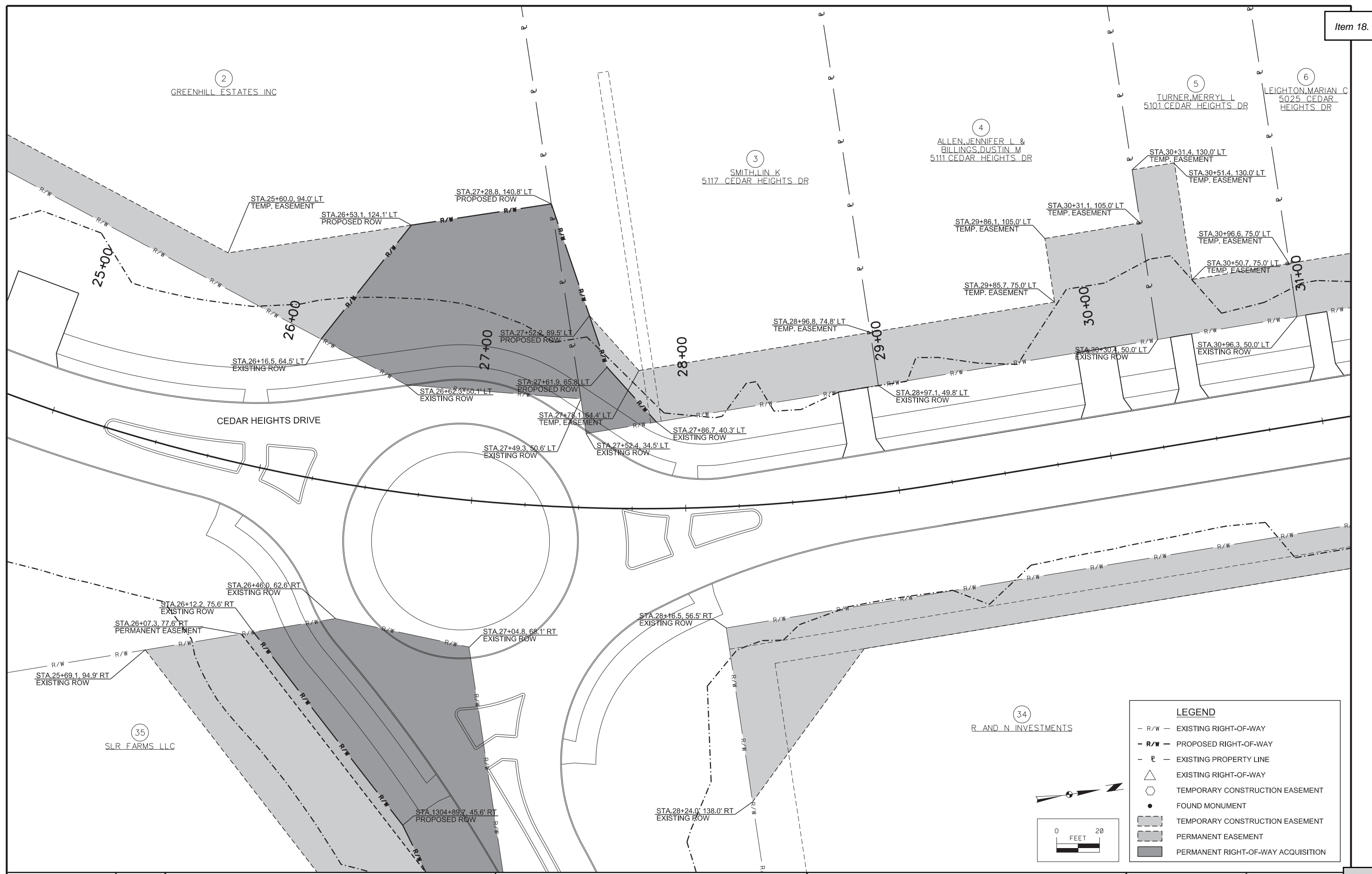
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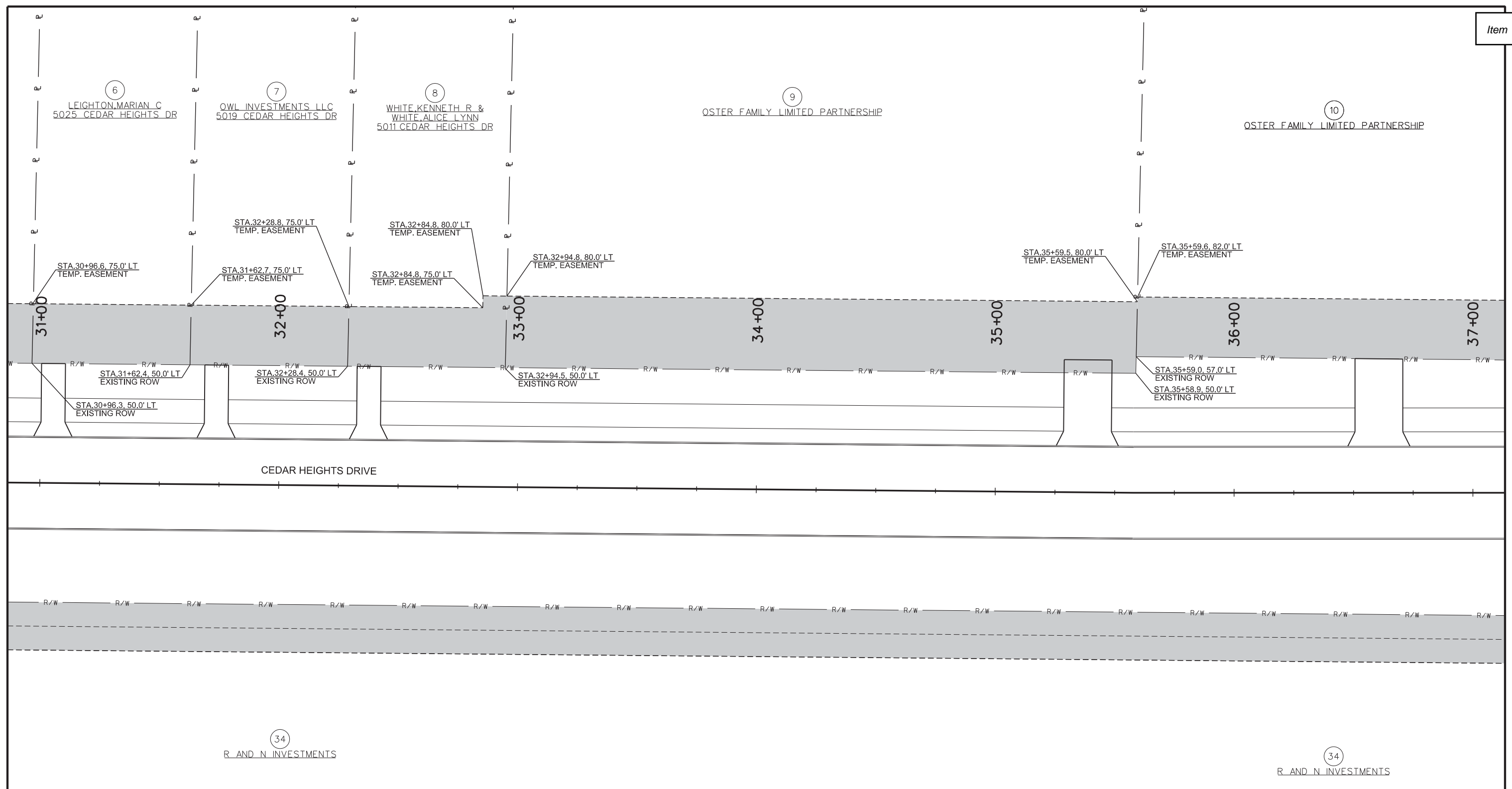
LEGEND

- R/W - EXISTING RIGHT-OF-WAY
- R/W - PROPOSED RIGHT-OF-WAY
- P - EXISTING PROPERTY LINE
- △ EXISTING RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION EASEMENT
- FOUND MONUMENT
- ▨ TEMPORARY CONSTRUCTION EASEMENT
- ▩ PERMANENT EASEMENT
- PERMANENT RIGHT-OF-WAY ACQUISITION





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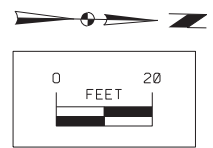
CEDAR HEIGHTS DRIVE

34
R AND N INVESTMENTS

34
R AND N INVESTMENTS

LEGEND

- R/W - EXISTING RIGHT-OF-WAY
- **R/W** - PROPOSED RIGHT-OF-WAY
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- △ EXISTING RIGHT-OF-WAY
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- ▩ PERMANENT EASEMENT
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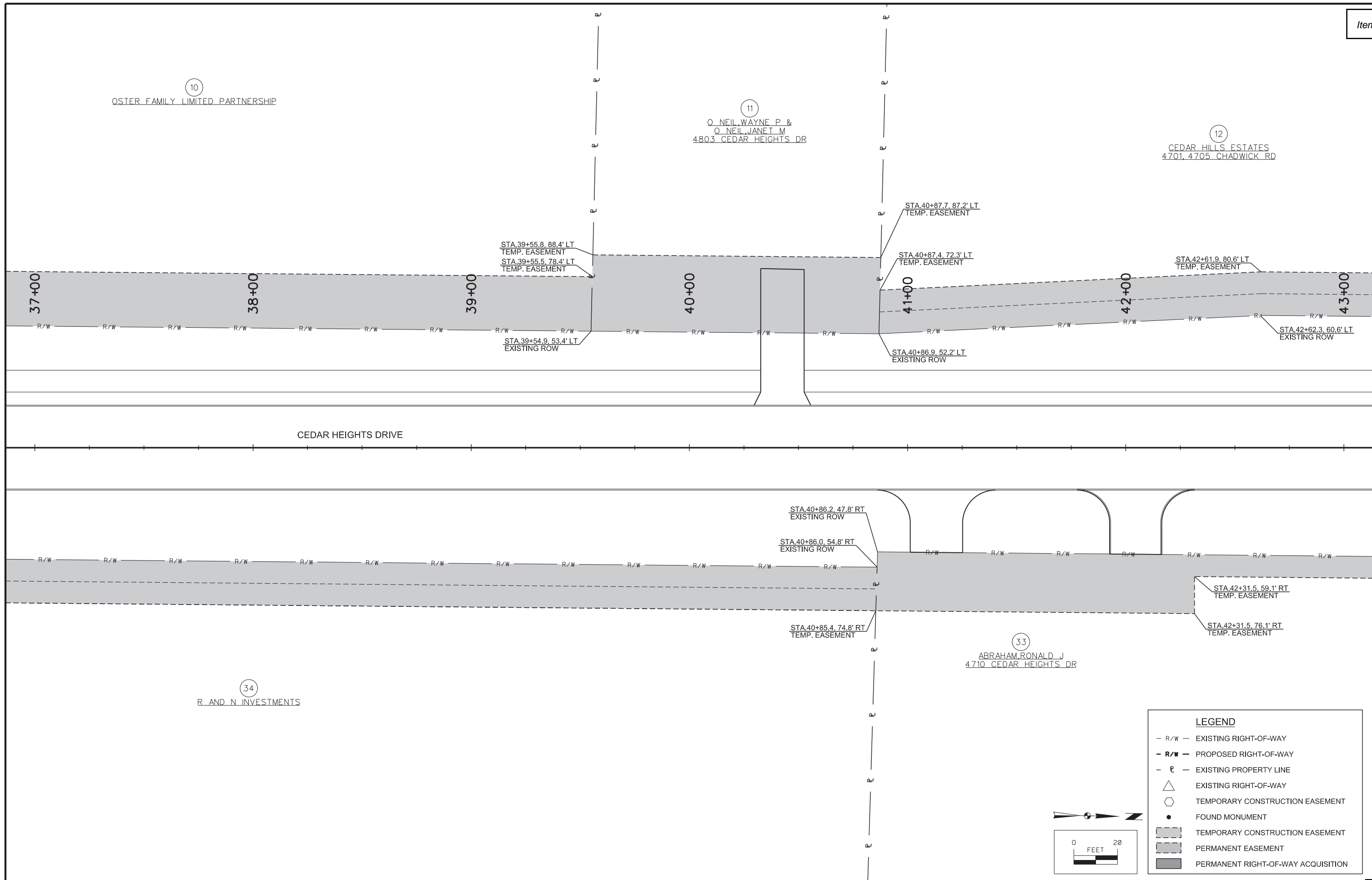
10
OSTER FAMILY LIMITED PARTNERSHIP

11
O. NEIL WAYNE P. &
O. NEIL JANET M
4803 CEDAR HEIGHTS DR

12
CEDAR HILLS ESTATES
4701, 4705 CHADWICK RD

34
R AND N INVESTMENTS

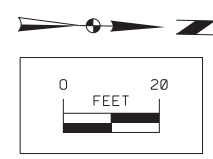
33
ABRAHAM RONALD J
4710 CEDAR HEIGHTS DR

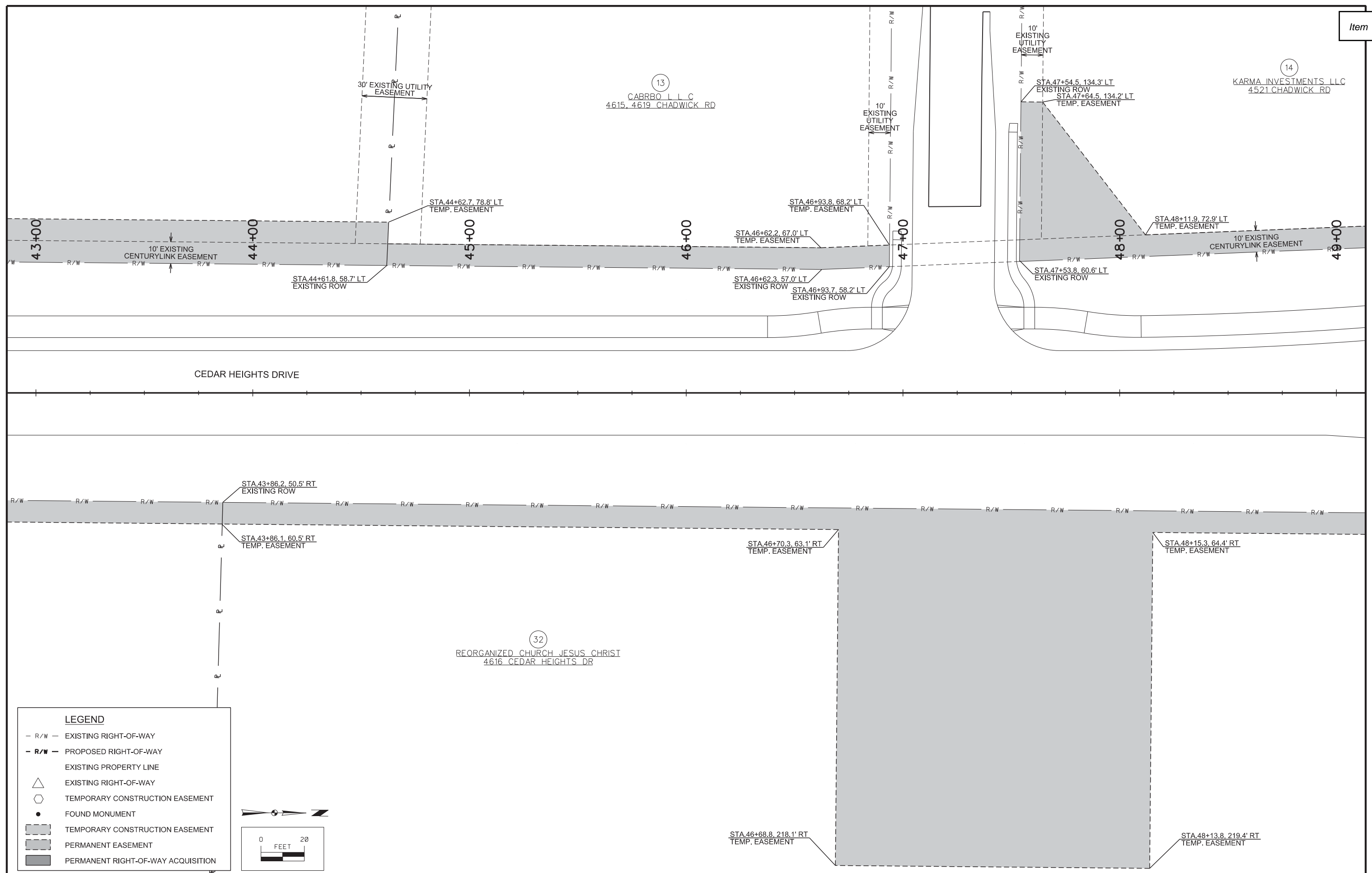


CEDAR HEIGHTS DRIVE

LEGEND

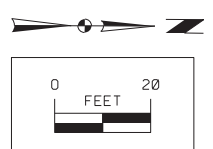
- R/W - EXISTING RIGHT-OF-WAY
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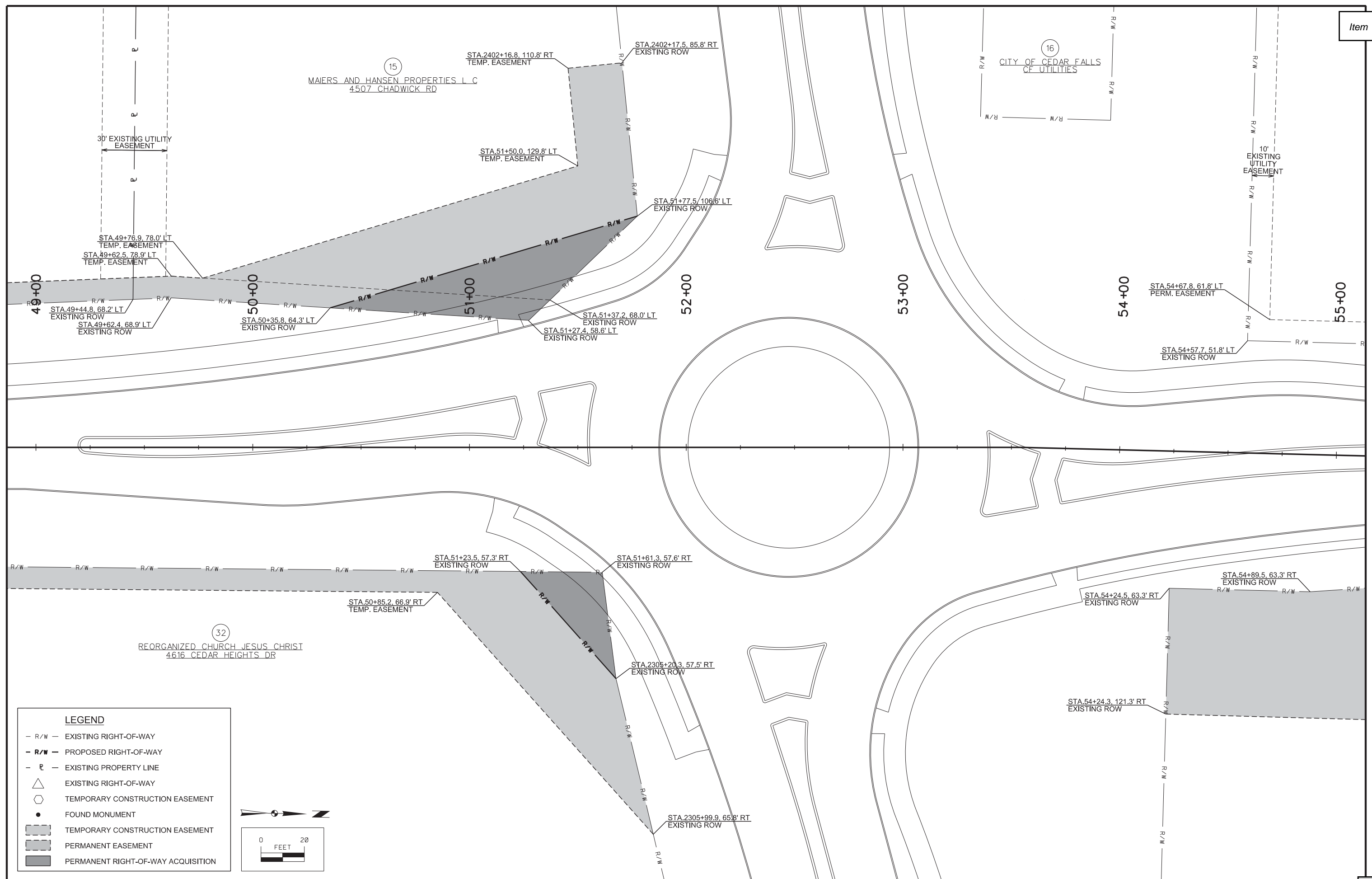




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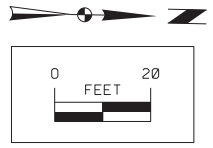
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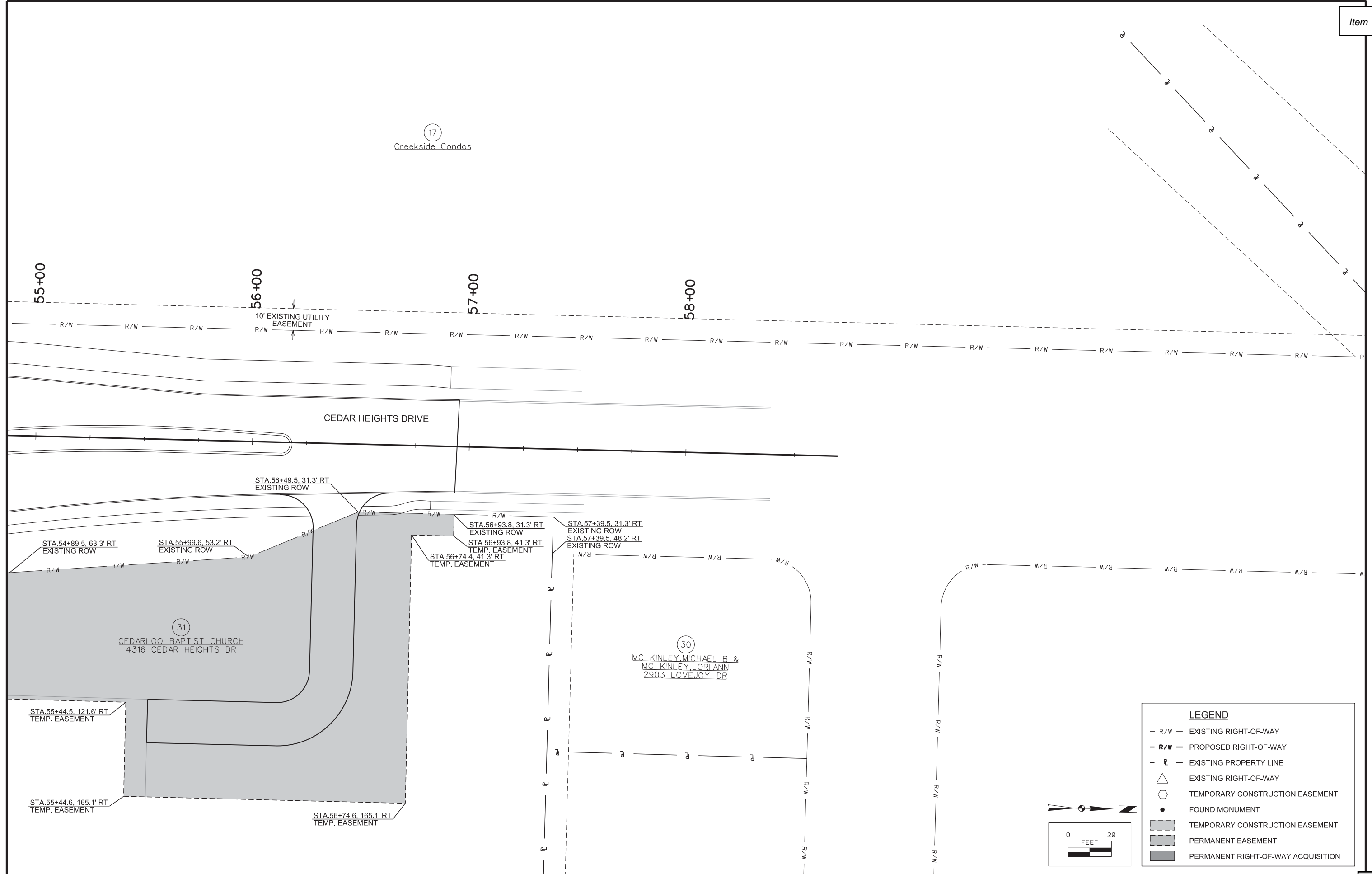


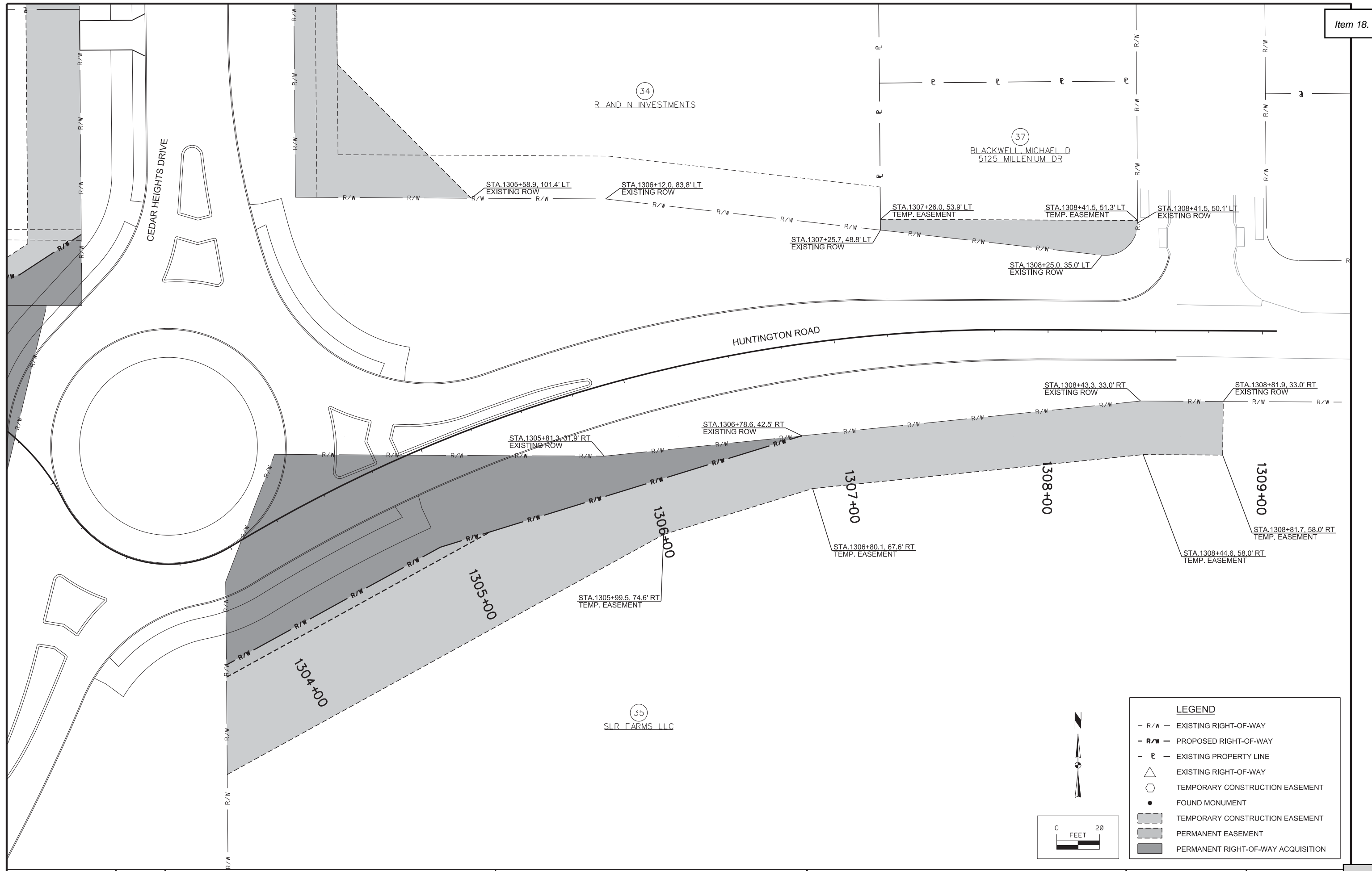
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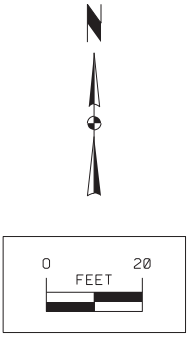
17
Creekside Condos

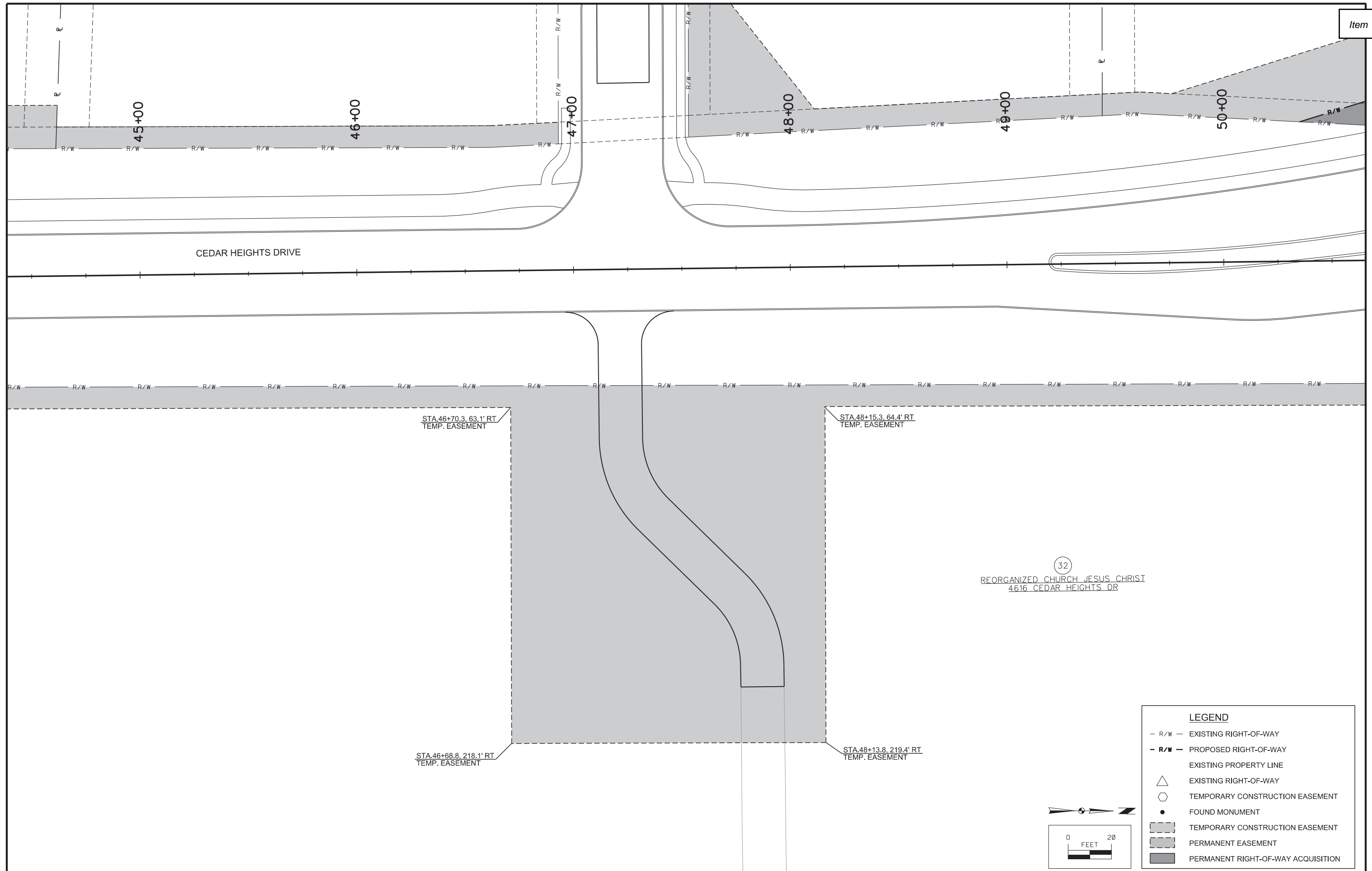




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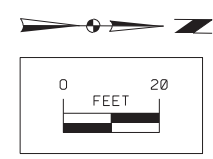
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**DEPARTMENT OF PUBLIC WORKS**

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: April 3, 2023

SUBJECT: 2023 Sanitary Sewer Rehabilitation Project
City Project Number: SA-000-3316
Contract Documents

Submitted within for City Council approval are the Form of Contract; the Performance, Payment, and Maintenance Bonds; Certificates of Insurance; and Form of Proposal with Municipal Pipe Tool Co., LLC., for the construction of the 2023 Sanitary Sewer Rehabilitation Project.

This project consists of installing a cured in place liner within existing 8-inch diameter sewer lines in selected areas of the City. The total project involves approximately 6,147 linear feet and 99 sewer service taps.

The Engineering Division of the Public Works Department recommends approving and executing the contract with Municipal Pipe Tool Co., LLC., for the construction of the 2023 Sanitary Sewer Rehabilitation Project.

If you have any questions or comments, feel free to contact me.

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

**FORM OF PROPOSAL
2023 SANITARY SEWER REHABILITATION PROJECT
CITY OF CEDAR FALLS, IOWA
PROJECT NO. SA-000-3316**

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

The undersigned hereby certifies that Municipal Pipe Tool Co LLC have personally and carefully examined the specifications, general conditions, and form of contract annexed hereto. Having made such examination, the undersigned hereby proposes to construct the improvements for the 2023 SANITARY SEWER REHABILITATION PROJECT in accordance with the plans and specifications on file in the office of the City Clerk, the published Notice to Bidders and the Form of Contract, herewith, complying with all the laws of the State of Iowa, and the Rules, Regulations and Ordinances of the City of Cedar Falls, and to the satisfaction of the City Council of the City of Cedar Falls, Iowa, including the guaranteeing of this Project for a period of two (2) years from the date of final acceptance thereof at the following prices, to-wit:

Item No.	Item Code	Description	Item Quantity and Units	Unit Price		Amount	
				Dollars	Cents	Dollars	Cents
1	4050-108-A-0	Pipe Lining, 8 Inch	6,147 Linear Feet	30	75	189020	25
2	4050-108-B-0	Building Sanitary Sewer Service Reconnection	99 Each	75	-	7425	-
3	4050-108-B-0	Grouting Service Laterals	99 Each	420	-	41580	-
4	11020-108-A-0	Mobilization	1 LS	15000	-	15000	-
Total Bid						253,025	25

Bidders may not independently bid on selective items of work. In this project, all items constitute one indivisible work that will be let to one bidder. Bids shall be submitted for all of the items. The successful bidder will be determined by evaluating the Total Bid shown above. Failure to submit a

bid on any item shall be just cause for disqualification of the entire proposal. Unit bids must be filled in ink, typed or computer generated, or the bid will be rejected. The Owner reserves the right to delete any part or all of any item.

The Owner reserves the right to reject any and all bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional bids. The Owner further reserves the right to reject the bid of any bidder whom it finds, after reasonable inquiry and evaluation, to be non-responsible. The Owner may also reject the bid of any bidder if the Owner believes that it would not be in the best interest of the project to make an award to that bidder. The Owner also reserves the right to waive all informalities not involving price time or changes in the work.

If written notice of approval of award is mailed, telegraphed or delivered to the undersigned within thirty (30) calendar days after the opening thereof, or any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver an agreement in the prescribed form and furnish the required bond within ten (10) calendar days after the Contract is presented to him for signature, and start work within ten (10) calendar days after "Notice to Proceed" is issued.

Bid Security in the sum of 10% in the form of BID BOND, is submitted herewith in accordance with the Instructions to Bidders.

The bidder is prepared to submit a financial and experience statement upon request.

The bidder has received the following Addendum or Addenda:

Addendum No.	<u>1</u>	Date	<u>3-7-03</u>
Addendum No.	_____	Date	_____
Addendum No.	_____	Date	_____

The bidder has filled in all blanks on this Proposal.

Note: The Penalty for making false statements in offers is prescribed in 18 U.S.A., Section 1001.

Name of bidder
Municipal Pipe Tool Co LLC
515 5th Street, PO Box 398
Hudson, IA 50643
 Official Address

Shaion Waschlat
 By
COO
 Title

**MUNICIPAL
PIPE TOOL**
WWW.MUNIPIPE.COM

515 5th Street
PO Box 398
Hudson, IA 50643
Phone: (319) 988-4205
Fax: (319) 988-3506

April 25, 2022

To whom it may concern:

Sharon Waschkat, Chief Operations Officer, is authorized to sign contracts, bonds and bids for Municipal Pipe Tool Company, LLC.

Kyle Armbrecht Production Manager, is authorized to sign contracts, bonds and bids for Municipal Pipe Tool Company, LLC.

Todd Patterson, Fleet/Sales Manager, is authorized to sign contracts, bonds and bids for Municipal Pipe Tool Company, LLC.

Mark Kaler, President, is authorized to sign contracts, bonds and bids for Municipal Pipe Tool Company, LLC.

If you have any questions, please feel free to contact me at 1-800-798-4205.

Sincerely,



Sharon Waschkat, Chief Operations Officer

"We Protect the Environment!"

Our Core Values:

Safety - Unity - Relationships - Proactive - Determination - Results

FORM OF CONTRACT

This Contract entered into in quadruplicate at Cedar Falls, Iowa, this ____ day of _____, 2023, by and between the City of Cedar Falls, Iowa, hereinafter called the Owner, **Municipal Pipe Tool Co LLC** and _____ of Hudson, IA, hereinafter called the Contractor.

WITNESSETH:

The Contractor hereby agrees to furnish all labor, tools, materials, and equipment and construct the public improvement consisting of: 2023 SANITARY SEWER REHABILITATION PROJECT; PROJECT NO. SA-000-3316 all in the City of Cedar Falls, Iowa, ordered to be constructed by the City Council of the City of Cedar Falls, Iowa, by Resolution duly passed on the 20th day of February, 2023 and shown and described in the Plans and Specifications therefore now on file with the City Clerk of said City.

Said improvement shall be constructed strictly in accordance with said Plans and Specifications.

The following parts of the Plans and Specifications for said 2023 SANITARY SEWER REHABILITATION PROJECT attached hereto shall be made a part of this contract as fully as though set out herein verbatim:

- a. Resolution of Necessity
- b. Resolution ordering construction of the improvement
- c. Plans
- d. Notice of Public Hearing on Plans and Specifications
- e. Notice to Bidders
- f. Instructions to Bidders
- g. Supplemental Conditions
- h. General Conditions
- i. Project Specifications
- j. Form of Proposal
- k. Performance Bond
- l. Maintenance Bond
- m. Form of Contract

- n. Non-collusion Affidavit of Prime Bidder
- o. Bidder Status Form

On completion of the said improvement, the Owner agrees to pay to the Contractor the prices set out in the Form of Proposal of the Contractor, said payment to be made in the manner stated in the published Notice to Bidders.

In Witness whereof, this Contract has been executed in quadruplicate on the date first herein written.

Municipal Pipe Tool Co LLC

Sharon Waschkat

Contractor Sharon Waschkat, COO

CITY OF CEDAR FALLS, IOWA

By _____
Robert Green, Mayor City of Cedar Falls

Attest: _____
Jacqueline Danielsen, MMC
City Clerk

Performance, Payment and Maintenance Bond

SURETY BOND NO. 100005943

KNOW ALL BY THESE PRESENTS:

That we, Municipal Pipe Tool Co., LLC, as Principal (hereinafter the “Contractor” or “Principal” and Merchants Bonding Company (Mutual) 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 Two Hundred Fifty Three Thousand, Twenty Five and 25/100 Dollars (\$ 253,025.25), 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 _____, 2023, hereinafter the “Contract”) wherein said Contractor undertakes and agrees to construct the following described improvements:

2023 SANITARY SEWER REHABILITATION PROJECT PROJECT No. SA-000-3316

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, attorney's 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 Black Hawk 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. SA-000-3316

Witness our hands, in triplicate, this _____ day of _____, 2023.

Surety Countersigned By:

PRINCIPAL:

Not Required
Signature of Agent

Municipal Pipe Tool Co., LLC
Contractor

Sharon Waschkat
Printed Name of Agent

By: Sharon Waschkat
Signature
COO
Title

Company Name

SURETY:

Company Address

Merchants Bonding Company (Mutual)
Surety Company

City, State, Zip Code

By: [Signature]
Signature Attorney-in-Fact Officer

Company Telephone Number

Sara Huston, Attorney-in-Fact & IA Resident Agent
Printed Name of Attorney-in-Fact Officer

Holmes, Murphy and Associates LLC
Company Name

2727 Grand Prairie Parkway
Company Address

FORM APPROVED BY:

Waukee, IA 50263
City, State, Zip Code

Attorney for Owner

515-223-6800
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.

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Anne Crowner; Ben Williams; Brian M Deimerly; Cameron M Burt; Cindy Bennett; Craig E Hansen; D Gregory Stitts; Dione R Young; Donald E Appleby; Douglas Muth; Ginger Hoke; Grace Rasmussen; Greg Krier; James A Holter; Jay D Freiermuth; Jennifer Marino; Jessica Jean Rini; Jessie Allen; Joe Tieman; John Cord; Kate Zanders; Mark R DeWitt; Mark Sweigart; Michelle R Gruis; Sara Huston; Sarah C Brown; Seth D Rooker; Stacy Venn; Tim McCulloh; Todd Bengford; W R Withrow

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 24th day of January, 2023.

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

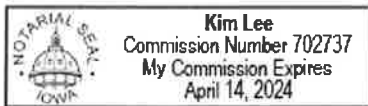


By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 24th day of January 2023, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Kim Lee

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this _____ day of _____



William Warner Jr.
Secretary



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM) **Item 19.**

3/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Horton Group 10320 Orland Parkway Orland Park IL 60467		CONTACT NAME: Certificates Team	
		PHONE (A/C, No, Ext): 708-845-3917	FAX (A/C, No):
		E-MAIL ADDRESS: constructioncerts@thehortongroup.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED Municipal Pipe Tool Co., LLC 515 Fifth Street Hudson IA 50643		INSURER A : Amerisure Insurance Company	19488
MUNIC-5		INSURER B : Hanover Insurance Company	22292
		INSURER C : Illinois Union Insurance Company	27960
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES CERTIFICATE NUMBER: 222520750 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	Y	Y	GL21023070602	8/3/2022	8/3/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	Y	Y	CA21023080602	8/3/2022	8/3/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y	Y	CU21182590002	8/3/2022	8/3/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC21023100505	8/3/2022	8/3/2023	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C B A	Contractors Pollution Leased/Rented Equip, Special/RC Garagekeepers	Y	Y	G28116871 RHCD238711 CA21023080602	8/3/2022 8/3/2022 8/3/2022	8/3/2023 8/3/2023 8/3/2023	\$2,000,000 Occ. \$2,000,000 Agg. \$200,000 Per Item \$2,500 Ded. \$800,000 Comp/Coll \$500 Ded.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Additional insured on a primary and non-contributory basis with respect to the general liability coverage only when required by written contract. Waivers of Subrogation applies to the general liability, auto liability and workers compensation in favor of the stated additional insureds only when required by written contract. Umbrella follows form.
Project: 2023 Sanitary Sewer Rehabilitation Project; Project No. SA-000-3316
Engineer: The City Engineer of Cedar Falls, Iowa or an authorized representative.
Project Manager: The Water Reclamation Manager of Cedar Falls, Iowa or an authorized representative.

Additional Insured: The City of Cedar Falls all others required by written contract.

CERTIFICATE HOLDER	CANCELLATION
The City of Cedar Falls, Iowa acting through its City Council	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**CONTRACTOR'S BLANKET ADDITIONAL INSURED ENDORSEMENT –
FORM A**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Policy Number CA21023080302	Agency Number 0295493	Policy Effective Date 08/03/2022
Policy Expiration Date 08/03/2023	Date	Account Number 20041011
Named Insured MUNICIPAL PIPE TOOL CO, . LLC	Agency THE HORTON GROUP, INC.	Issuing Company AMERISURE INSURANCE COMPANY

1. **a. SECTION II - WHO IS AN INSURED** is amended to add as an additional insured any person or organization:
 - (1) Whom you are required to add as an additional insured on this policy under a written contract or written agreement relating to your business; or
 - (2) Who is named as an additional insured under this policy on a certificate of insurance.
- b.** The written contract, written agreement, or certificate of insurance must:
 - (1) Require additional insured status for a time period during the term of this policy; and
 - (2) Be executed prior to the "bodily injury", "property damage", or "personal and advertising injury" leading to a claim under this policy.
- c.** If, however:
 - (1) "Your work" began under a letter of intent or work order; and
 - (2) The letter of intent or work order led to a written contract or written agreement within 30 days of beginning such work; and
 - (3) Your customer's customary contracts require persons or organizations to be named as additional insureds;

we will provide additional insured status as specified in this endorsement.
2. The insurance provided under this endorsement is limited as follows:
 - a.** That person or organization is an additional insured only with respect to liability caused, in whole or in part, by:
 - (1) Premises you:
 - (a) Own;
 - (b) Rent;
 - (c) Lease; or
 - (d) Occupy;
 - (2) Ongoing operations performed by you or on your behalf. Ongoing operations does not apply to "bodily injury" or "property damage" occurring after:

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- (a) All work to be performed by you or on your behalf for the additional insured(s) at the site of the covered operations is complete, including related materials, parts or equipment (other than service, maintenance or repairs); or
 - (b) That portion of "your work" out of which the injury or damage arises is put to its intended use by any person or organization other than another contractor working for a principal as a part of the same project.
- (3) Completed operations coverage, but only if:
- (a) The written contract, written agreement, or certificate of insurance requires completed operations coverage or "your work" coverage; and
 - (b) This coverage part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

However, the insurance afforded to such additional insured only applies to the extent permitted by law.

- b. If the written contract, written agreement, or certificate of insurance:
- (1) Requires "arising out of" language; or
 - (2) Requires you to provide additional insured coverage to that person or organization by the use of either or both of the following:
 - (a) Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 10 01; or
 - (b) Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 10 01;

then the phrase "caused, in whole or in part, by" in paragraph **2.a.** above is replaced by "arising out of".

- c. If the written contract, written agreement, or certificate of insurance requires you to provide additional insured coverage to that person or organization by the use of:
- (1) Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 07 04 or CG 20 10 04 13; or
 - (2) Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 07 04 or CG 20 37 04 13; or
 - (3) Both those endorsements with either of those edition dates; or
 - (4) Either or both of the following:
 - (a) Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 without an edition date specified; or
 - (b) Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 without an edition date specified;

then paragraph **2.a.** above applies.

- d. Premises, as respects paragraph **2.a.(1)** above, include common or public areas about such premises if so required in the written contract or written agreement.
- e. Additional insured status provided under paragraphs **2.a.(1)(b)** or **2.a.(1)(c)** above does not extend beyond the end of a premises lease or rental agreement.
- f. The limits of insurance that apply to the additional insured are the least of those specified in the:
 - (1) Written contract;
 - (2) Written agreement;
 - (3) Certificate of insurance; or
 - (4) Declarations of this policy.

The limits of insurance are inclusive of and not in addition to the limits of insurance shown in the Declarations.

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- g. The insurance provided to the additional insured does not apply to "bodily injury", "property damage", or "personal and advertising injury" arising out of an architect's, engineer's, or surveyor's rendering of, or failure to render, any professional services, including but not limited to:

(1) The preparing, approving, or failing to prepare or approve:

- (a) Maps;
- (b) Drawings;
- (c) Opinions;
- (d) Reports;
- (e) Surveys;
- (f) Change orders;
- (g) Design specifications; and

(2) Supervisory, inspection, or engineering services.

- h. **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS, paragraph 4. Other Insurance** is deleted and replaced with the following:

4. Other Insurance.

Coverage provided by this endorsement is excess over any other valid and collectible insurance available to the additional insured whether:

- a. Primary;
- b. Excess;
- c. Contingent; or
- d. On any other basis;

but if the written contract, written agreement, or certificate of insurance requires primary and non-contributory coverage, this insurance will be primary and non-contributory relative to other insurance available to the additional insured which covers that person or organization as a Named Insured, and we will not share with that other insurance.

- i. If the written contract, written agreement, or certificate of insurance as outlined above requires additional insured status by use of CG 20 10 11 85, then the coverage provided under this CG 70 48 endorsement does not apply except for paragraph 2.h. **Other Insurance**. Additional insured status is limited to that provided by CG 20 10 11 85 shown below and paragraph 2.h. **Other Insurance** shown above.

**ADDITIONAL INSURED - OWNERS, LESSEES OR
CONTRACTORS (FORM B)**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

Name of Person or Organization: Blanket Where Required by Written Contract, Agreement, or Certificate of Insurance that the terms of CG 20 10 11 85 apply

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you.

CG 20 10 11 85 Copyright, Insurance Services Office, Inc., 1984

- j. The insurance provided by this endorsement does not apply to any premises or work for which the person or organization is specifically listed as an additional insured on another endorsement attached to this policy.

18. TRANSFER OF RIGHTS (BLANKET WAIVER OF SUBROGATION)

Paragraph 8. **Transfer of Rights Of Recovery Against Others To Us** is deleted and replaced with the following:

8. If the insured has rights to recover all or part of any payment we have made under this Coverage Form, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them. However, if the insured has waived rights to recover through a written contract, or if "your work" was commenced under a letter of intent or work order, subject to a subsequent reduction to writing with customers whose customary contracts require a waiver, we waive any right of recovery we may have under this Coverage Form.

19. EXTENDED NOTICE OF CANCELLATION AND NONRENEWAL

Paragraph 2.b. of A. **Cancellation** of the **COMMON POLICY CONDITIONS** is deleted and replaced with the following:

- b. 60 days before the effective date of the cancellation if we cancel for any other reason.

Under **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, Paragraph 9. **When We Do Not Renew** is deleted and replaced with the following:

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 60 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

20. MOBILE EQUIPMENT REDEFINED

Under **SECTION V – DEFINITIONS**, paragraph 12. "Mobile equipment", paragraph f. (1) does not apply to self-propelled vehicles of less than 1,000 pounds gross vehicle weight.

21. ADDITIONAL DEFINITIONS

1. **SECTION V – DEFINITIONS**, paragraph 4. "Coverage territory" is replaced by the following definition:

"Coverage territory" means anywhere in the world with respect to liability arising out of "bodily injury," "property damage," or "personal and advertising injury," including "personal and advertising injury" offenses that take place through the Internet or similar electronic means of communication provided the insured's responsibility to pay damages is determined in a settlement to which we agree or in a "suit" on the merits, in the United States of America (including its territories and possessions), Puerto Rico and Canada.

2. **SECTION V – DEFINITIONS** is amended by the addition of the following definitions:

"Covered recall" means a recall made necessary because you or a government body has determined that a known or suspected defect, deficiency, inadequacy, or dangerous condition in "your product" has resulted or will result in "bodily injury" or "property damage".

"Product Recall expenses" mean only reasonable and necessary extra costs, which result from or are related to the recall or withdrawal of "your product" for:

- a. Telephone and telegraphic communication, radio or television announcements, computer time and newspaper advertising;
- b. Stationery, envelopes, production of announcements and postage or facsimiles;
- c. Remuneration paid to regular employees for necessary overtime or authorized travel expense;
- d. Temporary hiring by you or by agents designated by you of persons, other than your regular employees, to perform necessary tasks;
- e. Rental of necessary additional warehouse or storage space;

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

"Any person or organization required by written contract or certificate of insurance."

"This endorsement is not applicable in California, Kentucky, New Hampshire, New Jersey, Texas and Utah."

This endorsement is not applicable in Wisconsin.

The endorsement does not apply to policies or exposure in Missouri where the employer is in the construction group of classifications. According to Section 287.150(6) of the Missouri statutes, a contractual provision purporting to waive subrogation rights is against public policy and void where one party to the contract is an employer in the construction group of code classifications. For policies or exposure in Missouri, the following must be included in the Schedule:

- Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective **8/2/2022** Policy No. **WC21023100505** Endorsement No.

Insured Premium \$

Insurance Company Countersigned by _____



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: Benjamin Claypool, Principal Engineer, PhD, EI

DATE: March 27th, 2023

SUBJECT: 2023 Street Construction Project
Project No. RC-000-3299
Contract Documents

Attached for your approval are the Form of Contract; the Performance, Payment, and Maintenance Bonds; Certificates of Insurance; and Form of Proposal with Peterson Contractors, Inc for the construction of the 2023 Street Construction Project.

The Department of Public Works recommends approving and executing the contract with Peterson Contractors, Inc. for the construction of the 2023 Street Construction Project. This project involves the full removal and replacement of two (2) streets.

If you have any questions or comments feel free to contact me.

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

FORM OF CONTRACT

This Contract entered into in quadruplicate at Cedar Falls, Iowa, this ____ day of _____, 2022, by and between the City of Cedar Falls, Iowa, hereinafter called the Owner, and _____ of _____, hereinafter called the Contractor.

WITNESSETH:

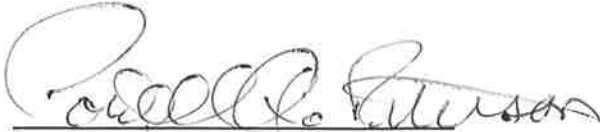
The Contractor hereby agrees to furnish all labor, tools, materials and equipment and construct the public improvement consisting of: 2023 STREET CONSTRUCTION PROJECT, Project No. RC-000-3299 all in the City of Cedar Falls, Iowa, ordered to be constructed by the City Council of the City of Cedar Falls, Iowa, by Resolution duly passed on the 20th day of February, 2023, and shown and described in the Plans and Specifications therefore now on file with the City Clerk of said City.

Said improvement shall be constructed strictly in accordance with said Plans and Specifications.

The following parts of the Plans and Specifications for said Project No. RC-000-3299 attached hereto shall be made a part of this contract as fully as though set out herein verbatim:

- a. Resolution ordering construction of the improvement
- b. Plans
- c. Notice of Public Hearing on Plans and Specifications
- d. Notice to Bidders
- e. Instructions to Bidders
- f. Supplemental Conditions
- g. General Conditions
- h. Project Specifications
- i. Form of Proposal
- j. Performance, Payment, and Maintenance Bond
- k. Form of Contract
- l. Non-collusion Affidavit of Prime Bidder
- m. Bidders Status Form

In Witness whereof, this Contract has been executed in quadruplicate on the date first herein written.


Contractor

CITY OF CEDAR FALLS, IOWA

By _____
Robert M. Green, Mayor

Attest: _____
Jacqueline Danielsen, MMC
City Clerk

Performance, Payment and Maintenance Bond

SURETY BOND NO. 107752086

KNOW ALL BY THESE PRESENTS:

That we, Peterson Contractors, Inc., as Principal (hereinafter the "Contractor" or "Principal" and Travelers Casualty and Surety Company of America 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 Two Million, Six Hundred Sixty Four Thousand, Fifty Five Dollars and Twenty Cents (\$ 2,664,055.20), 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 _____, 2023, hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

**2023 Street Construction Project
Paving/ Subdrainage
Project RC-000-3299**

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, attorney's 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 Black Hawk 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. RC-000-3299

Witness our hands, in quadruplicate, this _____ day of _____, 2023.

Surety Countersigned By:

PRINCIPAL:

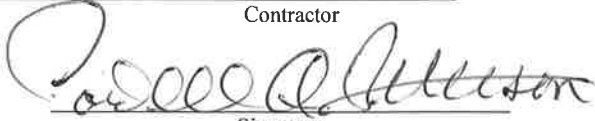
Not Required

Peterson Contractors, Inc.

Signature of Agent

Contractor

By:



Signature

president

Title

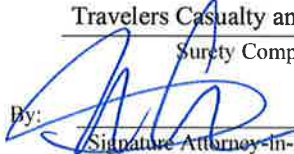
Printed Name of Agent

SURETY:

Travelers Casualty and Surety Company of America

Surety Company

By:



Signature Attorney-in-Fact Officer & IA Resident Agent

Anne Crowner

Printed Name of Attorney-in-Fact Officer & IA Resident Agent

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

Holmes, Murphy and Associates LLC

Company Name

2727 Grand Prairie Parkway

Company Address

Waukee, IA 50263

City, State, Zip Code

515-223-6800

Company Telephone Number

FORM APPROVED BY:

Attorney for Owner

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.



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Anne Crowner** of **WAUKEE**, **Iowa**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

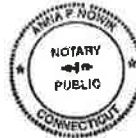
City of Hartford ss.

By:
Robert L. Raney, Senior Vice President

On this the 21st day of April, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this _____ day of _____



Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



PETECON-02

Item 20.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/23/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LSB Financial Services 302 Main St Cedar Falls, IA 50613	CONTACT NAME:		
	PHONE (A/C, No, Ext): (319) 874-4242	FAX (A/C, No):	
	E-MAIL ADDRESS: InsuranceAdminTeam@mylsb.com		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Greenwich Insurance Company		22322
INSURED Peterson Contractors, Inc. Reinbeck Motors Company, Inc. PO Box A/104 Blackhawk St Reinbeck, IA 50669	INSURER B : National Fire & Marine		20079
	INSURER C : XL Specialty Insurance Company		37885
	INSURER D : Zurich American Ins Co		16535
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			CGD745990202	7/1/2022	7/1/2023	EACH OCCURRENCE	\$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input checked="" type="checkbox"/> Binkt Contractual						MED EXP (Any one person)	\$ 10,000
	<input checked="" type="checkbox"/> XCU Coverage						PERSONAL & ADV INJURY	\$ 2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$ 4,000,000
<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC							PRODUCTS - COMPI/OP AGG	\$ 4,000,000
OTHER:								\$
A	AUTOMOBILE LIABILITY			CAS7459903	7/1/2022	7/1/2023	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per person)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY	<input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY					BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
B	<input type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR		42-XSF-100514-06	7/1/2022	7/1/2023	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$ 1,000,000
	DED <input checked="" type="checkbox"/>	RETENTION \$	10,000					\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			CWD745990102	7/1/2022	7/1/2023	<input checked="" type="checkbox"/> PER STATUTE	<input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / <input type="checkbox"/> N	N / A				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
D	Leased/Rented Equipm			CPP9267064-12	7/1/2022	7/1/2023	Leased/Rented Equipm	5,000,000
D	Equipment Floater			CPP9267064-12	7/1/2022	7/1/2023	Cargo	2,500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: J23124 2023 Street Construction, Cedar Falls, IA

The city of Cedar Falls is named as additional insured per written contract. Waiver of subrogation applies.

CERTIFICATE HOLDER

CANCELLATION

City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

POLICY NUMBER: CGD7459902

COMMERCIAL GENERAL LIABILITY
CG 24 04 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
WHERE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT EXECUTED PRIOR TO LOSS (EXCEPT WHERE NOT PERMITTED BY LAW).

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. Transfer Of Rights Of Recovery Against Others To Us of Section IV – Conditions:

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

POLICY NUMBER: CGD745990202

COMMERCIAL GENERAL LIABILITY
CG 20 10 12 19

Effective 7-1-2022

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION FOR WHOM YOU HAVE AGREED IN WRITING IN A CONTRACT OR AGREEMENT THAT SUCH PERSON OR ORGANIZATION BE ADDED AS AN ADDITIONAL INSURED ON YOUR POLICY, PROVIDED THE "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURS SUBSEQUENT TO THE EXECUTION OF THE WRITTEN CONTRACT OR WRITTEN AGREEMENT.	VARIOUS AS REQUIRED PER WRITTEN CONTRACT.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

POLICY NUMBER: CGD745990202

COMMERCIAL GENERAL LIABILITY
CG 20 37 12 19

Effective 7-1-2022

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
ANY PERSON OR ORGANIZATION FOR WHOM YOU HAVE AGREED IN WRITING IN A CONTRACT OR AGREEMENT THAT SUCH PERSON OR ORGANIZATION BE ADDED AS AN ADDITIONAL INSURED ON YOUR POLICY, PROVIDED THE "BODILY INJURY" OR "PROPERTY DAMAGE" OCCURS SUBSEQUENT TO THE EXECUTION OF THE WRITTEN CONTRACT OR WRITTEN AGREEMENT.	VARIOUS AS REQUIRED PER WRITTEN CONTRACT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

WHERE REQUIRED BY WRITTEN AGREEMENT SIGNED PRIOR TO LOSS.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 7-1-2022

Policy No. CWD7459901

Endorsement No.

Insured PETERSON CONTRACTORS, INC.

Insurance Company
XL Specialty Insurance Company

Countersigned by Zach Counsell

WC 00 03 13
(Ed. 4-84)

ENDORSEMENT #031

This endorsement, effective 12:01 a.m., July 1, 2022, forms a part of Policy No. CGD7459902 issued
to PETERSON CONTRACTORS, INC.

by Greenwich Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

GOVERNMENTAL IMMUNITIES ENDORSEMENT

**CITY OF DES MOINES, IOWA
CITY OF CEDAR RAPIDS, IOWA
CITY OF CORALVILLE, IOWA
CITY OF CEDAR FALLS, IOWA
CITY OF DUBUQUE, IOWA**

This endorsement modifies Insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

Under the terms of this Endorsement, Jurisdiction shall mean any municipal corporation, as defined in Chapter 670 of the Iowa Code, with respect to all work and services performed by the named insured for any such Jurisdiction as identified on any Certificate of Insurance issued as proof of insurance as required by the Urban Standard Specifications for Public Improvements.

1. **Cancellation and Material Change**

Thirty (3) days Advance Written Notice of Cancellation, Non-Renewal, Reduction in insurance coverage and/or limits, and ten (10) days written notice of non-payment of premium shall be sent to the Jurisdiction at the office and attention of the Certificate Holder. This endorsement supersedes the Standard Cancellation Statement on Certifications of Insurance to which this endorsement is attached.

2. **Additional Insured**

The Jurisdiction, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and authorities and their board members, employees, and volunteers, and all its officers, agents, and consultants, are named as Additional Insureds with respect to insured autos and arising out of the contractor's work and services performed for the Jurisdiction. This coverage shall be primary to the Additional Insureds, and not contributing with any other insurance or similar protection

available to the Additional Insureds, whether other available coverage be primary, contributing, or excess.

3. Government Immunities

- A. Nonwaiver of Governmental Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and including the jurisdiction as an Additional Insured does not waive any of the defenses of governmental immunity available to the Jurisdiction under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
- B. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
- C. Assertion of Governmental Immunity. The Jurisdiction shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier. Nothing contained in this endorsement shall prevent the carrier from asserting the defense of governmental immunity on behalf of the Jurisdiction.
- D. Non-Denial of Coverage. The insurance carrier shall not deny coverage or deny any of the rights and benefits accruing to the Jurisdiction under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) or governmental immunity asserted by the Jurisdiction.
- E. No Other Change in Policy. The insurance carrier and the Jurisdiction agree that the above preservation of governmental immunities shall not otherwise change or alter the coverage available under this policy.

All other terms and conditions of this policy remain unchanged.

**FORM OF PROPOSAL
2023 STREET CONSTRUCTION PROJECT
PROJECT NO. RC-000-3299
CITY OF CEDAR FALLS, IOWA**

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

The undersigned hereby certifies that PETERSON CONTRACTORS INC. have personally and carefully examined the specifications, general conditions, and form of contract annexed hereto. Having made such examination, the undersigned hereby proposes to construct the improvements for the 2023 STREET CONSTRUCTION PROJECT in accordance with the plans and specifications on file in the office of the City Clerk, the published Notice to Bidders and the Form of Contract, herewith, complying with all the laws of the State of Iowa, and the Rules, Regulations and Ordinances of the City of Cedar Falls, and to the satisfaction of the City Council of the City of Cedar Falls, Iowa, including the guaranteeing of this Project for a period of two (2) years from the date of final acceptance thereof at the unit prices as submitted with this proposal to QuestCDN.com., to-wit:

ITEM #	DESCRIPTION	UNIT	QUANTITY
1	OFF-SITE TOPSOIL	C.Y.	514
2	EXCAVATION, CLASS 10, ROADWAY, WASTE	C.Y.	3278
3	EXCAVATION, CLASS 12, BOULDERS	C.Y.	20
4	BELOW GRADE EXCAVATION (CORE OUT)	C.Y.	200
5	SUBGRADE PREPARATION	S.Y.	9834
6	SUBGRADE TREATMENT, GEOGRID TENSAR TX-160	S.Y.	5663
7	SUBBASE, MODIFIED, 12 IN.	S.Y.	9834
8	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	TONS	2500
9	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN., TRUSS	L.F.	331
10	SANITARY SEWER SERVICE, TRENCHED, PVC, 4 IN., (SDR-23.5)	L.F.	200
11	REMOVAL OF SANITARY SEWER	L.F.	331
12	STORM SEWER, TRENCHED, 15 IN. HDPE	L.F.	1267
13	STORM SEWER, TRENCHED, 15 IN. RCP, 2000D	L.F.	158
14	STORM SEWER, TRENCHED, 18 IN. HDPE	L.F.	109
15	STORM SEWER, TRENCHED, 18 IN. RCP, 2000D	L.F.	118
16	STORM SEWER, TRENCHED, 24 IN. HDPE	L.F.	288
17	STORM SEWER, TRENCHED, 24 IN. RCP, 2000D	L.F.	100
18	SPECIAL PIPE CONNECTIONS, SW-211	EACH	1
19	REMOVAL STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.(NON-SUBDRAIN)	L.F.	1431
20	REMOVAL STORM SEWER (SUBDRAIN)	L.F.	1930
21	SUBDRAIN, PERFORATED, 6 IN.	L.F.	2672
22	SUBDRAIN, OUTLET, 6 IN. C.M.P.	EACH	15
23	SUBDRAIN, SUMP PUMP TAP	EACH	56
24	FIELD TILE, 4 IN. TO 8 IN., FIELD REPAIR	L.F.	20
25	WATER MAIN, TRENCHED, 4" SJ DIP (POLYETHYLENE WRAPPED)	L.F.	20
26	WATER MAIN, TRENCHED, 6" SJ DIP (POLYETHYLENE WRAPPED)	L.F.	60
27	WATER MAIN, TRENCHED, 8" SJ DIP (POLYETHYLENE WRAPPED)	L.F.	2575

ITEM #	DESCRIPTION	UNIT	QUANTITY
28	FITTINGS, DUCTILE IRON	LBS.	6300
29	SERVICE SHORTSIDE, 3/4"	EACH	26
30	SERVICE, LONGSIDE, 3/4"	EACH	28
31	MECHANICAL JOINT RESTRAINT, 4"	EACH	10
32	MECHANICAL JOINT RESTRAINT, 6"	EACH	25
33	MECHANICAL JOINT RESTRAINT, 8"	EACH	52
34	JOINT RESTRAINT GASKET, 4"	EACH	1
35	JOINT RESTRAINT GASKET, 8"	EACH	39
36	8" NITRILE GASKETS	EACH	43
37	VALVE, 8" MJ GATE W/ BOX	EACH	13
38	FIRE HYDRANT ASSEMBLY	EACH	9
39	VALVE BOX ADJUSTMENT	EACH	2
40	FIRE HYDRANT ASSEMBLY REMOVAL	EACH	5
41	MANHOLE, STORM SEWER, SW-401, 48" DIA.	EACH	6
42	MANHOLE, SANITARY SEWER, SW-301, 48" DIA.	EACH	5
43	INTAKE, SW-507	EACH	4
44	INTAKE, SW-509	EACH	10
45	INTAKE, TYPE B	EACH	1
46	INTAKE, TYPE D	EACH	11
47	MANHOLE ADJUSTMENT, MAJOR (CFD.06, "MR. MANHOLE")	EACH	4
48	REMOVAL OF STORM MANHOLES AND INTAKES	EACH	18
49	REMOVAL OF SANITARY MANHOLES	EACH	5
50	PAVEMENT, STAND. OR SLIP-FORM, P.C.C., 7 IN., CLASS "C"	S.Y.	2640
51	PAVEMENT, STAND. OR SLIP-FORM, P.C.C., 8 IN., CLASS "C"	S.Y.	6138
52	REMOVAL OF DRIVEWAY	S.Y.	922
53	REMOVAL OF SIDEWALK	S.Y.	34
54	SIDEWALK, P.C.C., 4 IN., CLASS "C"	S.Y.	29
55	SIDEWALK, P.C.C., 6 IN., CLASS "C"	S.Y.	5
56	DETECTABLE WARNINGS	S.F.	8
57	DRIVEWAY, P.C.C., 6 IN., CLASS "C"	S.Y.	922
58	GRANULAR SURFACING, 1-INCH ROADSTONE	TONS	40
59	PATCH, P.C.C., FULL DEPTH, "M" MIX	S.Y.	20
60	PAVEMENT REMOVAL, PCC	S.Y.	8778
61	PAVEMENT REMOVAL, ACC	S.Y.	8778
62	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA.	27
63	PAINTED SYMBOLS AND LEGENDS	EACH	7
64	STREET SIGNS (SIGNS, POST, & RECIEVER)	EACH	28
65	TEMPORARY TRAFFIC CONTROL	L.S.	1
66	SOD	S.F.	27761
67	WATTLES, 9IN. STRAW	L.F.	4867
68	WATTLES, MAINTENANCE AND REMOVAL	L.F.	4867
69	INLET PROTECTION DEVICE, INSTALLATION	EACH	26
70	INLET PROTECTION DEVICE, MAINTENANCE	EACH	26
71	DEMOLITION OF BUILDING STRUCTURES (STAIRS)	L.S.	1
72	MOBILIZATION	L.S.	1
73	CONCRETE WASHOUT	LS	1

Bidders may not independently bid on selective items of work. In this project, all items constitute one indivisible work that will be let to one bidder. A unit price shall be submitted for each of the items (Items 1-73). The successful bidder will be determined by evaluating the Total Bid shown above. Failure to submit a bid on any item shall be just cause for disqualification of the entire proposal. Unit bids must be entered digitally on the QuestCDN proposal. In addition the remainder of the Form of Proposal is to be filled in ink. The Owner reserves the right to delete any part or all of any item.

The Owner reserves the right to reject any and all bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional bids. The Owner further reserves the right to reject the bid of any bidder whom it finds, after reasonable inquiry and evaluation, to be non-responsible. The Owner may also reject the bid of any bidder if the Owner believes that it would not be in the best interest of the project to make an award to that bidder. The Owner also reserves the right to waive all informalities not involving price, time or changes in the work.

If written notice of approval of award is mailed, telegraphed or delivered to the undersigned within thirty (30) calendar days after the opening thereof, or any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver an agreement in the prescribed form and furnish the required bond within ten (10) calendar days after the Contract is presented to the Contractor for signature, and start work within ten (10) calendar days after the date as set forth in the written Notice to Proceed.

Bid Security in the sum of (10% of the construction base bid) in the form of (a bid bond utilizing the City of Cedar Fall's standard form), is submitted herewith in accordance with the Instructions to Bidders.

The bidder is prepared to submit a financial and experience statement upon request.

The bidder has received the following Addendum or Addenda:

Addendum No.	_____	Date	_____
Addendum No.	_____	Date	_____

TOTAL CONSTRUCTION BASE BID: \$ 2,664,055.²⁰

The bidder has filled in all blanks on this Proposal.

Note: The Penalty for making false statements in offers is prescribed in 18 U.S.A., Section 1001.

Name of bidder
PETERSON CONTRACTORS INC.
104 BLACKHAWK ST.
 Official Address
REINBECK, IA 50669


 By
ESTIMATOR / PM
 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: Matthew Tolan, EI, Civil Engineer II

DATE: April 3, 2023

SUBJECT: Professional Services Agreement, Snyder & Associates
W. Viking Industrial Park Expansion Phase II
City Project Number: SU-397-3320

Submitted within for City Council approval is the Professional Services Agreement between the City of Cedar Falls and Snyder & Associates which outlines the scope of services and costs for the W. Viking Industrial Park Expansion Phase II.

The enclosed agreement with Snyder & Associates provides for concept design services and sewer area design services for the future extension of the W. Viking Industrial Park southerly to the 76 acres under contract for purchase by the City at the northeast corner of Ridgeway Avenue and Union Road. The fees of this agreement are based on hourly rates and fixed expenses and shall not to exceed the total amount of \$18,000.00.

The project will be initially paid by Economic Development Funds then will be certified as TIF debt within the Southwest Cedar Falls Urban Renewal Plan.

The Engineering Division of the Public Works Department requests your consideration and approval of this Professional Service Agreement with Snyder & Associates for the W. Viking Industrial Park Expansion Phase II.

If you have any questions or comments, feel free to contact me.

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



DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
220 CLAY STREET
319-268-5161
FAX 319-268-5197

OPERATIONS & MAINTENANCE DIVISION
2200 TECHNOLOGY PKWY
319-273-8629
FAX 319-273-8632

WATER RECLAMATION DIVISION
501 E. 4TH STREET
319-273-8633
FAX 319-268-5566

PROFESSIONAL SERVICE AGREEMENT

**W. Viking Industrial Park Expansion Phase II
Cedar Falls, Iowa
City Project Number: SU-397-3320**

This Agreement is made and entered by and between Snyder & Associates, 5005 Bowling Street, SW, Suite A Cedar Rapids, IA 52404, hereinafter referred to as "CONSULTANT" and City of Cedar Falls, 220 Clay Street, Cedar Falls, Iowa, hereinafter referred to as "CLIENT."

IN CONSIDERATION of the covenants hereinafter set forth, the parties hereto mutually agree as follows:

I. SCOPE OF SERVICES

CONSULTANT shall perform professional Services (the "Services") in connection with CLIENT's facilities in accordance with the Scope of Services set forth in Exhibit A attached hereto.

II. CONSULTANT'S RESPONSIBILITIES

CONSULTANT shall, subject to the terms and provisions of this Agreement:

- (a) Appoint one or more individuals who shall be authorized to act on behalf of CONSULTANT and with whom CLIENT may consult at all reasonable times, and whose instructions, requests, and decisions will be binding upon CONSULTANT as to all matters pertaining to this Agreement and the performance of the parties hereunder.
- (b) Use all reasonable efforts to complete the Services within the time period mutually agreed upon, except for reasons beyond its control, as set forth in Exhibit A.
- (c) Perform the Services in accordance with generally accepted professional engineering standards in existence at the time of performance of the Services. If during the two year period following the completion of Services, it is shown that there is an error in the Services solely as a result of CONSULTANT's failure to meet these standards, CONSULTANT shall re-perform such substandard Services as may be necessary to remedy such error at no cost to CLIENT. Since CONSULTANT has no control over local conditions, the cost of labor and materials, or over competitive bidding and market conditions, CONSULTANT does not guarantee the accuracy of any construction cost estimates as compared to contractor's bids or the actual cost to the CLIENT. CONSULTANT makes no other warranties either express or implied and the parties' rights, liabilities, responsibilities and remedies with respect to the quality of Services, including claims alleging negligence, breach of warranty and breach of contract, shall be exclusively those set forth herein.

- (d) CONSULTANT shall, if requested in writing by CLIENT, for the protection of CLIENT, require from all vendors and subcontractors from which CONSULTANT procures equipment, materials or services for the project, guarantees with respect to such equipment, materials and services. All such guarantees shall be made available to CLIENT to the full extent of the terms thereof. CONSULTANT's liability with respect to such equipment, and materials obtained from vendors or services from subcontractors, shall be limited to procuring guarantees from such vendors or subcontractors and rendering all reasonable assistance to CLIENT for the purpose of enforcing the same.
- (e) CONSULTANT will be providing estimates of costs to the CLIENT covering an extended period of time. CONSULTANT does not have control over any such costs, including, but not limited to, costs of labor, material, equipment or services furnished by others or over competitive bidding, marketing or negotiating conditions, or construction contractors' methods of determining their prices. Accordingly, it is acknowledged and understood that any estimates, projections or opinions of probable project costs provided herein by CONSULTANT are estimates only, made on the basis of CONSULTANT's experience and represent CONSULTANT's reasonable judgment as a qualified professional. CONSULTANT does not guarantee that proposals, bids or actual project costs will not vary from the opinions of probable costs prepared by CONSULTANT, and the CLIENT waives any and all claims that it may have against CONSULTANT as a result of any such variance.

III. **CLIENT'S RESPONSIBILITIES**

CLIENT shall at such times as may be required for the successful and expeditious completion of the Services:

- (a) Provide all criteria and information as to CLIENT's requirements; obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the project; and designate a person with authority to act on CLIENT's behalf on all matters concerning the Services.
- (b) Furnish to CONSULTANT all existing studies, reports and other available data pertinent to the Services, and obtain additional reports, data and services as may be required for the project. CONSULTANT shall be entitled to rely upon all such information, data and the results of such other services in performing its Services hereunder.

IV. **INSURANCE REQUIREMENTS FOR CONTRACTORS FOR THE CITY OF CEDAR FALLS**

The provisions of the document entitled, "Insurance Requirements for Contractors for the City of Cedar Falls," dated December 13, 2011 as revised January 31, 2017 consisting of 11 pages, which are attached hereto, marked Exhibit B, are hereby made a part of this Agreement as if set out word for word herein.

CONSULTANT shall furnish to CLIENT a certificate or certificates of insurance containing all coverages, endorsements and other provisions required by the Insurance Requirements set forth in Exhibit B. In the event of any conflict between the provisions of Exhibit B and the other terms of this Agreement, the provisions of Exhibit B shall control.

CONSULTANT shall obtain and maintain an insurance policy or policies that meet the provisions set out in the Insurance Requirements for Contractors for the City of Cedar Falls, attached hereto and marked Exhibit B.

V. STANDARD TERMS AND CONDITIONS FOR CONTRACTS BETWEEN CONTRACTORS WHO PERFORM PROFESSIONAL SERVICES AND THE CITY OF CEDAR FALLS

The provisions of the documents entitled "Standard Terms and Conditions for Contracts Between Contractors Who Perform Professional Services and the City of Cedar Falls," consisting of two pages are incorporated into this Agreement by the Client and attached as Exhibit C.

VI. COMPENSATION AND TERMS OF PAYMENT

Compensation for the services shall be on an hourly basis in accordance with the hourly fees and other direct expenses in effect at the time the services are performed. Total compensation is a not to exceed a fee of eighteen thousand dollars (\$18,000).

Concept Design Services	\$6,0000
Sewer Area Design Services	\$12,000

CONSULTANT may bill the CLIENT monthly for services completed at the time of billing. CLIENT agrees to pay CONSULTANT the full amount of such invoice within thirty (30) days after receipt thereof. In the event CLIENT disputes any invoice item, CLIENT shall give CONSULTANT written notice of such disputed item within ten (10) days after receipt of invoice and shall pay to CONSULTANT the undisputed portion of the invoice according to the provisions hereof. CLIENT agrees to abide by any applicable statutory prompt pay provisions currently in effect.

VII. TERMINATION

CLIENT may, with or without cause, terminate the Services at any time upon fourteen (14) days written notice to CONSULTANT. The obligation to provide further Services under this Agreement may be terminated by either party upon fourteen (14) days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, providing such defaulting party has not cured such failure, or, in the event of a non-monetary default, commenced reasonable actions to cure such failure. In either case, CONSULTANT will be paid for all expenses incurred and Services rendered to the date of the termination in accordance with compensation terms of Article VI.

VIII. OWNERSHIP OF DOCUMENTS

- (a) Sealed original drawings, specifications, final project specific calculations and other instruments of service which CONSULTANT prepares and delivers to CLIENT pursuant to this Agreement shall become the property of CLIENT when CONSULTANT has been compensated for Services rendered. CLIENT shall have the right to use such instruments of service solely for the purpose of the construction, operation and maintenance of the Facilities. Nothing contained in this paragraph shall be construed as limiting or depriving CONSULTANT of its rights to use its basic knowledge and skills to design or carry out other projects or work for itself or others, whether or not such other projects or work are similar to the work to be performed pursuant to this Agreement. CONSULTANT shall not be liable for any unauthorized reuse or modification of its work product.
- (b) Any files delivered in electronic medium may not work on systems and software different than those with which they were originally produced and CONSULTANT makes no warranty as to the compatibility of these files with any other system or software. Because of the potential degradation of electronic medium over time, in the event of a conflict between the sealed original drawings and the electronic files, the sealed drawings will govern.

IX. MEANS AND METHODS

- (a) CONSULTANT shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety measures and programs including enforcement of Federal and State safety requirements, in connection with construction work performed by CLIENT's construction contractors. Nor shall CONSULTANT be responsible for the supervision of CLIENT's construction contractors, subcontractors or of any of their employees, agents and representatives of such contractors; or for inspecting machinery, construction equipment and tools used and employed by contractors and subcontractors on CLIENT's construction projects and shall not have the right to stop or reject work without the thorough evaluation and approval of the CLIENT. In no event shall CONSULTANT be liable for the acts or omissions of CLIENT's construction contractors, subcontractors or any persons or entities performing any of the construction work, or for the failure of any of them to carry out construction work under contracts with CLIENT.

X. INDEPENDENT CONTRACTOR

CONSULTANT shall be an independent contractor with respect to the Services to be performed hereunder. Neither CONSULTANT nor its subcontractors, nor the employees of either, shall be deemed to be the servants, employees, or agents of CLIENT.

XI. PRE-EXISTING CONDITIONS

Anything herein to the contrary notwithstanding, CONSULTANT shall have no legal responsibility or liability for any and all pre-existing contamination. "Pre-existing contamination" is any hazardous or toxic substance present at the site or sites concerned which was not brought onto such site or sites by CONSULTANT. CLIENT agrees to release CONSULTANT from and against any and all liability to the CLIENT which may in any manner arise in any way directly or indirectly caused by such pre-existing contamination except if such liability arises from CONSULTANT's sole negligence or willful misconduct.

CLIENT shall, at CLIENT's sole expense and risk, arrange for handling, storage, transportation, treatment and delivery for disposal of pre-existing contamination. CLIENT shall be solely responsible for obtaining a disposal site for such material. CLIENT shall look to the disposal facility and/or transporter for any responsibility or liability arising from improper disposal or transportation of such waste. CONSULTANT shall not have or exert any control over CLIENT in CLIENT's obligations or responsibilities as a generator in the storage, transportation, treatment or disposal of any pre-existing contamination. CLIENT shall complete and execute any governmentally required forms relating to regulated activities including, but not limited to generation, storage, handling, treatment, transportation, or disposal of pre-existing contamination.

For CONSULTANT's Services requiring drilling, boring, excavation or soils sampling, CLIENT shall approve selection of the contractors to perform such services, all site locations, and provide CONSULTANT with all necessary information regarding the presence of underground hazards, utilities, structures and conditions at the site.

XII. DISPUTE RESOLUTION

If a dispute arises out of, or relates to, the breach of this Agreement and if the dispute cannot be settled through negotiation, then the CONSULTANT and the CLIENT agree to submit the dispute to mediation. In the event CONSULTANT or the CLIENT desires to mediate any dispute, that party shall notify the other party in writing of the dispute desired to be mediated. If the parties are unable to resolve their differences within 10 days of the receipt of such notice, such dispute shall be submitted for mediation in accordance with the procedures and rules of the American Arbitration Association (or any successor organization) then in effect. The deadline for submitting the dispute to mediation can be changed if the parties mutually agree in writing to extend the time between receipt of notice and submission to mediation. The expenses of the mediator shall be shared 50 percent by CONSULTANT

and 50 percent by the CLIENT. This requirement to seek mediation shall be a condition required before filing an action at law or in equity. However, prior to or during the negotiations or the mediation either party may initiate litigation that would otherwise be barred by a statute of limitations, and CONSULTANT may pursue any property liens or other rights it may have to obtain security for the payment of its invoices.

This Agreement shall be governed by the laws of the State of Iowa and any action at law or other judicial proceeding arising from this Agreement shall be instituted in Black Hawk County District Court, Waterloo, Iowa.

XIII. MISCELLANEOUS

- (a) This Agreement constitutes the entire agreement between the parties hereto and supersedes any oral or written representations, understandings, proposals, or communications heretofore entered into by or on account of the parties and may not be changed, modified, or amended except in writing signed by the parties hereto. In the event of any conflict between this contract document and any of the exhibits hereto, the terms and conditions of Exhibit C shall control. In the event of any conflict among the exhibits, Exhibit C shall control.
- (b) This Agreement shall be governed by the laws of the State of Iowa.
- (c) CONSULTANT may subcontract any portion of the Services to a subcontractor approved by CLIENT. In no case shall CLIENT's approval of any subcontract relieve CONSULTANT of any of its obligations under this Agreement.
- (d) In the event CLIENT uses a purchase order form to administer this Agreement, the use of such form shall be for convenience purposes only, and any typed provision in conflict with the terms of this Agreement and all preprinted terms and conditions contained in or on such forms shall be deemed stricken and null and void.
- (e) This Agreement gives no rights or benefits to anyone other than CLIENT and CONSULTANT and does not create any third party beneficiaries to the Agreement.
- (f) Except as may be explicitly set forth above, nothing contained in this Agreement or its exhibits limits the rights and remedies, including remedies related to damages, of either party that are available to either party under the law.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year written below.

APPROVED FOR CLIENT

APPROVED FOR CONSULTANT

By: _____

By: Lindsay Beaman

Printed Name: Robert M. Green

Printed Name: Lindsay Beaman

Title: Mayor of Cedar Falls

Title: Business Unit Leader

Date: _____

Date: March 17, 2023

Exhibit A

**W. Viking Industrial Park Expansion Phase II
Cedar Falls, Iowa
City Project Number: SU-397-3320**

SCOPE OF SERVICES

The scope of services to be performed by the CONSULTANT shall be completed in accordance with generally accepted standards of practice and shall include the services and supplies to complete the following:

I. GENERAL

The services generally include the development of an overall concept plan for the expansion of the industrial park, including 78 acres south of the existing industrial park expansion, as well as approximately 133 acres directly east of the previously identified 78 acres..

II. SCOPE OF WORK

- A. The CONSULTANT shall complete concept designs for the purposes of providing the CLIENT with lot and street layout options prior to the preparation of preliminary design efforts.
 - 1. Prepare up to three concept designs for the layout of the expanded Industrial Park into both the 78-acre and 133-acre areas, showing varied lot sizes ranging generally from two (2) to twenty (20) acres and streets to compliment the terrain and maximize the efficient use of the expanded lot area.
 - 2. Existing terrain and features will be based on available LiDAR and aerial imagery.
 - 3. The overall concept to include both areas should include review considerations for potential connections to W. Ridgeway Ave, as well as connections to the existing W. Viking Industrial Park.
 - 4. Scalable documents of concept designs will be provided electronically.
 - 5. Attend one meeting to discuss concepts, and changes will be incorporated into the final concept that will be submitted to the CLIENT.
- B. The CONSULTANT shall prepare a preliminary grading and utility layout plan.
 - 1. Existing terrain and features will be based on available LiDAR and aerial imagery.

2. Preliminary stormwater management study will be conducted to identify site needs to aid in preliminary grading. Sanitary sewer routing is to be considered during the concept design and further preliminarily detailed to accompany the grading plan.
3. Scalable documents of the preliminary design exhibit(s) will be provided electronically.
4. One meeting to discuss preliminary design exhibit(s) with changes to be incorporated into an exhibit to be submitted to the CLIENT.

C. Additional Services

1. The CLIENT may request Additional Services from the CONSULTANT not included in the Scope of Services as outlined. Additional Services may include but are not necessarily limited to; topographic survey; preparation of acquisition plats; preparation of the preliminary plat; coordination or subconsulting efforts for geotechnical analysis; archaeological and cultural Resources Survey; traffic impact study; expanding the scope of the project or the work to be completed; requesting the development of various documents not listed; extending the time to complete a project through no fault of the CONSULTANT; or requesting additional work items that increase the Engineering Services and corresponding costs.

III. COMPENSATION AND TERMS OF PAYMENT

A. ENGINEERING SERVICES

1. Compensation for this Scope of Services shall be on an hourly basis in accordance with the hourly fees and other direct expenses in effect at the time the services are performed. Total compensation is a not to exceed fee of Eighteen Thousand Dollars (\$18,000).

IV. ASSIGNABILITY

- A. The CONSULTANT shall not assign any interest in this agreement and shall not transfer any interest in the same without the prior written consent of the CITY. Subconsultants designated as part of this AGREEMENT shall be deemed to be approved with this AGREEMENT is executed.
- B. Subconsultants are proposed as follows:

None

Exhibit B

W. Viking Industrial Park Expansion Phase II Cedar Falls, Iowa City Project Number SU-397-3320

Original 12/13/11
Revision 01/31/2017

INSURANCE REQUIREMENTS FOR CONTRACTORS FOR THE CITY OF CEDAR FALLS

*** This document outlines the insurance requirements for all Contractors who perform work for the City of Cedar Falls. The term “contractor” as used in this document shall be defined as the general contractor, artisan contractor, or design contractor that will be performing work for the City of Cedar Falls under contract.

1. All policies of insurance required hereunder shall be with an insurer authorized by law to do business in Iowa. All insurance policies shall be companies satisfactory to the City and have a rating of A-, VII or better in the current A.M. Best Rating Guide.
2. All Certificates of Insurance required hereunder shall include the Cancellation & Material Change Endorsement. A copy of this endorsement is attached in Exhibit 1.
3. Contractor shall furnish a signed Certificate of Insurance to the City of Cedar Falls, Iowa for the coverage required in Exhibit 1. Such Certificates shall include copies of the following endorsements:
 - a) Commercial General Liability policy is primary and non-contributing
 - b) Commercial General Liability additional insured endorsement – See Exhibit 1
 - c) Governmental Immunities Endorsement – See Exhibit 1

Copies of additional insured endorsements, executed by an authorized representative from an Insurer duly authorized to transact business at the location of the jobsite, must be provided prior to the first payment.

Contractor shall, upon request by the City, provide Certificates of Insurance for all subcontractors and sub-sub contractors who perform work or services pursuant to the provisions of this contract.

4. Each certificate shall be submitted to the City of Cedar Falls.

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Cedar Falls, Iowa
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5. Failure to provide minimum coverage shall not be deemed a waiver of these requirements by the City of Cedar Falls. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. Failure of the Contractor to maintain the required insurance shall constitute a default under this Contract, and at City's option, shall allow City to terminate this Contract for cause and/or purchase said insurance at Contractor's expense.
7. Contractor shall be required to carry the following minimum coverage/limits or greater, if required by law or other legal agreement; as per Exhibit 1:
- This coverage shall be written on an occurrence, not claims made form. All deviations or exclusions from the standard ISO commercial general liability form CG 001 shall be clearly identified and shall be subject to the review and approval of the City.
 - Contractor shall maintain ongoing CGL coverage for at least 2 years following substantial completion of the Work to cover liability arising from the products-completed operations hazard and liability assumed under an insured contract.
 - Governmental Immunity endorsement identical or equivalent to form attached.
 - Additional Insured Requirement – See Exhibit 1.
The City of Cedar Falls, including all its elected and appointed officials, all its employees, its boards, commissions and/or authorities and their board members, employees shall be named as an additional insured on General Liability Policies for all classes of contractors.

Contractors shall include coverage for the City of Cedar Falls as an additional insured including ongoing and completed operations coverage equivalent to: ISO CG 20 10 07 04* and ISO CG 20 37 07 04**

* ISO CG 20 10 07 04 "Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization"

** ISO CG 20 37 07 04 "Additional Insured – Owners, Lessees or Contractors – Completed Operations"

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8. **Errors & Omissions:** If the contract's scope of services includes design work or other professional services, then Contractor shall maintain insurance coverage for errors, omissions and other negligent acts or omissions (except for intentional acts or omissions), arising out of the professional services performed by Contractor. Contractor shall maintain continuous Errors & Omissions coverage for a period commencing no later than the date of the contract, and continuing for a period of no less than 2 years from the date of completion of all work completed or services performed under the contract. The limit of liability shall not be less than \$1,000,000.
9. **Separation of Insured's Provision:** If Contractor's liability policies do not contain the standard ISO separation of insured's provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.
10. **Limits:** By requiring the insurance as set out in this Contract, City does not represent that coverage and limits will necessarily be adequate to protect Contractor and such coverage and limits shall not be deemed as a limitation on Contractor's liability under the indemnities provided to City in this Contract. The City will have the right at any time to require liability insurance greater than that otherwise specified in Exhibit 1. If required, the additional premium or premiums payable shall be added to the bid price.
11. **Indemnification (Hold Harmless) Provision:** To the fullest extent permitted by law, the Contractor agrees to defend (for all non-professional claims), indemnify, and hold harmless the City of Cedar Falls, Iowa, its elected and appointed officials, directors, employees, and agents working on behalf of the City of Cedar Falls, Iowa 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 of Cedar Falls, Iowa, its elected and appointed officials, directors, employees, and agents working on behalf of the City of Cedar Falls, Iowa, including, but not limited to, damages arising by reason of personal injury, including bodily injury or death, and property damages, 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 of Cedar Falls, Iowa pursuant to the provisions of this contract to the extent arising out of the errors, omissions or negligent acts of the Contractor, its agents, employees, subcontractors or others working on behalf of the Contractor. It is the intention of the parties that the City of Cedar Falls, Iowa, its elected and appointed officials, directors, employees, and agents working on behalf of the City of Cedar Falls, Iowa shall not be liable or in any way responsible for the injury, damage, liability, loss or expense incurred by the Contractor, its officers, employees, subcontractors, and others affiliated with the Contractor due to accidents, mishaps, misconduct, negligence or injuries either in person or property resulting from the work and/or services performed by the Contractor

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pursuant to the provisions of this contract, except for and to the extent caused by the negligence of the City of Cedar Falls, Iowa.

The Contractor expressly assumes full responsibility for damages or injuries which may result to any person or property by reason of or in connection with the work and/or services provided by the Contractor to the City of Cedar Falls, Iowa pursuant to this contract to the extent arising out of the errors, omissions or negligent acts of the Contractor, its agents, employees, subcontractors or others working on behalf of the Contractor, and agrees to pay the City of Cedar Falls, Iowa for all damages caused to the City of Cedar Falls, Iowa premises resulting from the work and/or services of the Contractor, its officers, employees, subcontractors, and others affiliated with the Contractor to the extent arising out of such errors, omissions or negligent acts.

The Contractor represents that its activities pursuant to the provisions of this contract will be performed and supervised by adequately trained and qualified personnel, and the Contractor will observe, and cause its officers, employees, subcontractors and others affiliated with the Contractor to observe all applicable safety rules.

12. Waiver of Subrogation: To the extent permitted by law, Contractor hereby releases the City of Cedar Falls, Iowa, its elected and appointed officials, its directors, employees, and agents working on behalf of the City of Cedar Falls, Iowa, from and against any and all liability or responsibility to the Contractor or anyone claiming through or under the Contractor by way of subrogation or otherwise, for any loss or damage to property caused by fire or any other casualty and for any loss due to bodily injury to Contractor's employees. This provision shall be applicable and in full force and effect only with respect to loss or damage occurring during the time of this contract or arising out of the work performed under this contract. The Contractor's policies of insurance (except for Professional Liability) shall contain a clause or endorsement to the effect that such release shall not adversely affect or impair such policies or prejudice the right of the Contractor to recover thereunder.

Completion Checklist

- Certificate of Liability Insurance (2 pages)
- Additional Insured CG 20 10 07 04
- Additional Insured CG 20 37 07 04
- Governmental Immunities Endorsement

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EXHIBIT 1 – INSURANCE SCHEDULE**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

Automobile:

\$1,000,000

(Combined Single Limit)

If the Contractor does not own any vehicles, coverage is required on non-owned and hired vehicles.

Standard Workers Compensation

Statutory for Coverage A

Employers Liability:

Each Accident	\$ 500,000
Each Employee – Disease	\$ 500,000
Policy Limit – Disease	\$ 500,000

Umbrella:

\$3,000,000

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).

Errors & Omissions:

\$1,000,000

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**CITY OF CEDAR FALLS, IOWA
ADDITIONAL INSURED ENDORSEMENT**

The City of Cedar Falls, Iowa, including all its elected and appointed officials, all its employees, its boards, commissions and/or authorities and their board members, employees, are included as Additional Insureds, including ongoing operations CG 2010 07 04 or equivalent, and completed operations CG 2037 07 04 or equivalent. See Specimens.

This coverage shall be primary to the Additional Insureds, and not contributing with any other insurance or similar protection available to the Additional Insureds, whether other available coverage be primary, contributing or excess.

**GOVERNMENTAL IMMUNITIES ENDORSEMENT
(For use when including the City as an Additional Insured)**

1. Nonwaiver of Government Immunity. The insurance carrier expressly agrees and states that the purchase of this policy and the including of the City of Cedar Falls, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Cedar Falls, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
3. Assertion of Government Immunity. The City of Cedar Falls, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier. Nothing contained in this endorsement shall prevent the carrier from asserting the defense of governmental immunity on behalf of the City of Cedar Falls, Iowa.
4. Non-Denial of Coverage. The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the City of Cedar Falls, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Cedar Falls, Iowa.

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5. No Other Change in Policy. The insurance carrier and the City of Cedar Falls, Iowa agree that the above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

CANCELLATION AND MATERIAL CHANGES ENDORSEMENT

Thirty (30) days Advance Written Notice of Cancellation, Non-Renewal, Reduction in coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: Risk Management Office, City of Cedar Falls, City Hall, 220 Clay Street, Cedar Falls, Iowa 50613. This endorsement supersedes the standard cancellation statement on the Certificate of Insurance to which this endorsement is attached. Contractor agrees to furnish the City with 30 days advance written notice of cancellation, non-renewal, reduction in coverage and/or limits, and 10 days advance written notice of non-payment of premium.

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 Cedar Falls, Iowa
 City Project No. SU-397-3320



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Your Insurance Agency 123 Main Street Anytown, IA 00000		CONTACT NAME: PHONE (A/C, No., Ext.): FAX (A/C, No.): E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:																						
INSURED Business Name 123 Main Street Anytown, IA 0000		<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A:</td> <td>Carrier should reflect rating of A-, VIII or better</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Carrier should reflect rating of A-, VIII or better		INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER C:																								
INSURER D:																								
INSURER E:																								
INSURER F:																								

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
LTR		INSR	WVR				
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			Policy Number	01/01/2015	01/01/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			Policy Number	01/01/2015	01/01/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$			Policy Number	01/01/2015	01/01/2016	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N <input type="checkbox"/> (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below			Policy Number	01/01/2015	01/01/2016	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
	Errors & Omissions			Policy Number	01/01/2015	01/01/2016	Each Occurrence \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 City of Cedar Falls, Iowa, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers are an Additional Insured(s) on the general liability policy on a primary and non-contributory basis (CG2010 & CG2037). Governmental Immunities Endorsement including 30 Days Notice of Cancellation Included. Waiver of Subrogation under the Work Comp & Gen Liab.

CERTIFICATE HOLDER City of Cedar Falls 220 Clay Street Cedar Falls, IA 50613	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 10 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
Location(s) Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

All terms and conditions of this policy apply unless modified by this endorsement.

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POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 37 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):
Location And Description Of Completed Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at

the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

All terms and conditions of this policy apply unless modified by this endorsement.

Exhibit C

**W. Viking Industrial Park Expansion Phase II
Cedar Falls, Iowa
City Project Number SU-397-3320**

2/9/12

**STANDARD TERMS AND CONDITIONS FOR CONTRACTS BETWEEN
CONTRACTORS WHO PERFORM PROFESSIONAL SERVICES AND THE CITY OF
CEDAR FALLS**

This document outlines the Standard Terms and Conditions for all Contractors who perform work or services for the City of Cedar Falls under a contract. The term, "Contractor," as used in this document, includes an engineer, an architect, and any other design professional providing professional services to the City of Cedar Falls, Iowa, under a contract (but excludes construction contractors).

1. This Contract may not be modified or amended except by a writing signed by an authorized representative of the City of Cedar Falls and of the Contractor.
2. Time is of the essence of this Contract.
3. Contractor shall be an independent contractor with respect to the services to be performed under this Contract. Neither Contractor nor its subcontractors, agents, or employees, shall be deemed to be employees or agents of the City.
4. Contractor shall perform all duties in accordance with all applicable federal, state and local laws and regulations.
5. If Contractor breaches this Contract, the City shall have all remedies available to it at law or in equity.
6. Severability. If any provision of this Contract is declared invalid, illegal, or incapable of being enforced by any court of competent jurisdiction, all of the remaining provisions of this Contract shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.
7. Assignment. Contractor may not assign this Contract or any of its rights or obligations hereunder, without the prior written consent of the City, which consent may be withheld in the sole and absolute discretion of the City.
8. Survival of Obligations. All obligations and duties which by their nature extend beyond the term of this Contract shall survive the expiration or termination of this Contract.

9. Governing Law; Jurisdiction; Venue and Trial. This Contract shall be construed in accordance with, and all disputes hereunder shall be governed by, the laws of the State of Iowa, excluding its conflicts of law rules. The parties hereto agree that the exclusive jurisdiction and venue shall be in the Iowa District Court for Black Hawk County, and in no other jurisdiction or location, and shall not be removed to federal court. The parties hereby agree to waive the right to trial by jury and agree to submit all disputes to a trial by judge alone. The parties agree that no disputes under this Contract shall be submitted to binding arbitration, but may be submitted to mediation by mutual consent of both parties.

10. Any failure of Contractor to comply with the Insurance Requirements for Contractors for the City of Cedar Falls set forth on Attachment A, shall constitute a default under this Contract.

11. Attorneys' Fees. In the event of litigation, the City shall under no circumstances be obligated for payment of any attorneys' fees of Contractor or any other party, arising out of such litigation.

12. Payment. Payment of Contractor's invoices shall be due no sooner than thirty (30) days from the date of invoice. In the event any invoices are not paid within thirty (30) days, the City shall pay interest thereon at the rate provided for by Section 668.13(3), Code of Iowa, computed monthly.

13. The City shall not be obligated to maintain confidentiality of Contractor documents or records that are furnished to the City if such documents are public records under the Iowa Open Records Law, Chapter 22, Code of Iowa, and the City shall have no responsibility to Contractor for disclosure of such records.

14. Under no circumstances shall the City waive any damages against the Contractor or any other party arising out of any breach of this Contract, whether consequential, indirect, special, or punitive damages.

15. Under no circumstances shall the Contractor's liability to the City be limited to any specific amount or sum, whether that amount is the compensation paid by the City to the Contractor under this Contract, or the dollar amount of coverage provided for in the Insurance Requirements for Contractors for the City of Cedar Falls, Attachment A.

16. No waiver of the City's subrogation rights against the Contractor or any other party shall conflict with the provisions of the City Insurance Requirements, Attachment A.

17. Limitations Period. There shall be no limitation, except as provided for by Iowa law, on the period of time within which the City may make any claim against the Contractor or other party under the provisions of this Contract.

18. This Contract shall not be binding on the City unless and until approved by the City Council of the City at a duly constituted meeting, and signed by the Mayor and City Clerk of the City.

19. Warranties. Contractor represents and warrants that all services furnished to the City under this Contract shall be furnished in a skilled and workmanlike manner, in accordance with the degree of skill and care that is required by current, good and sound practices applicable to the Contractor's industry or profession, and as otherwise required by applicable law.

20. Force Majeure. Neither party to this Contract shall be liable to the other party for delays in performing the services, or for the direct or indirect cost resulting from such delays, that may result from acts of God, acts of governmental authorities, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the reasonable control or contemplation of either party. Each party will take reasonable steps to mitigate the impact of any force majeure.



CERTIFICATE OF LIABILITY INSURANCE

DATE (3/17) Item 21.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER DONAGHY-KEMPTON INSURORS PO BOX 3287 DES MOINES IA 50316-0287		CONTACT NAME: Brian Donaghy PHONE (A/C. No. Ext): 515-288-8545 E-MAIL ADDRESS: brian@dki-ins.com FAX (A/C. No.): 515-288-2422	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : UNITED FIRE GROUP	NAIC # 13021
INSURED Snyder & Associates Inc 2727 SW Snyder Blvd Ankeny IA 50023-8402		INSURER B : INSURANCE CO OF THE WEST	27847
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 79832235

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab <input checked="" type="checkbox"/> XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	60376805	10/1/2022	10/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Deductible \$ 0
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	60376805	10/1/2022	10/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y		60376805	10/1/2022	10/1/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		Y	WIA506220501	10/1/2022	10/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Property			60376805	10/1/2022	10/1/2023	Business Pers Prop \$2,288,000
A	Inland Marine			60376805	10/1/2022	10/1/2023	Leased & Rented \$100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Cedar Falls, Iowa, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees, and volunteers, are included as Additional Insureds, including ongoing and completed operations on General Liability per the attached CG7201 07/17. This coverage shall be primary to the additional insureds, and not contributing with any other insurance or similar protection available to the Additional Insureds, whether other available coverage be primary, contributing or excess. Governmental Immunities endorsement including 30 days notice of cancellation included. Waiver of Subrogation included on Workers Compensation and General Liability.

CERTIFICATE HOLDER**CANCELLATION**

CITY OF CEDAR FALLS 220 CLAY ST CEDAR FALLS IA 50613	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

POLICY NUMBER: 60376805

COMMERCIAL MULTIPLE LINE
IL 70 84 06 16

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

IOWA GOVERNMENTAL IMMUNITIES ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

BUSINESSOWNERS COVERAGE FORM

BUSINESS AUTO COVERAGE FORM

SCHEDULE**Name of Organization:**

CITY OF CEDAR FALLS IA

1. **Nonwaiver of Governmental Immunity.** The insurance carrier expressly agrees and states that the purchase of this policy and the including of the organization shown in the Schedule as an Additional Insured does not waive any of the defenses of governmental immunity available to the organization shown in the Schedule under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. **Claims Coverage.** The insurance carrier further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
3. **Assertion of Governmental Immunity.** The organization shown in the Schedule shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurance carrier. Nothing contained in this endorsement, shall prevent the carrier from asserting the defense of governmental immunity on behalf of the organization shown in the Schedule.
4. **Non-Denial of Coverage.** The insurance carrier shall not deny coverage under this policy and the insurance carrier shall not deny any of the rights and benefits accruing to the organization shown in the Schedule under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the organization shown in the Schedule.
5. **No Other Change in Policy.** The insurance carrier and the organization shown in the Schedule agree that the above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

**EXTENDED ULTRA LIABILITY PLUS ENDORSEMENT
COMMERCIAL GENERAL LIABILITY EXTENSION ENDORSEMENT SUMMARY OF COVERAGES**

This is a summary of the various additional coverages and coverage modifications provided by this endorsement. No coverage is provided by this summary.

- * Extended Property Damage
- * Expanded Fire Legal Liability to include Explosion, Lightning and Sprinkler Leakage
- * Coverage for non-owned watercraft is extended to 51 feet in length
- * Property Damage - Borrowed Equipment
- * Property Damage Liability - Elevators
- * Coverage D - Voluntary Property Damage Coverage
\$5,000 Occurrence with a \$10,000 Aggregate
- * Coverage E - Care, Custody and Control Property Damage Coverage
\$25,000 Occurrence with a \$100,000 Aggregate - \$500 Deductible
- * Coverage F - Electronic Data Liability Coverage - \$50,000
- * Coverage G - Product Recall Expense
\$25,000 Each Recall Limit with a \$50,000 Aggregate - \$1,000 Deductible
- * Coverage H - Water Damage Legal Liability - \$25,000
- * Coverage I - Designated Operations Covered by a Consolidated (Wrap-Up) Insurance Program - Limited Coverage
- * Increase in Supplementary Payments: Bail Bonds to \$1,000
- * Increase in Supplementary Payments: Loss of Earnings to \$500
- * For newly formed or acquired organizations - extend the reporting requirement to 180 days
- * Broadened Named Insured
- * Automatic Additional Insured - Owners, Lessees or Contractors - Automatic Status When Required in Construction Agreement With You – Including Upstream Parties
- * Contractors Blanket Additional Insured - Products - Completed Operations Coverage – Including Upstream Parties
- * Automatic Additional Insured - Vendors
- * Automatic Additional Insured- Lessor of Leased Equipment Automatic Status When Required in Lease Agreement With You
- * Automatic Additional Insured - Managers or Lessor of Premises
- * Additional Insured - Engineers, Architects or Surveyors Not Engaged by the Named Insured
- * Additional Insured - State or Governmental Agency or Subdivision or Political Subdivision - Permits or Authorizations
- * Additional Insured - Consolidated Insurance Program (Wrap-Up) Off-Premises Operations Only - Owners, Lessees or Contractors Automatic Status When Required in Construction Agreement With You
- * Additional Insured - Employee Injury to Another Employee
- * Automatically included - Aggregate Limits of Insurance (per location)
- * Automatically included - Aggregate Limits of Insurance (per project)
- * Knowledge of occurrence - Knowledge of an “occurrence”, “claim or suit” by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee
- * Blanket Waiver of Subrogation
- * Liberalization Condition
- * Unintentional failure to disclose all hazards. If you unintentionally fail to disclose any hazards existing at the inception date of your policy, we will not deny coverage under this Coverage Form because of such failure. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.
- * “Insured Contract” redefined for Limited Railroad Contractual Liability
- * Mobile equipment to include snow removal, road maintenance and street cleaning equipment less than 1,000 lbs GVW
- * Bodily Injury Redefined

REFER TO THE ACTUAL ENDORSEMENT FOLLOWING ON PAGES 2 THROUGH 13 FOR CHANGES AFFECTING YOUR INSURANCE PROTECTION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXTENDED ULTRA LIABILITY PLUS ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SECTION I - COVERAGES

A. The following changes are made at **COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY**

1. **Extended Property Damage**

At **2. Exclusions** exclusion **a. Expected or Intended Injury** is replaced with the following:

“Bodily injury” or “property damage” expected or intended from the standpoint of the insured. This exclusion does not apply to “bodily injury” or “property damage” resulting from the use of reasonable force to protect persons or property.

2. **Expanded Fire Legal Liability**

At **2. Exclusions** the last paragraph is deleted and replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, explosion, lightning, smoke resulting from such fire, explosion, or lightning or sprinkler leakage to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to this coverage as described in **SECTION III - LIMITS OF INSURANCE**.

3. **Non-Owned Watercraft**

At **2. Exclusions** exclusion **g. Aircraft, Auto Or Watercraft (2) (a)** is deleted and replaced by the following:

(a) Less than 51 feet long;

4. **Property Damage – Borrowed Equipment**

At **2. Exclusions** the following is added to paragraph **(4)** of exclusion **j. Damage To Property**:

This exclusion does not apply to “property damage” to borrowed equipment while at a jobsite and while not being used to perform operations. The most we will pay for “property damage” to any one piece of borrowed equipment under this coverage is \$25,000 per occurrence. The insurance afforded under this provision is excess over any valid and collectible property insurance (including deductible) available to the insured, whether primary, excess, contingent or on any other basis.

5. **Property Damage Liability – Elevators**

At **2. Exclusions** the following is added to paragraphs **(3)**, **(4)** and **(6)** of exclusion **j. Damage To Property**:

This exclusion does not apply to “property damage” resulting from the use of elevators. However, any insurance provided for such “property damage” is excess over any valid and collectible property insurance (including deductible) available to the insured, whether primary, excess, contingent or on any other basis.

B. The following coverages are added:

1. **COVERAGE D - VOLUNTARY PROPERTY DAMAGE COVERAGE**

“Property damage” to property of others caused by the insured:

a. While in your possession; or

b. Arising out of “your work”.

Coverage applies at the request of the insured, whether or not the insured is legally obligated to pay.

For the purposes of this **Voluntary Property Damage Coverage** only:

Exclusion **j. Damage to Property** is deleted and replaced by the following:

j. Damage to Property

“Property damage” to:

(1) Property held by the insured for servicing, repair, storage or sale at premises you own, rent, lease, operate or use;

- (2) Property transported by or damage caused by any "automobile", "watercraft" or "aircraft" you own, hire or lease;
- (3) Property you own, rent, lease, borrow or use.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

For the purposes of this Voluntary Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

2. COVERAGE E - CARE, CUSTODY AND CONTROL PROPERTY DAMAGE COVERAGE

For the purpose of this **Care, Custody and Control Property Damage Coverage** only:

- a. Item (4) of exclusion j. does not apply.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

For the purposes of this Care, Custody and Control Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

3. COVERAGE F - ELECTRONIC DATA LIABILITY COVERAGE

For the purposes of this **Electronic Data Liability Coverage** only:

- a. Exclusion p. of **Coverage A – Bodily Injury And Property Damage Liability** in **Section I – Coverages** is replaced by the following:

2. Exclusions

This insurance does not apply to:

p. Electronic Data

Damages arising out of the loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate "electronic data" that does not result from physical injury to tangible property.

However, this exclusion does not apply to liability for damages because of "bodily injury".

- b. "Property damage" means:

- (1) Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or
- (2) Loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the "occurrence" that caused it; or
- (3) Loss of, loss of use of, damage to, corruption of, inability to access or inability to properly manipulate "electronic data", resulting from physical injury to tangible property. All such loss of "electronic data" shall be deemed to occur at the time of the "occurrence" that caused it.

For the purposes of this **Electronic Data Liability Coverage**, "electronic data" is not tangible property.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

4. COVERAGE G - PRODUCT RECALL EXPENSE

a. Insuring Agreement

- (1) We will pay 90% of "product recall expense" you incur as a result of a "product recall" you initiate during the coverage period.
- (2) We will only pay for "product recall expense" arising out of "your products" which have been physically relinquished to others.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

b. Exclusions

This insurance does not apply to "product recall expense" arising out of:

- (1) Any fact, circumstance or situation which existed at the inception date of the policy and which you were aware of, or could reasonably have foreseen that would have resulted in a "product recall".
- (2) Deterioration, decomposition or transformation of a chemical nature, except if caused by an error in the manufacture, design, processing, storage, or transportation of "your product".
- (3) The withdrawal of similar products or batches that are not defective, when a defect in another product or batch has been found.
- (4) Acts, errors or omissions of any of your employees, done with prior knowledge of any of your officers or directors.
- (5) Inherent vice, meaning a natural condition of property that causes it to deteriorate or become damaged.
- (6) "Bodily injury" or "property damage".
- (7) Failure of "your product" to accomplish its intended purpose, including any breach of warranty of fitness, quality, efficacy or efficiency, whether written or implied.
- (8) Loss of reputation, customer faith or approval, or any costs incurred to regain customer market, or any other consequential damages.
- (9) Legal fees or expenses.
- (10) Damages claimed for any loss, cost or expense incurred by you or others for the loss of use of "your product".
- (11) "Product recall expense" arising from the "product recall" of any of "your products" for which coverage is excluded by endorsement.
- (12) Any "product recall" initiated due to the expiration of the designated shelf life of "your product".

5. COVERAGE H - WATER DAMAGE LEGAL LIABILITY

The Insurance provided under Coverage H (**Section I**) applies to "property damage" arising out of water damage to premises that are both rented to and occupied by you.

The Limit under this coverage shall not be in addition to the Damage To Premises Rented To You Limit.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

6. COVERAGE I – DESIGNATED OPERATIONS COVERED BY A CONSOLIDATED (WRAP-UP) INSURANCE PROGRAM

The following exclusion is added to Paragraph 2. **Exclusions** of **SECTION I – COVERAGES COVERAGE A– BODILY INJURY AND PROPERTY DAMAGE LIABILITY** :

- r. This insurance does not apply to "bodily injury" or "property damage" arising out of either your ongoing operations or operations included within the "products-completed operations hazard" for any "consolidated (Wrap-up) insurance program" which has been provided by the prime contractor/project manager or owner of the construction project in which you are involved.

This exclusion applies whether or not a "consolidated (Wrap-up) insurance program":

- a. Provides coverage identical to that provided by this Coverage Part; or
- b. Has limits adequate to cover all claims.

This exclusion does not apply if a "consolidated (Wrap-up) insurance program" covering your operations has been cancelled, non-renewed or otherwise no longer applies for reasons other than exhaustion of all available limits, whether such limits are available on a primary, excess or on any other basis. You must advise us of such cancellation, nonrenewal or termination as soon as practicable.

For purposes of this exclusion a "consolidated (wrap-up) insurance program" is a program providing insurance coverage to all parties for exposures involved with a particular (typically major) construction project.

C. SUPPLEMENTARY PAYMENTS - COVERAGES A AND B is amended:

1. To read SUPPLEMENTARY PAYMENTS

2. Bail Bonds

Item **1.b.** is amended as follows:

- b.** Up to \$1,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

3. Loss of Earnings

Item **1.d.** is amended as follows:

- d.** All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$500 a day because of time off from work.

4. The following language is added to Item 1.

However, we shall have none of the duties set forth above when this insurance applies only for **Voluntary Property Damage Coverage** and/or **Care, Custody or Control Property Damage Coverage** and we have paid the Limit of Liability or the Aggregate Limit for these coverages.

SECTION II - WHO IS AN INSURED

A. The following change is made:

Extended Reporting Requirements

Item **3.a.** is deleted and replaced by the following :

- a.** Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. The following provisions are added:

4. BROAD FORM NAMED INSURED

Item **1.f.** is added as follows:

- f.** Any legally incorporated entity of which you own more than 50 percent of the voting stock during the policy period only if there is no other similar insurance available to that entity. However:

- (1) Coverage A does not apply to "bodily injury" or "property damage" that occurred before you acquired more than 50 percent of the voting stock; and
- (2) Coverage B does not apply to "personal and advertising injury" arising out of an offense committed before you acquired more than 50 percent of the voting stock.

5. Additional Insured - Owners, Lessees or Contractors-Automatic Status When Required in Construction or Service Agreement With You – Including Upstream Parties

- a.** Any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy;
- b.** Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph a. above.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" which may be imputed to that person or organization directly arising out of:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- c. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

2. "Bodily injury" or "property damage" occurring after:
 - a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

6. Additional Insured – Products Completed Operations Coverage – Including Upstream Parties

- a. Any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy; and
- b. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph a. above.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" which may be imputed to that person or organization directly arising out of "your work" specified in the "written contract" and included in the "products-completed operations hazard".

However:

- (1) The insurance afforded to such additional insureds only applies to the extent permitted by law;
 - (2) If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
 - (3) Such coverage will not apply subsequent to the first to occur of the following:
 - i. The expiration of the period of time required by the "written contract"; or
 - ii. The expiration of any applicable statute of limitations or statute of repose with respect to claims arising out of "your work".
- c. With respect to the insurance afforded to any additional insured under this endorsement, the following additional exclusionary language shall apply:

This insurance does not apply to "bodily injury" or "property damage" arising out of the rendering of, or the failure to render, any professional architecture, engineering or surveying services, including:

- (1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
- (2) Supervisory, inspection, architectural or engineering activities.

7. Additional Insured - Vendors

- a. Any person(s) or organization(s) (referred to throughout this additional coverage as vendor), but only with respect to "bodily injury" or "property damage", which may be imputed to that person(s) or organization(s) arising out of "your products" shown with the Schedule which are distributed or sold in the regular course of the vendor's business is an insured.

However:

- (1) The insurance afforded to such vendor only applies to the extent permitted by law; and
- (2) If coverage provided to the vendor is required by a contract or agreement, the insurance afforded to such vendor will not be broader than that which you are required by the contract or agreement to provide for such vendor.

- b. With respect to the insurance afforded to these vendors, the following additional exclusions apply:

- (1) This insurance afforded the vendor does not apply to:

- (a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
- (b) Any express warranty unauthorized by you;
- (c) Any physical or chemical change in the product made intentionally by the vendor;
- (d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container.
- (e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of products.
- (f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product.
- (g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor.
- (h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
 - i. The exceptions contained in Sub-paragraphs d. or f.; or
 - ii. Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

- (2) This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

8. Additional Insured – Lessor of Leased Equipment – Automatic Status When Required in Lease Agreement With You

- a. Any person(s) or organization(s) from whom you lease equipment when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person(s) or organization(s) is an insured only with respect to your liability for "bodily injury", "property damage" or "personal and advertising injury" directly arising out of the maintenance, operation or use of equipment leased to you, which may be imputed to such person or organization as the lessor of equipment.

However, the insurance afforded to such additional insured:

- (1) Only applies to the extent permitted by law; and
- (2) Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when their contract or agreement with you for such leased equipment ends.

- b. With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

9. Additional Insured – Managers or Lessors of Premises

- a. Any person(s) or organization(s), but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and subject to the following additional exclusions:

This insurance does not apply to:

- (1) Any "occurrence" which takes place after you cease to be a tenant in that premises.
- (2) Structural alterations, new construction or demolition operations performed by or on behalf of the person(s) or organization(s) shown in the Schedule.

However:

- (1) The insurance afforded to such additional insured only applies to the extent permitted by law; and
- (2) If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

10. Additional Insured - Engineers, Architects or Surveyors Not Engaged by the Named Insured

- a. Any architects, engineers or surveyors who are not engaged by you are insureds, but only with respect to liability for "bodily injury" or "property damage" or "personal and advertising injury" which may be imputed to that architect, engineer or surveyor arising out of:

- (1) Your acts or omissions; or
- (2) Your acts or omissions of those acting on your behalf;

in the performance of your ongoing operations performed by you or on your behalf.

But only if such architects, engineers or surveyors, while not engaged by you, are contractually required to be added as an additional insured to your policy.

However, the insurance afforded to such additional insured:

- (1) Only applies to the extent permitted by law; and
- (2) Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- b. With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or failure to render any professional services, including:

- (1) The preparing, approving, or failing to prepare or approve, maps, drawings, opinions, reports, surveys, change orders, designs or specifications; or
- (2) Supervisory, inspection or engineering services.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional services.

11. Additional Insured - State or Governmental Agency or Subdivision or Political Subdivision - Permits or Authorizations

Any state or governmental agency or subdivision or political subdivision is an insured, subject to the following provisions:

- a. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

- (1) The insurance afforded to such additional insured only applies to the extent permitted by law; and
- (2) If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

b. This insurance does not apply to:

- (1) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
- (2) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

12. Additional Insured Consolidated Insurance Program (Wrap-Up) Off-Premises Operations Only - Owners, Lessees or Contractors

- a. Any persons or organizations for whom you are performing operations, for which you have elected to seek coverage under a Consolidated Insurance Program, when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy is an insured. Such person or organization is an additional insured only with respect to your liability which may be imputed to that person or organization directly arising out of your ongoing operations performed for that person or organization at a premises other than any project or location that is designated as covered under a Consolidated Insurance Program. A person's or organization's status as an insured under this endorsement ends when your operations for that insured are completed.
- b. With respect to the insurance afforded to these additional insureds, the following additional exclusion applies.

This insurance does not apply to:

"Bodily injury", "property damage", or "personal and advertising injury" arising out of the rendering of, or failure to render, any professional architectural, engineering or surveying services, including:

- (1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
- (2) Supervisory, inspection

13. Additional Insured - Employee Injury to Another Employee

With respect to your "employees" who occupy positions which are supervisory in nature:

Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED** is amended to read:

a. "Bodily injury" or "personal and advertising injury"

- (1) To you, to your partners or members (if you are a partnership or joint venture), or to your members (if you are a limited liability company);
- (2) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in paragraph **(1)(a)** above; or
- (3) Arising out of his or her providing or failing to provide professional healthcare services. Paragraph **3.a.** is deleted.

For the purpose of this Item **13** only, a position is deemed to be supervisory in nature if that person performs principle work which is substantially different from that of his or her subordinates and has authority to hire, direct, discipline or discharge.

SECTION III - LIMITS OF INSURANCE

A. The following Items are deleted and replaced by the following:

2. The General Aggregate Limit is the most we will pay for the sum of:

- a. Medical expenses under **Coverage C**;
- b. Damages under **Coverage A**, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard"; and

- c. Damages under **Coverage B**; and
 - d. Damages under **Coverage H**.
3. The Products-Completed Operations Aggregate Limit is the most we will pay under **Coverage A** for damages because of "bodily injury" and "property damage" included in the "products-completed operations hazard" and **Coverage G**.
6. Subject to 5. above, the Damage to Premises Rented to You Limit is the most we will pay under **Coverage A** for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, explosion, lightning, smoke resulting from such fire, explosion, or lightning or sprinkler leakage while rented to you or temporarily occupied by you with permission of the owner.
- B. The following are added :**
8. Subject to Paragraph 5. of **SECTION III – LIMITS OF INSURANCE** \$25,000 is the most we will pay under Coverage H for **Water Damage Legal Liability**.
9. **Coverage G - Product Recall Expense**
Aggregate Limit \$50,000
Each Product Recall Limit \$25,000
- a. The Aggregate Limit shown above is the most we will pay for the sum of all "product recall expense" you incur as a result of all "product recalls" you initiate during the endorsement period.
 - b. The Each Product Recall Limit shown above is the most we will pay, subject to the Aggregate and \$1,000 deductible, for "product recall expense" you incur for any one "product recall" you initiate during the endorsement period.
- We will only pay for the amount of "product recall expenses" which are in excess of the deductible amount. The deductible applies separately to each "product recall". The limits of insurance will not be reduced by the amount of this deductible.
- We may, or will if required by law, pay all or any part of any deductible amount. Upon notice of our payment of a deductible amount, you shall promptly reimburse us for the part of the deductible amount we paid.
10. **Aggregate Limits of Insurance (Per Location)**
The General Aggregate Limit applies separately to each of your "locations" owned by or rented to you or temporarily occupied by you with the permission of the owner.
"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.
11. **Aggregate Limits of Insurance (Per Project)**
The General Aggregate Limit applies separately to each of your projects away from premises owned by or rented to you.
12. With respects to the insurance afforded to additional insureds afforded coverage by items 5 through 13 of **SECTION II – WHO IS AN INSURED** above, the following is added:
The most we will pay on behalf of the additional insured is the amount of insurance:
- a. Required by the contract or agreement;
 - b. Available under the applicable Limits of Insurance shown in the Declarations;
- Whichever is less.
- This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.
13. Subject to 5. of **SECTION III – LIMITS OF INSURANCE**, a \$5,000 "occurrence" limit and a \$10,000 "aggregate" limit is the most we will pay under **Coverage A** for damages because of "property damage" covered under **Coverage D - Voluntary Property Damage Coverage**.
- For the purposes of this Voluntary Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.**

14. Subject to 5. of **SECTION III – LIMITS OF INSURANCE**, a \$25,000 "occurrence" limit and a \$100,000 "aggregate" limit is the most we will pay under **Coverage E - Care, Custody and Control Coverage** regardless of the number of:

- a. Insureds;
- b. Claims made or "suits" brought; or
- c. Persons or organizations making claims or bringing "suits".

Deductible - Our obligation to pay damages on your behalf applies only to the amount of damages in excess of \$500.

This deductible applies to all damages because of "property damage" as the result of any one "occurrence" regardless of the number of persons or organizations who sustain damages because of that "occurrence".

We may pay any part or all of the deductible amount to effect settlement of any claim or "suit" and upon notification of the action taken, you shall promptly reimburse us for such part of the deductible amount as has been paid by us.

As respects this coverage "Aggregate" is the maximum amount we will pay for all covered "occurrences" during one policy period.

For the purposes of this Care, Custody and Control Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

15. Subject to 5. of **SECTION III – LIMITS OF INSURANCE**, the most we will pay for "property damage" under **Coverage F - Electronic Data Liability Coverage** for loss of "electronic data" is \$50,000 without regard to the number of "occurrences".

SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS

A. The following conditions are amended:

1. Knowledge of Occurrence

a. Condition 2., Items a. and b. are deleted and replaced by the following:

(1) Duties In The Event Of Occurrence, Offense, Claim Or Suit

(a) You must see to it that we are notified as soon as practicable of an "occurrence" or an offense which may result in a claim. Knowledge of an "occurrence" by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee. To the extent possible, notice should include:

- i. How, when and where the "occurrence" took place;
- ii. The names and addresses of any injured persons and witnesses, and
- iii. The nature and location of any injury or damage arising out of the "occurrence" or offense.

(b) If a claim is made or "suit" is brought against any insured, you must:

- i. Immediately record the specifics of the claim or "suit" and the date received; and
- ii. Notify us as soon as practicable.

You must see to it that we receive written notice of the claim or "suit" as soon as practicable. Knowledge of a claim or "suit" by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee.

2. Where **Broad Form Named Insured** is added in **SECTION II – WHO IS AN INSURED** of this endorsement, Condition 4. **Other Insurance b. Excess Insurance (1).(a)** is replaced by the following:

(a) Any of the other insurance, whether primary, excess, contingent or on any other basis, that is available to an insured solely by reason of ownership by you of more than 50 percent of the voting stock, and not withstanding any other language in any other policy. This provision does not apply to a policy written to apply specifically in excess of this policy.

B. The following are added:

10. Condition (5) of 2. "Duties in the event Occurrence, Offense, Claim or Suit" c. You or any other involved insured must:

(5) Upon our request, replace or repair the property covered under **Voluntary Property Damage Coverage** at your actual cost, excluding profit or overhead.

11. Blanket Waiver Of Subrogation

We waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of: premises owned or occupied by or rented or loaned to you, ongoing operations performed by you or on your behalf, done under a contract with that person or organization, "your work", or "your products". We waive this right where you have agreed to do so as part of a written contract, executed by you before the "bodily injury" or "property damage" occurs or the "personal and advertising injury" offense is committed.

12. Liberalization

If a revision to this Coverage Part, which would provide more coverage with no additional premium becomes effective during the policy period in the state designated for the first Named Insured shown in the Declarations, your policy will automatically provide this additional coverage on the effective date of the revision.

13. Unintentional Failure to Disclose All Hazards

Based on our reliance on your representations as to existing hazards, if you unintentionally should fail to disclose all such hazards at the inception date of your policy, we will not deny coverage under this Coverage Part because of such failure. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

14. The following conditions are added in regard to Coverage G - Product Recall Expense

In event of a "product recall", you must

- a. See to it that we are notified as soon as practicable of a "product recall". To the extent possible, notice should include how, when and where the "product recall" took place and estimated "product recall expense".
- b. Take all reasonable steps to minimize "product recall expense". This will not increase the limits of insurance.
- c. If requested, permit us to question you under oath at such times as may be reasonably required about any matter relating to this insurance or your claim, including your books and records. Your answers must be signed.
- d. Permit us to inspect and obtain other information proving the loss. You must send us a signed, sworn statement of loss containing the information we request to investigate the claim. You must do this within 60 days after our request.
- e. Cooperate with us in the investigation or settlement of any claim.
- f. Assist us upon our request, in the enforcement of any rights against any person or organization which may be liable to you because of loss to which this insurance applies.

15. Limited Railroad Contractual Liability

The following conditions are applicable only to coverage afforded by reason of the redefining of an "insured contract" in the **DEFINITIONS** section of this endorsement:

- a. Railroad Protective Liability coverage provided by **Railroad Protective Liability Coverage Form (CG 00 35)** with minimum limits of \$2,000,000 per occurrence and a \$6,000,000 general aggregate limit must be in place for the entire duration of any project.
- b. Any amendment to the Other Insurance condition of **Railroad Protective Liability Coverage Form (CG 00 35)** alters the primacy of the coverage or which impairs our right to contribution will rescind any coverage afforded by the redefined "insured contract" language.
- c. For the purposes of the **Other Insurance** condition of **Railroad Protective Liability Coverage Form (CG 00 35)** you, the named insured, will be deemed to be the designated contractor.

SECTION V – DEFINITIONS

- A. At item 12. "Mobile equipment" the wording at **f.(1)** is deleted and replaced by the following:
- f.(1)** Equipment designed primarily for:
- (a) Snow removal;
 - (b) Road maintenance, but not construction or resurfacing; or
 - (c) Street cleaning;
- except for such vehicles that have a gross vehicle weight less than 1,000 lbs which are not designed for highway use.
- B. Item 3. "Bodily injury" is deleted and replaced with the following:
3. "Bodily injury" means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.
- C. Item 9. "Insured contract" **c.** is deleted and replaced with the following:
- c.** Any easement or license agreement;
- D. Item 9. "Insured Contract" **f.(1)** is deleted
- E. The following definitions are added for this endorsement only:
23. "Electronic data" means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tape drives, cells, data processing devices or any other media which are used with electronically controlled equipment.
24. "Product recall" means a withdrawal or removal from the market of "your product" based on the determination by you or any regulatory or governmental agency that:
- a. The use or consumption of "your product" has caused or will cause actual or alleged "bodily injury" or "property damage"; and
 - b. Such determination requires you to recover possession or control of "your product" from any distributor, purchaser or user, to repair or replace "your product", but only if "your product" is unfit for use or consumption, or is hazardous as a result of:
 - (1) An error or omission by an insured in the design, manufacturing, processing, labeling, storage, or transportation of "your product"; or
 - (2) Actual or alleged intentional, malicious or wrongful alteration or contamination of "your product" by someone other than you.
25. "Product recall expense" means reasonable and necessary expenses for:
- a. Telephone, radio and television communication and printed advertisements, including stationery, envelopes and postage.
 - b. Transporting recalled products from any purchaser, distributor or user, to locations designated by you.
 - c. Remuneration paid to your employees for overtime, as well as remuneration paid to additional employees or independent contractors you hire.
 - d. Transportation and accommodation expense incurred by your employees.
 - e. Rental expense incurred for temporary locations used to store recalled products.
 - f. Expense incurred to properly dispose of recalled products, including packaging that cannot be reused.
 - g. Transportation expenses incurred to replace recalled products.
 - h. Repairing, redistributing or replacing covered recalled products with like products or substitutes, not to exceed your original cost of manufacturing, processing, acquisition and/or distribution.
- These expenses must be incurred as a result of a "product recall".
26. "Written Contract" means a written contract or written agreement that requires you to make a person or organization an additional insured on this Coverage Part, provided the contract or agreement:
- a. Is currently in effect or becoming effective during the term of this policy; and
 - b. Was executed prior to:
 - (1) The "bodily injury" or "property damage"; or
 - (2) The offense that caused the "personal and advertising injury",
 for which the additional insured seeks coverage under this coverage part.



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council
FROM: Michelle Pezley, Planner III
Matthew Tolan, EI, Civil Engineer II
DATE: April 3, 2023
SUBJECT: Hidden Pines Subdivision (PP21-006)

REQUEST: Request to approved Preliminary Plat for Hidden Pines

PETITIONERS: Stephen Clabby, property owner; Kyle Larson, developer; Fehr Graham, Project Engineers

LOCATION: South of Greenhill Road, East of Cedar Heights Road and abutting the eastern City Limits

PROJECT #: PP21-006 Preliminary Plat for Hidden Pines

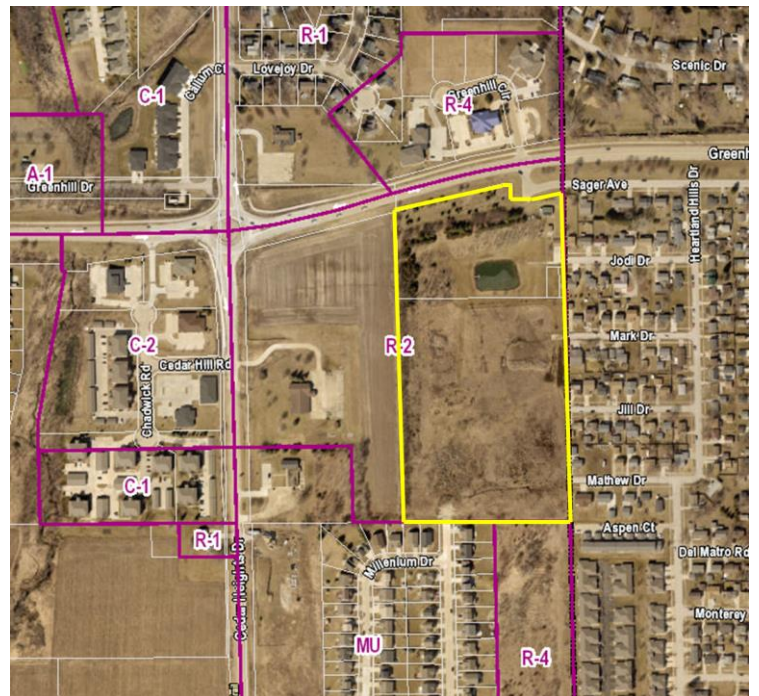
PROPOSAL

The applicant submitted a preliminary plat application to subdivide two lots into 43 residential lots, six tracts, and one outlot within two phases.

The property is located south of Greenhill Road and Sager Ave, east of Cedar Heights Drive, and north of the Luke Road dead end, and west of the Waterloo city limits.

BACKGROUND:

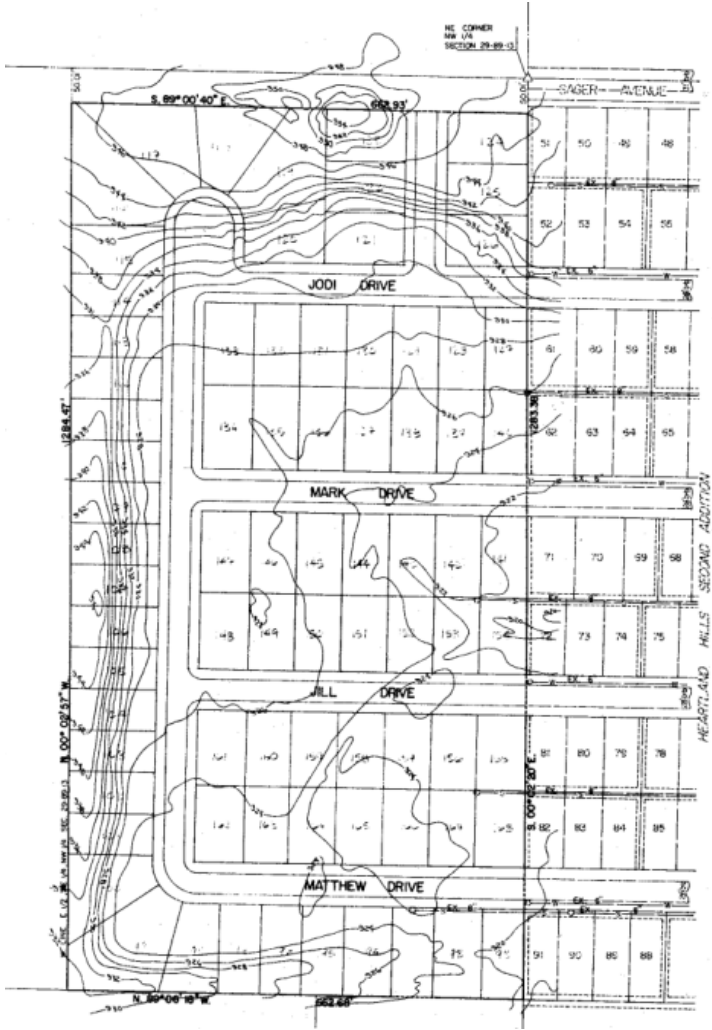
In 1982, the property owner proposed Heartland Hills Phase 3 subdivision as shown on the next page. Phases 1 and 2 were developed within the City of Waterloo and the property owner wished to continue the development with all the



streets connecting to Waterloo. The main concern with the proposal was that there was no street connection to any Cedar Falls streets or surrounding properties.

In 1999, the City reviewed a minor plat for the property to divide the property into two lots. During the review, the City of Cedar Falls and the City of Waterloo were concerned with the southern parcel because it was cut off from any Cedar Falls services. The minor plat was never approved.

The property owner returned with Heartland Hills Phase 3 in 2001 and again in 2014 with similar subdivision design as the first review. Each time, the property owner provided street connections to each of the Waterloo streets but did not propose a street connection to Cedar Falls. The City was consistent in their review of these proposals, noting that street connections would be necessary in order for the City to provide services to the lots.



In past proposals, the property owner designed the subdivision to have the sewer extended from the City of Waterloo. In 2001, Waterloo determined that they did not have the sewer capacity in that part of town to service the subdivision. When Luke Street was developed in Huntington Ridge Second Addition in 2005, the sewer connection was not designed in a way that could be extended to the subject property. To resolve this issue with the current submittal, the applicant proposes to extend the sanitary sewer from Huntington Road through an easement on the vacant property to the south. (Easement reviewed in a separate agenda item.)

ANALYSIS

Coordination between Jurisdictions

The proposed plat indicates that the streets will connect to streets in Waterloo and stormwater overflow will drain to Waterloo storm sewers. The applicant provided a letter from the City of Waterloo that Waterloo was acceptable of the utility and street connections (See attached). Waterloo has no objections to the development as presented.

Lot Configurations:

The applicant proposes 43 lots, six tracts, and one outlot. Tracts F and C are intended for stormwater detention and the remaining four tracts are for street rights-of-way. The

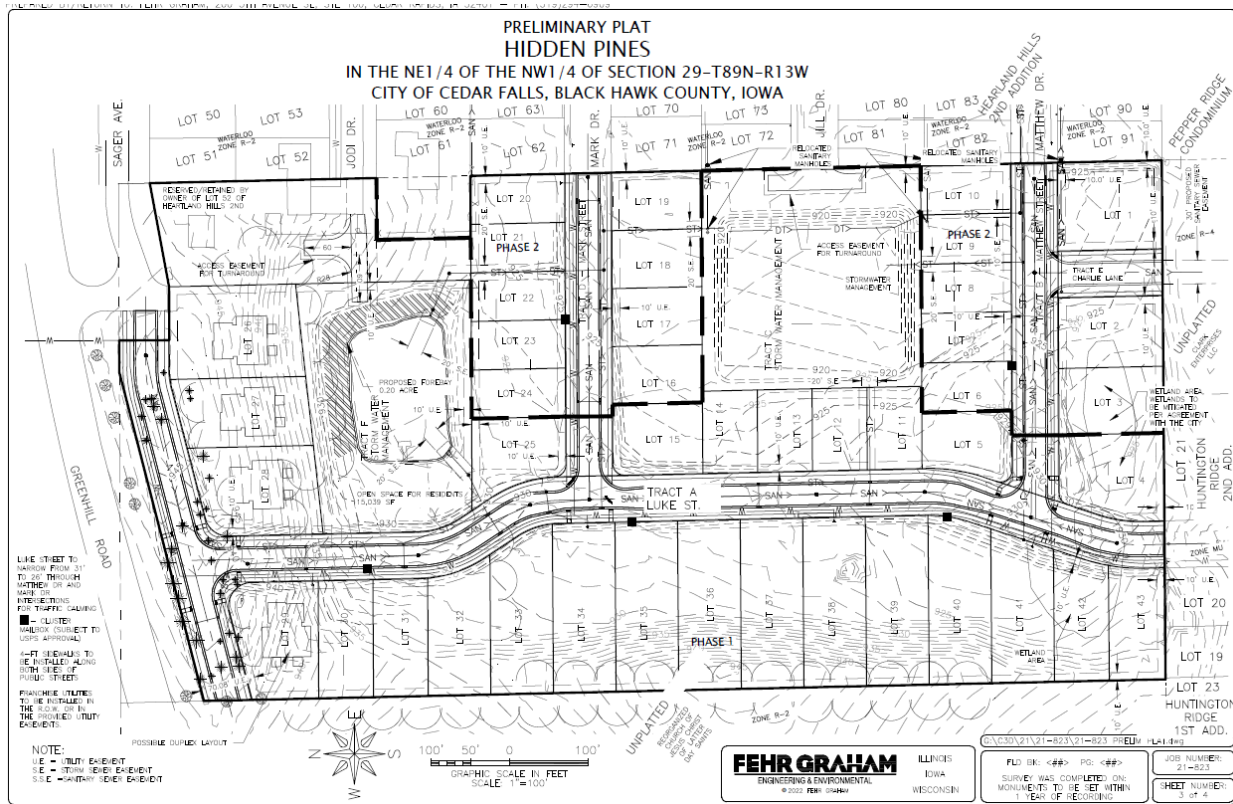
outlot is proposed to be combined with the residential property to the east.

The subdivision is within the R-2 Zoning District. The subdivision consists of lots that range from 7,244-19,834 square feet. The applicant also proposes mostly single family lots with a few lots large enough to contain duplexes as the market allows/demands.

Each lot is at least 60 feet wide as measured from the front setback for a single-family residence and 70 feet wide for a duplex. Minimum principal building setbacks within the R-2 Zoning District are as follows: 25-foot front yard, 30-foot rear yard, and a side yard of 10% of the lot width. All 43 of the proposed buildable lots meet these standards. As required by the subdivision code, the corner lots are at least 80 feet wide measured at the front setback line. All corner lots meets this requirement.

Phasing of Development and Critical Connections:

Per the recent amendment to the subdivision code, the applicant is required to submit a phasing plan that shows the order of development with an emphasis on ensuring the timely connection of streets and other infrastructure within the development. The phasing plan shall ensure that critical street routes are completed first.



The applicant proposes to develop Hidden Pines in two phases. The critical street route is continuing Luke Street north to connect with Sager Avenue. Sager Avenue will be extended to the west property boundary to facilitate future development. The stormwater detention facilities are also part of the of the critical infrastructure of the subdivision and are needed to serve all the lots proposed in Phase 1. Phase 1 includes 26 lots, both stormwater detention basins, and construction of Luke Street to Sager Ave and extending Sager Ave. to the west property boundary. Small stubs of Mark and

Matthew Streets will be constructed in Phase 1 coinciding with the included corner lots. Phase 2 includes lots facing Mark Drive and Matthew Drive for a total of 17 lots and the small stub for Charlie Street, which will provide a connection to the vacant property to the south so that it can be developed in the future. This street stub aligns with the sanitary sewer that will be extended through the undeveloped property to the south. The applicant plans to start construction of the infrastructure in the spring for Phase 1 and by the end of the summer, start of Phase 2, depending on the market for new lots.

In the second phase, Matthew and Mark Drives will connect to streets with the same name in Waterloo. The City of Waterloo reviewed the connections and overall proposal and have no objections to the connections.

Traffic Calming:

The applicant also was asked to provide traffic calming elements to their design along Luke Street. To slow down traffic the applicant proposes reducing the street width from 31 feet to 26 feet along Luke Street at the intersections with Mark and Matthew Drives.

Stormwater Management:

The applicant proposes two tracts to be used for stormwater management areas: The existing pond in Tract F, and Tract C. Both stormwater facilities are needed for the development of phase 1. The stormwater from each lot will be connected to one of the stormwater basins to maintain the existing two-year storm event stormwater flow of the property in a surface drain/to pipes connected to the basins. The existing pond is proposed to overflow to the basin in Tract C for the 100-year stormwater event. The overflow from Tract C stormwater basin will connect to the City of Waterloo's existing inlet east of the site on Matthew Drive.

According to the draft deed of dedication, the property owner will deed the stormwater management areas to the homeowners' association to maintain as well as dedicate easements to the City. The City Engineer's office has reviewed the revised stormwater report and finds it acceptable.

Sanitary Sewer:

Sanitary sewer is available upon extension through an easement across the undeveloped property to the south. Staff reviewed the easement prior to the applicant obtaining signatures. The sewer will align with the proposed Charlie Street, which will provide an opportunity for development of the property to the south. Preliminary concept drawings of the sewer extension have been submitted for Engineering Division review. The applicant has demonstrated that the sewer extension is feasible. The off-site easement has been submitted as a separate agenda item for review.

Wetlands:

The environmental report shows that there are wetlands on the property. The wetlands are delineated on the plat. The applicant reached out to the United States Army Corps of Engineers (USACE). They determined that the wetlands were not jurisdictional wetlands and do not require any additional review from USACE.

Under Section 20-6(d), the City requires that all wetlands, jurisdictional and non-jurisdictional wetlands to be mitigated or be left as is. The applicant proposes to mitigate

the wetlands to a 0.4 to 1 ratio. The onsite mitigation will include planting wetland species around the northern detention pond. The additional plantings will also increase the water quality of the detention pond. The mitigation plan must be included in the construction drawings for staff review prior to planting. (condition added)

Parks and Trails:

The Comprehensive Plan includes an analysis regarding the community needs for parkland including geographic distribution. The analysis is designed to be general to provide flexibility and encourage creative design in providing park space. The planning standard is to have residents within a fourth to one half mile from a park. The applicant showed that Hidden Pines is within a half mile from Miriam's Park in Waterloo. The applicant proposes part of the Tract F to be used as open space for the homeowner's association to determine the best use of the space.

Process:

Approval of a preliminary plat will allow the developer to proceed with the construction and installation of all required public infrastructure such as streets, sewers, and other utilities for the Phase 1 of Hidden Pines. Final platting must follow the phasing plan as attached to the intent as feasible. No lot sales or new home construction can begin until a final plat is approved by the City Council. A final plat cannot be approved until infrastructure construction plans (streets, utilities, grading, etc.) are approved by the City Engineering Division and the infrastructure built and accepted by the City or a performance bond established. The proposed off-stie sewer easement has been reviewed by the City Attorney and is reviewed as a separate agenda item.

TECHNICAL COMMENTS

Cedar Falls Utilities (CFU) has reviewed the preliminary plat for the Hidden Pines Development. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The developer is responsible for the construction of a properly sized water system from the existing 12" water mains at the north end of Luke St and at the northwest corner of Greenhill Road and Greenhill Circle. Included in the installation are valves, fire hydrants, and water service stubs for the new lots. Water main sizing and fire hydrant and valve placement locations will need to be modified. This will be done as a part of the construction plan review. The developer will need to make refundable investments for the installation of the electric and gas utilities to and throughout the addition. For a ten-year period after the installation, CFU will refund a portion of the refundable investments based upon the number of new service connections to the electric and gas distribution systems. There is no interest paid on the refundable investments and the total refunds will not exceed the original investment amounts.

Neighbor Notice:

A courtesy notice to nearby property owners was mailed on December 7, 2022. The City received three written comments (see attached). Oral comments at the meeting are summarized in the meeting minutes on the next page.

Planning and Zoning Commission Meeting:

The Planning and Zoning Commission requested additional information about the traffic analysis, historical information about the area (what happened with the wetlands, filling, etc.), and further explanation of the stormwater management proposed.

With regard to the traffic analysis and stormwater management, it is our understanding that the applicant's engineer will be prepared to address these issues in more detail at the meeting. City Engineering staff attended the meeting to answer any questions regarding their review of the traffic analysis and stormwater management.

Regarding history of the site, the background section in the report above provides a history of past efforts to develop the site. The applicant provided additional information on the ground disturbance conducted on the property in the past. It is in the applicant's best interest to know the existing conditions of the site, so they can prepare accurate construction drawings for installation of the infrastructure. The City Engineering staff will review and approve the construction drawings and then inspect the site during and after the infrastructure is completed to ensure it is up to City standards before accepting it. In addition, prior to approval of the final plat the developer is required to sign a maintenance and repair agreement to ensure that the stormwater facilities are maintained in proper working order over time.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Planning and Zoning Commission reviewed the preliminary plat for Hidden Pines (PP21-006) and recommends approval with the following stipulations:

1. The applicant shall provide the wetland mitigation planting plan with the construction drawings, which shall be reviewed and approved by the City prior to planting.
3. Conform to all city staff recommendations and technical requirements.

PLANNING AND ZONING

Discussion 12/14/22	The Commission then discussed the preliminary plat for Hidden Pines. Acting Chair Lynch introduced the item and Ms. Pezley provided background information. She explained that a preliminary plat is proposed near the intersection of Greenhill Road and Cedar Heights Drive. She explained that the parcel is within the R-2 Zoning District and consists of 43 residential lots. The developer plans to complete the project in two phases starting in the spring. She discussed the street extensions and noted that the City of Waterloo has no objections with the street extensions into Waterloo. She spoke about stormwater management, public sanitary sewer, wetlands, open space, critical infrastructure, and traffic calming provided. Staff recommends gathering comments from the Commission and the public and to continue the discussion to the next Planning and Zoning meeting.
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Nate Kass, Fehr Graham Engineering and Environmental came forward to express his availability for comments and questions. Ms. Moser asked about the wetland mitigation details. Mr. Kass explained that it would be specific native vegetation that will be graded very flat such that it will retain some runoff. New plants will be placed very strategically around the pond. Ms. Crisman asked if there are any plans to take care of and maintain the space if there are future issues. He stated that issues will be addressed.

Pat Burke, 1406 Asbury Lane, Waterloo, stated concerns with the stormwater and placement of different kinds of buildings near his home. Ms. Howard stated that nothing has been proposed at this time so she doesn't want to speculate what will be there. He asked about the potential consequences of the stormwater runoff plan.

Dan Murphy, 1438 Asbury Lane, Waterloo, stated concerns with stormwater runoff and potential traffic issues. Mr. Kass explained that the runoff should be less and that even if there were a system failure it will run into an overflow. He explained that City ordinances were followed and the Engineering division approved the plans.

Charles Camarata, 4050 Matthew Drive, Waterloo, stated he believes that there is a wetland and didn't understand what qualifies an area as a wetland. Mr. Kass explained the criteria that would have to be met to be considered a wetland. Mr. Camarata also stated concerns with parking and traffic in that area.

Anthony Smith, 4816 Luke Street, Cedar Falls, stated concerns with home values, water runoff, and traffic.

Pat Burke came forward again to discuss traffic issues again. Mr. Kass spoke about the traffic study and how the decisions were made with regard to how the traffic will flow. Mr. Burke asked about the process for this item's approval.

Mr. Smith asked if the traffic study was done before or after the roundabout was finished and expressed his thoughts on how traffic would move. He also commented again regarding one of the retention ponds. Mr. Kass addressed the comments made.

Mr. Murphy asked if Waterloo has been notified of the project. Ms. Pezley stated that they have been involved and have no objections.

Mr. Camarata came forward regarding the traffic again. Mr. Burke added comments regarding traffic as well.

Ms. Crisman asked for clarification on how the city handles issues with traffic in terms of changes to the speed limit or speed bumps. Ms. Howard stated that questions can be posed to the Engineering Division and they can bring forward answers at the next meeting. Ms. Crisman also asked if some historical information could be provided about how the space has been handled by the DNR in the past. Ms. Moser also asked for assurance from the engineering division with regard to the water improvements.

Ms. Crisman asked what the relationship with the Waterloo Planning and Zoning Commission has been in the past. Ms. Howard explained that the applicant is asked to reach out to Waterloo and provide the City of Cedar Falls that Waterloo was okay with the proposal. Ms. Grybovich asked if it is customary for the developer to have a meeting with the residents. Ms. Howard stated that it is encouraged for the developer to have a good neighbor meeting, but it is optional. The item was continued to the next meeting.

Public
Meeting
12/28/22

The first item of business was a preliminary plat for Hidden Pines. Acting Chair Hartley introduced the item and Ms. Pezley provided background information. She explained that the plat is located at the southeast intersection of Greenhill Road and Cedar Heights Drive. The plat proposes to include 43 residential lots and two stormwater tracts. This is proposed to be constructed in two phases. There will be an extension of public sanitary sewer from Huntington Road to a Hidden Pines through an offsite easement. She briefly spoke about wetlands, open space, critical infrastructure to be constructed, and traffic calming that were discussed at the last meeting.

Matthew Tolan, Civil Engineer II, discussed the engineering review cycle and explained the Planning and Zoning and Council Acceptance Phase, Construction Plan Review Phase, Construction Phase, and Maintenance Bond Phase. Ms. Howard noted that there is a lot of staff review before the preliminary plat, but most of the review of the technical details happens after the preliminary plat review. She also clarified that they are working with the City of Waterloo to be sure that things will be completed in satisfaction of their requirements as well.

Nate Kass, Fehr Graham Engineering and Environmental, discussed the question with regard to the drainage. Because the site is relatively flat, the southerly detention pond is quite sizeable and there will be a lot of dirt excavated that will be used to regrade the site so that the design will slow the water and reduce how quickly it runs off. He noted that his stormwater report has also been vetted by the City of Waterloo. With regard to traffic concerns, he explained that they looked at all neighboring subdivisions that would potentially flow through the area. They used information obtained pre-covid during a time when there was no construction being done that would re-route typical traffic. He explained that by connecting Luke, Matthew, and Mark Streets, the amount of traffic on any one route, such as Luke Street should be reduced. He addressed concerns with wetlands as well and provided background information on the site. He also noted that there is no intent to build duplexes throughout the subdivision. The only ones contemplated are in the northern part near the stormwater basin.

Ms. Crisman asked for more information about maintenance on the retention pond after the three-year bond is up. Mr. Tolan explained that the City requires a Maintenance and Repair Agreement that runs with the land with the property. The Agreement is reviewed and approved by Council and states that the owner will maintain those facilities and in the event that they don't, the City has the right to fix it and assess the repair back to the benefitted property.

Carl Erickson, 4211 Callum Court, spoke as a real estate agent about the need for residential development and relatively affordable lots. He discussed the shortage of lots in Cedar Falls and the effect it will have on the ability to build new housing.

Anthony Smith, 4816 Luke Street, asked about potentially doing another traffic study that includes the new roundabout. He also asked if the City is doing anything to slow traffic in the Luke Street area to the south. Mr. Tolan stated that the City is continually studying the corridors, updating them as developments occur or as the City expands. The City keeps a capital improvements line item available as staff needs or requires updates to be made. As for traffic calming on Luke, there is nothing proposed at this time, but if needed traffic counters can be placed in the area to gather information regarding the traffic speeds.

Chair Hartley asked who citizens should contact if they notice issues. Mr. Tolan stated that they can contact the engineering division directly or contact their council member.

Kathy Thompson, 4810 Luke Street, spoke about the deep lots on Luke and asked if those will be single homes with long, deep lots or are they intended to be apartment buildings. She also asked about the new proposed street Charlie Lane. She noted that the street seems to go nowhere at this time and asked if it is intended to connect to a future development. She asked about the size and lot price. She stated that it would be helpful to have a good neighbor meeting and wanted to know if one will be offered.

Ms. Howard explained that the City requires that every subdivision contribute to the connected street network for future development, so Charlie Street was required so that future development is possible on the land to the south.

Mr. Kass spoke to the long, deep lots explaining that there is a sizeable vertical challenge on the west property line and the slope is what created the need for the longer lots.

Bob Manning, 2908 West 1st Street, asked the developer about the duplexes that are proposed. The developer stated that the market has changed, and that his intention is to have a twin home or condominium project on a few properties at the northern portion of the property as shown on the plat. Mr. Manning stated that the twin home that he lives in was built by the same developer. Before they bought the house, his wife was concerned with potential noise issues. They have not had issues with neighboring noises. He noted that he is the Executive Director of the Cedar Valley Homebuilders Association and sees that there is a shortage of attached housing for double income couples with no children at the end of their lifestyle. He provided data regarding the availability of housing and noted the shortage.

Brian Wingert, 2110 Flynn Drive, spoke about the shortage of lot inventory for independent home builders. He noted that often developers are not willing to sell their lots to independent builders, which drives prices through the roof for smaller builders or those who would like to build their own home.

Anthony Smith spoke again and asked about the school district boundary lines. Ms. Howard stated that school boundaries are established by the school district and the city doesn't have power to change that.

Brianne Reed, 5002 Luke Street, asked what would happen to their home values. She also asked about the option of putting a park in between the neighborhoods and leaving the dead end as it is. Mr. Erickson provided information on the home pricing and noted that generally new development in an area brings up all home values. Mr. Kass stated that there are no specific plans for a park in that area at this time. The decision about the use of the small open space area next to the stormwater basin will be left up to the homeowner's association.

Chris Dean, 4804 Luke Street, asked about the property next to his regarding the grading. He also asked about the difference in home values compared to the size. Mr. Kass explained the plan for grading.

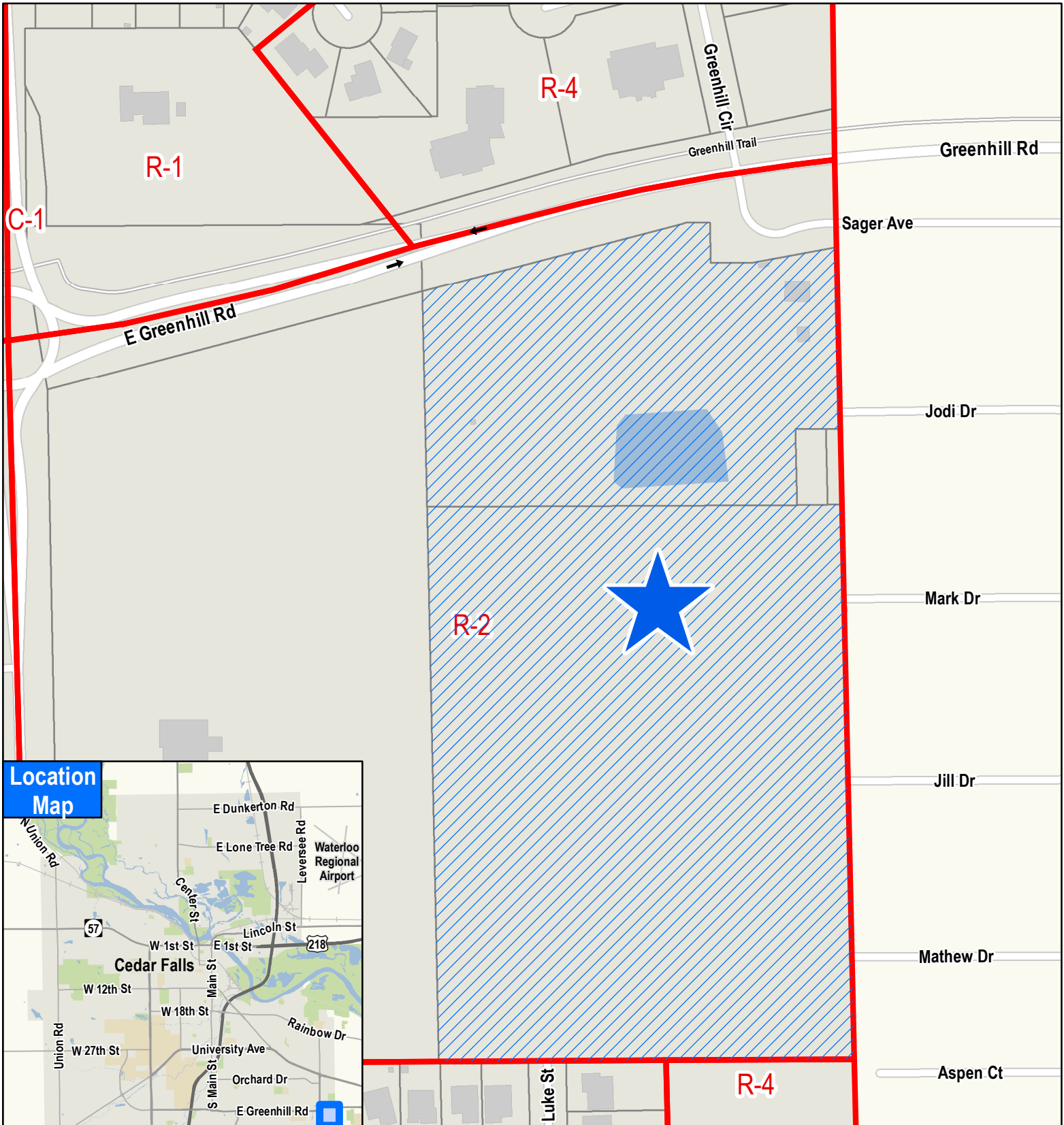
Ms. Lynch thanked everyone for being at the meeting and getting involved in the process. Ms. Crisman echoed that sentiment.

Ms. Lynch made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 5 ayes (Crisman, Grybovych, Hartley, Lynch and Moser), and 0 nays.

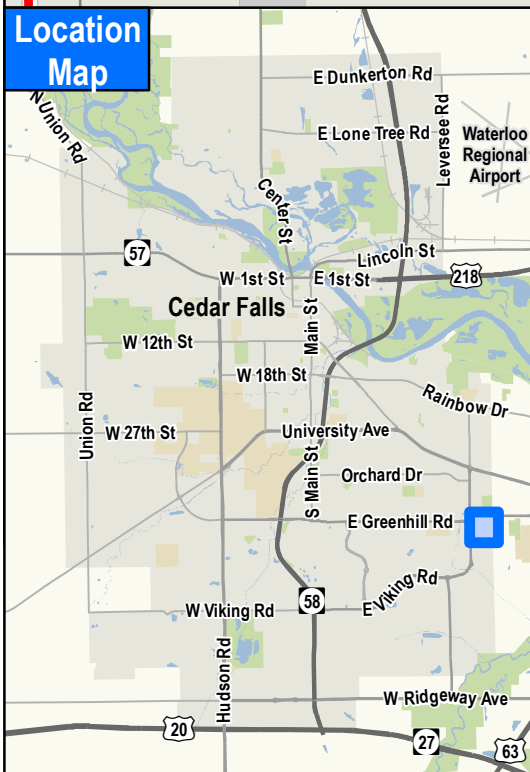
Location Map
Hidden Pines Plat
Deed of Dedication
Letter from Waterloo
Written Comments

Cedar Falls Planning and Zoning Commission December 14, 2022

Item 22.



Location Map



Hidden Pines Subdivision Preliminary Plat (PP21-006)

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RECORDER'S INDEX
COUNTY: BLACK HAWK
SECTION: 29-T89N-R13W
QUARTER SECTION: NE1/4-NW1/4
CITY: CEDAR FALLS
SUBDIVISION: HEARTLAND HILLS THIRD ADDITION
BLOCK: N/A
LOT(S): 1-50, LOTS A-D
PROPRIETOR: STEPHEN A. AND DEON R. CLABBY
REQUESTED BY: STEPHEN A. CLABBY

PRELIMINARY PLAT HIDDEN PINES

PART OF THE NE1/4 OF THE NW1/4 OF SECTION 29-T89N-R13W CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

LEGAL DESCRIPTION

NOTE: THIS SUBDIVISION IS A DIVISION OF PART OF WARRANTY DEED RECORDED IN BOOK 671, PAGE 670, AND OF A QUIT CLAIM DEED RECORDED WITH RECORDING INSTRUMENT #2018-00016074 BOTH ON FILE IN THE BLACK HAWK COUNTY RECORDER'S OFFICE, WATERLOO, IOWA.

HIDDEN PINES, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 13 WEST OF THE 5TH P.M., CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION;

THENCE SOUTH 01°17'41" EAST (ASSUMED BEARING), 40.00 FEET ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01°17'41" EAST, 289.66 FEET ALONG SAID EAST LINE;

THENCE SOUTH 89°44'18" WEST, 79.00 FEET;

THENCE SOUTH 01°17'41" EAST, 120.09 FEET;

THENCE NORTH 89°44'18" EAST, 79.00 FEET TO SAID EAST LINE;

THENCE SOUTH 01°17'41" EAST, 883.15 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION;

THENCE SOUTH 89°34'33" WEST, 662.67 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 01°17'23" WEST, 1228.80 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF GREENHILL ROAD;

THENCE NORTH 75°34'50" EAST, 432.90 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 00°20'22" EAST, 64.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 89°44'23" EAST, 68.10 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;

THENCE NORTH 79°28'27" EAST, 134.69 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

CONTAINING 19.298 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BASIS OF BEARING IS NAD83, IOWA STATE PLANE NORTH ZONE.

LOW OPENINGS			
LOT 1	921.2	LOT 26	930.0
LOT 2	926.6	LOT 27	930.0
LOT 3	929.1	LOT 28	930.0
LOT 4	930.3	LOT 29	937.4
LOT 5	923.0	LOT 30	933.8
LOT 6	923.0	LOT 31	932.1
LOT 7	923.0	LOT 32	931.4
LOT 8	923.0	LOT 33	930.5
LOT 9	923.0	LOT 34	929.6
LOT 10	923.0	LOT 35	928.6
LOT 11	923.0	LOT 36	927.9
LOT 12	923.0	LOT 37	927.2
LOT 13	923.0	LOT 38	926.2
LOT 14	923.0	LOT 39	926.2
LOT 15	923.0	LOT 40	928.2
LOT 16	923.0	LOT 41	930.5
LOT 17	923.0	LOT 42	931.6
LOT 18	923.0	LOT 43	929.7
LOT 19	923.0		
LOT 20	930.0		
LOT 21	930.0		
LOT 22	930.0		
LOT 23	930.0		
LOT 24	930.0		
LOT 25	930.0		

Curve Table				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	54.00'	30.00'	S 52°51'54" E	47.00'
C2	78.20'	160.00'	S 19°20'55" E	77.43'
C3	47.51'	100.00'	N 19°44'20" W	47.07'
C4	57.33'	170.00'	S 08°22'14" W	57.06'
C5	77.56'	230.00'	S 08°22'14" W	77.19'
C6	57.33'	170.00'	S 08°22'14" W	57.06'
C7	75.40'	230.00'	N 08°38'25" E	75.06'
C8	89.53'	160.00'	N 17°19'13" W	88.37'
C9	55.95'	100.00'	N 17°19'21" W	55.22'
C10	40.25'	30.00'	N 37°08'28" E	37.30'
C11	13.65'	120.00'	N 78°50'22" E	946.46'
C12	18.77'	15.00'	S 53°53'05" W	17.57'
C13	28.35'	15.00'	S 36°06'55" E	24.32'
C14	23.83'	15.00'	S 44°13'27" W	21.40'
C15	23.29'	15.00'	S 45°46'33" E	21.02'
C16	11.31'	160.00'	S 03°19'22" E	11.30'
C17	78.20'	160.00'	S 19°20'55" E	77.43'
C18	47.51'	100.00'	S 19°44'20" E	47.07'
C19	8.44'	100.00'	S 03°42'30" E	8.44'
C20	3.44'	170.00'	S 00°42'33" E	3.44'
C22	31.50'	230.00'	S 14°06'28" W	31.47'
C23	46.06'	230.00'	S 04°26'50" W	45.98'
C24	13.65'	120.00'	S 78°50'22" W	13.64'
C25	16.00'	120.00'	N 85°55'09" E	15.99'

NOTES:

Owner: Stephen Clabby and Deon Clabby
4046 Jodi Drive
Waterloo, Iowa 50701

Preparer: Nathan P. Kass, PE, PLS
Professional Engineer and Land Surveyor
Fehr Graham Engineering & Environmental
200 5th Ave SE, Suite 100
Cedar Rapids, Iowa 52401
319.294.6909

Developer: Kyle Larson
LGC Group
PO Box 277
Cedar Falls, Iowa 50613
319.266.6609

Zoning:
Existing: R-2 - Residence District (1 & 2 Unit Residential)
Proposed: R-2 - Residence District

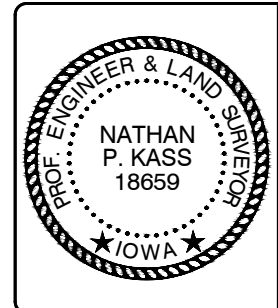
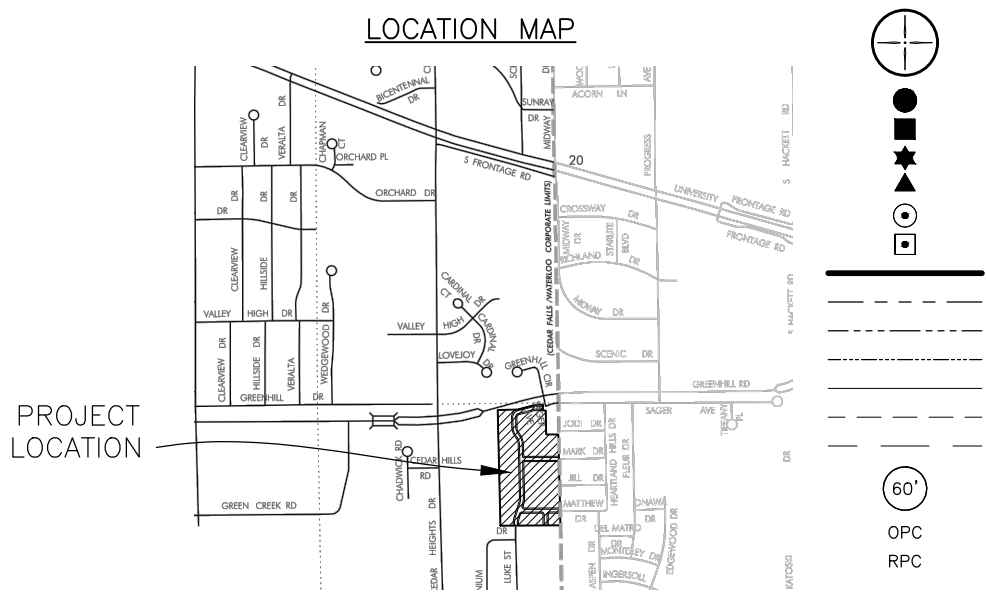
Setbacks:
R-2: Front Yard=25 ft, Rear Yard=30 ft, Side Yard=10% of lot width

Flood Plain/Floodway: not in regulatory flood plain or floodway (Zone X)

Line Table		
NUMBER	BEARING	DISTANCE
L1	N 33°21'02" W	42.38'
L2	S 18°01'52" W	83.87'
L3	N 01°17'23" W	26.18'
L4	N 01°17'23" W	27.08'
L5	N 33°21'02" W	30.17'
L6	S 33°21'02" E	7.54'
L7	S 33°21'02" E	42.38'
L8	S 18°01'52" W	28.52'
L9	S 18°01'52" W	84.33'
L10	S 18°01'52" W	41.66'
L11	N 18°01'52" E	42.70'
L12	N 18°01'52" E	94.79'
L13	N 18°01'52" E	17.02'
L14	S 01°17'23" E	85.60'
L15	S 33°21'02" E	30.17'
L16	N 33°21'02" W	19.74'

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND 1/2"Ø REBAR
- FOUND 1/2"Ø REBAR W/YPC #12086
- FOUND "T" BAR
- FOUND 1" PINCHED IRON PIPE
- SET 1/2"Ø REBAR W/RPC #18659
- CALCULATED POSITION
- SURVEY BOUNDARY
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED SETBACK LINE
- RIGHT-OF-WAY WIDTH
- ORANGE PLASTIC CAP
- RED PLASTIC CAP
- TRACT A = 92739 SQ. FT./ 2.129 AC.
- TRACT B = 25489 SQ. FT./ 0.585 AC.
- TRACT C = 78842 SQ. FT./ 1.810 AC.
- TRACT D = 23290 SQ. FT./ 0.535 AC.
- TRACT E = 8006 SQ. FT./ 0.184 AC.
- TRACT F = 65664 SQ. FT./ 1.507 AC.



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.

PRELIMINARY

Nathan P. Kass, PE, PLS _____ Date _____
License Number: 18659
My license renewal date is December 31, 2023.
Sheets covered by this seal: SHEETS 1 THROUGH 4

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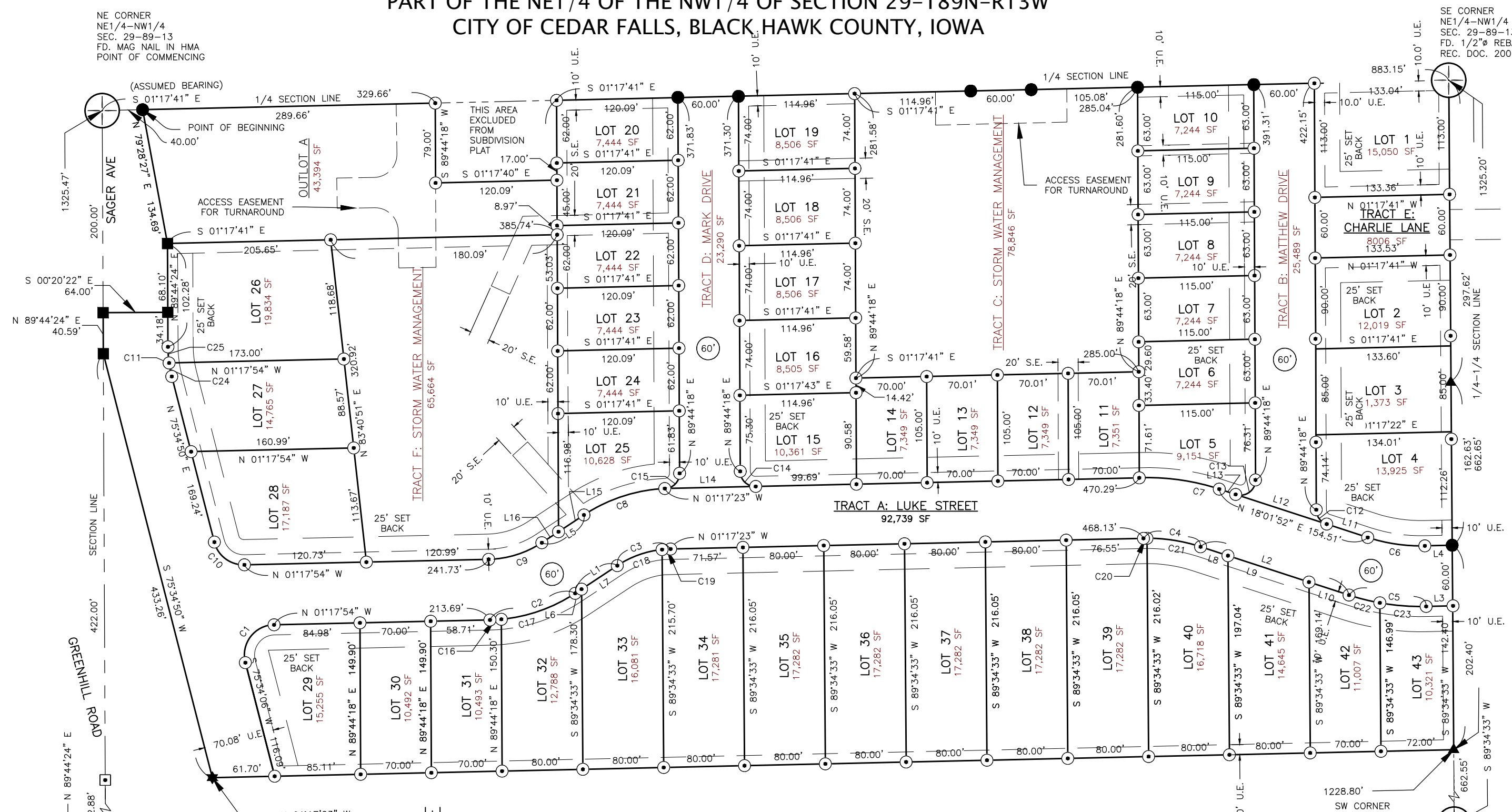
JOB NUMBER: 21-823

SURVEY WAS COMPLETED ON:

SHEET NUMBER 1 of 4

FOR RECORDER'S USE ONLY

PRELIMINARY PLAT HIDDEN PINES PART OF THE NE1/4 OF THE NW1/4 OF SECTION 29-T89N-R13W CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



NE CORNER
NE1/4-NW1/4
SEC. 29-89-13
FD. MAG NAIL IN HMA
POINT OF COMMENCING

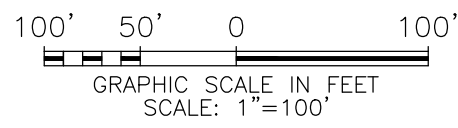
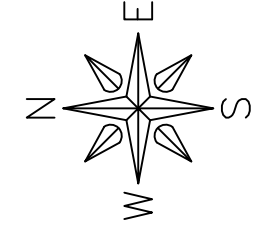
SE CORNER
NE1/4-NW1/4
SEC. 29-89-13
FD. 1/2"Ø REBAR, NO CAP
REC. DOC. 2007-26178

NW CORNER
NE1/4-NW1/4
SEC. 29-89-13
FD. CUT "X" IN PCC
REC. DOC. 2007-25370

SW CORNER
NE1/4-NW1/4
SEC. 29-89-13
FD. MAG NAIL IN PCC
REC. DOC. 2007-26178

SEE SHEET 1 FOR TRACT AREA INFORMATION
AND LEGEND INFORMATION

NOTE:
U.E. = UTILITY EASEMENT
S.E. = STORM SEWER EASEMENT
S.S.E. = SANITARY SEWER EASEMENT



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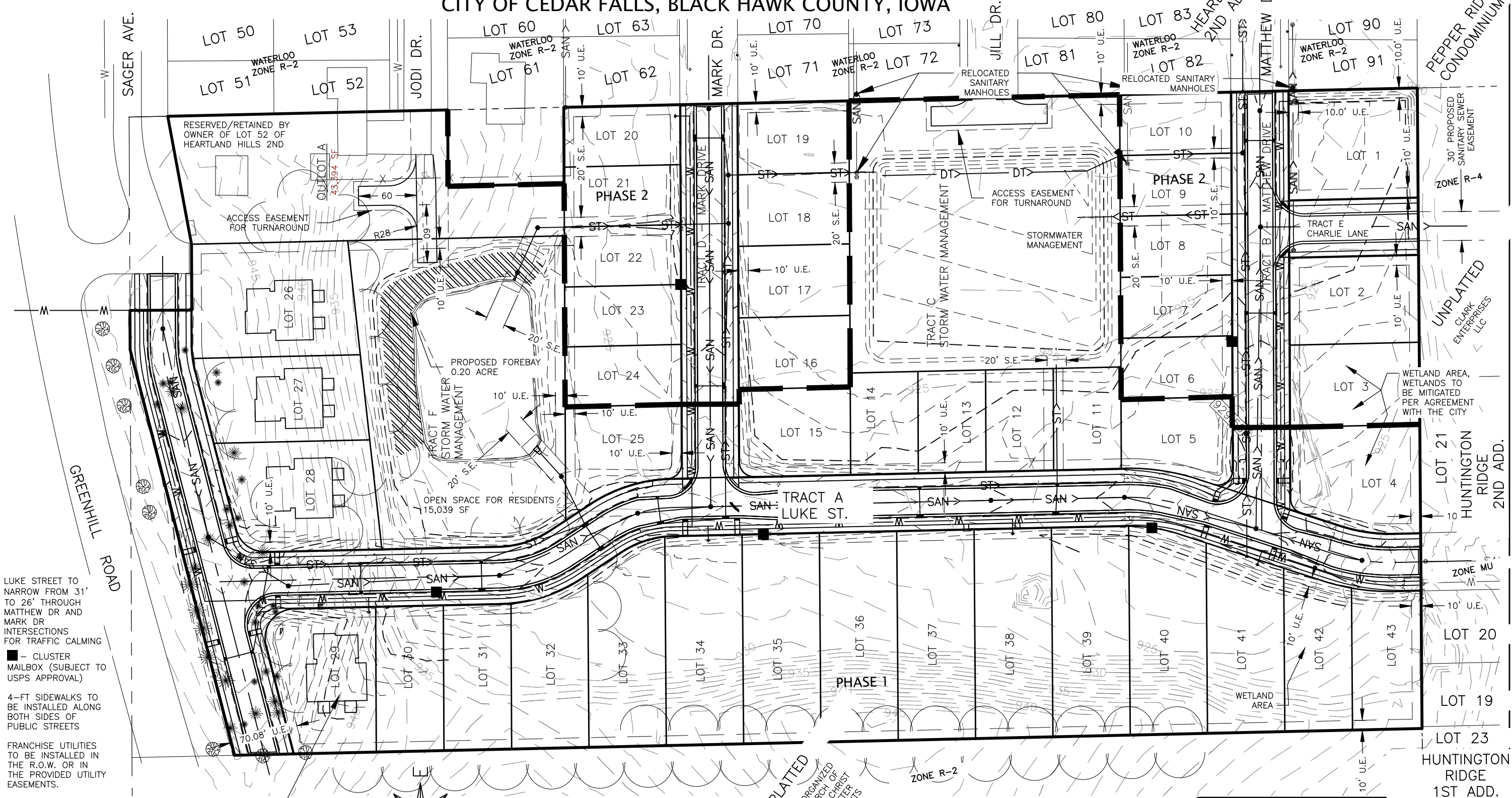
JOB NUMBER:
21-823

SHEET NUMBER:
2 of 4

260

PRELIMINARY PLAT HIDDEN PINES

IN THE NE1/4 OF THE NW1/4 OF SECTION 29-T89N-R13W
CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



LUKE STREET TO NARROW FROM 31' TO 26' THROUGH MATTHEW DR AND MARK DR INTERSECTIONS FOR TRAFFIC CALMING

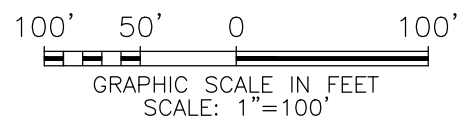
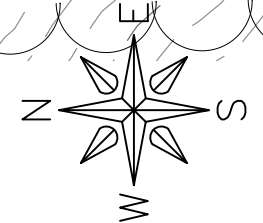
■ - CLUSTER MAILBOX (SUBJECT TO USPS APPROVAL)

4-FT SIDEWALKS TO BE INSTALLED ALONG BOTH SIDES OF PUBLIC STREETS

FRANCHISE UTILITIES TO BE INSTALLED IN THE R.O.W. OR IN THE PROVIDED UTILITY EASEMENTS.

NOTE:
U.E. = UTILITY EASEMENT
S.E. = STORM SEWER EASEMENT
S.S.E. = SANITARY SEWER EASEMENT

POSSIBLE DUPLEX LAYOUT



UNPLATTED
REORGANIZED
CHURCH OF
JESUS CHRIST
OF LATTER
DAY SAINTS

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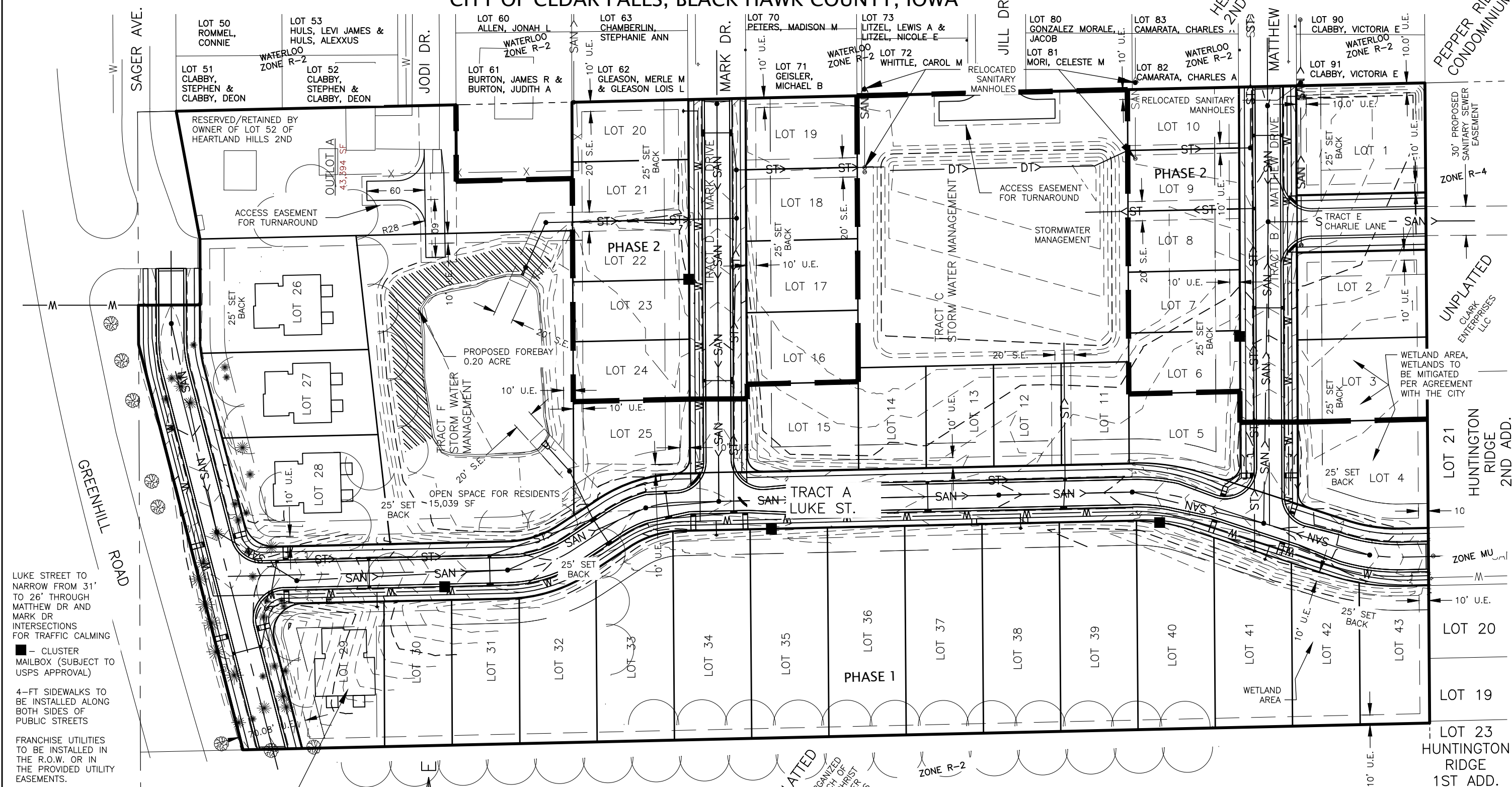
SURVEY WAS COMPLETED ON:
MONUMENTS TO BE SET WITHIN
1 YEAR OF RECORDING

JOB NUMBER:
21-823

SHEET NUMBER
3 of 4

PRELIMINARY PLAT HIDDEN PINES

IN THE NE1/4 OF THE NW1/4 OF SECTION 29-T89N-R13W
CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA



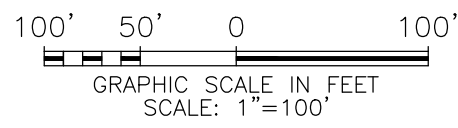
LUKE STREET TO NARROW FROM 31' TO 26' THROUGH MATTHEW DR AND MARK DR INTERSECTIONS FOR TRAFFIC CALMING

■ - CLUSTER MAILBOX (SUBJECT TO USPS APPROVAL)

4-FT SIDEWALKS TO BE INSTALLED ALONG BOTH SIDES OF PUBLIC STREETS

FRANCHISE UTILITIES TO BE INSTALLED IN THE R.O.W. OR IN THE PROVIDED UTILITY EASEMENTS.

NOTE:
 U.E. = UTILITY EASEMENT
 S.E. = STORM SEWER EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT



UNPLATTED
 REORGANIZED
 CHURCH OF
 JESUS CHRIST
 OF LATTER
 DAY SAINTS

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SURVEY WAS COMPLETED ON:
 MONUMENTS TO BE SET WITHIN
 1 YEAR OF RECORDING

JOB NUMBER:
 21-823

SHEET NUMBER
 4 of 4

DEED OF DEDICATION
OF
PRELIMINARY PLAT
OF
HIDDEN PINES
PART OF THE NE ¼ OF THE NW ¼ OF
SECTION 29-T89N-R13W
CITY OF CEDAR FALLS,
BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That LG Companies, LLC, an Iowa limited liability company, with its principal office in Cedar Falls, Iowa; being desirous of setting out and platting into lots and streets the land described in the attached Certificate of Survey by Nathan P. Kass, a Professional Engineer and Licensed Land Surveyor, dated _____ day of _____, 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:

HIDDEN PINES
PART OF THE NE ¼ OF THE NW ¼ OF
SECTION 29-T89N-R13W
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. Such easements shall be deemed to run with the land and shall be binding upon the undersigned and the undersigned’s successors and assigns. No building structures, landscaping structures, private gardens or any other possible obstruction can be placed in the easements.

Any and all drainage easements will be required to follow the “Stormwater Management Plan by Fehr Graham dated September 19, 2022” and no building structures, fence structures, landscaping structures, private gardens or any other possible obstruction can be built in and over said drainage easements. All lot owners and/or contractors working on said lots 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.

The undersigned do hereby grant and convey to the City of Cedar Falls, its successors and assigns, access to the Public Access Easement shown on Outlot "A", Tract "C", and Tract "F".

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that each and all of the residential lots in said subdivision be and the same are hereby made subject to the following restrictions upon their 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 and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to-wit:

1. Any dwelling that shall be erected on any lot shall have a minimum setback from the front, side, and rear of the lot lines as indicated on attached Final Plat. The minimum set back from each side lot line is 10% of the lot width measured along the front of the lot or seven (7) feet whichever is greater. All minimum setbacks will be required to meet or exceed R-2 Zoning.
2. No single family dwelling shall be constructed, permitted or occupied on Lots 1-26 or 31-44 herein having a square footage floor space, designed, intended, and constructed for living quarters, which space shall not include cellars, attics, garages, breezeways, porches, stoops, and other such non-living areas, of less than the following requirements:
 - A. 1,300 square feet for the main base of a single story, split-level or split-foyer houses.
 - B. 1,000 square feet on the first floor for story and one-half houses, or two story houses. With a total for all floors not less than 1,650 square feet excluding the basement level.
3. Each single family residence shall have a minimum of a two stall attached garage with a minimum of 525 square feet with a maximum of a three stall garage with a maximum of 1,600 square feet.
4. Condominiums may be constructed on Lots 1-43.
5. The owner(s) of each lot, vacant or improved, shall keep his/her lot or lots free of weeds and debris.
6. No obnoxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. All approaches and driveways in said subdivision shall be paved with concrete.
8. Owner of each lot shall comply with all requirements of the US Post Office for mail receptacles. All mailboxes shall be clustered or grouped for the units, and shall be placed between the curb line and the property line abutting the lots. The area around said mailboxes

shall be kept free and clear by the owner of the lots on which said mailboxes are located. Location of the clustered mailboxes shall be reviewed and approved by the City of Cedar Falls, Iowa.

9. No old or used buildings shall be moved upon any of the lots in said subdivision for any purpose. Any auxiliary buildings or sheds must be built of the same or similar materials of the residential structure on the lot and have the same roof pitch and design as said residential structure.

10. No radio station or short-wave operators of any kind shall operate from any lot which shall cause interference with audio or visual reception upon any other lot. No exterior radio antenna shall be erected or maintained in or on the property. No satellite TV antenna or "Dish" may be maintained, constructed or erected on any lot unless it is constructed in the rear yard and at least twenty feet from any property line and is shielded from the public view by shrubbery and landscaping. No dish larger than 24" will be allowed.

11. No dwelling on any lot of said subdivision shall be occupied until the exterior is completed and finished and the interior substantially completed and finished.

12. 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 can not 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.

13. All buildings erected on any lot in said subdivision shall be constructed in accordance with all applicable statutes, ordinances, codes, rules, regulations and standards of the City of Cedar Falls, Iowa.

14. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that two dogs or cats maximum, or other household pets are allowed and then only if they are not kept, bred or maintained for any commercial purposes, such animals shall be kept under control so as not to constitute a public nuisance and must be kept in compliance with applicable zoning laws and regulations of the City of Cedar Falls, Black Hawk County, Iowa. Dog runs or dog kennels of any kind are prohibited.

15. Any and all fencing constructed on said lots shall have a minimum set back of one foot from any property line. Construction of any privacy fencing must have the support posts on the interior side of the fencing.

16. A four foot wide P.C.C. sidewalk four inches thick will be installed by the owner of said lot during or immediately after the construction of the residence on any particular lot, or within five years after the date the plat is filed in the office of the recorder of Black Hawk County, whichever is sooner and that the sidewalk be across the full width of the lot and on corner lots also. In the event that the City is required to construct the sidewalk, a lien or liens

may only be imposed against the lot or lots which require city construction and no others in the subdivision.

17. No building or structure shall be erected, placed or altered on any lot in this subdivision until the building plans, and plot plan, showing all buildings, patios, and pools, and showing the location thereof, and side yard distances, rear yard distances, front yard distances, driveways, and walkways, and type of construction have been approved in writing as to conformity and harmony of the external design and quality workmanship and materials with existing structures in the subdivision by a representative of LG Companies, LLC.

18. Factory-built housing or modular homes will not be allowed. Panelized homes may be allowed, but must meet the requirements of LG Companies, LLC, as stated in the previous restriction.

19. The contractor or owner of any lot shall verify the depth of the sanitary sewer service line serving said lot to ensure minimum drainage will be met prior to any footing or foundation work being completed. All sump pump lines must be buried and attached to the subdrain along the back of the P.C.C. curbed street. No sump lines will be allowed to dump directly onto the ground surface.

20. Each person or entity who is record owner of a fee or undivided fee interest in any lot shall be a member of the Homeowners Association to be known as Hidden Pines Homeowners Association. This shall not be construed to include persons or entities who hold an interest merely as security for the performance of an obligation. There shall be one vote per lot and each lot owner shall be a member of the Homeowners Association. Membership shall be appurtenant to and may be not separated from ownership of any lot; ownership of such lot shall be the sole qualification of membership.

The purpose of Hidden Pines Homeowners Association shall be to own and maintain the common area and green spaces of the development, the retention pond(s) and surrounding access (whether located in said subdivision or serving said subdivision but located outside thereof) and such other activities set forth in the Articles of Incorporation and Bylaws of the Association. Such ownership and maintenance shall include, but not be limited to, common neighborhood monument-type mailboxes, mowing, watering, including upkeep of any underground sprinkler system, snow removal of common areas, maintenance of the retention pond(s) water retention/detention area(s). Initially, the Developer, LG Companies, LLC, shall perform the actual construction duties to establish the common area, green spaces, entrance, pond and surrounding access area.

The annual dues for the Association shall initially be set at \$_____ per lot per year beginning in _____, 2022. The Developer, LG Companies, LLC, shall be exempt from any dues expense. The Association shall have the ability and authority to adjust annual dues as it deems appropriate to carry out the maintenance duties as described above.

22. The Owner and/or occupant of each Lot shall jointly and severally be responsible to keep in good order or to maintain the area between the curblineline and the property line abutting

their property including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement, stakes, posts or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions.

23. Tracts "A", "B", "D" and "E" are dedicated hereto to the City of Cedar Falls, Iowa for street purposes.

23. Outlot A shall be conveyed to the owner of adjoining real estate to the east of Lot 26.

24. Tracts "C and "F" will be used for stormwater management and are non-buildable and designed to meet SUDAS and the City of Cedar Falls Standards and Specifications. Said Outlots will be vegetated with native plantings or maintained as mowed lawn for recreation space.

25. Tract "F" will also be used for public access.

PUBLIC IMPROVEMENTS REQUIRED

1. The Street(s) shown on the attached plat, will be brought to City grade and that the street will be sixty (60) 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 all lots in the plat 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 all lots 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 any lot in said subdivision shall be constructed in accordance with all applicable statutes, ordinances, codes, rules, regulations and standards of the City of Cedar Falls.

9. That the work 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, LG Companies, LLC, it grantees and assigns fail to complete said work and improvements called for within one (1) year 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 respective lots. 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.

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 respective lots 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.
- F. Shall otherwise be constructed in accordance with all applicable statutes, ordinances, codes, rules, regulations and standards.

12. The Developer’s construction plans are now on file in the Office of the City Engineer.

SIGNED and DATED this _____ day of _____, 2022

LG Companies, LLC

Kyle Larson, Manager

STATE OF IOWA, BLACK HAWK COUNTY: ss

On this ____ day of _____, 201__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kyle Larson, Manager of LG Companies, 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 LG Companies, LLC.

Notary Public in and for the State of Iowa



CITY OF WATERLOO, IOWA

Item 22.

ENGINEERING DEPARTMENT

715 Mulberry St. • Waterloo, IA 50703 • Phone (319) 291-4312 • Fax (319) 291-4262
Email: city.engineer@waterloo-ia.org
JAMIE KNUTSON, PE • City Engineer

July 18, 2022

Mayor
QUENTIN
HART

COUNCIL
MEMBERS
.....

MARGARET
KLEIN
Ward 1

JONATHAN
GRIEDER
Ward 2

PATRICK
MORRISSEY
Ward 3

JEROME
AMOS, JR.
Ward 4

RAY
FEUSS
Ward 5

SHARON
JUON
At-Large

DAVE
BOESEN
At-Large

Nathan Kass
Fehr Graham
200 5th Avenue SE
Suite 100
Cedar Rapids, IA 52401

**RE: STREET AND INFRASTRUCTURE CONNECTIONS FROM
HIDDEN PINES SUBDIVISION**

Dear Nathan:

The Engineering Department has reviewed the preliminary plat for street and utility connections to the City of Waterloo. The Engineering Department has no objection with the proposed preliminary plat as attached to this letter.

The Engineering Department has reviewed the stormwater management report dated 06/13/2022 and agree with the findings.

The City of Waterloo reserves the right to review and comment on the final construction plans as they relate to the street and utility connections prior to construction beginning.

Sincerely,

Jamie Knutson, PE
City Engineer

Cc: Dennis Gantz, Assistant City Engineer
Matt Schindel, Associate Engineer

Michelle Pezley

From: Pat Burke <patburke28@yahoo.com>
Sent: Wednesday, December 14, 2022 2:15 PM
To: Michelle Pezley
Subject: Photos









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.

Sent from my iPhone

Dear Planning and Zoning Commission;

I live at 4054 Jill Drive. There is standing water on the tract that will be for stormwater. Last summer when it rained, the water was there for a couple of months.

I hope that the developer moves the water away from my house.

Respectfully yours,



Carol Whittle

RECEIVED

DEC 12 2022

COMMUNITY DEVELOPMENT
DEPARTMENT

Anthony Smith

3rd try at developing this land since 2008 what has changed now.

- 1st time they filled in a nice pond at the top of the hill on Luke Street and all the water then moved to the east the trucks trying to access the area where the pond used to be kept getting stuck even though they tried to fill it in with dirt and rock if you look at the overhead map of the city you can see this. The DNR did come out after, and I thought that they said it couldn't be built on.
- 2nd time they tried to build they came in and cut all the trees down along the top of Luke Street. Then we were told that in order to make the two areas connect they would have to tear out the road and some of the yards all the way down to the Millennium cross street in order to redo the road because it was too steep. Is this still the plan?

Zoning Questions

- Is the city going to annex the entire Huntington addition into the Cedar Falls school district because if this new neighborhood is built all the new homes would be Cedar Falls schools and the Huntington neighborhood is Waterloo schools because the school district map runs across the top of Luke street East/West if not this will have a negative effect on our home values and resale values when you can just go up the road and buy a new home in that school district.

Construction Traffic

- The reason this neighborhood has had good luck at keeping home prices up and selling homes quickly is because of the neighborhood. It is a very quiet and secluded neighborhood that doesn't see a lot of traffic and people can walk the neighborhood and not have to worry about the traffic. If you connect the new neighborhood to it, it will become nonstop traffic of all the new people from the new neighborhood and all the existing homes in the other neighborhoods to the east and north using this to get out to Cedar Heights. It is already hard enough some days to get out of Luke Street with all the traffic coming over the hill from Huntington. Especially when the city must be called numerous times or people take it upon themselves to clean the ditches so you can see the cars coming over the hill. Where is the construction traffic going to be coming and going from, we finally have access back to Cedar Heights and it's the last thing wanted is all the truck going in and out of the Huntington addition.
- If this is going to be built why not just connect it off of Cedar Heights by the church where there is already a partial street heading that direction or why not cut thru Clabbys land to the north and enter and exit off of Greenhill by Sager since it is his land that he is trying to sell it and build on it.

2008/Economy

- I would like to know how many people on this board remember 2008? I do the economy fell and if you lived in the Huntington ridge addition at the time you remember. I was one of the first houses built on the Luke Street side and we had just moved in to our new house and a day later the builder went under and at the time the neighborhood had numerous houses that were sitting empty and or half built some were just basements in the ground and its stayed like this for a while because all the contractors were still trying to get paid for all there work. It came to a

RECEIVED

DEC 14 2022

COMMUNITY DEVELOPMENT DEPARTMENT

Hidden Pines P...
rec @ PE meeting

point were all the contractors were given the homes just so they could recoup some of their money and I had over \$40,000 in leans against my home because people weren't paid because the company went broke. Supposedly (look at that shady business and tell me they went broke.) It was all over the WCF courier at the time because of the situation the neighborhood was in.

- Do you really think it's a good time to take a chance and repeat history the way the current economy is going how many less homes are being sold compared to last year because of this economy the home sales have slowed down and the mortgage rates have gone up where people are waiting to buy. Do we really want to take a chance and build a new neighborhood in this economy and see it get started and not completed because they can't be sold and were sitting here again with empty homes and bring all the home values in the area down. I've been through that before and so have a lot of other people in the Huntington Ridge area and I would like not to see it again.

Preparer Information and return to after recording: Eric W. Johnson, P.O. Box 178, Waterloo, IA 50704-0178 (319)234-1766

PUBLIC SANITARY SEWER EASEMENT AGREEMENT

Clark Enterprises, LLC, hereinafter referred to as "Grantor", in consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, grant and convey unto the City of Cedar Falls, Iowa, a municipal corporation, in the County of Black Hawk, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement over, on, under, through, and across the following described real estate:

See Exhibit A Plat and Legal Description Attached.

hereinafter the "Easement Area."

That the above described easement is granted unto the City of Cedar Falls, Iowa, for the purpose of repairing, replacing, enlarging, inspecting, maintaining, reconstructing the following public improvements: **sanitary sewer.**

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor shall not erect any fence or other structure under, over, on, through across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.
2. Change of Grade Prohibited. Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor.
3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.
4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing

grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage or damage to any improvements or obstructions thereon. Grantor agrees to indemnify and hold the City, its employees, agents and representatives harmless against any claim or demand for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or Grantor's employees, agents or representatives in the use of the Easement Area.

6. Easement Benefit. This Easement shall inure to the benefit of the City, its successors and assigns, and its permittees and licensees.

7. Permanent Easement Runs with Land. This Easement shall be deemed perpetual in term and to run with the land and shall be binding on Grantor and on Grantor's heirs, grantees, transferees, successors and assigns.

8. Approval by City Council. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

9. Existing Structures, Plantings and Fencing. Grantor acknowledges the existing structures, plantings, and fencing remaining inside the Easement Area may remain until such time as use of the Easement Area is needed by the City. Grantor further acknowledges that should removal of existing structures, plantings, and fencing be required in the future that these removals will be performed by the City, but the City is under no obligation to replace, or provide compensation for, any existing structures, plantings, or fencing removed from within the Easement area.

10. Warranty. Grantor does hereby covenant that Grantor holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that the Easement Area is free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that Grantor covenants to warrant and defend the Easement Area against the claims of all persons whomsoever, except as may be herein stated.

11. Entire Agreement. This Agreement sets forth the entire understanding of the parties and there are no terms, conditions, or warranties other than those contained herein. No amendment to this Agreement shall be valid unless made in writing and signed by the parties hereto.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Public Sanitary Sewer Easement Agreement on this 10th day of MARCH, 2023.

Clark Enterprises, LLC

[Signature] 3-10-23
Grantor Date

By: Adam Clark
Its: Manager

STATE OF CALIFORNIA)
) ss:
COUNTY OF SAN DIEGO)

This record was acknowledged before me on this 10 day of MAR, 2023, by Adam Clark, as Manager of Clark Enterprises, LLC.



[Signature]
Notary Public in and for the State of

ACCEPTANCE OF PUBLIC SANITARY SEWER EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Public Sanitary Sewer Easement Agreement.

Dated this _____ day of _____, 2023.

CITY OF CEDAR FALLS, IOWA

Robert M. Green, Mayor

ATTEST

Jacqueline Danielsen, MMC, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF BLACK HAWK)

I, Jacqueline Danielsen, MMC, City Clerk of the City of Cedar Falls, Iowa, do hereby certify that the foregoing Public Utility Easement Agreement was duly approved and accepted by the City Council of the City of Cedar Falls by Resolution No. _____, passed on the day of _____, 2023, and this certificate is made pursuant to authority contained in said Resolution.

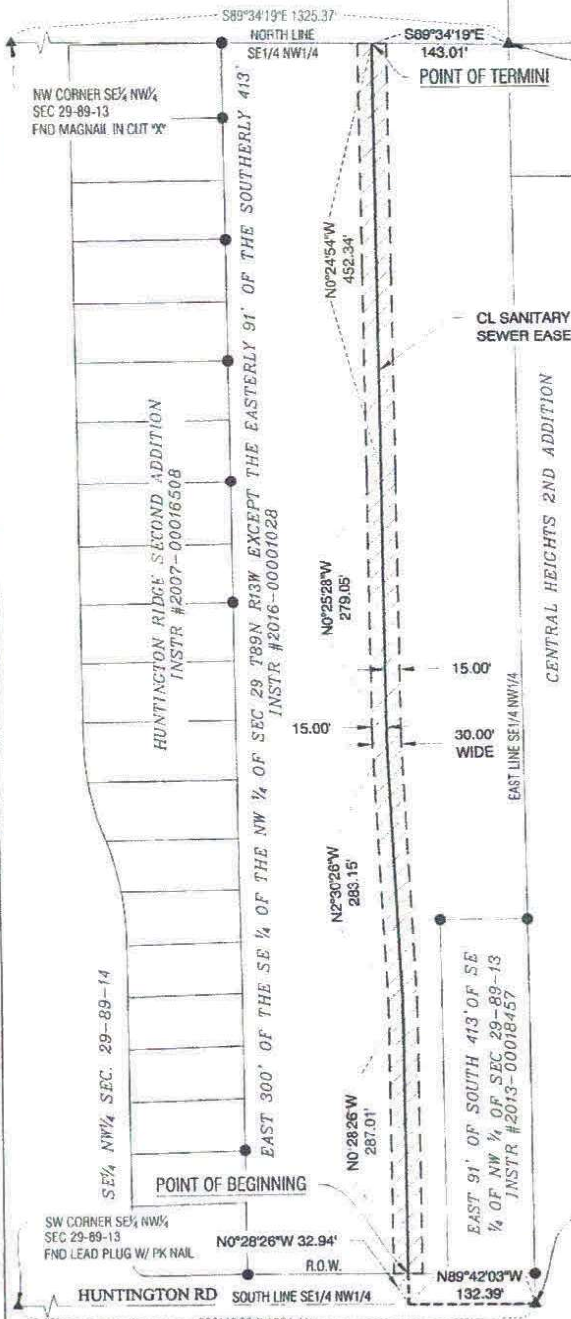
Signed this _____ day of _____, 2023.

Notary Public in and for the State of Iowa

PERMANENT SANITARY SEWER EASEMENT

EXHIBIT A

INDEX LEGEND	
LOCATION:	BLACK HAWK COUNTY, CEDAR FALLS, IOWA
PROPRIETOR:	CLARK ENTERPRISES LLC
SURVEY REQUESTED BY:	KYLE LARSON
FIELD WORK COMPLETED:	4/1/2016
SURVEY PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC. 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 319-266-0258 TSTEWART@CGACONSULTANTS.COM



DESCRIPTION

A 30.00' WIDE SANITARY SEWER EASEMENT, 15.00' ON BOTH SIDES OF DESCRIBED CENTERLINE, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 13 WEST OF THE 6th P.M., BLACK HAWK COUNTY, CEDAR FALLS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 13 WEST; THENCE, N89°42'03"W 132.39' ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N0°28'26"W 32.94' TO THE POINT OF BEGINNING, A POINT ON THE NORTH RIGHT OF WAY LINE OF HUNTINGTON ROAD, THENCE N0°28'26"W 287.01'; THENCE N2°30'26"W 283.15'; THENCE N0°25'28"W 279.05'; THENCE N0°24'54"W 452.34' TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; CONTAINING 39047 SQ FT/ 0.90 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS, IF ANY.

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- ▲ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- () RECORDED AS

NOTE:
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

SANITARY SEWER EASEMENT
BLACK HAWK COUNTY



Clapsaddle-Garber Associates, Inc
5106 Nordic Drive
Cedar Falls, Iowa 50613
Ph 319-266-0258
www.cgiconsultants.com

DRAWN	KNW	SHEET NO.	1 OF 1
DATE	5-13-21	PROJECT NO.	5586.05



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, PLS _____ date _____
Iowa License Number 17162
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal: THIS SHEET



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: Mayor Robert M. Green and City Council
FROM: Michelle Pezley, AICP, Planner III
DATE: April 3, 2023
SUBJECT: Off-site Sewer Easement for Hidden Pines Subdivision.

Hidden Pines Subdivision is located south of Greenhill Road and Sager Ave, east of Cedar Heights Drive, and north of the Luke Road dead end, and west of the Waterloo city limits. Hidden Pines subdivision is proposed to consist of 43 residential lots, six tracts and one outlot within two development phases.

Background:

The applicant proposes Hidden Pines Preliminary Plat (see PP21-006 separate agenda item) to consists of 43 residential lots, six tracts, and one outlot. In past proposals, the property owner designed the subdivision to have the sewer extended from the City of Waterloo. In 2001, Waterloo determined that they did not have the sewer capacity in that part of town to service the subdivision. When Luke Street was developed in Huntington Ridge Second Addition in 2005, the sewer connection was not designed in a way that could be extended to the subject property.



The applicant proposes to extend the sanitary sewer from Huntington Road through an easement on the vacant property to the south. Similar to other infrastructure in this subdivision, the sewer line must be constructed to City Standards and will be inspected accordingly. Preliminary concept drawings of the sewer extension have been submitted for Engineering Division review. The applicant has demonstrated that the sewer extension is feasible.

Request Action:

The applicant requests that the city accept the off-site sewer easement.

Recommendation:

Staff recommends the approval of off-site sewer easement for Hidden Pines. All parties have agreed to this change and have signed and notarized the easement, which is attached for your review. The easement has been reviewed by the City Attorney.

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

Preparer Information and return to after recording: Eric W. Johnson, P.O. Box 178, Waterloo, IA 50704-0178 (319)234-1766

PUBLIC SANITARY SEWER EASEMENT AGREEMENT

Clark Enterprises, LLC, hereinafter referred to as "Grantor", in consideration of the sum of one dollar (\$1.00), and other valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, grant and convey unto the City of Cedar Falls, Iowa, a municipal corporation, in the County of Black Hawk, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement over, on, under, through, and across the following described real estate:

See Exhibit A Plat and Legal Description Attached.

hereinafter the "Easement Area."

That the above described easement is granted unto the City of Cedar Falls, Iowa, for the purpose of repairing, replacing, enlarging, inspecting, maintaining, reconstructing the following public improvements: **sanitary sewer.**

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2. Change of Grade Prohibited. Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor.
3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.
4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing

grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage or damage to any improvements or obstructions thereon. Grantor agrees to indemnify and hold the City, its employees, agents and representatives harmless against any claim or demand for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or Grantor's employees, agents or representatives in the use of the Easement Area.

6. Easement Benefit. This Easement shall inure to the benefit of the City, its successors and assigns, and its permittees and licensees.

7. Permanent Easement Runs with Land. This Easement shall be deemed perpetual in term and to run with the land and shall be binding on Grantor and on Grantor's heirs, grantees, transferees, successors and assigns.

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10. Warranty. Grantor does hereby covenant that Grantor holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that the Easement Area is free and clear of all liens and encumbrances whatsoever, except as may be herein stated; that Grantor covenants to warrant and defend the Easement Area against the claims of all persons whomsoever, except as may be herein stated.

11. Entire Agreement. This Agreement sets forth the entire understanding of the parties and there are no terms, conditions, or warranties other than those contained herein. No amendment to this Agreement shall be valid unless made in writing and signed by the parties hereto.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Public Sanitary Sewer Easement Agreement on this 10th day of MARCH, 2023.

Clark Enterprises, LLC

[Signature] 3-10-23
Grantor Date

By: Adam Clark
Its: Manager

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss:

This record was acknowledged before me on this 10 day of MAR, 2023, by Adam Clark, as Manager of Clark Enterprises, LLC.



[Signature]
Notary Public in and for the State of

ACCEPTANCE OF PUBLIC SANITARY SEWER EASEMENT AGREEMENT

The City of Cedar Falls, Iowa ("Grantee"), does hereby accept and approve the foregoing Public Sanitary Sewer Easement Agreement.

Dated this _____ day of _____, 2023.

CITY OF CEDAR FALLS, IOWA

Robert M. Green, Mayor

ATTEST

Jacqueline Danielsen, MMC, City Clerk

STATE OF IOWA)
COUNTY OF BLACK HAWK) ss:

I, Jacqueline Danielsen, MMC, City Clerk of the City of Cedar Falls, Iowa, do hereby certify that the foregoing Public Utility Easement Agreement was duly approved and accepted by the City Council of the City of Cedar Falls by Resolution No. _____, passed on the day of _____, 2023, and this certificate is made pursuant to authority contained in said Resolution.

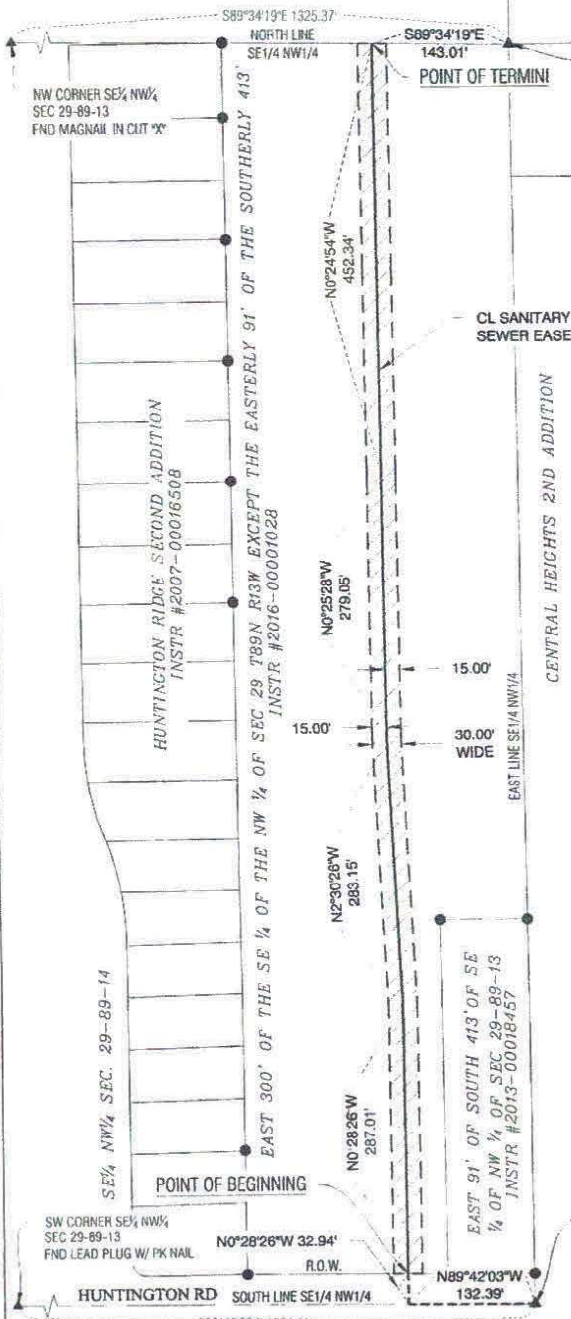
Signed this _____ day of _____, 2023.

Notary Public in and for the State of Iowa

PERMANENT SANITARY SEWER EASEMENT

EXHIBIT A

INDEX LEGEND	
LOCATION:	BLACK HAWK COUNTY, CEDAR FALLS, IOWA
PROPRIETOR:	CLARK ENTERPRISES LLC
SURVEY REQUESTED BY:	KYLE LARSON
FIELD WORK COMPLETED:	4/1/2016
SURVEY PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC. 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 319-266-0258 TSTEWART@CGACONSULTANTS.COM



NE CORNER SE 1/4 NW 1/4 SEC 29-89-13
FND 1/2\" IRON PIN

DESCRIPTION

A 30.00' WIDE SANITARY SEWER EASEMENT, 15.00' ON BOTH SIDES OF DESCRIBED CENTERLINE, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 13 WEST OF THE 6th P.M., BLACK HAWK COUNTY, CEDAR FALLS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 13 WEST; THENCE, N89°42'03\" W 132.39' ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N0°28'26\" W 32.94' TO THE POINT OF BEGINNING, A POINT ON THE NORTH RIGHT OF WAY LINE OF HUNTINGTON ROAD, THENCE N0°28'26\" W 287.01'; THENCE N2°30'26\" W 283.15'; THENCE N0°25'28\" W 279.05'; THENCE N0°24'54\" W 452.34' TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; CONTAINING 39047 SQ FT/ 0.90 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS, IF ANY.

- LEGEND:**
- ▲ GOVERNMENT CORNER MONUMENT FOUND
 - ▲ GOVERNMENT CORNER MONUMENT SET 1/2\" x 30\" REBAR w/ORANGE PLASTIC ID CAP #17162
 - PARCEL OR LOT CORNER MONUMENT FOUND
 - SET 1/2\" x 30\" REBAR w/ORANGE PLASTIC ID CAP #17162
 - () RECORDED AS

NOTE: ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

SANITARY SEWER EASEMENT
BLACK HAWK COUNTY



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, PLS _____ date _____
Iowa License Number 17162
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal: THIS SHEET

Clapsaddle-Garber Associates, Inc 5106 Nordic Drive Cedar Falls, Iowa 50613 Ph 319-266-0258 www.cgiconsultants.com	
DRAWN	SHEET NO.
KNW	1 OF 1
DATE	PROJECT NO.
5-13-21	5586.05



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 and City Council Members
FROM: Jennifer Rodenbeck, Director of Finance & Business Operations
DATE: March 27, 2023
SUBJECT: FY2024 Budget

Attached is the state required notice for the FY24 budget hearing. The rate on the notice is \$11.74. This rate will cause a 2.98% increase on residential properties, a 2.00% increase on commercial & industrial properties, and a 12.56% decrease on multi-residential properties. The full budget document is also included in this packet.

The next step in the budget process is to have a hearing on the budget and formally adopt the budget. As the Council is aware, the Council can adopt a budget that is lower than the published rate and lower than the approved maximum levy.

The Code of Iowa requires that the City have a public hearing and I would request that the hearing be set for April 17, 2023.

If you have any questions, about the budget or the budget process, please feel free to contact me.

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET

Fiscal Year July 1, 2023 - June 30, 2024

City of: CEDAR FALLS

Item 24.

The City Council will conduct a public hearing on the proposed Budget at: City Hall, 220 Clay Street, Cedar Falls, IA Meeting Date: 4/17/2023 Meeting Time: 07:00 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property 11.74413

The estimated tax levy rate per \$1000 valuation on Agricultural land is 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(319) 273-8600

City Clerk/Finance Officer's NAME
Jennifer Rodenbeck

		Budget FY 2024	Re-estimated FY 2023	Actual FY 2022
Revenues & Other Financing Sources				
Taxes Levied on Property	1	24,481,575	23,791,654	22,456,567
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	24,481,575	23,791,654	22,456,567
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	6,145,440	5,320,260	6,611,377
Other City Taxes	6	7,976,316	8,639,192	8,615,811
Licenses & Permits	7	1,021,000	845,488	1,012,414
Use of Money and Property	8	1,155,920	1,286,553	1,073,595
Intergovernmental	9	12,178,010	22,044,492	15,929,225
Charges for Fees & Service	10	17,230,210	14,998,150	14,267,681
Special Assessments	11	0	0	35,911
Miscellaneous	12	897,259	794,541	2,350,447
Other Financing Sources	13	15,044,000	4,084,730	0
Transfers In	14	12,984,910	12,698,132	15,976,914
Total Revenues and Other Sources	15	99,114,640	94,503,192	88,329,942
Expenditures & Other Financing Uses				
Public Safety	16	14,693,270	13,239,953	12,890,191
Public Works	17	20,775,080	18,744,208	16,455,069
Health and Social Services	18	28,000	28,000	25,776
Culture and Recreation	19	10,180,730	8,600,570	7,063,896
Community and Economic Development	20	3,224,650	2,715,458	3,319,082
General Government	21	6,629,260	6,070,925	4,933,496
Debt Service	22	2,546,800	2,192,078	1,062,100
Capital Projects	23	21,899,360	26,388,375	14,100,931
Total Government Activities Expenditures	24	79,977,150	77,979,567	59,850,541
Business Type / Enterprises	25	23,390,760	10,842,198	9,749,934
Total ALL Expenditures	26	103,367,910	88,821,765	69,600,475
Transfers Out	27	12,984,910	12,698,132	15,976,914
Total ALL Expenditures/Transfers Out	28	116,352,820	101,519,897	85,577,389
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-17,238,180	-7,016,705	2,752,553
Beginning Fund Balance July 1	30	98,756,610	105,773,315	103,020,762
Ending Fund Balance June 30	31	81,518,430	98,756,610	105,773,315



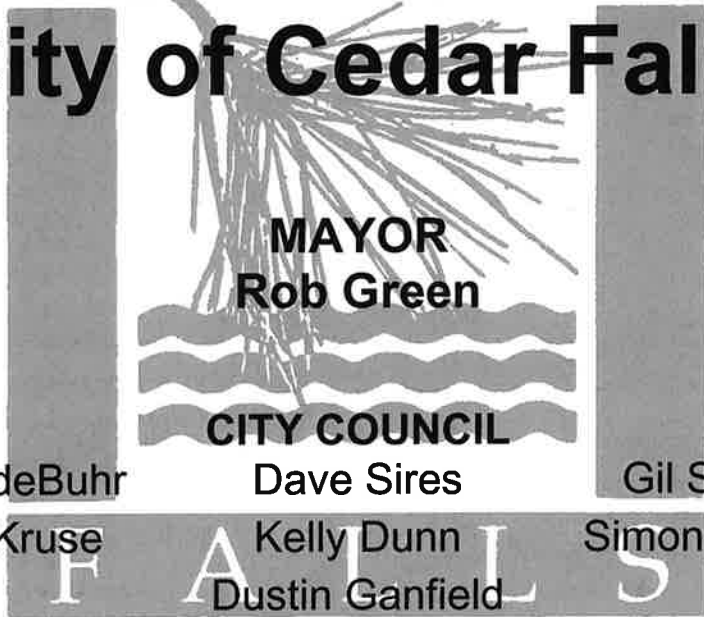
City of Cedar Falls, Iowa

FY2024 – 2026 Preliminary Financial Plan

July 1, 2023 – June 30, 2026

Prepared by Finance and Business Operations

FY2024 – 2026 FINANCIAL PLAN City of Cedar Falls



MAYOR
Rob Green

CITY COUNCIL

Susan deBuhr

Dave Sires

Gil Schultz

Daryl Kruse

Kelly Dunn

Simon Harding

Dustin Ganfield

Iowa
STAFF

City Administrator,
Ron Gaines

Community Development
Director, Stephanie Sheetz

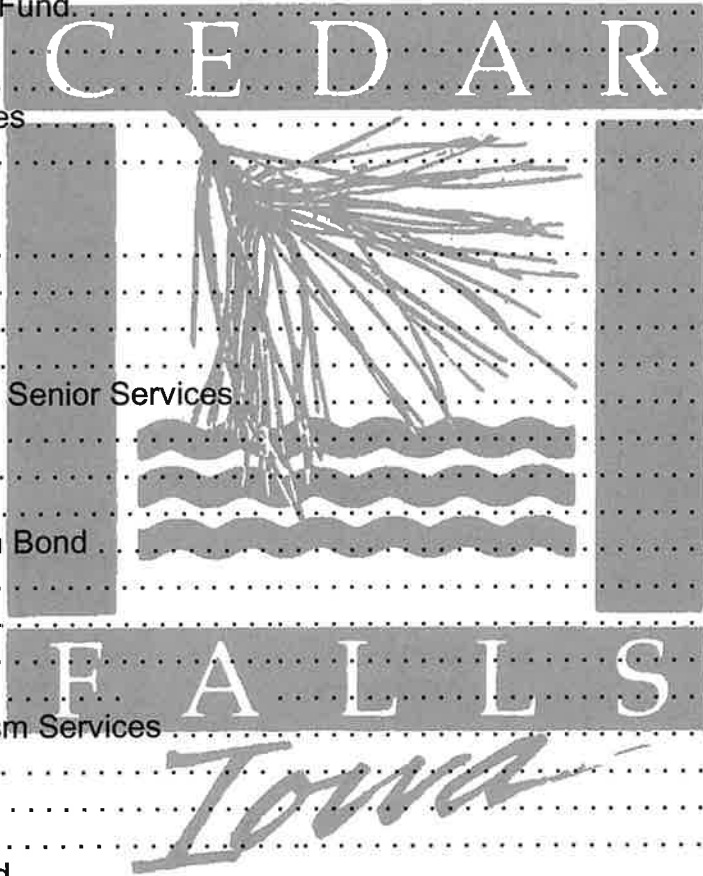
Public Works
Director, Chase Schrage

Public Safety Services
Director, Craig Berte

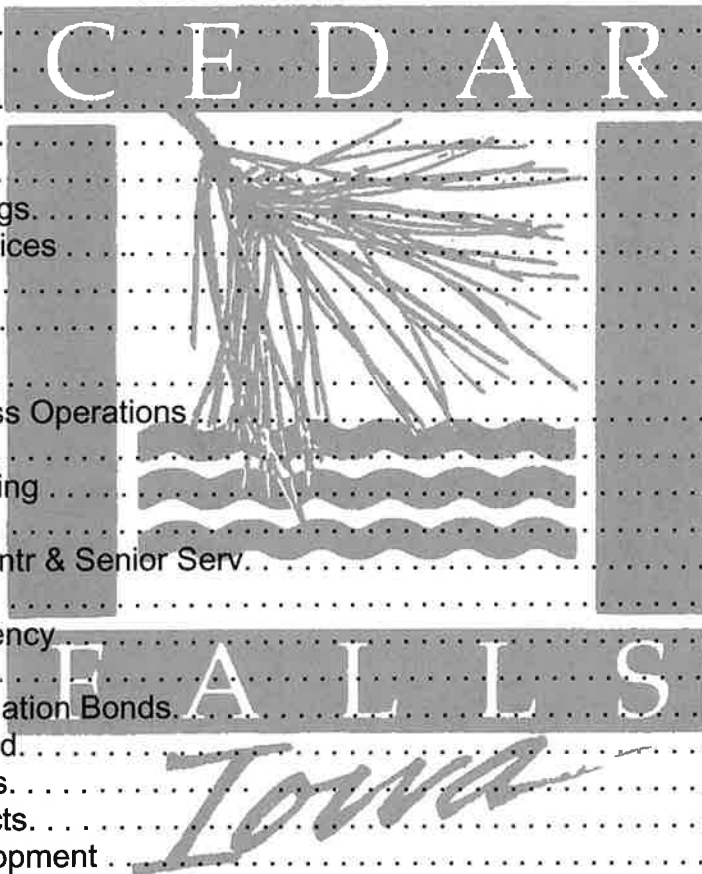
Finance & Business Operations
Director, Jennifer Rodenbeck

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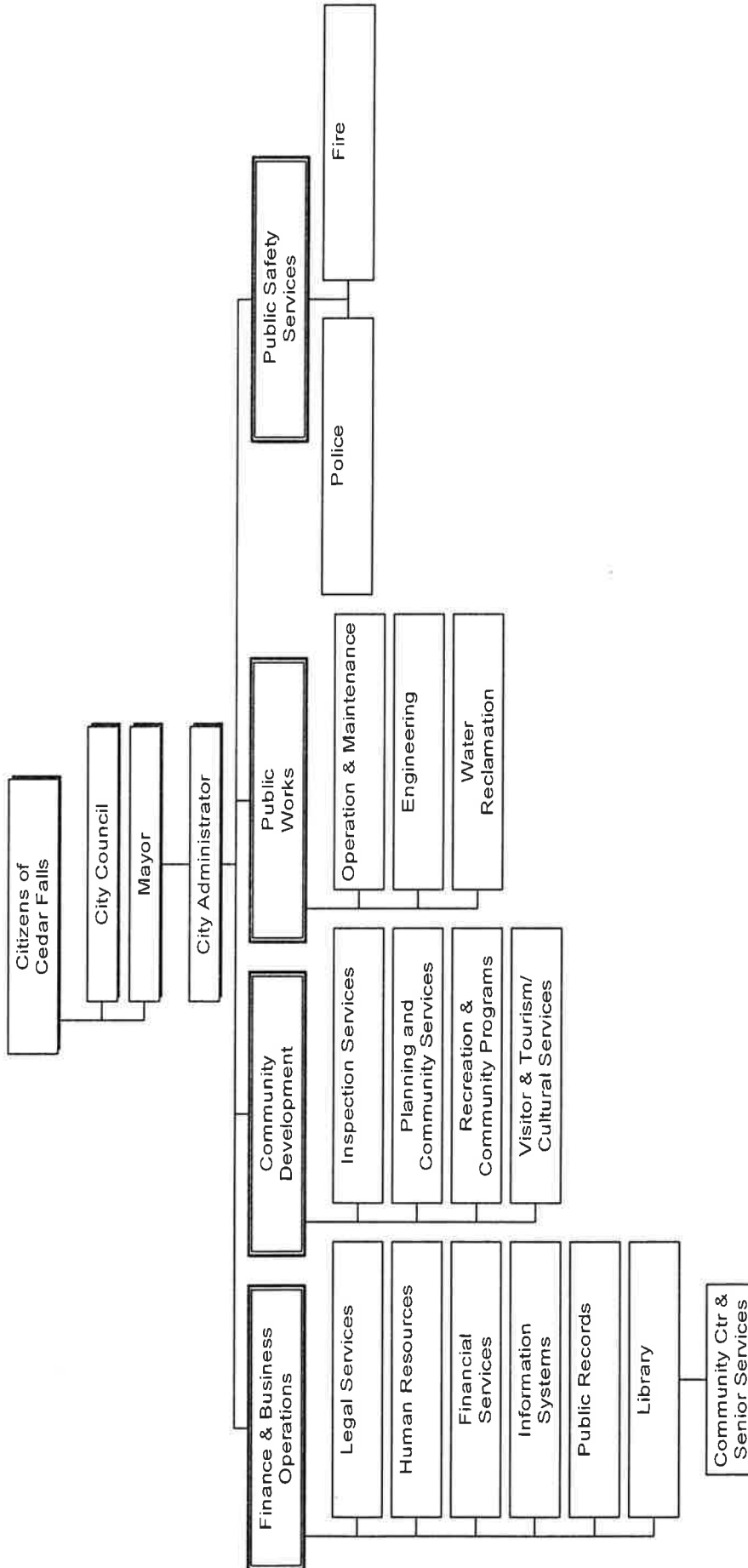
CITY OF CEDAR FALLS, IOWA

PRINCIPAL OFFICIALS

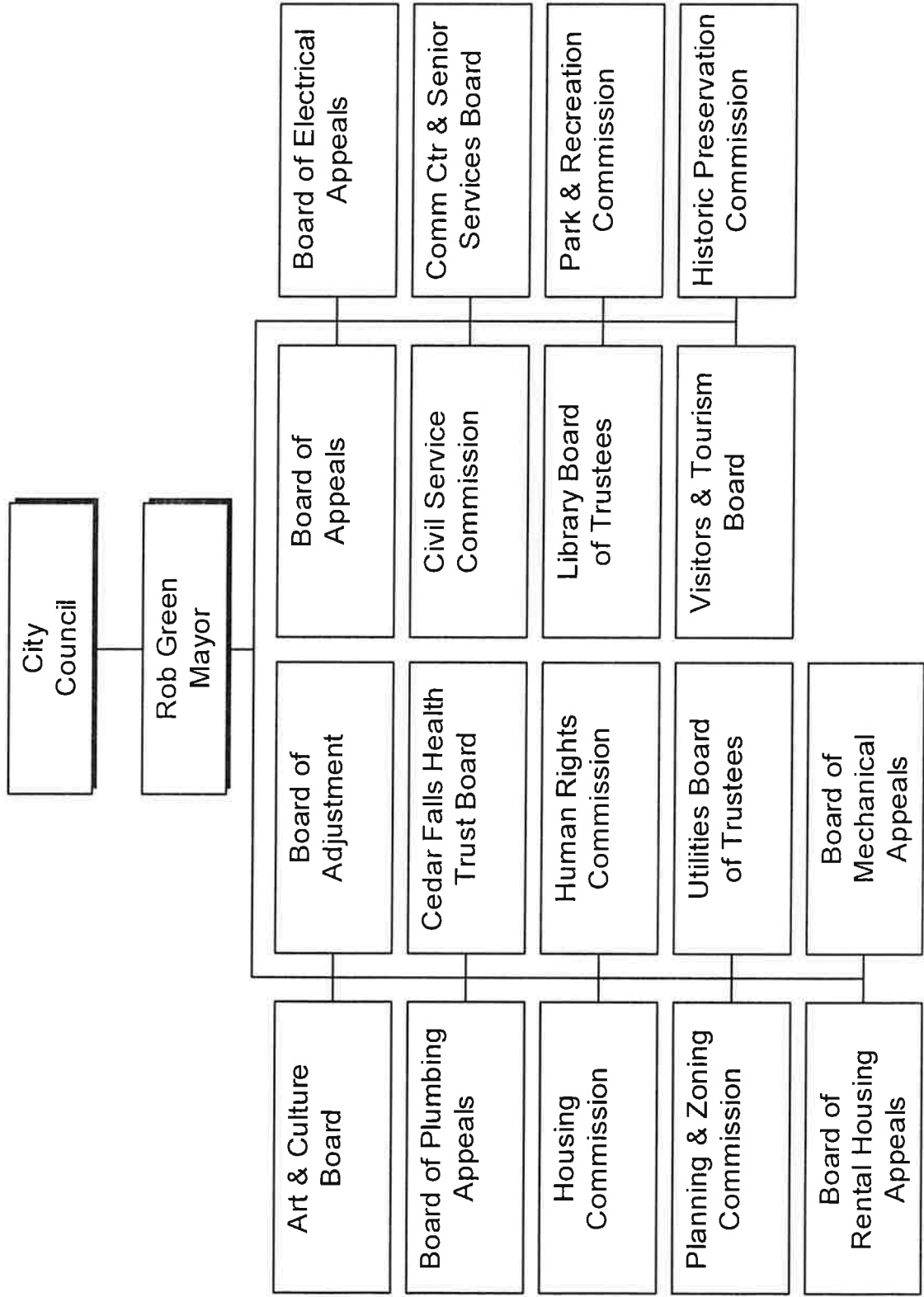
January 1, 2023

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	Mark Howard
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	Vacant
O & M Parks Manager	Brian Heath
Cedar Falls Utilities General Manager	Steve Bernard

**City of Cedar Falls, Iowa
Organizational Chart**



City of Cedar Falls, Iowa Boards and Commissions



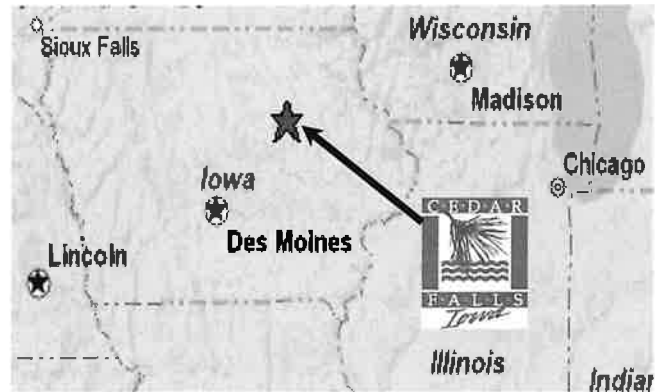
READER'S GUIDE

The annual operating budget for the City of Cedar Falls (the City) is the result of many hours of deliberation by the City staff, Mayor and the City Council. Organization of the budget document is designed to help the reader locate information, both financial and non-financial, in a timely manner.

This guide is included to provide the reader with an overview of the budget document, the budget process, budget implementation, and reporting on budget results.

INTRODUCTION

The City of Cedar Falls, with a population of 40,713, is located in Black Hawk County in the northeastern section of Iowa. The area of the City is 28.9 square miles of incorporated land. The University of Northern Iowa with a student population of approximately 10,500 is located in Cedar Falls and has provided growth and stability to the city.



The City operates under the Mayor-Council form of government with appointed City Administrator. Policymaking 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 approval of boards and commissions. The Council is elected on a non-partisan basis. Council members consist of two Council members elected at large and one Council member from each of five wards as established by ordinance, elected for terms of four years. The Mayor is responsible for supervising the City Administrator. The City Administrator is appointed by the City Council and serves as the chief administrative officer.

BUDGET PROCESS

Preparation and Adoption

In October and November 2022, the budget process for fiscal year 2023-2024 (FY2024) began. The Mayor, Council and the City Administrator discuss policies relating to the FY2024 budget through the goal setting process. The Department of Finance & Business Operations prepares the instructions and budget estimate sheets and forwards them to the city departments. The Department Directors then fill in their budget estimate sheets with their requests.

The budgets are forwarded to the Dept. of Finance & Business Operations for the processing of the numerical data. During the processing of expenditure request data by the Dept. of Finance & Business Operations, revenue estimates are prepared using available historical data, combined with current year projections and trends. After the Dept. of Finance & Business Operations processed expenditure requests, the Director

of Finance & Business Operations then reviews departmental requests. Over a period of three to four weeks, the City Administrator and Director of Finance & Business Operations made revisions and modifications to the original departmental requests in order to arrive at a final proposed budget.

On or before January 31st, the Mayor and City Administrator reviewed the budget estimates and the Department of Finance & Business Operations prepares a summary statement for the coming fiscal year. By the end of January a date for the maximum levy hearing is set.

By mid-February, the Council receives a preliminary budget prepared by the Dept. of Finance & Business Operations, approves a maximum levy rate and sets a date for a budget hearing. A sufficient number of copies of the detailed budget are available to meet the requests of taxpayers and organizations at the offices of the Mayor, Director of Finance & Business Operations, and the City Library.

The Director of Finance & Business Operations publishes the budget estimate and notice of hearing 10 to 20 days prior to the date set for the hearing in a newspaper published at least once weekly and having general circulation in the city. (See Section 362.3, Iowa Code.) A public hearing is then held by mid-March and the Council adopts the proposed budget.

The adopted budget is filed with the County Auditor and Iowa Department of Management by March 31.

In light of the State of Iowa passing SF181 in February, 2023 residential rollback figures had to be recalculated. This had a major impact on the City budget and the City budget process. Fortunately the State recognized this burden and extended the filing deadline to April 30th for the current year. Therefore, the setting of the levy rates and the required public hearing dates have all been adjusted by one month. This will only be adjusted for the FY2024 budget process and will return to the regular schedule next year.

Budget Amendment

Sec. 384.18 of the Code provides that a city budget for the current fiscal year may be amended for any of the following purposes:

1. To permit the appropriation and expenditure of unexpended, unencumbered cash balances on hand at the end of the preceding fiscal year, which had not been anticipated in the budget.
2. To permit the appropriation and expenditure of amounts anticipated being available from sources other than property taxation and which had not been anticipated in the budget.
3. To permit transfers from the debt service fund, the capital improvements reserve fund, the emergency fund, or other funds established by state law, to any other city fund unless specifically prohibited by state law.

- 4. To permit transfers between programs within the general fund.

A city budget becomes effective July 1 unless amended under the conditions listed above. A budget amendment must be prepared and adopted in the same manner as the original budget as provided in Sec. 384.16 and is subject to protest as provided in Sec. 384.19. A city budget shall be amended by May 31 of the current fiscal year to allow time for a protest hearing to be held and a decision rendered before June 30.

Budget Calendar

Budget Calendar 2022

- By October 9 The Mayor, Council and the City Administrator discuss policies relating to next year's budget in light of the City financial plan. At the same time, the Department of Finance & Business Operations prepares the instructions and budget estimate sheets and forwards them to the city departments.
- Oct. 10 to Nov. 13 The Departmental Directors fill in their budget estimate sheets with their requests. Supporting data such as department work programs for the ensuing year should be included. The Director of Finance & Business Operations prepares a statement of debt service requirements for payment of principal and interest and fixed charges, which the city must pay.
- Nov. 14 to Jan. 29 An estimate is made of all revenues, which the city will receive. The budget process is completed by Finance staff.

Budget Calendar 2023

- By March 6 The Mayor and City Administrator review the budget estimates and prepare a summary statement for the coming fiscal year. A date for the maximum levy hearing is set.
- By March 6 The Council holds a budget work session.
- By March 6 The Council receives the preliminary budget and sets the hearing for the maximum levy.
- By March 20 Hold the hearing for the maximum levy and set the date for the public hearing on the budget.
- By April 3 Hold the public hearing.
- By April 30 Deadline for filing adopted budget with County Auditor.
- By May 31 A City budget shall be amended for the current year.

October 2022				
M	T	W	T	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

November 2022				
M	T	W	T	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30		

December 2022				
M	T	W	T	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

January 2023				
M	T	W	T	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30	31			

February 2023				
M	T	W	T	F
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28			

March 2023				
M	T	W	T	F
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	31

April 2023				
M	T	W	T	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28

May 2023				
M	T	W	T	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

BUDGET OBJECTIVES

The FY2024 budget has been prepared in an effort to communicate to the citizens and staff of the City the overall policies and goals of the City Council. The budget document includes descriptions of the various activities and programs (departments) of the City, and the goals and objectives for the current and future years. This format is designed to communicate clearly to the public the goals and objectives of the City Council, thereby enabling the reader to gain more useful information about the City, without requiring detailed accounting or budgetary knowledge.

For each operational fund, the budget is prepared on a line-item basis by individual department and division/activity. The City Administrator then presents budget programs and goals and objectives to the City Council. Line item expenditure justifications are omitted from the budget document, in order to focus more on the programs and objectives of the coming fiscal year. After the budget is approved, an appropriations resolution is presented to council that illustrates the line item detail.

BUDGET PHILOSOPHY

Budget philosophy for the City depends upon the local needs and concerns of the citizens. Other factors also affect budget philosophy, such as the state of the local economy, the demands of the public for increased services, and unfunded mandates and requirements of federal and state regulatory agencies. Even with all of these considerations, the budget prepared by the City was prepared from a conservative perspective with regard to estimating both the revenues and expenditures. Although historical comparisons and trends are very useful, often-current year data and trends will take precedence over prior year trends. Budgeting from such a "conservative" perspective, revenues are often anticipated either at or only slightly above prior year levels, unless there are other known factors that may significantly affect anticipated revenues. By estimating revenues conservatively, decreases in any one revenue source due to fluctuations in the economy and variations in weather should not adversely affect the City's "bottom line."

Likewise, expenditures are also estimated conservatively, i.e., allowances are made for unanticipated expenditures, and personal services for vacant positions are funded for the entire fiscal year, except where noted. As a result, over the years this method of budgeting has resulted in increases in the actual fund balance, when compared to the original fund balance budget. The City continues to use this method of budgeting rather than using unreasonable or unsubstantial projections, since such budget methods could have an adverse impact on the City's reserves.

Each year, the City's goal is to provide a balanced budget in which current revenues equal current expenditures for the General Fund. The budgets for all other funds will have revenues equal or exceeding expenditures depending on the nature of the fund. In cases where expenditures exceed revenues for a particular fund in the current year is due to an intentional use of fund reserves.

PRESENTATION OF FINANCIAL INFORMATION AND BASIS OF ACCOUNTING

Fund Accounting

The City utilizes fund accounting procedures to prepare the annual budget, however, the state required budget forms are prepared by fund type and by program. Also, because the City is organized into 4 separate departments, the budget document is sequenced by departments, since the department directors use this document as an operational guide.

Fund accounting is the specialized type of accounting used by local governments. It arose in response to the special limitations placed on significant amounts of the resources provided to governmental jurisdictions by legal ordinances, grantors, and other resource providers. By definition, a “fund” is a distinct fiscal entity, accounting for receipts and disbursements that are for specific activities. A fund is a self-balancing set of accounts, where assets equal liability plus fund balance.

The funds of the City of Cedar Falls are summarized by fund type in the following manner:

1. General - General activities of the City are considered part of the General Fund.
2. Special Revenue Funds - The Street Construction Fund, the Section 8 Housing Assistance Fund, the Block Grant Fund, and the Police & Fire Retirement Funds are required by state and/or federal laws to be classified as separate funds in the Special Revenue Fund type.
3. Debt Service - Bond covenants require a sinking fund to make debt service payments. The City of Cedar Falls has one debt service fund.
4. Capital Projects - All large capital projects, improvements, and equipment purchases are budgeted in the Capital Projects Fund type.
5. Proprietary - The three enterprise funds, Sewer Rental, Refuse, and Storm Water, and two internal service funds, Data Processing and Vehicle Maintenance, are presented, however, only the enterprise funds are budgeted in the Proprietary Fund type since Internal Service Funds are not required to be budgeted on the state form.

Columnar Format

In order to facilitate enhancing year-by-year changes, comparative financial information for the following years in the General Fund and Other Funds sections of this document, is presented in the following columns:

<u>Actual</u>	<u>Actual</u>	<u>Budgeted</u>	<u>Projected</u>	<u>Budget</u>	<u>Proposed</u>	<u>Proposed</u>
<u>2020/2021</u>	<u>2021/2022</u>	<u>2022/2023</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2025/2026</u>

Accounting and Budgeting Basis

The operating budget of the City of Cedar Falls shall be drawn so that available resources and anticipated expenditures are equal. The City's accounting and budget records for general governmental operations are maintained on a modified accrual basis, with the revenue being recorded when available and measurable and expenditures being recorded when the services or goods are received and the liabilities incurred. Accounting records for the Enterprise and Internal Service Funds are maintained on the accrual basis, while the budget records are maintained on the modified accrual basis.

Differences between budgetary policies and Generally Accepted Accounting Principles (GAAP) in the Enterprise and Internal Service Funds exist for several reasons. One reason is that existing procedures have worked well and continue to work well for administrative and control purposes. Some other reasons for differences between budget and GAAP are the treatment of interfund transfers, departmental capital outlay, debt service principal payments, and depreciation. The City's budgeting practices include interfund transfers as revenue and expenditures, while GAAP classifies interfund transactions as other financing sources or uses. Also City management desires an operating statement budget line item for each anticipated cash outflow, including debt service and capital outlay. If the City budgeted the enterprise funds on a full accrual basis, capital outlay and debt service payments would not be reported in the operating statement.

Depreciation expense, which is recognized in the audit records, is not budgeted. Not providing for depreciation in the budget is a policy decision that has not adversely affected the funds.

BUDGET DOCUMENT FORMAT

The City's operating expenditures are organized into the following hierarchical categories: Programs, Departments, and Divisions.

1. Programs: As of January 1, 2003, state law prescribes that City budgeted expenditures must be categorized into nine basic programs. The nine programs are:
 - a. Public Safety – expenditures for Police and Fire protection
 - b. Public Works – expenditures for roads, parking, and engineering services
 - c. Health and Social Services – health care expenditures
 - d. Culture and Recreation – expenditures for library, parks, cemetery, recreation, and culture services
 - e. Community and Economic Development – expenditures for economic development and housing and urban renewal

- f. General Government – areas such as Mayor’s office, City Clerk, financial services, and liability
 - g. Debt Service – expenditures for debt service
 - h. Capital Projects – expenditures for capital projects
 - i. Business Type Activities – expenditures for Sewer, Refuse, and Storm Water
2. Departments: For administration purposes the City hierarchy is divided into departments. The departments represent groupings of related operations aimed at accomplishing a broad goal or accomplishing a major service. The departments of the City are:
- a. Finance & Business Operations (FBO)
 - b. Community Development (CD)
 - c. Public Works (PW)
 - d. Public Safety Services (PSS)
3. Divisions: Departments are further subdivided into divisions, which are usually associated with functioning work groups having more limited sets of work responsibilities. An example is the Financial Services Division of the Department of Finance & Business Operations.

The following is an example of the relationship between programs, departments and divisions.

Program:	General Government
Department:	Finance & Business Operations
Division:	Financial Services

State of Iowa law determines the lowest level of budgetary control, which is at the program level. Cities are not allowed to expend over the amounts budgeted at the program level without filing a budget amendment with the State.

The budget document contains a detailed explanation of the FY24 financial impact and policy summary, budget highlights that describe the reasons for increases in each divisional budget, and a five year financial strategy that describes in depth the financial challenges faced by the City in the next five years.

The text of the budget document contains a summary of each division's revenues and expenditures and a narrative of the division's purpose, continuing and new objectives, and performance measures. The financial information for each division is then summarized by fund type and the expenditures are summarized by program.

The City uses the following fund types:

- Governmental funds, including General, Special Revenue, Debt Service, and Capital Projects; and
- Proprietary funds

General Fund – the general operating fund of the City, used to account for all revenues and expenditures except those accounted for in other funds. Typical governmental functions, such as police, fire, library, parks, and administration are funded in the General Fund.

Other Funds – these funds are used to account for proceeds of specific revenue sources, capital projects, debt service, and proprietary funds.

Finance & Business Operations Department: Cable TV, Information Systems, Parking, Community Center & Senior Services, Debt Service, Hospital, Trust & Agency, General Obligation Bond Funds, Street Repairs, and Capital Projects Fund.

Community Development Department: Section 8 Housing Assistance, Block Grant, Visitors & Tourism and Capital Reserves

Public Works: Refuse, Storm Water, Sewer, Street Construction, and Vehicle Maintenance.

Public Safety Services: None

The financial information includes revenue and expenditure information for the last two completed fiscal years, the projected amounts for the current year, the budgeted amounts for the current year, the budgeted amounts covered by this budget and projected amounts for the two subsequent fiscal years. Costs are segregated by personnel services, commodities, services and charges, capital outlay, debt service and transfers. These categories represent the level of control exercised by the City departments.

The final sections of the budget document contain a detailed five-year capital improvements program and other miscellaneous background information.

FINANCIAL POLICIES

Cash Reserves

The City will maintain an unreserved balance at year-end at a level determined by Council to meet cash flow requirements, emergency needs, and bond rating criteria.

The minimum criteria shall be:

1. The City's General Fund Reserve is limited to 25% of expenditures by State Appeal Board action. The City Council has established that the General Fund balance be maintained between 15 and 25% and preferably at the 20-25% level.
2. The Refuse Fund at 20-30%, but no less than \$500,000.
- 3.* The Sewer Fund at 65-75%, but no less than \$1,500,000.
4. The Street Fund at 20-30%, but no less than \$1,000,000.
5. The Storm Water Fund at 10-20%, but no less than \$200,000.
6. The Emergency Reserve Fund \$1,500,000 - \$2,000,000.

* Excludes bond fund expenditures.

Revenues

The revenue projection process starts with estimates submitted by the departments for their specific areas. The Director of Finance & Business Operations reviews those estimates and makes informed judgments on all revenues City-wide. Prior year's actual and current year-to-date amounts are used to project both the current year and next year's revenues. Information received from the State, County, and Iowa League of Cities is utilized to project revenue trends and anticipated amounts. The Director of Finance & Business Operations, using conservative interest rate projections, current balances and interest accrual information, projects interest earnings. The Mayor and City Administrator then review revenues, expenditures and ending fund balances to determine if any revenue adjustments need to be made. For the past few years, the City Council has decided not to rely on the State backfill revenue to balance the budget.

1. Property Taxes
 - A. The budget of the City of Cedar Falls shall be drawn so that the general tax levy does not exceed limits established by State law.
 - B. Debt Service Levy

Taxes shall be levied each year under the Debt Service Levy in the amount equal to the general obligation principal and interest due in that same year, minus the portion paid by the enterprise funds and Cedar Falls Utilities.

C. Tort Liability Levy

The City may levy for the expected costs of property and liability insurance policies and estimated claims losses held by the City.

D. Employee Benefits Levy

The City shall use the Employee Benefits Levy for:

1. The City's share of contributions to police and fire pension and retirement systems, at rates determined by the State of Iowa, for currently employed sworn officers.
2. The City's share of contributions for employee benefits budgeted under the General Fund only if the general tax levy is at the \$8.10 maximum. Tax revenues under the employee benefits levy will be receipted into the Trust and Agency Fund and then transferred into the General Fund.

E. Transit Levy

Taxes levied under the transit levy shall not exceed the 95-cent limit established by State law. Tax revenues from the transit levy will be receipted into the General Fund.

F. Band Levy

Taxes levied under the Band Levy shall not exceed the 13.5-cent limit established by State law. Tax revenues from the band levy will be receipted into the General Fund.

G. Library Levy

Taxes levied under the library levy shall not exceed the 27-cent limit established by state law. Tax revenues from the library levy will be used to support the library. Approximately 50% of the levy will be used for new materials and services and approximately 50% will be used to lower general fund support to the library.

H. Emergency Management Levy

Taxes levied under the emergency management levy will be receipted into the General Fund and used for expenses related to the County wide Emergency Management Commission, which includes Consolidated Dispatch.

2. Other City Taxes

A. Sales Tax

The City of Cedar Falls collects an additional 1% in local option sales tax. The revenues and expenditures under this program are recorded in a separate fund.

B. Hotel/Motel Tax

The City currently has a 7% hotel/motel tax with 50% of the income generated by the imposition of the tax being devoted to the Visitors and Tourism Division. The other 50% is devoted to programs related to lakes, trails, and recreational/cultural facilities.

3. Fees and Charges

The City will establish fees and charges, in accordance with revenue bond requirements or for covering all or part of the related costs of providing the services. The City will review fees and charges, at a minimum, on a biannual basis.

4. Investments

The City will invest 100% of idle funds and will obtain the best possible return on all cash investments within the limits of the State law.

5. Intergovernmental Revenue

Revenues from local, State and Federal governments will be used according to the restrictions or intent placed on each.

6. Additional Revenue Sources

The City will continue to search for additional revenues as a method of balancing its budget.

Expenditures

1. Current Service Level:

Maintaining the current level of services will receive first priority for funding.

2. Cost Effective Programs:

The City will encourage technology and capital investment programs, which are cost effective and reduce operating expenses.

3. Infrastructures and Equipment:

The City will continue the scheduled level of maintenance and replacement for its infrastructure and equipment.

4. Local Option Sales Tax

The City will continue to spend 100% of the local option sales tax proceeds on street repair in accordance with the stipulations set by the voters.

5. Reductions:

To balance the budget, the City will attempt to avoid service reductions. If the situation arises, consideration will be given first to alternatives, which avoid employee layoffs, resist cuts in service and establish user fees. If reductions are necessary, parameters for downsizing shall ensure that (1) no essential service be eliminated; (2) service with high public visibility and exposure remain intact, and (3) reductions be made in internal functions as a first priority.

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.

Long-Term Debt

1. Purpose of Debt:

Debt will fund the design, inspection and construction of capital improvement projects; it will not be used for annual operating expenses.

2. Debt Limit:

The total general obligation debt will not exceed 5% of the total assessed value of real property.

3. Debt Issuance:

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.

Escrow Funds

1. Accrued Liabilities

A commitment is made to escrow funds annually to pay accrued liabilities. The City will address annually these commitments by budgeting and depositing in a restricted account funds to pay these liabilities when they occur. By policy the City will not unfund these liabilities. Escrow accounts include severance, payroll, liability insurance, vehicle replacement, data processing, workmen's compensation, long-term disability and all pensions.

2. Capital Accounts

For many of our recreational operations (golf, recreation, softball, and cultural programs) the City sets aside a percentage of those revenues into a capital account. Those funds can then be used in the future for capital projects, including major maintenance projects, related to these activities. This allows for the accumulation of funds without having to spend the cost of issuing long term debt for these type of projects.

Capital Improvement Budget Policies

The Capital Improvements Program (CIP) is a planning document and does not authorize or fund projects. The projects listed in the CIP are summarized in the capital projects program. The CIP is prepared by the Finance & Business Operations Department, is reviewed by the Mayor, City Administrator, and Department Directors, with final approval by the City Council. Detailed descriptions and a summary of the CIP are located in the Capital Improvement Program section of this document.

The total amount programmed for FY24, on the CIP, is \$91,962,100. The following chart illustrates the changes made and how the amounts are programmed in the operating budget:

	Original
Capital Projects Funds	\$ 30,960,800
Enterprise Funds	14,900,000
Federal/State Funds	24,219,090
General Fund	421,660
Special Revenue Funds	20,298,500
Internal Service Funds	1,162,050
	\$ 91,962,100

Following is a list of policies pertaining to the Capital Improvements Program:

1. The City will make all capital improvements in accordance with an adopted capital improvements program.
2. The City will develop a multi-year plan for capital improvements and update it annually.
3. The City will enact an annual capital budget based on the multi-year capital improvement plan. Future capital expenditures necessitated by changes in population, changes in real estate development, or changes in

- economic base will be calculated and included in capital budget projections.
4. The City will coordinate development of the capital improvement budget with development of the operating budget. Future operating costs associated with new capital improvement will be projected and included in operating budget forecasts.
 5. The City will use intergovernmental assistance to finance only those capital improvements that are consistent with the capital improvement plan and City priorities, and whose operating and maintenance costs have been included in operating budget forecasts.
 6. The City will maintain all its assets at a level adequate to protect the City's capital investment and to minimize future maintenance and replacement costs.
 7. The City will project its equipment replacement and maintenance needs for the next several years and will update this projection each year. From this projection a maintenance and replacement schedule will be developed and followed.
 8. The City will determine the least costly financing method for all new projects.

CONCLUSION AND ACKNOWLEDGEMENTS

This financial plan includes the ideas, recommendations and suggestions of citizens, Mayor, City Council and the City staff during Council hearings and informal contacts. The major impact of the City Council upon the financial plan is in the setting of goals, policies, priorities and programs.

While all departments were intensely involved in the preparation of the financial plan, most of the credit for the document goes to the Budget and CIP project team. Particular gratitude is expressed to: Ron Gaines, City Administrator; Jennifer Rodenbeck, Director of Finance & Business Operations; Lisa Roeding, Controller/City Treasurer; Cathy Niebergall, Financial Technician; Paul Kockler, Accountant.

While we appreciate all contributions to this budget, it must be remembered that the real thanks must go to the City employees, who, on a daily basis, transform this document into the City's program of services.

BUDGET MESSAGE

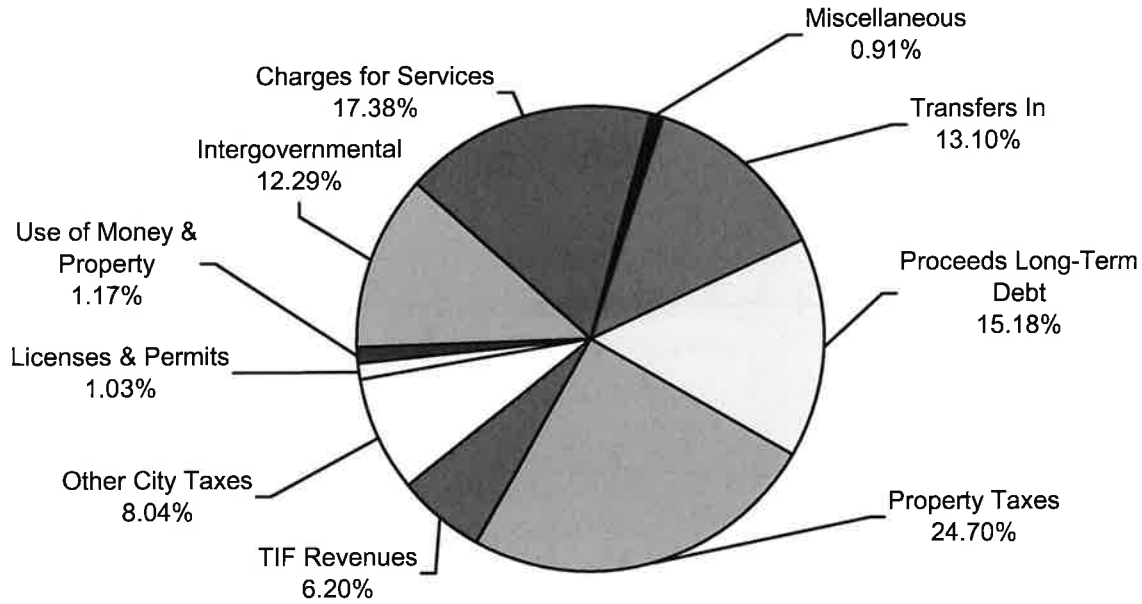
FY24 SUMMARY POINTS

- Tax rate increased from \$11.51 to \$11.74/\$1,000 valuation.
- Assessed values increased by \$74 million. Taxable valuations only increased by \$4 million.
- The residential rollback factor increased from 54.1302% to 54.65%. Commercial and Industrial rollback factor will remain at 90%.
- Residential property tax payers will see a 2.98% increase for FY24 and commercial/industrial will see a 2.00% increase.
- The Emergency levy was not utilized in FY24.
- The Trust & Agency levy was utilized, but was not used at the maximum.
- The Emergency Management Levy is being utilized in FY24 for EMA and consolidated dispatch costs.
- No debt service is being budgeted out of the General Fund for FY24.
- The Library levy was included in FY24 at \$.27/\$1,000 valuation.
- Five TIF districts (Unified, Downtown, Southern, College Hill, Pinnacle Prairie) will be active for FY24.
- The following staffing positions are added to the FY24 budget:
 - Full-Time Property Acquisition Specialist
 - Full-Time Library Assistant
 - Part-Time Rec position is being budgeted at Full-Time
 - Part-Time Code Enforcement Officer
 - Full-Time Police Officer
 - Three Part-Time positions in Public Works are being budgeted at Full-Time. This is in Refuse, Traffic operations and Vehicle Maintenance.

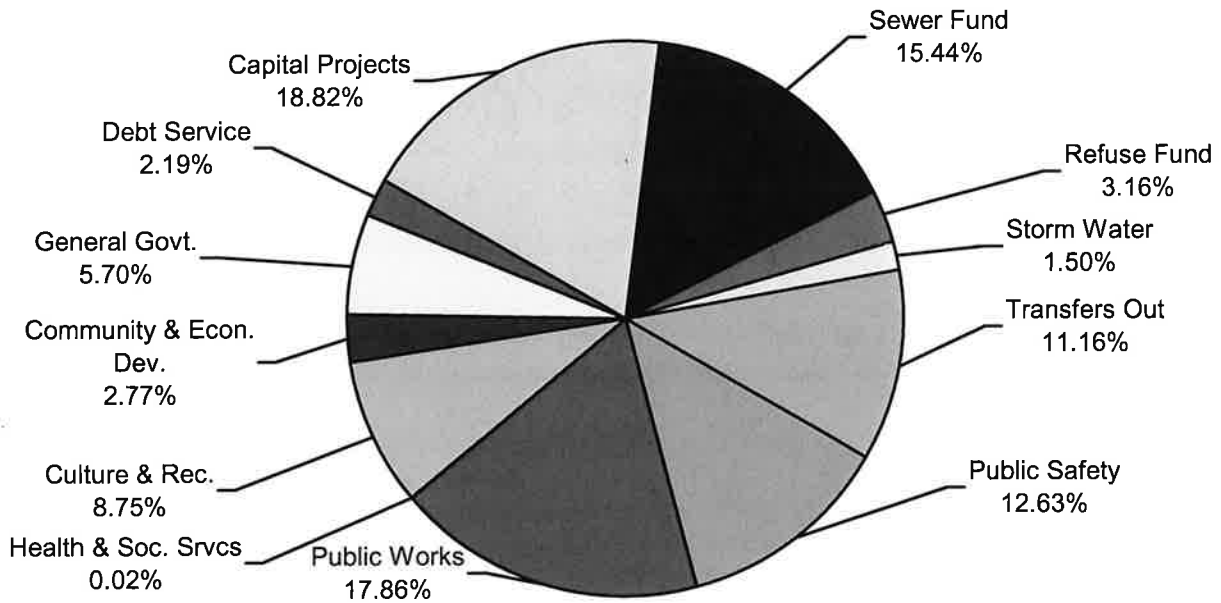
BUDGET SUMMARY

The summary of revenues and expenditures as presented below and on the following pages follows the format of the State Budget Forms. The total revenues and expenditures may differ slightly from the fund activity as presented in sections 5 and 6 of this budget document due to certain eliminations and reclassifications of transfer activity.

Resources – “Where the money comes from”



Expenditures (Uses) – “Where the money goes”



Budget Summary by Fund Type

Fund Type/Fund	Estimated Beginning Balance 07/01/23	Revenues & Transfers In	Expenditures & Transfers Out	Estimated Ending Balance 06/30/24
Governmental Funds:				
General Fund	\$ 11,594,823	\$ 30,452,710	\$ 30,452,710	\$ 11,594,823
Special Revenue	43,896,908	28,523,780	35,046,300	37,374,388
Debt Service	316,592	2,546,800	2,546,800	316,592
Capital Projects	19,888,182	10,414,470	22,299,360	8,003,292
Total Governmental Funds	<u>\$ 75,696,505</u>	<u>\$ 71,937,760</u>	<u>\$ 90,345,170</u>	<u>\$ 57,289,095</u>
Business-Type Funds:				
Sewer Fund	\$ 14,981,924	\$ 22,179,060	\$ 20,227,490	\$ 16,933,494
Refuse Fund	5,890,593	3,734,620	3,880,500	5,744,713
Storm Water	2,187,577	1,263,200	1,899,660	1,551,117
Total Business-Type Funds	<u>\$ 23,060,094</u>	<u>\$ 27,176,880</u>	<u>\$ 26,007,650</u>	<u>\$ 24,229,324</u>
Total	<u><u>\$ 98,756,599</u></u>	<u><u>\$ 99,114,640</u></u>	<u><u>\$ 116,352,820</u></u>	<u><u>\$ 81,518,419</u></u>

Revenues by Source

Property Taxes	\$ 22,456,567	\$ 23,791,654	\$ 24,481,575	\$ 689,921	2.90%
TIF Revenues	6,611,377	5,320,260	6,145,440	825,180	15.51%
Other City Taxes	8,615,811	8,639,192	7,976,316	(662,876)	-7.67%
Licenses and Permits	1,012,414	845,488	1,021,000	175,512	20.76%
Use of Money and Property	1,073,595	1,286,553	1,155,920	(130,633)	-10.15%
Intergovernmental	15,929,225	22,044,492	12,178,010	(9,866,482)	-44.76%
Charges for Services	14,267,681	14,998,150	17,230,210	2,232,060	14.88%
Special Assessments	35,911	-	-	-	-
Miscellaneous	2,350,447	794,541	897,259	102,718	12.93%
Transfers In	15,976,914	12,698,132	12,984,910	286,778	2.26%
Proceeds of Long-Term Debt	-	4,084,730	15,044,000	10,959,270	268.30%
Total	<u><u>\$ 88,329,942</u></u>	<u><u>\$ 94,503,192</u></u>	<u><u>\$ 99,114,640</u></u>	<u><u>\$ 4,611,448</u></u>	<u><u>4.88%</u></u>

Total Expenditures by Function

Function	Actual 2021/2022	Projected 2022/2023	Budgeted 2023/2024	Increase/(Decrease) Over 2023	
				Amount	Percentage
Government Activities:					
Public Safety	\$ 12,890,191	\$ 13,201,953	\$ 14,693,270	\$ 1,491,317	11.30%
Public Works	16,455,069	18,744,208	20,775,080	2,030,872	10.83%
Health and Social Services	25,776	28,000	28,000	-	0.00%
Culture and Recreation	7,063,896	8,525,570	10,180,730	1,655,160	19.41%
Community and Economic Dev.	3,319,082	2,715,458	3,224,650	509,192	18.75%
General Government	4,933,496	6,183,925	6,629,260	445,335	7.20%
Debt Service	1,062,100	2,192,078	2,546,800	354,722	16.18%
Capital Projects	14,100,931	26,388,375	21,899,360	(4,489,015)	-17.01%
Total Government Activities	\$ 59,850,541	\$ 77,979,567	\$ 79,977,150	\$ 1,997,583	2.56%
Business-Type Activities:					
Sewer Fund	\$ 5,643,284	\$ 6,026,544	\$ 17,969,100	\$ 11,942,556	198.17%
Refuse Fund	3,303,874	3,121,300	3,680,220	558,920	17.91%
Storm Water	802,776	1,694,354	1,741,440	47,086	2.78%
Total Business-Type Activities	\$ 9,749,934	\$ 10,842,198	\$ 23,390,760	\$ 12,548,562	115.74%
Transfers Out	15,976,914	12,698,132	12,984,910	286,778	2.26%
Total Expenditures	\$ 85,577,389	\$ 101,519,897	\$ 116,352,820	\$ 14,832,923	14.61%

SHORT-TERM FINANCIAL STRATEGIES

Reorganization

The City also went through a major reorganization plan in 2014 that reduced the number of departments from six to four. This was a top/down restructuring that recognized that the retention of employees who provide direct services to the general public are the most critical to providing public services and maintaining service quality. The newly created departments are Finance & Business Operations, Community Development, Public Works, and Public Safety Services. Operational supervision was also combined to reduce the number of divisions underneath each of these departments. The City reorganized in FY20 to go to a more traditional Public Works Department. This replaced the Municipal Operations and Programs Department.

The City will continue to look for ways to stream line services and reduce costs where possible.

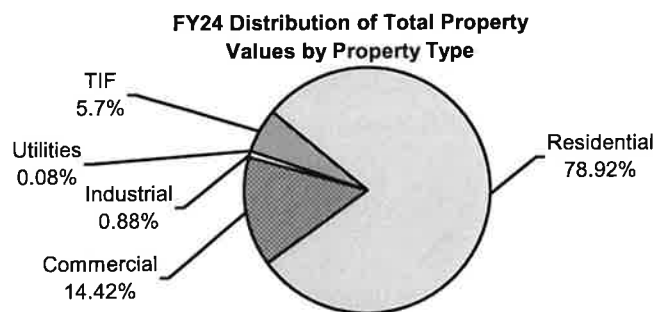
State Aid

In developing the FY24 budget several issues were addressed. First and foremost is the policy decision to eliminate dependence on state funding in the general operating budget. During the 2021 legislative session it was approved to phase-out backfill. This will be phased out in 8 years. Therefore, for FY24 the reduced backfill amount is budgeted in revenue and the corresponding amount is budgeted in expenses for a one-time capital project.

Property Tax Reform

Also of concern to the City is the property tax legislation that came into effect for multi-residential properties. These properties were taxed at 82.50% for FY18, 78.75% for FY19, 75.00% for FY20, 71.25% for FY21, 67.50% for FY22, 63.75% for FY23 and declined to 54.65% for FY24, which now means they are taxed equivalent to residential properties, this is \$109 million of valuation that Cedar Falls will lose property tax revenue on. For FY15, the commercial rollback caused a loss of \$25 million in taxable valuation for the \$8.10 levy and \$14 million in taxable valuation in the TIF districts. For FY16, the commercial rollback caused an additional loss of \$22 million in taxable valuation for the \$8.10 levy and \$15 million in taxable valuation in the TIF districts. For FY15, FY16, and FY17 the State Legislature had guaranteed replacement funds for this loss of revenue (backfill) and they funded it in FY18, FY19, FY20, FY21, FY22 & FY23. However, the amount received from the State does not make up the entire loss. In addition, these funds are not guaranteed in FY24 and beyond.

In 2023, the Iowa State Legislature continues to discuss property tax reform. These could have major impacts on the FY24 budget and future budgets. The City will need to continue to monitor any new legislature.



Employee Compensation and Benefits

Personnel costs continue to rise dramatically. Negotiated base salary increases for FY24 range between 3-5%. Contributions for pension, FICA, medicare, and other benefits increase when salaries increase.

Pension benefits provided to employees continue to have an effect on the FY 24 budget, and are projected to continue to have major impacts in future budget years. The municipal Police and Fire Retirement rate decreased from 23.90% to 22.98% and \$1.1 million in property tax support is still needed in FY24. In FY24, the IPERS contribution, which is the pension plan for all other city employees, remained 9.44% for the employer. The total IPERS contribution by the City is budgeted at \$1,393,740 for FY24. Other employee benefits continue to increase, including health insurance costs. The City will need to look at plan changes during this next year.

User Fees

Another issue that will need to be reviewed continually is user fees for refuse. The demand for storing and processing recycled products continues to grow in refuse. The citizens of Cedar Falls should be praised for their active participation in recycling efforts, however, these come at a cost due to the requirement of new and expanded recycling facilities. Along with recycled products, yard waste disposal is also demanding more staff and facilities. The City Council did increase the refuse rates in FY21 and will need to continue to ensure that rates cover costs.

In sewer, infrastructure improvements and compliance with environmental standards will increase capital and debt service costs in this fund. The Council passed an ordinance increasing sewer rates 7% each year. However, these increases may not be enough. A sewer rate study will be performed again in a few years to determine the amount of increase needed.

In storm water, major infrastructure improvements are needed. The current CIP has over \$4.9 million in storm water projects. A fee increase was necessary to cover the costs of these projects. The Council passed an ordinance increasing storm water rates 7% each year for 5 years.

CFD 1101: Council Goals, Work Program, and Financial Plan for FY2024

Adopted January 3, 2023 by the Cedar Falls City Council

MISSION OF THE CITY OF CEDAR FALLS:

Continuously improve the safety and desirability of Cedar Falls through efficient delivery of public services, with open communication between Citizens, Council, Mayor, and City Staff.

SHORT TERM FINANCIAL PLAN:

A. FY2024 Budget Policies.

- 1). Limit tax increases to no more than the rate of inflation on residential properties for controllable costs.
- 2). City staff members are directed to certify the maximum amount of legally incurred TIF debt annually by December 1st for all completed City and CFU construction work within the TIF Districts to better position the City and CFU financially. Continue to transfer TIF release funds to economic development fund to cash-flow economic development projects.
- 3). Use State aid (including backfill if provided) only to fund one-time capital expenditures or non-reoccurring expenses, rather than for operating expenses.
- 4). Requests for aid from any group will only be considered once annually during the annual budget process. Mid-year requests will be deferred to the next fiscal year unless they are emergency in nature. Financial aid will only be provided if there is not financial hardship on City offered essential services and the services proposed are not duplicated.
- 5). Applications for City funding support from UNI will only be accepted from the Vice President of Administration and Finance once annually. This process ensures that all UNI projects or programs seeking City financial aid have been approved by UNI management and prioritized.
- 6). All outside agencies seeking City financial support shall submit formal applications for review by a committee of staff members with recommendations forwarded to the Mayor and City Council; considerations for approval shall include timely reporting, performance, public benefit, funding options and service priority.
- 7). Escrow Fund Policies.
 - a. The City will escrow funds annually to pay accrued liabilities.
 - b. The City will address annually these commitments by budgeting and depositing in a restricted account funds to pay these liabilities when they occur.
 - c. The City will not un-fund liabilities in escrow accounts; these include severance,

payroll, liability insurance, vehicle replacement, data processing, workmen's compensation, long-term disability, and all pensions.

- 8). Continue to assess user fees for specific City services at rates approved by Council.
- 9). Explore the use of State authorized tax levies for statutory services, if the General Fund experiences financial limitations.
- 10). The Cedar Falls Health Trust Fund shall only budget expenditure of interest income generated by the fund minus an interest income contribution into the fund's principal equal to the rate of inflation in health care. Principal should only be used in negotiating a development agreement for a new hospital or a health care provider.
- 11). Interest income generated from the 411 Pension reserve fund shall be used to pay the required City contribution to annual 411 expenses. No portion of the principal shall be used for operating purposes.
- 12). Road Use taxes shall only be deposited in the Street Construction fund with their use limited to street operations and maintenance purposes.
- 13). Consider adding General Fund financial support for annual maintenance expenses to better landscape public roadways.
- 14). Maintain capital and maintenance reserve accounts generated from user fees set aside to pay for future capital repairs or facility replacement of benefit to the users contributing (examples include the Recreation Center, Aquatic Center, Hearst Center, Beach House, Big Woods Campground, and golf courses).
- 15). The CFU transfer made to the City in lieu of property taxes shall be deposited in the General Fund to off-set the cost of supplying City services. Transfer funds shall also be set aside in a capital account to finance various one-time capital projects.
- 16). Maintain liability, work compensation and health insurance reserves as required by law or policy to support the City's self-insurance programs.
- 17). Evaluate annually the ability of the Library Board to utilize Community Foundation Trust accounts to support select programs, operations and capital needs.
- 18). TIF-qualified SSMID funds collected from Downtown and College Hill SSMID District will be allocated to Community Main Street and College Hill Partnership rather than for City TIF debt payments.
- 19). Coordinate and centralize all requests for grants, including the Black Hawk County Gaming Association.

B. FY2024 Budget Contingency Policies.

- 1). Prioritize all city services if budget reductions are required; this will allow for the most cost-effective use of Federal Aid to pay eligible 'essential' service operating expenses as, if the operating expenses are not reoccurring or if more efficient staffing can be achieved.
- 2). Reduce City financial aid to outside agencies if funding shortfalls risk damaging the provision of essential services; annually notify agencies if funding reductions are anticipated for the next fiscal year.

C. FY2024 Cash Reserves Policy.

- 1). 1. The City will maintain an unreserved balance at year-end at a level determined by Council to meet cash flow requirements, emergency needs, and bond rating criteria.

Fund Type	Percent Minimum	Absolute Minimum
General Fund	15-25% ¹	Not specified
Refuse Fund	20-30%	\$500,000
Sewer Fund	65-75%	\$1,500,000
Street Fund	20-30%	\$1,000,000
Storm Water Fund	10-20%	\$200,000
Emergency Reserve Fund	N/A	\$1,500,000 - \$2,000,000

D. FY2024 Revenues Policy.

- 1). Description. The revenue projection process starts with estimates submitted by the departments for their specific areas. Finance reviews those estimates and makes informed judgments on all revenues City-wide. Prior year's actual and current year-to-date amounts are used to project both the current year and next year's revenues. Information received from the State, County, and Iowa League of Cities is utilized to project revenue trends and anticipated amounts.
- 2). Approval. Finance will use conservative interest rate projections, current balances and interest accrual information, projects interest earnings. The Mayor and City Administrator will review revenues, expenditures and ending fund balances to determine if any revenue adjustments need to be made.
- 3). Revenue Source Policies.

¹ The City Council established Resolution 9054 that the General Fund balance be maintained between 15 and 25% and preferably at the 20-25% level, allowing for the seasonal cash flows. Work towards closer to 25%.

- a. Property Taxes. The budget of the City of Cedar Falls shall be drawn so that the general tax levy does not exceed limits established by State law.
- b. Debt Service Levy. Taxes shall be levied each year under the Debt Service Levy in the amount equal to the general obligation principal and interest due in that same year, minus the portion paid by the enterprise funds and CFU.
- c. Tort Liability Levy. The City may levy for the expected costs of property and liability insurance policies and estimated claims losses held by the City.
- d. Employee Benefits Levy. The City's share of contributions to police and fire pension and retirement systems, at rates determined by the State of Iowa, for currently employed sworn officers. The City's share of contributions for employee benefits budgeted under the General Fund only if the general tax levy is at the \$8.10 maximum. Employee benefits levy tax revenues will be receipted into the Trust and Agency Fund and then transferred into the General Fund.
- e. Emergency Management Levy. Levy for all dispatch, 911 and emergency operation costs assigned to the City of Cedar Falls.
- f. Transit Levy. Transit levy taxes shall not exceed the 95-cent limit established by State law. Transit levy tax revenues will be receipted into the General Fund.
- g. Band Levy. Taxes levied under the Band Levy shall not exceed the 13.5-cent limit established by State law. Tax revenues from the band levy will be receipted into the General Fund.
- h. Library Levy. Taxes levied under the library levy shall not exceed the 27-cent limit established by state law. Library levy tax revenues shall support the library. Approximately 50% of the levy will be used for new materials and services and approximately 50% will be used to lower general fund support to the library.
- i. Sales Tax. The City collects an additional 1% in local option sales tax. The revenues and expenditures under this program are recorded in a separate fund.
- j. Hotel/Motel Tax. The City currently has a 7% hotel/motel tax with 50% of the income generated by the imposition of the tax being devoted to the Visitors and Tourism Division. The other 50% is devoted to programs related to parks, lakes, trails, and recreational/cultural facilities.
- k. Fees and Charges. The City will establish fees and charges, in accordance with revenue bond requirements or for covering all or part of the related costs of providing the services. Fees and charges shall be reviewed at least biennially.
- l. Investments. The City will invest 100% of idle funds and will obtain the best possible return on all cash investments within the limits of the State law.

- m. Intergovernmental Revenue. Revenues from local, State and Federal governments will be used according to the restrictions or intent placed on each.
- n. Additional Revenue Sources. The City will continue searching for additional revenues to maintain a balanced budget.

E. FY2024 Expenditures Policies.

- 1). Current Service Level: Funding will be prioritized to maintain current service levels.
- 2). Cost Effective Programs: Technology and capital investment programs will be leveraged to reduce operating expenses whenever cost-effective.
- 3). Infrastructures and Equipment: The City will maintain the scheduled level of maintenance and replacement for City infrastructure and equipment.
- 4). Local Option Sales Tax: 100% of LOST proceeds will be spent on street repair in accordance with the stipulations set by the voters and City Council resolution².
- 5). Reductions: The City will attempt to avoid service reductions when balancing the budget. First consideration will be given to alternatives which avoid employee layoffs, resist cuts in service, and establish user fees. Parameters for downsizing shall ensure that (1) no essential service be eliminated; (2) service with high public visibility and exposure remain intact, and (3) reductions will first be made in internal functions.

F. FY2024 Long Term Debt Policies.

- 1). Purpose of Debt: Debt will be used to fund the design, inspection and construction of capital improvement projects, rather than for annual operating expenses.
- 2). Debt Limit: The total GO debt will not exceed 5% of total assessed real property value.
- 3). Debt Issuance: New debt issuance shall not exceed a replacement debt level. Existing debt should be refinanced to secure the lowest possible interest costs, whenever possible.
- 4). Self-Financing: Self-financing or cash (where allowed) will be used to fund one-time projects if excess cash reserves exist.

G. FY2024 Capital Improvements Program Policies.

- 1). Description. The Capital Improvements Program (CIP) is a planning document and does

² City Council Resolution 15,596 provides that, "Zero percent (0%) of said local sales and services tax is to be used for property tax relief. One hundred percent (100%) of the revenue generated in the City of Cedar Falls, Iowa during each fiscal year from said local sales and services tax is to be allocated for reconstruction, repair or replacement of existing streets, curbs, structures, storm sewers and sanitary sewers as they relate to streets within the corporate limits of the City of Cedar Falls, Iowa and not as replacement funds for the present funding levels, as authorized by the City Council of the City of Cedar Falls, Iowa.

not authorize or fund projects. The projects listed in the CIP are summarized in the capital projects program.

- 2). Approvals. The CIP is prepared by the Finance & Business Operations Department for review by the Department Directors, City Administrator, Mayor, and Planning and Zoning Commission; the CIP is then submitted to the City Council for approval.
- 3). The City will make all capital improvements in accordance with the adopted CIP. The City will develop and annually update a multi-year plan for capital improvements.
- 4). The City will enact an annual capital budget based on the multi-year capital improvement plan. Future capital expenditures necessitated by changes in population, changes in real estate development, or changes in economic base will be calculated and included in capital budget projections.
- 5). The City will coordinate development of the capital improvement budget with development of the operating budget. Future operating costs associated with new capital improvement will be projected and included in operating budget forecasts.
- 6). The City will use intergovernmental assistance to finance only those capital improvements consistent with the CIP and City priorities and where operating and maintenance costs have been included in operating budget forecasts.
- 7). 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.
- 8). The City will project its equipment replacement and maintenance needs for the next several years and will update this projection each year in order to implement a maintenance and replacement schedule.
- 9). The City will not finance equipment or projects with a projected life span less than a bond's maturity through the sale of GO bonds.
- 10). The City will not finance ongoing operating expenses with GO or revenue bonds.
- 11). The CIP will incorporate the least costly financing method for all new projects.
- 12). The City will maintain a long-term financial plan to address inadequacies in "City managed" infrastructure in unserved areas of the City and progressively add them to the CIP when cost effective (if consistent with long-range growth plans).
- 13). The CIP will incorporate a debt management strategy emphasizing the protection of at least 25-30% of the City's debt capacity.
- 14). The City will develop a plan addressing competing projects, priorities and timing to meet this objective jointly by soliciting input from the Planning & Zoning Commission to

ensure that projects are timely, unduplicated and supportive of long-range plans.

- 15). The issuance of new debt shall not exceed a replacement debt level, which typically ranges from \$3.0 - \$4.0 million dollars every other year; CFU uses the City's bank qualified financing capacity in off bond sale years.
 - a. In FY23, the City will budget for a \$3.0 - \$4 million dollar GO bond sale.
 - b. The City will use emergency reserve funds for projects identified in the CIP, with a balance of \$1.5-2 million for emergencies.
- 16). The City will incorporate when timely, properly planned, safely engineered and financially feasible and design appropriate street and growth concepts in the planning and design of all capital projects.
- 17). The city will seek minimum private donation match of 25% off/for recreation & quality of life projects. Funds shall be escrowed or an agreement with the City Council needs to be executed prior to the project bid letting.

GOALS AND OBJECTIVES:

1. **GOAL #1: Foster Organizational Excellence.** Select, train, motivate and retain highly qualified employees who represent the city in a professional manner.
 - A. Supporting Policies.
 - 1). Ensure that employee wages and benefits are competitive with other municipalities in the state of Iowa and private enterprise in the metro area.
 - 2). Maintain clear lines and methods of communication between elected officials and staff.
 - 3). Treat employees with respect and expect that they, in turn, will treat citizens with respect.
 - 4). Encourage and management and supervisory employees to be creative and innovative in the delivery of city services.
 - 5). Promote continuous quality improvement in all city government operations.
 - 6). Conduct employee survey every two years.
 - B. Long-Term and Ongoing Objectives.
 - 1). Continue to monitor the ability to attract and retain quality staff.
 - 2). Continue to support the Performance Based Pay (Merit Pay) Policy (CFD 2154) to reward superior staff performance and encourage the retention of high performers.

- 3). Expand cross-training programs to improve service without increasing staffing.
- 4). Seek methods to reduce employee health insurance costs by altering benefits, seeking greater financial contribution from employees and modify methods of employee health service delivery.

C. FY2024 Detailed Objectives.

- 1). Review results and consider policy changes from the workforce climate assessment / employee satisfaction survey to improve human resources management and employee relations.
- 2). Continue to evaluate whether to fill an opening or proposed newly created position.
- 3). Explore restructuring, merging, or eliminating vacant positions.
- 4). Maintain multi-year staffing and succession plans.
- 5). Implement and maintain updates to the Comprehensive Pay Plan (CFD 2502.18).
- 6). Continue to fund the City's employee educational assistance program (CFD 2254).
- 7). Encourage employees to use the City's wellness program (CFD 2257) and continue to offer incentives for participation.
- 8). Update the staffing plan to address employment attrition, retirements and the use of PT, PSOs, POCs, Police Reservists, volunteers or other cross-training programs to respond to long-term staffing needs.
- 9). Develop a review standard to annually evaluate the performance of the City Administrator.

2. **GOAL #2: Deliver Responsible Local Government.** Provide a representative system which identifies and anticipates concerns, problems, and opportunities which are effectively addressed with thoughtful and decisive governmental actions for the benefit of citizens.

A. Supporting Council Policies.

- 1). Provide broad direction to the City Administrator, who in turn formulates management decisions to provide efficient service offerings and operations.
- 2). As a policy-making body, interpret community needs and values and convey them to City staff through consistent legislative and policy actions.
- 3). Continue to provide a forum for active public engagement related to City actions through open public meetings, hearings, committees, commissions, task forces and broadcast media.

- 4). Continually explore and evaluate improved methods of communication with citizens to inform them of City activities and accomplishments.

B. Long-Term and Ongoing Objectives.

- 1). Continue to hold annual meetings with CFU to discuss the impacts and strategies to deal with the on-going transfer of Utility funds in lieu of property taxes, franchise taxes, use of right-of-way, TIF reimbursement, and support of entrepreneurship.
- 2). Hold joint meetings with policy-making City boards such as the Library Board and the Planning & Zoning Commission.
- 3). Consider holding when timely, joint meetings with the Waterloo City Council, Black Hawk County Supervisors, Cedar Falls Community School District and the University of Northern Iowa on matters of mutual interest.
- 4). Encourage the professional development of City Council members, city commissioners and board members through staff-facilitated work sessions, training sessions, the Iowa League of Cities annual conference, the Municipal Leadership Academy, and innovative project presentations from other cities.
- 5). Expand on existing collaborations with the City of Waterloo, CFU, UNI, Black Hawk County, and other governmental bodies to provide high-quality public services at lower cost; examples include art & culture services, airport operations, public safety services, transit systems, economic development coordination, emergency response, sewer infrastructure, and shared facilities / equipment.
- 6). Continue working with the Metropolitan Transit Authority and exploring other transportation options which meet the needs of Cedar Falls' public transit-dependent residents at an affordable cost to the city.
- 7). Continue to support the development of a five-year Community-Wide Strategic Plan (CFD 4005) to help coordinate the long-term efforts of the City's many stakeholders, including a new plan for 2025-2030.
- 8). Continue using the city's quarterly Currents newsletter, websites, cable television, social media and other technologies to provide relevant information about City services, activities, and schedules to residents.
- 9). Continue expanding the Communication Specialist role to facilitate increased communications with the public about all aspects of city government.
- 10). Maintain an online index of major city plans, policies, and documents for reference.
- 11). Continue to expand the City's online services to take advantage of the prevalence of smartphones & other mobile devices in our community, while also ensuring that the less

digitally advantaged can fully access city services.

- 12). Continue to implement the Nutrient Reduction Strategy as submitted to the IDNR to update the existing Wastewater Treatment Facility.

C. FY2024 Detailed Objectives.

1). City of Waterloo Objectives.

- a. Maintain mutual aid agreements with Waterloo for faster emergency response times and lower callback expenses for both cities.
- b. Support coordination with Waterloo directly and through the Iowa Northland Regional Council of Governments (INRCOG) on common legislative goals.

2). University of Northern Iowa Objectives.

- a. Continue to collaborate with UNI to address public safety, parking, College Hill neighborhood, equitable payment for City services, sharing of facilities and elimination of duplicated governmental services.
- b. Continue to explore the viability of shared service contracts with UNI for policing, fire protection, dispatch, street maintenance, utilities, and recreational facility development and usage.
- c. Continue to coordinate the development of new City open field recreational uses with UNI to minimize the purchase of additional land; this approach will allow City funds to be used for site development.
- d. Engage with Iowa Workforce Development and UNI to explore opportunities to retain recent UNI graduates in Cedar Falls.
- e. Continue to provide paid internships to UNI students as a means to promote civic engagement.

3). Cedar Falls Community School District (CFCSD) Objectives.

- a. Assist CFCSD with infrastructure improvements that create parking areas, joint City/Schools playgrounds, and building expansion areas.
- b. Support improvements to parking and pedestrian traffic near public schools in accordance with the Safe Routes to Schools Study (CFD 4106.11); examples of such design are Orchard Hill Elementary, Southdale Elementary, and Lincoln Elementary.
- c. Coordinate with CFCSD on the completion of the new Cedar Falls High School; identify local, county and state facilities, programs and property which can minimize duplication of services.

- d. Continue to engage directly with High School student groups to introduce students to civic engagement (e.g. CAPS program).
 - e. Build collaboration between CFCSD and the City to highlight and celebrate the many cultures in the community and how they add value to our city.
 - f. Create pathways and collaborative equity discussions between businesses and UNI.
 - g. Participate in a community-wide equity committee.
- 4). Cedar Falls Utilities (CFU) Objectives.
- a. Annually consider repaying eligible CFU expenses (if excess TIF revenues exist) for CFU projects completed in City TIF districts.
 - b. Support CFU in the implementation of water service programs, as CFU is the sole governmental entity authorized by code to provide these services. Reimbursement would be subject to CFU maintaining a fair and updated annual transfer that equitably compensates the City for return on investment from City ownership, property taxes, franchise fees and use of city right-of-way (ROW).
 - c. Implement public water special assessment programs (if requested by CFU) to install a public water system in un-serviced areas, if requested and financially supported by a majority of benefited property owners. Examples include parts of northern Cedar Falls, Viking Place, Horseshoe Drive and some rural properties.
 - d. Use federal Community Development Block Grant (CDBG) funding (if eligible) to pay for water service line connection for all residents who are income-eligible and property taxes to pay for fire hydrant installation; CFU will pay for all water line over-sizing and property owners will pay all other expenses, less any other funding sources.
 - e. Continue to explore sustainability and resiliency initiatives jointly with CFU.
- 5). Community Resiliency Objectives.
- a. Continue to implement the Island Park Revitalization Plan.
 - b. Continue to evaluate cost effective measures to reduce damages resulting from Cedar River flooding.
 - c. Continue to support conversion of city buildings to LED lighting, when cost-effective, to reduce the City's electricity demand.
 - d. Continue to support the conversion of unused City property to native tallgrass prairie (when practical) to reduce storm water runoff, minimize lawn maintenance requirements, and provide habitat for wildlife and pollinators.

- e. Continue to support the conversion of select gravel alleys to permeable alleys (when funds permit) to reduce gravel erosion and pollution from storm runoff.

6). Racial Equity and Human Rights Objectives.

- a. Invest in organizational capacity and infrastructure through hiring under Human Resources personnel to achieve human rights and equity goals.
- b. Continue to actively partner with the Black Hawk County Health Department, Cedar Falls Community School District, UNI, and Grow Cedar Valley to develop coordinated and supporting equity plans and initiatives.
- c. Build collaboration with the Cedar Falls Community School District to highlight and celebrate different cultures in the community and their value to the city.
- d. Create pathways and collaborative equity discussions between businesses and UNI.
- e. Work with Human Rights Commission about forming a Diversity, Equity, & Inclusion (DEI) subcommittee or determine best approach to establishing a Cedar Falls Equity Committee.
- f. Work towards actively building capacity to create public engagement opportunities that are welcoming and inclusive.

7). General Governance Objectives.

- a. Continue support for 'Mayor's Updates' to inform the City Council, Cedar Falls residents and stakeholders of the status of Council priorities, City projects, upcoming activities and key information.
- b. Continue to specify in council agenda memos and presentations how a project or topic fits into the City Council's stated goals and priorities.
- c. Maintain a directory of governmental units, neighborhood groups, and other stakeholders the City Council would periodically like to meet with to discuss common interests.
- d. Maintain an online calendar of civic events of relevance to city elected officials, published with as much advance notice as possible to facilitate attendance.
- e. Hold city council committee or work sessions on council meeting Mondays to discuss complex or potentially contentious matters.

3. **GOAL #3: Ensure Government Efficiency and Effectiveness.** Equitably deliver services in a cost effective, efficient, professional, and timely manner.

A. Supporting Council Policies.

- 1). Carry out the Short-Term Financial Plan.
- 2). Ensure that community health, safety, and welfare are protected through provision of essential cost-effective, efficient, professional, and timely public services.
- 3). Adopt a balanced budget reflecting the community's economic climate and needs.
- 4). Continue to monitor the impacts of the State of Iowa's roll back of commercial/industrial taxable values without long-term guaranteed backfill funding.
- 5). Maintain a budget philosophy of self-sufficiency in all major funds.
- 6). Adopt a Capital Improvements Program annually which coordinates major capital expenditures and is responsive to property tax levies and the City's debt restrictions.
- 7). Maintain a stable property tax rate relative to the consumer price index.
- 8). Deposit funds in excess of annual operations expenses (including released TIF funds) in a capital reserve account for projects, economic development, public land acquisition, redevelopment, health insurance fund support, or other one-time allocations approved by the City Council.
- 9). Evaluate each newly proposed service to determine the cost, relative importance and value of each service, and to identify unnecessary duplication within City-sponsored programs.
- 10). Identify and implement cost-effective methods to save energy within City operations.

B. Long-Term and Ongoing Objectives.

- 1). Continue to monitor the City's capacity to provide adequate maintenance of its growing infrastructure. Maintain a long-term maintenance plan, including a contingency plan to respond to any long-term reductions in maintenance funds.
- 2). Continue to dedicate future accumulating cash generated by mid-year budget reductions for one-time future expenses such as capital projects.
- 3). Continue to dedicate TIF release dollars generated by expired TIF areas to future economic development projects.
- 4). Continue to explore appropriate opportunities for privatization of city services.
- 5). Continue the annual street repair program using RUT and LOST revenues.
- 6). Ensure that essential services (public safety, parks, sewers, roads, refuse collection) are offered, while constantly exploring ways to increase efficiency in delivery.

- 7). Encourage civic involvement and volunteerism by citizens to reduce costs, including recycling, picking up leaves, moving cars to assist with efficient snowplowing, cleaning sidewalks, Friends of the Library, Friends of the Hearst Center, and Police Reservists.
- 8). Maintain the appropriate number of alternative staff in police and fire while improving services and reducing overtime costs by annually recruiting, if necessary new Police Reservists, volunteers, PSOs and POC staff.
- 9). Periodically conduct an evaluation of the costs and benefits of participation in the County Consolidated Communications Center and CJIS. Determine the fair share of costs that should be assigned to Cedar Falls while exploring a "county funded" system.
- 10). Maintain the Police Community Service Officer (CSO) program to help supervisory personnel with office duties, allowing supervisors to work closer with the public and provide direction in the field supervision of down-line employees.
- 11). Maintain staffing levels in all departments that reduce overtime by matching staffing levels to specific service demands as opposed to predetermined rigid standards.
- 12). Return City property to the tax base (when possible) to support revenue generation and economic development.

C. FY2024 Detailed Objectives.

- 1). General Cost Savings Objectives.
 - a. Evaluate cost-effective alternatives to keep City departments staffed and functional.
 - b. Continue the review of open positions as they occur.
 - c. Continue the practice of succession planning to identify talented internal candidates when a vacancy is expected to occur.
 - d. Continue to promote cross-training programs and alternative employment practices for most effective use of city staff.
 - e. Continue to explore the sharing of services with other jurisdictions.
- 2). Public Safety Objectives.
 - a. Continue to support and provide feedback on the Multi-Jurisdictional Hazard Mitigation Plan for Black Hawk County (CFD 5901.20) and intergovernmental emergency response plans.
 - b. Continue to evaluate the City's Public Safety model, ensuring cost effective and efficient law enforcement, firefighting, and rescue operations.

- c. Continue to review staffing levels to ensure the most efficient use of Public Safety funds and personnel.
 - d. Continue using supervisor performance measurement tools to hold first line supervisors accountable for daily staffing decisions.
 - e. Use the Performance Based (Merit Based) Pay Policy (CFD 2154) to reward supervisors who successfully respond to workload demands with decisions that adequately protect the safety of employees and the public while minimizing overtime and callback expenses.
 - f. Exercise management rights to schedule full staffing to avoid overtime expenses on days where known special public events will tax personnel resources.
 - g. Pursue the establishment of a new public safety station along W. 1st Street / Highway 57.
 - h. Expand the reach of the City's marketing and promotional campaigns regarding policing and racial equity efforts, beyond traditional media sources.
 - i. Continue to assign Minimum Rental Housing, Section 8 Rental and Commercial Inspection duties to Fire shift personnel whenever possible.
 - j. Continue annual smoke detector inspections in businesses and residences, recognizing that smoke detectors identify fire hazards as early as possible.
- 3). Code Enforcement Objectives.
- a. Continue to be proactive in code enforcement activities.
 - b. Continue to identify and implement methods designed to better coordinate inspections while enforcing land use, property maintenance codes, rental housing, and zoning and nuisance ordinance violations citywide with cooperative and coordinated actions by the City's departments.
 - c. Continue the full-time Code Enforcement Officer position to enforce property maintenance, snow removal, zoning, housing, building, and nuisances.
 - d. Enforce 48-hour parking laws in response to snow events, citizen complaints, habitual violations, and when public safety is compromised.
 - e. Prioritize code enforcement on issues related to health & safety, property maintenance and over-crowding or over-occupancy.
 - f. Continue rental inspections on a 3-year cycle.
 - g. Expand building maintenance code inspections and enforcement city-wide, including in

the College Hill area.

- h. Continue to coordinate and consolidate federally subsidized rental and minimum rental housing inspection duties.
 - i. Continue to annually evaluate efficacy of the Landlord Accountability Ordinance.
 - j. Implement traffic and parking controls based on public input meetings, test cases, sound engineering / best practices, and specific structural or safety limitations (street width, density, traffic flow and safety).
 - k. Enforce laws prohibiting illegal parking on private property (front yards and non-conforming lots).
 - l. Enforce over-occupancy regulations.
 - m. Enforce parking restrictions on all streets less than 31' in width, based on the need for public safety vehicle accessibility.
- 4). Yard Waste, Refuse and Transfer Station Objectives.
- a. Determine if yard waste collection programs should be altered or expanded based on the efficiency of material collection, customer satisfaction and general cost efficiency.
 - b. Evaluate City-operated leaf vacuum collection rates to determine if they are set at levels that encourage property owners with small volumes of leaves to compost, mulch or utilize 'City' container disposal methods; ensure that the rate offers a cost-effective option for property owners who must dispose of large volumes of leaves.
 - c. Evaluate how the expansion of the hours of operation for the yard waste drop off site has impacted revenues and expenditures.
 - d. Continue the City's public relations program to encourage the environmentally safe disposal of yard waste.
 - e. Continue to review refuse fees, when timely, to ensure that sufficient revenues exist to cover all collection costs.
 - f. Continue to plan for future relocation of transfer station outside of the floodplain
- 5). Stormwater and Wastewater Objectives.
- a. Review sewer rental fees to ensure that sufficient revenue exists in the next several years to pay for EPA mandated treatment plant improvements and other sewer projects.
 - b. Continue timely review of stormwater fees to determine sufficiency of fees to pay for

projected storm water costs outlined in the Capital Improvements Program.

c. Actively enforce Municipal Separate Storm Sewer(MS4) Permit requirements

6). General Legislative Objectives.

a. Continue using lobbyists to influence municipally-related legislative action.

(1) Continue to contract with a professional lobbyist to represent City interests to the State legislature.

(2) Continue membership in the Iowa League of Cities to lobby for all Iowa cities.

b. Develop and annually update policies to communicate the City's goals and desires to the federal and state legislators.

c. Continue to meet with legislators to increase rapport, gain insight into current legislative directions, and to apprise them of the City's revenue generation challenges, as well as the negative impact of legislation (including unfunded mandates, tax exempt and rollbacks).

d. Continue pre- and post-legislative session meetings with area representatives to discuss topics of mutual interest.

4. **GOAL #4: Promote Economic Development.** Create an environment conducive to economic development for the long-term financial prosperity and growth of the community.

A. Supporting Council Policies.

1). Function as a catalyst to encourage business development/expansion in Cedar Falls.

a. Continue to support public and private economic development efforts in Cedar Falls and the metropolitan area.

B. Long-Term and Ongoing Objectives

1). Develop initiatives, when financially feasible, to support the economic development goals contained in the city's Comprehensive Plan (CFD 4101.12).

2). Implement a long-term plan for the development of future TIF districts. This plan should include ways to acquire land and provide adequate infrastructure utilizing cooperative efforts with other groups and agencies.

3). Continue the systematic and strategic buyout of flood-prone properties to retain viable areas based on quality of infrastructure, elevation and contiguousness.

4). Prepare on a project-by-project basis an in-depth analysis of the long-term economic

benefits vs. public investment/risk for each private/public cooperative economic development venture; the analysis must conclude that the long-term financial benefit derived by Cedar Falls taxpayers clearly out-weighs the risk of public financial assets.

C. FY2024 Detailed Objectives.

1). General Economic Development Objectives.

- a. Offer economic development incentives on par with other Iowa cities to remain competitive in the site selection process.
- b. Continue to support and develop the city's economic development website.
- c. Continue to use TIF funds to acquire land for development into marketable industrial lots.
- d. Continue to use TIF funds to provide cash incentives to developers and business owners when consistent with City economic development policies.
- e. Explore the establishment of a University Avenue Corridor TIF district.
- f. Review downtown incentives (following adoption of new zoning) to consider the increase in assessed value and to incentivize enhanced architectural design or public benefits.
- g. Continue to provide property tax abatement (based on current schedules) for projects meeting adopted job creation and tax base growth criteria.
- h. Continue to allocate TIF funds for redevelopment projects on College Hill, in Downtown, and in northern Cedar Falls.
- i. Continue funding expansion of economic development marketing efforts.
- j. Continue to explore options for city support of expanded day-care options in Cedar Falls.
- k. Pursue expanded benefits and incentives to recently separated military members willing to relocate to Cedar Falls, as part of the state's Home Base Iowa initiative.
- l. Explore the establishment of an incentive policy for residential districts.

2). Regional Economic Development Organization Objectives.

- a. Continue regional economic development partnership with Grow Cedar Valley.
- b. Monitor economic development cash subsidies (to CMS, CHP, GCV, and CFEDC) to determine value to Cedar Falls citizens and businesses.

- c. Continue to support the efforts of the Cedar Falls Economic Development Corporation in advancing Cedar Falls' economic interests.
- 3). Regional Tourism Objectives.
- a. Continue to maintain a dedicated Cedar Falls Visitors & Tourism Bureau.
 - b. Continue to coordinate marketing and programming efforts between UNI, Cedar Falls and Waterloo Visitors and Tourism Bureaus for all Metro tourist events.
- 4). Comprehensive Planning, Engineering and Building Objectives.
- a. Develop a grading ordinance for all new and existing developments.
 - b. Continue to implement the \Comprehensive Plan (CFD 4101.12) with emphasis on:
 - (1) Design standards which protect urban watersheds by encouraging developers to utilize natural methods of storm water control rather than traditional underground storm water collection and disposal systems.
 - (2) Clear standards for growth, streets, street connectivity and walkability.
 - (3) Low-maintenance landscaping in the city right-of-way, when cost-effective.
 - (4) Trails and on-road accommodation of bicyclists, when possible.
 - (5) Traffic calming devices and design approaches to address neighborhood traffic concerns, when practical.
 - (6) Revise the Major Thoroughfare Plan.
 - (7) Evaluate one-way streets and traffic flow
- 5). Zoning Ordinance Economic Development Objectives.
- a. Support the development of a comprehensive new Zoning Ordinance to update the Zoning Ordinance first adopted in 1970. Consider new zoning and traffic control regulations to control density and parking problems by reducing the number of multiple family and duplex conversions.
 - b. Consider changes to zoning regulations to limit the conversion of single-family properties to rental uses, to protect neighborhood stability and character.
 - c. Consider changes to zoning regulations, policies and land use plans to restrict development of non-profit uses on prime commercial sites along arterial streets.
 - d. Consider developing a Zoning Ordinance (and Subdivision Ordinance) to

- accommodate features that encourage mixed uses, variable building setbacks, walkability, sustainability and complete street concepts.
- e. Support the pre-zoning of select properties for residential development and shorten the development timeline by identifying neighborhood concerns and responding with developmental limitations.
 - f. Annex lands into the city (if requested by property owners) to support community growth and development consistent with the Comprehensive Plan (CFD 4101.12).
- 6). Affordable Housing Development Objectives.
- a. Continue to seek ways in to provide affordable housing options to residents by:
 - (1) Maximizing Section 8 funds available to provide as many vouchers as possible, given HUD guidance.
 - (2) Incentivizing improvements in Section 8 housing (with tools such as Community Development Block Grant rental rehabilitation program).
 - (3) Revising zoning codes to encourage a variety of housing types in every neighborhood, e.g., allow for Habitat for Humanity builds.
 - (4) Encouraging the Housing Commission to evaluate initiatives to balance investments in market rate and low-income housing (e.g., tax abatements, forgivable loans, gap payments on rent or mortgage, housing trust fund).
 - b. Review City construction standards to identify possible changes which can promote the construction of affordable housing.
 - c. Identify existing older homes which can provide a market to meet affordable housing demand.
 - d. Target potential developers with Requests for Proposals for affordable housing development, if federal or state grants can be secured.
 - e. Partner with Habitat for Humanity to build/rehabilitate homes on city-owned lots.
 - f. Consider the results of the Housing Needs Assessment, focusing on how to provide housing variety to promote housing options for all.
 - g. Create educational messaging and outreach for landlords and citizens to emphasize the importance of healthy housing for all, along with destigmatizing affordable housing options such as Section 8 and Habitat for Humanity builds.
 - h. Create a resource database of all federal, state and local programs that can be used to foster more homeownership among low- and moderate- income families and

individuals.

- i. Create an ongoing educational program for low- and moderate-income families to access available homeownership assistance programs.
- j. Implement diversity, inclusion and affordability considerations and evaluation in all new housing development plans.
- k. Continue the forgivable loan program for conversion of rental properties to owner-occupied, expanded service area, and more qualifying expenses.

7). Commercial and Office Economic Development Objectives.

- a. Support the private development of commercial (retail & wholesale), professional office and industrial expansions to improve the City's residential to commercial/industrial land use mix from an 80/20 assessed value split to a 50/50 assessed value split.
- b. Implement diagonal on-street parking where feasible and where parking deficiencies can be solved with this approach.
- c. Continue development of the city-owned properties along the relocated Highway 20 corridor and establish a new urban renewal area if appropriate.

8). College Hill Economic Development Objectives.

- a. Carry out the recommendations of the College Hill Parking Study (CFD 1602.19)
- b. Continue to enact the College Hill Urban Revitalization Plan (CFD 1852.12).

9). Northern Cedar Falls Economic Development Objectives.

- a. Continue to support the development of commercial uses in the northeast corner of Lone Tree Road/Center Street and at the Lone Tree Road interchange.
- b. Continue to promote the development of commercial growth along Center Street through streetscaping and beautification efforts in the ROW.

10). Downtown Area Economic Development Objectives.

- a. Consider adopting an Urban Revitalization District in the Downtown area, following the adoption of new zoning ordinance.
- b. Explore all options to building a downtown parking structure, in conjunction with a feasibility study and continual re-evaluation of paid parking options.

11). Industrial Economic Development Objectives.

- a. Create a new urban renewal area by acquiring additional land in areas that are attractive to the private sector for industrial development yet can be efficiently developed at a low public cost.
 - b. Reserve TIF increment capacity to pay off debt incurred by the City/IDOT cooperative construction of US 58 interchanges.
 - c. Continue to repay Industrial Park TIF debt owed to the City debt service, economic development and capital project funds.
- 12). Flood Control, Storm Water, Sanitary Sewer and Water Improvement Objectives.
- a. Inflow and Infiltration Reduction Program: Carry out separation of sanitary sewer and stormwater sewer lines from the footing drains when reconstructing streets.
 - b. Extend sanitary sewer to areas that are unserved and remain on septic systems (i.e. South Main Street).
- 13). Street Improvement Objectives.
- a. Develop cooperative agreements with State Agencies to improve the following streets using Road Use Tax (RUT), Local Option Sales Tax (LOST), and General Obligation (GO) bonds, if necessary:
 - (1) Main Street Reconstruction – Use LOST, RUT, Stormwater, ARPA, and GO bonds to complete this project for construction 2023-2025.
 - (2) Greenhill Road/Highway 58 – Use TIF funding as City match to Iowa Department of Transportation’s project in FY2027.
 - (3) West 23rd Street Improvements – Use LOST, Assessment, and GO bonds to complete this project in FY2024.
 - (4) Ridgeway & 58 – Use TIF funding as City match to Iowa Department of Transportation’s project in FY2024-FY2025.
 - (5) Prairie Parkway & Viking Road Intersection Improvements – Use TIF, LOST, and RUT for construction in FY2024-2025.
 - (6) Northern Cedar Heights Area – Use LOST and SCF to complete this project
 - b. Explore and establish agreements with developers to complete the connection of the following streets:
 - (1) Arbors Drive -- Aldrich Elementary to Greenhill Road

- (2) Ashworth Drive – Prairie Winds to Hudson Road
 - (3) Ashworth Drive – Connection to Arbor Drive
 - (4) Ironwood Drive – Connection to Greenhill Road
 - (5) West 27th Street Improvements – Use LOST, RUT, and GO bonds to complete this project in FY2022-2024.
- c. Continue to develop the plans for the reconstruction of Union Road from 27th Street to University Avenue - Use LOST and RUT funds to complete this project. Timing of project dependent on receipt of grant funding sources.
- 14). Miscellaneous Infrastructure Repairs.
 - a. Slope Repairs. Continue to develop plans to address significant slope failure issues. Use storm water funds to complete these projects.
5. **GOAL #5: Enhance Community Quality of Life.** Preserve the community’s physical, human, and aesthetic assets by assuring that Quality of Life services are available for leisure, educational, cultural and personal enrichment of residents.
- A. Supporting Council Policies.
 - 1). Actively support the development of cultural, educational, recreational, and natural features, which make Cedar Falls distinctive.
 - 2). Endorse planned community growth, which protects the unique, natural, and historic features of Cedar Falls.
 - 3). Continue evaluating and implementing pedestrian safety measures.
 - B. Long-Term and Ongoing Objectives.
 - 1). Continue to review and evaluate the ways in which the City can enhance racial and cultural diversity and inclusion in Cedar Falls.
 - 2). Update the Park Master Plan (CFD 8601.06) to account for city growth, changing needs and desires of the public, and updating of equipment and facilities.
 - C. FY2024 Detailed Objectives.
 - 1). Continue planning for Hearst Center expansion/relocation.
 - 2). Continue to use the Recreation & Fitness Center, Operations & Facilities Needs Assessment (CFD 8101.18) to determine the viability of expansion.

- 3). Implement, when financially feasible, an enhanced riverfront as a visitor attraction consistent with the Northern Cedar Falls Development Master Plan (CFD 4102).
- 4). Coordinate with the Cedar Falls Community School District to purchase land for future parks in developing areas, as appropriate.
- 5). Assist in the solicitation of grants and development of the Cedar River including dam safety improvements, riverbank improvements, and recreational features.
- 6). Continue to implement portions of the Park Master Plan (CFD 8601.06) for the Big Woods Lake, Gateway Park and Cedar City sites.
- 7). Improve the Big Woods Campground (cabins, playground, and landscaping) as funding becomes available and as floodplain development ordinances allow.
- 8). Develop an annual street right-of-way beautification, wayfinding signage, bike network signage, and city entrance signage & monument program using hotel/motel taxes.
- 9). Consider recommendations from City staff when alternative roadway designs are appropriate based on safety, roadway efficiency and financially feasible; typically, these opportunities arise when a street is scheduled for resurfacing or reconstruction allowing the City to address issues involving landscaping, pedestrian movements, transit, bike and vehicular traffic.
- 10). Protect areas identified in the Cedar Falls Environmentally Sensitive Lands Survey (CFD 4551.07) as city finances allow.
- 11). Identify trails most appropriate for winter snow removal and inform the public via an annually published Trail and Bus Bench Snow Removal Map (CFD 4403).
- 12). Develop a Great American Rail Trail Connection Plan to identify possible improvements, wayfinding, and other amenities along the Cedar Falls portion of this cross-country route
- 13). Continue collaboration with CFCSD on the development of plans for a new indoor community pool, co-located with the new Cedar Falls High School.
- 14). Encourage private development for an official Independence Day fireworks display.
- 15). Continue working with private property owners to remove trees impacted by emerald ash borer infestation.
- 16). Implement facility improvements to Seerley Park.
- 17). Design and develop facility improvements to various City Parks.

-
- 18). Continue pursuit of sister city partnerships and engagement, including in-person visits as part of major Iowa delegations.
 - 19). Implement the Bike Network Plan as funding and construction allows.
 - 20). Consider potential for new quality of life projects
 - a. Eco Loop
 - b. Campground/RV Park in Northern Cedar Falls
 - c. Trail Connection (behind CFU, contingent upon railroad grant)
 - d. Pickleball Courts
 - e. Birdsall Park Renovations
 - f. Historic Reconnaissance Survey of Overman Park Neighborhood
 - 21). Consider funding for quality-of-life projects with other entities
 - a. Historical Society
 - b. UNI Dome Renovations
 - c. Additional ask for High School Pool
 - d. Cedar Valley Placemaking Project (bridge lighting)

word/24impact

FY24 FINANCIAL IMPACT AND POLICY SUMMARY

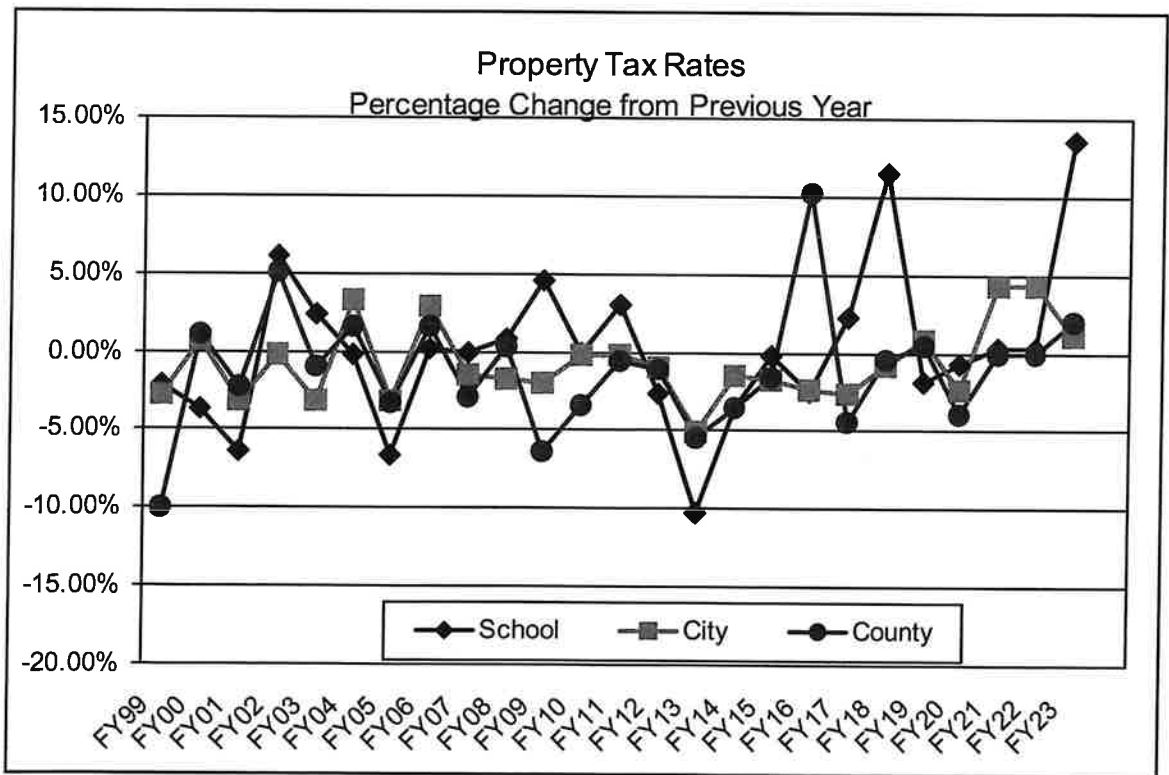
I. IMPACT ON PROPERTY TAX LEVIES

A. Property Tax Rate Change

FY23	\$ 11.51 /\$1,000 taxable value
FY24	\$ 11.74 /\$1,000 taxable value
% Increase	2.00 %

B. Property Tax Change Adjusted for New Construction Activity

There was a \$74 million dollar growth in assessed values. There was a \$18 million increase in commercial and industrial properties. There was a \$154 million increase in residential properties however, \$98 million of this increase was due to the elimination of the multi-residential classification. Therefore the increase for residential was \$56 million. With the residential rollback factor, taxable valuations on residential properties only increased by \$32 million. Unfortunately commercial and industrial valuations decreased by \$27 million so overall, taxable valuations increased only by \$4 million.



C. FY24 Impact on Residential and Commercial Property Taxes Levied

	Residential	Commercial	Industrial	Multi-Residential
1. <u>FY23 Taxes:</u>				
Value	\$ 100,000	\$ 500,000	\$ 1,000,000	\$ 500,000
Rollback Value (Res. 54.1302%) (Com. 90%) (Multi-Res 63.75%)	54,130	450,000	900,000	318,750
Tax Rate (\$1,000 Value)				
Taxes Paid FY23	11.51	11.51	11.51	11.51
	\$ 623.04	\$ 5,179.50	\$ 10,359.00	\$ 3,668.81
<u>FY24 Taxes:</u>				
2. Value				
Rollback Value (Res. 54.65%) (Com. 90%) (Multi-Res 54.65%)	\$ 100,000	\$ 500,000	\$ 1,000,000	\$ 500,000
	54,650	450,000	900,000	273,251
Tax Rate (\$1,000 Value)				
Taxes Paid FY24	11.74	11.74	11.74	11.74
	\$ 641.59	\$ 5,283.00	\$ 10,566.00	\$ 3,207.96
3. Change in Taxes Paid	\$ 18.55	\$ 103.50	\$ 207.00	\$ (460.85)
Percentage Change*	2.98%	2.00%	2.00%	-12.56%

*State mandated changes in the commercial, industrial and multi-residential rollbacks have arbitrarily created a property tax burden shift. The shift decreases the taxes paid by commercial and industrial properties and shifts those payments onto residential properties. The additional taxation placed on residential properties by this State mandate are outside of City control.

D. Property Tax Distribution By Department

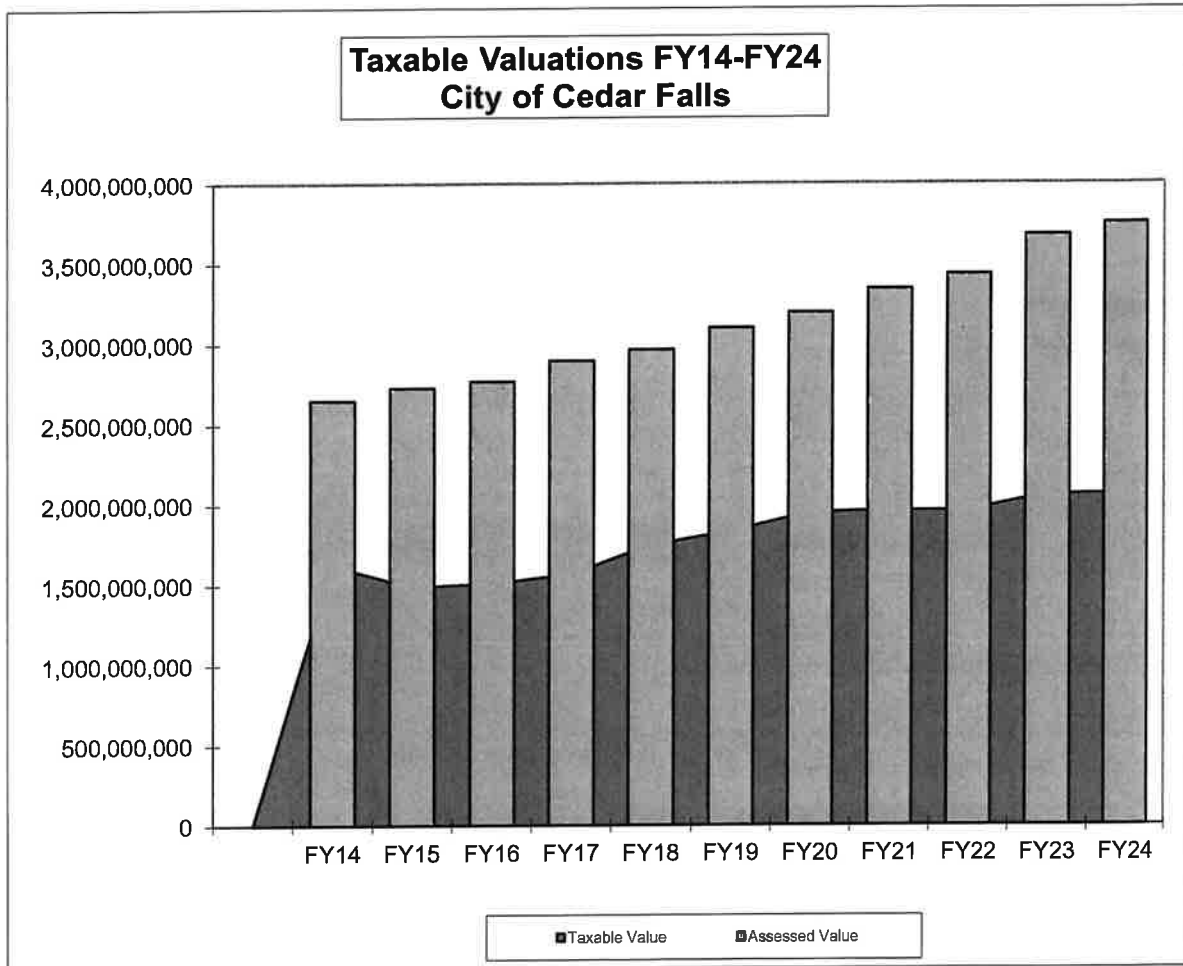
The distribution of property taxes to service areas is shown in the following charts. The charts show the distribution for the total levy and restricted \$8.10. The majority of the property taxes paid are directed to the Public Safety department and Park & Recreational Services. These percentages are not unusual in Iowa, however the \$8.10 may negatively affect essential services.

**PROPERTY TAX VALUATIONS
CITY OF CEDAR FALLS, IOWA
FY14 - FY24**

Year	Taxable Value	Percent Change	\$8.10 Limit	\$8.10 Change	100% Value	Percent Change	Debt Limit	Debt Limit Change	Year
FY14	1,622,862,335	16.46%	13,145,185	1,857,744	2,650,433,900	1.23%	132,521,695	1,605,703	FY14
FY15	1,490,616,188	-8.15%	12,073,991	(1,071,194)	2,729,240,639	2.97%	136,462,032	3,940,337	FY15
FY16	1,509,722,828	1.28%	12,228,755	154,764	2,769,405,368	1.47%	138,470,268	2,008,236	FY16
FY17	1,569,292,287	3.95%	12,711,268	482,513	2,897,854,208	4.64%	144,892,710	6,422,442	FY17
FY18	1,750,040,895	11.52%	14,175,331	1,464,064	2,965,854,183	2.35%	148,292,709	3,399,999	FY18
FY19	1,832,652,499	4.72%	14,844,485	669,154	3,099,765,282	4.52%	154,988,264	6,695,555	FY19
FY20	1,950,451,511	6.43%	15,798,657	954,172	3,195,848,285	3.10%	159,792,414	4,804,150	FY19
FY21	1,963,719,839	0.68%	15,906,131	107,473	3,341,492,657	4.56%	167,074,633	7,282,219	FY21
FY22	1,960,696,679	-0.15%	15,881,643	(24,488)	3,432,518,333	2.72%	171,625,917	4,551,284	FY22
FY23	2,060,390,605	5.08%	16,689,164	807,521	3,678,278,016	7.16%	183,913,901	12,287,984	FY23
FY24	2,065,050,971	0.23%	16,726,913	37,749	3,752,134,587	2.01%	187,606,729	3,692,829	FY24

In FY97 there was a dramatic decrease in the residential rollback. Since then the rollback factor continued to decline until FY10 when it started increasing slightly each year. The rollback factor on residential increased to 54.65% for FY24. Even though the rollback continues to strip away taxable value and shift tax burdens, Cedar Falls has been fortunate to have increased valuations over the past ten years. There was a 2.01% increase in assessed valuations for FY24.

taxvalue24

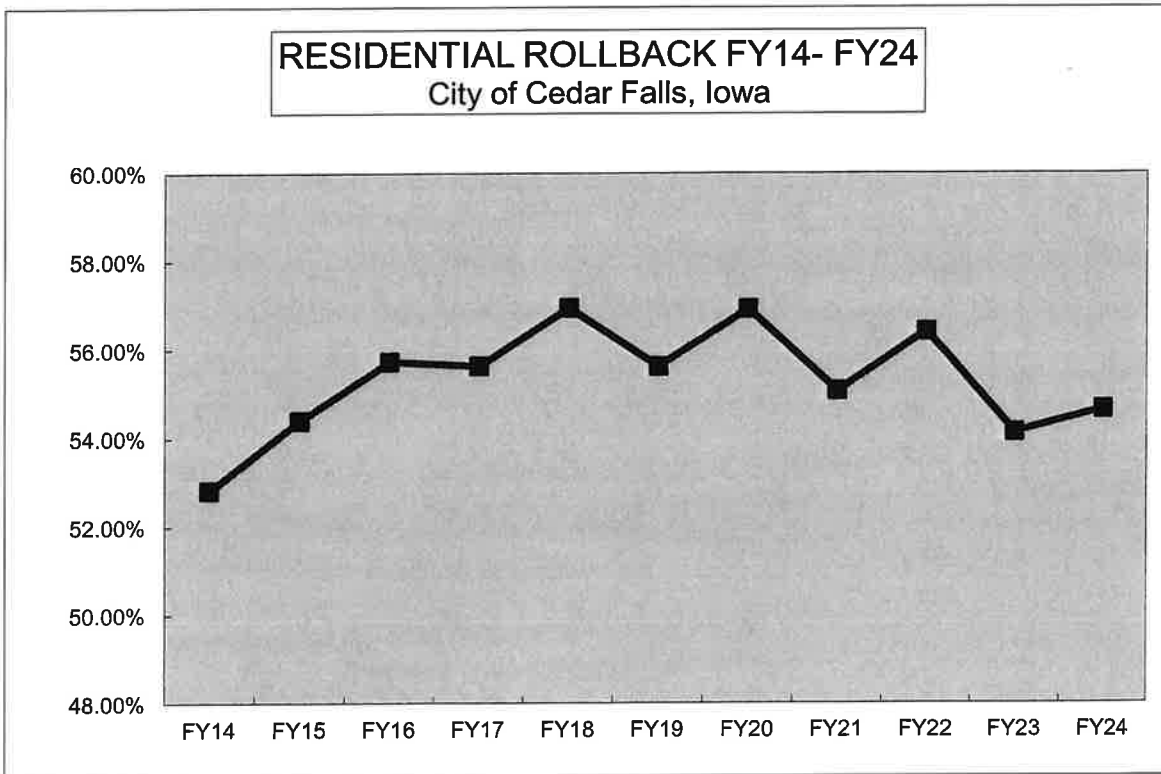


Year	Taxable Value	Assessed Value
FY14	1,622,862,335	2,650,433,900
FY15	1,490,616,188	2,729,240,639
FY16	1,509,722,828	2,769,405,368
FY17	1,569,292,287	2,897,854,208
FY18	1,750,040,895	2,965,854,183
FY19	1,832,652,499	3,099,765,282
FY20	1,950,451,511	3,195,848,285
FY21	1,963,719,839	3,341,492,657
FY22	1,960,696,679	3,432,518,333
FY23	2,060,390,605	3,678,278,016
FY24	2,065,050,971	3,752,134,587

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 FY24, assessed values increased by \$73,856,571. Taxable values increased by \$4,660,366.

Resroll

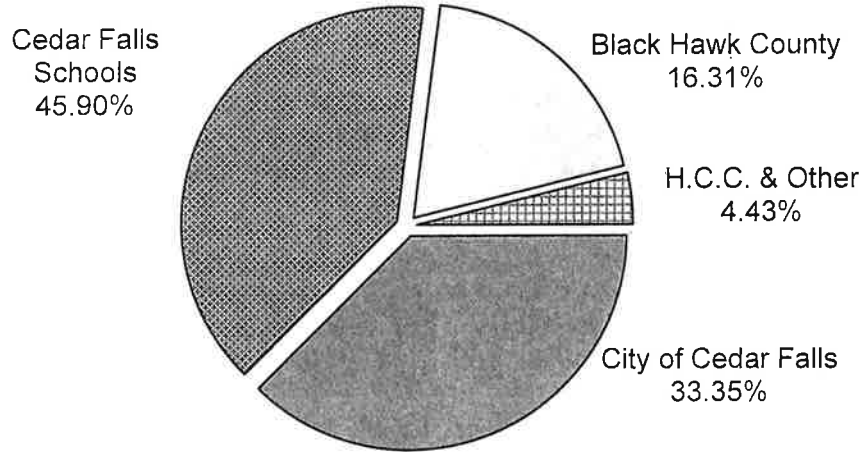


YEAR	PERCENTAGE RESIDENTIAL ROLLBACK
FY14	52.82%
FY15	54.40%
FY16	55.73%
FY17	55.63%
FY18	56.94%
FY19	55.62%
FY20	56.92%
FY21	55.07%
FY22	56.41%
FY23	54.13%
FY24	54.65%

The rollback increased slightly for FY24. It is still lower since the 1980's when residential rollback was at 80%. This has a major impact on Cedar Falls whose tax base is over 75% residential.

Ptax23

**Percentage of Total Tax Rate
Fiscal Year 2023**



**Percentage of Total Tax Rate
Fiscal Year 2023**

Governmental Body	Amount	Percent
City of Cedar Falls	\$11.51	33.35%
Cedar Falls Schools	15.84	45.90%
Black Hawk County	5.63	16.31%
H.C.C. & Other	1.53	4.43%
Total	\$34.51	100.00%

Distribution of the total property tax levy varies annually. The most recent shift is reflective of the \$8.10 levy limitations and the implementation of the public school educational support levy.

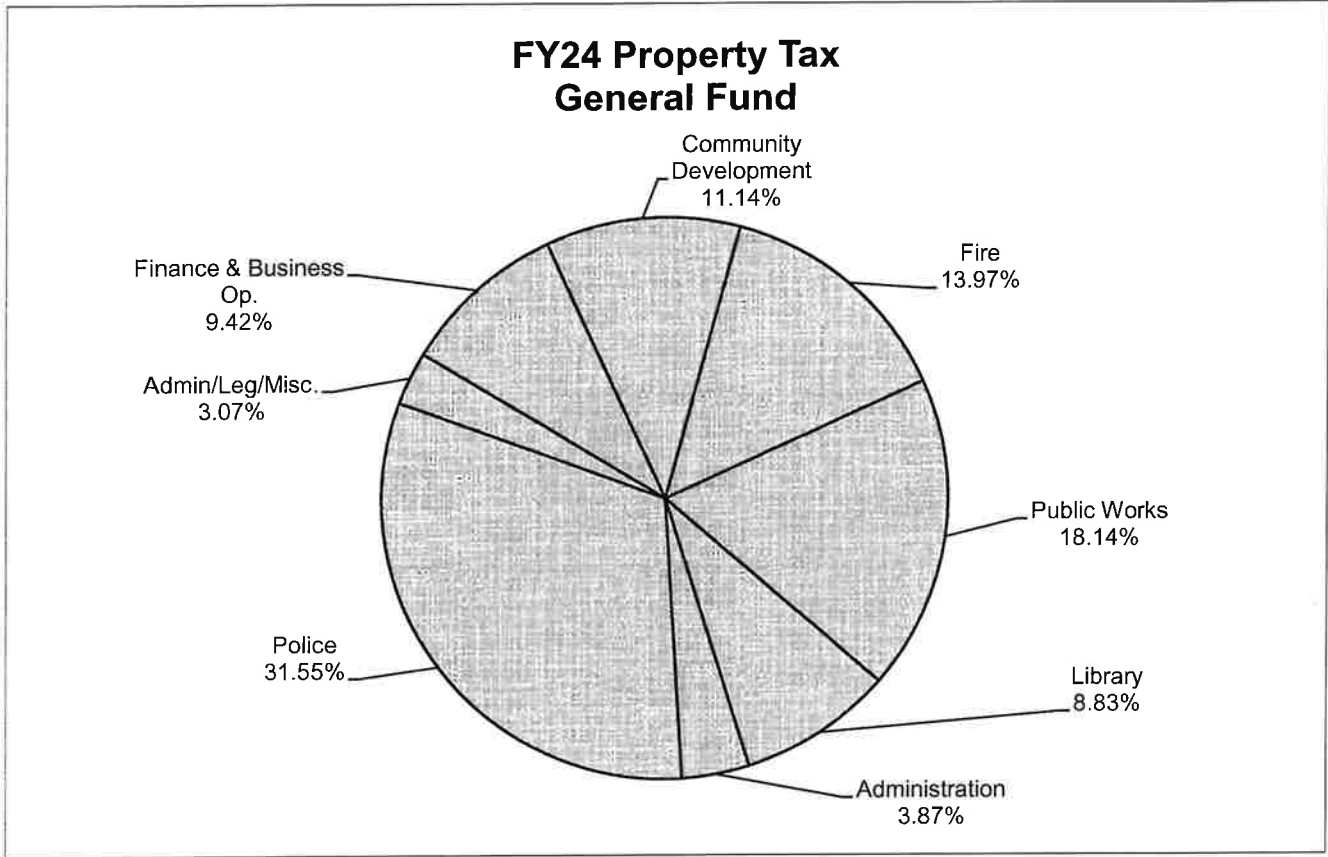
Historically, the City has been the largest user of property taxes. In FY98, FY99, FY00, FY01, FY02, FY04, FY05, FY06, FY07, FY08 and FY09 the City was the largest user because the school system receives substantial state aid subsidies to off-set property tax income losses. In FY03, FY10 - FY23 the City dropped below the school's due to a decrease in the City's debt service levy and implementation of special school levies.

Tax20lev

**CITY OF CEDAR FALLS
ACTUAL PROPERTY TAX SUPPORT
FY24**

Department Division or Fund	Property Tax Support	Percent Of \$8.10 Levy	Percent Of Total Levy	Support Per \$1000 Value	Cost Per Resident
ADMIN/LEG/MISC	\$514,050	3.07%	2.11%	\$0.25	\$12.63
CITY COUNCIL	\$60,581	0.36%	0.25%	\$0.03	\$1.49
MAYOR'S OFFICE	\$86,607	0.52%	0.35%	\$0.04	\$2.13
CITY ADMINISTRATOR	499,937	2.99%	2.05%	0.24	12.28
FINANCE & BUSINESS OPER:	\$3,055,001	18.25%	12.53%	\$1.47	\$75.04
Administration	298,853	1.79%	1.23%	0.14	7.34
Financial Services	178,177	1.07%	0.73%	0.09	4.38
Human Resources	665,389	3.98%	2.73%	0.32	16.34
Legal Services	322,482	1.93%	1.32%	0.16	7.92
Public Records	112,651	0.67%	0.46%	0.05	2.77
Street Lighting	0	0.00%	0.00%	0.00	0.00
Library Services	1,477,449	8.83%	6.05%	0.72	36.29
COMMUNITY DEVELOPMENT	\$1,862,307	11.14%	7.63%	\$0.90	\$45.74
Administration	186,251	1.11%	0.76%	0.09	4.57
Inspection Services	327,568	1.96%	1.34%	0.16	8.05
Planning & Community Services	240,185	1.44%	0.98%	0.12	5.90
Cultural Services	348,031	2.08%	1.43%	0.17	8.55
Recreation Serv.	760,273	4.55%	3.12%	0.37	18.67
PUBLIC WORKS	\$3,034,545	18.14%	12.43%	\$1.47	\$74.54
Engineering	763,175	4.56%	3.13%	0.37	18.75
Cemetery Section	238,385	1.43%	0.98%	0.12	5.86
Golf Section	26,864	0.16%	0.11%	0.01	0.66
Park Section	1,337,048	7.99%	5.48%	0.65	32.84
Public Buildings	669,074	4.00%	2.74%	0.32	16.43
PUBLIC SAFETY SERVICES	\$7,613,880	45.52%	31.20%	\$3.69	\$187.01
Fire	2,336,925	13.97%	9.58%	1.13	57.40
Police	5,276,956	31.55%	21.62%	2.56	129.61
SUB-TOTAL	\$16,726,910	100.00%	68.54%	\$8.10	\$410.85
DEBT SERVICE	1,471,350	N/A	6.03%	0.65	36.14
TRUST & AGENCY	3,720,920	N/A	15.25%	1.80	91.39
LEVY-LIABILITY INS.	312,770	N/A	1.28%	0.15	7.68
LEVY-MET TRANSIT	474,340	N/A	1.94%	0.23	11.65
LEVY-CF BAND	35,000	N/A	0.14%	0.02	0.86
LEVY-EMA	1,104,190	N/A	4.52%	0.53	27.12
LEVY-LIBRARY	558,610	N/A	2.29%	0.27	13.72
TOTAL	\$24,404,090	100.00%	100.00%	\$11.74	\$599.42

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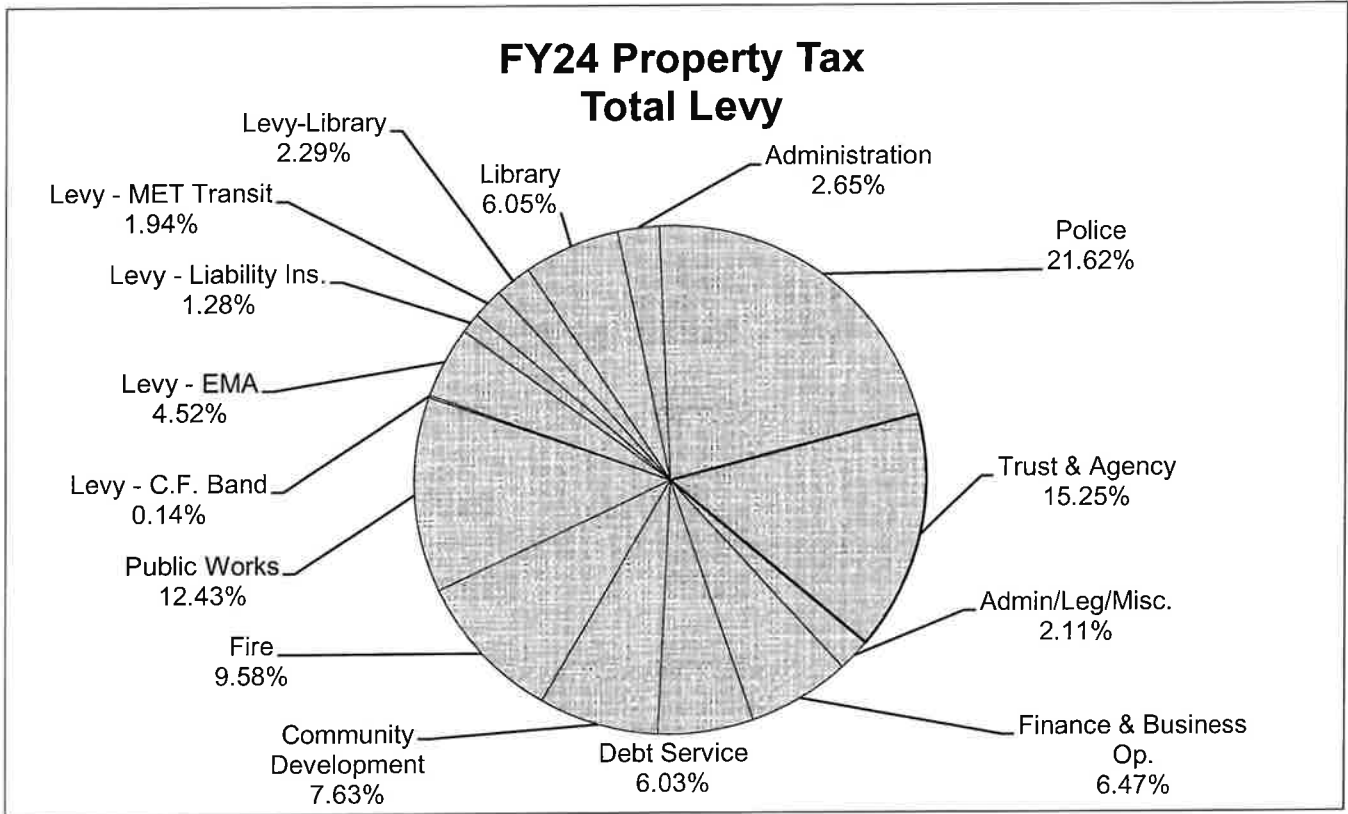


CITY OF CEDAR FALLS Property Tax Impact General Levy FY24

Department	Percent of General Levy Property Tax	General Levy Property Tax Per \$1,000
Admin/Leg/Misc.	3.07%	\$0.25
Finance & Business Op.	9.42%	0.75
Community Development	11.14%	0.90
Fire	13.97%	1.13
Public Works	18.14%	1.47
Library	8.83%	0.72
Administration	3.87%	0.31
Police	31.55%	2.56
GENERAL LEVY	100.00%	\$8.10

These charts depict where funds within the \$8.10 levy are allocated. Direct revenues attributable to the activity areas are deductible from operations costs, and the activity areas are credited with pro-rated indirect revenue.

The majority of these restricted levies (72.49%) are devoted to Fire (13.97%), Police (31.55%), Library (8.83%) and Public Works (18.14%) departments.



Department or Fund	Percent of Total Levy Property Tax	Total Levy Property Tax Per \$1,000
Admin/Leg/Misc.	2.11%	\$0.25
Finance & Business Op.	6.47%	0.75
Debt Service	6.03%	0.65
Community Development	7.63%	0.90
Fire	9.58%	1.13
Public Works	12.43%	1.47
Levy - C.F. Band	0.14%	0.02
Levy - EMA	4.52%	0.53
Levy - Liability Ins.	1.28%	0.15
Levy - MET Transit	1.94%	0.23
Levy - Library	2.29%	0.27
Library	6.05%	0.72
Administration	2.65%	0.31
Police	21.62%	2.56
Trust & Agency	15.25%	1.80
TOTAL LEVY	100.00%	\$11.74

The majority of all property taxes paid goes to the Public Safety, Debt Service, employee benefits, and the Public Works Department.

The percentages shown are not uncommon among Iowa cities. However, the charts clearly illustrate that property taxes have been directed toward a group of services.

Tax20lev

CITY OF CEDAR FALLS
Property Tax Impact
Total Levy
FY24

Department Division or Fund	Property Tax Support	Percent of Total Levy	Support Per \$1,000 Value	Cost Per Resident
ADMIN/LEG/MISC	\$1,301,160	5.33%	\$0.63	\$31.96
CITY COUNCIL	\$60,581	0.25%	\$0.03	\$1.49
MAYOR'S OFFICE	\$112,842	0.46%	\$0.05	\$2.77
CITY ADMINISTRATOR	582,564	2.39%	0.28	14.31
FINANCE AND BUS. OPERATIONS:	\$4,197,858	17.20%	\$2.03	\$103.11
Administration	339,977	1.39%	0.16	8.35
Financial Services	253,786	1.04%	0.12	6.23
Human Resources	760,876	3.12%	0.37	18.69
Legal Services	375,193	1.54%	0.18	9.22
Public Records	175,036	0.72%	0.08	4.30
Street Lighting	0	0.00%	0.00	0.00
Library Services	2,292,990	9.40%	1.11	56.32
COMMUNITY DEVELOPMENT:	\$2,470,719	10.11%	\$1.20	\$60.69
Administration	253,006	1.04%	0.12	6.21
Inspection Services	509,559	2.09%	0.25	12.52
Planning & Community Services	329,964	1.35%	0.16	8.10
Cultural Services	406,673	1.67%	0.20	9.99
Recreation Serv.	971,518	3.98%	0.47	23.86
PUBLIC WORKS:	\$3,594,323	14.73%	\$1.74	\$88.28
Engineering	1,053,177	4.32%	0.51	25.87
Cemetery Section	307,431	1.26%	0.15	7.55
Golf Section	26,864	0.11%	0.01	0.66
Park Section	1,509,372	6.18%	0.73	37.07
Public Buildings	697,479	2.86%	0.34	17.13
PUBLIC SAFETY SERVICES:	\$10,612,695	43.49%	\$5.14	\$260.67
Fire*	3,524,320	14.44%	1.71	86.56
Police*	7,088,374	29.05%	3.43	174.11
DEBT SERVICE	\$1,471,350	6.03%	\$0.65	\$36.14
TOTAL	\$24,404,090	100.00%	\$11.74	\$599.42

* Includes allocation of Police and Fire retirement levy.

II. TRUST AND AGENCY FUND

A. Impact on Property Taxes

Municipal Fire and Police Retirement System of Iowa (MFPRSI)

Due to increases in retirement wages and fluctuating interest rates, the City will continue to levy property taxes for the 411 pension in FY24 for the amount of expenses exceeding interest income from excess reserves

Property Tax Support for 411 Pension Expenses

Fiscal Year	% of Coverage	Property Tax
1997	17.00%	\$ -0-
1998	17.00%	\$ 142,930
1999	17.00%	\$ 135,010
2000	17.00%	\$ 186,980
2001	17.00%	\$ 170,130
2002	17.00%	\$ 167,420
2003	17.00%	\$ 188,140
2004	20.48%	\$ 333,660
2005	24.92%	\$ 525,830
2006	28.21%	\$ 664,320
2007	27.75%	\$ 761,040
2008	25.48%	\$ 704,820
2009	18.75%	\$ 467,270
2010	17.00%	\$ 413,880
2011	19.90 %	\$ 566,920
2012	24.76 %	\$ 926,310
2013	26.12 %	\$1,047,080
2014	30.12 %	\$1,362,200
2015	30.41 %	\$1,820,580
2016	27.77 %	\$1,450,210
2017	25.92 %	\$1,413,390
2018	25.68 %	\$1,459,270
2019	26.02 %	\$1,608,410
2020	24.41 %	\$1,497,800
2021	25.31 %	\$1,617,110
2022	26.18 %	\$1,699,310
2023	23.90 %	\$1,136,090
2024	22.98 %	\$1,123,780

In FY24, the contribution rate will be 22.98%. The rate has fluctuated greatly over the last twenty years and causes property tax burdens. Even though the percentage is based on actuarial assumptions, the employer has had to bear the burden of the increase while the employee's contribution rate remained unchanged and the state's contribution has ended. If the State of Iowa Legislature wishes to control property tax increases, it is imperative that they

pass legislation that increases employee contributions and the state needs to honor its role in paying for more of the 411 costs as it did in prior years.

For FY24, \$500,000 of excess cash reserves in the pension funds are being used to help reduce the levy amount needed for 411 costs.

Iowa Public Employees' Retirement System (IPERS)

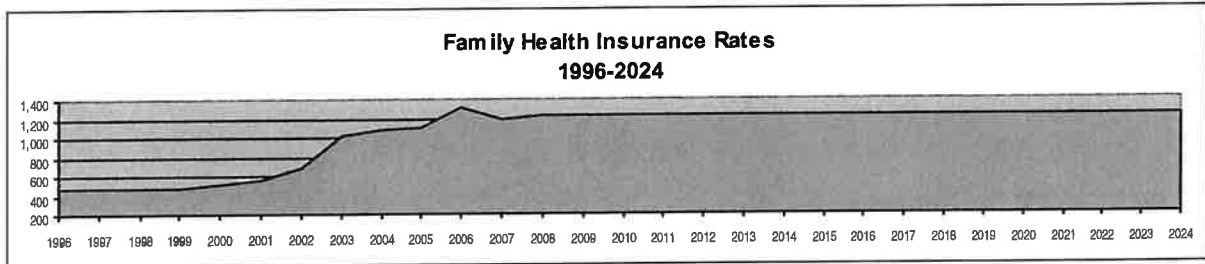
IPERS did not request from the Iowa legislature a contribution rate increase for regular members. However, the City is supportive of IPERS increasing their rates, if necessary, and agrees that the increase should be shared between employer and employee. For FY24, the employer's contribution will remain the same at 9.44% and the employee's contribution rate will also remain the same at 6.29%.

III. PERSONNEL ISSUES

- A. Salary Adjustments:** Since all bargaining groups settled five-year contracts in December, 2021, salary adjustments have been included in the FY24 budget.
- B. Health Insurance:** Increases in the employee health insurance are recommended for FY24 based on estimates from the City's 3rd party actuarial firm, however, this does not take in consideration for reserves. The increase is based on the fact that medical and prescription drug inflation rates remain high and there have been significant losses in the fund for the past few years. In FY24, a 0% increase in health insurance contribution by the City is being budgeted, however losses are anticipated to occur in this fund. The City will need to look at plan design changes and contribution rates to maintain a secure self-funded health insurance fund. For FY18, the City's contribution actually decreased since the bargaining groups agreed to increase the employee's share of the contribution by \$15/month for both single and family plans. These contribution amounts will remain the same for FY24.

The City continues to look for ways to reduce health insurance costs and to try and increase the employee's share of the costs. Unfortunately collective bargaining and the federal Health Care Reform Act provide limitations on how much the employees can contribute to health insurance coverage. Under the Health Care Reform Act, increases in co-payments, deductibles, and out-of-pocket maximums cannot exceed the medical CPI plus 15%. The employee's contribution cannot change by more than 5 percentage points. These limitations will force the City and property tax payers to continue to bear most increases in health insurance costs.

The table and chart below shows the history of health insurance rates for the past twenty-seven years.



Fiscal Year	Single Rate	% Diff.	Family Rate*	% Diff.
1996	160.21	0.00	463.27	0.00
1997	160.21	0.00	463.27	0.00
1998	160.21	0.00	463.27	0.00
1999	160.21	0.00	463.27	0.00
2000	176.23	10.00	509.60	10.00
2001	193.85	10.00	560.56	10.00
2002	238.44	23.00	689.49	23.00
2003*	350.96	47.19	1,014.85	47.19
2004*	373.77	6.50	1,080.82	6.50
2005*	437.31	17.00	1,103.52	2.10
2006*	534.40	22.20	1,314.29	19.10
2007	412.50	(22.81)	1,187.38	(9.66)
2008	430.32	4.32	1,238.72	4.32
2009	430.32	0.00	1,238.72	0.00
2010	430.32	0.00	1,238.72	0.00
2011	430.32	0.00	1,238.72	0.00
2012	430.32	0.00	1,238.72	0.00
2013	430.32	0.00	1,238.72	0.00
2014	430.32	0.00	1,238.72	0.00
2015	430.32	0.00	1,238.72	0.00
2016	430.32	0.00	1,238.72	0.00
2017	430.32	0.00	1,238.72	0.00
2018	430.32	0.00	1,238.72	0.00
2019	430.32	0.00	1,238.72	0.00
2020	430.32	0.00	1,238.72	0.00
2021	430.32	0.00	1,238.72	0.00
2022	430.32	0.00	1,238.72	0.00
2023	430.32	0.00	1,238.72	0.00
2024	430.32	0.00	1,238.72	0.00
Increase FY96-FY24	270.11	168.60%	775.45	167.39%

- * This is a blended (weighted-average) family contribution rate. From FY03 to FY06, employees had a choice between Plan A or Plan B. Plan B had a lower employee contribution, but higher deductibles and out-of-pocket maximums. Starting in FY07, employees may only choose from Plan B.

- C. Performance Pay:** Non-union employees may earn salary increases in FY24 based on performance. These adjustments will have a wide range depending on the employee's evaluation, job classification adjustments and relative location in their respective pay band.
- D. Employment:** During FY24, all departments evaluated their current staffing levels to ensure that there is adequate staffing for the current workload levels and this was presented at the City Council Goal Setting session. For the FY24 budget, staffing additions have been included as a result of this analysis.

For the Finance & Business Operations Department, one full-time property acquisition position in Legal Services is being added to work on right-of-way acquisition and easement acquisitions. The City currently contracts this out and would save money by moving this in house. The library requested that one full-time library assistant be added. This would provide necessary staffing for the library.

In the Community Development Department a part-time fitness instructor is budgeted at full-time. In inspections, a part-time code enforcement position is being budgeted in FY24 to help with the very time consuming case load of the current Code Enforcement Officer.

In the Public Works Department, a new part-time position in Refuse is being budgeted at full-time. This would help in staff retention at the transfer station. A full-time traffic specialist position is being budgeted under streets. Traffic control applications have become increasingly complex. This position would be required to have knowledge of traffic signal electronics and basic electrical knowledge. In Vehicle Maintenance, a part-time mechanic is budgeted for full-time in FY24.

In the Public Safety Services Department one additional officer is budgeted for FY24 for the creation of a two-person K-9 program.

The City will need to continue to monitor staffing levels to ensure quality recruitment and retention of employees.

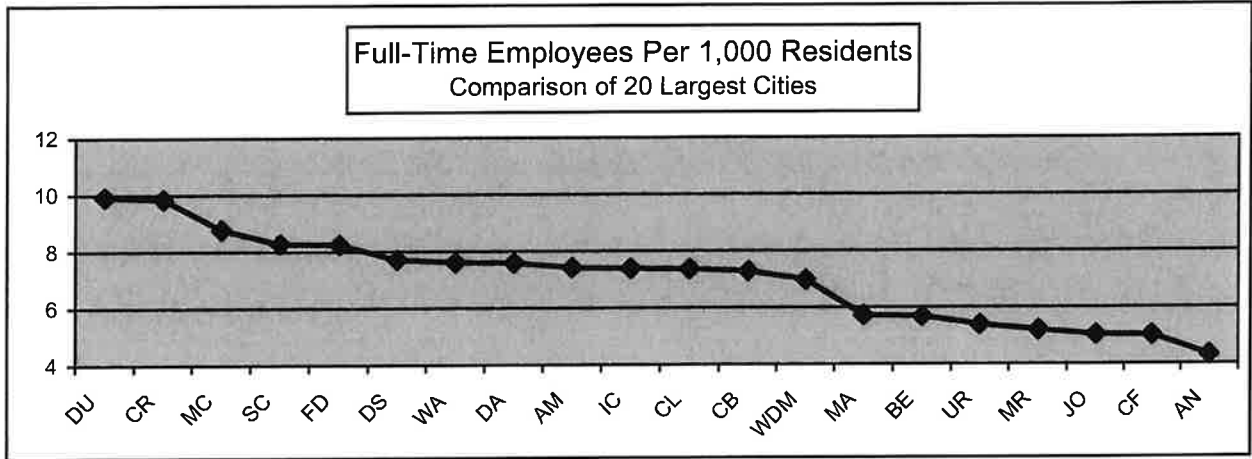
- E. Future Employment:** As operating costs continue to rise, revenues especially in the area of property taxes, road use taxes, and governmental programs may be reduced or limited. Therefore, the City is constantly evaluating its employment levels.

If a position becomes vacant, the City Administrator with the Department Director will analyze the need for the position based on staffing needs and other appropriate factors. When a position becomes vacant the affected department must review the open position and perform a financial evaluation of the employment costs and the availability of funds to finance the position in the short and long-term. Four steps must be used in this evaluation in sequential order:

1. Determine the impact of services if the position was terminated.
2. Determine the impact on services if the position was filled with part-time labor.
3. Determine the impact on services if the position was downgraded to lowest possible classification.
4. Determine the need to fill the position at fully authorized classification.

The written evaluation is provided to and approved by the City Administrator. This analysis will continue into FY24.

- F. Total Employee Salary & Benefit Impacts:** The total budget increase for all employees salary and benefit is \$1,722,850 for FY24. This increase is due to the negotiated salary increases set by union contracts and added positions listed above.
- G. Liability Insurance Levy:** The levy increased in the General Fund for FY24 to \$312,770 from \$249,340 in FY23.
- H. Pay Plan Study:** A pay plan study was completed and implemented July 1, 2018. Funds were budgeted in FY21 to update the pay plan. The City intends to try and update the pay plan every three years to keep up with market rates.
- I. 27th Pay Period:** During FY23, the 27th pay period will occur, which happens approximately every 11.5 years. This occurs since the City pays every two weeks. This does not affect the FY23 operating budget because funds are accrued every year for this unusual expense. When the 27th pay period occurs in FY23, then the funds from these reserve funds will be used.
- J. Employee Survey:** An employee survey was performed in FY23. It has been over twenty-five years since a survey was last completed. The City intends to try and do a survey every other year, however, this may depend on budget constraints.



City	FY22 Employees	2020 Population	Employees Per 1,000
Dubuque	592.0	59,667	9.92
Cedar Rapids	1289	137,710	9.36
Mason City	240.0	27,338	8.78
Fort Dodge	208.0	24,871	8.36
Sioux City	712.0	85,797	8.30
Des Moines	1750.0	214,133	8.17
Ames	513.0	66,427	7.72
Waterloo	515.0	67,314	7.65
Davenport	772.0	101,724	7.59
Iowa City	562.0	74,828	7.51
Clinton	180.0	24,469	7.36
Council Bluffs	457.0	62,799	7.28
W. Des Moines	488.0	68,723	7.10
Bettendorf	230.0	39,102	5.88
Urbandale	251.0	45,580	5.51
Marshalltown	149.0	27,591	5.40
Marion	218.0	41,535	5.24
Johnston	121.0	24,064	5.03
Cedar Falls	204.0	40,713	5.01
Ankeny	293.0	67,887	4.32
Average:			7.07

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 2.06 employees per 1,000 capita less than the state average, which is equivalent to 84 fewer full-time employees.

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.

IV. FINANCIAL ISSUES

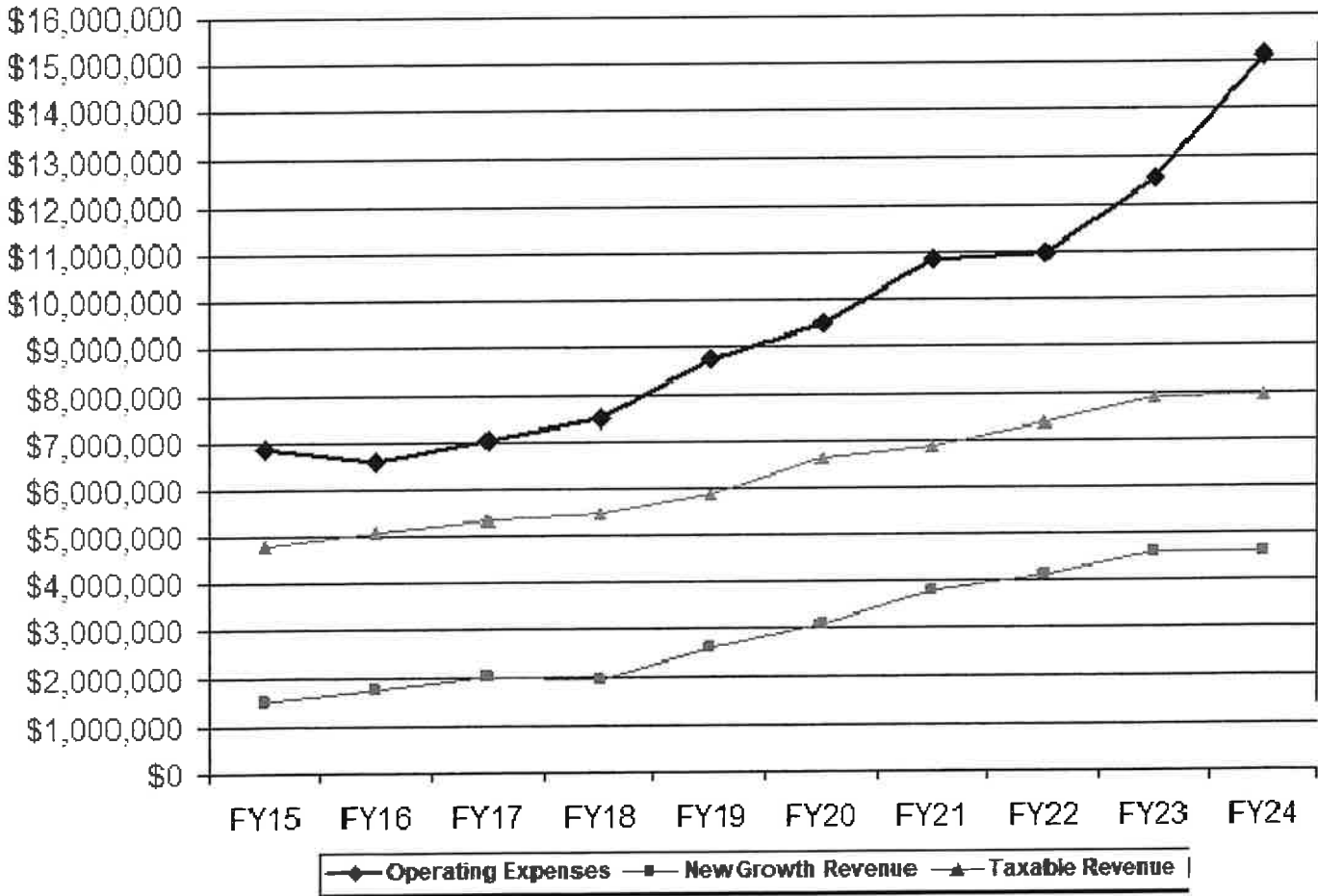
- A. **Taxable values:** Taxable value in FY24 increased from \$2,060,390,605 to \$2,065,050,971. The residential rollback factor was adjusted from 54.13% in FY23 to 54.65% in FY24. The commercial rollback remained the same in FY24 at 90%. Agland rollback was adjusted from 89.04% in FY23 to 91.64% in FY24. The multi-residential rollback decreased from 63.75% in FY23 to 54.65% (same as residential) in FY24 and the value is now included with residential.

Assessed and Taxable Values FY23 and FY24 Budgets

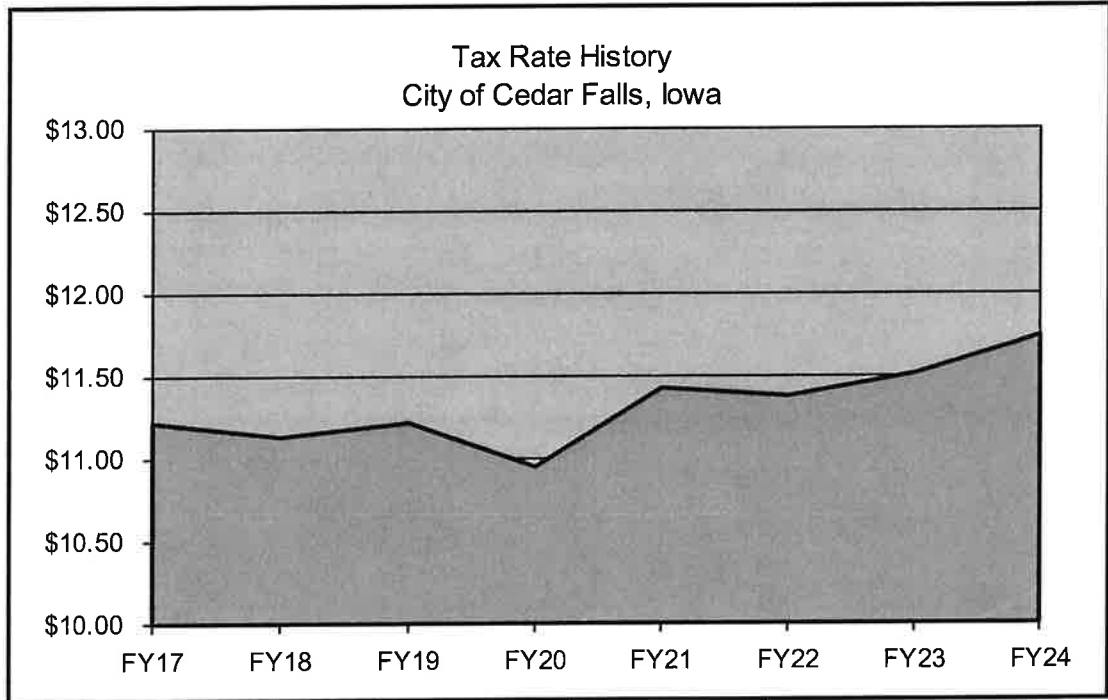
Description	FY23 Assessed Values	FY24 Assessed Values	Difference Assessed Values	FY23 Taxable Values	FY24 Taxable Values	Difference Taxable Values
Residential	2,803,566,538	2,957,669,168	154,102,630	1,510,770,762	1,602,471,188	91,700,426
Commercial	529,254,483	540,291,758	11,037,275	461,067,249	437,680,755	(23,386,494)
Industrial	33,533,725	32,884,397	(649,328)	27,238,463	24,862,305	(2,376,158)
Multi-Res	98,472,234	0	(98,472,234)	59,965,819	0	(59,965,819)
Utilities	4,234,880	2,943,413	(1,291,467)	4,004,543	2,669,156	(1,335,387)
Add: TIF- Unified	124,114,531	124,303,256	(101,275)			
Add: TIF- Downtown	71,894,658	67,360,727	(4,533,931)			
Add: TIF- Southern	5,061,278	11,348,326	6,287,048			
Add: TIF- College Hill	3,271,775	8,674,430	5,402,655			
Add: TIF- Pinnacle Prairie	283,675	2,397,065	2,113,390			
Less: Credit	(2,656,231)	(2,632,433)	23,798	(2,656,231)	(2,632,433)	23,798
Subtotal	3,671,031,546	3,744,950,107	73,918,561	2,060,390,605	2,065,050,971	4,660,366
Agland	7,246,470	7,184,480	(61,990)	6,452,342	6,584,075	131,733
Total	3,678,278,016	3,752,134,587	73,856,571	2,066,842,947	2,071,635,046	4,792,099
Gas & Electric Value	56,915,222	54,414,623	(2,500,599)	4,230,086	3,858,927	(371,159)
Less: Agland	7,246,470	7,184,480	(61,990)	6,452,342	6,584,075	131,733
Add: TIF Assess-Tax	0	0	0	0	0	0
Property Rate Value	3,727,946,768	3,799,364,730	71,417,962	2,064,620,691	2,068,909,898	4,289,207

The chart below illustrates that property tax revenue from new growth, rollback changes, and reassessments is not enough to keep up with rising operating costs. The City Council will need to continue to focus on how to close the gap over the next 3-5 years. Increases in pension costs and salary increases will need to be paid for by property tax increases. Due to planned cost savings efforts by all departments, FY15 shows the first reduction in the last 10 years and continued to decline in FY16. The increase in expenses for FY17 – FY24 is due to the negotiated salary increases and additional staffing.

General Fund 10 Year History Operating Expenses vs New Growth Revenue



Tax Rate: In fiscal year 2024, the tax rate is proposed to increase by \$.23 (FY23 - \$11.51, FY24 - \$11.74). Fluctuations in tax rates occur due to property reassessments on a biennial basis and the changes in the residential and commercial rollback.



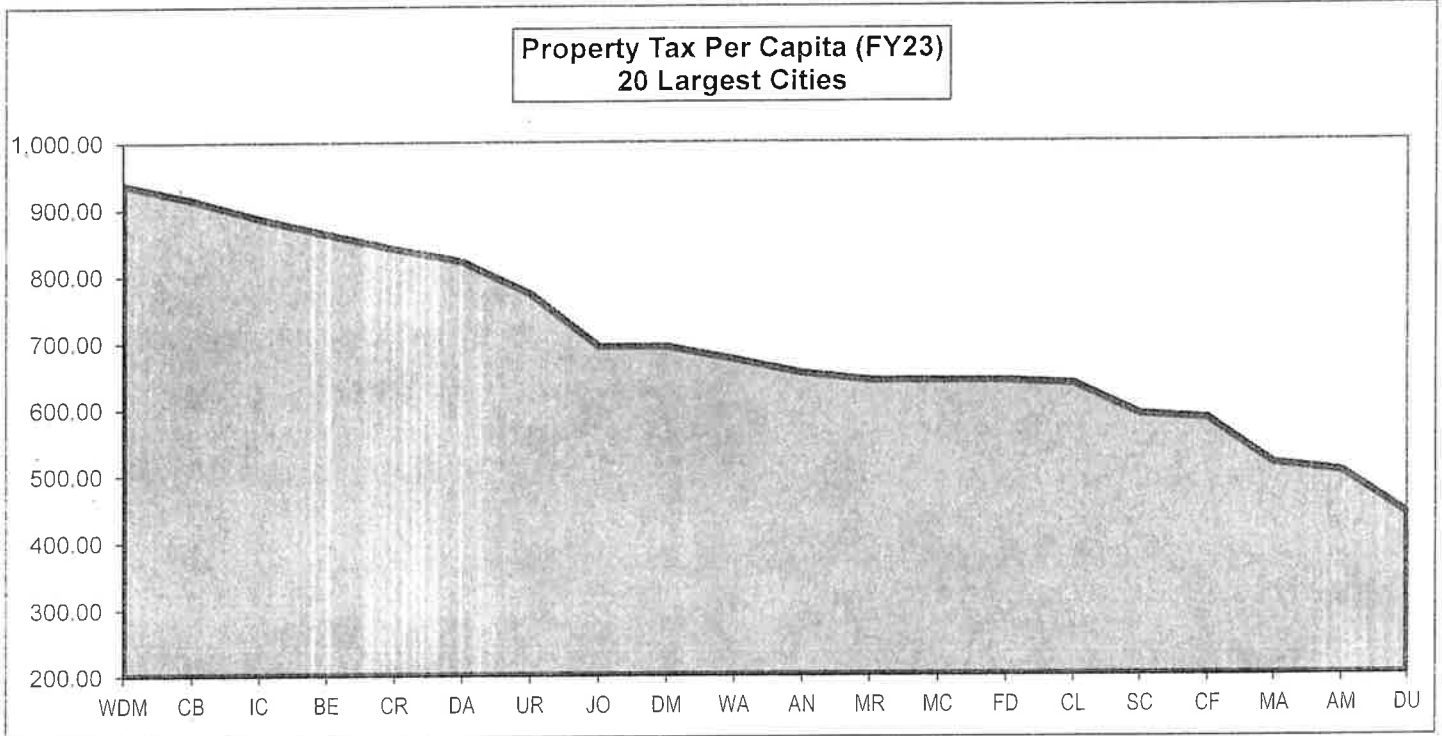
Fiscal Year	Tax Rate
2017	11.22
2018	11.13
2019	11.22
2020	10.95
2021	11.43
2022	11.38
2023	11.51
2024	11.74

The following charts show how Cedar Falls tax rate compares to the top 20 cities in Iowa.

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City	Rank by Pop.	Census	Taxable Value January 1, 2021		General Fund			Other Levies				Total Regular W/O Ag	Tax Per Capita	
			Regular	Ag Land	\$8.10 Levy FY21/22	\$8.10 Levy FY22/23	Outside \$8.10	Ag Land Levy	Emerg Levy	Debt Service	Employ Benefit			Capital Improv.
West Des Moines	6	68,723	5,879,585,882	6,466,779	8.10000	8.10000	0.12698	3.00375	0.27000	1.91000	0.54302		10.95000	936.83
Council Bluffs	10	62,799	3,220,798,982	9,529,559	7.64000	8.10000	1.59732	3.00371	0.07327	2.82000	5.23500		17.82559	914.23
Iowa City	5	74,828	4,241,061,964	1,401,705	8.10000	8.10000	1.51044	3.00375	0.20000	2.47846	3.34415		15.63305	886.04
Bettendorf	15	39,102	2,667,136,438	4,958,945	5.67182	5.72358	0.42420	3.00366		4.85000	1.65222		12.65000	862.85
Cedar Rapids	2	137,710	7,221,270,520	9,184,572	8.10000	3.10000	1.16418	2.99992		3.40225	3.35977		16.02620	840.39
Davenport	3	101,724	4,976,226,877	21,612,617	8.10000	8.10000	1.43000	3.00375	0.27000	2.05000	4.93000		16.78000	820.86
Urbandale	12	45,580	3,518,662,058	3,636,858	8.10000	8.10000		3.00375		1.44000	0.47000		10.01000	772.75
Johnston	20	24,064	1,562,531,127	6,463,704	7.50685	7.50737	0.00000	3.00370	0.00000	2.33247	0.83529		10.67513	693.16
Des Moines	1	214,133	8,934,448,462	7,887,232	8.10000	8.10000	0.28999	3.00372		2.91058	5.30943		16.61000	693.03
Waterloo	8	67,314	2,389,932,778	15,592,222	8.10000	8.10000	1.89961	3.00375	0.27000	2.87924	5.82274		18.97159	673.57
Ankeny	7	67,887	4,476,429,489	4,327,878	6.05000	6.15330	0.14670	3.00375		3.05000	0.55000		9.90000	652.80
Marion	13	41,535	1,876,093,949	3,745,847	8.10000	8.10000	0.59882	3.00375	0.00000	2.03784	3.46537		14.20203	641.49
Mason City	17	27,338	1,252,464,277	7,036,533	8.10000	8.10000	0.38476	3.00375	0.27000	2.52692	2.71578		13.99746	641.28
Fort Dodge	18	24,871	792,391,990	4,008,488	8.10000	8.10000	1.00861	3.00363	0.27000	4.46287	6.25749		20.09897	640.35
Clinton	19	24,469	1,018,078,415	16,421,384	8.10000	8.10000	0.83147	3.00375	0.27000	1.50811	4.57749		15.28707	636.05
Sioux City	4	85,797	3,284,864,638	5,737,034	8.10000	8.10000	1.45971	3.00375	0.27000	4.03220	1.55759		15.41950	590.36
Cedar Falls	14	40,713	2,064,620,691	6,452,342	8.10000	8.10000	0.90790	3.00372		0.46789	2.03592		11.51171	583.78
Marshalltown	16	27,591	925,979,613	5,665,333	8.10000	8.10000	1.01400	3.00371	0.27000	0.83805	4.46458	0.67500	15.36163	515.55
Ames	9	66,427	3,399,701,391	3,678,561	5.54979	5.51359	0.59831	3.00362		3.07409	0.64337		9.82936	503.06
Dubuque	11	59,667	2,695,861,021	3,482,604	8.10000	8.10000	0.76523	3.00350		0.02175	0.82988		9.71686	439.02

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Property Tax Per Capita (FY23)
20 Largest Iowa Cities

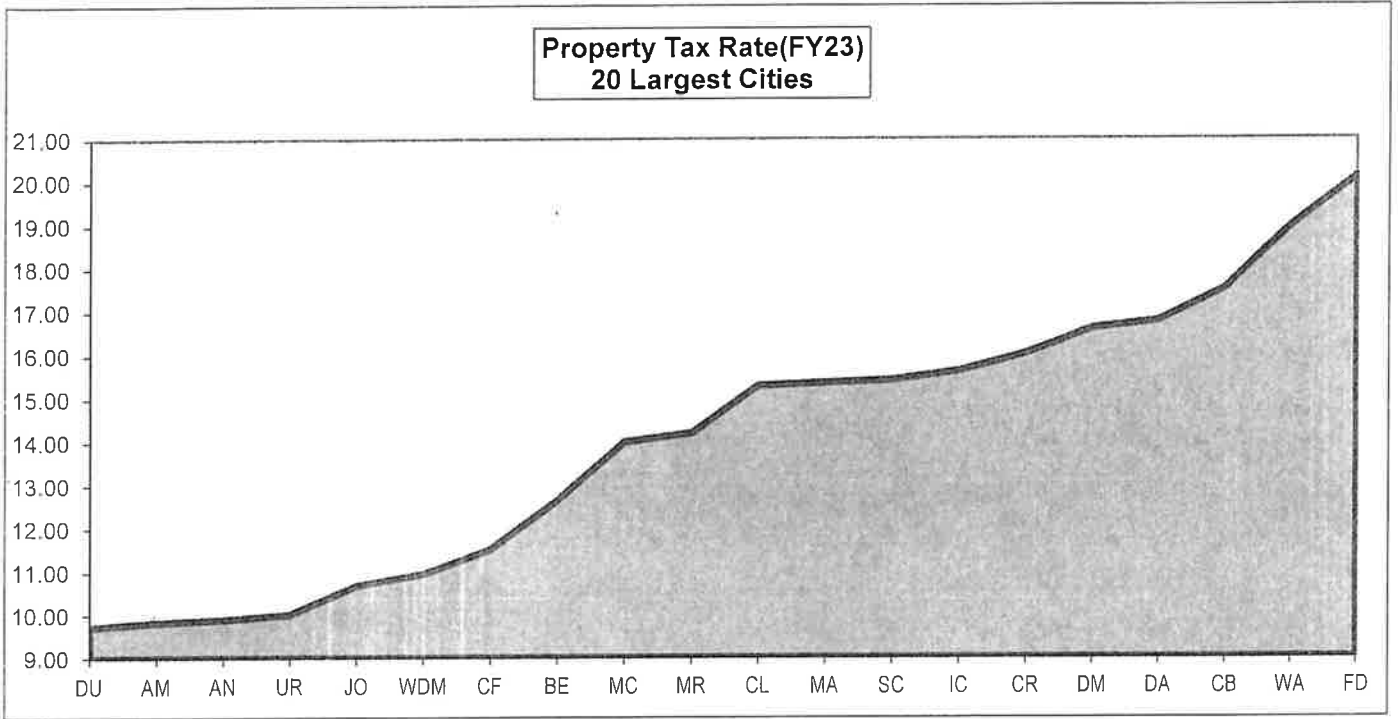
City	FY23 Tax Per Person	2020 Population	Abbreviation
West Des Moines	936.83	68,723	WDM
Council Bluffs	914.23	62,799	CB
Iowa City	886.04	74,828	IC
Bettendorf	862.85	39,102	BE
Cedar Rapids	840.39	137,710	CR
Davenport	820.86	101,724	DA
Urbandale	772.75	45,580	UR
Johnston	693.16	24,064	JO
Des Moines	693.03	214,133	DM
Waterloo	673.57	67,314	WA
Ankeny	652.80	67,887	AN
Marion	641.49	41,535	MR
Mason City	641.28	27,338	MC
Fort Dodge	640.35	24,871	FD
Clinton	636.05	24,469	CL
Sioux City	590.36	85,797	SC
Cedar Falls	583.78	40,713	CF
Marshalltown	515.55	27,591	MA
Ames	503.06	66,427	AM
Dubuque	439.02	59,667	DU
Average	696.87		

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 \$583.78 per person, the City is substantially below the average rate of \$696.87. 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 4.60 million dollars would be devoted to operations. This would be an increase of 19% of taxes levied in FY23.

Citytaxr



**Property Tax Rate (FY23)
20 Largest Iowa Cities**

City	FY23 Tax Rate	2020 Population	Abbreviation
Dubuque	9.72	59,667	DU
Ames	9.83	66,427	AM
Ankeny	9.90	67,887	AN
Urbandale	10.01	45,580	UR
Johnston	10.68	24,064	JO
West Des Moines	10.95	68,723	WDM
Cedar Falls	11.51	40,713	CF
Bettendorf	12.65	39,102	BE
Mason City	14.00	27,338	MC
Marion	14.20	41,535	MR
Clinton	15.29	24,469	CL
Marshalltown	15.36	27,591	MA
Sioux City	15.42	85,797	SC
Iowa City	15.63	74,828	IC
Cedar Rapids	16.03	137,710	CR
Des Moines	16.61	214,133	DM
Davenport	16.78	101,724	DA
Council Bluffs	17.53	62,799	CB
Waterloo	18.97	67,314	WA
Fort Dodge	20.10	24,871	FD
Average	14.06		

- B. Multi-Residential Properties:** Beginning in FY17, the State legislation created a new class of property, multi-residential. These properties were primarily classified as commercial prior to FY17. The rollback on these multi-residential properties was a phased in reduction over eight years. FY24 is the final year and these properties are now taxed at the residential rate. For Cedar Falls, multi-residential property was valued at \$98,472,234. The decline in taxable base was an annual loss of revenue to the General Fund in the amount of \$300,000.
- C. State Backfill:** FY17 was the last year that backfill funds from the State of Iowa for the loss in revenue from the commercial rollback was guaranteed. Therefore, for FY18 –FY22 those funds were not included in the budget. During the 2021 legislative session it was approved to phase-out the backfill. This will be phased out in 8 years. Therefore, for FY23 and FY24 the reduced backfill amount is budgeted in revenue and the corresponding amount is budgeted in expenses for a one-time capital project.
- D. Major Funds:** The following charts describe in detail the four major funds of the City: General Fund, Refuse Fund, Sewer Rental Fund, and Street Construction Fund.

Balance

27-Feb-23

**FUND BALANCES - REVENUE AND EXPENDITURES
SIX YEAR HISTORY FY18 - FY24**

Fund	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Project	FY24 Budget
General Fund							
Beginning Balance	\$ 5,276,117	\$ 5,760,875	\$ 6,157,137	\$ 6,220,031	\$ 6,277,295	\$ 6,339,998	\$ 6,339,998
Expenditures	25,127,706	26,615,771	25,734,290	29,136,899	28,655,623	29,623,811	30,902,710
Revenues	25,612,464	27,012,035	25,797,184	29,194,163	28,718,326	29,623,811	30,902,710
Cash Added (Used)	484,758	396,264	62,894	57,264	62,703	0	0
General Ending Balance	\$ 5,760,875	\$ 6,157,137	\$ 6,220,031	\$ 6,277,295	\$ 6,339,998	\$ 6,339,998	\$ 6,339,998
% of Cash Balance to Next Year's Expenditures	21.94%	22.97%	21.89%	21.89%	21.35%	20.52%	20.03%
Refuse							
Beginning Balance	\$ 4,131,097	\$ 4,734,192	\$ 5,152,690	\$ 4,861,202	\$ 5,276,454	\$ 5,363,860	\$ 5,890,593
Expenditures	2,669,030	2,908,412	3,536,967	3,010,590	3,473,530	3,314,110	3,880,500
Revenues	3,272,125	3,326,910	3,245,479	3,425,842	3,560,936	3,840,842	3,734,620
Cash Added (Used)	603,095	418,498	(291,488)	415,252	87,406	526,732	(145,880)
Ending Balance	\$ 4,734,192	\$ 5,152,690	\$ 4,861,202	\$ 5,276,454	\$ 5,363,860	\$ 5,890,593	\$ 5,744,712
Sewer Rental							
Beginning Balance	\$ 5,854,027	\$ 7,150,680	\$ 8,500,370	\$ 9,657,338	\$ 10,735,420	\$ 12,866,683	\$ 14,981,924
Expenditures	5,651,947	5,382,320	5,908,293	6,226,063	5,571,015	5,969,593	6,677,490
Revenues	6,948,602	6,732,011	7,065,262	7,304,145	7,702,279	8,084,834	8,629,060
Cash Added (Used)	1,296,655	1,349,691	1,156,969	1,078,082	2,131,263	2,115,241	1,951,570
Ending Balance	\$ 7,150,680	\$ 8,500,370	\$ 9,657,338	\$ 10,735,420	\$ 12,866,683	\$ 14,981,924	\$ 16,933,494
Street Construction							
Beginning Balance	\$ 7,138,006	\$ 7,885,301	\$ 8,437,357	\$ 8,579,383	\$ 9,893,925	\$ 10,687,818	\$ 9,214,218
Expenditures	4,364,916	4,647,031	5,012,178	4,617,956	4,864,453	6,714,890	7,443,600
Revenues	5,112,211	5,199,087	5,154,204	5,932,498	5,658,346	5,241,290	5,302,690
Cash Added (Used)	747,295	552,056	142,026	1,314,542	793,893	(1,473,599)	(2,140,910)
Ending Balance	\$ 7,885,301	\$ 8,437,357	\$ 8,579,383	\$ 9,893,925	\$ 10,687,818	\$ 9,214,218	\$ 7,073,308

Operating Expense on the following pages = Total expenses less capital outlay.

C. Cash Balance Impact (Modified Cash Basis):

1. General Fund

FY22 Year End Cash Balance	\$6,339,998
FY23 Expected Cash Reserve Used	0
FY24 Expected Cash Reserve Used	0
FY24 Ending Balance	<u>\$6,339,998</u>

For FY24, the City is proposing a balanced budget for the General Fund. It has been the City’s position to maintain a balance between 15 and 25 percent as possible for cash flow and emergency purposes. The City Council in FY03 directed staff to move this toward a 20-25 percent reserve and that policy directive remains in effect.

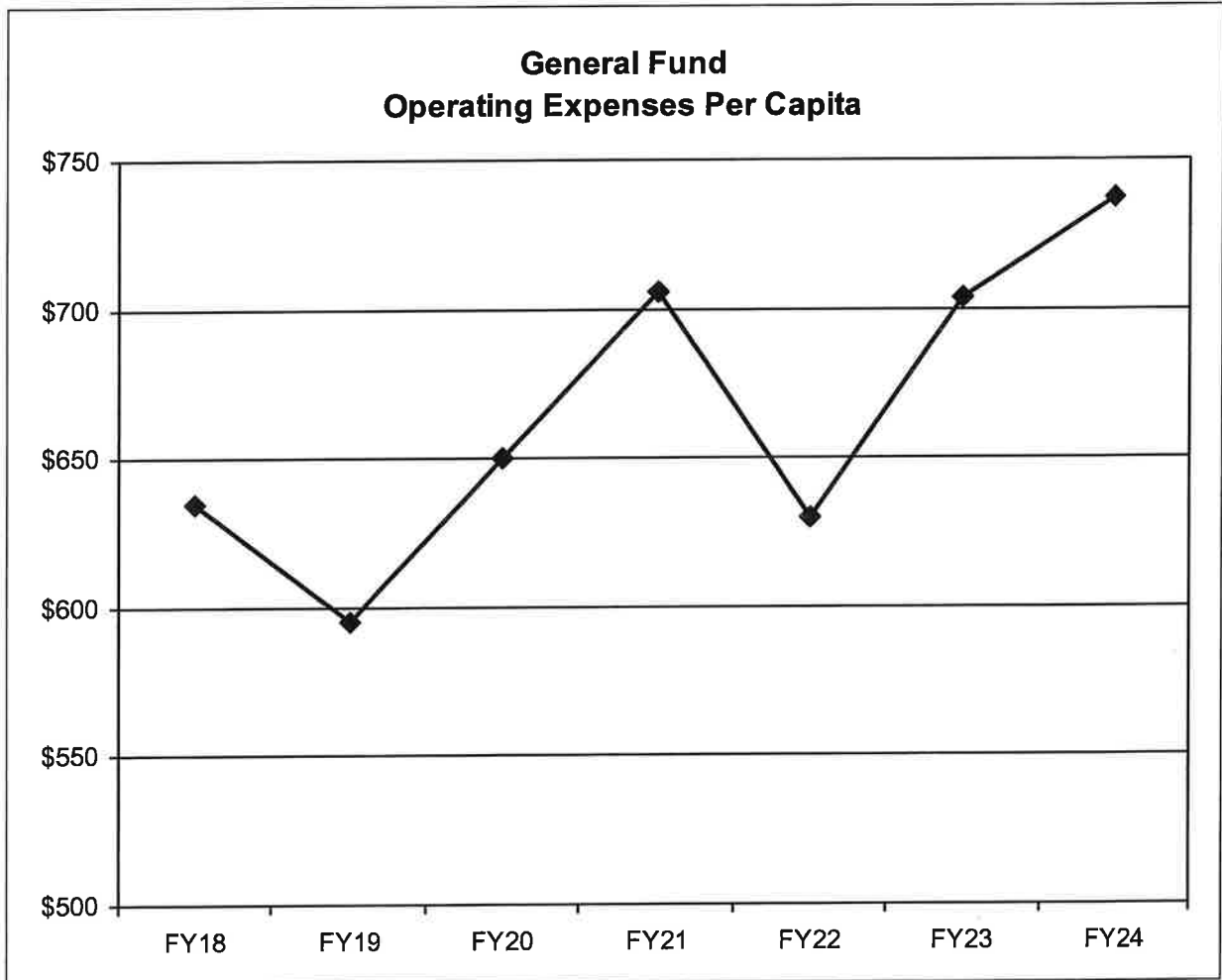
General Fund Reserve Percentages

Fiscal Year	Balance	Percentage
FY21	6,277,294	21.89%
FY22	6,339,988	21.35%
FY23	6,339,988	20.64%*
FY24	6,339,998	20.01%*

* Projected

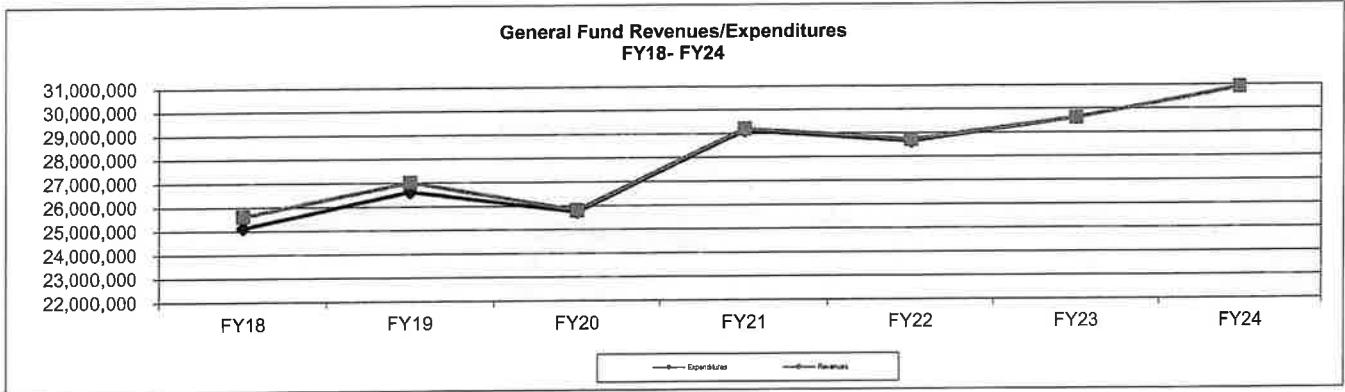
For the City to maintain reserve balances above 15%, additions to reserves will need to be evaluated each budget year. However, proposed state legislation may limit the amount of reserves maintained by cities and Cedar Falls could be greatly affected by this.

Administratively, the City has, through management and spending controls, protected the City’s cash reserves annually.



General Fund	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Project	FY24 Budget
Operating Expense	\$23,925,953	\$23,365,195	\$25,520,135	\$28,734,124	\$25,647,817	\$28,649,121	\$30,022,300
Population	39,260	39,260	39,260	40,713	40,713	40,713	40,713
Operating Expense Per Capita	\$634.89	\$595.14	\$650.03	\$705.77	\$629.97	\$703.68	\$737.41

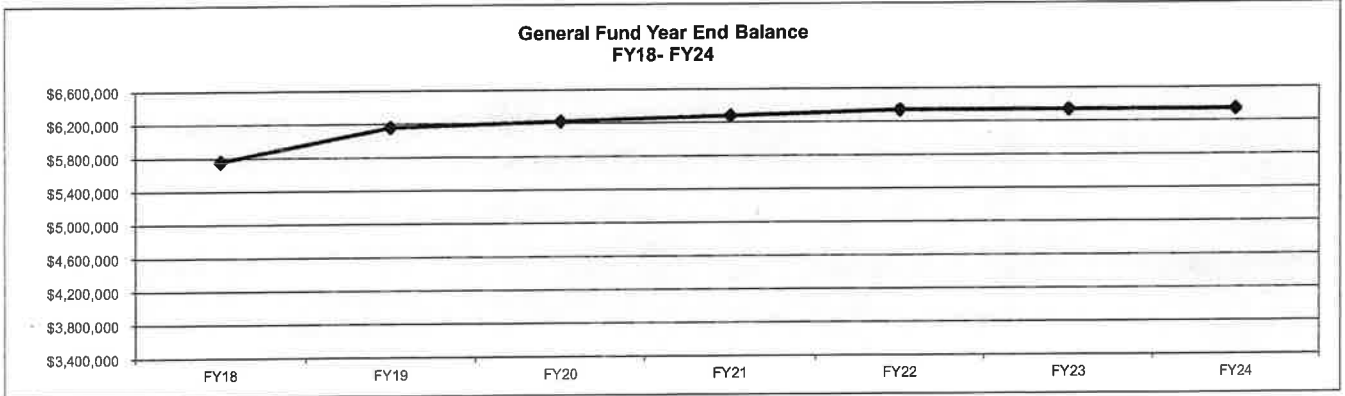
General Fund operating expenses have steadily risen over the past six years due to negotiated salary and benefit increases. The increase in FY24 was due to staffing positions added.



General Fund	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Project	FY24 Budget
Beginning Balance	\$ 5,276,117	\$ 5,760,875	\$ 6,157,137	\$ 6,220,031	\$ 6,277,295	\$ 6,339,998	\$ 6,339,998
Expenditures	25,127,706	26,615,771	25,734,290	29,136,899	28,655,623	29,623,811	30,902,710
Revenues	25,612,464	27,012,035	25,797,184	29,194,163	28,718,326	29,623,811	30,902,710
Cash Added (Used)	484,758	396,264	62,894	57,264	62,703	0	0
General Ending Bal.	\$ 5,760,875	\$ 6,157,137	\$ 6,220,031	\$ 6,277,295	\$ 6,339,998	\$ 6,339,998	\$ 6,339,998

The City Council adopted resolution #9054, which required the balance remain between 15% - 25% and be maintained at 20-25%. Due to proposed property tax legislation and a national recession, maintaining a balance closer to 25% is necessary.

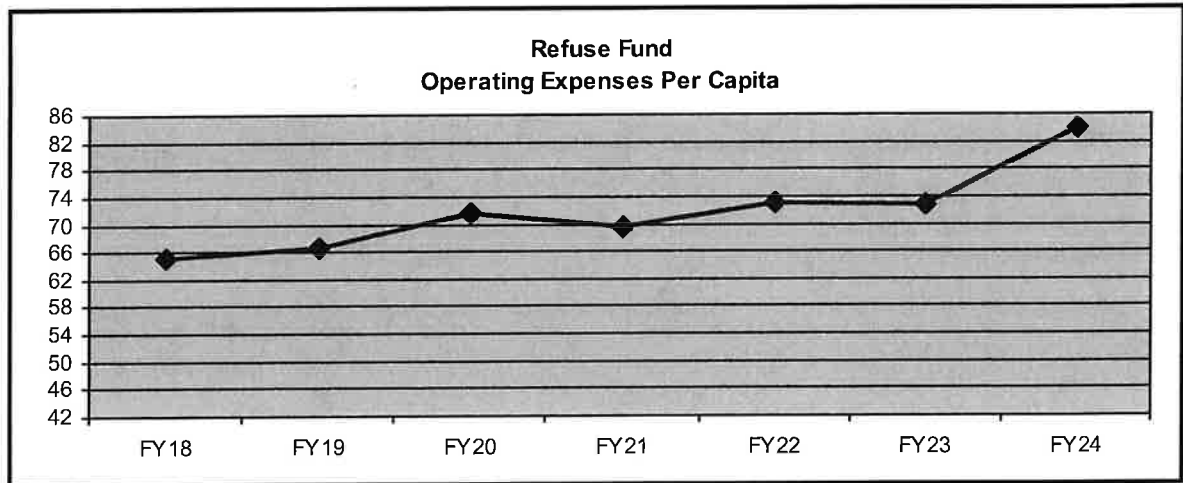
The General Fund Balances are critical to the City's operations and serves to cashflow operations in September and October and provide a reserve to assist operations in the event of a catastrophe. In Cedar Falls' case the 8.10 levy limit restricts operations in the event of a catastrophe. Therefore, without an ability to levy taxes the City must rely on a sound reserve to protect citizen's interests.



2. Refuse Fund: The Refuse fund is expected to decrease slightly in FY24. Rates were analyzed and increases implemented on January 1, 2021.

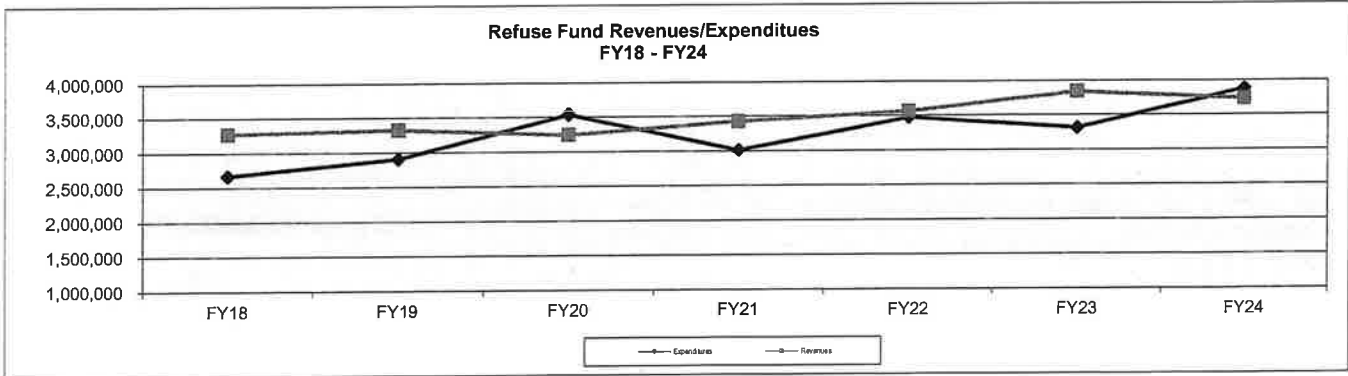
Reserves will be affected as follows:

FY22 Cash	\$5,363,860
FY23 Expected Cash Reserve Add (Used)	526,732
FY24 Expected Cash Reserve Add (Used)	<u>(145,880)</u>
FY24 Ending Balance	\$5,744,712



Refuse Fund	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Project	FY24 Budget
Operating Expense	\$2,560,360	\$2,621,361	\$2,813,385	\$2,831,834	\$3,090,060	\$2,969,110	\$3,415,500
Population	39,260	39,260	39,260	40,713	40,713	40,713	40,713
Operating Expense Per Capita	\$65.22	\$66.77	\$71.66	\$69.56	\$75.90	\$72.93	\$83.89

Operating costs increased starting in FY09 due to the reallocation of Administrative staff in the Public Works Department. However, the Street fund and Sewer fund will reimburse the Refuse fund for 2/3 of these costs. In FY24 operating costs increased due in part to one part-time position being budgeted to full time and vehicle maintenance costs increasing.

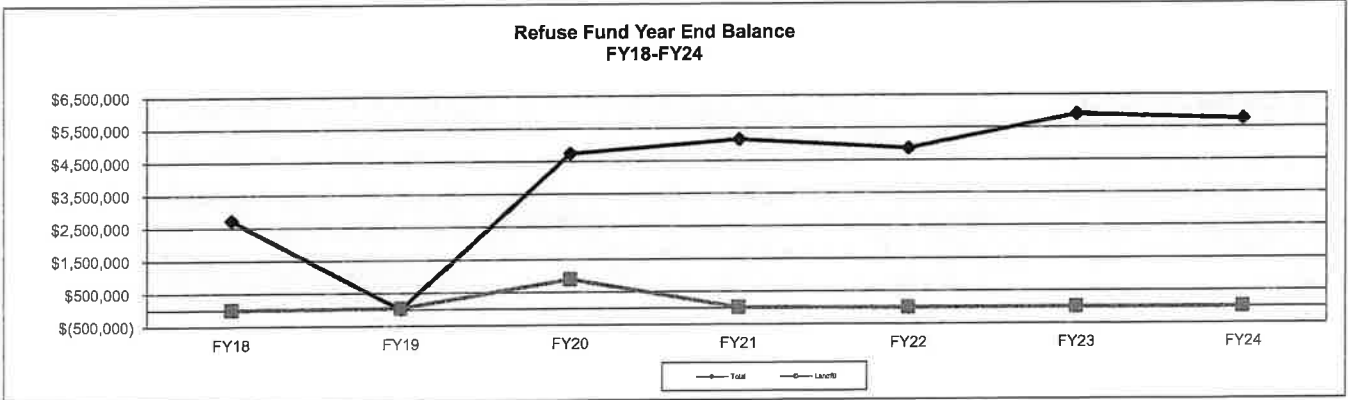


Refuse Fund	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Projected	FY24 Budget
Beginning Balance	4,131,097	4,734,192	5,152,690	4,861,202	5,276,454	5,363,860	5,890,593
Expenditures	2,669,030	2,908,412	3,536,967	3,010,590	3,473,530	3,314,110	3,880,500
Revenues	3,272,125	3,326,910	3,245,479	3,425,842	3,560,936	3,840,842	3,734,620
Cash Added (Used)	603,095	418,498	(291,488)	415,252	87,406	526,732	(145,880)
Ending Balance	\$ 4,734,192	\$ 5,152,690	\$ 4,861,202	\$ 5,276,454	\$ 5,363,860	\$ 5,890,593	\$ 5,744,712

A refuse rate study was completed in 2020. The rates on regular garbage routes were increased, and rate increases were implemented for yard waste, container dumpsters and bulk collection. Rates are \$9.23/month for small containers; \$17.43 for medium containers; and \$27.16 for large containers.

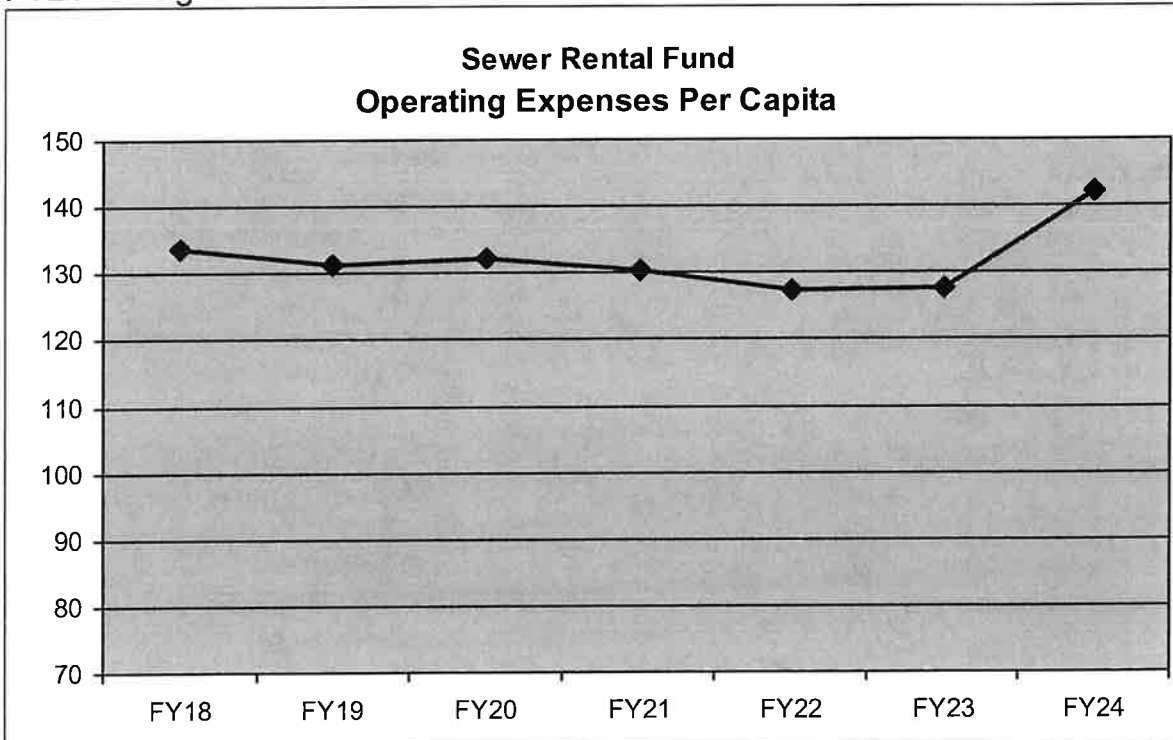
The refuse fund and the rate structure support numerous activities which were a part of the street construction or general funds in the past. The stresses on these funds have forced the City Council to rely on the user fee system within the refuse fund to pay for street cleaning, leaf pick-up, bulk pick-up, yard waste collection, recycling center operations and flood clean up.

In FY03, the Black Hawk County Solid Waste Commission decided to distribute their excess reserve funds. Cedar Falls received approximately \$566,000 each year for 11 years and then for 2 years, the City received \$299,500 each year.



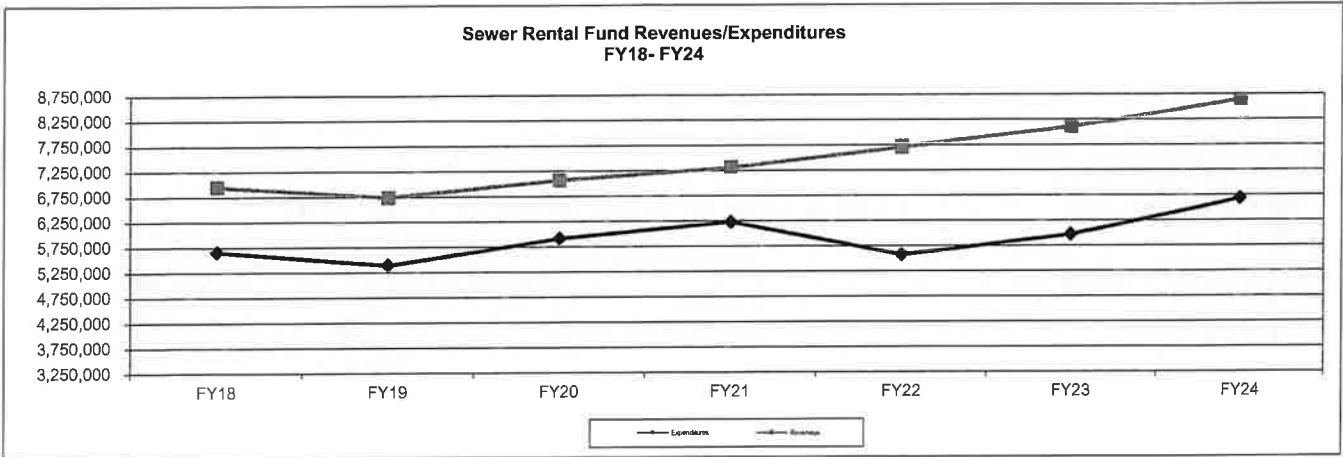
3. **Sewer Rental Fund:** Rates were evaluated in 2021 and the council voted for a 7% increase in rates each year over the next five years. This is necessary to fund the large sewer projects. Unfortunately past large projects have caused debt service costs to increase dramatically for FY15 - FY24. Rate increases are helping to build up cash reserves in an effort to try and reduce future debt borrowings as much as possible.

FY22 Cash Balance	\$ 12,866,683
FY23 Expected Cash Reserve Added(Used)	2,115,241
FY24 Expected Cash Reserve Added(Used)	1,951,570
FY24 Ending Balance	\$16,933,494



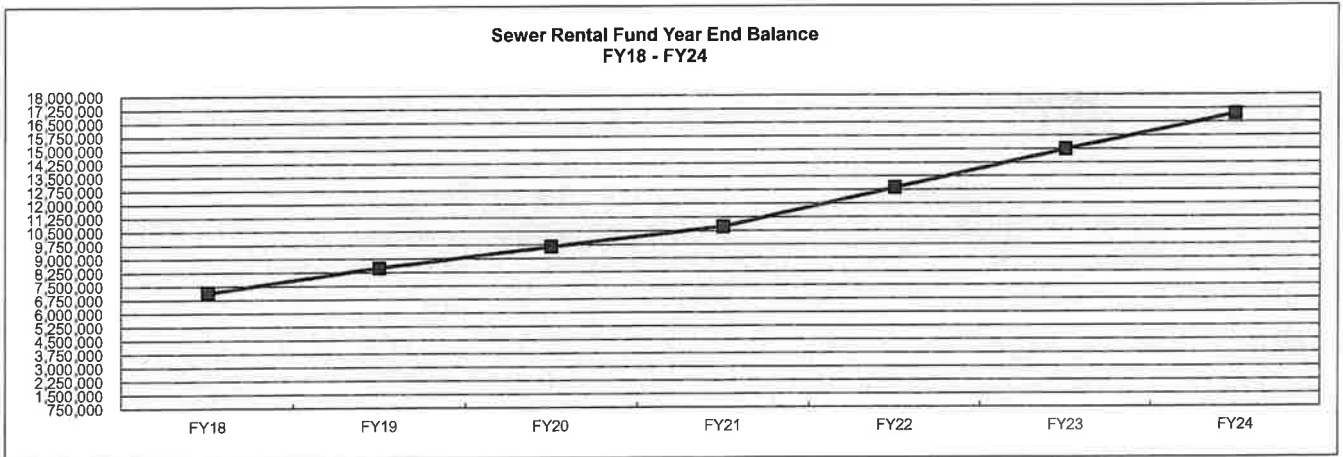
Sewer Rental Fund	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Project	FY24 Budget
Operating Expense	\$5,242,066	\$5,148,995	\$5,193,806	\$5,310,200	\$5,188,577	\$5,194,593	\$5,782,490
Population	39,260	39,260	39,260	40,713	40,713	40,713	40,713
Operating Expense Per Capita	\$133.60	\$131.15	\$132.29	\$130.43	\$127.44	\$127.59	\$142.03

Increases in FY18, FY19, FY20, FY21, FY22, FY23 and FY24 expenditures are caused by increased debt service. In FY23, operating expenditures also are budgeted to increase due to the added environmental engineer position.



Sewer Rental Fund	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Projected	FY24 Budget
Beginning Balance	\$ 5,854,027	\$ 7,150,680	\$ 8,500,370	\$ 9,657,338	\$ 10,735,420	\$ 12,866,683	\$ 14,981,924
Expenditures	5,651,947	5,382,320	5,908,293	6,226,063	5,571,015	5,969,593	6,677,490
Revenues	6,948,602	6,732,011	7,065,262	7,304,145	7,702,279	8,084,834	8,629,060
Cash Added (Used)	1,296,655	1,349,691	1,156,969	1,078,082	2,131,263	2,115,241	1,951,570
Ending Balance	\$ 7,150,680	\$ 8,500,370	\$ 9,657,338	\$ 10,735,420	\$ 12,866,683	\$ 14,981,924	\$ 16,933,494

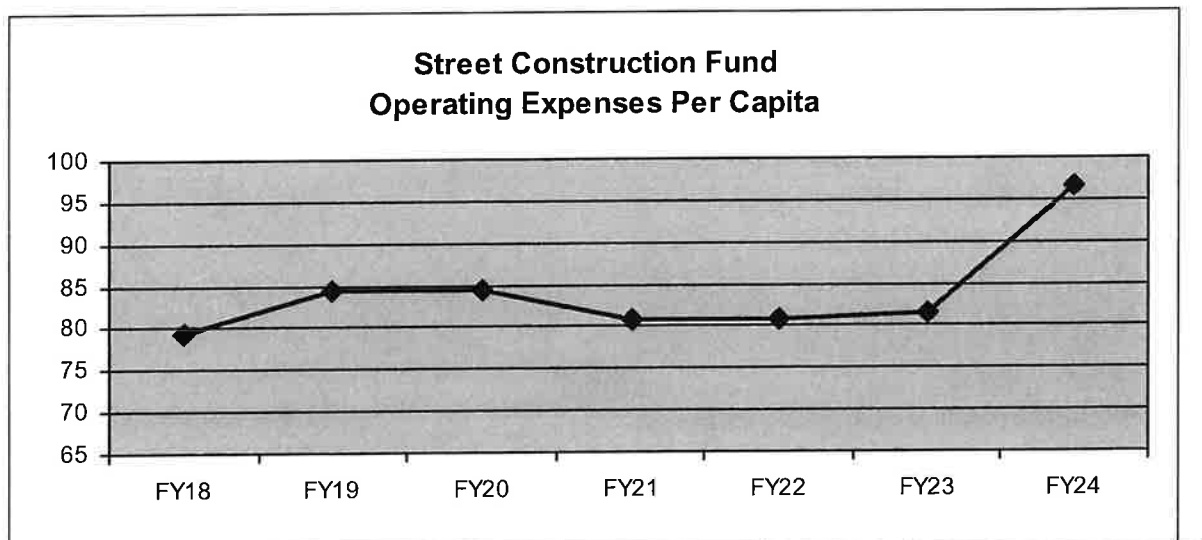
Sewer rates were raised in FY09 to pay for the bond issuance relating to sanitary sewer and lift station improvements. In FY16, these rates were increased again to pay for Dry Run Creek Sanitary Sewer improvements and sewer improvements related to the University Avenue project. Rates were increased again in FY19 and FY22 to pay for large sewer projects, including West 1st St. sewer and the digester rehabilitation. In FY24, the rates will be \$24.55 on the first 200 cubic feet of water used and \$4.40 on every cubic feet used over 200 cubic feet.



4. **Street Construction Fund:** Currently, Road Use Taxes have been stable. Use of Cash Reserves are helping to fund large street projects listed on the City's CIP.

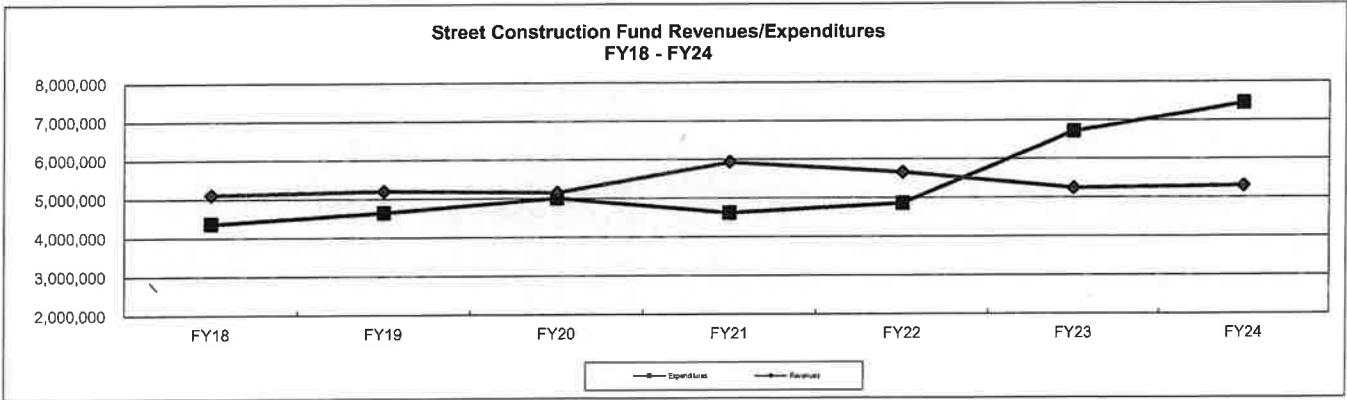
FY22 Cash Balance	\$10,687,818
FY23 Expected Cash Reserve Added(Used)	(1,473,599)
FY24 Expected Cash Reserve Added(Used)	<u>(2,140,910)</u>
FY24 Ending Balance	\$ 7,073,308

In FY24, \$130.00 per capita is budgeted to be received. In the past, consideration was given to phasing Debt Service payments for road repair out of Street Construction and placing the burden on property taxes. However, no debt service is planned for FY24. For the next few years, reserves will be used for large street projects.



Street Construct Fund	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Projected	FY24 Budget
Operating Expense	\$3,118,990	\$3,315,420	\$3,393,373	\$3,285,879	\$3,293,777	\$3,318,140	\$3,937,600
Population	39,260	39,260	39,260	40,713	40,713	40,713	40,713
Operating Expense Per Capita	\$79.44	\$84.45	\$84.43	\$80.71	\$80.90	\$81.50	\$96.72

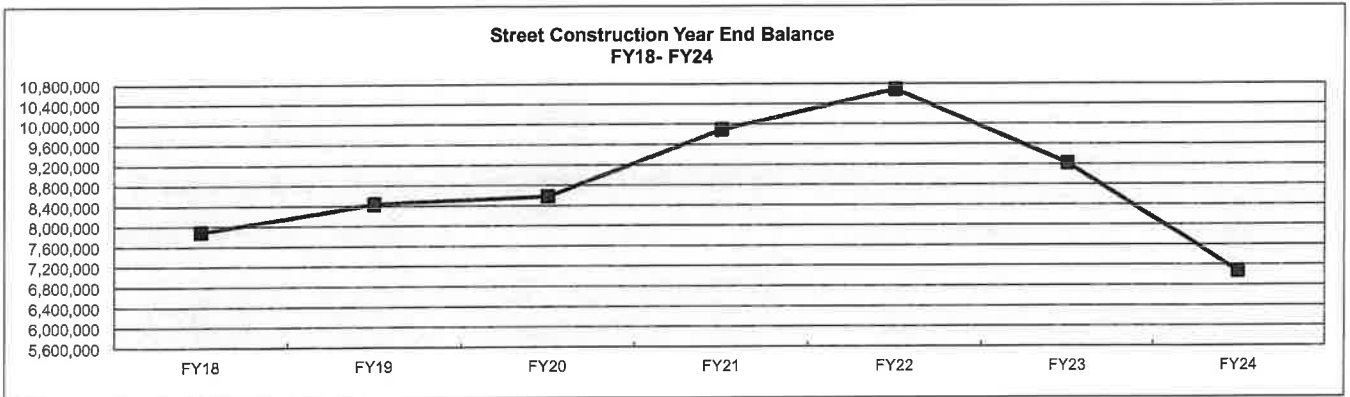
Operating expenses in FY24 have increased due to an additional full time position being added.



Street Const. Fund	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Project
Beginning Balance	\$ 7,138,006	\$ 7,885,301	\$ 8,437,357	\$ 8,579,383	\$ 9,893,925	\$ 10,687,818	\$ 9,214,218
Expenditures	4,364,916	4,647,031	5,012,178	4,617,956	4,864,453	6,714,890	7,443,600
Revenues	5,112,211	5,199,087	5,154,204	5,932,498	5,658,346	5,241,290	5,302,690
Cash Added (Used)	747,295	552,056	142,026	1,314,542	793,893	(1,473,599)	(2,140,910)
Ending Balance	\$ 7,885,301	\$ 8,437,357	\$ 8,579,383	\$ 9,893,925	\$ 10,687,818	\$ 9,214,218	\$ 7,073,308

The Street Construction Fund is totally supported by road use tax revenues. This fund suffers the greatest potential for financial instability. Road use tax aid in FY23 was budgeted at \$126.50 and is budgeted at \$130.00 for FY24 based on Iowa Department of Transportation estimates.

A strong operating balance is important in this fund since the City does not budget surplus funds for overtime or materials in the event of a major snowstorm. These catastrophic events are annually dealt with through a budget amendment. Without an operating balance above \$1.0 million added stress would be placed on the Debt Service and General Funds. Reserves were built up in this fund in anticipation of various large projects. As those large projects are funded, the City will have to determine whether the Street Fund can support those expenditures or whether the projects will need to be funded by other revenue sources, other than the local option sales tax.



V. MANAGEMENT ISSUES

- A. Internal Service Funds:** The City, in the FY24 budget, will continue to fund Vehicle Replacement and Data Processing internal service funds.
- B. \$8.10 Limitation:**
1. To avoid exceeding the \$8.10 levy limit, building maintenance and Administrative/Legislative/Miscellaneous costs have been prorated among User Funds to ensure that those User Funds, which utilize internal services, pay portions of the costs.
 2. Tort liability costs have continued to be transferred to the liability insurance levy outside of the \$8.10 levy.
 3. All salaries of User Fund employees have been levied in the appropriate User Funds.
 4. Police liability insurance has been included in the liability insurance levy, which is outside the \$8.10 levy.
 5. Some employee benefits eligible to be levied in the Trust and Agency Fund have been levied outside the \$8.10 limit.
 6. Outside levies have been used for the Municipal Band and Transit providers.
 7. The \$.27 per thousand Emergency Levy is not budgeted in FY24. FY01 was the first time in several years that this was not levied and has not been levied since.
 8. The \$.27 per thousand Library Levy was approved by voters in 2005. Approximately $\frac{1}{2}$ of the funds will be used to increase materials for the library. The other $\frac{1}{2}$ will be used in the general fund by supporting existing staff and materials.
 9. The EMA levy will be used in FY24 for EMA costs and consolidated dispatch.
- C. Interest Income Revenue:** The General Fund has budgeted \$122,450 in interest income. This is a increase of \$82,580 from the FY23 budget. The City continues to see rising interest rates. The increase in interest income not only affects the General Fund, but also impacts funds such as Sewer and Refuse, where reserves need to be maintained and interest income earned on those reserves helps offset operating costs.
- D. Budget Flexibility:** The continued pressures of the \$8.10 levy limit, associated with State cutbacks, tax freezes and the rollback have reduced budget flexibility for FY24. If the State freezes property taxes in FY24 or if new property tax legislation in FY24 occurs, the likelihood of midyear budget amendments will be

high and internal spending controls will be necessary. The largest costs in the general fund are personnel expenses.

- E. Unified Park TIF:** During 2013 the southern and northern Industrial Parks were combined into the Unified TIF district. For FY18, a portion of this TIF district expired. Therefore, \$3.2 million of TIF revenues will flow to all of the entities. Approximately \$1.3 million of this release, will flow to the City to be used for future economic development or provide relief to property taxes.
- F. Downtown TIF:** The Downtown TIF has been active since FY01 to reimburse the Capital Projects Fund for costs associated with the Treatment Plant Disinfection Project, Downtown Flood levee and streetscape projects. The TIF will also reimburse Cedar Falls Utilities for electric, gas, water, and communication improvements in the downtown area. This will generate approximately \$2,070,770 in TIF revenues for FY24. The large increase is due to the new streetscape project, which will extend the use of the downtown TIF increment.
- G. Pinnacle Prairie TIF:** An urban renewal area was recently created for this TIF district. The City has budgeted \$67,020 in TIF revenue for FY24.
- H. College Hill TIF:** An urban renewal area was created for this TIF district. The City has budgeted \$248,190 in TIF revenue for FY24.
- I. Southern Cedar Falls TIF:** A new urban renewal area was created for this TIF district. FY21 was the first year that debt is being certified in this district. The City has budgeted \$318,200 in TIF revenue for FY24.

CEDAR FALLS UNIFIED TIF
FY1996 - FY2034

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TIF Taxable Valuation	\$131,313,988	\$138,259,782	\$138,235,786	\$104,323,378	\$104,323,378	\$104,323,378	\$104,323,378	\$104,323,378	\$104,323,378	\$95,208,189	\$95,208,189	\$95,208,189	\$716,189
Cedar Falls Tax Rate minus Debt Service Rate	\$28.14	\$28.06	\$27.69	\$28.06	\$27.69	\$28.06	\$27.69	\$28.06	\$27.69	\$28.06	\$27.69	\$28.06	\$27.69
Projected TIF Revenue per \$1000 valuation	\$3,895,176	\$3,879,569	\$3,827,749	\$2,927,314	\$2,889,714	\$2,927,314	\$2,889,714	\$2,927,314	\$2,889,714	\$2,871,542	\$2,836,315	\$2,871,542	\$19,887
Less: Revenue to flow to Enitiles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less: Commertical Rollback	(\$370,203)	(\$386,642)	(\$382,731)	(\$292,731)	(\$289,871)	(\$292,731)	(\$288,871)	(\$292,731)	(\$288,871)	(\$267,154)	(\$255,631)	(\$267,154)	(\$1,989)
Backfill													
TOTAL TIF REVENUE	\$3,324,973	\$3,490,926	\$3,444,974	\$2,634,583	\$2,599,843	\$2,634,583	\$2,599,843	\$2,634,583	\$2,599,843	\$2,404,386	\$2,372,683	\$2,404,386	\$17,898

ESTIMATED UNIFIED REVENUE VS. REPAYMENT SCHEDULES PER FISCAL YEAR
FY1996 - FY2034

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
FY Estimated TIF Revenue	\$3,455,234	\$3,482,792	\$3,441,260	\$2,634,583	\$2,634,583	\$2,634,583	\$2,634,583	\$2,634,583	\$2,634,583	\$2,404,386	\$2,372,683	\$2,404,386	\$17,898	\$119,227,166
FY Carryover-Prior Year	0	0	0	0	(0)	0	(0)	0	(0)	0	0	0	(0)	(333,224)
FY Debt Service Requirements	0	0	0	0	0	0	0	0	0	0	0	0	0	(3,575,025)
FY 99 Debt Service Requirements	0	0	0	0	0	0	0	0	0	0	0	0	0	(959,987)
FY 04 Debt Service Requirements	0	0	0	0	0	0	0	0	0	0	0	0	0	(3,059,890)
FY 10 Debt Service Refunding	0	0	0	0	0	0	0	0	0	0	0	0	0	(3,025,285)
FY Sewer Fund Repayment	0	0	0	0	0	0	(1,652,166)	(1,220,293)	(645,016)	0	0	0	0	(1,193,929)
FY Economic Development Repayme	0	0	(541,512)	(645,000)	0	0	0	0	0	0	0	0	0	(9,394,134)
FY Capital Projects Repayment	(234,960)	(149,113)	0	0	0	0	(2,341)	0	0	(308,242)	(1,872,683)	(1,453,460)	0	(2,423,168)
FY Bond Fund Repayment	0	0	0	0	0	0	0	0	0	0	0	0	0	(19,556,748)
FY Street Repair Repayment	0	0	0	0	0	0	0	0	0	0	0	0	0	(868,310)
FY Ridgeway Sewer Debt Service	0	0	0	0	0	0	0	0	0	0	0	0	0	(925,983)
FY Property Tax Rebates	(103,663)	(56,472)	(106,435)	0	0	0	0	0	0	0	0	0	0	(5,743,840)
FY Dist Center Debt Service	0	0	0	0	0	0	0	0	0	0	0	0	0	(3,068,959)
FY Public Works Complex	0	0	0	0	0	0	0	0	0	0	0	0	0	(2,534,205)
FY Bluff St. Lift Station	0	0	0	0	0	0	0	0	0	0	0	0	0	(1,040,000)
FY Treatment Facility	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY Staff Administrative Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	(217,949)
FY Northern Industrial Park	0	0	(27,876)	0	0	0	0	0	0	0	0	0	0	(1,934,578)
FY Northern Debt Service	0	0	0	0	0	0	0	0	0	0	0	0	0	(1,826,179)
Hwy 56 & Viking Interchange	(1,062,571)	(1,774,207)	(1,719,477)	(1,489,583)	(2,134,582)	(2,134,583)	(500,055)	0	0	0	0	0	0	(11,392,800)
Hwy 66 & Greenhill Interchange - Est	0	0	0	0	0	0	0	(814,290)	(1,489,564)	(1,586,146)	0	0	0	(4,000,000)
Dry Run Creek San. Sewer	(534,040)	0	0	0	0	0	0	0	0	0	0	0	0	(4,500,000)
University Avenue	(1,000,000)	(1,000,000)	(945,960)	0	0	0	0	0	0	0	0	0	0	(3,545,860)
FY CFU	(653,000)	(600,000)	(600,000)	(600,000)	(600,000)	(600,000)	(600,000)	(600,000)	(600,000)	(600,000)	(600,000)	(600,000)	(17,298)	(34,154,346)
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$48,233)

CEDAR FALLS DOWNTOWN TIF
FY2000 - FY2028

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
TIF Taxable Valuation	\$39,798,359	\$45,006,249	\$34,976,167	\$8,860,061	\$7,332,390	\$21,617,710	\$60,716,602	\$71,894,658	\$67,360,727	\$67,360,727	\$67,360,727	\$67,360,727	\$67,360,727
Cedar Falls Tax Rate minus Debt Service Rate	\$27.61	\$28.96	\$27.02	\$27.37	\$27.86	\$27.21	\$32.02	\$31.55	\$31.58	\$31.58	\$31.58	\$31.58	\$31.58
Projected TIF Revenue per \$1000 valuation	\$1,106,793	\$1,213,368	\$945,057	\$242,500	\$204,280	\$593,660	\$2,584,546	\$2,297,034	\$2,127,252	\$2,127,252	\$2,127,252	\$2,127,252	\$2,127,252
Less: Committed Rollback	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL TIF REVENUE	\$1,106,793	\$1,213,368	\$945,057	\$242,500	\$204,280	\$593,660	\$2,584,546	\$2,297,034	\$2,127,252	\$2,127,252	\$2,127,252	\$2,127,252	\$2,127,252

ESTIMATED DOWNTOWN TIF REVENUE VS. REPAYMENT SCHEDULES PER FISCAL YEAR
FY2000 - FY2028

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
FY Estimated TIF Revenue	\$1,203,650	\$1,232,873	\$951,849	\$254,447	\$186,410	\$594,193	\$2,484,896	\$2,253,302	\$2,070,770	\$2,127,252	\$2,127,252	\$2,127,252	\$2,127,252	\$28,871,137
FY Carryover-Prior Year	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY State Street Project	0	0	0	0	0	0	0	0	0	0	0	0	0	(1,027,459)
FY Washington Street	0	0	0	0	0	0	0	0	0	0	0	0	0	(488,794)
FY Flood Lease Project	0	0	0	0	0	0	0	0	0	0	0	0	0	(1,556,392)
FY Disinfection Project	(800,000)	(903,206)	(696,784)	0	0	0	0	0	0	0	0	0	0	(4,000,003)
FY River Place Development	(78)	(1,928)	(50,081)	(148,981)	(106,549)	(305,195)	(419,922)	(591,218)	(890,327)	(730,141)	0	0	0	(3,127,753)
FY Annex	(737)	(895)	0	0	(7,320)	(8,080)	(8,887)	(10,167)	(10,146)	0	0	0	0	(46,742)
FY Hill Faces	0	0	0	0	(37,860)	(33,000)	(33,000)	0	0	0	0	0	0	(103,860)
FY Lindberbaum	0	0	0	0	0	0	(3,755)	(3,881)	(3,872)	0	0	0	0	(11,508)
FY Palmer Builders	0	0	0	0	0	0	0	0	(12,674)	0	0	0	0	(12,674)
FY Arabella	0	0	0	0	0	0	0	0	(96,573)	0	0	0	0	(96,573)
FY Community Center Project	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FY Black Hawk Hotel	0	0	0	0	0	0	0	0	0	0	0	0	0	(748,408)
FY Viking Pump Parking Lot	0	0	0	0	0	0	0	0	0	0	0	0	0	(117,000)
FY Street Lighting	0	0	0	0	0	0	0	0	0	0	0	0	0	(96,015)
FY Streetscape Project	0	0	0	0	0	(101,867)	(2,010,387)	(1,006,545)	(1,257,178)	(1,397,111)	(1,719,182)	0	0	(21,407)
FY Peter Melendy Park	0	0	0	0	0	(16,730)	0	(274,945)	0	0	0	0	0	(8,963,909)
FY 100 Block Alley	0	0	0	0	0	(71,476)	0	(229,831)	0	0	0	0	0	(291,675)
FY Downtown Visioning	0	0	0	0	0	(45,963)	(18,985)	0	0	0	0	0	0	(301,307)
FY Parking Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	(64,948)
FY Economic Development Fund	0	0	0	0	0	0	0	0	0	0	0	0	0	(12,259)
FY Bond Fund	(11,204)	0	0	0	0	0	0	0	0	0	0	0	0	(12,112)
FY Downtown Administration	(26,133)	(18,679)	(10,963)	(277)	(1,263)	(872)	0	(2,393)	0	0	0	0	0	(16,009)
FY Cameras	0	0	0	0	0	0	0	0	0	0	0	0	0	(65,972)
FY Utilities	(365,498)	(308,665)	(283,991)	(100,538)	(33,398)	0	0	(122,063)	0	0	0	0	0	(122,063)
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$0)	\$408,070	\$2,127,252	\$2,127,252	\$4,662,573

VI. POLICY ISSUES

- A. Outside Agencies, Loans and Purchase of Services:** There is some funding for outside agencies budgeted in FY24. The State Auditors’ office provided guidance in regards to funding outside entities so the City during FY23 reviewed our policies. The City wants to ensure that outside agency funding meets the requirements of this guidance. Outside funding through Visitors & Tourism needs to meet requirements related to economic development or tourism purposes. A committee will review applications for this funding to determine the purpose and contracts outlining the funding will need to be approved by City Council prior to any funding being distributed in FY24. Funding of outside agencies through the Block Grant program will need to meet the criteria of that federal grant program.

- B. MET Transit:** In FY24, the amount to MET is budgeted for a 4% increase on their base routes. The City is responsible for a prorated share of vehicle replacement match monies. If local government supports MET Fare increases, this property tax subsidy can be reduced.

- C. Hotel/Motel Tax:** Hotel/Motel tax revenues were first received by the City in FY89. In FY22, 50% of revenue was being budgeted to receive. This reduction in revenue was caused by reduced travel due to the COVID-19 pandemic. In FY23 and FY24, the City is budgeting revenue closer to FY19 levels. The following support is proposed for FY24:

Cedar Valley Soccer	\$ 10,000
Cultural Services (17%)	153,000
Parks Project (9%)	81,000
Trail Maintenance & Reserve (5%)	45,000
Park & Rec Capital Projects (3.5%)	31,500
Tourism & Visitor Board (50%)	450,000
Tourism & Visitor Office Repayment (2.5%)	22,500
Tourism Grant Fund (11.75%)	107,000
Total	\$ 900,000

The Tourism Marketing Fund was added as a new line item for FY05. This is funded as part of the 50% allocation to tourism and visitors. The Visitor’s and Tourism Board accepts applications for this fund and recommends allocation amounts based on the applicant’s ability to promote local business districts or provide tourism and overnight stays in the community. The City Council annually authorizes the total funding amount and Visitors and Tourism Board recommends the agencies to be funded during the fiscal year.

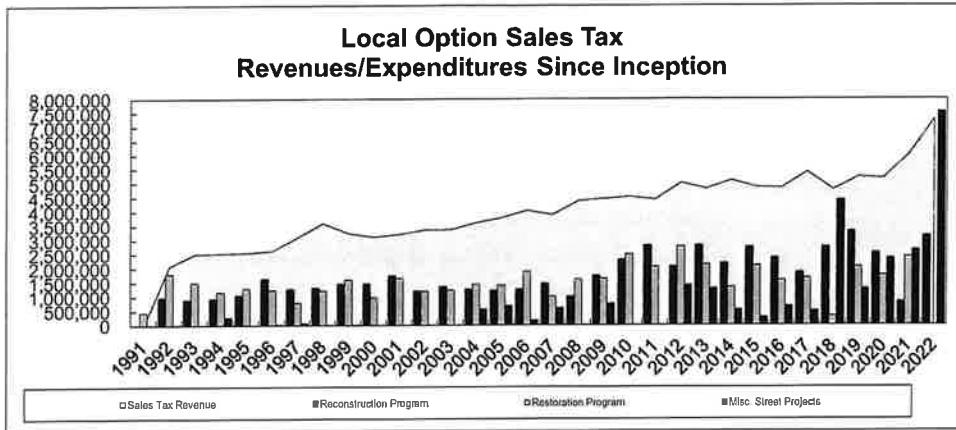
To ensure that the City does not expend more funds than those collected in revenues, the year-ending total transfer to the Visitors and Tourism Services Division cannot exceed fifty percent (50%) of the total revenues paid to the City

annually by the State of Iowa. Additionally, if revenue shortfalls in Hotel/Motel taxes occur, the above agencies will be reduced on a prorated basis to offset the loss in projected income. As additional funds are received, those funds will be used for capital projects related to Visitors and Tourism, including monument, entrance, or wayfinding signage.

D. Street Repair: Committed for street repair and improvements in FY24 are:

Resurfacing & Reconstruction (Sales Tax & RUT)	\$	4,240,000
Seal Coat (Sales Tax & RUT)		250,000
RR Crossing Removal (Sales Tax)		52,500
Main Street (Sales Tax & RUT)		6,487,000
West 22 nd Street (Sales Tax & RUT)		635,000
West 27 th St. (Sales Tax)		1,850,000
Asphalt Alley Parking (RUT)		<u>315,000</u>
		13,829,500

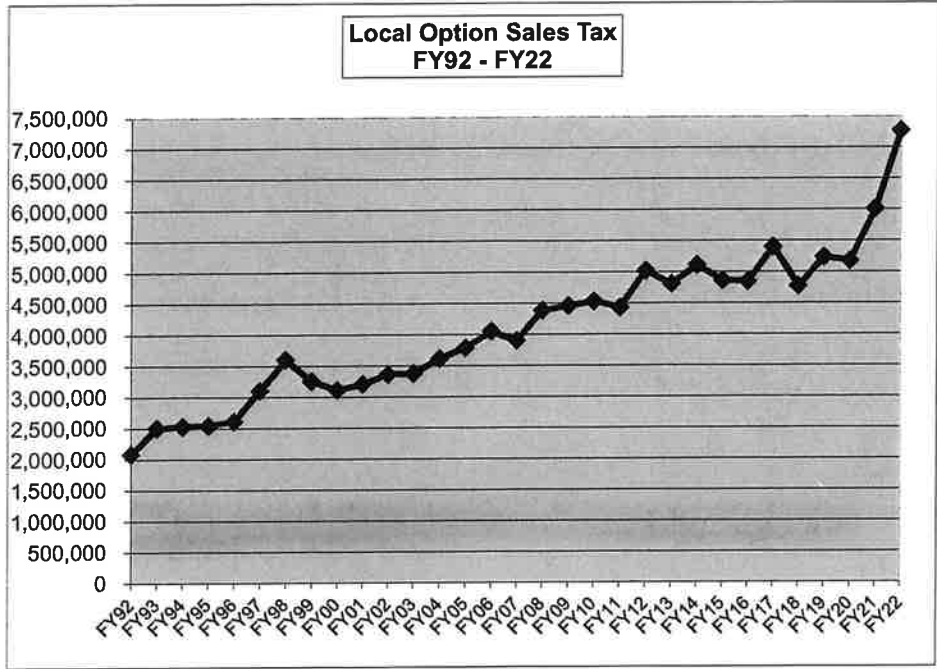
local



Fiscal Year	Reconstruction Program	Restoration Program	Miscellaneous Street Projects	Sales Tax Revenues
1991	\$0.00	\$437,684.89	\$0.00	\$0.00
1992	979,784.55	1,804,045.18	0.00	2,078,962.00
1993	897,301.04	1,500,348.56	0.00	2,500,578.00
1994	943,792.61	1,151,813.85	273,583.56	2,530,151.00
1995	1,057,097.99	1,291,159.42	0.00	2,544,855.00
1996	1,636,877.73	1,233,942.88	17,576.42	2,613,489.00
1997	1,267,582.42	791,121.28	68,291.62	3,101,207.00
1998	1,316,441.73	1,209,222.58	3,508.38	3,601,487.00
1999	1,454,211.58	1,597,517.54	2,950.00	3,251,023.00
2000	1,462,034.07	972,462.02	0.00	3,113,084.00
2001	1,743,509.14	1,642,681.15	0.00	3,204,731.32
2002	1,198,758.40	1,191,231.11	0.00	3,364,204.32
2003	1,355,115.00	1,221,738.00	0.00	3,375,434.38
2004	1,260,719.01	1,425,492.75	561,260.85	3,614,243.58
2005	1,218,793.00	1,412,145.00	685,644.00	3,785,419.87
2006	1,265,249.62	1,883,783.41	169,503.91	4,046,618.24
2007	1,468,344.00	1,013,987.00	606,931.00	3,898,529.00
2008	1,007,368.57	1,614,104.93	7,261.29	4,383,127.21
2009	1,735,277.04	1,632,419.24	752,152.79	4,456,510.20
2010	2,302,845.33	2,492,333.38	0.00	4,527,385.00
2011	2,802,270.22	2,050,977.39	0.00	4,430,823.00
2012	2,055,765.31	2,770,278.82	1,401,918.53	5,016,803.00
2013	2,802,577.52	2,124,936.73	1,285,193.78	4,810,986.34
2014	2,167,498.93	1,323,339.63	531,413.37	5,105,214.00
2015	2,748,003.24	2,093,647.69	273,554.83	4,860,829.00
2016	2,362,387.24	1,576,358.99	655,932.18	4,844,321.00
2017	1,853,400.60	1,653,842.02	496,426.69	5,397,376.00
2018	2,756,213.23	318,198.33	4,411,782.88	4,770,023.00
2019	3,305,708.30	2,042,702.19	1,276,411.32	5,231,771.00
2020	2,539,081.88	1,754,339.00	2,343,142.14	5,174,075.00
2021	808,232.10	2,400,226.08	2,646,896.22	6,007,690.00
2022	3,147,593.01	0.00	7,525,691.52	7,270,647.00
Total	\$54,919,834.41	\$47,628,081.04	\$25,997,027.28	\$126,911,597.46

Over the past thirty years, the Street Repair program has expended \$128,544,942.73 and has received local option sales tax revenue of \$126,911,597. This results in a balance that allows the program to completely cashflow itself. In FY24 reserve funds will be used to finance larger projects shown in the City's Capital Improvements Program.

local



Fiscal Year	Total	Percentage Change
FY92	2,078,962	
FY93	2,500,578	20.28%
FY94	2,530,151	1.18%
FY95	2,544,855	0.58%
FY96	2,613,489	2.70%
FY97	3,101,207	18.66%
FY98	3,601,487	16.13%
FY99	3,251,023	-9.73%
FY00	3,113,084	-4.24%
FY01	3,204,731	2.94%
FY02	3,364,204	4.98%
FY03	3,375,434	0.33%
FY04	3,614,244	7.07%
FY05	3,785,420	4.74%
FY06	4,046,618	6.90%
FY07	3,898,529	-3.66%
FY08	4,383,127	12.43%
FY09	4,456,510	1.67%
FY10	4,527,385	1.59%
FY11	4,430,823	-2.13%
FY12	5,016,803	13.23%
FY13	4,810,986	-4.10%
FY14	5,105,214	6.12%
FY15	4,860,829	-4.79%
FY16	4,844,321	-0.34%
FY17	5,397,376	11.42%
FY18	4,770,023	-11.62%
FY19	5,231,771	9.68%
FY20	5,174,075	-1.10%
FY21	6,007,690	16.11%
FY22	7,270,647	21.02%

The large increases in FY97 and FY98 are due to correctons and adjustments made by the State of Iowa. Sales Tax revenue for 2017 includes 13 months of payments. The City is budgeted to receive \$7 million in FY24.

- E. **Mid-year Reductions:** Consistent with past Council recommendations, should revenues be less than projected by mid-fiscal year, all departments and the Library Board will, on a prorated basis, reduce expenditures to offset revenue losses.
- F. **Forfeiture Funds:** Police forfeiture funds are budgeted in the FY24 budget to comply with State regulation. These funds are not intended to supplant any existing funding support received by the City and are intended to provide the local match for the grants offering a first priority basis.
- G. **Sewer Repair:** In FY24, \$500,000 for sanitary sewer repairs is budgeted to grout, slip line or seal broken lines. This project is partially associated with the street repair program. Another \$30,000 is budgeted for sewer line repairs, \$50,000 for I/I Reduction Project, and \$30,000 for Infrastructure oversizing.
- H. **Hospital Trust:** FY99 was the first year that interest revenue from the Sartori Trust was budgeted to pay for community health care concerns. A separate board with City council oversight reviews the trust and recommends funding to the City Council.

The trust board has recommended not to fund projects in FY24. The funding amount is derived from a portion of the interest income generated by the trust fund assets. The remaining amount of interest income is retained in the fund to cover the cost of inflation. Since the rate of inflation exceeded the interest income rate, there were not funds available for distribution.

- I. **Grow Cedar Valley Alliance:** This partnership's base funding for FY24 is \$30,000. A performance-based commission will be provided to the partnership allowing them to earn up to a maximum of \$32,000 based on the number of jobs and acres of development they generate for Cedar Falls. If this request is granted, the funds will come from the contingency line item or through the budget amendment process.
- J. **Cedar Falls Economic Development Corporation:** This partnership will also receive base funding in FY24 of \$30,000 and an opportunity to receive an additional \$32,000 in incentives.
- K. **Outside Levies:** Outside levies for special services are allowed by Iowa statute but only after referendum. The referendum must be held in a municipal election, which would be in November 2023. The City Council will consider whether to place these levies on the ballot in August 2023 and whether they will be used to free up funds within the \$8.10 limit to support essential service. Revenues for these levies will not be available until FY25 if approved. (The levies can support cultural, civic, musical and memorial buildings and services.)

In November 2005, the voters did approve the \$.27 library levy. These revenues are included starting in FY07. This levy increased the taxes paid by a residential home by 1% for FY07 and for future years.

The municipal band levy will continue to be used in FY24. The Band has requested \$35,000.

- L. Unfunded Mandates:** The State of Iowa continues to deny the City funds to support programs and laws mandated by State Statute. Laws include the 411 pensions, rollback and collective bargaining arbitration, which have hindered the City's financial ability to deal with the needs of essential services. Listed below is an estimate of unfunded mandates for FY24.

State Unfunded Mandates	
Description	Estimated Amount
411 Pension	\$ 1,544,400
IPERS	1,393,740
Human Rights Commission	3,000
Civil Service Commission	4,000
Pre-employment Physicals	50,000
Post-employment Physicals	55,000
Drug Testing	3,400
Sales Tax on sports, pools, rec center admissions (Tax not imposed on non-profits like YMCA)	50,000
Inspection of municipal pools	2,000
Official Printing/Publication of minutes, notices, bills, etc.	25,000
Police in-service training	15,000
ILEA certification (\$13,000 per new officer)	13,000
	<u>\$ 3,158,540</u>

Additional items that are mandated, but difficult to attach a cost to:

- Collective bargaining process
- Increase in liability insurance due to lack of immunity
- State required reduce amount taken to landfill by Waste Reduction Act (Recycling, Yard Waste, etc)
- Civil Service testing process for new hires
- Stormwater requirements

- M. Consolidated Dispatch:** Consolidated dispatch expenses have increased from \$523,170 in FY23 to \$1,036,620 in FY24. This is an increase of 98% or almost double. The formula was based on 20% population and 80% calls for service. The formula for FY24 changed to being based 100% on valuations. This is unfortunate that Cedar Falls' taxpayers will bear the burden of all calls county-wide and not just calls for services for Cedar Falls. In FY96 the cost was \$176,000. In the long term, centralized political control by a single legislative body will be critical to long-term cost effective management. If the County takes over operation, all costs could be part of the county tax levy freeing critical \$8.10 funds for other City operated police and fire services.

FY99 through FY24, the Fire Department's share of consolidated dispatch expenses is included in their budget to assure allocation to University of Northern Iowa.

The Police and Fire departments will have on-going negotiations with UNI and the Iowa Department of Public Safety to determine if a dispatch system can be shared with these entities and the City at a lower cost. In addition, calculations need to be made to determine if the RACOM contract benefits the metro area, or if it is more cost effective to purchase our own system instead of paying RACOM an annual fee.

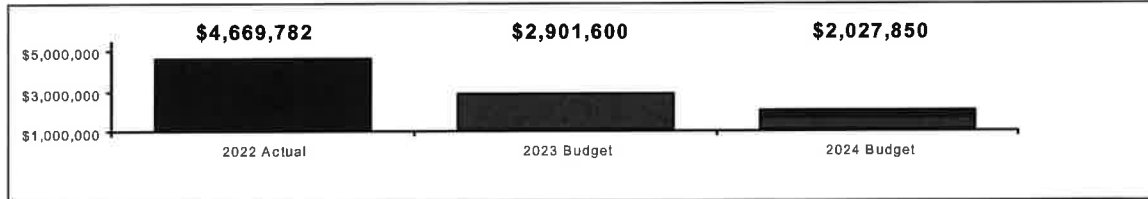
- N. Self Supporting Municipal Improvement District (SSMID):** The FY02 budget showed a reduction in the SSMID revenue received by the City that supports Community Main Street. This reduction is due to a change in the application by Black Hawk County of the Downtown TIF District that overlaps the SSMID District. However, the City will reimburse Community Main Street for the loss of funds caused by the exclusion of the TIF increment from the Downtown TIF revenues. This reimbursement qualifies as a TIF expense and therefore is allowed. As State Street develops, the City Council may consider reevaluating this policy of reimbursing Community Main Street the full TIF increment in the SSMID district. A SSMID district was created in 2015 for the College Hill area to pay for a staff position as requested.
- O. Storm Water Enterprise Fund:** Ordinances were approved in FY06 for the creation of a Storm Water Enterprise Fund. Fees were established in FY07 to support the federally mandated testing, monitoring and protection of surface water discharges within the City and a new fund was created starting in FY07.
- P. Library:** The Library budget was increased from the FY06 allocation of \$1,049,060 to \$1,221,810 (16.5% increase) in FY07. This increase was primarily due to the passage of the library levy. Approximately \$107,000 of the levy was used for additional material and services at the library. The remaining amount of the levy was used toward costs for existing staff, materials, and support services. The library levy used for new materials and services increased the taxes paid on a \$100,000 residential home by approximately 1%.

- Q. Cedar Falls Utilities:** The transfer into the General Fund from the Cedar Falls Utilities (CFU) is budgeted at \$1,400,000 for FY23. CFU recognizes that the amount of the transfer needs to be equitable based on franchise fees and property taxes not paid, including recognizing that the City is reimbursing CFU for eligible TIF expenses. Beginning in FY15, CFU began transferring additional funds to the City to be set aside in a Capital Projects Fund.
- R. Code Enforcement:** The City Council in their goal setting session determined that code enforcement is still a priority for them. Starting FY06, an additional police officer was hired that devoted 100% of his time to code enforcement. However, in FY20 a civilian position was budgeted to perform code enforcement duties. Each year additional legal fees are budgeted to process cases developed by the new officer.
- S. Storm Water Projects:** In developing the Capital Improvement Plan (CIP), storm water projects continued to be incorporated. Consideration will also be given to developing a policy and practice that encourages and actively suggests new developments to restrict construction in the sensitive land areas.
- T. Land Acquisition:** The City continues to purchase parkland to improve the quality of life services and neighborhood facilities.
- U. Cooperative Partnerships:** In FY24 and future years, the City will be involved in many cooperative projects with other agencies within the Cedar Falls community and metro area. The projects include the following:
- Sartori Hospital and Covenant Health Systems – The City will be working with these health providers to create a new hospital in Cedar Falls. A new development agreement will be negotiated that includes an option for the current Sartori Hospital site. The City also worked with them on additional land at the current ESB site for the Public Safety building.
 - Haz Mat – The City maintained a self-funded reserve to cover the City's liability associated with the current Haz Mat response system. The NIRG 28E agreement currently covers the City of Cedar Falls by Black Hawk County participation with the City paying Black Hawk County directly.
 - Facility Sharing – The Public Works Department works with Black Hawk County for shared storage space for road vehicles and shared office space.

FY24 BUDGET HIGHLIGHTS BY DIVISION

General Fund

A. Administrative/Legislative/Miscellaneous



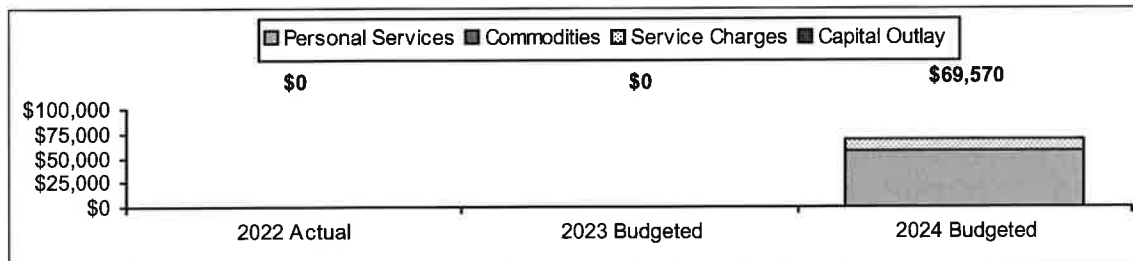
Included in this budget is the reserving of funds to be spent on upcoming capital projects. The Council continues in FY24 to prioritize setting aside funds to finance one-time projects. The Council also decided to continue to set aside the TIF release dollars for future economic development. The amount for the TIF release transfer budgeted in FY23 was \$1.3 million and decreased to \$400,000 for FY24.

The transit levy will be transferred to MET and is broken into three categories: (1) MET fixed route; (2) Cedar Falls Disabled and; (3) Elderly (RTC). A 4.00% increase is budgeted for the base funding to MET for FY24. The City has an obligation of \$17,600 to be devoted toward MET vehicle replacement. It is deposited annually in the "City's" capital account for vehicle replacement when requested by MET.

An ongoing grant to support a portion of the salary and benefits for one Police Officer devoted to drug enforcement (Tri-County Drug Task Force) is provided.

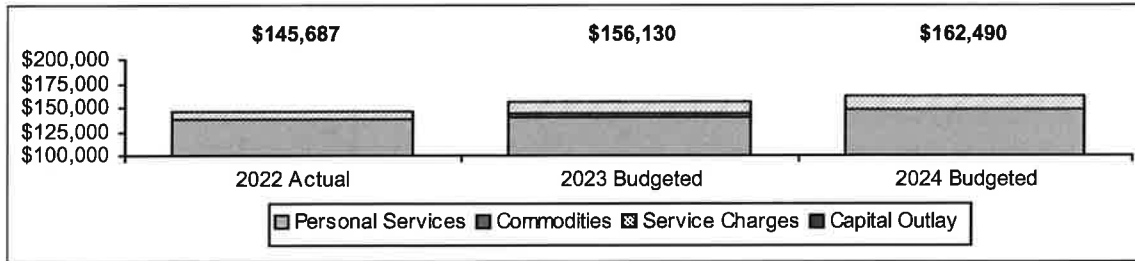
Portions of this budget have been transferred to the Enterprise Funds for revenue purposes. There is not a debt service payment budgeted in FY24 out of the \$8.10 levy.

B. City Council



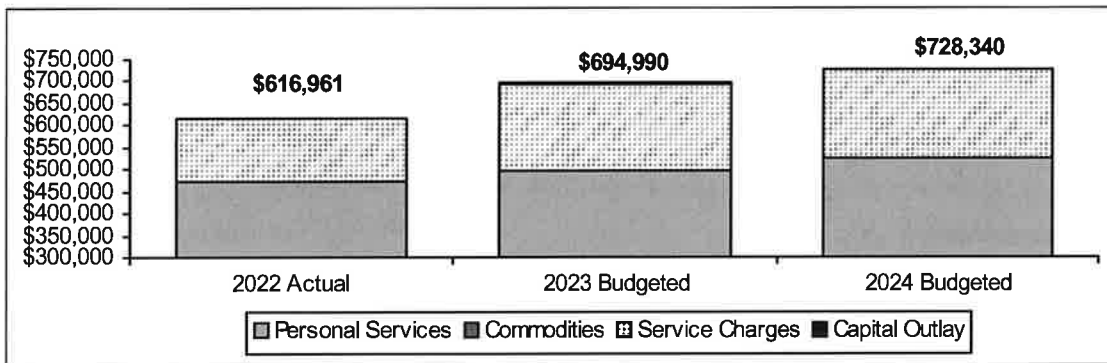
FY24 is the first year that costs associated with City Council has been separated out into its own budget section. This includes costs for council salaries and training costs.

C. Mayor's Office



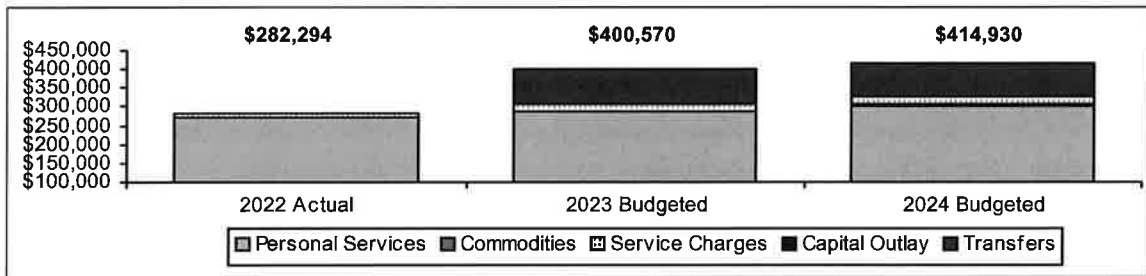
Portions of this budget have been transferred to Enterprise Funds for revenue purposes.

D. City Administrator



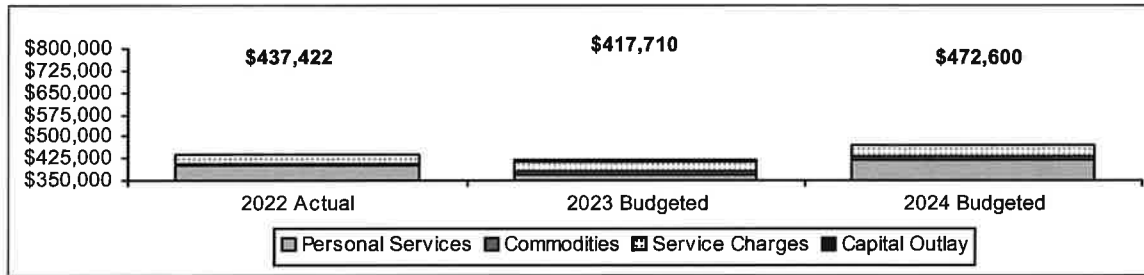
This budget reflects adjustments for employee benefit and salary adjustments set by the City Council. Portions of this budget have been transferred to Enterprise Funds for revenue purposes.

E. Finance & Business Operations/Administration



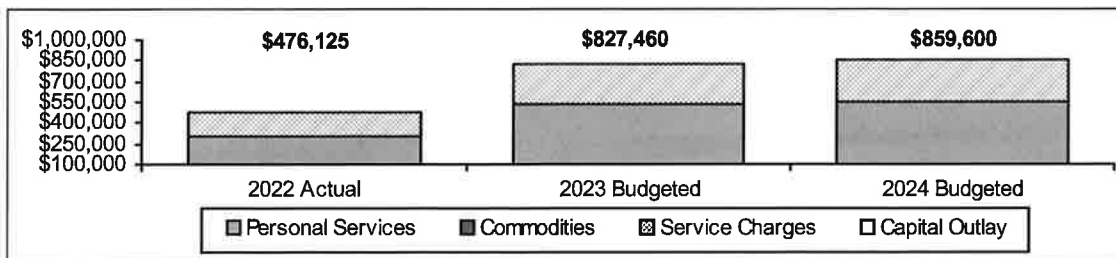
This budget reflects adjustments in salaries and benefits set by the City Council. Portions of this budget have been transferred to Enterprise Funds for revenue purposes. The FY24 budget includes \$88,000 for support of the community center.

F. Finance & Business Operations/Financial Services



This budget reflects adjustments in salaries and benefits set by the City Council. Portions of this budget have been transferred to Enterprise Funds for revenue purposes. Increases in the budget are due to the reallocation of some finance staff from other divisions.

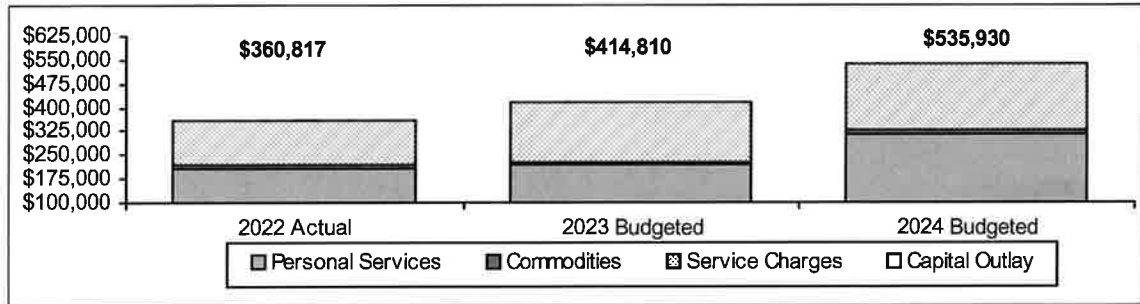
G. Finance & Business Operations/Human Resources



This budget reflects adjustments in salaries and benefits set by the City Council. Portions of this budget have been transferred to Enterprise Funds for revenue purposes. This new division was created in FY21. Personnel budgeted in this division are the Human Resources Manager and the two human resource specialists. For

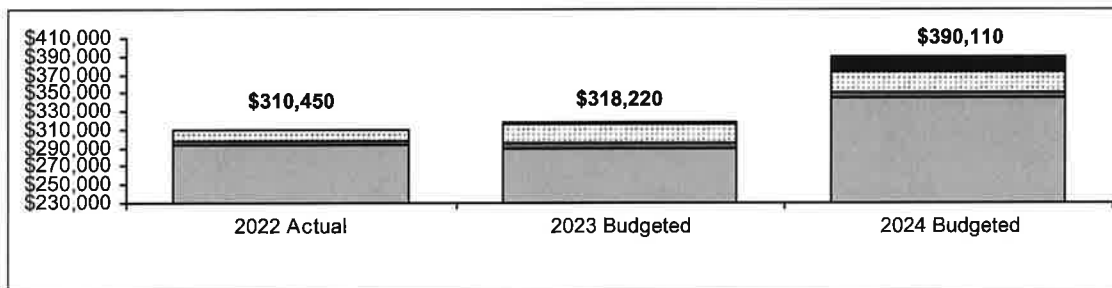
FY23, two additional positions were budgeted. This includes a full-time position to assist with the Human Rights Commission and work on the Racial Equity Task force goals. A part-time position is budgeted to help with increased workload in the Human Resource area. The full-time position was hired in FY23 and the part-time position will not be hired until FY24.

H. Finance & Business Operations/Legal Services



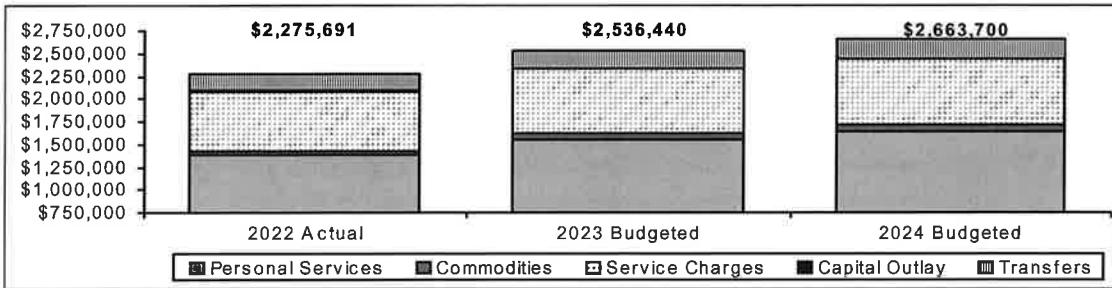
This budget reflects adjustments in salaries and benefits set by the City Council. Portions of this budget have been transferred to Enterprise Funds for revenue purposes. A full-time property acquisition specialist is being budgeted in FY24 to help with right-of-way and easement acquisitions.

I. Finance & Business Operations/Public Records



This budget reflects adjustments in salaries and benefits set by the City Council. Portions of this budget have been transferred to Enterprise Funds for revenue purposes. Increases in this budget are due to the reallocation of admin staff from other divisions.

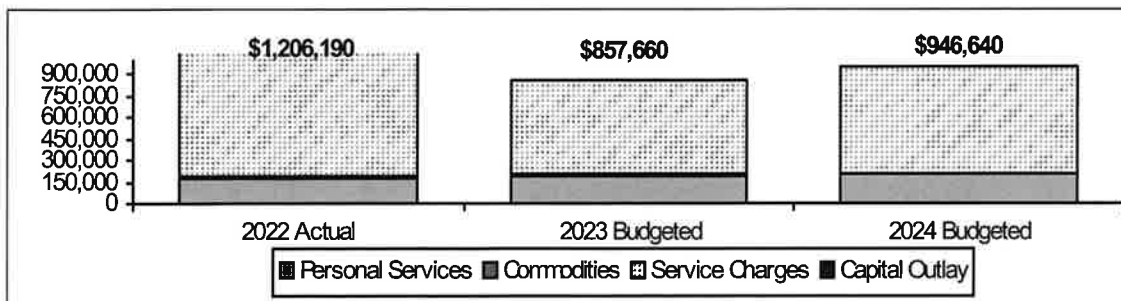
J. Finance & Business Operations/Library



Increases in the Library budget are related to salaries and benefits set by the Library Board. For FY24, one additional full-time library assistant position is budgeted. During FY06, the citizens of Cedar Falls approved the \$.27 library levy. This levy will generate approximately \$558,610 for FY24. Normally, one-half of the levy is used to fund increased materials for the library and some staffing and technical costs related to the purchasing and handling of the new materials. The remaining portion of the levy is used for property tax relief by effectively reducing a portion of the property taxes paid to support library operations prior to the implementation of the tax. Other city divisions support the library with services provided through their operations such as building maintenance, capital repairs, snow removal, janitorial, personnel policies, payroll, financial services, legal services, and computer operations that are not included in the library budget.

During the FY05 audit, the auditors noted that costs paid for by the Library endowment funds or the Friends of the Library group for the support of the Library should be included in the City’s budget. The City would pay for these expenses, with the corresponding agency reimbursing the City. In an effort to provide for this, \$90,000 is being budgeted for expenses with an offsetting revenue source from the Friends/Endowment of the Library being included in the General Fund revenues in FY24.

K. Community Development/Administration

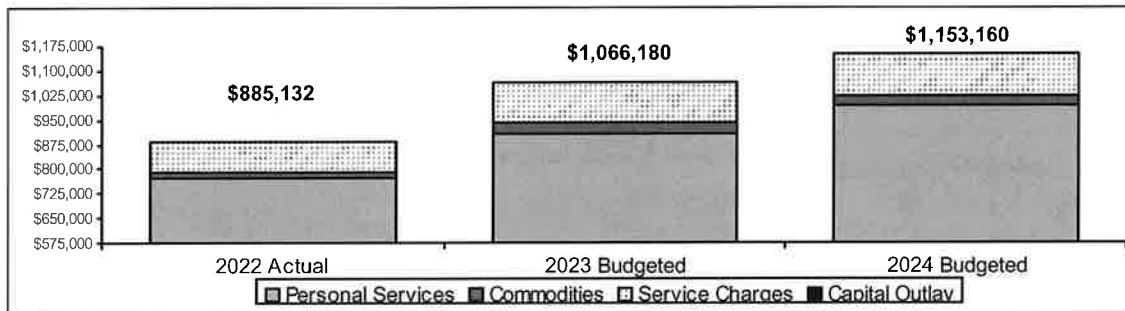


This budget reflects adjustments in salaries and benefits set by the City Council. With reorganization, the various hotel/motel projects were moved to this division.

Included in this budget are some of the projects funded by Hotel/Motel tax proceeds. Projects for FY24 include:

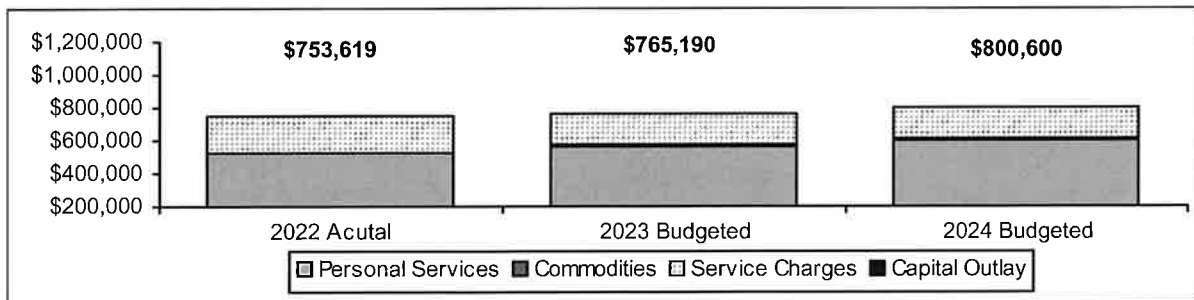
1. The Cedar Valley Soccer is at \$10,000 for FY24.
2. Funding for the trail maintenance and the reserve account are \$45,000 in FY24.
3. The tourism building expansion line item is budgeted at \$22,500 for FY24. The Tourism Building will be paid off by 2030.
4. \$107,000 is budgeted in FY24 from the Tourism Fund. This fund will provide support to outside agencies that apply through the Visitors & Tourism Division for operating or marketing grants.

L. Community Development/Inspection Services



This Division’s budget is subject to occasional over-expenditure created by increased building inspection demands from new construction in the City. Adjustments are made through the budget amendment process during the months of April and May and increased inspection fees are used to cover the increased expenditures. In addition, a part-time code enforcement is being budgeted to help with code enforcement activities.

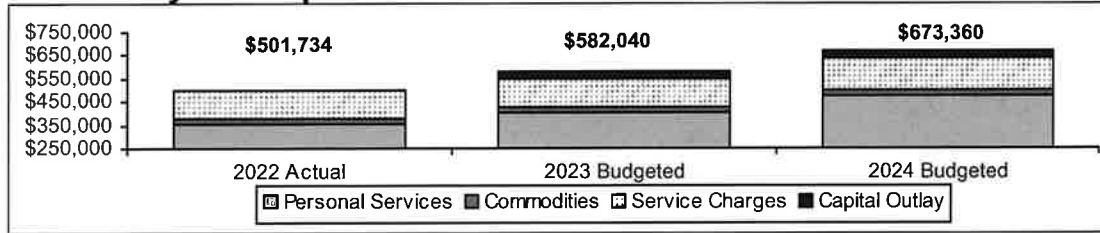
M. Community Development/Planning & Community Services



Adjustments to this budget relate to salary and benefits set by the City Council. \$75,000 is budgeted in FY24 to update the Zoning ordinance. Unspent funds from FY23 will be carried over to FY24 to pay for these costs. \$100,000 is being budgeted in FY24 for the rental conversion program and \$12,500 is budgeted to update the City’s strategic plan. One third of the INRCOG membership dues have been budgeted

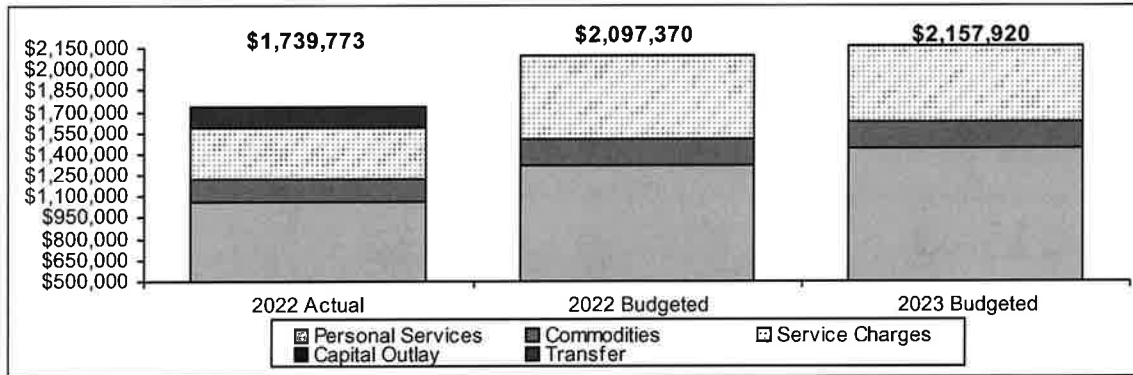
since FY01 from the Road Use Tax Funds. This transfer is justified by the City’s required participation in the MPO to obtain federal and state roadway improvement funds.

N. Community Development/Cultural Services



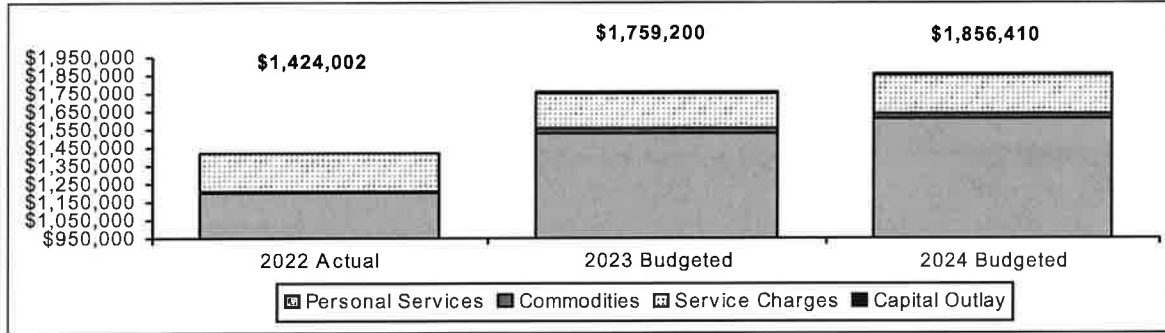
Adjustments to this budget relate to salary and benefits set by the City Council.

O. Community Development/Recreation Services



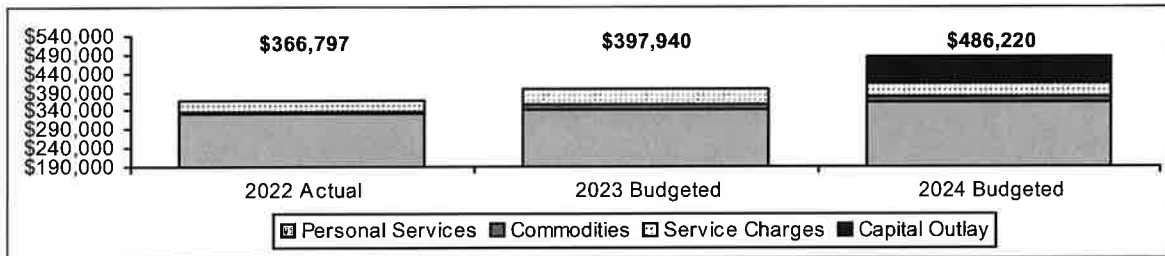
In FY23, a new fee structure was adopted for the aquatic center. Excess revenues generated each pool season from the Aquatic Center are set aside in a capital reserve account to assist with the financing of future maintenance and improvements. For FY24, a part-time position is being budgeted as a full-time position.

P. Public Works/Engineering Services



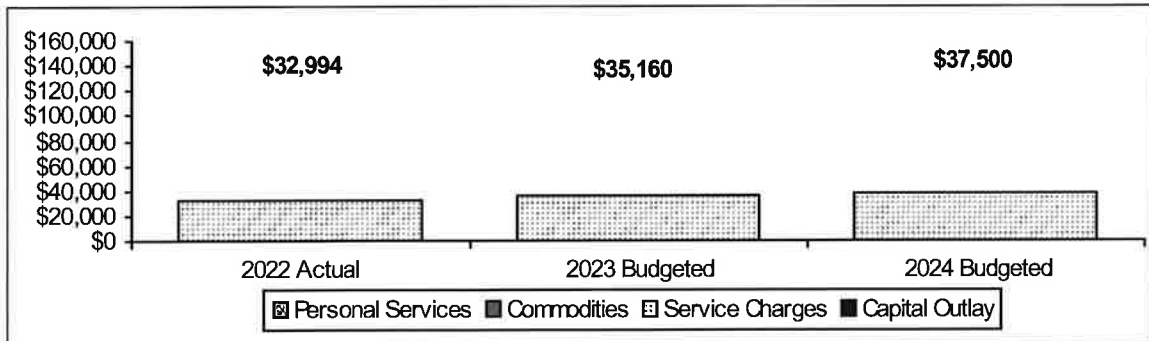
Project design reimbursements to the General Fund are made from General Obligation bond projects and enterprise accounts. A transfer of engineering design, inspection, and overhead costs are not made unless necessary since the transfer depletes bond funds available to construct projects. 33% of the Public Works Director’s salary is in Engineering and the remainder is budgeted in the Public Works divisions.

Q. Public Works/Cemetery



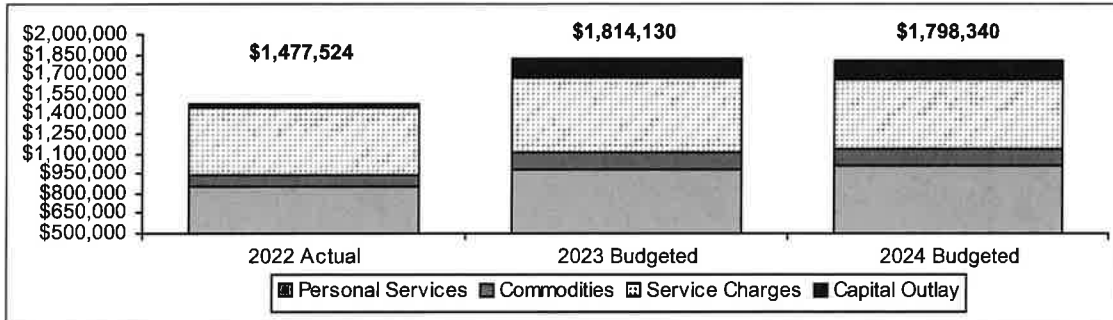
Increases in this budget is due to \$70,000 being budgeted in FY24 for Columbinses.

R. Public Works/Golf



During FY17, the City analyzed if there is a more cost-effective way to run the golf course and decided to privatize the operation. There is a small amount of services & charges being budgeted for FY24.

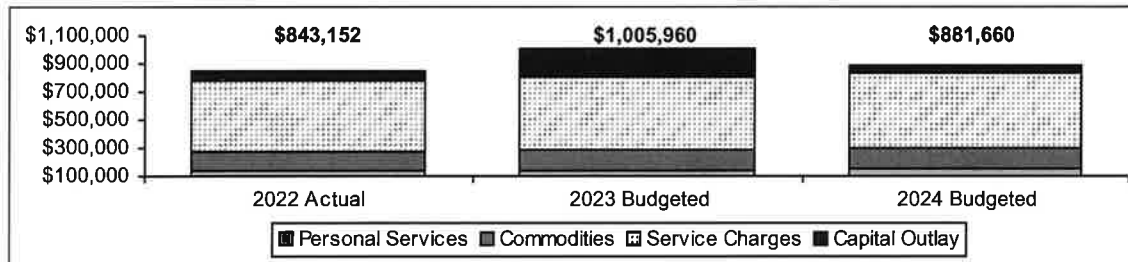
S. Public Works/Parks



The addition of a full-time horticulturalist position was budgeted in FY23. This position can focus on vegetation management, prairie plantings, management of city nursery, management of chemical applications, and other duties related to turf management. This position continues to be budgeted in FY24.

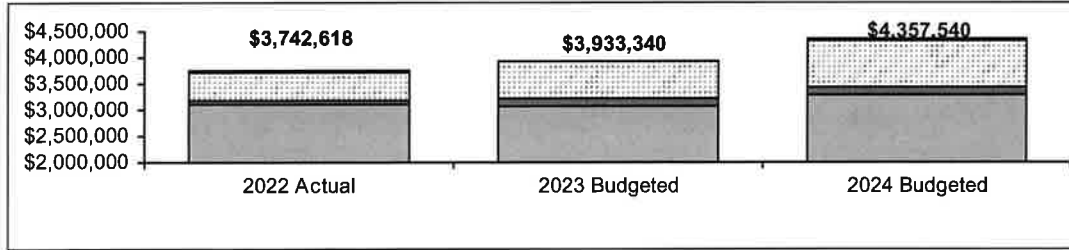
The use of Hotel/Motel Tax funding for capital improvements to the parks is continued in FY24. If the commercial rollback state backfill funding is eliminated or other major property tax reform occurs the City Council may need to pay operating costs from these proceeds in FY25 and FY26.

T. Public Works/Public Buildings



Included in this budget is \$10,000 for Library Atrium Windows, \$35,000 for LED lighting at the Library, and \$5,000 for siren replacement.

U. Public Safety Services: Fire

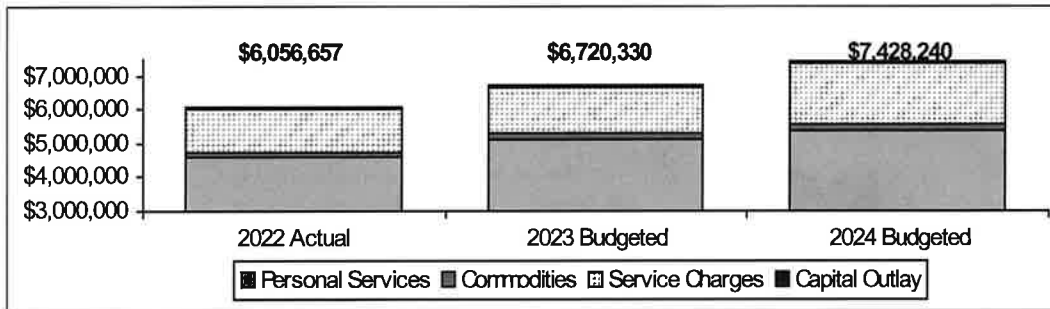


In FY12, EMA costs were transferred from the police budget to the fire budget. The City utilized the EMA levy for the first time in FY13. The EMA levy will be utilized in FY24 for both EMA costs and consolidated dispatch costs. There have been discussion about having it become a county-wide levy for future years.

Since FY09, money has been budgeted for the city’s contribution to NIRG (Northeast Iowa Response Group). This amount for FY24 is \$19,630.

Capital costs budgeted in FY24 are for thermal imaging units.

V. Public Safety Services: Police



* Includes Police forfeiture expenditures. These are not regular operating budget expenditures. They are included to comply with State budget requirements.

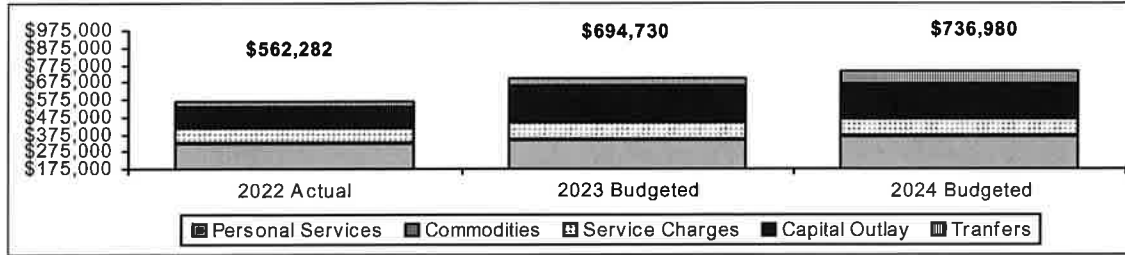
Included in this budget, is the City’s allocated share for the Humane Society. The amount budgeted for FY24 is \$123,000. The City is now working with the City of Waterloo to provide these animal control services.

The major increase in this budget is due to the high increase in dispatch costs. The consolidated dispatch under EMA voted to change how costs are distributed. The formula for FY24 is now based on valuations for each entity.

Capital costs budgeted in FY24 are for ballistic vests, forensic equipment, radar, and weapons.

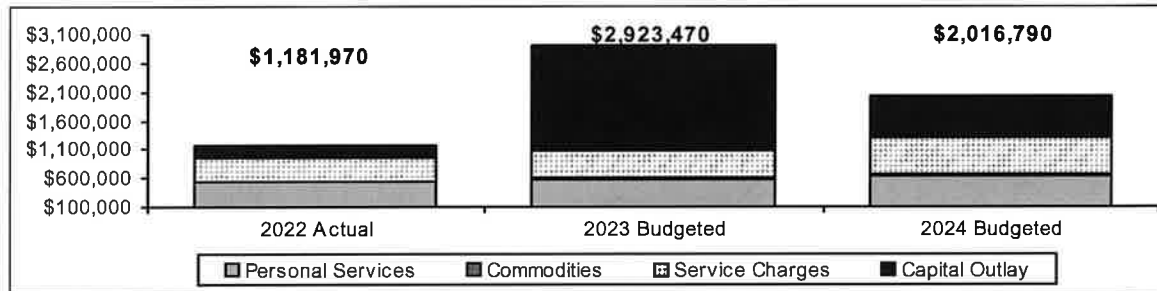
For FY24, one additional public safety officer is being budgeted for the canine program.

CABLE TELEVISION FUND



\$170,000 is being budgeted for equipment and server upgrades, and \$30,000 for broadcast lenses. This budget is 100 percent financed with proceeds generated through cable service franchise fees or funds supplemented by Cedar Falls Utilities. The Public Information account has been continued and is intended to expand cable coverage of local government issues. As of January 2009, Public Educational Governmental (PEG) access fees have been eliminated in accordance with Iowa law. However, Cedar Falls Utilities will continue to fund PEG access fees at the current level.

DATA PROCESSING FUND

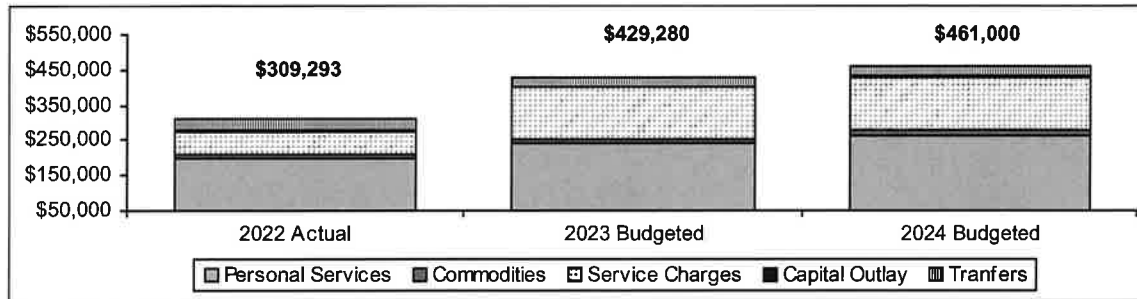


This division continues to install additional equipment and replace dated software with more advanced systems, providing the informational and technological improvements required by each department. The scope of services has expanded to include providing support to the Police Division, which had been supported by a PD staff person, expanding network access, implementing wireless network access in several locations, installing cameras in designated public areas, installation and support of mobile devices, and implementation of real-time services, i.e. those that provide an immediate service to the citizen or employee, such as point of sale systems, mobile data computers, document storage and retrieval, registration and Internet services. In addition, during FY23 the library and the Information Technology (IT) division worked together to fill the vacant technology librarian position with an IT Tech position in IT. The staff person is shared between the library and IT.

CJIS expenses are levied in the General Fund in the Police Department budget and transferred to Data Processing for payment. The Police Department receives numerous hardware and software improvements from CJIS and forfeiture funds, which are not visible in the Police Department or Data Processing Division budgets.

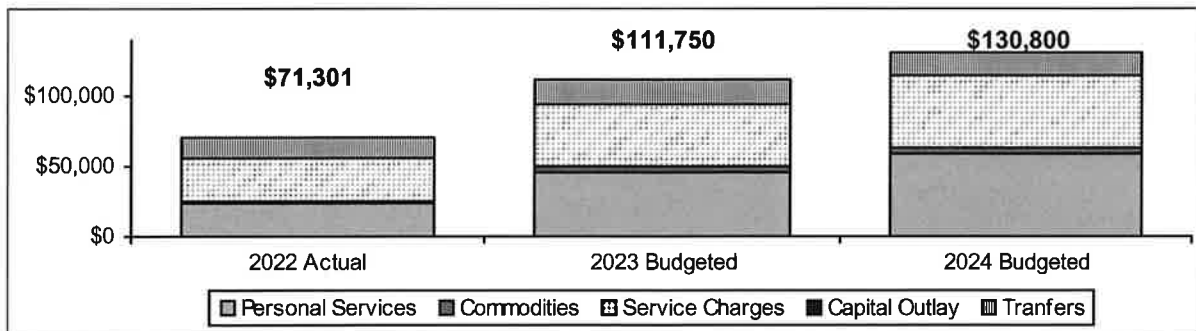
For FY24, \$210,000 is budgeted for network upgrades and computer installations. \$80,000 is budgeted for penetration testing. Additionally \$350,000 is budgeted in FY24 for a new financial system. Cash reserves from the Data Processing and Capital Projects Funds are being used to help offset a portion of the cost of the system.

PARKING FUND



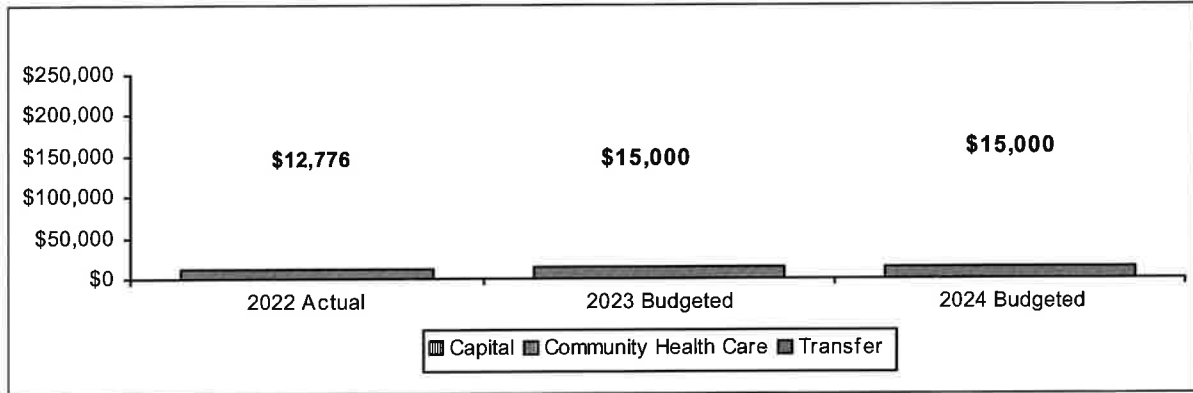
During FY19 parking studies were completed for the Downtown and College Hill areas. During these studies, the consultant came back with various recommendations. As part of these recommendations increase parking enforcement personnel are included in FY21, FY22, FY23 and FY24 as well as a new Parking Supervisor. The City will need to continue to evaluate parking needs and if additional paid for parking areas need to be added. The Council did decide during the CIP process to budget \$100,000 for a parking ramp study. This is budgeted in the TIF bond fund since TIF dollars will be used to pay for the study.

COMMUNITY CENTER AND SENIOR SERVICES



During negotiations for the development of a new library site, it was determined that the joining of the existing library site and the Community Center was a feasible option. The two organizations built one large building to house both of their operations. In connection with this, the Community Center has become a division of the City and oversight is the responsibility of the Library. Starting in FY09, general fund dollars subsidized this division and will continue in FY24. The operations of this division will need to be reviewed to determine options that are available for funding this service.

HOSPITAL FUND



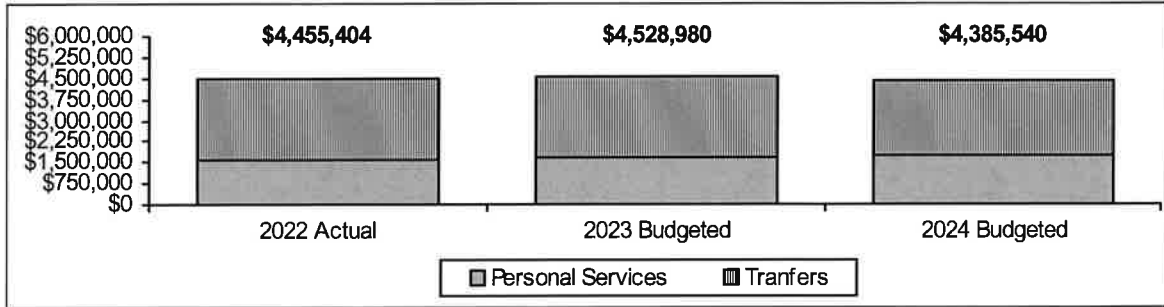
In FY07 the ESB building was constructed that provided space for ambulance, police and fire services. This was a joint project with Covenant Health Systems. The City provided the funding for the construction of the building through the Health Trust cash reserves. In FY18, the City worked with Covenant to purchase more land at this site for the new public safety center. Construction of the building began in the spring of 2018 and was completed in July 2019.

As of January 1, 1997, the Sartori Hospital operations were sold to Covenant Health Systems and a trust fund was established. By policy the City has chosen to expend only the earnings off of the investment and not the investment itself. The Cedar Falls Health Trust Fund Board oversees the trust fund and this budget addresses proposals for funding that the Board recommends to the City Council. The funding amounts provided are intended to be grants to these various organizations. Therefore, the City will not retain ownership or maintenance obligations relating to any capital items purchased by the receiving organizations. In FY24, there are no projects being recommended for funding due to the low interest rates.

The City will continue to lease the land and buildings associated with the Hospital. Professional office expansions were completed at Sartori at the expense of the Covenant Health Systems. These capital improvements become the property of the City once the lease expires. If a new hospital is built in Cedar Falls, the City will negotiate a new agreement with Mercy One. The City will also have to consider options for the current Sartori site. Payments out of the Health Trust Fund as part of this agreement are not included in the FY24 budget since the terms of the agreement are still under negotiation.

In February 2001, the City acquired 388 acres of farmland through the Belz Trust. This trust was originally controlled by Sartori Memorial Hospital. A portion of the farmland is being rented by the Sewer Fund for the disposal of biosolids. The remaining acres are rented out for tillable farmland. The lease income and the property taxes associated with this property are reflected in the current year budget.

TRUST AND AGENCY FUND



Not included within the Police and Fire Department's budgets are costs for Police and Fire Pensions mandated by the State. Also, worker comp costs were transferred to this levy in FY12.

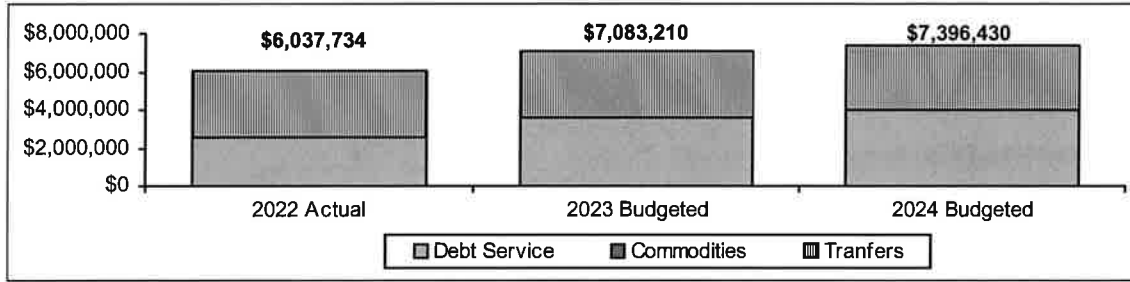
The City will continue to levy property taxes in FY24 for the retirement amount not covered by interest income generated from the excess reserves. The City's contribution to the state pension system decreased to 22.98% for FY24, from 23.90% in FY23 as mandated by state law. This portion of the Trust and Agency levy will decrease in FY24 to \$.54 from \$.55 in FY23. This decrease was due to a decrease in the contribution rate and from using \$500,000 of cash reserves.

Levied within Trust and Agency are taxes generated from the Self-Supported Municipal Improvement Districts (SSMID). The SSMID levy is based on City ordinance and transferred to Community Main Street and College Hill for their use as a Self-Supported Municipal Improvement District. The City will work with these organizations to determine if SSMID dollars may be used for certain recommendations that were generated by the parking studies.

The City levies employee benefits outside of the \$8.10 limit in the Trust and Agency Fund. For FY24, the City will continue to levy for all the legally eligible insurances (Worker's Comp, Health, Life, LTD), FICA, IPERS, and liability insurances. However, the full amount will not be levied in an effort to keep property taxes down. The Trust and Agency levy will decrease from \$1.49 for FY23 to \$1.26 for FY24. Overall, there was a decrease in the total trust and agency levy from \$2.04 to \$1.80. IPERS contributions for FY24 will remain the same as FY23 of 9.44%.

FY01 was the first time in many years that the .27 emergency levy was not used and will continue to not be used in FY24. Previously, the City was informed that the emergency levy needed to be used before Trust and Agency.

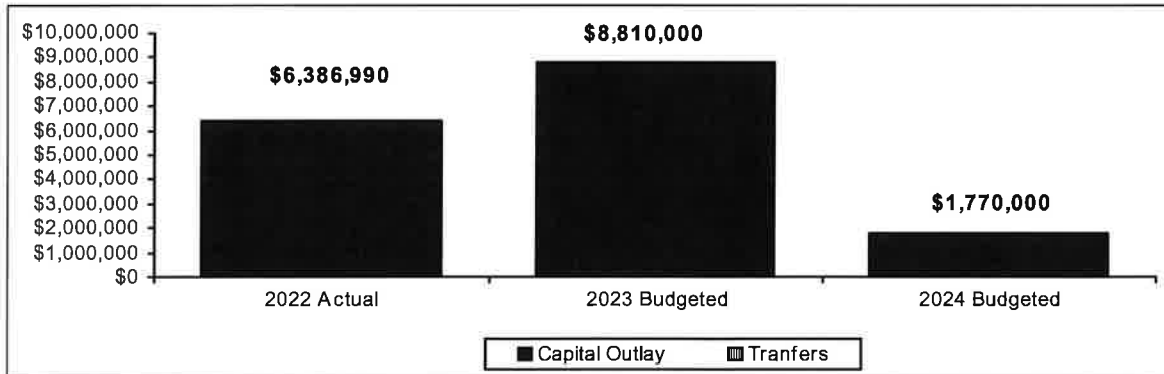
DEBT SERVICE FUND



City property taxes devoted to Debt Service under the Debt Service Levy will increase from \$1,061,750 budgeted in FY23 to \$1,471,350 budgeted in FY24. The levy rate will increase from \$0.47 to \$0.64. Bond sales are planned through the CIP process. The amount of debt paid for out of the \$8.10 levy will be \$0. So the total amount of debt supported by property taxes is \$1,471,350 in FY24 compared to \$1,061,750 in FY23. The debt service taxes remained fairly stable due to the City’s policy of only issuing replacement debt.

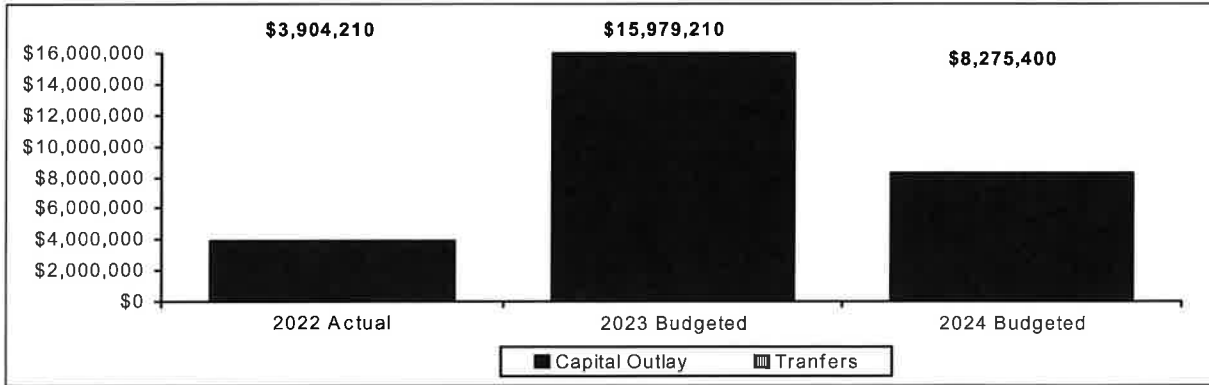
Budgeted debt service expenditures include the result of the transferring of TIF revenues to the funds providing the capital outlay for the infrastructure.

GENERAL OBLIGATION BOND



GO Bonds were sold in calendar year 2022 for FY22 & FY23 construction projects. Bonds will be sold again in calendar 2024 for FY24 and FY25 projects. Projects budgeted in FY24 include a Financial System, In Car Cameras/Body Cameras, Library Automated Handler, and Pickleball Expansion.

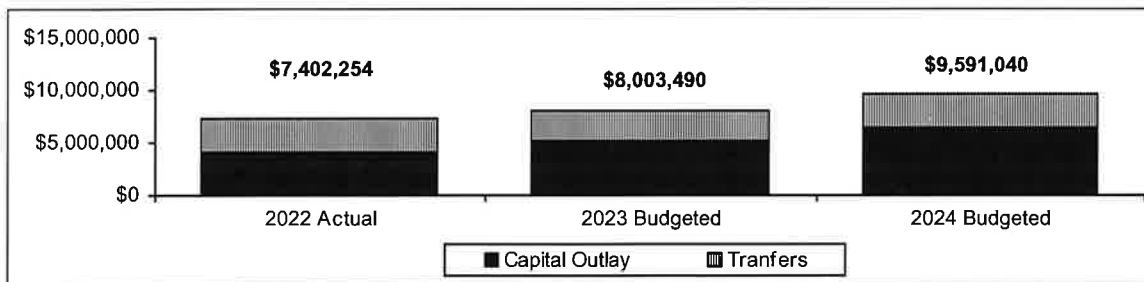
TIF BOND FUND



This fund is used to cashflow projects in the City’s five active TIF districts, the Unified, Southern, Downtown, College Hill, and Pinnacle Prairie. At this point, projects in the Industrial Park can be cashflowed with current TIF revenues and bonding for the projects is not necessary.

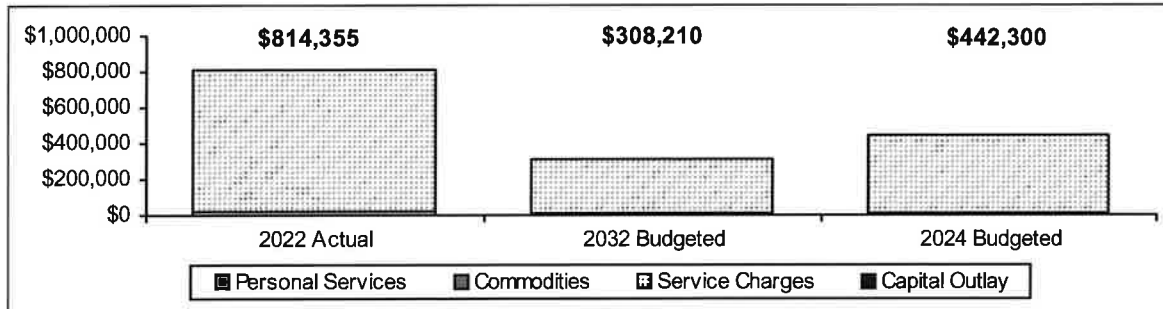
The City has completed the process of merging the 2 Industrial Parks into the Unified District. For FY18, a portion of this district expired. The City received \$3.1 million less in TIF revenues starting FY18. The effect of this will extend the payoff date of debt in that district and the City will need to review its economic development policies and incentives. In FY24, the City will continue to reserve a portion of the amounts released for future economic development projects.

CAPITAL PROJECTS



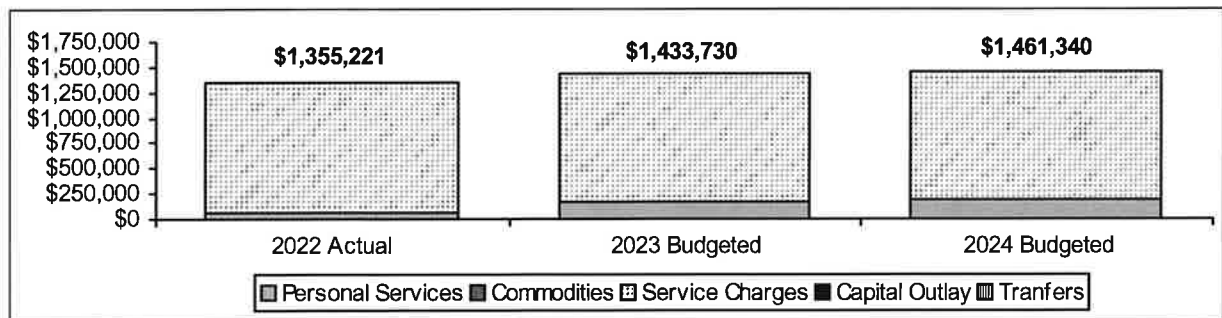
This budget can vary from year to year due to the timing of projects. In FY24, \$4.1 million is budgeted for the new High School Pool. \$1.0 million is budgeted for the Cedar River Recreation Improvements.

BLOCK GRANT FUND



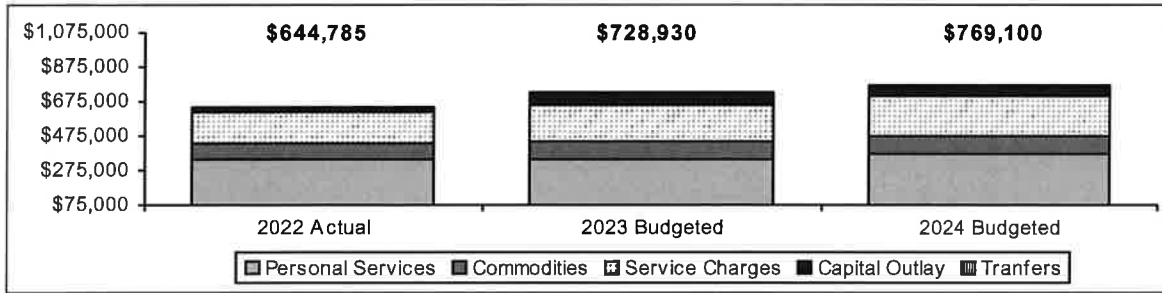
The Block Grant and HOME budget is based on subsidies provided by the Federal government. Early years of program funding were near \$600,000. That has gone down, with recent years steadily around \$300,000. The same has happened with HOME funds, which come through a consortium agreement with the City of Waterloo. HOME allocations are now \$90,000. The City has contracted some of the CDBG administrative work to INRCOG. The 5-year Consolidated Plan identifies major expenditures in sewer lining, infrastructure improvements like block-long infill sidewalk connections and a new home rehabilitation program for renters. The City Council will be required to hold an additional public hearing on the Block Grant program following adoption of the Cedar Falls budget. Unobligated or carryover monies are adjusted annually within the Block Grant program following the completion of a fiscal year or a specific project.

HOUSING VOUCHERS



In FY24, there are changes in salary adjustments, insurance allocations, and data processing.

VISITORS AND TOURISM SERVICES



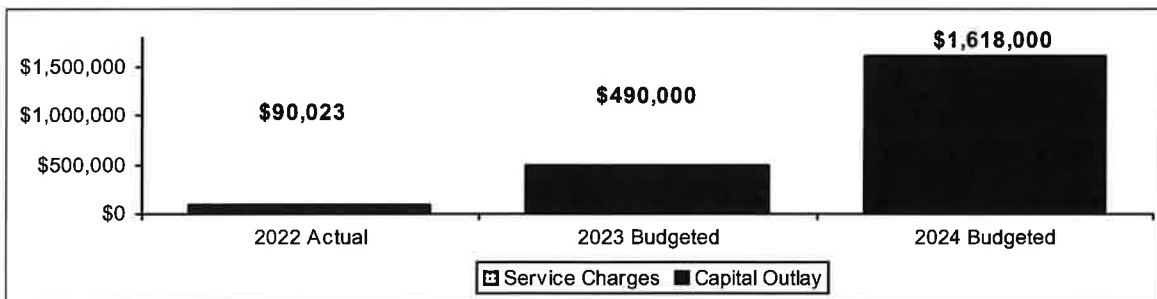
During FY01, the City Council approved reorganization for the Visitors and Tourism Bureau removing it from the Cedar Falls Chamber of Commerce control. This includes having the Bureau become a division of the City’s organizational structure.

This division moved to a new building by the City’s Industrial Park in FY05. A portion of the building is being financed through a loan to this division. Excess funds generated by the division will repay the variable interest rate loan over the next 15 years.

A full-time V&T Coordinator position was budgeted in FY21 and continues to be budgeted in FY24.

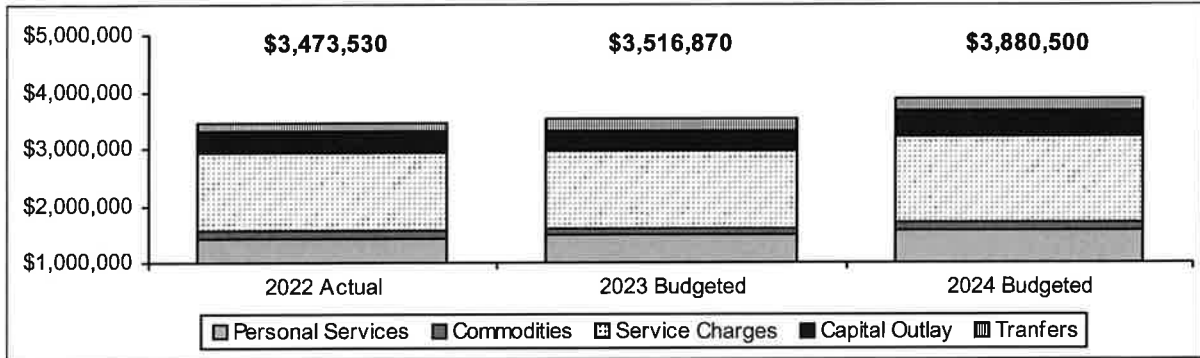
It was discussed at the FY22 Council goal setting, that if marketing incentives were necessary to try and recruit large events, these could occur upon approval by the City Administrator.

CAPITAL RESERVES



This section was created in FY99 to separate the funds budgeted for capital improvements projects out of the Golf, Hearst Center, Recreation Center, and Softball Improvement capital reserve funds. Portions of the fees generated from these operations are set aside each month to accumulate a reserve to pay for future major capital improvement projects.

REFUSE FUND



A. Public Works/Administration

In FY24, there are changes in salary adjustments, insurance allocations, Vehicle Maintenance, data processing, and transfers.

B. Refuse Section

Demand continues for the services provided by the Refuse Section. Growing interest in smart environmental practices locally and an increasing population within our community continue to challenge staff to be resourceful and efficient with operational procedures.

The compost facility is open daily all year depending on weather. The facility operation is currently managed by a private contractor. Organic material is ground which reduces volume by 50%. This procedure expedites the composting process and provides additional storage space. Further, this contract initiative has allowed the city to transport all curbside collected yard waste to the City facility eliminating the need to utilize the Black Hawk County Landfill for yard waste disposal.

The contracted service has reduced city staff time at the facility as well as the need to purchase expensive processing equipment. As an added benefit, the City will realize a savings in transport and tipping fee costs associated with disposal at the Black Hawk County Landfill. Tipping fee savings alone will amount to approximately \$30,000 annually. However, the City will continue to analyze the implementation of a fee structure as well as staffing the site to control improper dumping.

Community interest in recycling continues to grow. Additional remote recycling sites are being sought out along with recently expanded drop site on Lloyd Lane. In addition to the regular household recyclables, scrap metal, tires, appliances, E-waste, Styrofoam and asphalt roofing shingles are collected separate from the waste stream. Recycling of these items significantly reduces the amount of material being deposited in the county landfill.

Interest in living in Cedar Falls and the development of new subdivisions continues to increase. While staff and equipment can manage our current curbside collection needs, an additional route may be required in the future to

serve the community. Staff continues to research ways to stretch resources and in 2015 implemented a “one sided” container pickup. This initiative requires that property owners place their yard waste and refuse containers on one side of the street thus eliminating the need to duplicate the route by driving down the street twice. Due to the success, the program continues to be expanded. In addition, modifying subdivision requirements in the deed of dedication so that one sided pickup is established when new streets and properties are developed will be advantageous.

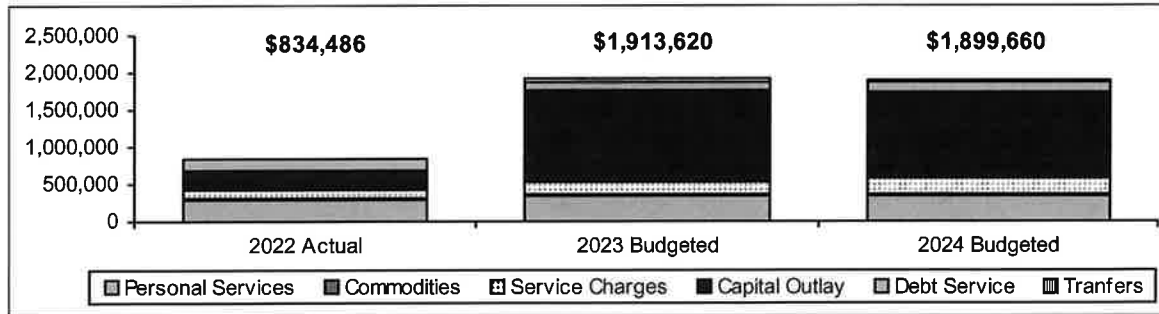
In FY24 one large truck is being budgeted. In addition, \$95,000 is being budgeted for a Styrofoam densifier and \$50,000 for recycling site cameras.

FY FY24, one part-time maintenance worker position is being increased to full-time.

C. Landfill Cash

In FY03 – FY15 the City received allocations from the Solid Waste Commission. These funds were deposited into the Refuse Fund. A portion of the funds were used to cover the costs associated with the ban on leaf burning. \$4,629,500 of these funds were used for the Recreation Center Expansion project and the Aquatic Center. \$1 million was budgeted in FY15 to fund the Recycling Center Renovation project.

STORM WATER

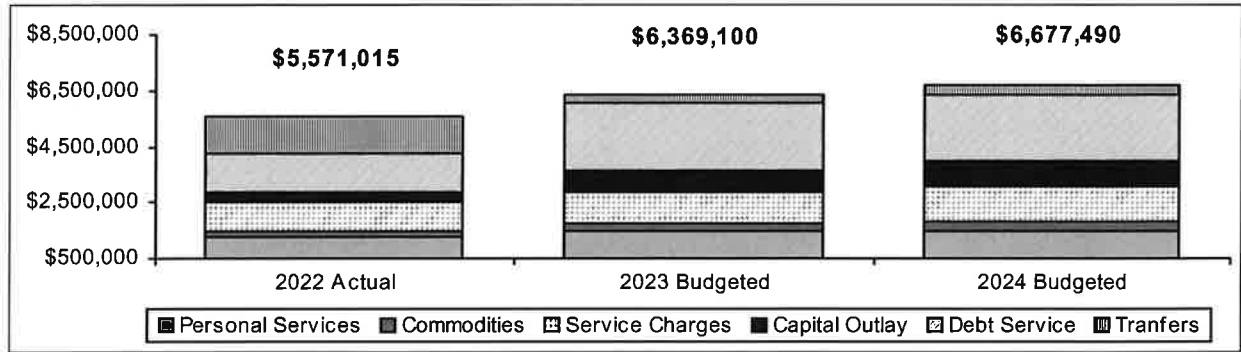


This was a new enterprise fund for the City in FY07. Federal and state mandates related to storm water runoff and water quality have forced the City to provide inspection and detection services. New ordinances were created in FY06 to establish the Storm Water Utility. By July 1, 2006, a rate structure was adopted to cover the costs of adhering to the new mandates. All residential, commercial, and industrial properties are billed a storm water fee on a monthly basis. The City has contracted with the Cedar Falls Utilities to bill these fees similar to the current arrangement we have for sewer and refuse. In FY22, the rates were studied and increases of 7% each year for the next five years were adopted. Fee increases will need to be reviewed again in FY26.

Several projects are budgeted on the current CIP. This includes funding to continue the permeable alley program.

In FY23, a new position of environmental engineer was budgeted and is still budgeted in FY24. This is funded 30% from storm water funds and 70% from sewer funds.

SEWER RENTAL FUND



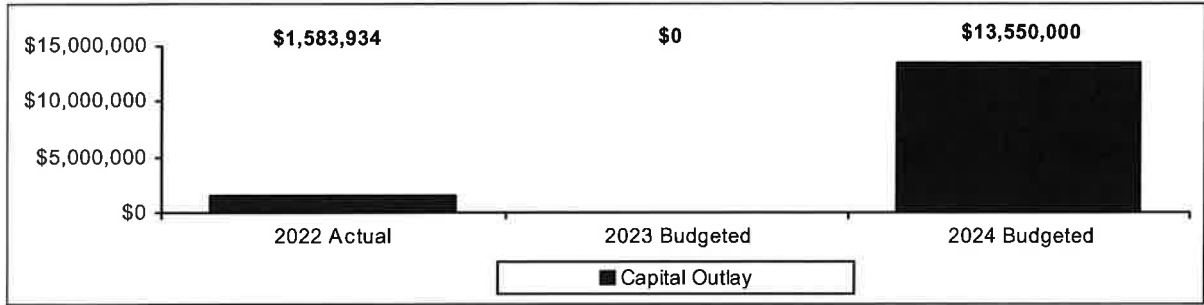
Changes in the Sewer Fund are due to increases in the capital line item total. It is anticipated that as street reconstructions are planned, sewer improvements in these areas will need to be addressed. Therefore, \$250,000 was budgeted in FY23 and \$250,000 in FY24 for these improvements. Amounts budgeted for sliplining sanitary sewers will increase to \$250,000 for FY24, to \$135,000 for lift station pump repairs, and to \$150,000 for Park Drive Cross Connection.

In FY07, one full-time position was transferred from this section to the Storm Water Utility. This was done due to the time the Water Reclamation will spend on collecting and testing water samples in conformance with federal mandates. This position will continue to be budgeted in the Storm Water Utility for FY24.

Since FY02, this fund has rented farmland from the City's Hospital Fund for the disposal of biosolids. The total estimated lease payments on the entire farm are budgeted in this fund. However, lease income on 2/3^{rds} of the farm will be received by the Sewer Fund for the portion of the land not used for disposal.

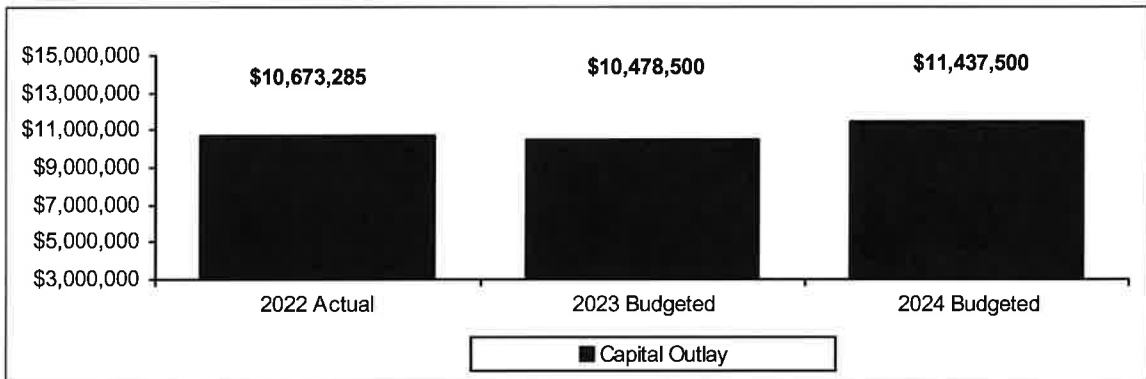
Debt service for the sewer fund will be \$2.4 million for FY24.

SEWER REVENUE BOND



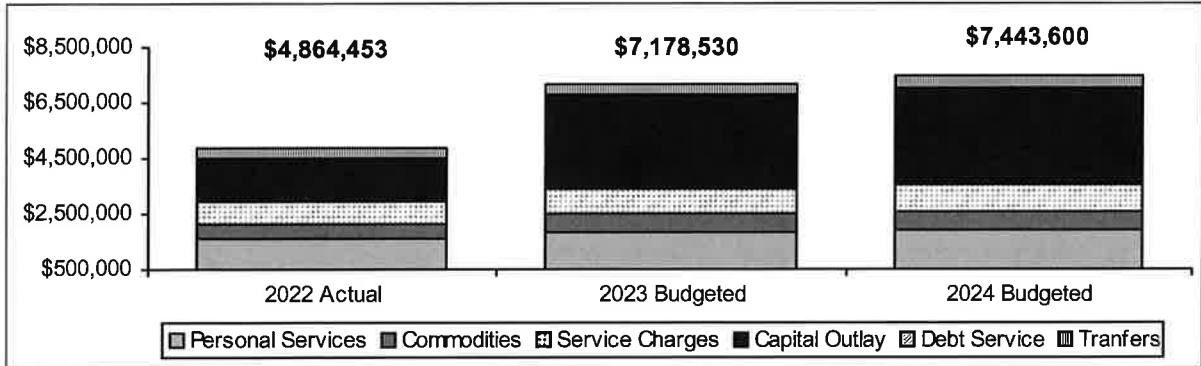
In FY24, \$13.5 million is being budgeted for the large treatment facility upgrade. The City will need to look at options for financing this upgrade either through a bond sale or through a state revolving fund loan. A rate study was performed and rate increases of 7% each year for the next five years were adopted.

STREET REPAIRS



Funds devoted to Street Repair are generated by the Local Option Sales Tax. Through FY22, Street Repair expended a total of \$127,209,838. \$126,911,597 in sales taxes were received. This revenue in addition to other project reimbursement revenues have resulted in a reserve balance. This reserve will be used to continue the program for 1-2 contract years if at some point the tax is not continued by voters. In addition, reserves over the next few years will be used to finance and cashflow several large street projects, including Main Street, West 27th, and Aldrich School Connections.

STREET CONSTRUCTION FUND



A. O & M Street Section

This particular fund is one of the most volatile of the entire City funds due to legislation, which determines the Road Use Taxes, forwarded to the City of Cedar Falls by the State of Iowa. Reserves at the end of FY22 were at \$10.6 million and are projected to decrease due to large street projects on the CIP. In FY09, the debt service transfer was removed to help maintain a reserve balance in this fund.

This fund is responsible for the major costs that would be incurred due to a flood or snowstorm; therefore its cash position is critical.

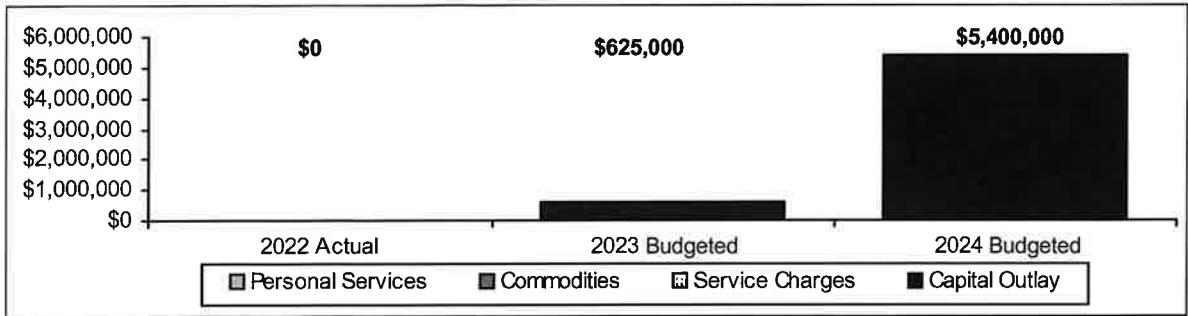
Funding for one full-time person in this section has also been transferred to the Storm Water Utility. This is to account for the time the street section spends on street sweeping. Sweeping streets helps to improve the quality of water runoff.

In 2015, the State of Iowa passed a ten cent increase in gas taxes, which will provide \$215 million additional revenue to the State of Iowa. This is projected to provide approximately \$687,000 in additional funding to the City of Cedar Falls. This increase in funding will finance a portion of the University Avenue Reconstruction project, Union Road, and Main Street.

B. Traffic Operations Section

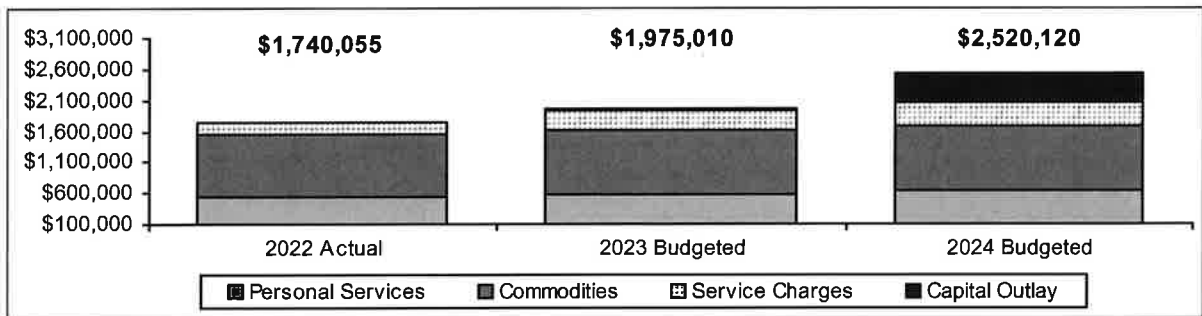
In FY24, there are changes in salary adjustments; insurance allocations, vehicle maintenance and data processing. A full-time signal technician is budgeted for FY24 to provide technical expertise in the traffic division. \$200,000 is budgeted in FY24 for signal upgrades and \$225,000 for a pavement line striper.

ARPA FUNDS

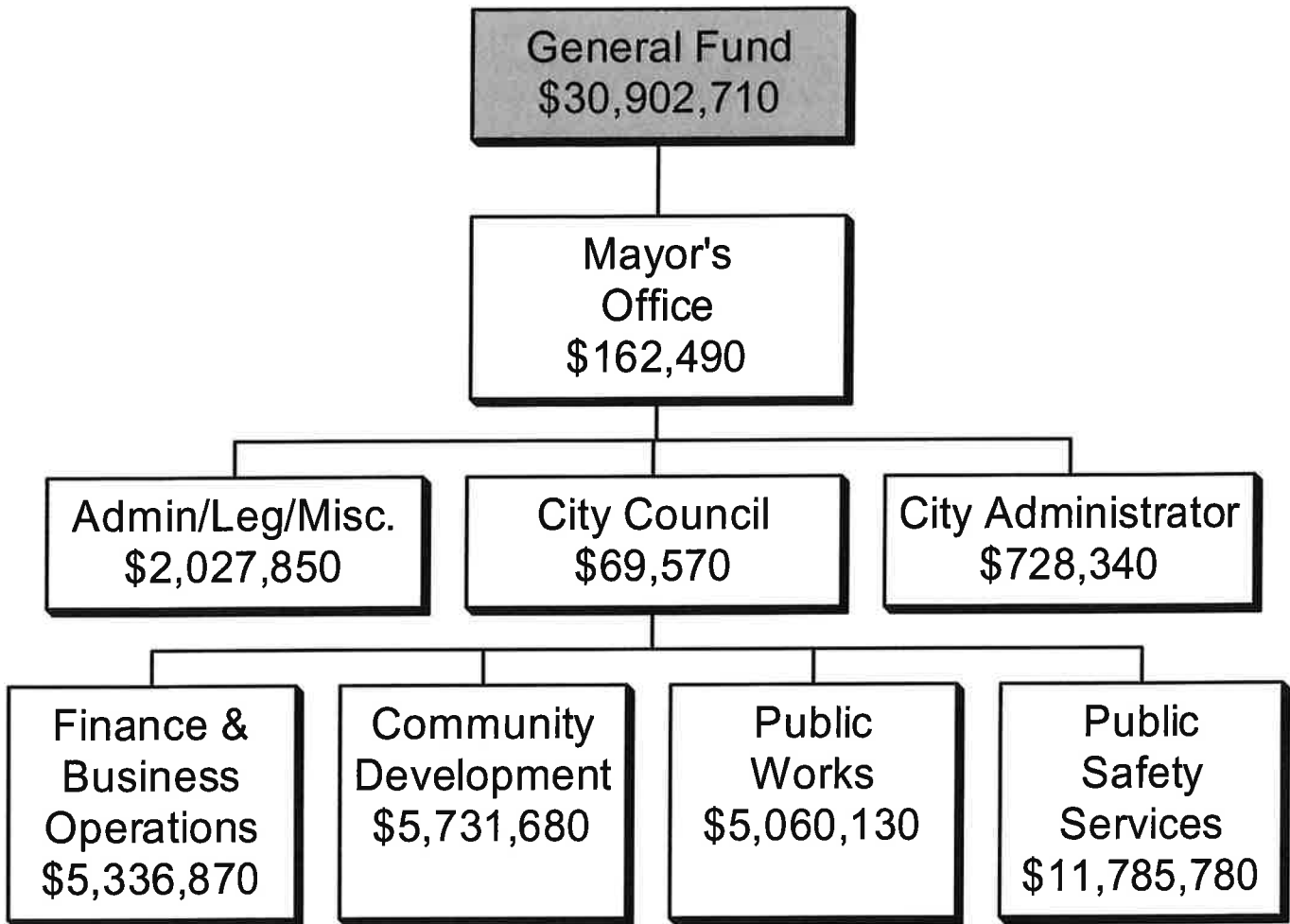


The City is anticipated to receive \$6.5 million under the Coronavirus State and Local Recovery Funds Program under the American Rescue Plan Act (ARPA). On the City’s 5-year Capital Improvement Program \$3.9 million is designated for the nutrient reduction improvement project and \$2.6 million is designated for sewer and stormwater costs on the Main Street project.

VEHICLE MAINTENANCE FUND



\$538,000 is budgeted in FY24 for fuel costs and \$30,000 is budgeted for refurbishing of vehicles. \$330,000 is budgeted for vehicle replacement. For FY21, a full-time mechanic position was budgeted and replaced two part-time positions. This full-time position continues to be budgeted in FY24. In addition a part-time mechanic position is being budgeted at full-time for FY24.



General Fund

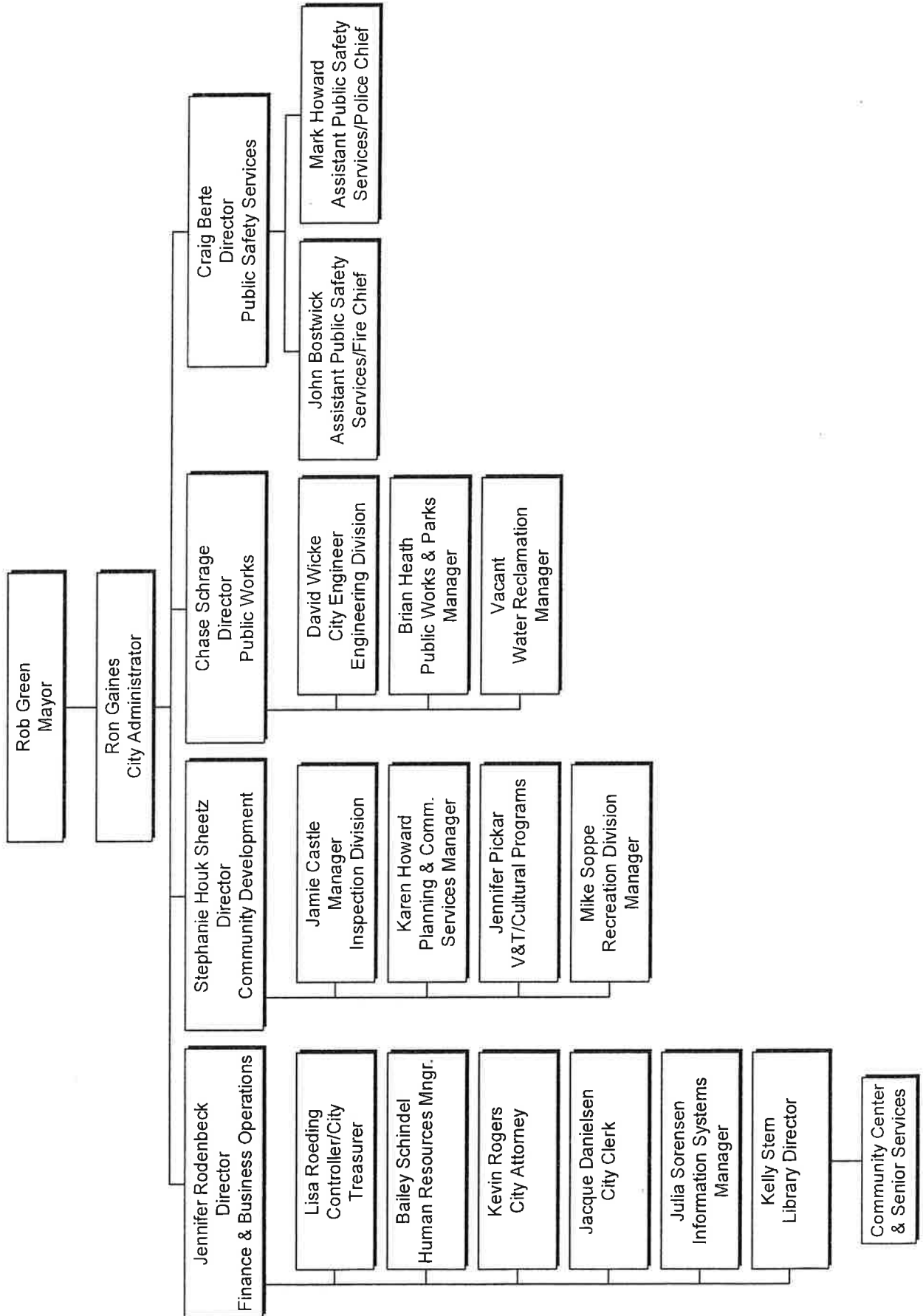
The General Fund is the City's primary operating fund. It accounts for the financial resources of the general government, except those required to be accounted for in another fund. The general government activities include:

Mayor and City Council
 City Administrator
 Financial Services
 Human Resources
 Legal Services
 Public Records

Library Services
 Inspection Services
 Planning & Community Srvc.
 Cultural Services
 Recreation Services
 Engineering

Cemetery
 Golf
 Parks
 Public Buildings
 Fire
 Police

City of Cedar Falls, Iowa Departments & Divisions



Genfund24

GENERAL FUND SUMMARY

24-Feb-23

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
BEGINNING BALANCE	\$6,220,031	\$6,277,295	\$6,339,998	\$6,339,998	\$6,339,998	\$6,339,998	\$6,339,998
Total Revenues	\$29,194,163	\$28,718,326	\$29,702,430	\$29,623,811	\$30,902,710	\$31,659,250	\$32,330,600
Total Expenditures	\$29,136,899	\$28,655,623	\$29,702,430	\$29,623,811	\$30,902,710	\$31,659,250	\$32,330,600
ENDING BALANCE	\$6,277,295	\$6,339,998	\$6,339,998	\$6,339,998	\$6,339,998	\$6,339,998	\$6,339,998
% of Reserve	21.89%	21.35%	20.64%	20.52%	20.03%	19.61%	
Current Year Cash Added (Used)	\$57,264	\$62,704	\$0	\$0	\$0	\$0	\$0

AUTHORIZED POSITIONS	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	149.51	147.46	150.23	150.23	153.56	153.56	153.56
Part-Time	80.11	77.92	77.81	76.35	79.70	79.70	79.70
TOTAL	229.62	225.38	228.04	226.58	233.26	233.26	233.26

Note - The number of part-time positions are estimates. Data relative to full time employees is in full-time equivalents (FTE) and not actual positions available.

PROPERTY TAX REVENUE	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
General	\$16,111,618	\$15,891,535	\$16,689,160	\$16,522,268	\$16,726,910	\$17,250,090	\$17,767,590
Debt Service	675,799	661,069	1,061,750	1,051,133	1,471,350	1,266,500	1,270,200
Trust & Agency	2,688,332	2,523,916	4,203,400	3,088,085	3,720,920	4,346,800	4,800,020
Levy - Liability Insurance	260,810	126,464	249,340	246,847	312,770	322,150	331,800
Levy - MET Transit	434,205	444,493	456,100	451,539	474,340	488,570	503,220
Levy - Cedar Falls Band	35,566	35,144	35,000	34,650	35,000	35,000	35,000
Levy - Cedar Falls Library	540,034	532,474	557,450	551,876	558,610	575,360	592,620
Levy - EMA	454,316	541,226	576,590	576,590	1,104,190	1,137,320	1,171,440
TOTAL	\$21,200,680	\$20,756,321	\$23,828,790	\$22,522,987	\$24,404,090	\$25,421,791	\$26,471,891
PROPERTY TAX RATE	11.43	11.38	11.51	11.51	11.74		

Genfund24

GENERAL FUND REVENUES

24-Feb-23

Revenues	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Building Permits	1,385,319	794,178	900,000	726,872	900,000	900,000	850,000
Burial Permits	77,360	85,550	70,000	77,800	70,000	70,000	70,000
Business Licenses	6,230	5,061	6,000	5,700	6,000	6,000	6,000
Cafeteria Plan	0	0	15,000	0	15,000	15,000	15,000
Cemetery Lot Sales	47,665	58,480	50,000	83,400	60,000	65,000	68,000
Cigarette Permits	4,625	4,100	4,000	4,000	4,000	4,000	4,000
Code Enforcement	2,090	2,712	5,000	4,680	5,000	5,000	5,000
Cultural - Art Sho	0	0	50	50	50	100	100
Cultural - Fees	28,955	49,739	40,000	52,720	50,000	51,000	52,000
Cultural - Memberships	2,539	8,431	5,000	6,000	5,000	5,000	5,000
Cultural - Bus Tour Fees	0	0	0	3,200	0	0	0
Cultural - Gift Shop Sales	1,397	3,524	5,000	6,000	5,000	5,000	5,000
Cultural - Friends/ACB	0	0	0	0	30,000	0	0
Cultural - Art Work Sales	252	998	1,000	3,181	1,000	1,000	1,000
Donations - Cultural	13,690	12,569	1,000	300	1,000	1,000	1,000
Engineering Misc. Permits	13,320	11,800	15,000	13,896	15,000	15,000	15,000
Economic Development	15,810	24,577	5,000	5,000	5,000	5,000	5,000
Electrical Inspections	78,483	54,835	90,000	55,749	60,000	60,000	60,000
Engineering Design	0	0	400,000	0	400,000	400,000	400,000
Fire Protection - Rural	60,643	57,818	65,680	60,244	68,990	70,000	72,000
Fire Protection - UNI	638,519	684,432	666,710	666,710	734,200	757,280	780,100
Fire Receipts	15,310	9,101	15,000	15,480	15,000	15,000	15,000
Fire Commercial Inspections	22,640	61,017	45,000	57,000	55,000	55,000	55,000
Fire Hous. Inspect. Min. Rental	50,870	106,485	100,000	108,140	100,000	105,000	110,000
Golf Contract	8,188	9,546	10,000	9,500	10,000	10,000	10,000
Grants - Cultural Services	56,031	45,767	30,000	30,000	30,000	30,000	30,000
Grants - Fire	0	0	3,000	3,000	3,000	3,000	3,000
Grants - Fire Equipment	1,734	2,073	1,000	29,020	1,000	1,000	1,000
Grants - Library	30,791	18,104	25,000	25,000	25,000	25,000	25,000
State Backfill	598,521	595,874	521,500	592,390	492,200	410,190	328,150
State Backfill - BPTR	0	0	0	0	330,290	330,290	330,290
Grants - Parks & Recreation	7,130	331,404	20,000	20,000	20,000	20,000	20,000
Grants - Police Officer	50,002	40,169	30,000	66,432	30,000	30,000	20,000
Grants - Police Operations	978,328	29,928	15,000	12,360	15,000	15,000	15,000
Grants - Rec Trail	0	0	0	0	0	0	0
Interest - Cemetery	10,458	8,267	5,030	6,800	8,420	9,000	9,200
Interest - General	180,578	70,423	39,870	88,351	122,450	185,300	189,770
Library - Copy Machine	2,582	7,401	7,000	5,100	7,000	7,000	7,000
Library - County Tax	30,591	31,973	30,000	31,973	32,000	33,000	34,000
Library - Salary Reimbursement	203	33	0	0	0	0	0
Library - Fines & Fees	2,145	3,017	0	3,700	0	0	0
Library - Co-Lab Fees	105	11	0	0	0	0	0
Library - Lost & Paid Books	1,273	2,736	2,500	2,500	2,500	2,500	2,500
Library - Open Access Funds	13,061	22,907	12,000	20,000	20,000	20,000	20,000
Library - Friends/Endowment Reimburs.	150,999	256,064	60,000	60,000	60,000	60,000	60,000
Library - Donations & Sponsorship	2,197	1,392	30,000	14,707	30,000	30,000	30,000
Liquor Licenses	12,734	98,362	60,000	75,880	80,000	80,000	80,000
Marker Permits	4,290	4,420	5,000	4,320	5,000	5,000	5,000
Mechanical Inspections	94,600	88,617	90,000	86,696	90,000	90,000	90,000
Miscellaneous Permits	21,911	2,792	20,000	1,990	10,000	5,000	5,000
Miscellaneous Receipts	34,444	18,346	50,000	18,012	30,000	35,000	35,000

Revenues	Actual 2019/2020	Actual 2021/2022	Budgeted 2020/2021	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Park Receipts	1,789	4,826	5,000	5,600	5,000	5,000	5,000
Paw Park Permits	3,074	3,161	4,000	3,790	4,000	4,000	4,000
Pet Licenses	7,149	7,410	7,000	7,120	7,000	7,000	7,000
Planning & Zoning Fees	37,712	34,590	35,000	43,725	35,000	35,000	40,000
Plumbing & Refrigeration Inspections	89,411	73,047	95,000	60,750	75,000	75,000	75,000
Police Fines & Forfeiture	108,530	120,957	125,000	139,570	150,000	150,000	150,000
Police Receipts	44,079	48,941	35,000	29,230	35,000	35,000	35,000
Public Buildings	1,610	8,909	2,000	1,500	2,000	2,000	2,000
Recreation Receipts	299,608	477,452	675,000	515,967	675,000	680,000	685,000
Subdivision Inspections	22,441	17,996	83,000	13,980	20,000	20,000	20,000
Swimming Pool Receipts	465,138	663,358	550,000	643,500	650,000	660,000	670,000
Tax - Agricultural Land	18,022	19,243	19,380	19,186	19,780	19,800	20,000
Tax - Hotel/Motel - Cultural	128,223	208,872	136,000	274,980	153,000	161,500	170,000
Tax - Hotel/Motel - Tourism Office	18,856	30,716	20,000	40,440	22,500	23,750	25,000
Tax - Hotel/Motel - Tourism Admin.	25,000	12,500	0	0	0	0	0
Tax - Hotel/Motel - Visitor/Tour	377,126	614,330	400,000	808,760	450,000	475,000	500,000
Tax - Hotel/Motel - Tourism Fund	67,883	110,579	94,000	94,000	107,000	113,500	120,000
Tax - Hotel/Motel - Park Imprv	66,481	110,579	72,000	251,850	81,000	85,500	90,000
Tax - Hotel/Motel - CV Soccer	10,000	5,000	10,000	10,000	10,000	10,000	10,000
Tax - Hotel/Motel - Park/Rec Capital	22,970	74,650	28,000	56,610	31,500	33,250	35,000
Tax - Hotel/Motel - Tr. Maint./Res.	37,713	61,433	40,000	80,880	45,000	47,500	50,000
Tax - Mobile Home	29,229	28,145	31,000	40,243	31,000	31,000	31,000
Tax - Property - General	16,111,618	15,891,535	16,689,160	16,522,268	16,726,910	17,250,090	17,767,590
Tax - Property - Insurance	260,810	126,464	249,340	246,847	312,770	322,150	331,800
Tax - Property - Transit	434,205	444,493	456,100	451,539	474,340	488,570	503,220
Tax - Property - Band	35,566	35,144	35,000	34,650	35,000	35,000	35,000
Tax - Property - Library	540,034	532,474	557,450	551,876	558,610	575,360	592,620
Tax - Property - EMA	454,316	541,226	576,590	576,590	1,104,190	1,137,320	1,171,440
Transfer - Leg/Admin/Mgt	702,160	747,080	805,960	805,960	896,700	923,590	951,290
Transfer - Econ. Dev.	50,571	0	0	0	0	0	0
Transfer - Public Bldg. Maint.	79,332	81,222	78,540	78,540	82,910	85,400	87,970
Transfer - Capital Projects	0	0	0	0	0	0	0
Transfer - Trust & Agency	2,656,512	2,493,305	2,767,310	2,739,637	2,597,140	2,675,050	2,755,300
Transfer - Utilities General	1,132,314	1,280,695	1,400,000	1,200,000	1,400,000	1,400,000	1,400,000
Transfer - Capital Projects	0	0	0	0	0	0	0
UNI Loan Repayment	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Utility Tax Replacement	81,070	67,962	34,260	95,372	31,260	31,260	31,260
Cash (Added)/Used *	(57,264)	(62,703)	0	0	0	0	0
TOTAL REVENUES	\$29,136,899	\$28,655,623	\$29,702,430	\$29,623,811	\$30,902,710	\$31,659,250	\$32,330,600

GENERAL FUND EXPENDITURES

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Admin./Leg./Misc.	\$6,288,257	\$4,669,782	\$2,848,490	\$2,834,250	\$2,027,850	\$1,768,540	\$2,009,670
City Council	\$49,275	\$50,202	\$53,110	\$50,541	\$69,570	\$71,520	\$73,540
Mayor's Office	141,492	145,687	156,130	150,968	162,490	166,930	171,510
City Administrator	494,619	616,961	694,990	690,564	728,340	744,130	760,390
Finance & Business Op. Admin	264,457	282,294	400,570	394,794	414,930	423,570	432,980
Financial Services	771,182	437,422	417,710	411,533	472,600	485,780	498,840
Human Resources	0	476,125	827,460	673,378	859,600	875,980	892,850
Legal Services	537,637	360,817	414,810	413,031	535,930	545,390	555,130
Public Records	309,636	310,450	318,220	319,557	390,110	385,430	396,060
Library Services *	2,280,358	2,275,691	2,536,440	2,389,379	2,663,700	2,738,170	2,789,130
Community Development Admin.	829,719	1,206,190	857,660	1,226,330	946,640	1,252,970	1,259,390
Engineering Services	1,405,533	1,424,002	1,759,200	1,626,282	1,856,410	1,905,290	1,955,620
Inspection Services	866,743	885,132	1,066,180	1,037,570	1,153,160	1,182,940	1,213,610
Planning/Community Services	648,519	753,619	765,190	767,035	800,600	818,610	837,160
Cultural Services	404,952	501,734	582,040	535,807	673,360	653,510	668,090
Cemetery Section	299,461	366,797	397,940	438,335	486,220	496,110	507,320
Golf Section	35,131	32,994	35,160	37,130	37,500	37,500	37,500
Park Section	1,548,583	1,477,524	1,814,130	1,793,692	1,798,340	1,870,760	1,847,930
Recreation Services	1,549,423	1,739,773	2,097,370	2,358,798	2,157,920	2,201,200	2,245,780
Public Buildings	959,888	843,152	1,005,960	994,385	881,660	956,230	870,940
Fire Department	3,591,685	3,742,618	3,933,340	3,911,348	4,357,540	4,485,230	4,551,120
Police Department	5,860,349	6,056,657	6,720,330	6,569,102	7,428,240	7,593,460	7,756,040
TOTAL EXPENDITURES	\$29,136,899	\$28,655,623	\$29,702,430	\$29,623,811	\$30,902,710	\$31,659,250	\$32,330,600

* Actual expenditures for the library exceed budget due to the City budgeting the actual net cost of sharing the library personnel with the City of Waterloo, however, paying the full cost and then receiving reimbursement.

GENERAL FUND REVENUES

Revenues	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Taxes Levied on Property							
Tax - Property - General	\$16,111,618	\$15,891,535	\$16,689,160	\$16,522,268	\$16,726,910	\$17,250,090	\$17,767,590
Tax - Property - Insurance	260,810	126,464	249,340	246,847	312,770	322,150	331,800
Tax - Property - Transit	434,205	444,493	456,100	451,539	474,340	488,570	503,220
Tax - Property - Band	35,566	35,144	35,000	34,650	35,000	35,000	35,000
Tax - Property - Library	540,034	532,474	557,450	551,876	558,610	575,360	592,620
Tax - Property - EMA	454,316	541,226	576,590	576,590	1,104,190	1,137,320	1,171,440
Tax - Agricultural Land	18,022	19,243	19,380	19,186	19,780	19,800	20,000
Total Taxes Levied on Prop	\$17,854,571	\$17,590,579	\$18,583,020	\$18,402,956	\$19,231,600	\$19,828,290	\$20,421,670
Tax - Reserve for PT Loss	0	0	0	0	0	0	0
Total Taxes Levied on Property	17,854,571	17,590,579	18,583,020	18,402,956	19,231,600	19,828,290	20,421,670
Other City Taxes							
Tax - Hotel/Motel - Cultural	\$128,223	\$208,872	\$136,000	\$274,980	\$153,000	\$161,500	\$170,000
Tax - Hotel/Motel - Tourism Office	18,856	30,716	20,000	40,440	22,500	23,750	25,000
Tax - Hotel/Motel - Tourism Admin.	25,000	12,500	0	0	0	0	0
Tax - Hotel/Motel - Tourism Fund	67,883	110,579	94,000	94,000	107,000	113,500	120,000
Tax - Hotel/Motel - Carryover Tourism	0	0	0	0	0	0	0
Tax - Hotel/Motel - Park Imprv	66,481	110,579	72,000	251,850	81,000	85,500	90,000
Tax - Hotel/Motel - Visitor/Tour	377,126	614,330	400,000	808,760	450,000	475,000	500,000
Tax - Hotel/Motel - CV Soccer	10,000	5,000	10,000	10,000	10,000	10,000	10,000
Tax - Hotel/Motel - Tr. Maint./Res.	37,713	61,433	40,000	80,880	45,000	47,500	50,000
Tax - Hotel/Motel HLS Capital	22,970	74,650	28,000	56,610	31,500	33,250	35,000
Tax - Mobile Home	29,229	28,145	31,000	40,243	31,000	31,000	31,000
Utility Tax Replacement	81,070	67,962	34,260	95,372	31,260	31,260	31,260
Total Other City Taxes	\$864,550	\$1,324,768	\$865,260	\$1,753,135	\$962,260	\$1,012,260	\$1,062,260
Licenses and Permits							
Building Permits	\$1,385,319	\$794,178	\$900,000	\$726,872	\$900,000	\$900,000	\$850,000
Burial Permits	77,360	85,550	70,000	77,800	70,000	70,000	70,000
Business Licenses	6,230	5,061	6,000	5,700	6,000	6,000	6,000
Cigarette Permits	4,625	4,100	4,000	4,000	4,000	4,000	4,000
Marker Permits	4,290	4,420	5,000	4,320	5,000	5,000	5,000
Miscellaneous Permits	21,911	2,792	20,000	1,990	10,000	5,000	5,000
Miscellaneous Engineering Permits	13,320	11,800	15,000	13,896	15,000	15,000	15,000
Pet Licenses	7,149	7,410	7,000	7,120	7,000	7,000	7,000
Paw Park Permits	3,074	3,161	4,000	3,790	4,000	4,000	4,000
Total Licenses and Permits	\$1,523,278	\$918,472	\$1,031,000	\$845,488	\$1,021,000	\$1,016,000	\$966,000
Use of Money and Property							
Interest - Cemetery	\$10,458	\$8,267	\$5,030	\$6,800	\$8,420	\$9,000	\$9,200
Interest - General	180,578	70,423	39,870	88,351	122,450	185,300	189,770
Total Use of Money & Prop	\$191,036	\$78,690	\$44,900	\$95,151	\$130,870	\$194,300	\$198,970
Intergovernmental - State Shared Revenues							
Liquor Licenses	12,734	98,362	60,000	75,880	80,000	80,000	80,000
Total Inter - St Shared Rev	\$12,734	\$98,362	\$60,000	\$75,880	\$80,000	\$80,000	\$80,000
Intergovernmental-Other State Grants & Reimbursements							
Grants-Cultural Services	\$56,031	\$45,767	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Grants-Fire Equipment	1,734	2,073	1,000	29,020	1,000	1,000	1,000
Grants-Fire	0	0	3,000	3,000	3,000	3,000	3,000
Grants-Golf	0	0	0	0	0	0	0
Grants-Library	30,791	18,104	25,000	25,000	25,000	25,000	25,000
Grants- State Backfill	598,521	595,874	521,500	592,390	492,200	410,190	328,150
Grants- State Backfill BPTR	0	0	0	0	330,290	330,290	330,290
Grants-Park and Rec	7,130	331,404	20,000	20,000	20,000	20,000	20,000
Grants-Rec Trail	0	0	0	0	0	0	0
Grants-Police Officer	50,002	40,169	30,000	66,432	30,000	30,000	20,000
Grants-Police Operations	978,328	29,928	15,000	12,360	15,000	15,000	15,000
Total St. Grants & Reimb.	\$1,722,537	\$1,063,319	\$645,500	\$778,202	\$946,490	\$864,480	\$772,440

Revenues	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Intergovernmental-Local							
Fire Protection - Rural	\$60,643	\$57,818	\$65,680	\$60,244	\$68,990	\$70,000	\$72,000
Fire Protection - UNI	638,519	684,432	666,710	666,710	734,200	757,280	780,100
Library - County Tax	30,591	31,973	30,000	31,973	32,000	33,000	34,000
Transfer - Utilities - General	1,132,314	1,280,695	1,400,000	1,200,000	1,400,000	1,400,000	1,400,000
UNI Loan Repayment	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total Local Intergovernment	\$1,927,639	\$2,069,918	\$2,177,390	\$1,973,927	\$2,250,190	\$2,275,280	\$2,301,100
Total Intergovernmental	\$3,662,909	\$3,231,599	\$2,882,890	\$2,828,009	\$3,276,680	\$3,219,760	\$3,153,540
Charges for Services							
Cemetery Lot Sales	47,665	58,480	50,000	83,400	60,000	65,000	68,000
Code Enforcement	2,090	2,712	5,000	4,680	5,000	5,000	5,000
Cultural - Art Sho	0	0	50	50	50	100	100
Cultural - Fees	28,955	49,739	40,000	52,720	50,000	51,000	52,000
Cultural - Memberships	2,539	8,431	5,000	6,000	5,000	5,000	5,000
Cultural - Bus Tour Fees	0	0	0	3,200	0	0	0
Cultural - Product Fees	1,397	3,524	5,000	6,000	5,000	5,000	5,000
Cultural - New Program Sponsors	252	998	1,000	3,181	1,000	1,000	1,000
Cultural - Friends/ACB	0	0	0	0	30,000	0	0
Economic Development	15,810	24,577	5,000	5,000	5,000	5,000	5,000
Electrical Inspections	78,483	54,835	90,000	55,749	60,000	60,000	60,000
Fire Receipts	15,310	9,101	15,000	15,480	15,000	15,000	15,000
Fire Commercial Inspections	22,640	61,017	45,000	57,000	55,000	55,000	55,000
Golf Contract	8,188	9,546	10,000	9,500	10,000	10,000	10,000
Golf Concessions	0	0	0	0	0	0	0
Golf Pro Shop Rental	0	0	0	0	0	0	0
Green Fees	0	0	0	0	0	0	0
Hous. Inspect. Min. Rental	50,870	106,485	100,000	108,140	100,000	105,000	110,000
Library - Copy Machine	2,582	7,401	7,000	5,100	7,000	7,000	7,000
Library - Director Salary Reimburse.	203	33	0	0	0	0	0
Library - Fines & Fees	2,145	3,017	0	3,700	0	0	0
Library - Lost & Paid Books	1,273	2,736	2,500	2,500	2,500	2,500	2,500
Library - Open Access Funds	13,061	22,907	12,000	20,000	20,000	20,000	20,000
Library - Friends Reimbursement	150,999	256,064	60,000	60,000	60,000	60,000	60,000
Library - Donations & Sponsorship	2,197	1,392	30,000	14,707	30,000	30,000	30,000
Mechanical Inspections	94,600	88,617	90,000	86,696	90,000	90,000	90,000
Park Receipts	1,789	4,826	5,000	5,600	5,000	5,000	5,000
Planning & Zoning Fees	37,712	34,590	35,000	43,725	35,000	35,000	40,000
Plumbing Inspections	89,411	73,047	95,000	60,750	75,000	75,000	75,000
Police Receipts	44,079	48,941	35,000	29,230	35,000	35,000	35,000
Print Shop Receipts	0	0	0	0	0	0	0
Recreation Receipts	299,608	477,452	675,000	515,967	675,000	680,000	685,000
Subdivision Inspections	22,441	17,996	83,000	13,980	20,000	20,000	20,000
Swimming Pool Receipts	465,138	663,358	550,000	643,500	650,000	660,000	670,000
Total Charges for Services	1,501,541	2,091,831	2,050,550	1,915,553	2,105,550	2,101,600	2,130,600
Miscellaneous							
Cafeteria Plan	\$0	\$0	\$15,000	\$0	\$15,000	\$15,000	\$15,000
Donations - Cultural Equipment	13,690	12,569	1,000	300	1,000	1,000	1,000
Miscellaneous Receipts	34,444	18,346	50,000	18,012	30,000	35,000	35,000
Fines & Forfeitures	108,530	120,957	125,000	139,570	150,000	150,000	150,000
Public Buildings	1,610	8,909	2,000	1,500	2,000	2,000	2,000
Total Miscellaneous	\$158,274	\$160,781	\$193,000	\$159,382	\$198,000	\$203,000	\$203,000
Transfers							
Engineering Design	\$0	\$0	\$400,000	\$0	\$400,000	\$400,000	\$400,000
Transfer - Leg/Admin/Mgt	702,160	747,080	805,960	805,960	896,700	923,590	951,290
Transfer - Public Bldg. Maint.	79,332	81,222	78,540	78,540	82,910	85,400	87,970
Transfer - Street Lighting	0	0	0	0	0	0	0
Transfer - Trust & Agency	2,656,512	2,493,305	2,767,310	2,739,637	2,597,140	2,675,050	2,755,300
Transfer - Capital Projects	0	0	0	0	0	0	0
Total Transfers	\$3,438,004	\$3,321,607	\$4,051,810	\$3,624,137	\$3,976,750	\$4,084,040	\$4,194,560
Total Revenues	\$29,194,163	\$28,718,326	\$29,702,430	\$29,623,811	\$30,902,710	\$31,659,250	\$32,330,600

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**CITY OF CEDAR FALLS
REVENUE SUMMARY
GENERAL FUND
FOR FISCAL YEARS 2021 – 2026**

TAXES LEVIED ON PROPERTY – In FY24, the state of Iowa increased the rollback of assessed value on residential property from 54.13% to 54.65% to arrive at taxable valuation. Assessed valuations in the City of Cedar Falls increased by \$71,417,962. Taxable valuations, increased by \$4,289,207. The increase in taxable value resulted in an increase in General Fund property tax revenues of only \$37,750 for FY24.

OTHER CITY TAXES – The Hotel/Motel tax revenues continue a steady increase due to an improving local economy, which resulted in an increase in sales.

LICENSES AND PERMITS – As a rule, licenses and permits do not fluctuate significantly. The one exception to that is building permits. The City has been experiencing an increase in residential and commercial building activity and that is reflected in the increase in building permits from early in the 1990's to current.

USE OF MONEY AND PROPERTY – Interest rates fluctuate from year to year due to varying interest rates and investment balances.

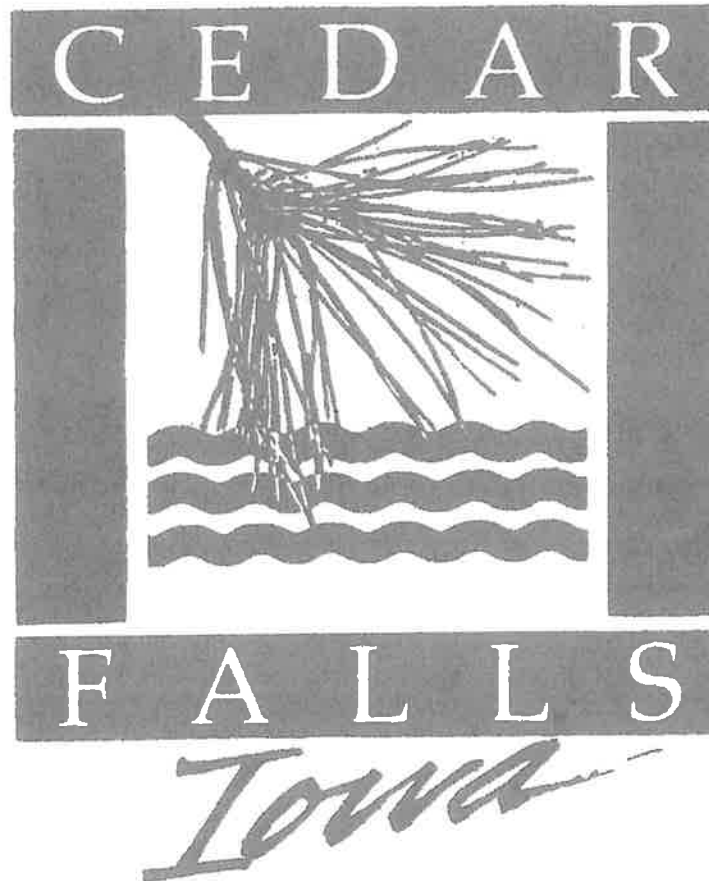
INTERGOVERNMENTAL/STATE SHARED REVENUE – Personal Property Tax Replacement and Population Allocation are shared revenues from the State general fund and are distributed to the cities based on population. After the City's budget was certified in FY04, the state legislature cut this funding to cities. Therefore, this revenue has not been included since the FY05 budget.

INTERGOVERNMENTAL/OTHER STATE GRANTS & REIMBURSEMENTS – All City departments are encouraged to apply for state and federal grants to supplement other revenues. The City has experienced a certain amount of success in acquiring cultural and public safety grants. New since FY15 is the State Backfill which is included in this category. This amount represents some of the loss caused by the rollback on commercial properties.

INTERGOVERNMENTAL/LOCAL GRANTS & REIMBURSEMENTS – The City of Cedar Falls provides services to other entities in the City, such as fire and police protection to the University of Northern Iowa. These have increased annually along with increases in the student population. The Cedar Falls Utilities transfers a percentage of their profits to the City per resolution. This amount has remained stable over the past few years.

MISCELLANEOUS – State regulators require that all these items be categorized as miscellaneous revenues. Fluctuations in the miscellaneous areas are a result of normal activity.

TRANSFERS – Transfers are transactions between funds of the City, including the transfer from the Trust and Agency levy that levies for benefits outside of the \$8.10 limit.



**CITY OF CEDAR FALLS
FY2024 BUDGET
CITY COUNCIL**

Division: Admin/Leg/Misc.
Fund: General (101.1168 & 1199)
Program: General Government

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	2,234,233	1,665,369	679,720	817,106	650,420	612,020	522,434
General	22,061	108,960	105,212	90,436	76,270	53,116	75,950
Property Tax	4,031,963	2,895,453	2,063,558	1,926,708	1,301,160	1,103,403	1,411,286
Total	\$6,288,257	\$4,669,782	\$2,848,490	\$2,834,250	\$2,027,850	\$1,768,540	\$2,009,670
% Of Total Property Tax Levy	17.32%	13.57%	6.83%	6.72%	5.33%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	0	0	0	0	0	0	0
Commodities	29,392	27,926	0	29,400	0	0	0
Service Charges	869,402	717,638	1,026,990	870,350	1,135,650	1,158,350	1,181,520
Capital Outlay	0	150,000	521,500	521,500	492,200	410,190	328,150
Debt Service	0	0	0	0	0	0	300,000
Transfer	5,389,463	3,774,218	1,300,000	1,413,000	400,000	200,000	200,000
Total	\$6,288,257	\$4,669,782	\$2,848,490	\$2,834,250	\$2,027,850	\$1,768,540	\$2,009,670

**CITY OF CEDAR FALLS
FY2024 BUDGET
CITY COUNCIL**

Division: City Council
Fund: General (101.xxxx)
Program: General Government

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	0	0	0	0	0	0	0
General	49,275	50,202	53,110	50,541	8,989	10,986	8,564
Property Tax	0	0	0	0	60,581	60,534	64,976
Total	\$49,275	\$50,202	\$53,110	\$50,541	\$69,570	\$71,520	\$73,540
% Of Total Property Tax Levy	0.78%	0.24%	1.83%	1.75%	0.25%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	49,275	50,202	53,110	50,541	56,870	58,580	60,330
Commodities	0	0	0	0	0	0	0
Service Charges	0	0	0	0	12,700	12,940	13,210
Capital Outlay	0	0	0	0	0	0	0
Transfer	0	0	0	0	0	0	0
Total	\$49,275	\$50,202	\$53,110	\$50,541	\$69,570	\$71,520	\$73,540

**CITY OF CEDAR FALLS
FY2024 BUDGET
MAYOR**

Division: Mayor's Office
Fund: General (101.1158)
Program: General Government

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	114,658	120,109	36,800	68,507	36,800	78,782	81,145
General	1,114	2,402	9,642	3,676	12,848	9,390	7,282
Property Tax	25,720	23,175	109,688	78,786	112,842	78,758	83,083
Total	\$141,492	\$145,687	\$156,130	\$150,968	\$162,490	\$166,930	\$171,510
% Of Total Property Tax Levy	0.12%	0.11%	0.46%	0.34%	0.46%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	131,950	137,212	139,240	137,759	148,120	152,560	157,140
Commodities	1,067	1,115	3,800	1,267	850	850	850
Service Charges	8,475	7,360	12,590	9,942	13,010	13,010	13,010
Capital Outlay	0	0	500	2,000	510	510	510
Total	\$141,492	\$145,687	\$156,130	\$150,968	\$162,490	\$166,930	\$171,510

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	1.08	1.10	1.10	1.10	1.10	1.10	1.10
Part-Time	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.08	1.10	1.10	1.10	1.10	1.10	1.10

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full time equivalents (FTE) and not actual positions available.

City
Administrator
\$728,340

**CITY OF CEDAR FALLS
FY2024 BUDGET
CITY ADMINISTRATOR**

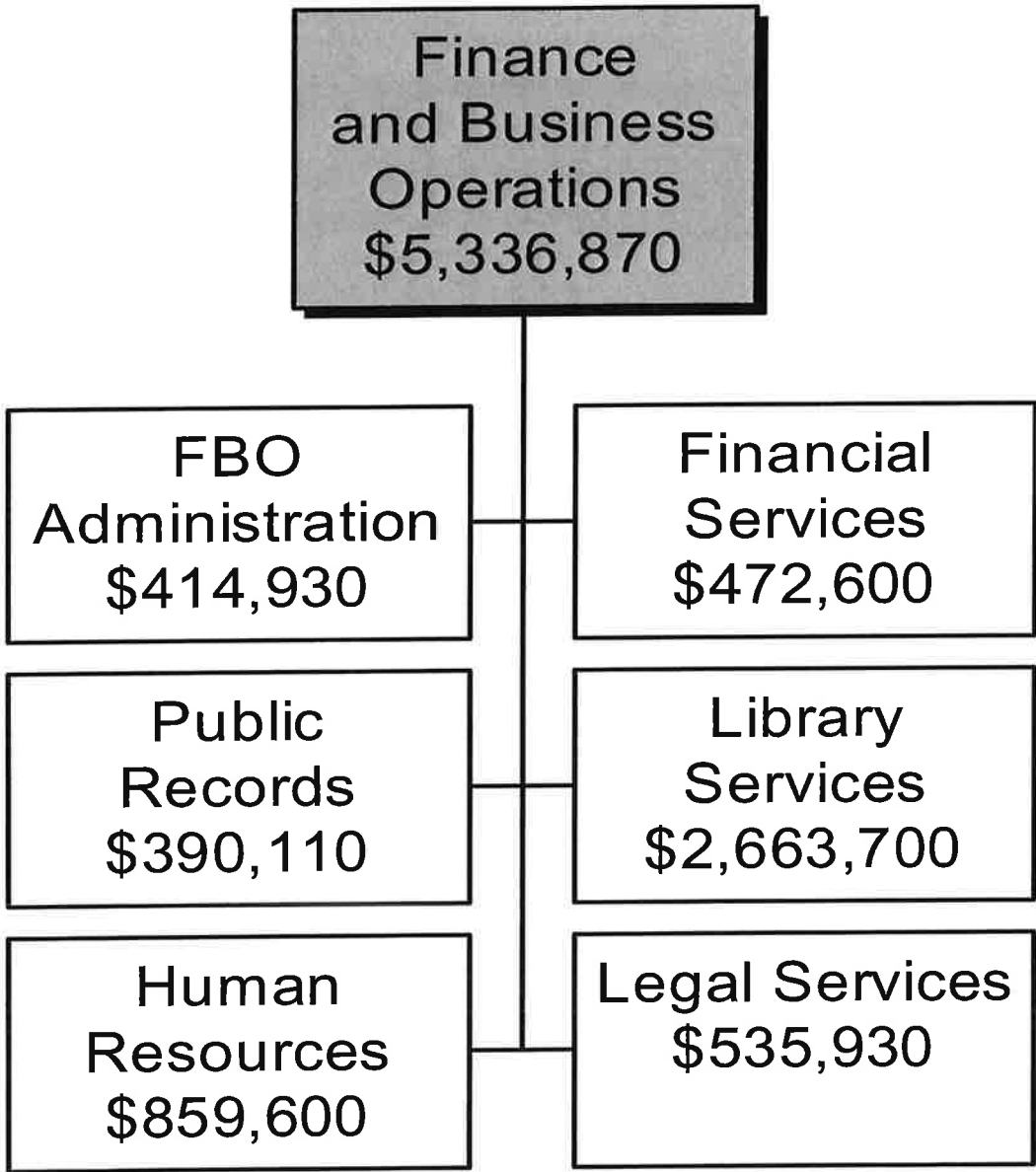
Division: City Administrator
Fund: General (101.1118)
Program: General Government

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	405,820	524,157	55,084	107,132	71,600	137,916	81,145
General	6,163	18,881	58,174	33,125	74,176	80,045	7,282
Property Tax	82,636	73,922	581,732	550,308	582,564	526,169	671,963
Total	\$494,619	\$616,961	\$694,990	\$690,564	\$728,340	\$744,130	\$760,390
% Of Total Property Tax Levy	0.37%	0.35%	2.44%	2.36%	2.39%		

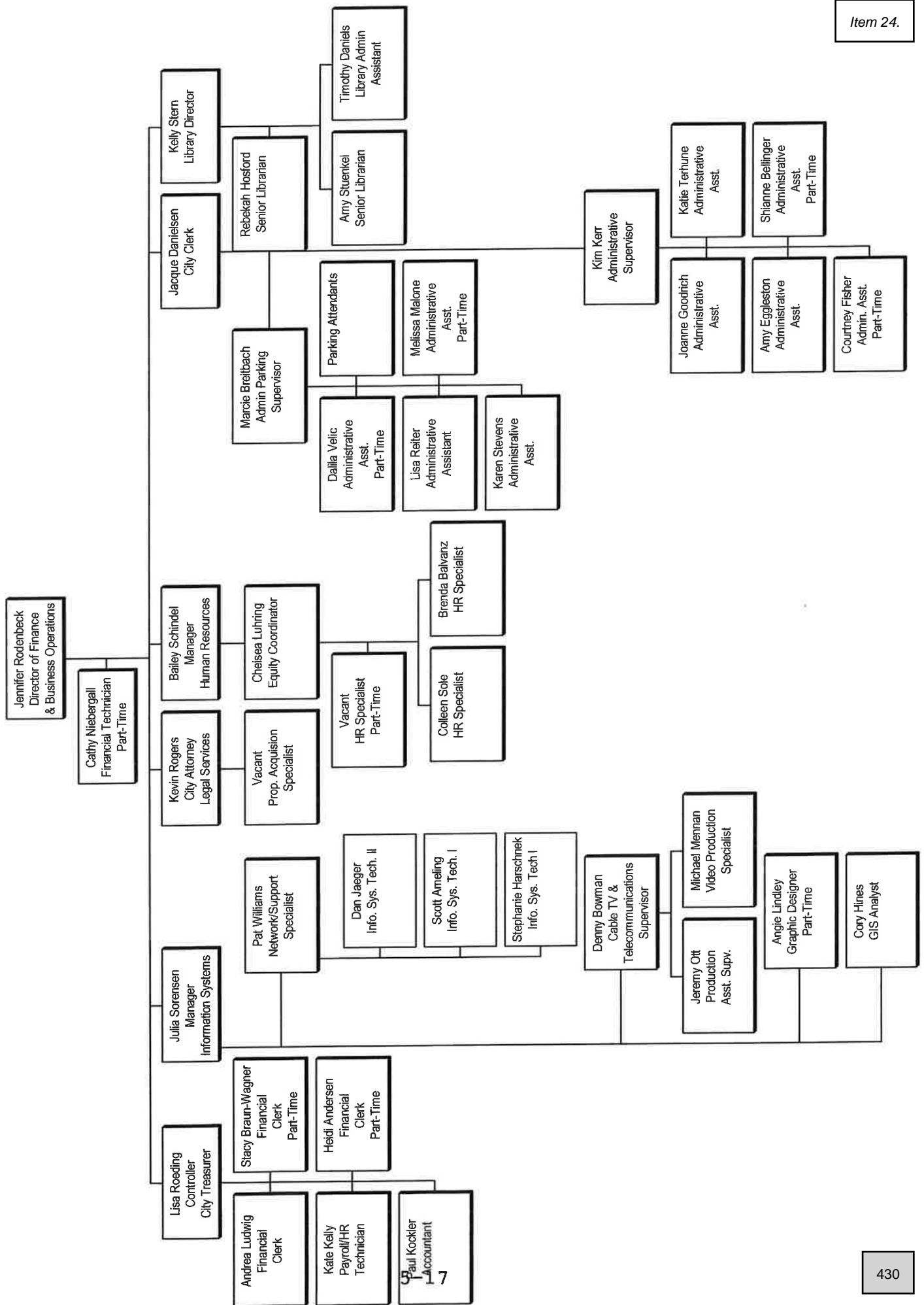
Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	450,393	473,114	497,630	490,469	526,310	542,100	558,360
Commodities	594	569	500	622	500	500	500
Service Charges	43,632	143,278	196,260	198,873	200,930	200,930	200,930
Capital Outlay	0	0	600	600	600	600	600
Total	\$494,619	\$616,961	\$694,990	\$690,564	\$728,340	\$744,130	\$760,390

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	3.02	3.05	3.05	3.05	3.05	3.05	3.05
Part-Time	0.00	0.00	0.10	0.10	0.10	0.10	0.10
Total	3.02	3.05	3.15	3.15	3.15	3.15	3.15

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full time equivalents (FTE) and not actual positions available.



**City of Cedar Falls, Iowa
Finance & Business Operations**



Item 24.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO/Administration
Fund: General (101.1026)
Program: General Government

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	0	0	9,968	0	30,613	46,325	47,443
General	4,708	10,749	36,637	23,489	44,341	51,440	39,815
Property Tax	259,749	271,545	353,966	371,304	339,977	325,805	345,722
Total	\$264,457	\$282,294	\$400,570	\$394,794	\$414,930	\$423,570	\$432,980
% Of Total Property Tax Levy	1.19%	1.32%	1.49%	1.59%	1.39%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	260,249	270,520	286,200	286,361	304,530	313,670	323,080
Commodities	834	1,032	600	919	600	600	600
Service Charges	3,374	10,742	18,770	12,514	20,800	20,800	20,800
Capital Outlay	0	0	500	500	1,000	500	500
Transfers	0	0	94,500	94,500	88,000	88,000	88,000
Total	\$264,457	\$282,294	\$400,570	\$394,794	\$414,930	\$423,570	\$432,980

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Part-Time	0.73	0.73	0.73	0.73	0.73	0.73	0.73
Total	1.73	1.73	1.73	1.73	1.73	1.73	1.73

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO/Financial Services
Fund: General (101.1028)
Program: General Government

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	352,565	302,095	171,733	318,202	192,378	375,530	386,071
General	6,016	2,465	18,187	1,435	26,436	4,973	3,791
Property Tax	412,601	132,862	227,791	91,896	253,786	105,277	108,978
Total	\$771,182	\$437,422	\$417,710	\$411,533	\$472,600	\$485,780	\$498,840
% Of Total Property Tax Levy	1.85%	0.62%	0.96%	0.39%	1.04%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	571,318	403,576	368,410	369,233	422,710	435,390	448,450
Commodities	4,056	4,338	12,200	5,200	12,200	12,200	12,200
Service Charges	195,761	29,508	34,100	34,100	34,690	34,690	34,690
Capital Outlay	47	0	3,000	3,000	3,000	3,500	3,500
Total	\$771,182	\$437,422	\$417,710	\$411,533	\$472,600	\$485,780	\$498,840

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	3.73	3.73	3.00	3.00	3.30	3.30	3.30
Part-Time	0.98	0.98	0.98	0.98	0.99	0.99	0.99
Total	4.71	4.71	3.98	3.98	4.29	4.29	4.29

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO/Human Resources
Fund: General (101.1038)
Program: General Government

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	0	0	0	0	0	0	0
General	0	0	75,293	37,502	98,724	119,448	92,175
Property Tax	0	476,125	752,167	635,876	760,876	756,532	800,675
Total	\$0	\$476,125	\$827,460	\$673,378	\$859,600	\$875,980	\$892,850
% Of Total Property Tax Levy	0.00%	2.23%	3.16%	2.85%	3.12%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	0	306,647	537,420	429,129	545,920	562,300	579,170
Commodities	0	2,053	1,500	1,999	2,500	2,500	2,500
Service Charges	0	167,425	288,040	241,750	309,180	309,180	309,180
Capital Outlay	0	0	500	500	2,000	2,000	2,000
Total	\$0	\$476,125	\$827,460	\$673,378	\$859,600	\$875,980	\$892,850

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	3.00	3.00	4.70	4.70	4.65	4.65	4.65
Part-Time	0.00	0.00	0.73	0.00	0.73	0.73	0.73
Total	3.00	3.00	5.43	4.70	5.38	5.38	5.38

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO/Legal Services
Fund: General (101.1048)
Program: General Government

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	161,867	172,770	110,390	188,044	112,890	224,563	230,848
General	6,863	6,870	28,279	12,652	47,847	40,941	31,251
Property Tax	368,908	181,176	276,141	212,335	375,193	279,886	293,032
Total	\$537,637	\$360,817	\$414,810	\$413,031	\$535,930	\$545,390	\$555,130
% Of Total Property Tax Levy	1.66%	0.85%	1.16%	0.91%	1.54%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	300,908	209,877	217,160	222,078	315,180	324,640	334,380
Commodities	7,802	9,729	9,850	7,281	10,350	10,350	10,350
Service Charges	228,927	141,211	187,800	183,672	210,400	210,400	210,400
Capital Outlay	0	0	0	0	0	0	0
Total	\$537,637	\$360,817	\$414,810	\$413,031	\$535,930	\$545,390	\$555,130

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	1.10	1.12	1.12	1.12	2.12	2.12	2.12
Part-Time	0.00	0.00	0.00	0.00	0.07	0.07	0.07
Total	1.10	1.12	1.12	1.12	2.19	2.19	2.19

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO/Public Records
Fund: General (101.1008)
Program: General Government

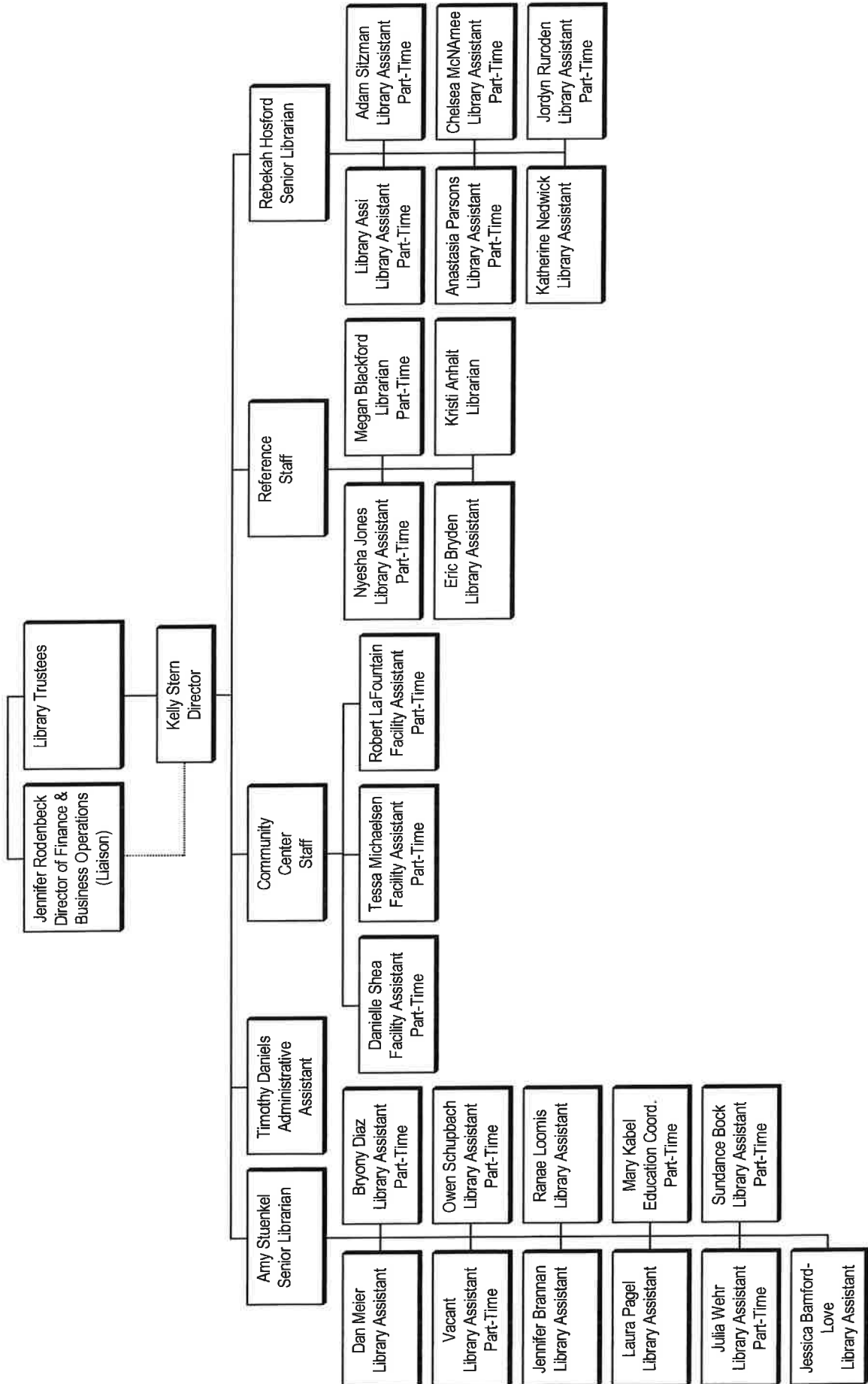
Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	177,420	246,658	153,586	248,159	198,360	290,944	296,434
General	1,379	1	10,871	738	16,714	4,643	3,894
Property Tax	130,838	63,791	153,763	70,660	175,036	89,843	95,732
Total	\$309,636	\$310,450	\$318,220	\$319,557	\$390,110	\$385,430	\$396,060
% Of Total Property Tax Levy	0.59%	0.30%	0.65%	0.30%	0.72%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	294,029	291,677	288,730	291,889	343,980	354,300	364,930
Commodities	3,391	3,870	6,000	3,875	6,850	6,850	6,850
Service Charges	12,216	14,903	21,990	22,293	22,780	22,780	22,780
Capital Outlay	0	0	1,500	1,500	16,500	1,500	1,500
Total	\$309,636	\$310,450	\$318,220	\$319,557	\$390,110	\$385,430	\$396,060

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	3.00	3.43	2.88	2.88	2.88	2.88	2.88
Part-Time	1.24	0.41	0.41	0.41	1.03	1.03	1.03
Total	4.24	3.84	3.29	3.29	3.91	3.91	3.91

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full time equivalents (FTE) and not actual positions available.

City of Cedar Falls, Iowa Public Library/Community Center



**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

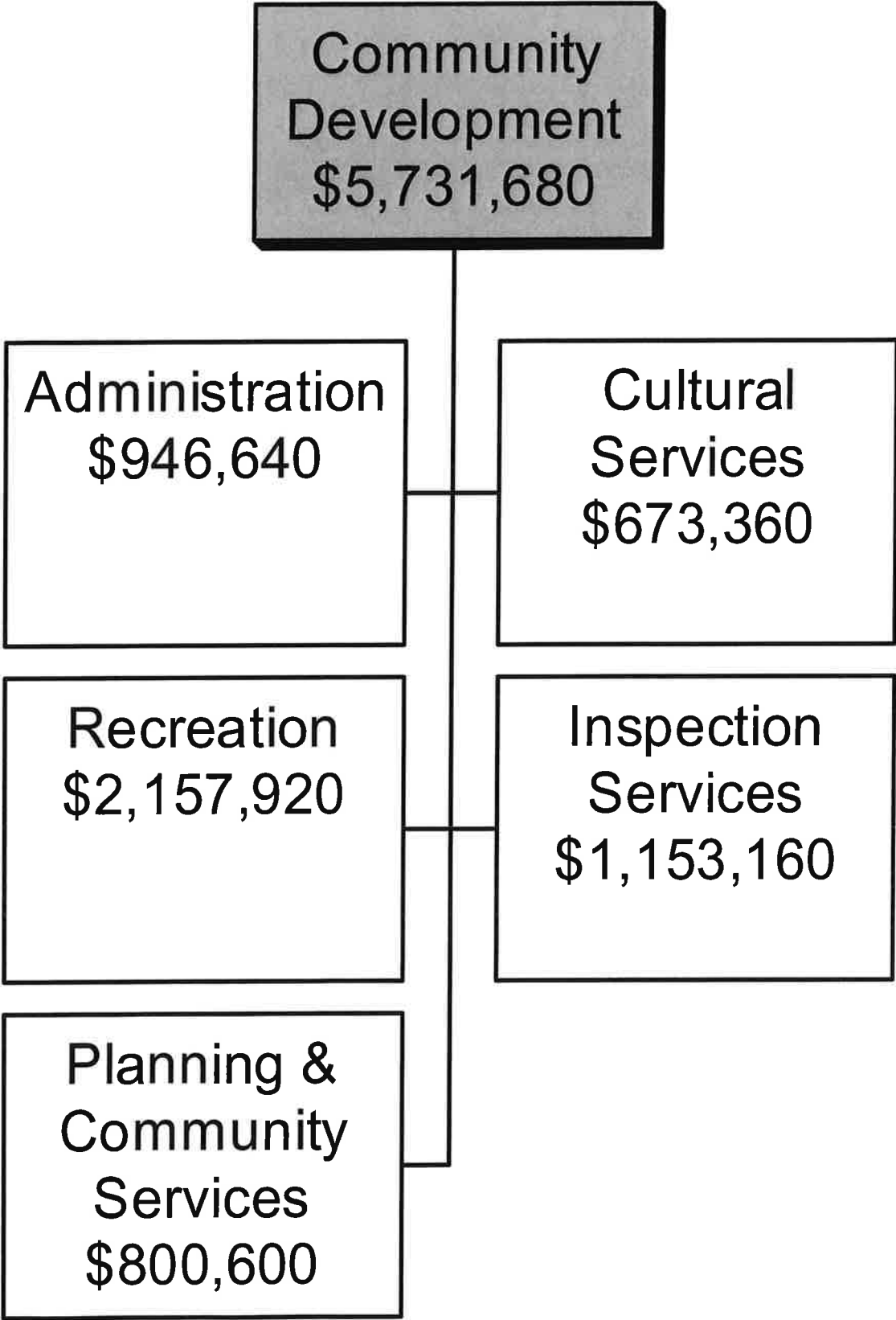
Division: FBO/Library
Fund: General (101.1060)
Program: Culture & Recreation

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	203,050	325,523	141,500	137,980	151,500	152,500	153,500
General	27,073	52,010	163,461	94,476	219,210	268,143	206,166
Property Tax	2,050,236	1,898,158	2,231,479	2,156,924	2,292,990	2,317,527	2,429,464
Total	\$2,280,358	\$2,275,691	\$2,536,440	\$2,389,379	\$2,663,700	\$2,738,170	\$2,789,130
% Of Total Property Tax Levy	9.21%	8.90%	9.36%	9.24%	9.40%		

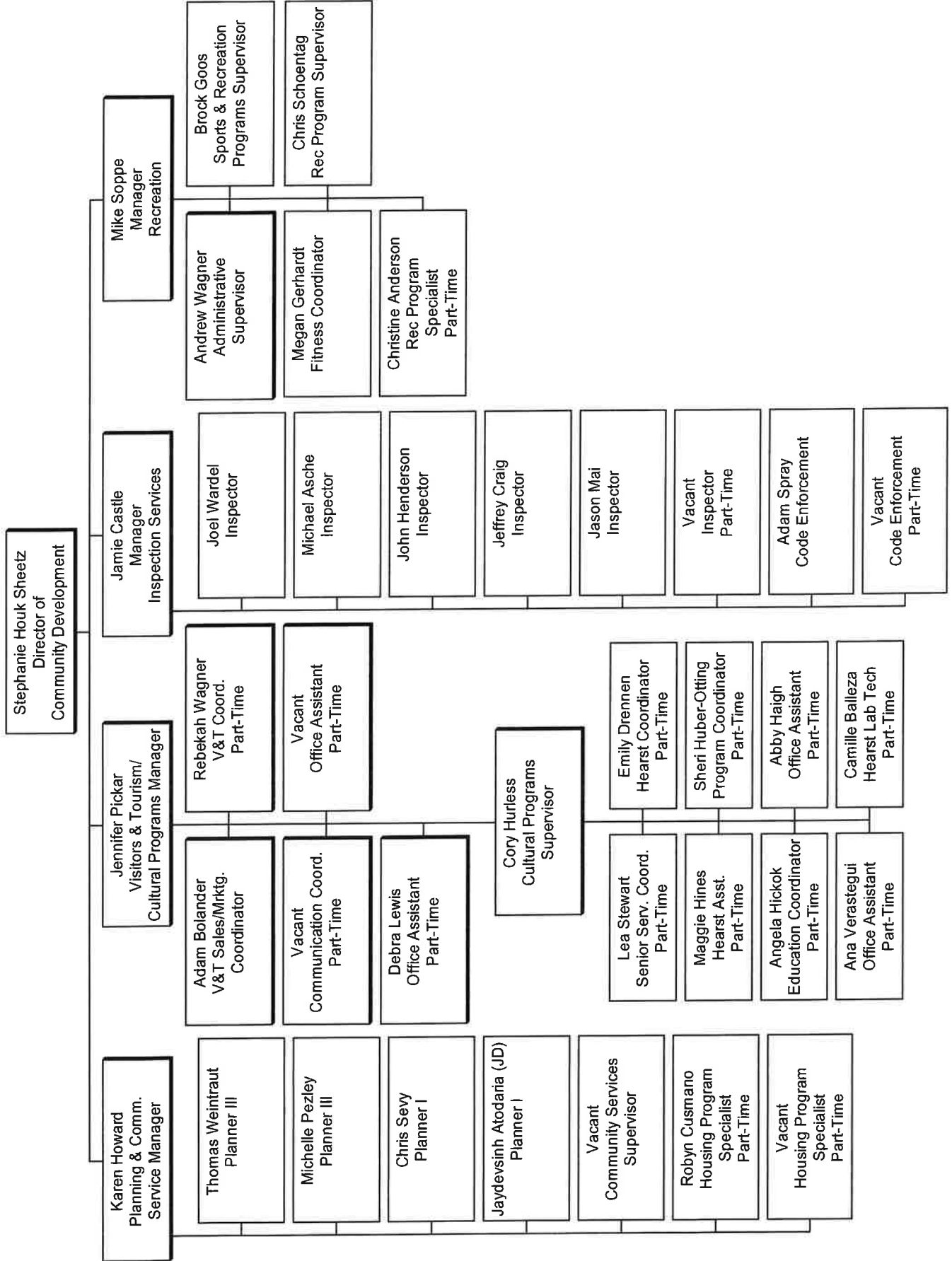
Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	1,346,132	1,381,024	1,551,970	1,424,967	1,649,110	1,698,580	1,749,540
Commodities	38,113	34,684	65,700	45,112	66,700	66,700	66,700
Services and Charges	711,974	658,237	717,940	718,470	730,440	730,440	730,440
Capital Outlay	13,473	13,930	3,500	3,500	0	25,000	25,000
Transfer	170,666	187,816	197,330	197,330	217,450	217,450	217,450
Total	\$2,280,358	\$2,275,691	\$2,536,440	\$2,389,379	\$2,663,700	\$2,738,170	\$2,789,130

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	12.00	12.00	13.00	13.00	13.33	13.33	13.33
Part-Time	13.46	12.69	11.75	11.75	12.24	12.24	12.24
Total	25.46	24.69	24.75	24.75	25.57	25.57	25.57

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.



City of Cedar Falls Community Development



**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Division: CD/Administration
Fund: General (101.2205)
Program: Community and Economic Development

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	559,547	909,209	592,000	1,125,340	666,000	703,000	740,000
General	4,270	10,227	20,868	2,331	27,634	74,078	52,484
Property Tax	265,902	286,754	244,792	98,659	253,006	475,892	466,906
Total	\$829,719	\$1,206,190	\$857,660	\$1,226,330	\$946,640	\$1,252,970	\$1,259,390
% Of Total Property Tax Levy	1.19%	1.35%	1.03%	0.42%	1.04%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	172,588	182,388	194,690	192,305	207,790	214,020	220,440
Commodities	647	401	4,380	2,656	4,380	4,380	4,380
Services and Charges	656,484	1,023,401	658,590	1,031,370	734,470	1,034,470	1,034,470
Capital Outlay	0	0	0	0	0	100	100
Total	\$829,719	\$1,206,190	\$857,660	\$1,226,330	\$946,640	\$1,252,970	\$1,259,390

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	1.05	1.05	1.05	1.05	1.05	1.05	1.05
Part-Time	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.05	1.05	1.05	1.05	1.05	1.05	1.05

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Division: CD/Inspection Services
Fund: General (101.2235)
Program: Public Safety

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	697,320	441,544	655,000	495,934	595,000	635,000	1,020,535
General	17	12,221	23,887	23,888	48,601	55,373	0
Property Tax	169,406	431,367	387,293	517,749	509,559	492,567	193,074
Total	\$866,743	\$885,132	\$1,066,180	\$1,037,570	\$1,153,160	\$1,182,940	\$1,213,610
% Of Total Property Tax Levy	0.76%	2.02%	1.63%	2.22%	2.09%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	739,213	770,175	909,560	886,372	992,610	1,022,390	1,053,060
Commodities	32,617	20,789	32,700	30,000	33,200	33,200	33,200
Services and Charges	94,913	94,168	123,170	120,448	126,600	126,600	126,600
Capital Outlay	0	0	750	750	750	750	750
Total	\$866,743	\$885,132	\$1,066,180	\$1,037,570	\$1,153,160	\$1,182,940	\$1,213,610

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	8.62	8.55	8.75	8.75	8.75	8.75	8.75
Part-Time	0.79	1.31	1.31	0.58	2.04	2.04	2.04
Total	9.41	9.86	10.06	9.33	10.79	10.79	10.79

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Division: CD/Planning & Community Services
Fund: General (101.2245)
Program: Community & Econ. Dev.

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	453,308	272,844	435,000	391,787	435,000	260,000	252,500
General	1,866	17,399	24,832	18,763	35,636	71,601	56,992
Property Tax	193,345	463,376	305,358	356,485	329,964	487,009	527,668
Total	\$648,519	\$753,619	\$765,190	\$767,035	\$800,600	\$818,610	\$837,160
% Of Total Property Tax Levy	0.01%	0.08%	1.28%	1.53%	1.35%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	462,439	526,312	567,340	566,519	600,200	618,210	636,760
Commodities	3,976	3,117	9,800	4,176	9,680	9,680	9,680
Services and Charges	182,104	224,190	187,960	196,250	190,630	190,630	190,630
Capital Outlay	0	0	90	90	90	90	90
Total	\$648,519	\$753,619	\$765,190	\$767,035	\$800,600	\$818,610	\$837,160

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	5.55	5.55	5.60	5.60	5.60	5.60	5.60
Part-Time	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Total	5.65	5.65	5.70	5.70	5.70	5.70	5.70

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Division: CD/Cultural Services
Fund: General (101.2280)
Program: Culture & Recreation

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	170,907	170,907	188,050	346,431	215,050	224,600	234,100
General	17,671	284,132	36,093	9,306	51,637	56,605	43,293
Property Tax	216,374	46,695	357,897	180,070	406,673	372,305	390,697
Total	\$404,952	\$501,734	\$582,040	\$535,807	\$673,360	\$653,510	\$668,090
% Of Total Property Tax Levy	0.97%	0.22%	1.50%	0.77%	1.67%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	303,793	357,922	405,570	363,840	471,830	485,980	500,560
Commodities	19,356	23,156	24,700	21,152	24,700	24,700	24,700
Services and Charges	79,689	117,463	117,770	116,815	142,830	142,830	142,830
Capital Outlay	2,114	3,193	34,000	34,000	34,000	0	0
Total	\$404,952	\$501,734	\$582,040	\$535,807	\$673,360	\$653,510	\$668,090

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Part-Time	7.08	6.35	6.35	6.35	6.83	6.83	6.83
Total	8.08	7.35	7.35	7.35	7.83	7.83	7.83

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT**

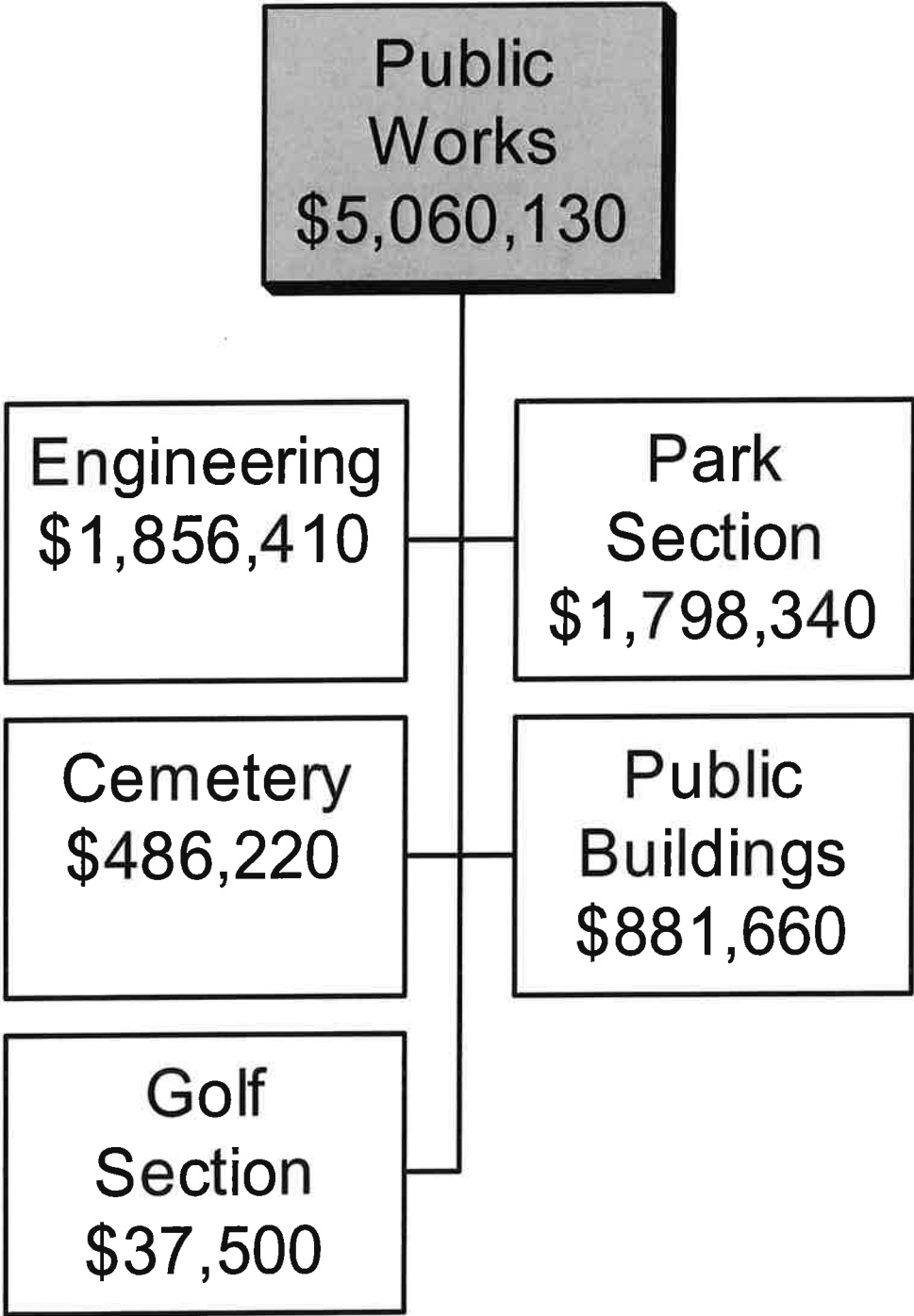
Division: CD/Recreation
Fund: General (101.2253)
Program: Culture & Recreation

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	1,291,357	1,291,357	1,073,600	1,159,466	1,073,600	1,230,000	1,245,000
General	1,194	11,592	86,740	66,661	112,802	115,759	90,443
Property Tax	256,872	436,824	937,030	1,132,670	971,518	855,441	910,337
Total	\$1,549,423	\$1,739,773	\$2,097,370	\$2,358,798	\$2,157,920	\$2,201,200	\$2,245,780
% Of Total Property Tax Levy	1.15%	2.05%	3.93%	4.85%	3.98%		

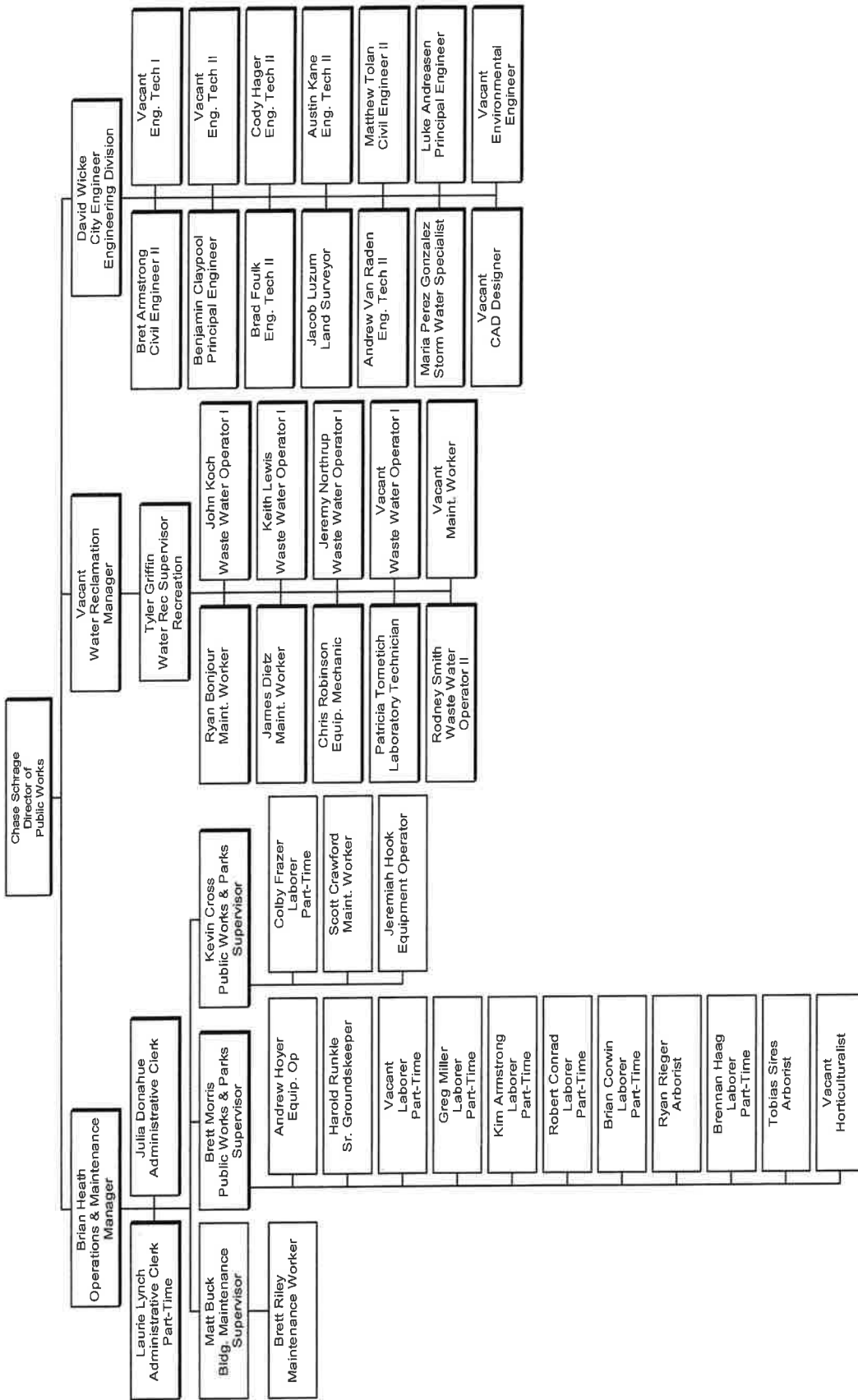
Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	929,884	1,067,911	1,320,810	1,527,674	1,442,640	1,485,920	1,530,500
Commodities	84,379	153,445	188,010	242,574	189,910	189,910	189,910
Services and Charges	385,160	366,255	588,550	588,550	525,370	525,370	525,370
Capital Outlay	0	2,162	0	0	0	0	0
Transfers	150,000	150,000	0	0	0	0	0
Total	\$1,549,423	\$1,739,773	\$2,097,370	\$2,358,798	\$2,157,920	\$2,201,200	\$2,245,780

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	4.00	4.00	4.00	4.00	5.00	5.00	5.00
Part-Time	30.96	30.96	30.96	30.96	30.23	30.23	30.23
Total	34.96	34.96	34.96	34.96	35.23	35.23	35.23

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.



**City of Cedar Falls
Public Works**



Financial Services
February 22, 2023

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: PW/Engineering Services
Fund: General (101.6625)
Program: Public Works

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	576,569	347,467	753,000	245,938	690,000	705,000	690,000
General	11,219	35,085	73,114	71,280	113,233	138,488	111,554
Property Tax	817,746	1,041,449	933,086	1,309,065	1,053,177	1,061,802	1,154,066
Total	\$1,405,533	\$1,424,002	\$1,759,200	\$1,626,282	\$1,856,410	\$1,905,290	\$1,955,620
% Of Total Property Tax Levy	3.67%	4.89%	3.92%	5.61%	4.32%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	1,237,113	1,195,180	1,531,070	1,397,508	1,612,740	1,661,120	1,710,950
Commodities	14,382	16,225	27,600	15,423	29,300	29,300	29,300
Services and Charges	154,038	212,597	195,530	208,351	209,370	209,870	210,370
Capital Outlay	0	0	5,000	5,000	5,000	5,000	5,000
Total	\$1,405,533	\$1,424,002	\$1,759,200	\$1,626,282	\$1,856,410	\$1,905,290	\$1,955,620

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	13.71	13.68	13.78	13.78	13.78	13.78	13.78
Part-Time	1.05	1.22	1.22	1.22	1.22	1.22	1.22
Total	14.76	14.90	15.00	15.00	15.00	15.00	15.00

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: PW/Cemetery
Fund: General (101.6613)
Program: Culture & Recreation

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	139,773	156,717	130,030	172,320	143,420	149,000	152,200
General	1,979	6,254	20,449	12,863	35,369	42,394	32,824
Property Tax	157,709	203,825	247,461	253,152	307,431	304,716	322,296
Total	\$299,461	\$366,797	\$397,940	\$438,335	\$486,220	\$496,110	\$507,320
% Of Total Property Tax Levy	0.71%	0.96%	1.04%	1.08%	1.26%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	262,999	332,325	339,870	384,812	362,870	373,760	384,970
Commodities	14,014	5,706	15,000	14,643	15,000	15,000	15,000
Services and Charges	22,448	28,766	42,070	37,880	37,350	37,350	37,350
Capital Outlay	0	0	1,000	1,000	71,000	70,000	70,000
Total	\$299,461	\$366,797	\$397,940	\$438,335	\$486,220	\$496,110	\$507,320

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	2.05	3.10	3.10	3.10	3.10	3.10	3.10
Part-Time	3.45	2.73	2.73	2.73	2.73	2.73	2.73
Total	5.50	5.83	5.83	5.83	5.83	5.83	5.83

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: PW/Golf
Fund: General (101.6623)
Program: Culture & Recreation

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	8,188	9,546	6,650	9,086	6,650	10,000	10,000
General	565	1,031	2,987	0	3,986	0	0
Property Tax	26,378	22,417	25,523	0	26,864	27,500	27,500
Total	\$35,131	\$32,994	\$35,160	37,130	\$37,500	\$37,500	\$37,500
% Of Total Property Tax Levy	0.12%	0.11%	0.11%	0.00%	0.11%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	0	0	0	0	0	0	0
Commodities	0	0	0	0	0	0	0
Services and Charges	35,131	32,994	35,160	37,130	37,500	37,500	37,500
Capital Outlay	0	0	0	0	0	0	0
Total	\$35,131	\$32,994	\$35,160	\$37,130	\$37,500	\$37,500	\$37,500

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Part-Time	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: PW/Park
Fund: General (101.6633)
Program: Culture & Recreation

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	71,345	118,566	81,590	261,654	90,590	105,090	109,590
General	27,656	52,778	163,280	90,147	198,378	243,951	181,140
Property Tax	1,449,583	1,306,179	1,569,260	1,441,891	1,509,372	1,521,719	1,557,200
Total	\$1,548,583	\$1,477,524	\$1,814,130	\$1,793,692	\$1,798,340	\$1,870,760	\$1,847,930
% Of Total Property Tax Levy	6.51%	6.13%	6.59%	6.18%	6.18%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	911,088	848,275	982,940	990,335	1,008,730	1,038,990	1,070,160
Commodities	62,858	91,164	131,910	133,933	131,910	131,910	131,910
Services and Charges	437,531	509,147	561,280	531,424	524,700	524,700	524,700
Capital Outlay	137,106	28,938	138,000	138,000	133,000	175,160	121,160
Total	\$1,548,583	\$1,477,524	\$1,814,130	\$1,793,692	\$1,798,340	\$1,870,760	\$1,847,930

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	5.00	5.00	6.00	6.00	6.00	6.00	6.00
Part-Time	12.71	11.98	11.98	11.98	11.98	11.98	11.98
Total	17.71	16.98	17.98	17.98	17.98	17.98	17.98

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

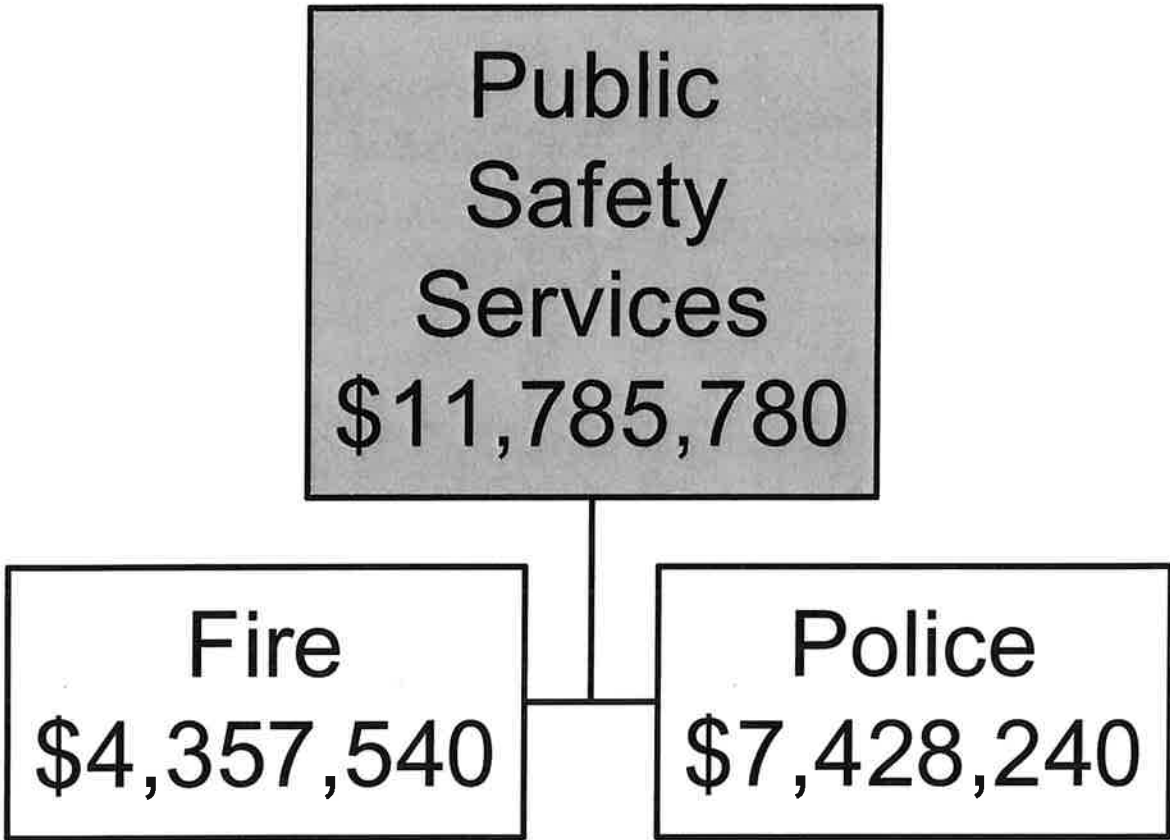
Division: PW/Public Buildings
Fund: General (101.6616)
Program: General Government

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	80,942	90,131	80,540	80,040	84,910	87,400	89,970
General	17,755	31,924	93,918	58,718	99,271	133,456	90,943
Property Tax	861,191	721,098	831,502	855,627	697,479	735,373	690,026
Total	\$959,888	\$843,152	\$1,005,960	\$994,385	\$881,660	\$956,230	\$870,940
% Of Total Property Tax Levy	3.87%	3.38%	3.49%	3.66%	2.86%		

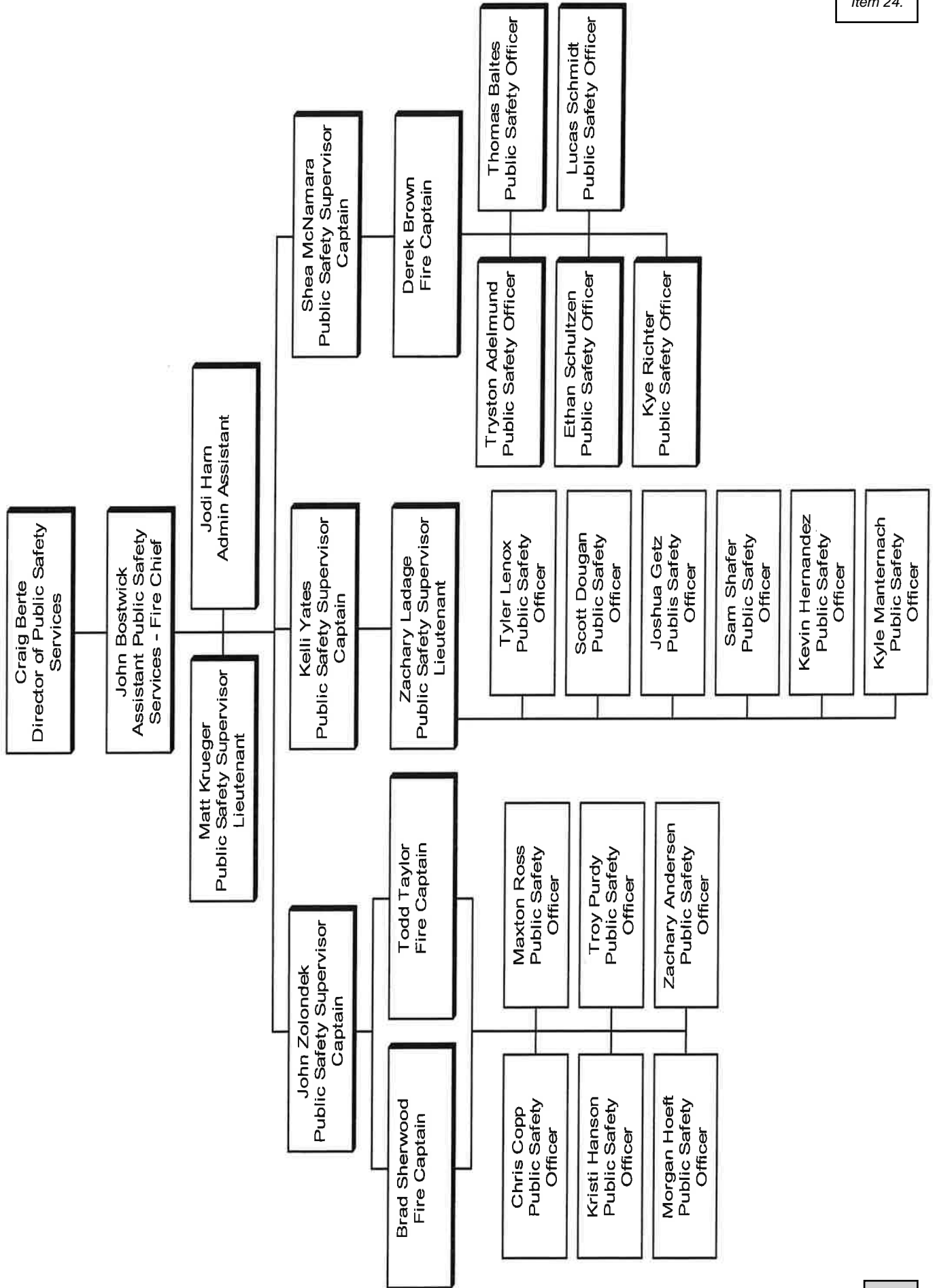
Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	134,981	138,369	139,570	138,790	152,280	156,850	161,560
Commodities	97,925	130,931	141,930	137,487	146,930	146,930	146,930
Services and Charges	499,279	510,292	522,460	516,108	532,450	532,450	532,450
Capital Outlay	227,703	63,560	202,000	202,000	50,000	120,000	30,000
Total	\$959,888	\$843,152	\$1,005,960	\$994,385	\$881,660	\$956,230	\$870,940

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Part-Time	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.50	1.50	1.50	1.50	1.50	1.50	1.50

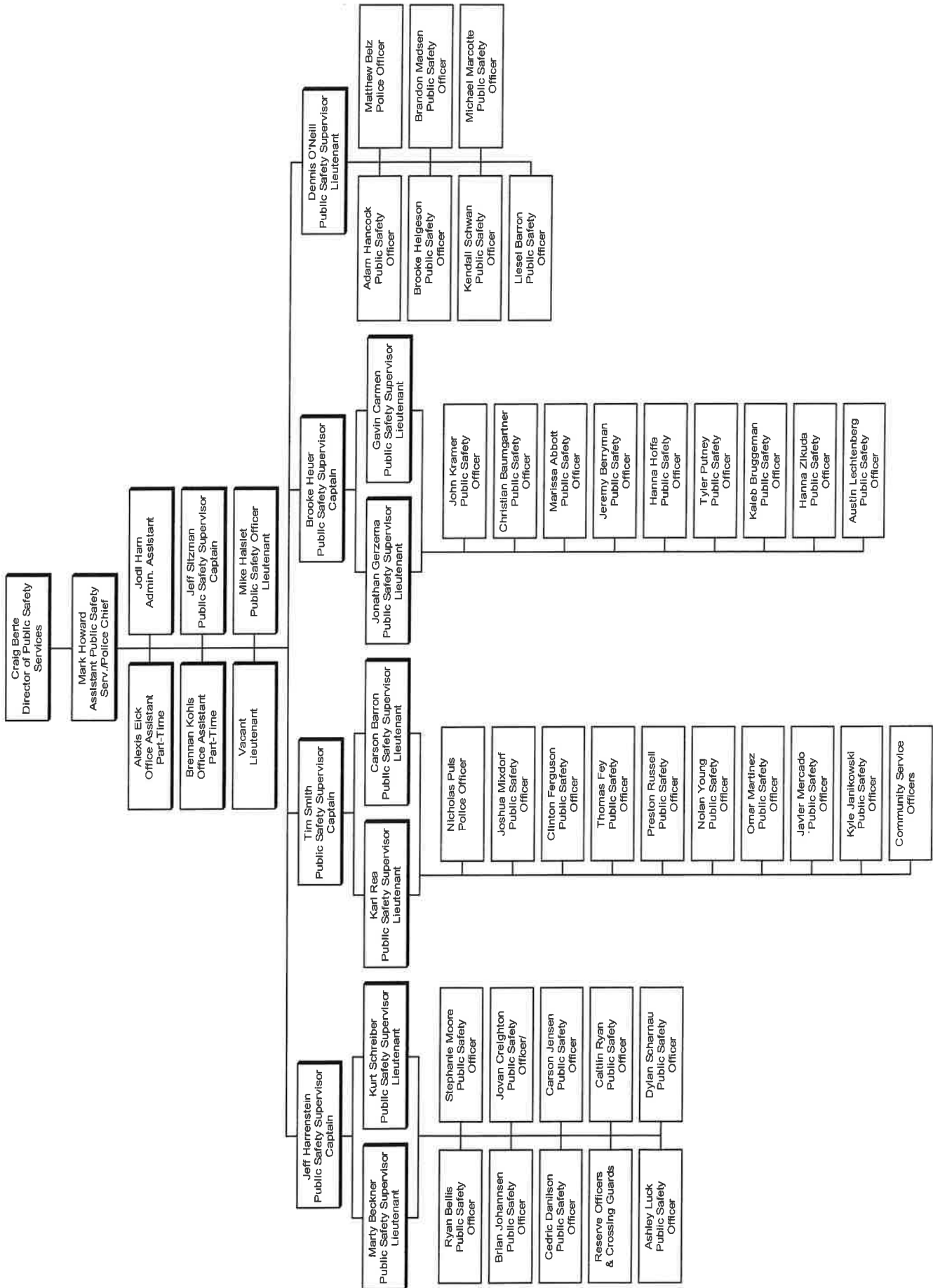
NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available.



City of Cedar Falls Public Safety Services - Fire Division



**City of Cedar Falls
Public Safety Services - Police Division**



**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC SAFETY SERVICES**

Division: PSS/Fire Operations
Fund: General (101.4511)
Program: Public Safety

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	789,716	932,725	911,390	953,490	992,190	1,021,280	1,051,100
General	51,928	108,892	257,013	173,723	346,731	402,237	306,187
Property Tax	2,750,041	2,701,001	2,764,937	2,784,135	3,018,619	3,061,713	3,193,833
Total	\$3,591,685	\$3,742,618	\$3,933,340	\$3,911,348	\$4,357,540	\$4,485,230	\$4,551,120
% Of Total Property Tax Levy	15.52%	16.11%	14.32%	14.13%	14.44%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	2,981,934	3,102,487	3,086,940	3,251,730	3,294,680	3,393,370	3,495,020
Commodities	47,810	63,975	115,000	100,459	120,000	120,000	120,000
Services and Charges	554,233	549,371	710,400	554,159	924,100	924,100	924,100
Capital Outlay	7,708	26,785	21,000	5,000	18,760	47,760	12,000
Total	\$3,591,685	\$3,742,618	\$3,933,340	\$3,911,348	\$4,357,540	\$4,485,230	\$4,551,120

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	24.93	27.85	27.85	27.85	27.75	27.75	27.75
Part-Time	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	24.93	27.85	27.85	27.85	27.75	27.75	27.75

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available. In addition, cross trained, alternative staff are not included in these figures.

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC SAFETY SERVICES**

Division: PSS/Police Operations
Fund: General (101.5521)
Program: Public Safety

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cash	0	0	0	0	0	0	0
Direct	143,845	160,515	152,500	159,523	175,000	175,000	175,000
General	107,526	237,375	591,303	387,199	782,945	972,698	752,551
Property Tax	5,608,978	5,658,768	5,976,527	6,022,380	6,470,295	6,445,762	6,828,489
Total	\$5,860,349	\$6,056,657	\$6,720,330	\$6,569,102	\$7,428,240	\$7,593,460	\$7,756,040
% Of Total Property Tax Levy	29.39%	31.11%	28.40%	28.72%	29.05%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	4,670,071	4,613,661	5,147,530	5,018,830	5,407,230	5,569,450	5,736,530
Commodities	89,044	139,533	183,800	130,083	187,800	187,800	187,800
Services and Charges	1,086,610	1,249,607	1,333,250	1,364,439	1,781,210	1,781,210	1,781,210
Capital Outlay	14,624	53,856	55,750	55,750	52,000	55,000	50,500
Total	\$5,860,349	\$6,056,657	\$6,720,330	\$6,569,102	\$7,428,240	\$7,593,460	\$7,756,040

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full-Time	54.17	47.75	47.75	47.75	48.60	48.60	48.60
Part-Time	7.56	8.46	8.46	8.46	8.68	8.68	8.68
Total	61.73	56.21	56.21	56.21	57.28	57.28	57.28

NOTE: The number of part-time positions are estimates. Data relative to full-time employees is in full-time equivalents (FTE) and not actual positions available. In addition, cross trained, alternative staff are not included in these figures.

Otherfund

OTHER FUND REVENUE SUMMARY

	FY21 Actual	FY22 Actual	FY23 Budgeted	FY23 Projected	FY24 Budgeted	FY25 Proposed	FY26 Proposed
Cable TV							
Cable Television	490,235	477,900	485,000	456,016	450,000	440,000	430,000
Peg Fees	31,415	28,818	40,000	26,852	25,000	24,000	23,000
Interest	23,031	7,002	10,000	11,159	10,000	15,000	20,000
Miscellaneous	4,120	702	1,500	2,310	1,500	1,500	1,500
Total Revenue	548,800	514,421	536,500	496,336	486,500	480,500	474,500
Data Processing							
Data Processing	989,300	1,200,557	1,615,970	1,580,920	1,909,290	2,269,730	2,179,890
Interest Income	16,741	5,021	0	8,427	0	0	0
Transfers	0	0	800,000	800,000	0	0	0
Total Revenue	1,006,041	1,205,579	2,415,970	2,389,347	1,909,290	2,269,730	2,179,890
Parking Fund							
Meter Collections	5,806	19,880	15,000	16,273	15,000	15,000	15,000
Parking Violations	84,688	166,958	160,000	134,205	160,000	160,000	160,000
Parking Permits	7,724	47,620	25,000	33,465	25,000	25,000	25,000
Miscellaneous Income	0	8,091	0	9,330	0	0	0
Interest	9,220	2,144	3,000	3,153	3,000	3,000	3,000
Total Revenue	107,438	244,692	203,000	196,426	203,000	203,000	203,000
Debt Service							
Debt Srvc Tax - Property	675,799	661,069	1,061,750	1,051,133	1,471,350	1,266,500	1,270,200
Debt Service TIF	3,179,651	3,455,234	3,482,790	3,447,962	3,441,260	2,600,000	2,600,000
Debt Service Utilities	20,780	19,899	0	0	0	0	0
Debt Service Transfer	1,656,475	1,721,400	2,538,670	2,538,670	2,483,160	2,676,030	2,668,640
Debt Service - Misc.	0	0	0	27,561	0	0	0
Total Revenue	5,532,704	5,857,601	7,083,210	7,065,326	7,395,770	6,542,530	6,538,840
Hospital							
Interest Income	153,233	67,366	145,720	173,165	180,000	190,000	200,000
Lease Income	31,796	171,796	31,800	171,796	171,800	171,800	171,800
Sewer Farm Lease	118,340	118,340	125,000	125,000	125,000	125,000	125,000
Miscellaneous	866,660	751,825	640,000	742,225	732,620	723,030	713,420
Total Revenue	1,170,029	1,109,326	942,520	1,212,186	1,209,420	1,209,830	1,210,220
Trust & Agency							
Retirement & Pension	1,637,803	1,706,301	1,136,090	1,197,800	1,123,780	1,672,820	2,046,900
Trust & Ag. Prop Tax Ger	2,656,512	2,493,305	3,067,310	3,060,608	2,597,140	2,673,980	2,753,120
S.S.M.I.D.-downtown	273,006	299,057	48,880	65,979	49,640	50,000	52,000
S.S.M.I.D.-college hill	31,820	30,611	23,930	27,477	22,130	25,000	26,000
Interest Income	135,227	87,713	52,770	70,163	92,550	95,000	97,000
Total Revenue	4,734,368	4,616,986	4,328,980	4,422,027	3,885,240	4,516,800	4,975,020

	FY21 Actual	FY22 Actual	FY23 Budgeted	FY23 Projected	FY24 Budgeted	FY25 Proposed	FY26 Proposed
Gen. Oblig. Bond							
Bond Proceeds	3,602,719	0	1,885,000	4,084,730	1,494,000	2,662,000	2,316,000
Federal/State Funding	854,532	287,798	6,425,000	6,976,516	0	0	0
Interest Income	0	0	0	0	0	0	0
Miscellaneous	165,455	270,555	500,000	0	276,000	0	0
Total Revenue	4,622,706	558,352	8,810,000	11,061,246	1,770,000	2,662,000	2,316,000
TIF Bond Funds							
Bond Proceeds	0	0	0	0	0	0	0
Federal/State Funding	0	0	0	0	0	0	0
TIF Transfer	1,458,402	4,729,349	5,985,020	0	6,145,440	5,333,000	5,333,000
Interest Income	0	0	0	0	0	0	0
Miscellaneous	926,100	461,687	0	5,320,260	0	0	0
Total Revenue	2,384,502	5,191,036	5,985,020	5,320,260	6,145,440	5,333,000	5,333,000
Street Repairs							
Local Sales Tax	6,007,690	7,270,647	7,200,000	6,886,057	7,000,000	7,070,000	7,140,700
Interest	195,942	70,112	40,000	117,524	70,000	75,000	80,000
Federal/State Funding	0	0	0	0	0	0	0
Ec. Development Trnsf	0	278,124	0	0	0	0	0
Miscellaneous	2,715,815	1,216,038	0	0	0	0	0
Total Revenue	8,919,447	8,834,921	7,240,000	7,003,581	7,070,000	7,145,000	7,220,700
Capital Projects							
TIF - Downtown	584,193	2,494,937	2,253,300	2,230,767	2,070,770	2,100,000	2,100,000
Transfers	3,861,922	1,205,876	1,300,000	1,300,000	400,000	200,000	200,000
TIF -Pinnacle Prairie	108,376	21,682	8,090	8,009	67,020	67,000	67,000
TIF-College Hill	58,539	152,659	94,920	93,971	248,190	248,000	248,000
West 23rd St.	8,520	8,520	0	0	0	0	0
Interest Income	380,469	142,293	100,000	235,220	150,000	100,000	100,000
Federal/State/Priv Funding	2,812,411	2,994,584	0	357,367	205,000	0	0
Capital Project Funds	41,280	46,719	0	113,051	0	0	0
TIF - South Cedar Falls	109,080	594,134	145,920	160,764	318,200	318,000	318,000
CFU Transfer	1,490,000	1,419,305	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Miscellaneous	152,771	222,328	250,000	250,000	244,030	240,800	237,580
Total Revenue	9,607,561	9,303,036	5,652,230	6,249,149	5,203,210	4,773,800	4,770,580
Sr Srvc. & Com Ctr.							
Interest Income	0	0	0	0	0	0	0
Rental Income	2,970	3,278	5,000	2,880	3,600	5,000	5,000
Miscellaneous Income	0	0	1,250	1,212	1,250	27,730	28,270
Trips/Buses	0	0	11,000	0	11,000	11,000	12,000
Hawkeye Valley	0	0	0	0	0	0	0
General Fund Support	64,416	68,023	94,500	94,500	88,000	91,000	93,000
Total Revenue	67,386	71,301	111,750	98,592	103,850	134,730	138,270
Block Grant							
Block Grant	260,469	565,160	308,210	491,529	442,300	455,570	469,230
Program Income	0	0	0	0	0	0	0
Home Program Reimb.	28,802	36,723	0	0	0	0	0
Total Revenue	289,271	601,883	308,210	491,529	442,300	455,570	469,230
Housing Vouchers							
Housing Vouchers	1,451,805	1,419,566	1,433,730	1,405,080	1,461,340	1,505,190	1,550,350
Interest	3,386	6,425	0	28,400	0	0	0
Program Income	0	0	0	0	0	0	0
Total Revenue	1,455,191	1,425,990	1,433,730	1,433,480	1,461,340	1,505,190	1,550,350

	FY21 Actual	FY22 Actual	FY23 Budgeted	FY23 Projected	FY24 Budgeted	FY25 Proposed	FY26 Proposed
Storm Water							
Storm Water Fees	1,028,759	1,057,834	1,050,000	1,161,850	1,243,200	1,330,220	1,423,330
Permit & Review Fees	25,490	13,261	25,000	7,300	10,000	10,000	10,000
Interest	21,110	9,735	6,000	17,045	10,000	5,000	2,000
Miscellaneous Receipts	0	60	0	53,700	0	0	0
Total Revenue	1,075,359	1,080,889	1,081,000	1,239,895	1,263,200	1,345,220	1,435,330
Sewer							
Sewer Rental Collections	7,038,502	7,525,881	7,918,000	7,865,850	8,416,460	9,005,610	9,636,000
Industrial User Fees	28,869	28,293	30,000	34,820	30,000	30,000	30,000
Interest Sewer Rental	124,974	48,399	50,000	81,964	80,000	82,000	84,000
Farm Rental	97,600	97,600	100,000	97,600	97,600	97,600	97,600
Sewer Rental Miscel.	14,201	2,105	5,000	4,600	5,000	5,000	5,000
Total Revenue	7,304,145	7,702,279	8,103,000	8,084,834	8,629,060	9,220,210	9,852,600
Sewer Revenue Bond							
Interest Income	0	0	0	0	0	0	0
Bond Proceeds	1,500,000	668,529	0	0	13,550,000	30,000,000	33,310,000
Total Revenue	1,500,000	668,529	0	0	13,550,000	30,000,000	33,310,000
Visitor & Tourism							
Xfer Hotel/Motel - Visitor	377,125	614,330	400,000	808,760	450,000	475,000	500,000
Interest Income	9,129	2,240	1,500	4,735	1,500	1,000	1,000
Building Rental Fees	50	1,050	5,000	1,000	1,000	1,000	1,000
Bldg Reserve Transfer	0	0	20,000	20,000	22,500	23,750	25,000
Gift Shop Receipts	3,730	4,546	5,000	3,831	5,000	5,100	5,100
Postage Income	1,615	0	0	333	0	0	0
Tourism Marketing Trans.	67,883	110,579	94,000	94,000	107,000	113,500	120,000
Media Income	967	11,149	0	2,250	2,000	2,000	2,000
Special Projects	968	0	0	0	0	0	0
Brochures & Pub Income	592	30,035	0	1,340	1,000	1,000	1,000
Miscellaneous Income	424	6,122	6,000	6,000	6,000	6,000	6,000
Total Revenue	462,483	780,051	531,500	942,249	596,000	628,350	661,100
MOP Capital Reserves							
Assessment Transfer	0	0	0	0	0	0	0
Softball Fees	6,760	5,931	3,000	292	3,000	3,000	110,000
Golf Fees	30,000	40,000	70,000	40,000	55,000	50,000	51,000
Rec Fees	223,219	586,894	392,000	101,943	1,560,000	105,000	60,000
Interest Income	31,483	9,624	0	19,218	0	0	0
Library Gifts & Memorials	0	0	0	2,301	0	0	0
Cultural Fees	24,605	49,589	25,000	5,060	0	0	180,000
Total Revenue	316,067	692,038	490,000	168,813	1,618,000	158,000	401,000
Refuse							
Refuse Collections	2,543,114	2,583,344	2,700,000	2,922,221	2,900,000	3,100,000	3,300,000
Transfer Station Fees	269,156	280,996	260,000	306,600	260,000	260,000	270,000
Yard Waste Fees	1,236	1,914	2,000	2,156	2,000	2,000	2,000
Bag Tags	522	351	0	214	0	0	0
Interest Refuse	58,277	19,091	20,000	32,379	30,000	35,000	37,000
Refuse Miscellaneous	48,899	60,300	20,000	14,058	20,000	20,000	20,000
Recycling	213,278	331,501	200,000	260,914	200,000	200,000	200,000
Transfer Sewer Rental	145,680	141,720	151,150	151,150	161,310	166,149	171,130
Transfer Street Const.	145,680	141,720	151,150	151,150	161,310	166,149	171,130
Total Revenue	3,425,842	3,560,936	3,504,300	3,840,842	3,734,620	3,949,300	4,171,260

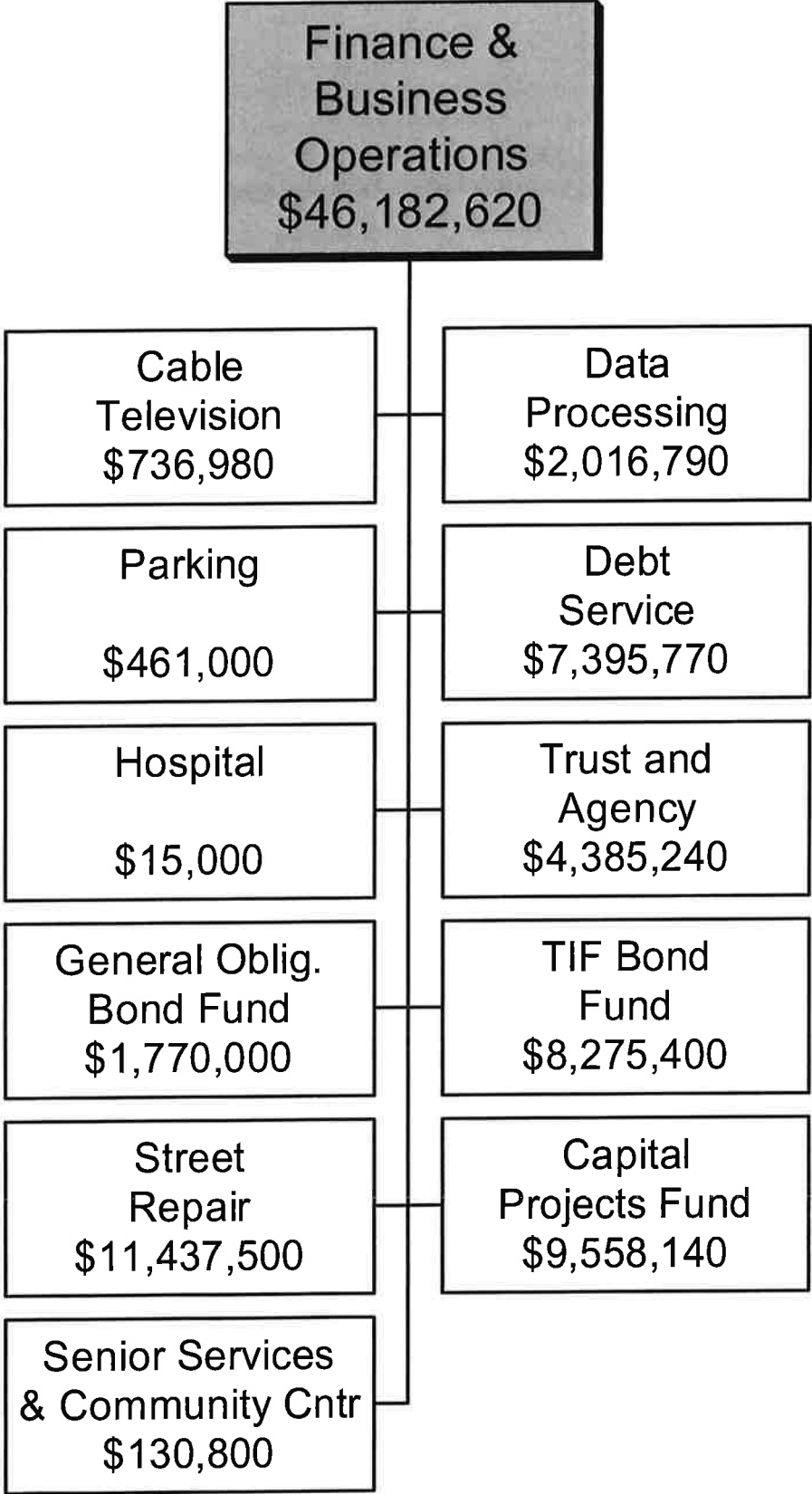
	FY21 Actual	FY22 Actual	FY23 Budgeted	FY23 Projected	FY24 Budgeted	FY25 Proposed	FY26 Proposed
Street Construction							
Road Use Tax	5,879,631	5,592,328	5,150,190	5,231,620	5,292,690	5,313,050	5,353,760
Federal/State Funding	0	0	0	0	0	0	0
Miscellaneous	52,867	66,018	10,000	9,670	10,000	10,000	10,000
Total Revenue	5,932,498	5,658,346	5,160,190	5,241,290	5,302,690	5,323,050	5,363,760
Street Improvement Fund							
Federal/State Funding	0	0	0	0	0	0	0
Miscellaneous	48,750	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0
Total Revenue	48,750	0	0	0	0	0	0
ARPA Fund							
Federal/State Funding	0	3,254,370	0	3,254,370	0	0	0
Interest	0	0	0	0	0	0	0
Total Revenue	0	3,254,370	0	3,254,370	0	0	0
Vehicle Maintenance							
Veh. Maintenance Fees	2,047,280	2,098,870	2,099,010	2,099,010	2,170,120	2,550,470	2,558,670
Interest Veh. Maintenance	36,809	11,585	5,000	18,472	20,000	21,000	21,000
Veh. Maintenance Miscell	132,829	137,237	30,000	65,847	30,000	30,000	30,000
Total Revenue	2,216,918	2,247,692	2,134,010	2,183,330	2,220,120	2,601,470	2,609,670
Total Revenues	62,727,505	65,180,256	66,055,120	72,395,107	74,199,050	90,457,280	95,184,320

OTHER FUND EXPENSES SUMMARY

	FY21 Actual	FY22 Actual	FY23 Budgeted	FY23 Projected	FY24 Budgeted	FY25 Proposed	FY26 Proposed
Cable TV							
Personal Services	299,606	313,737	339,360	326,024	358,570	369,330	380,410
Commodities	13,287	17,083	12,000	12,000	12,000	12,360	12,730
Service & Charges	70,507	76,575	94,530	92,398	94,490	97,320	100,240
Capital Outlay	116,309	121,596	215,000	215,000	200,000	175,000	100,000
Tranfers	32,530	33,290	33,840	33,840	71,920	74,080	76,300
Total Expenditures	532,239	562,282	694,730	679,262	736,980	728,090	669,680
Data Processing							
Personal Services	531,190	548,014	581,750	568,507	651,790	671,340	691,480
Commodities	7,394	5,053	12,000	7,986	12,000	12,360	12,730
Service & Charges	353,159	398,112	474,040	387,369	635,950	655,030	674,680
Capital Outlay	240,420	230,792	1,855,680	1,855,680	717,050	931,000	801,000
Total Expenditures	1,132,163	1,181,970	2,923,470	2,819,542	2,016,790	2,269,730	2,179,890
Parking Fund							
Personal Services	204,537	199,411	241,330	200,776	262,490	270,360	278,470
Commodities	8,577	12,241	11,800	7,603	15,800	16,270	16,760
Service & Charges	53,736	62,168	145,510	81,937	148,340	152,790	157,370
Capital Outlay	15,914	7,063	0	0	4,000	0	0
Tranfers	21,380	28,410	30,640	30,640	30,370	31,280	32,220
Total Expenditures	304,144	309,293	429,280	320,956	461,000	470,700	484,820
Sr. Svcs. & Com. Ctr.							
Personal Services	29,514	23,361	44,990	30,419	58,350	60,100	61,900
Commodities	706	993	4,400	882	4,400	4,530	4,670
Service & Charges	21,576	31,021	44,490	22,471	51,660	53,210	54,810
Capital Outlay	0	86	500	500	0	500	500
Tranfers	15,590	15,840	17,370	17,370	16,390	16,390	16,390
Total Expenditures	67,386	71,301	111,750	71,642	130,800	134,730	138,270
Hospital							
Transfer	0	0	0	0	0	0	0
Health Care	203,757	12,776	15,000	15,000	15,000	15,000	15,000
Capital Outlay	0	0	0	0	0	0	0
Total Expenditures	203,757	12,776	15,000	15,000	15,000	15,000	15,000
Trust & Agency							
Personal Services	1,636,573	1,632,431	1,688,860	1,683,933	1,716,330	1,767,820	2,143,900
Tranfers	2,961,338	2,822,972	2,840,120	2,840,120	2,668,910	2,748,980	2,831,120
Total Expenditures	4,597,911	4,455,404	4,528,980	4,524,053	4,385,240	4,516,800	4,975,020
Debt Service							
Capital Outlay	0	0	0	0	0	0	0
Debt Service	2,408,807	2,582,500	3,600,420	3,663,298	3,954,510	3,942,530	3,938,840
TIF Transfers	3,179,651	3,455,234	3,482,790	3,482,790	3,441,260	2,600,000	2,600,000
Total Expenditures	5,588,458	6,037,734	7,083,210	7,146,088	7,395,770	6,542,530	6,538,840
Gen. Oblig. Bond							
Capital Outlay	1,044,386	6,386,990	8,810,000	7,151,820	1,770,000	2,662,000	2,316,000
Tranfers	0	0	0	0	0	0	0
Total Expenditures	1,044,386	6,386,990	8,810,000	7,151,820	1,770,000	2,662,000	2,316,000

	FY21 Actual	FY22 Actual	FY23 Budgeted	FY23 Projected	FY24 Budgeted	FY25 Proposed	FY26 Proposed
TIF Bond Fund							
Capital Outlay	6,633,598	3,904,210	15,979,210	10,701,630	8,275,400	11,637,900	5,767,900
Total Expenditures	6,633,598	3,904,210	15,979,210	10,701,630	8,275,400	11,637,900	5,767,900
Street Repairs							
Capital Outlay	5,855,354	10,673,285	10,478,500	10,478,500	11,437,500	7,675,000	3,690,000
Total Expenditures	5,855,354	10,673,285	10,478,500	10,478,500	11,437,500	7,675,000	3,690,000
Capital Projects							
Capital Outlay	760,692	2,612,133	5,101,260	7,226,260	6,453,960	4,052,500	1,810,000
FEMA Funds	76,023	16,041	0	0	0	0	0
Economic Develop	1,934,111	1,512,576	0	0	0	0	0
Tranfers	860,188	3,261,504	2,902,230	2,902,230	3,104,180	2,733,000	2,733,000
Total Expenditures	3,631,014	7,402,254	8,003,490	10,128,490	9,558,140	6,785,500	4,543,000
Block Grant							
Personal Services	27,154	23,940	9,560	13,705	10,490	10,800	11,120
Commodities	523	574	750	937	950	980	1,010
Service & Charges	385,696	789,841	297,900	135,419	430,860	443,790	457,100
Capital Outlay	0	0	0	0	0	0	0
Total Expenditures	413,373	814,355	308,210	150,061	442,300	455,570	469,230
Housing Vouchers							
Personal Services	112,768	68,661	163,810	98,781	179,880	185,280	190,840
Commodities	2,341	2,513	3,040	2,468	3,240	3,340	3,440
Service & Charges	1,295,969	1,284,046	1,266,880	1,234,086	1,278,220	1,316,570	1,356,070
Capital Outlay	3,159	0	0	0	0	0	0
Tranfers	0	0	0	0	0	0	0
Total Expenditures	1,414,236	1,355,221	1,433,730	1,335,335	1,461,340	1,505,190	1,550,350
Visitor & Tourism							
Personal Services	324,513	339,090	340,860	289,764	366,780	377,780	389,110
Commodities	77,632	90,634	107,380	72,695	107,380	110,600	113,920
Service & Charges	188,041	185,390	208,890	160,828	234,490	241,520	248,770
Capital Outlay	25,996	21,422	67,200	67,200	52,200	69,950	49,500
Tranfers	7,488	8,248	4,600	4,600	8,250	8,500	8,500
Total Expenditures	623,670	644,785	728,930	595,087	769,100	808,350	809,800
MOP Capital Reserve							
Service & Charges	16,440	25,053	0	0	0	0	0
Capital Outlay	489,434	64,970	490,000	490,000	1,618,000	158,000	401,000
Total Expenditures	505,874	90,023	490,000	490,000	1,618,000	158,000	401,000
Refuse							
Personal Services	1,309,800	1,427,971	1,486,090	1,402,638	1,578,350	1,625,700	1,674,470
Commodities	71,490	117,563	111,440	81,762	122,140	125,800	129,570
Service & Charges	1,292,788	1,374,870	1,381,530	1,291,900	1,514,730	1,560,170	1,606,980
Capital Outlay	178,756	383,470	345,000	345,000	465,000	250,000	200,000
Debt Service	0	0	0	0	0	0	0
Tranfers	157,756	169,656	192,810	192,810	200,280	206,290	212,480
Total Expenditures	3,010,590	3,473,530	3,516,870	3,314,110	3,880,500	3,767,960	3,823,500

	FY21 Actual	FY22 Actual	FY23 Budgeted	FY23 Projected	FY24 Budgeted	FY25 Proposed	FY26 Proposed
Storm Water							
Personal Services	265,718	281,717	339,500	292,267	350,730	361,250	372,090
Commodities	27,797	29,508	26,800	22,704	26,800	27,600	28,430
Service & Charges	109,235	121,783	164,930	148,633	208,910	215,180	221,640
Capital Outlay	(383,167)	253,268	1,230,000	1,230,000	1,155,000	750,000	480,000
Debt Service Xfer	144,650	148,210	117,250	117,250	117,750	117,250	118,000
Tranfers	0	0	35,140	35,890	40,470	41,680	42,930
Total Expenditures	164,233	834,486	1,913,620	1,846,744	1,899,660	1,512,960	1,263,090
Sewer							
Personal Services	1,240,683	1,273,435	1,505,540	1,296,034	1,505,320	1,550,480	1,596,990
Commodities	212,305	166,161	272,400	206,056	290,600	299,320	308,300
Service & Charges	976,380	1,058,435	1,085,440	961,783	1,297,120	1,336,030	1,376,110
Capital Outlay	915,863	382,438	775,000	775,000	895,000	1,135,000	1,005,000
Debt Service Xfer	1,440,085	1,403,900	2,421,420	2,421,420	2,365,410	2,416,070	2,404,320
Tranfers	1,440,746	1,286,646	309,300	309,300	324,040	333,760	343,770
Total Expenditures	6,226,063	5,571,015	6,369,100	5,969,593	6,677,490	7,070,660	7,034,490
Sewer Revenue Bond							
Capital Outlay	549,923	1,583,934	0	2,305,926	13,550,000	30,000,000	33,310,000
Total Expenditures	549,923	1,583,934	0	2,305,926	13,550,000	30,000,000	33,310,000
Street Construction							
Personal Services	1,692,315	1,607,768	1,827,260	1,686,429	1,905,230	1,962,390	2,021,260
Commodities	407,580	488,212	664,460	411,863	668,960	689,030	709,700
Service & Charges	834,538	845,371	924,280	854,068	970,350	999,460	1,029,440
Capital Outlay	1,332,077	1,570,676	3,396,750	3,396,750	3,506,000	5,983,000	1,930,000
Debt Service Xfer	0	0	0	0	0	0	0
Tranfers	351,446	352,426	365,780	365,780	393,060	404,850	416,990
Total Expenditures	4,617,956	4,864,453	7,178,530	6,714,890	7,443,600	10,038,730	6,107,390
ARPA Fund							
Capital Outlay	0	0	625,000	900,000	5,400,000	200,000	0
Tranfers	0	0	0	0	0	0	0
Total Expenditures	0	0	625,000	900,000	5,400,000	200,000	0
Vehicle Maintenance							
Personal Services	529,535	539,690	589,210	586,174	636,090	655,170	674,830
Commodities	916,771	998,168	1,029,970	983,723	1,054,970	1,086,620	1,119,220
Service & Charges	193,611	202,198	325,830	320,630	354,060	364,680	375,620
Capital Outlay	458,807	458,557	489,000	489,000	475,000	495,000	440,000
Tranfers	0	0	0	0	0	0	0
Total Expenditures	2,098,725	2,198,612	2,434,010	2,379,526	2,520,120	2,601,470	2,609,670
Totals							
Personal Services	8,203,905	8,279,226	9,158,120	8,475,450	9,580,400	9,867,800	10,486,870
Commodities	1,746,403	1,928,704	2,256,440	1,810,679	2,319,240	2,388,810	2,460,480
Service & Charges	7,989,126	7,971,205	6,429,250	5,706,522	7,234,180	7,450,750	7,673,830
Capital Outlay	18,237,523	28,654,889	49,858,100	46,728,266	55,974,110	65,974,850	52,300,900
Debt Service	3,993,542	4,134,610	6,139,090	6,201,968	6,437,670	6,475,850	6,461,160
Tranfers	9,028,113	11,434,226	10,214,620	10,215,370	10,299,130	6,598,810	6,713,700
Total Expend.	49,198,612	62,402,860	84,055,620	79,138,255	91,844,730	98,756,870	86,096,940



**CITY OF CEDAR FALLS
REVENUE SUMMARY BY FUND AND DEPARTMENT
FINANCE AND BUSINESS OPERATIONS
FOR FISCAL YEARS 2021 – 2026**

CABLE TELEVISION – In FY95, the Cable Television Fund began collecting an additional fee from cable subscribers entitled Peg Fees. This fee along with franchise fees support local access cable T.V. programming.

DATA PROCESSING – The Data Processing Fund purchases and accounts for all computer hardware, software, support agreements, and training for all the departments in the City. The Data Processing expenditures are allocated to all the departments based on actual costs and depreciation of Data Processing's assets.

PARKING FUND – The Parking Fund accounts for parking fines and the collection and administration of parking fees.

DEBT SERVICE – For Administrative purposes, all payments of interest and principal on the City's debt are made from the Debt Service Fund. To make the payments on the revenue bonds, transfers are made from the Stormwater and Sewer funds. For budgeting and reporting purposes, the debt service payments on revenue debt are made from the Enterprise Funds.

The debt service payments remain fairly constant because the City follows a policy of replacement debt. Debt issued each year equals the amount retired each year.

HOSPITAL – As of January 1, 1997, Sartori Hospital was transferred to Covenant Health Systems and the asset purchase proceeds were put into a trust fund. The interest income off this trust will be used for health care needs in the community. The City will also receive lease income for the leasing of the property to Covenant Health Systems.

TRUST AND AGENCY – According to procedures described in State code, certain employee benefits are budgeted in the fund titled Trust and Agency. If a city has levied taxes in the General Fund to the maximum, employee benefits, such as FICA, IPERS, and pension contributions can be levied in the Trust and Agency Fund.

GENERAL OBLIGATION BOND FUNDS – These funds are used to track separate bond sales and their related expenditures.

TIF BOND FUND – This fund is used to track TIF expenditures in the City's urban renewal areas.

STREET REPAIRS – The Local Option Sales Tax was approved for an additional ten years in FY14. These funds are used 100% for street reconstruction and street resurfacing projects.

CAPITAL PROJECTS FUND – This fund is used to account for miscellaneous projects that are not funded by a bond sale.

COMMUNITY CENTER & SENIOR SERVICES – FY02 was the first year that this division was included in the City's budget. In FY09, general fund dollars started to support this division's operations.

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO/Cable Television
Fund: Cable TV (#254)
Program: General Government

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Franchise Fees	490,235	477,900	485,000	456,016	450,000	440,000	430,000
Peg Fees	31,415	28,818	40,000	26,852	25,000	24,000	23,000
Miscellaneous	4,120	702	1,500	2,310	1,500	1,500	1,500
Interest	23,031	7,002	10,000	11,159	10,000	15,000	20,000
Total	\$548,800	\$514,421	\$536,500	\$496,335	\$486,500	\$480,500	\$474,500

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	299,606	313,737	339,360	326,024	358,570	369,330	380,410
Commodities	13,287	17,083	12,000	12,000	12,000	12,360	12,730
Service & Charges	70,507	76,575	94,530	92,398	94,490	97,320	100,240
Capital Outlay	116,309	121,596	215,000	215,000	200,000	175,000	100,000
Transfer	32,530	33,290	33,840	33,840	71,920	74,080	76,300
Total	\$532,239	\$562,282	\$694,730	\$679,262	\$736,980	\$728,090	\$669,680

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	3.60	3.00	3.00	3.00	3.00	3.00	3.00
Part Time	0.50	0.78	0.78	0.78	0.78	0.78	0.78
Total	4.10	3.78	3.78	3.78	3.78	3.78	3.78

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

CABLE TELEVISION FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	1,900,000	1,916,561	1,868,701	1,868,701	1,685,774	1,435,295	1,187,705
Total Revenues	548,800	514,421	536,500	496,335	486,500	480,500	474,500
Total Expenditures	532,239	562,282	694,730	679,262	736,980	728,090	669,680
Ending Balance	\$1,916,561	\$1,868,701	\$1,710,471	\$1,685,774	\$1,435,295	\$1,187,705	\$992,525
Current Year Cash Added (Used)	\$16,561	(\$47,860)	(\$158,230)	(\$182,927)	(\$250,480)	(\$247,590)	(\$195,180)

Otherfund

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO/Data Processing
Fund: Data Processing (#606)
Program: Internal Service

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Computer Services Receipts	989,300	1,200,557	1,615,970	1,580,920	1,909,290	2,269,730	2,179,890
Interest Income	16,741	5,021	0	8,427	0	0	0
Transfers	0	0	800,000	800,000	0	0	0
Total	\$1,006,041	\$1,205,579	\$2,415,970	\$2,389,347	\$1,909,290	\$2,269,730	\$2,179,890

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	531,190	548,014	581,750	568,507	651,790	671,340	691,480
Commodities	7,394	5,053	12,000	7,986	12,000	12,360	12,730
Service & Charges	353,159	398,112	474,040	387,369	635,950	655,030	674,680
Capital Outlay	240,420	230,792	1,855,680	1,855,680	717,050	931,000	801,000
Total	\$1,132,163	\$1,181,970	\$2,923,470	\$2,819,541	\$2,016,790	\$2,269,730	\$2,179,890

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	5.00	5.00	5.00	5.00	5.67	5.67	5.67
Part Time	0.83	0.83	0.83	0.83	0.83	0.83	0.83
Total	5.83	5.83	5.83	5.83	6.50	6.50	6.50

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

DATA PROCESSING FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	1,434,395	1,308,273	1,331,881	1,331,881	901,686	794,186	794,186
Total Revenues	1,006,041	1,205,579	2,415,970	2,389,347	1,909,290	2,269,730	2,179,890
Total Expenditures	1,132,163	1,181,970	2,923,470	2,819,541	2,016,790	2,269,730	2,179,890
Ending Balance	\$1,308,273	\$1,331,881	\$824,381	\$901,686	\$794,186	\$794,186	\$794,186
Current Year Cash Added (Used)	(\$126,122)	\$23,608	(\$507,500)	(\$430,195)	(\$107,500)	\$0	\$0

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO/Parking
Fund: Parking Fund (#258)
Program: Public Works

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Meter Collections	5,806	19,880	15,000	16,273	15,000	15,000	15,000
Parking Violations	84,688	166,958	160,000	134,205	160,000	160,000	160,000
Off-Street Parking Permits	7,724	47,620	25,000	33,465	25,000	25,000	25,000
Interest	9,220	2,144	3,000	3,153	3,000	3,000	3,000
Miscellaneous	0	8,091	0	9,330	0	0	0
Total	\$107,438	\$244,692	\$203,000	\$196,427	\$203,000	\$203,000	\$203,000

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	204,537	199,411	241,330	200,776	262,490	270,360	278,470
Commodities	8,577	12,241	11,800	7,603	15,800	16,270	16,760
Service & Charges	53,736	62,168	145,510	81,937	148,340	152,790	157,370
Capital Outlay	15,914	7,063	0	0	4,000	0	0
Transfers	21,380	28,410	30,640	30,640	30,370	31,280	32,220
Total	\$304,144	\$309,293	\$429,280	\$320,956	\$461,000	\$470,700	\$484,820

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	1.40	1.55	1.30	1.30	1.30	1.30	1.30
Part Time	3.04	2.90	2.90	2.90	2.94	2.94	2.94
Total	4.44	4.45	4.20	4.20	4.24	4.24	4.24

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

PARKING FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	817,116	620,411	555,810	555,810	431,280	173,280	(94,420)
Total Revenues	107,438	244,692	203,000	196,427	203,000	203,000	203,000
Total Expenditures	304,144	309,293	429,280	320,956	461,000	470,700	484,820
Ending Balance	\$620,411	\$555,810	\$329,530	\$431,280	\$173,280	(\$94,420)	(\$376,241)
Current Year Cash Added (Used)	(\$196,705)	(\$64,601)	(\$226,280)	(\$124,529)	(\$258,000)	(\$267,700)	(\$281,820)

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS**

Division: Comm Ctr & Sr. Svcs.
Fund: Community Center and Senior Services (#262)
Program: Culture & Recreation

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Rental Income	2,970	3,278	5,000	2,880	3,600	5,000	5,000
Miscellaneous	0	0	1,250	1,212	1,250	27,730	28,270
Interest Income	0	0	0	0	0	0	0
Trips/Buses	0	0	11,000	0	11,000	11,000	12,000
Hawkeye Valley	0	0	0	0	0	0	0
General Fund Support	64,416	68,023	94,500	94,500	88,000	91,000	93,000
Total	\$67,386	\$71,301	\$111,750	\$98,592	\$103,850	\$134,730	\$138,270

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	29,514	23,361	44,990	30,419	58,350	60,100	61,900
Commodities	706	993	4,400	882	4,400	4,530	4,670
Service & Charges	21,576	31,021	44,490	22,471	51,660	53,210	54,810
Capital Outlay	0	86	500	500	0	500	500
Transfers	15,590	15,840	17,370	17,370	16,390	16,390	16,390
Total	\$67,386	\$71,301	\$111,750	\$71,642	\$130,800	\$134,730	\$138,270

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Part Time	1.40	1.40	1.11	1.11	1.48	1.48	1.48
Total	1.40	1.40	1.11	1.11	1.48	1.48	1.48

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

COMMUNITY CENTER & SENIOR SERVICES SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	0	0	(0)	(0)	26,950	(0)	(0)
Total Revenues	67,386	71,301	111,750	98,592	103,850	134,730	138,270
Total Expenditures	67,386	71,301	111,750	71,642	130,800	134,730	138,270
Ending Balance	\$0	(\$0)	(\$0)	\$26,950	(\$0)	(\$0)	(\$0)
Current Year Cash Added (Used)	\$0	(\$0)	\$0	\$26,950	(\$26,950)	\$0	\$0

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: Hospital
Fund: Hospital (#215)
Program: Health & Social Services

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Hospital Receipts	866,660	751,825	640,000	742,225	732,620	723,030	713,420
Interest Income	153,233	67,366	145,720	173,165	180,000	190,000	200,000
Lease Income	31,796	171,796	31,800	171,796	171,800	171,800	171,800
Sewer Farm Lease	118,340	118,340	125,000	125,000	125,000	125,000	125,000
Total	\$1,170,029	\$1,109,326	\$942,520	\$1,212,186	\$1,209,420	\$1,209,830	\$1,210,220

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Transfer	0	0	0	0	0	0	0
Community Health Care	203,757	12,776	15,000	15,000	15,000	15,000	15,000
Capital Outlay	0	0	0	0	0	0	0
Total	\$203,757	\$12,776	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000

HOSPITAL FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	10,351,779	11,318,051	12,414,601	12,414,601	13,611,787	14,806,207	16,001,037
Total Revenues	1,170,029	1,109,326	942,520	1,212,186	1,209,420	1,209,830	1,210,220
Total Expenditures	203,757	12,776	15,000	15,000	15,000	15,000	15,000
Ending Balance	\$11,318,051	\$12,414,601	\$13,342,121	\$13,611,787	\$14,806,207	\$16,001,037	\$17,196,257
Current Year Cash Added (Used)	\$966,272	\$1,096,550	\$927,520	\$1,197,186	\$1,194,420	\$1,194,830	\$1,195,220

Otherfund

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: Trust & Agency
Fund: Trust & Agency
(# 292, 293 & 724)
Program: Public Safety

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
S.S.M.I.D.-downtown	273,006	299,057	48,880	65,979	49,640	50,000	52,000
S.S.M.I.D.-college hill	31,820	30,611	23,930	27,477	22,130	25,000	26,000
Property Tax - General	2,656,512	2,493,305	3,067,310	3,060,608	2,597,140	2,673,980	2,753,120
Property Tax - Retirement	1,637,803	1,706,301	1,136,090	1,197,800	1,123,780	1,672,820	2,046,900
Interest Income	135,227	87,713	52,770	70,163	92,550	95,000	97,000
Total	\$4,734,368	\$4,616,986	\$4,328,980	\$4,422,027	\$3,885,240	\$4,516,800	\$4,975,020

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	1,636,573	1,632,431	1,688,860	1,683,933	1,716,330	1,767,820	2,143,900
Transfers	2,961,338	2,822,972	2,840,120	2,840,120	2,668,910	2,748,980	2,831,120
Total	\$4,597,911	\$4,455,404	\$4,528,980	\$4,524,053	\$4,385,240	\$4,516,800	\$4,975,020

TRUST AND AGENCY FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	6,319,469	6,455,926	6,617,508	6,617,508	6,515,483	6,015,483	6,015,483
Total Revenues	4,734,368	4,616,986	4,328,980	4,422,027	3,885,240	4,516,800	4,975,020
Total Expenditures	4,597,911	4,455,404	4,528,980	4,524,053	4,385,240	4,516,800	4,975,020
Ending Balance	\$6,455,926	\$6,617,508	\$6,417,508	\$6,515,483	\$6,015,483	\$6,015,483	\$6,015,483
Current Year Cash Added (Used)	\$136,457	\$161,582	(\$200,000)	(\$102,025)	(\$500,000)	\$0	\$0

Otherfund

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: Debt Service
Fund: Debt Service (#311)
Program: Debt Service

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Utilities Receipts	20,780	19,899	0	0	0	0	0
TIF - Industrial Parks	3,179,651	3,455,234	3,482,790	3,447,962	3,441,260	2,600,000	2,600,000
Property Tax	675,799	661,069	1,061,750	1,051,133	1,471,350	1,266,500	1,270,200
Transfer	1,656,475	1,721,400	2,538,670	2,538,670	2,483,160	2,676,030	2,668,640
Miscellaneous	0	0	0	27,561	0	0	0
Total	\$5,532,704	\$5,857,601	\$7,083,210	\$7,065,326	\$7,395,770	\$6,542,530	\$6,538,840
% Of Total Property Tax Levy	3.87%	3.38%	4.46%	4.50%	6.03%		

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Debt Service	2,408,807	2,582,500	3,600,420	3,663,298	3,954,510	3,942,530	3,938,840
TIF Transfers	3,179,651	3,455,234	3,482,790	3,482,790	3,441,260	2,600,000	2,600,000
Total	\$5,588,458	\$6,037,734	\$7,083,210	\$7,146,088	\$7,395,770	\$6,542,530	\$6,538,840

DEBT SERVICE FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	633,241	577,487	397,354	397,354	316,592	316,592	316,592
Total Revenues	5,532,704	5,857,601	7,083,210	7,065,326	7,395,770	6,542,530	6,538,840
Total Expenditures	5,588,458	6,037,734	7,083,210	7,146,088	7,395,770	6,542,530	6,538,840
Ending Balance	\$577,487	\$397,354	\$397,354	\$316,592	\$316,592	\$316,592	\$316,592
Current Year Cash Added (Used)	(\$55,754)	(\$180,133)	\$0	(\$80,762)	\$0	\$0	\$0

Otherfund

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO
Fund: General Obligation
Bond Fund (#436/437/438/439)
Program: Capital Projects

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Bond Proceeds	3,602,719	0	1,885,000	4,084,730	1,494,000	2,662,000	2,316,000
Federal/State Funding	854,532	287,798	6,425,000	6,976,516	0	0	0
Miscellaneous	165,455	270,555	500,000	0	276,000	0	0
Interest Income	0	0	0	0	0	0	0
Total	\$4,622,706	\$558,352	\$8,810,000	\$11,061,246	\$1,770,000	\$2,662,000	\$2,316,000

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Capital Outlay	1,044,386	6,386,990	8,810,000	7,151,820	1,770,000	2,662,000	2,316,000
Transfer	0	0	0	0	0	0	0
Total	\$1,044,386	\$6,386,990	\$8,810,000	\$7,151,820	\$1,770,000	\$2,662,000	\$2,316,000

GENERAL OBLIGATION BOND FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	(1,659,108)	1,919,212	(3,909,426)	(3,909,426)	0	0	0
Total Revenues	4,622,706	558,352	8,810,000	11,061,246	1,770,000	2,662,000	2,316,000
Total Expenditures	1,044,386	6,386,990	8,810,000	7,151,820	1,770,000	2,662,000	2,316,000
Ending Balance	\$1,919,212	(\$3,909,426)	(\$3,909,426)	\$0	\$0	\$0	\$0
Current Year Cash Added (Used)	\$3,578,320	(\$5,828,638)	\$0	\$3,909,426	\$0	\$0	\$0

Otherfund

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO
Fund: TIF Bond Fund (430)
Program: Capital Projects

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Bond Proceeds	0	0	0	0	0	0	0
Federal/State Funding	0	0	0	0	0	0	0
Miscellaneous	926,100	461,687	0	0	0	0	0
Interest Income	0	0	0	0	0	0	0
TIF Transfer	1,458,402	4,729,349	5,985,020	5,320,260	6,145,440	5,333,000	5,333,000
Total	\$2,384,502	\$5,191,036	\$5,985,020	\$5,320,260	\$6,145,440	\$5,333,000	\$5,333,000

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Capital Outlay	6,633,598	3,904,210	15,979,210	10,701,630	8,275,400	11,637,900	5,767,900
Total	\$6,633,598	\$3,904,210	\$15,979,210	\$10,701,630	\$8,275,400	\$11,637,900	\$5,767,900

TIF BOND FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	(13,788,696)	(18,037,793)	(16,750,966)	(16,750,966)	(22,132,336)	(24,262,296)	(30,567,196)
Total Revenues	2,384,502	5,191,036	5,985,020	5,320,260	6,145,440	5,333,000	5,333,000
Total Expenditures	6,633,598	3,904,210	15,979,210	10,701,630	8,275,400	11,637,900	5,767,900
Ending Balance	(\$18,037,793)	(\$16,750,966)	(\$26,745,156)	(\$22,132,336)	(\$24,262,296)	(\$30,567,196)	(\$31,002,096)
Current Year Cash Added (Used)	(\$4,249,097)	\$1,286,826	(\$9,994,190)	(\$5,381,370)	(\$2,129,960)	(\$6,304,900)	(\$434,900)

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

Division: FBO
Fund: Street Repairs (#242)
Program: Public Works

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Local Sales Tax	6,007,690	7,270,647	7,200,000	6,886,057	7,000,000	7,070,000	7,140,700
Interest	195,942	70,112	40,000	117,524	70,000	75,000	80,000
Federal/State Funding	0	0	0	0	0	0	0
Miscellaneous	2,715,815	1,216,038	0	0	0	0	0
Total	\$8,919,447	\$8,834,921	\$7,240,000	\$7,003,581	\$7,070,000	\$7,145,000	\$7,220,700

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Capital Outlay	5,855,354	10,673,285	10,478,500	10,478,500	11,437,500	7,675,000	3,690,000
Total	\$5,855,354	\$10,673,285	\$10,478,500	\$10,478,500	\$11,437,500	\$7,675,000	\$3,690,000

STREET REPAIR FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	14,324,254	17,388,346	15,549,983	15,549,983	12,075,064	7,707,564	7,177,564
Total Revenues	8,919,447	8,834,921	7,240,000	7,003,581	7,070,000	7,145,000	7,220,700
Total Expenditures	5,855,354	10,673,285	10,478,500	10,478,500	11,437,500	7,675,000	3,690,000
Ending Balance	\$17,388,346	\$15,549,983	\$12,311,483	\$12,075,064	\$7,707,564	\$7,177,564	\$10,708,264
Current Year Cash Added (Used)	\$3,064,092	(\$1,838,363)	(\$3,238,500)	(\$3,474,919)	(\$4,367,500)	(\$530,000)	\$3,530,700

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF FINANCE & BUSINESS OPERATIONS**

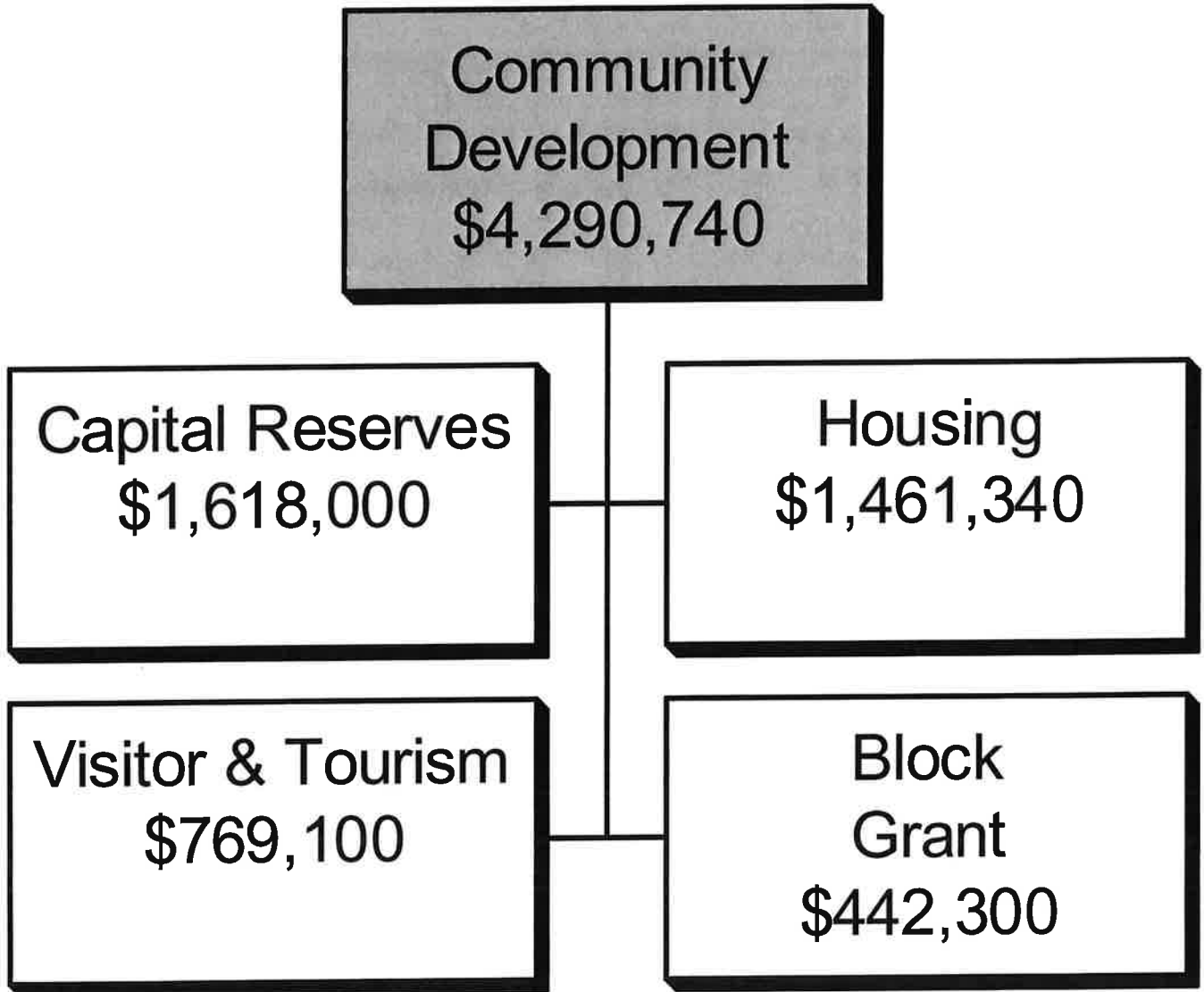
Division: FBO
Fund: Capital Projects Fund (#443/402
404/405/473/483/484)
Program: Capital Projects

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Capital Projects Fund	41,280	46,719	0	113,051	0	0	0
TIF - Downtown	584,193	2,494,937	2,253,300	2,230,767	2,070,770	2,100,000	2,100,000
Economic Dev. Transfers	3,861,922	1,205,876	1,300,000	1,300,000	400,000	200,000	200,000
TIF - Pinnacle Prairie	108,376	21,682	8,090	8,009	67,020	67,000	67,000
Federal/State/Priv Funding	2,820,931	3,003,104	0	357,367	205,000	0	0
TIF-College Hill	58,539	152,659	94,920	93,971	248,190	248,000	248,000
TIF-South Cedar Falls	109,080	594,134	145,920	160,764	318,200	318,000	318,000
Interest	380,469	142,293	100,000	235,220	150,000	100,000	100,000
Miscellaneous	152,771	222,328	250,000	250,000	244,030	240,800	237,580
CFU Transfer	1,490,000	1,419,305	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Total	\$9,607,561	\$9,303,036	\$5,652,230	\$6,249,149	\$5,203,210	\$4,773,800	\$4,770,580

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Capital Outlay	2,770,825	4,140,750	5,101,260	7,226,260	6,453,960	4,052,500	1,810,000
Transfers	860,188	3,261,504	2,902,230	2,902,230	3,104,180	2,733,000	2,733,000
Total	\$3,631,014	\$7,402,254	\$8,003,490	\$10,128,490	\$9,558,140	\$6,785,500	\$4,543,000

CAPITAL PROJECTS FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	32,413,792	38,390,340	40,291,122	40,291,122	36,411,781	32,056,851	30,045,151
Total Revenues	9,607,561	9,303,036	5,652,230	6,249,149	5,203,210	4,773,800	4,770,580
Total Expenditures	3,631,014	7,402,254	8,003,490	10,128,490	9,558,140	6,785,500	4,543,000
Ending Balance	\$38,390,340	\$40,291,122	\$37,939,862	\$36,411,781	\$32,056,851	\$30,045,151	\$30,272,731
Current Year Cash Added (Used)	\$5,976,548	\$1,900,782	(\$2,351,260)	(\$3,879,341)	(\$4,354,930)	(\$2,011,700)	\$227,580



**CITY OF CEDAR FALLS
REVENUE SUMMARY BY FUND AND DEPARTMENT
COMMUNITY DEVELOPMENT
FOR FISCAL YEAR 2021 – 2026**

SECTION 8 HOUSING ASSISTANCE –These funds are federal grants that are required to be accounted for in separate special revenue funds. The purpose of Section 8 grants is to ensure adequate housing for everyone. Strict requirements are adhered to in the administration and distribution of these funds. Fluctuations in these revenues result due to fluctuations in the number of eligible participants in the programs.

BLOCK GRANT – Community Development Block Grant (CDBG) funds are federal grant funds that must be accounted for in a special revenue fund. Only projects that comply with CDBG requirements may be programmed for any fiscal year. Fluctuations are due to the number of projects that are eligible for CDBG funding.

CAPITAL RESERVES – The Capital Reserve Funds account for the revenues set aside each year from golf fees, recreation center fees, softball fees, and cultural fees. These set aside funds are held in reserve for future capital improvements relating to these activities.

VISITORS & TOURISM SERVICES – During FY01, the City Council voted to incorporate the Bureau into the City's Human and Leisure Services Department. The Bureau is funded by 50% of the hotel/motel revenue received by the City.

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Division: Community & Econ. Dev.
Fund: Housing (#217)
Program: Community & Econ. Dev.

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Housing Vouchers	1,451,805	1,419,566	1,433,730	1,405,080	1,461,340	1,505,190	1,550,350
Program Income	3,386	6,425	0	28,400	0	0	0
Total	\$1,455,191	\$1,425,990	\$1,433,730	\$1,433,480	\$1,461,340	\$1,505,190	\$1,550,350

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	112,768	68,661	163,810	98,781	179,880	185,280	190,840
Commodities	2,341	2,513	3,040	2,468	3,240	3,340	3,440
Service & Charges	1,295,969	1,284,046	1,266,880	1,234,086	1,278,220	1,316,570	1,356,070
Capital Outlay	3,159	0	0	0	0	0	0
Transfers	0	0	0	0	0	0	0
Total	\$1,414,236	\$1,355,221	\$1,433,730	\$1,335,336	\$1,461,340	\$1,505,190	\$1,550,350

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	1.04	1.04	1.04	1.04	1.04	1.04	1.04
Part Time	1.55	1.55	1.55	1.55	1.55	1.55	1.55
Total	2.59	2.59	2.59	2.59	2.59	2.59	2.59

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

HOUSING VOUCHERS FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	620,522	661,477	732,246	732,246	830,391	830,391	830,391
Total Revenues	1,455,191	1,425,990	1,433,730	1,433,480	1,461,340	1,505,190	1,550,350
Total Expenditures	1,414,236	1,355,221	1,433,730	1,335,336	1,461,340	1,505,190	1,550,350
Ending Balance	\$661,477	\$732,246	\$732,246	\$830,391	\$830,391	\$830,391	\$830,391
Current Year Cash Added (Used)	\$40,955	\$70,770	\$0	\$98,145	\$0	\$0	\$0

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Division: Community & Econ. Dev.
Fund: Block Grant (#223)
Program: Community & Econ. Dev.

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Block Grants	260,469	565,160	308,210	491,529	442,300	455,570	469,230
Program Income	0	0	0	0	0	0	0
Home Project Reimb.	28,802	36,723	0	0	0	0	0
Total	\$289,271	\$601,883	\$308,210	\$491,529	\$442,300	\$455,570	\$469,230

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	27,154	23,940	9,560	13,705	10,490	10,800	11,120
Commodities	523	574	750	937	950	980	1,010
Service & Charges	385,696	789,841	297,900	135,419	430,860	443,790	457,100
Capital Outlay	0	0	0	0	0	0	0
Total	\$413,373	\$814,355	\$308,210	\$150,061	\$442,300	\$455,570	\$469,230

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	0.08	0.08	0.06	0.06	0.06	0.06	0.06
Part Time	0.07	0.07	0.07	0.07	0.07	0.07	0.07
Total	0.15	0.15	0.13	0.13	0.13	0.13	0.13

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

BLOCK GRANT FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	96,546	(27,556)	(240,029)	(240,029)	101,439	101,439	101,439
Total Revenues	289,271	601,883	308,210	491,529	442,300	455,570	469,230
Total Expenditures	413,373	814,355	308,210	150,061	442,300	455,570	469,230
Ending Balance	(\$27,556)	(\$240,029)	(\$240,029)	\$101,439	\$101,439	\$101,439	\$101,439
Current Year Cash Added (Used)	(\$124,102)	(\$212,472)	\$0	\$341,468	\$0	\$0	\$0

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Division: Visitor & Tourism Svcs
Fund: Visitors & Tourism Services (#261)
Program: Culture & Recreation

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Interest	9,129	2,240	1,500	4,735	1,500	1,000	1,000
Hotel/Motel Transfer	377,125	614,330	400,000	808,760	450,000	475,000	500,000
Building Reserve Transfer	0	0	20,000	20,000	22,500	23,750	25,000
Tourism Marketing Trans.	67,883	110,579	94,000	94,000	107,000	113,500	120,000
Postage Income	1,615	0	0	333	0	0	0
Media Income	967	11,149	0	2,250	2,000	2,000	2,000
Building Rental Fees	50	1,050	5,000	1,000	1,000	1,000	1,000
Gift Shop Receipts	3,730	4,546	5,000	3,831	5,000	5,100	5,100
Special Projects	968	0	0	0	0	0	0
Brochures & Pub Income	592	30,035	0	1,340	1,000	1,000	1,000
Miscellaneous	424	6,122	6,000	6,000	6,000	6,000	6,000
Total	\$462,483	\$780,051	\$531,500	\$942,249	\$596,000	\$628,350	\$661,100

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	324,513	339,090	340,860	289,764	366,780	377,780	389,110
Commodities	77,632	90,634	107,380	72,695	107,380	110,600	113,920
Service & Charges	188,041	185,390	208,890	160,828	234,490	241,520	248,770
Capital Outlay	25,996	21,422	67,200	67,200	52,200	69,950	49,500
Transfers	7,488	8,248	4,600	4,600	8,250	8,500	8,500
Total	\$623,670	\$644,785	\$728,930	\$595,087	\$769,100	\$808,350	\$809,800

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Part Time	2.91	2.91	2.91	2.91	2.91	2.91	2.91
Total	4.91	4.91	4.91	4.91	4.91	4.91	4.91

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

TOURISM AND VISITORS SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	795,429	634,242	769,508	769,508	1,116,670	943,570	763,570
Total Revenues	462,483	780,051	531,500	942,249	596,000	628,350	661,100
Total Expenditures	623,670	644,785	728,930	595,087	769,100	808,350	809,800
Ending Balance	\$634,242	\$769,508	\$572,078	\$1,116,670	\$943,570	\$763,570	\$614,870
Current Year Cash Added (Used)	(\$161,187)	\$135,266	(\$197,430)	\$347,162	(\$173,100)	(\$180,000)	(\$148,700)

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF COMMUNITY DEVELOPMENT**

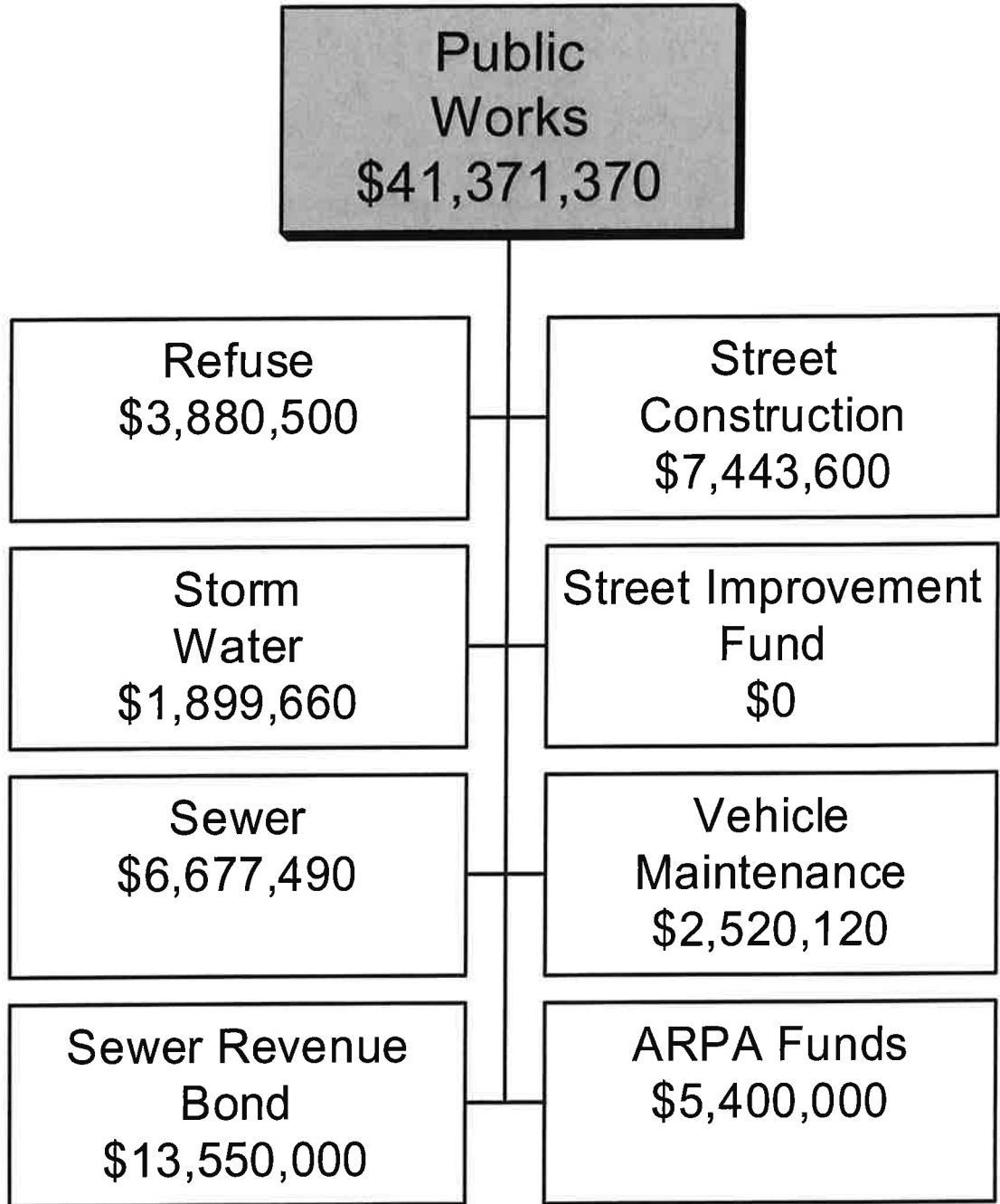
Division: Capital Reserves
Fund: Capital Reserves
(294-298 & 472)
Program: Culture & Recreation

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Cultural Fees	24,605	49,589	25,000	5,060	0	0	180,000
Golf Fees	30,000	40,000	70,000	40,000	55,000	50,000	51,000
Rec. Center Fees	223,219	586,894	392,000	104,243	1,560,000	105,000	60,000
Softball Fees	6,760	5,931	3,000	292	3,000	3,000	110,000
Interest Income	31,483	9,624	0	19,218	0	0	0
Transfer	0	0	0	0	0	0	0
Total	\$316,067	\$692,038	\$490,000	\$168,813	\$1,618,000	\$158,000	\$401,000

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Capital Outlay	489,434	64,970	490,000	490,000	1,618,000	158,000	401,000
Service Charge	16,440	25,053	0	0	0	0	0
Total	\$505,874	\$90,023	\$490,000	\$490,000	\$1,618,000	\$158,000	\$401,000

CAPITAL RESERVES FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	2,812,660	2,622,853	3,224,868	3,224,868	2,903,681	2,903,681	2,903,681
Total Revenues	316,067	692,038	490,000	168,813	1,618,000	158,000	401,000
Total Expenditures	505,874	90,023	490,000	490,000	1,618,000	158,000	401,000
Ending Balance	\$2,622,853	\$3,224,868	\$3,224,868	\$2,903,681	\$2,903,681	\$2,903,681	\$2,903,681
Current Year Cash Added (Used)	(\$189,807)	\$602,015	\$0	(\$321,187)	\$0	\$0	\$0



**CITY OF CEDAR FALLS
REVENUE SUMMARY BY FUND AND DEPARTMENT
PUBLIC WORKS
FOR FISCAL YEAR 2021 – 2026**

REFUSE FUND – The Refuse Fund has been experiencing significant increases in landfill tipping fees and refuse collection costs, as well as investing curbside recycling and cost saving ideas such as one-man garbage trucks. Refuse rates will continue to be evaluated to ensure cost of operations and capital are being covered.

STORM WATER – This was a new enterprise fund in FY07. New federal and state mandates related to storm water runoff and water quality forced the City to provide inspection and detection services. New ordinances were created in FY06 to establish the Storm Water Utility. Rates are continually being evaluated.

SEWER RENTAL FUND – Sewer rates will increase by 7% each year for the next 5 years. These increases are necessary due to large sewer projects to ensure compliance with EPA and DNR.

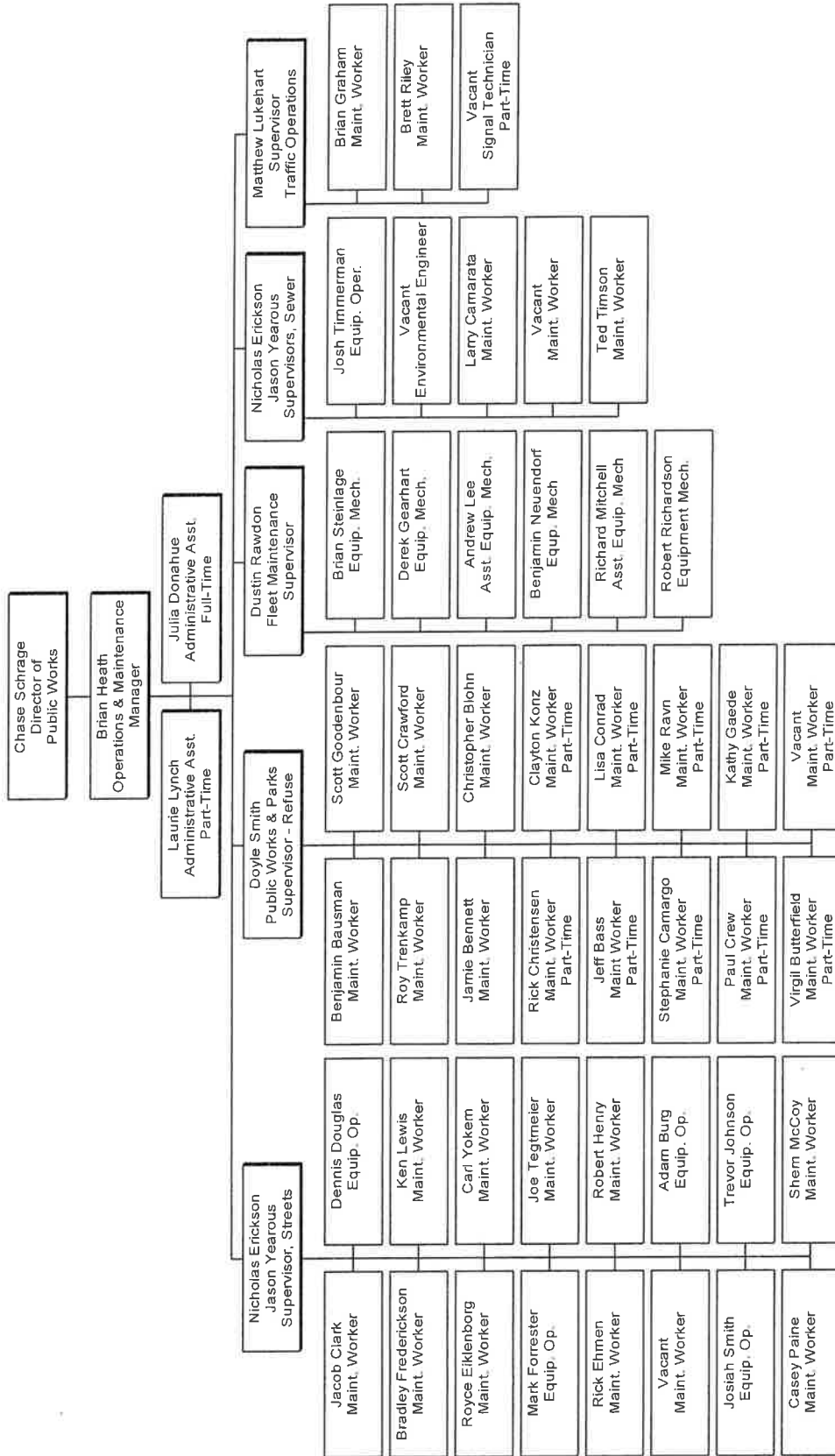
SEWER REVENUE BOND FUND – This fund is used to account for sewer projects that are funded by revenue bond sales.

ARPA FUND – This fund was just established in FY22 to account for the approximate \$6.5 million the City will be receiving through the Coronavirus State and Local Recovery Funds program.

STREET CONSTRUCTION FUND – The Street Construction Fund accounts for the Road Use Tax revenues that are distributed to the City by the State of Iowa. The Road Use Tax funds are required by State law to be accounted for in a separate special revenue fund. The State determines the amount each city receives based on a formula that uses the population of the city.

VEHICLE MAINTENANCE FUND – The Vehicle Maintenance Fund maintains and accounts for all vehicles in the City. The Vehicle Maintenance expenditures are allocated to all the departments based on actual maintenance services provided to those departments in the past fiscal year.

**City of Cedar Falls
Public Works**



Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: Refuse
Fund: Refuse (#551)
Program: Business-Type

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Collections	2,543,114	2,583,344	2,700,000	2,922,221	2,900,000	3,100,000	3,300,000
Interest	58,277	19,091	20,000	32,379	30,000	35,000	37,000
Miscellaneous	48,899	60,300	20,000	14,058	20,000	20,000	20,000
Sewer Rental Fund Transfer	145,680	141,720	151,150	151,150	161,310	166,149	171,130
Street Construction Fund Xfe	145,680	141,720	151,150	151,150	161,310	166,149	171,130
Transfer Station Fees	269,156	280,996	260,000	306,600	260,000	260,000	270,000
Yard Waste Fees	1,236	1,914	2,000	2,156	2,000	2,000	2,000
Bag Tags	522	351	0	214	0	0	0
Recycling	213,278	331,501	200,000	260,914	200,000	200,000	200,000
Total	\$3,425,842	\$3,560,936	\$3,504,300	\$3,840,842	\$3,734,620	\$3,949,300	\$4,171,261

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	1,309,800	1,427,971	1,486,090	1,402,638	1,578,350	1,625,700	1,674,470
Commodities	71,490	117,563	111,440	81,762	122,140	125,800	129,570
Service & Charges	1,292,788	1,374,870	1,381,530	1,291,900	1,514,730	1,560,170	1,606,980
Capital Outlay	178,756	383,470	345,000	345,000	465,000	250,000	200,000
Debt Service	0	0	0	0	0	0	0
Transfers	157,756	169,656	192,810	192,810	200,280	206,290	212,480
Total	\$3,010,590	\$3,473,530	\$3,516,870	\$3,314,110	\$3,880,500	\$3,767,960	\$3,823,500

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	9.67	9.67	9.67	9.67	10.67	10.67	10.67
Part Time	6.98	8.43	8.46	8.46	7.73	7.73	7.73
Total	16.65	18.10	18.13	18.13	18.40	18.40	18.40

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

REFUSE FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	4,861,202	5,276,454	5,363,860	5,363,860	5,890,593	5,744,712	5,926,052
Total Revenues	3,425,842	3,560,936	3,504,300	3,840,842	3,734,620	3,949,300	4,171,261
Total Expenditures	3,010,590	3,473,530	3,516,870	3,314,110	3,880,500	3,767,960	3,823,500
Ending Balance	\$5,276,454	\$5,363,860	\$5,351,290	\$5,890,593	\$5,744,712	\$5,926,052	\$6,273,812
Current Year Cash Added (Used)	\$415,252	\$87,406	(\$12,570)	\$526,732	(\$145,880)	\$181,340	\$347,761

Otherfund

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: Engineering/Storm Water
Fund: Storm Water (#555)
Program: Business-Type

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Storm Water Fees	1,028,759	1,057,834	1,050,000	1,161,850	1,243,200	1,330,220	1,423,330
Permit & Review Fees	25,490	13,261	25,000	7,300	10,000	10,000	10,000
Interest	21,110	9,735	6,000	17,045	10,000	5,000	2,000
Miscellaneous Receipts	0	60	0	53,700	0	0	0
Total	\$1,075,359	\$1,080,889	\$1,081,000	\$1,239,895	\$1,263,200	\$1,345,220	\$1,435,330

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	265,718	281,717	339,500	292,267	350,730	361,250	372,090
Commodities	27,797	29,508	26,800	22,704	26,800	27,600	28,430
Service & Charges	109,235	121,783	164,930	148,633	208,910	215,180	221,640
Capital Outlay	(383,167)	253,268	1,230,000	1,230,000	1,155,000	750,000	480,000
Debt Service	144,650	148,210	117,250	117,250	117,750	117,250	118,000
Transfers	0	0	35,140	35,890	40,470	41,680	42,930
Total	\$164,233	\$834,486	\$1,913,620	\$1,846,744	\$1,899,660	\$1,512,960	\$1,263,090

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	3.20	3.20	3.50	3.50	3.50	3.50	3.50
Part Time	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Total	3.30	3.30	3.60	3.60	3.60	3.60	3.60

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

STORM WATER FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	1,636,897	2,548,023	2,794,426	2,794,426	2,187,577	1,551,117	1,383,377
Total Revenues	1,075,359	1,080,889	1,081,000	1,239,895	1,263,200	1,345,220	1,435,330
Total Expenditures	164,233	834,486	1,913,620	1,846,744	1,899,660	1,512,960	1,263,090
Ending Balance	\$2,548,023	\$2,794,426	\$1,961,806	\$2,187,577	\$1,551,117	\$1,383,377	\$1,555,618
Current Year Cash Added (Used)	\$911,126	\$246,403	(\$832,620)	(\$606,849)	(\$636,460)	(\$167,740)	\$172,240

Otherfund

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: Sewer Rental
Fund: Sewer Rental (#552)
Program: Business-Type

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Collections	7,038,502	7,525,881	7,918,000	7,865,850	8,416,460	9,005,610	9,636,000
Interest	124,974	48,399	50,000	81,964	80,000	82,000	84,000
Miscellaneous	14,201	2,105	5,000	4,600	5,000	5,000	5,000
Industrial User Fees	28,869	28,293	30,000	34,820	30,000	30,000	30,000
Farm Rental	97,600	97,600	100,000	97,600	97,600	97,600	97,600
Total	\$7,304,145	\$7,702,279	\$8,103,000	\$8,084,834	\$8,629,060	\$9,220,210	\$9,852,600

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	1,240,683	1,273,435	1,505,540	1,296,034	1,505,320	1,550,480	1,596,990
Commodities	212,305	166,161	272,400	206,056	290,600	299,320	308,300
Service & Charges	976,380	1,058,435	1,085,440	961,783	1,297,120	1,336,030	1,376,110
Capital Outlay	915,863	382,438	775,000	775,000	895,000	1,135,000	1,005,000
Debt Service	1,440,085	1,403,900	2,421,420	2,421,420	2,365,410	2,416,070	2,404,320
Transfers	1,440,746	1,286,646	309,300	309,300	324,040	333,760	343,770
Total	\$6,226,063	\$5,571,015	\$6,369,100	\$5,969,593	\$6,677,490	\$7,070,660	\$7,034,490

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	15.00	15.00	15.70	15.70	15.70	15.70	15.70
Part Time	2.27	2.27	2.27	2.27	2.27	2.27	2.27
Total	17.27	17.27	17.97	17.97	17.97	17.97	17.97

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

SEWER RENTAL FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	9,657,338	10,735,420	12,866,683	12,866,683	14,981,924	16,933,494	19,083,044
Total Revenues	7,304,145	7,702,279	8,103,000	8,084,834	8,629,060	9,220,210	9,852,600
Total Expenditures	6,226,063	5,571,015	6,369,100	5,969,593	6,677,490	7,070,660	7,034,490
Ending Balance	\$10,735,420	\$12,866,683	\$14,600,583	\$14,981,924	\$16,933,494	\$19,083,044	\$21,901,154
Current Year Cash Added (Used)	\$1,078,083	\$2,131,263	\$1,733,900	\$2,115,241	\$1,951,570	\$2,149,550	\$2,818,110

Otherfund

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: Public Works
Fund: Sewer & Storm Wtr Rev Bonds (541/545)
Program: Business-Type

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Bond Proceeds	1,500,000	668,529	0	0	13,550,000	30,000,000	33,310,000
Interest Income	0	0	0	0	0	0	0
Miscellaneous	0	0	0	0	0	0	0
Total	\$1,500,000	\$668,529	\$0	\$0	\$13,550,000	\$30,000,000	\$33,310,000

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Capital Outlay	549,923	1,583,934	0	2,305,926	13,550,000	30,000,000	33,310,000
Total	\$549,923	\$1,583,934	\$0	\$2,305,926	\$13,550,000	\$30,000,000	\$33,310,000

SEWER REVENUE BONDS FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	2,271,254	3,221,331	2,305,926	2,305,926	0	0	0
Total Revenues	1,500,000	668,529	0	0	13,550,000	30,000,000	33,310,000
Total Expenditures	549,923	1,583,934	0	2,305,926	13,550,000	30,000,000	33,310,000
Ending Balance	\$3,221,331	\$2,305,926	\$2,305,926	\$0	\$0	\$0	\$0
Current Year Cash Added (Used)	\$950,077	(\$915,404)	\$0	(\$2,305,926)	\$0	\$0	\$0

Otherfund

24-Feb-23

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: PW/ARPA
Fund: ARPA Funds (410)
Program: Capital Projects

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Federal/State Funding	0	3,254,370	0	3,254,370	0	0	0
Interest	0	0	0	0	0	0	0
Total	\$0	\$3,254,370	\$0	\$3,254,370	\$0	\$0	\$0

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	0	0	0	0	0	0	0
Commodities	0	0	0	0	0	0	0
Service & Charges	0	0	0	0	0	0	0
Capital Outlay	0	0	625,000	900,000	5,400,000	200,000	0
Transfers	0	0	0	0	0	0	0
Total	\$0	\$0	\$625,000	\$900,000	\$5,400,000	\$200,000	\$0

STREET IMPROVEMENT FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	0	0	3,254,370	3,254,370	5,608,740	208,740	8,740
Total Revenues	0	3,254,370	0	3,254,370	0	0	0
Total Expenditures	0	0	625,000	900,000	5,400,000	200,000	0
Ending Balance	0	3,254,370	2,629,370	5,608,740	208,740	8,740	8,740
Current Year Cash Added (Used)	0	3,254,370	(625,000)	2,354,370	(5,400,000)	(200,000)	0

Otherfnd

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: Street Construction
Fund: Street Construction (#206)
Program: Public Works

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Road Use Tax	5,879,631	5,592,328	5,150,190	5,231,620	5,292,690	5,313,050	5,353,760
West 1st	0	0	0	0	0	0	0
Miscellaneous	52,867	66,018	10,000	9,670	10,000	10,000	10,000
Total	\$5,932,498	\$5,658,346	\$5,160,190	\$5,241,290	\$5,302,690	\$5,323,050	\$5,363,760

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	1,692,315	1,607,768	1,827,260	1,686,429	1,905,230	1,962,390	2,021,260
Commodities	407,580	488,212	664,460	411,863	668,960	689,030	709,700
Service & Charges	834,538	845,371	924,280	854,068	970,350	999,460	1,029,440
Capital Outlay	1,332,077	1,570,676	3,396,750	3,396,750	3,506,000	5,983,000	1,930,000
Debt Service	0	0	0	0	0	0	0
Transfers	351,446	352,426	365,780	365,780	393,060	404,850	416,990
Total	\$4,617,956	\$4,864,453	\$7,178,530	\$6,714,890	\$7,443,600	\$10,038,730	\$6,107,390

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	19.50	19.50	20.50	20.50	21.50	21.50	21.50
Part Time	4.87	3.42	4.15	4.15	3.42	3.42	3.42
Total	24.37	22.92	24.65	24.65	24.92	24.92	24.92

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

STREET CONSTRUCTION FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	8,579,383	9,893,925	10,687,818	10,687,818	9,214,218	7,073,308	2,357,628
Total Revenues	5,932,498	5,658,346	5,160,190	5,241,290	5,302,690	5,323,050	5,363,760
Total Expenditures	4,617,956	4,864,453	7,178,530	6,714,890	7,443,600	10,038,730	6,107,390
Ending Balance	9,893,925	10,687,818	8,669,478	9,214,218	7,073,308	2,357,628	1,613,999
Current Year Cash Added (Used)	1,314,542	793,893	(2,018,340)	(1,473,599)	(2,140,910)	(4,715,680)	(743,630)

Otherfnd

24-Feb-23

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: Street Improvement
Fund: Street Improvement (#408)
Program: Capital Projects

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Federal/State Funding	0	0	0	0	0	0	0
Miscellaneous	48,750	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0
Total	\$48,750	\$0	\$0	\$0	\$0	\$0	\$0

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	0	0	0	0	0	0	0
Commodities	0	0	0	0	0	0	0
Service & Charges	0	0	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0	0
Debt Service	0	0	0	0	0	0	0
Transfers	0	0	0	0	0	0	0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0

STREET IMPROVEMENT FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	(48,750)	0	0	0	0	0	0
Total Revenues	48,750	0	0	0	0	0	0
Total Expenditures	0	0	0	0	0	0	0
Ending Balance	0	0	0	0	0	0	0
Current Year Cash Added (Used)	48,750	0	0	0	0	0	0

Otherfund

**CITY OF CEDAR FALLS
FY2024 BUDGET
DEPARTMENT OF PUBLIC WORKS**

Division: Vehicle Maintenance
Fund: Vehicle Maintenance (#685)
Program: Internal Service

Revenue	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Rental Fees	2,047,280	2,098,870	2,099,010	2,099,010	2,170,120	2,550,470	2,558,670
Interest	36,809	11,585	5,000	18,472	20,000	21,000	21,000
Miscellaneous	132,829	137,237	30,000	65,847	30,000	30,000	30,000
Total	\$2,216,918	\$2,247,692	\$2,134,010	\$2,183,330	\$2,220,120	\$2,601,470	\$2,609,670

Expenditures	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Personal Services	529,535	539,690	589,210	586,174	636,090	655,170	674,830
Commodities	916,771	998,168	1,029,970	983,723	1,054,970	1,086,620	1,119,220
Service & Charges	193,611	202,198	325,830	320,630	354,060	364,680	375,620
Capital Outlay	458,807	458,557	489,000	489,000	475,000	495,000	440,000
Transfers	0	0	0	0	0	0	0
Total	\$2,098,725	\$2,198,612	\$2,434,010	\$2,379,526	\$2,520,120	\$2,601,470	\$2,609,670

Auth. Positions	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Positions:							
Full Time	6.00	6.00	6.00	6.00	7.00	7.00	7.00
Part Time	1.23	1.23	1.23	1.23	0.50	0.50	0.50
Total	7.23	7.23	7.23	7.23	7.50	7.50	7.50

NOTE: Data relative to full time employees is in full time equivalents (FTE) and not actual positions available.

VEHICLE MAINTENANCE FUND SUMMARY

	Actual 2020/2021	Actual 2021/2022	Budgeted 2022/2023	Projected 2022/2023	Budgeted 2023/2024	Proposed 2024/2025	Proposed 2025/2026
Beginning Balance	2,882,045	3,000,238	3,049,318	3,049,318	2,853,121	2,553,121	2,553,121
Total Revenues	2,216,918	2,247,692	2,134,010	2,183,330	2,220,120	2,601,470	2,609,670
Total Expenditures	2,098,725	2,198,612	2,434,010	2,379,526	2,520,120	2,601,470	2,609,670
Ending Balance	\$3,000,238	\$3,049,318	\$2,749,318	\$2,853,121	\$2,553,121	\$2,553,121	\$2,553,121
Current Year Cash Added (Used)	\$118,193	\$49,080	(\$300,000)	(\$196,197)	(\$300,000)	\$0	\$0

FINANCIAL POLICIES FOR THE CAPITAL IMPROVEMENTS PROGRAM

CAPITAL EXPENDITURES

1. DEFINITION:

A. Capital Improvements - Capital items of a relatively permanent nature, such as buildings, and other attachments or improvements to land which are intended to remain so attached such as storm drains, sewers and streets.

Capital improvements have four characteristics:

- (1) They are permanent in nature.
- (2) They are relatively expensive.
- (3) They usually don't recur annually.
- (4) They result in fixed assets.

B. Capital Expenditures - Those expenditures for public improvements and their preliminary studies and the acquisitions of property or equipment for new public improvements. Capital expenditures are expenditures for capital improvements and shall be financed under the provisions of this fiscal policy and planned in terms of the five-year Capital Improvements Program. Excluded from capital expenditures are operating expenditures; those annual expenditures which are necessary to the maintenance of the city, the rendering of services, and providing for normal operation.

2. PROJECT ANALYSIS:

Capital improvement projects for the five-year period shall be analyzed for the following:

- A. Compatibility with the Comprehensive Plan.
- B. Revenue Source - A clear distinction shall be made between tax-supported and self-supported bonds (G.O. versus revenue bonds). All projects supported by revenue bonds must demonstrate ability to develop sufficient incomes to repay their costs and costs associated with financing. In addition, proposed revenue sources shall be analyzed in terms of whether the revenue can be used for the proposed project and the probability that the revenue will be available.
- C. Compatibility with the City Council's goals.

3. MAXIMUM LIMITATIONS ON GENERAL OBLIGATION BONDS:

The following two maximum limitations shall apply to general obligation bonds:

A. Debt Limit:

Debt incurred as a general obligation of the City of Cedar Falls shall not exceed constitutional or statutory limits: presently 5% of the market value of the taxable

property within the corporate limits as established by the County Assessor. (State law requirements.)

B. Borrowing Reserve:

A minimum of 25% borrowing reserve, or debt margin, shall be maintained to meet emergencies, and if so used, the bond shall be retired as soon as reasonably possible in accordance with the provisions of this fiscal policy.

4. CEILING ON DEBT SERVICE:

- A. Debt service charges payable from the general tax levy shall not exceed 25% of that levy in any one fiscal year.
- B. Maintain debt service payments to no more than \$3.00 per \$1,000 of assessed valuation unless the rollback shift increases the rate.

5. FINANCING:

As a general rule, financing of capital improvements shall meet the following guidelines:

- A. General property tax and operating revenues, to the extent available, shall be used for capital project financing.
- B. When general property tax and operating revenues are not available under the maximum tax rates permitted by law or deemed advisable by the Council, financing of capital projects and replacements may be accomplished by the use of bonds.
- C. Every effort shall be made to seek out state or federal grants or assistance to offset a portion of the cost of capital projects.
- D. Maintenance of level of tax rates devoted to debt service.
- E. Maintenance of minimum operating reserves.
- F. Maintenance of a balance between debt service and current operating expenditures.
- G. Use of self-financing or cash will be used to fund one-time capital projects if excess cash reserves exist.
- H. Maximizing intergovernmental grants-in-aid to offset local costs without incurring undue ongoing operating cost impacts.
- I. Issue new G.O. bonds at no more than replacement debt levels.
- J. Minimize property tax impacts on properties by limiting and balancing debt repayment schedules.
- K. Calculate financial impacts utilizing conservative growth assumptions.

PROPERTY TAX AND DEBT LIMIT EFFECTS

The City Council was presented a 5-year Capital Improvement Schedule (CIP) in January. Two of the larger projects on the schedule that are funded with GO funding are the Aldrich Elementary School Connections and a new fire aerial truck. The GO funding for these projects are estimated at \$4.6 million. The school connection project is scheduled for FY23-FY26, and the fire truck project is scheduled for FY28. Historically, the City issues general obligation on a biennial basis. The City does coordinate with Cedar Falls Utilities, who then issues debt on the off year. Therefore, any General Obligation (GO) bond revenue source prior to 2024 has already been sold and those projects are funded. Any GO revenue source of 2024 or after, the bonds have not been sold yet. Therefore, the funding for these projects is only preliminary at this stage.

In addition to General Obligation (GO) funding, the City also looks at revenue bond sales (SRB) or the State Revolving Fund to fund projects in the sewer fund. These financing sources do not count against the City's debt limit, however, do have to meet certain coverage and reserve requirements as it relates to getting a bond rating from Moody's or a revolving loan from the state. This is critical in determining how much the City can sell for these projects. To obtain the reserve and coverage requirements, the City implemented sewer rate increases of 7% per year for 5 years.

Unfortunately, the sewer fund already funded \$17 million in upgrades to the treatment facility and there are major sewer projects on the horizon. These projects include \$112.4 million for Nutrient Removal Upgrade. ARPA funds in the amount of \$.46 million will be used to help offset some costs related to this project. At this time, the City is unsure what the EPA requirements will be and how much all the upgrades will cost. However, when analyzing the sewer rates, the City did keep in mind that additional major projects may be coming down the road in the short term and may need to look at additional sewer rate increases.

Also included on the CIP schedule are two large contributions to community wide projects. These projects are the new pool at the High School and UNI Dome Renovations. These projects do not affect GO sales but do affect other funding sources.

As mentioned above, there are over 40 funding sources on the CIP schedule. These may include refuse funds, local option sales tax, federal/state grant revenues, road use taxes, storm water funds, TIF funding, and private funding sources. These sources are also balanced to ensure that revenue projections for these funds are consistent with the anticipated expenditures and if needed have enough cash reserves if projects will need to be cash flowed.

The CIP is an essential first step in the overall budget process and cash management program. It allows the City Council to prioritize the projects that maintain the critical

functions of the City, including wastewater treatment, street maintenance, and flood protection.

CHANGES TO CIP:

At this time all projects listed in the FY24 column of the CIP have been incorporated into the FY24 budget.

02/24/23

**FY23-28 CIP
Revenue Change Projections**

			Projected Revenue Change	
Fiscal Year	Committed Debt Service	Payment Include FY23- 28 CIP	Amount	Percent
23	1,179,108	1,179,108	317,008	1.33%
24	1,471,350	1,471,350	292,242	1.21%
25	1,466,500	1,781,380	310,030	1.27%
26	1,470,200	1,822,539	41,159	0.17%
27	1,175,350	1,923,912	101,373	0.41%
28	1,175,000	797,266	(1,126,647)	-4.53%
29	803,300	1,227,274	430,008	1.81%

- Proposed issuance of \$3,151,000 in FY24, \$3,879,010 in FY26 and \$4,119,500 in FY28.

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

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

02/24/23

**FY23-28 CIP
Revenue Change Projections**

Fiscal Year	Percent Change	Change in City Tax Rate	Projected City Tax Rate (Per \$1,000)	City Taxes Paid on a \$100,000 Home
23	1.33%	0.1514	\$11.51	\$662.59
24	1.21%	0.1393	\$11.65	\$670.61
25	1.27%	0.1478	\$11.80	\$679.12
26	0.17%	0.0196	\$11.82	\$680.25
27	0.41%	0.0483	\$11.87	\$683.03
28	-4.53%	-0.5371	\$11.33	\$652.11
29	1.81%	0.2050	\$11.53	\$663.91

1. The percentage change is based on the previous year's total property tax askings. There is no taxable growth factored in.
2. The cumulative effect of the revenue changes needed to finance the FY23-28 CIP is a 1.15% percent increase or \$53.48 more in property taxes paid on an existing \$100,000 home from FY23-FY28.

**FY23 - 28 CIP
Debt Limit Projections - All G.O. Debt
(Assumes \$0 in Taxable Value Growth)**

Fiscal Year (Start)	Current Principal Outstanding	Proposed Net Debt Incurred	New Principal Outstanding	Percent of Current Debt Limit
23	15,710,000	-	15,710,000	8.43%
24	13,915,000	3,151,000	17,066,000	9.16%
25	11,805,000	2,930,650	14,735,650	7.91%
26	9,225,000	6,545,241	15,770,241	8.46%
27	7,380,000	5,993,036	13,373,036	7.17%
28	5,360,000	9,495,061	14,855,061	7.97%
29	700,000	8,552,639	9,252,639	4.96%

**FY23 - 28 CIP
Debt Limit Projections
All G.O. Debt Less Direct Revenue Supported Debt**

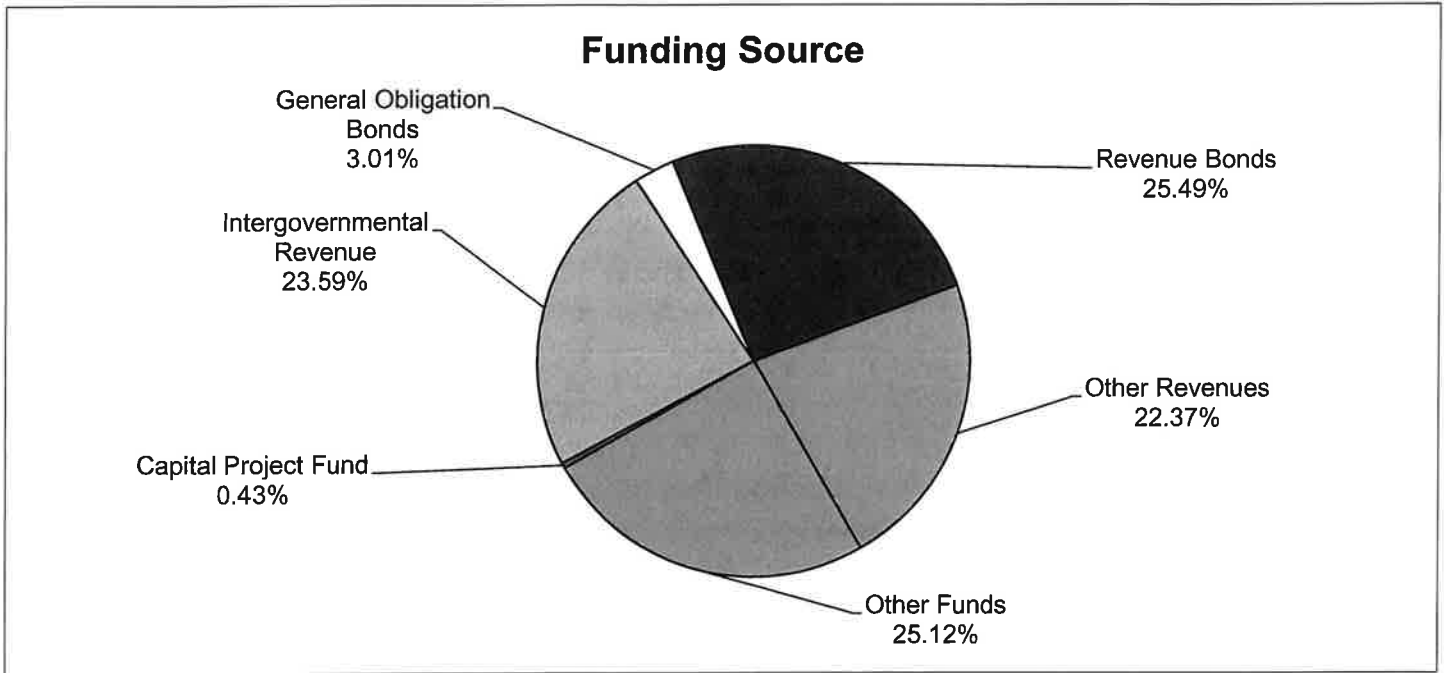
Fiscal Year (Start)	Current Principal Outstanding	Proposed Net Debt Incurred	New Principal Outstanding	Percent of Current Debt Limit
23	9,855,000	-	9,855,000	5.29%
24	8,960,000	3,151,000	12,111,000	6.50%
25	7,785,000	2,930,650	10,715,650	5.75%
26	6,575,000	6,545,241	13,120,241	7.04%
27	5,320,000	5,993,036	11,313,036	6.07%
28	4,320,000	9,495,061	13,815,061	7.41%
29	3,285,000	8,552,639	11,837,639	6.35%

23cip final.xls

**FY23 - FY28 CAPITAL IMPROVEMENTS PROGRAM SUMMARY
CITY OF CEDAR FALLS**

EXPENDITURES	FY23	FY24	FY25	FY26	FY27	FY28	TOTAL
Finance & Business Operations	\$17,717,660	\$6,911,350	\$10,208,900	\$4,248,900	\$5,204,130	\$11,003,000	\$55,293,940
Community Development	9,569,190	35,445,990	22,461,560	18,007,570	2,823,000	6,350,500	\$94,657,810
Public Works	46,410,000	49,221,000	56,042,000	46,561,000	42,596,000	46,301,000	\$287,131,000
Public Safety Services	126,750	383,760	168,760	128,500	513,040	122,000	\$1,442,810
TOTAL	\$73,823,600	\$91,962,100	\$88,881,220	\$68,945,970	\$51,136,170	\$63,776,500	\$438,525,560

FUNDING SOURCES	FY23	FY24	FY25	FY26	FY27	FY28	TOTAL
Other Funds	\$15,120,070	\$30,816,880	\$29,826,870	\$22,438,670	\$4,850,000	\$7,094,000	\$110,146,490
Capital Project Fund	770,400	482,900	202,500	140,000	140,000	140,000	\$1,875,800
Intergovernmental Revenue	22,502,370	19,473,420	12,062,900	5,366,400	6,408,030	37,649,000	\$103,462,120
General Obligation Bonds	1,958,550	1,494,000	2,662,000	2,316,000	1,203,010	3,544,500	\$13,178,060
Revenue Bonds	900,000	13,550,000	30,000,000	33,310,000	34,000,000	0	\$111,760,000
Other Revenues	32,572,210	26,144,900	14,126,950	5,374,900	4,535,130	15,349,000	\$98,103,090
TOTAL	\$73,823,600	\$91,962,100	\$88,881,220	\$68,945,970	\$51,136,170	\$63,776,500	\$438,525,560



**FY23 - FY28 CAPITAL IMPROVEMENTS PROGRAM
CITY OF CEDAR FALLS, IOWA**

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

19-Dec-2022
17-Jan-2023
23.034

New FY23

#	PROJECT OR PROGRAM	DEPT/ DIV.	FY23		FY24		FY25		FY26		FY27		FY28		SUBTOTAL		TOTAL FUNDING AMOUNT
			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
1	Annual TIF Rebates	AD/ED	TIF-UN	117,390	TIF-UN	76,280	TIF-UN	44,020	TIF-UN	18,810	TIF-UN	9,410			TIF-UN	265,910	8,159,540
			TIF-CH	64,450	TIF-CH	64,450									TIF-CH	128,900	
			TIF-DT	1,409,870	TIF-DT	1,497,170	TIF-DT	1,593,880	TIF-DT	1,619,090	TIF-DT	1,644,720			TIF-DT	7,764,730	
2	Gibson Property Development - Phase I-II	ADM/ED	TIF-STH	150,000	TIF-STH	1,425,000	TIF-STH	1,875,000	TIF-STH	350,000					TIF-STH	3,800,000	3,800,000
3	Gibson Property Development - Phase III-V	ADM/ED											TIF-STH	8,223,000	TIF-STH	8,223,000	8,223,000
4	Industrial Park Expansion (Phase I)	ADM/ED	TIF-UN	9,000,000	TIF-UN	500,000									TIF-UN	9,500,000	9,500,000
5	Industrial Park Land Acquisition	ADM/ED	TIF-UN	3,500,000			TIF-UN	4,000,000			TIF-UN	1,500,000			TIF-UN	9,000,000	9,000,000
6	Northern Industrial Park: Insurance and Maintenance	ADM/ED	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	30,000	TIF-UN	180,000	180,000
7	Bond Fees	FBO/ADM			GO 2024	50,000			GO 2026	50,000			GO 2028	50,000	GO	150,000	150,000
8	Capitalized Interest	FBO/ADM			GO 2024	150,000			GO 2026	150,000			GO 2028	150,000	GO	450,000	450,000
9	Vehicle Replacement Program	FBO/ADM	SCF	440,000	SCF	469,000	SCF	400,000	SCF	400,000	SCF	400,000	SCF	400,000	SCF	2,509,000	6,123,000
			SRF			35,000	SRF	35,000	SRF	35,000	SRF	35,000	SRF	35,000	SRF	140,000	
			REF	270,000			REF	200,000	REF	200,000	REF	200,000	REF	200,000	REF	1,070,000	
			VRF	459,000	VRF	345,000	VRF	400,000	VRF	400,000	VRF	400,000	VRF	400,000	VRF	2,404,000	
10	Cable TV Equipment Upgrades	FBO/CTV	CTF	100,000	CTF	100,000	CTF	100,000	CTF	100,000	CTF	100,000	CTF	100,000	CTF	600,000	600,000
11	Video Server	FBO/CTV			CTF	15,000								CTF	15,000	15,000	
12	Master Control Server	FBO/CTV			CTF	55,000								CTF	55,000	55,000	
13	Video Switcher/Replay replacement	FBO/CTV	CTF	40,000										CTF	40,000	40,000	
14	Broadcast Lenses	FBO/CTV	CTF	75,000	CTF	30,000	CTF	75,000						CTF	180,000	180,000	
15	Camera's - Installation, Maintenance & Replacements	FBO/IS	GO 2022	20,000	GO 2022	20,000	GO 2024	70,000	GO 2026	95,000	GO 2028	95,000	GO 2028	70,000	GO	370,000	370,000
16	CIP/Capital Asset Software	FBO/IS	DPR	65,000										DPR	65,000	65,000	
17	City Mobile App	FBO/IS	DPR	1,950	DPR	1,950								DPR	3,900	3,900	
18	Computer Equipment & Software	FBO/IS	DPR	70,000	DPR	70,000	DPR	70,000	DPR	70,000	DPR	70,000	DPR	70,000	DPR	420,000	420,000
19	Document Imaging	FBO/IS	DPR	20,000	DPR	6,000	DPR	6,000	DPR	6,000	DPR	20,000		DPR	58,000	58,000	
20	Door Lock System	FBO/IS	CP	50,400	CP	50,400								CP	100,800	120,000	
			DPR	9,600	DPR	9,600							DPR	19,200			
21	Financial System & Human Capital Software	FBO/IS	GO 2022	300,000	GO 2024	400,000									GO	700,000	3,750,000
			DR	500,000										DR	500,000		
			DPR	800,000	DPR	350,000	DPR	350,000	DPR	350,000	DPR	350,000	DPR	350,000	DPR	2,550,000	
22	GIS	FBO/IS	DPR	15,000	DPR	15,000	DPR	15,000	DPR	20,000	DPR	15,000	DPR	15,000	DPR	95,000	95,000
23	Mid-Range Operating System Upgrade	FBO/IS			DPR	4,500								DPR	4,500	4,500	
24	Mobile Data Computer Replacement - Police	FBO/IS	DPR	20,000	DPR	15,000	DPR	15,000	DPR	15,000	DPR	15,000	DPR	15,000	DPR	95,000	95,000
25	Network Upgrades	FBO/IS	DPR	75,000	DPR	140,000	DPR	75,000	DPR	110,000	DPR	90,000	DPR	60,000	DPR	550,000	550,000
26	Penetration Security Testing Services	FBO/IS	DPR	80,000	DPR	80,000	DPR	80,000	DPR	80,000	DPR	80,000	DPR	80,000	DPR	480,000	480,000
27	Permitting System	FBO/IS					DPR	320,000	DPR	150,000	DPR	150,000	DPR	150,000	DPR	770,000	770,000
28	Work Order Management Software	FBO/IS	DPR	25,000	DPR	25,000								DPR	50,000	50,000	
29	Library Automated Materials Handler	FBO/LIBRARY			GO 2024	86,000									GO	86,000	172,000
					CF	86,000								CF	86,000		
30	Youth Department Service Desk Replacement	FBO/LIBRARY					CF	55,000						CF	55,000	55,000	
31	Replacement of Community Center Tables and Chairs	FBO/LIBRARY			CF	50,000								CF	50,000	50,000	
32	Parking Lot: City Hall	FBO/PARKING			TIF-DT	130,000								TIF-DT	130,000	130,000	
33	Parking Lot: College Hill Parking Restoration	FBO/PARKING	TIF-CH	10,000										TIF-CH	10,000	10,000	
34	Parking Lot: Downtown Lot Improvements	FBO/PARKING			TIF-DT	150,000	TIF-DT	150,000						TIF-DT	300,000	300,000	
35	Parking Lot: Downtown Parking Ramp Study	FBO/PARKING			TIF-DT	100,000								TIF-DT	100,000	100,000	

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#	PROJECT OR PROGRAM	DEPT/ DIV.	FY23		FY24		FY25		FY26		FY27		FY28		SUBTOTAL		TOTAL FUNDING AMOUNT
			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
36	Parking Lot: Gateway Park Parking Lot & Lighting	FBO/PARKING					GO 2026	250,000							GO	250,000	250,000
37	Parking Lot: Pheasant Ridge Pro Shop	FBO/PARKING											GIF	605,000	GIF	605,000	605,000
38	Parking Equipment/Technology Replacement	FBO/PARKING			TIF-CH	20,000									TIF-CH	20,000	300,000
					TIF-DT	280,000									TIF-DT	280,000	
39	Postage Machine Replacement	FBO/PUB RECORD			GR	15,000									GR	15,000	15,000
40	Access to Transportation	CD/CDBG			CDBG	22,420									CDBG	22,420	22,420
41	Consolidated Plan	CD/CDBG			CDBG	10,000									CDBG	10,000	40,000
					HCV	5,000									HCV	5,000	
					GR	25,000									GR	25,000	
42	Neighborhood Accessibility	CD/CDBG	CDBG	92,870	CDBG	64,000									CDBG	156,870	156,870
43	Neighborhood Recreational Amenities	CD/CDBG	CDBG	20,000											CDBG	20,000	20,000
44	Owner Occupied Rehabilitation	CD/CDBG	CDBG	25,000	CDBG	67,000									CDBG	92,000	272,000
			HOME	90,000	HOME	90,000									HOME	180,000	
45	Renter Occupied Rehabilitation	CD/CDBG	CDBG	75,000	CDBG	33,500									CDBG	108,500	108,500
46	City Hall Repurpose & Remodel	CD/INSPECT	GFS	2,503,720											GFS	2,503,720	2,503,720
47	Code Enforcement, Property Clean-up, Condemnation	CD/INSPECT			CDBG	5,000			CDBG	5,000			CDBG	5,000	CDBG	15,000	285,000
			CP	45,000	CP	45,000	CP	45,000	CP	45,000	CP	45,000	CP	45,000	CP	270,000	
48	Hearst Center Expansion	CD/INSPECT									PRIV	875,000	PRIV	1,495,000	PRIV	2,370,000	8,300,000
													GO 2028	700,000	GO	700,000	
													CF	750,000	CF	750,000	
									GFS	320,000			GFS	1,130,000	GFS	1,450,000	
											F/S	675,000	F/S	675,000	F/S	1,350,000	
											CIF	180,000			CIF	180,000	
											BHCG	750,000	BHCG	750,000	BHCG	1,500,000	
49	Land Acquisition - School Administration Site	CD/INSPECT											GFS	210,000	GFS	210,000	210,000
50	Pedestrian way from Andy Ave. to Aldrich Elementary	CD/INSPECT	GO 2024	15,000	GO 2024	15,000									GO	30,000	30,000
51	Pheasant Ridge Pro Shop and Cart Storage Repairs	CD/INSPECT	GIF	15,000	GIF	50,000			GIF	46,000					GIF	111,000	111,000
52	UNI Dome Renovation	CD/INSPECT					EDF	1,250,000	EDF	1,250,000					EDF	2,500,000	50,000,000
					UNI	16,868,670	UNI	15,416,660	UNI	15,416,670					UNI	47,500,000	
53	Bike Network on-street Signage	CD/PLAN	SCF	5,000	SCF	5,000	SCF	5,000	SCF	5,000	SCF	5,000	SCF	5,000	SCF	30,000	30,000
54	Bus Shelters & Related Amenities	CD/PLAN	MET	15,000			MET	15,000			MET	15,000			MET	45,000	45,000
55	Cedar River Safety and Recreational River Improvements Phase I	CD/PLAN	ER	1,000,000	ER	700,000									ER	1,700,000	6,703,550
			PRIV	500,000											PRIV	500,000	
			BHCG	1,500,000											BHCG	1,500,000	
			TRC	400,000											TRC	400,000	
					H/M-PK	70,000									H/M-PK	70,000	
					GFS	300,000									GFS	300,000	
			GO 2022	288,550	GO 2022	70,000									GO	358,550	
			GR	150,000											GR	150,000	
			F/S	1,725,000											F/S	1,725,000	
56	Cedar Valley Placemaking	CD/PLAN					F/S	113,240	F/S	113,240					F/S	226,480	400,800
							BHCG	16,000	BHCG	16,000					BHCG	32,000	
							H/M-PK	71,160	H/M-PK	71,160					H/M-PK	142,320	

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			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
57	Community-wide Strategic Plan	CD/PLAN			GR	12,500	GR	12,500							GR	25,000	25,000
58	Comprehensive Plan & Zoning Code Updates	CD/PLAN			GR	75,000	GR	75,000	GR	25,000	GR	25,000	GR	25,000	GR	225,000	225,000
59	Conversion of rental homes back to owner-occupied	CD/PLAN	GR	100,000	GR	100,000	GR	100,000	GR	100,000	GR	100,000			GR	500,000	500,000
60	Historic Reconnaissance Survey of Overman Park Neighborhood	CD/PLAN			F/S	11,000									F/S	11,000	13,400
					GR	2,400									GR	2,400	
61	Parks and Public Lands Master Plan	CD/PLAN					GO 2026	75,000	GO 2026	75,000					GO	150,000	150,000
62	Property/Flood Buyouts	CD/PLAN	F/S	500,000											F/S	500,000	1,080,000
					CP	300,000	CP	70,000	CP	70,000	CP	70,000	CP	70,000	CP	580,000	
63	Energy Efficiencies	CD/PLAN	GR	25,000			GR	25,000	GR	25,000	GR	25,000	GR	25,000	GR	125,000	125,000
64	Support for Historical Society Enhance Iowa Grant	CD/PLAN			H/M-VT	16,000	H/M-VT	17,000	H/M-VT	17,000					H/M-VT	50,000	50,000
65	Wayfinding Signage Plan	CD/PLAN							H/M-VT	30,000					H/M-VT	30,000	30,000
66	Ballfield Fencing Spot Repair	CD/REC	SBPF	3,000	SBPF	3,000	SBPF	3,000	SBPF	3,000	SBPF	3,000	SBPF	3,000	SBPF	18,000	18,000
67	Dugout Covers - Birdsall Park	CD/REC							SBPF	107,000					SBPF	107,000	107,000
68	Facility Improvements - Rec Center	CD/REC			RCCIP	10,000									RCCIP	10,000	10,000
69	New HS Pool	CD/REC			RCCIP	1,400,000	SCHOOLS	7,600,000	SCHOOLS	500,000					RCCIP	1,400,000	21,000,000
					EDF	500,000			F/S	700,000				SCHOOLS	8,100,000		
									BHCG	900,000				EDF	500,000		
									PRIV	300,000				F/S	700,000		
									GFS	2,500,000				BHCG	900,000		
														PRIV	3,300,000		
														GFS	6,100,000		
70	Orchard Hill Park - Pickleball Expansion	CD/REC			GO 2024	10,000									GO	10,000	400,000
					GFS	100,000									GFS	100,000	
						190,000									PRIV	190,000	
						100,000									H/M-PK	100,000	
71	Outdoor Fitness Park	CD/REC											NFG	30,000	NFG	30,000	150,000
													PRIV	120,000	PRIV	120,000	
72	Park Renovations	CD/REC					GO 2026	100,000	GO 2026	50,000	GO 2026	200,000	GO 2028	100,000	GO	450,000	450,000
73	Turf Replacement Robinson Dresser	CD/REC											GO 2028	87,500	GO	87,500	175,000
													RCCIP	87,500	RCCIP	87,500	
74	Weight Equipment	CD/REC	RCRG	300,000											RCRG	300,000	300,000
75	Falls-Cabanas	CD/REC					RCCIP	15,000							RCCIP	15,000	15,000
76	Falls-Improve fencing location	CD/REC	RCCIP	9,050											RCCIP	9,050	9,050
77	Falls-Maintenance	CD/REC	RCCIP	67,000	RCCIP	55,000	RCCIP	65,000	RCCIP	35,000	RCCIP	35,000	RCCIP	35,000	RCCIP	292,000	292,000
78	Falls-Splash Feature	CD/REC	RCCIP	5,000	RCCIP	70,000									RCCIP	75,000	75,000
79	Hearst Center Master Plan	CD/CULT	ACB	15,000											ACB	15,000	55,000
			CIF	25,000											CIF	25,000	
			FRIEND	15,000											FRIEND	15,000	
80	Hearst Center Fundraising Feasibility Study	CD/CULT			ACB	15,000									ACB	15,000	40,000
					FRIEND	10,000	FRIEND	15,000							FRIEND	25,000	
81	RAGBRAI Start Up Funds	CD/V&T					TRC	5,000							TRC	5,000	5,000

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			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
82	Replace Horse & Rider Sculpture @ Visitor Center	CD/V&T					TRC	950							TRC	950	20,000
							PRIV	9,550							PRIV	9,550	
							ACB	9,500							ACB	9,500	
83	Replacement of Street Banners	CD/V&T			TRC	2,500			TRC	2,500			TRC	2,500	TRC	7,500	7,500
84	Touriam Market Study	CD/V&T					TRC	25,000							TRC	25,000	25,000
85	Visitor Center-Cedar Falls 3D Sign	CD/V&T					TRC	22,000							TRC	22,000	22,000
86	Visitor Center-Interior Painting & Updates	CD/V&T			TRC	15,000									TRC	15,000	15,000
87	Visitor Center Retaining Wall and Patio Repair	CD/V&T	TRC	30,000											TRC	30,000	30,000
88	Bridges/Culverts: Hudson Road Bridge Deck Overlay	PW/ENG					LST	900,000							LST	900,000	900,000
89	Bridges/Culverts: Inspections/Repairs	PW/ENG	SCF	200,000	SCF	55,000	SCF	200,000	SCF	55,000	SCF	200,000	SCF	55,000	SCF	765,000	765,000
90	Bridges/Culverts: Katowski Drive Box Culvert Replacement	PW/ENG	STW	240,000	STW	240,000									STW	480,000	480,000
91	Bridges/Culverts: Olive Street Box Culvert Replacement	PW/ENG	TIF-CH	1,400,000	TIF-CH	1,400,000									TIF-CH	2,800,000	2,800,000
92	Bridges/Culverts: Ridgeway Avenue Bridge Replacement	PW/ENG					TIF-STH	185,000							TIF-STH	185,000	665,000
							F/S	480,000							F/S	480,000	
93	Industrial & City Development: Infrastructure Oversizing	PW/ENG	GO 2022	50,000	GO 2024	50,000	GO 2024	50,000	GO 2026	50,000	GO 2026	50,000	GO 2028	50,000	GO	300,000	660,000
			STW	30,000	STW	30,000	STW	30,000	STW	30,000	STW	30,000	STW	30,000	STW	180,000	
			SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	180,000	
94	Sanitary Sewer: Gibson Property Extension	PW/ENG					TIF-STH	90,000	TIF-STH	300,000					TIF-STH	390,000	390,000
95	Sanitary Sewer: Main Street to James Dr. Extension	PW/ENG	SRF	330,000											SRF	330,000	1,020,000
					SA	690,000									SA	690,000	
96	Sanitary Sewer: Northern Industrial Park Realignment	PW/ENG										TIF-UN	550,000	TIF-UN	550,000	550,000	
97	Sanitary Sewer: Pheasant Ridge Water/Sewer Connection	PW/ENG										GIF	110,000	GIF	110,000	110,000	
98	Sanitary Sewer: SW Branch of Dry Run Creek Extension	PW/ENG						SRB-2026	2,310,000						SRB	2,310,000	2,310,000
99	Sidewalks/Trails: Assessment Program	PW/ENG	SA	100,000	SA	100,000	SA	100,000	SA	100,000	SA	100,000	SA	100,000	SA	600,000	600,000
100	Sidewalks/Trails: Autumn Ridge Sidewalk Infill	PW/ENG										GO 2028	65,000	GO	65,000	65,000	
101	Sidewalks/Trails: Grand Avenue Trail Infill (Bronson to Galloway)	PW/ENG										GO 2028	130,000	GO	130,000	130,000	
102	Sidewalks/Trails: Lake Street Trail	PW/ENG	GO 2022	40,000										GO	40,000	290,000	
			F/S	250,000										F/S	250,000		
103	Sidewalks/Trails: Lloyd Lane Sidewalk Infill	PW/ENG								GO 2026	45,000			GO	45,000	45,000	
104	Sidewalks/Trails: McClain Drive Sidewalk Infill	PW/ENG										GO 2028	100,000	GO	100,000	100,000	
105	Sidewalks/Trails: Reconstruction Program	PW/ENG	GO 2022	75,000	GO 2024	100,000	GO 2024	100,000	GO 2026	100,000	GO 2026	100,000	GO 2028	100,000	GO	575,000	575,000
106	Sidewalks/Trails: Trail Oversizing	PW/ENG	GO 2022	20,000	GO 2024	20,000	GO 2024	20,000	GO 2026	20,000	GO 2026	20,000	GO 2028	20,000	GO	120,000	120,000
107	Sidewalks/Trails: Trail Reconstruction	PW/ENG	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	300,000	300,000
108	Sidewalks/Trails: Union Road Trail Phase II	PW/ENG	GO 2020	75,000										GO	75,000	90,000	
			F/S	15,000										F/S	15,000		
109	Sidewalks/Trails: W. 20th Street Sidewalk Infill	PW/ENG			GO 2024	50,000								GO	50,000	50,000	
110	Storm Water: Drainage Studies	PW/ENG	F/S	221,000										F/S	221,000	446,000	
			STW	75,000			STW	75,000			STW	75,000		STW	225,000		
111	Storm Water: Huntington Rd. Extension over Green Creek	PW/ENG									STW	250,000		STW	250,000	500,000	
											LST	250,000		LST	250,000		
112	Storm Water: Northern Cedar Falls Storm Sewer Extension	PW/ENG									GO 2028	480,000		GO	480,000	480,000	
113	Storm Water: Slope Repair (Greenwood Cemetery)	PW/ENG	GO 2022	70,000										GO	70,000	620,000	
					STW	275,000	STW	275,000						STW	550,000		

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			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
114	Storm Water: Slope Repair (W. Ridgewood Dr.)	PW/ENG	GO 2020	30,000											GO	30,000	330,000
			STW	300,000											STW	300,000	
115	Storm Water: Storm Sewer Extension to North College Street	PW/ENG											GO 2028	10,000	GO	10,000	75,000
													STW	65,000	STW	65,000	
116	Storm Water: University Avenue Bioretention Swales/Cells	PW/ENG	F/S	77,000											F/S	77,000	140,000
			STW	63,000											STW	63,000	
117	Storm Water: W. 18th St. Extension over Dry Run Creek	PW/ENG									STW	250,000			STW	250,000	500,000
											LST	250,000			LST	250,000	
118	Streets: Aldrich Elementary School Connections	PW/ENG	CP	575,000											CP	575,000	6,175,000
					SA	300,000	SA	1,150,000	SA	1,150,000					SA	2,600,000	
							GO 2024	1,375,000	GO 2026	1,375,000					GO	2,750,000	
			SCF	250,000											SCF	250,000	
119	Streets: Alley Reconstruction Program	PW/ENG	STW	85,000	STW	85,000	STW	85,000	STW	85,000	STW	85,000	STW	85,000	STW	510,000	2,450,000
			F/S	60,750											F/S	60,750	
							TIF-DT	80,000	TIF-DT	60,000	TIF-DT	60,000	TIF-DT	60,000	TIF-DT	260,000	
			SCF	364,250	SCF	315,000	SCF	235,000	SCF	235,000	SCF	235,000	SCF	235,000	SCF	1,619,250	
120	Streets: Annual Street Repair Program (Resurfacing & Reconstruction)	PW/ENG	LST	4,000,000	LST	4,000,000	LST	4,000,000	LST	3,500,000	LST	3,940,000	LST	3,940,000	LST	23,380,000	26,900,000
			GO 2022	60,000	GO 2024	60,000	GO 2024	60,000	GO 2026	60,000	GO 2026	60,000	GO 2028	60,000	GO	360,000	
			SRF	250,000	SRF	250,000	SRF	250,000	SRF	250,000	SRF	150,000	SRF	150,000	SRF	1,300,000	
									TIF-UN	500,000				TIF-UN	500,000		
			SCF	240,000	SCF	240,000	SCF	240,000	SCF	240,000	SCF	200,000	SCF	200,000	SCF	1,360,000	
121	Streets: Cedar Heights Drive Reconstruction	PW/ENG	F/S	1,700,000											F/S	1,700,000	2,750,000
			GO 2022	375,000											GO	375,000	
			SCF	75,000											SCF	75,000	
			LST	600,000											LST	600,000	
122	Streets: Center Street Improvements (ER Total Funding = \$800,000)	PW/ENG	STW	300,000											STW	300,000	1,625,000
			ER	775,000											ER	775,000	
			SCF	500,000											SCF	500,000	
			PRIV	50,000											PRIV	50,000	
123	Streets: Cyber Lane Extension	PW/ENG	TIF-STH	55,000											TIF-STH	55,000	55,000
124	Streets: Greenhill Road & South Main Street Intersection	PW/ENG	GO 2022	250,000											GO	250,000	2,575,000
			F/S	500,000											F/S	500,000	
			LST	1,825,000											LST	1,825,000	
125	Streets: Hwy 58 & Greenhill Road Intersection	PW/ENG											F/S	32,000,000	F/S	32,000,000	36,000,000
													TIF-UN	4,000,000	TIF-UN	4,000,000	
126	Streets: Hudson Road & Ridgeway Ave. Traffic Signal	PW/ENG	TIF-STH	210,000											TIF-STH	210,000	580,000
			SCF	200,000											SCF	200,000	
			LST	170,000											LST	170,000	
127	Streets: IANR CFU Spur Grade Crossing Removals	PW/ENG			LST	52,500	LST	125,000	LST	90,000					LST	267,500	4,700,000
					F/S	355,000	F/S	1,125,000	F/S	810,000					F/S	2,290,000	
					RR	177,500	RR	562,500	RR	465,000					RR	1,205,000	
					TIF-DT	62,500	TIF-DT	375,000	TIF-DT	375,000					TIF-DT	812,500	
					CP	62,500	CP	62,500							CP	125,000	

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#	PROJECT OR PROGRAM	DEPT/ DIV.	FY23		FY24		FY25		FY26		FY27		FY28		SUBTOTAL		TOTAL FUNDING AMOUNT	
			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING			
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT		
128	Streets: Main Street Reconstruction	PW/ENG	F/S	1,500,000	F/S	1,400,000									F/S	2,900,000	31,052,000	
			SCF	687,000	SCF	687,000	SCF	4,478,000							SCF	5,852,000		
			ARPA	900,000	ARPA	1,550,000	ARPA	200,000							ARPA	2,650,000		
			STW	500,000	STW	500,000	STW	200,000							STW	1,200,000		
			CFU	1,450,000	CFU	1,450,000	CFU	200,000							CFU	3,100,000		
			LST	5,000,000	LST	5,800,000	LST	1,900,000							LST	12,700,000		
			TIF-DT	1,600,000	TIF-DT	500,000										TIF-DT		2,100,000
			GO 2022	50,000			GO 2026	500,000								GO		550,000
129	Streets: Prairie Parkway Roundabout Landscaping Improvements	PW/ENG	TIF-PP	450,000										TIF-PP	450,000	490,000		
			PRIV	40,000										PRIV	40,000			
130	Streets: Prairie Parkway & Viking Road Intersection Improvements	PW/ENG			TIF-PP	300,000	TIF-PP	3,200,000						TIF-PP	3,500,000	3,500,000		
131	Streets: Ridgeway Avenue Reconstruction	PW/ENG	TIF-STH	1,300,000	TIF-STH	1,300,000								TIF-STH	2,600,000	2,600,000		
132	Streets: Seal Coat Program	PW/ENG	LST	100,000	LST	100,000	LST	100,000	LST	100,000	LST	100,000	LST	100,000	LST	600,000	1,500,000	
			SCF	150,000	SCF	150,000	SCF	150,000	SCF	150,000	SCF	150,000	SCF	150,000	SCF	900,000		
133	Streets: Traffic Planning	PW/ENG			SCF	150,000	SCF	75,000	SCF	75,000	SCF	75,000	SCF	75,000	SCF	450,000	450,000	
134	Streets: Union Road Culvert Replacement	PW/ENG					GO 2026	10,000							GO	10,000	660,000	
							STW	60,000	STW	340,000					STW	400,000		
							SRF	15,000	SRF	235,000					SRF	250,000		
135	Streets: Viking Road Reconstruction & Sidewalk Infill	PW/ENG	TIF-UN	6,600,000										TIF-UN	6,600,000	6,965,000		
			CFU	365,000										CFU	365,000			
136	Streets: W. 12th Street Extension	PW/ENG							SCF	570,000					SCF	570,000	1,130,000	
									PRIV	500,000					PRIV	500,000		
										CFU	60,000					CFU		60,000
137	Streets: W. 22nd Street Reconstruction	PW/ENG			LST	385,000									LST	385,000	1,115,000	
			GO 2022	80,000											GO	80,000		
							SCF	250,000								SCF		250,000
							TIF-CH	400,000								TIF-CH		400,000
138	Streets: W. 23rd Street Reconstruction	PW/ENG			GO 2024	100,000									GO	100,000	1,100,000	
							CFU	100,000							CFU	100,000		
							LST	650,000								LST		650,000
							UNI	250,000								UNI		250,000
139	Streets: West 27th Street Improvements	PW/ENG	SCF	740,000	SCF	750,000									SCF	1,490,000	7,450,000	
			GO 2022	110,000											GO	110,000		
			SCHOOLS	1,875,000	SCHOOLS	1,875,000									SCHOOLS	3,750,000		
			LST	1,000,000	LST	1,100,000									LST	2,100,000		
140	Streetscape: Downtown Streetscape & Reconstruction Phase II	PW/ENG	TIF-DT	150,000										TIF-DT	150,000	150,000		
141	Cemetery Columbariums	PW/CEM		GR	70,000	GR	70,000	GR	70,000					GR	210,000	210,000		
142	Golf Course Maintenance	PW/GOLF	GIF	5,000	GIF	5,000	GIF	10,000	GIF	5,000	GIF	10,000	GIF	5,000	GIF	40,000	40,000	
143	Pheasant Ridge Cart Path Renovations	PW/GOLF	GIF	65,000			GIF	40,000			GIF	40,000		GIF	145,000	145,000		
144	Bess Streeter Park Playground Equipment Upgrade	PW/PARK	H/M-PK	63,000										H/M-PK	63,000	63,000		
145	Big Woods Lake Cabin	PW/PARK			BHC	62,500									BHC	62,500	125,000	
					BWMR	62,500									BWMR	62,500		
146	Cedar River Dam Maintenance	PW/PARK	CP	75,000										CP	75,000	75,000		
147	Gold Star Family Memorial Monument	PW/PARK			PRIV	65,000	PRIV	40,000						PRIV	105,000	105,000		

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			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
148	Mini Plaza on 1st St. Historical Area - Rotary Club	PW/PARK			PRIV	75,000									PRIV	75,000	75,000
149	New Park Identification Signage	PW/PARK	H/M-PK	25,000											H/M-PK	25,000	25,000
150	Park Improvements	PW/PARK	H/M-PK	25,000	H/M-PK	25,000	H/M-PK	25,000	H/M-PK	25,000	H/M-PK	25,000	H/M-PK	25,000	H/M-PK	150,000	150,000
151	Pickle Ball Court Maintenance	PW/PARK	GR	35,000	GR	5,000	GR	5,000	GR	5,000	GR	5,000	GR	40,000	GR	95,000	95,000
152	Place to Play Park - Future Maintenance	PW/PARK	PRIV	6,000	PRIV	6,000	PRIV	6,000	PRIV	6,000	PRIV	6,000	PRIV	6,000	PRIV	36,000	36,000
153	Place to Play Park Modifications	PW/PARK	PRIV	50,000											PRIV	50,000	50,000
154	Private Property Hazardous Tree Removal	PW/PARK	SA	2,000,000	SA	2,000,000									SA	4,000,000	4,000,000
155	Roundabout Landscape Improvements	PW/PARK	GR	5,000	GR	10,000	GR	10,000	GR	10,000	GR	10,000	GR	10,000	GR	55,000	55,000
156	Seerley Park Renovation	PW/PARK	H/M-PK	25,000			H/M-PK	56,000							H/M-PK	81,000	400,000
								GO 2026	239,000						GO	239,000	
							PRIV	9,000	PRIV	36,000					PRIV	45,000	
							CF	10,000	CF	25,000					CF	35,000	
157	Skate Park Relocation	PW/PARK			PRIV	300,000									PRIV	300,000	300,000
158	Street Tree Replacement	PW/PARK	H/M-PK	8,000	H/M-PK	8,000	H/M-PK	8,000	H/M-PK	10,000	H/M-PK	10,000	H/M-PK	10,000	H/M-PK	54,000	54,000
159	Trail Maintenance	PW/PARK	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	50,000	H/M-TR	300,000	300,000
160	Veterans Park Restrooms	PW/PARK							PRIV	50,000					PRIV	50,000	50,000
161	Cedar Falls Landscape Improvements	PW/LANDSCAPE	CP	25,000	CP	25,000	CP	25,000	CP	25,000	CP	25,000	CP	25,000	CP	150,000	150,000
162	Beach House Dehumidification System	PW/BLDG			BH	15,000									BH	15,000	15,000
163	Building Exterior Weatherproofing - Public Buildings	PW/BLDG	GR	60,000			GR	60,000				GR	60,000		GR	180,000	180,000
164	Community Center Flooring and Furniture	PW/BLDG	CF	6,000											CF	6,000	63,000
			GR	57,000											GR	57,000	
165	LED Lighting Upgrade - Aquatic Center	PW/BLDG	GR	25,000											GR	25,000	25,000
166	LED Lighting Upgrade - Library	PW/BLDG			GR	35,000	GR	30,000							GR	65,000	65,000
167	Library Atrium Window Replacement	PW/BLDG			CF	15,000									CF	15,000	25,000
					GR	10,000									GR	10,000	
168	Library Drive-Through Book Returns	PW/BLDG	CF	3,500											CF	3,500	7,000
			GR	3,500											GR	3,500	
169	Rec Center Heat Pumps	PW/BLDG	RCCIP	20,000	RCCIP	25,000	RCCIP	25,000	RCCIP	25,000					RCCIP	95,000	95,000
170	Expanded Poly Styrene (Styrofoam) Densifier	PW/REF			REF	95,000									REF	95,000	95,000
171	Orchard Hill Recycling Drop Site Improvements	PW/REF			REF	25,000									REF	25,000	25,000
172	Refuse and Yard Waste Cart Tracking	PW/REF	REF	25,000	REF	25,000									REF	50,000	50,000
173	Security Cameras at Recycling Sites	PW/REF			REF	50,000	REF	50,000							REF	100,000	100,000
174	SW Solid Waste Transfer Station	PW/REF											REF	1,000,000	REF	1,000,000	1,000,000
175	Material Storage Bunkers	PW/STR									SCF	75,000			SCF	75,000	75,000
176	Streetscape: College Hill Maintenance & Improvements	PW/STR	TIF-CH	5,000	TIF-CH	5,000	TIF-CH	5,000	TIF-CH	5,000	TIF-CH	300,000	TIF-CH	5,000	TIF-CH	325,000	325,000
177	Streetscape: Downtown Maintenance & Improvements	PW/STR	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	10,000	TIF-DT	60,000	60,000
178	Storm Water: Erosion Repair Project	PW/STR	STW	25,000	STW	25,000	STW	25,000	STW	25,000	STW	25,000	STW	25,000	STW	150,000	150,000
179	Signalized Intersection Upgrade	PW/TO	SCF	200,000	SCF	200,000	SCF	200,000	SCF	200,000	SCF	200,000	SCF	200,000	SCF	1,200,000	1,200,000
180	Siren Replacement	PW/TO	GR	60,000	GR	5,000	GR	5,000	GR	5,000	GR	5,000	GR	5,000	GR	85,000	85,000
181	Bulk Fluids Room Expansion	PW/VEH MAINT			VRF	100,000									VRF	100,000	100,000
182	Electric Shore Station for Patrol Vehicles	PW/VEH MAINT					VRF	50,000							VRF	50,000	50,000
183	P511 Replacement Aerial Truck	PW/VEH MAINT										GO 2028	1,800,000	GO	1,800,000	1,800,000	1,800,000

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			FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		FUNDING		
			SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	SOURCE	AMOUNT	
184	Vehicle Locators	PW/VEH MAINT					VRF	15,000	VRF	10,000					VRF	25,000	25,000
185	Building Maintenance	PW/WTR									SRF	30,000			SRF	30,000	30,000
186	Hudson Road Sanitary Line Replacement	PW/WTR											SRF	50,000	SRF	50,000	50,000
187	Lift Station Pump Rebuild or Replacement	PW/WTR	SRF	75,000	SRF	135,000	SRF	75,000	SRF	75,000	SRF	75,000	SRF	75,000	SRF	510,000	510,000
188	Nutrient Reduction Improvements	PW/WTR			SRB-2024	13,550,000	SRB-2024	30,000,000	SRB-2026	31,000,000	SRB-2026	34,000,000			SRB	108,550,000	112,400,000
					ARPA	3,850,000	ARPA							ARPA	3,850,000		
189	Oak Park Sewer Replacement Project	PW/WTR	SRB-2018	900,000											SRB	900,000	900,000
190	Cross Connection Removal Reimbursement	PW/WTR	SRF	150,000	SRF	150,000	SRF	150,000	SRF	50,000	SRF	50,000	SRF	50,000	SRF	600,000	600,000
191	Polymer Pumps	PW/WTR	SRF	75,000											SRF	75,000	75,000
192	Sanitary Sewer Infiltration & Inflow Reduction Project	PW/WTR	SRF	50,000	SRF	50,000	SRF	50,000	SRF	50,000	SRF	50,000	SRF	50,000	SRF	300,000	300,000
193	Sanitary Sewer Spot Repairs/Emergency	PW/WTR	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	30,000	SRF	180,000	180,000
194	Sartori Trust Farm Improvements	PW/WTR									HT	20,000			HT	20,000	20,000
195	Sewer Collection System Expansion Study	PW/WTR					SRF	250,000							SRF	250,000	250,000
196	Slipline Existing Sanitary Sewers	PW/WTR	SRF	250,000	SRF	250,000	SRF	250,000	SRF	250,000	SRF	250,000	SRF	250,000	SRF	1,500,000	1,500,000
197	UV Disinfection Bulb Replacement	PW/WTR	SRF	60,000									SRF	60,000	SRF	120,000	120,000
198	AED	PSS/FIRE					GR	15,000							GR	15,000	15,000
199	Bunker Gear, Replacement of Pass Devices and Volunteer Equipment	PSS/FIRE	GO 2022	45,000	GO 2024	63,000	GO 2024	45,000	GO 2026	45,000	GO 2026	45,000	GO 2028	45,000	GO	288,000	288,000
200	Fire Hose	PSS/FIRE	GR	21,000			GR	6,000	GR	12,000	GR	6,000	GR	12,000	GR	57,000	57,000
201	Hazardous Material Upgrade	PSS/FIRE					GR	8,000							GR	8,000	8,000
202	Replacement of Thermal Imaging Units	PSS/FIRE			GR	18,760	GR	18,760							GR	37,520	37,520
203	SCBA Replacement	PSS/FIRE									GO 2026	98,010			GO	98,010	392,040
											FF	294,030			FF	294,030	
204	Technical Rescue Equipment and SCBA	PSS/FIRE	GO 2024	5,000	GO 2024	10,000	GO 2024	7,000	GO 2026	7,000	GO 2026	10,000	GO 2028	7,000	GO	46,000	46,000
205	Ballistic Vests Replacements	PSS/POLICE	PF	4,880	PF	7,000	PF	7,000							PF	18,880	79,750
			F/S	4,870	F/S	7,000	F/S	7,000	F/S	14,000	F/S	14,000	F/S	14,000	F/S	60,870	
206	Equipment Reserve	PSS/POLICE	GR	9,000	GR	11,000	GR	11,000	GR	11,000	GR	11,000	GR	11,000	GR	64,000	64,000
207	Forensic Cellphone & Tablet Equipment	PSS/POLICE			GR	5,000			GR	7,500			GR	10,000	GR	22,500	22,500
208	In Car Camera/Body Cameras	PSS/POLICE			GO 2024	240,000									GO	240,000	240,000
209	Lab and Investigative Equipment	PSS/POLICE	GR	10,000			GR	12,000			GR	12,000			GR	34,000	34,000
210	Radar	PSS/POLICE	GR	9,000	GR	12,000	GR	12,000	GR	12,000	GR	8,000	GR	8,000	GR	61,000	61,000
211	Firearms, TASERS, Less-Lethal Systems	PSS/POLICE	GR	18,000	GR	10,000	GR	20,000	GR	20,000	GR	15,000	GR	15,000	GR	98,000	98,000
FY23-28 CIP TOTAL				\$73,823,800		\$91,962,100		\$88,881,220		\$68,945,970		\$51,136,170		\$63,776,500		\$438,525,560	\$438,525,560

	FY23	FY24	FY25	FY26	FY27	FY28	TOTAL	
ACB --- Art Culture Board	15,000	15,000	9,500	0	0	0	39,500	--- ACB
ARPA --- American Rescue Plan Act	900,000	5,400,000	200,000	0	0	0	6,500,000	--- ARPA *
BH --- Beach House Escrow	0	15,000	0	0	0	0	15,000	--- BH
BHC --- Black Hawk County	0	62,500	0	0	0	0	62,500	--- BHC *
BHCG --- Black Hawk County Gaming Grant	1,500,000	0	916,000	16,000	750,000	750,000	3,932,000	--- BHCG *
BWMR --- Big Woods Maintenance Revenue	0	62,500	0	0	0	0	62,500	--- BWMR
CDBG --- Community Development Block Grant	212,870	201,920	0	5,000	0	5,000	424,790	--- CDBG *
CF --- Community Foundation	9,500	151,000	65,000	25,000	0	750,000	1,000,500	--- CF *
CFU --- Cedar Falls Utility	1,815,000	1,450,000	300,000	60,000	0	0	3,625,000	--- CFU *
CIF --- Cultural Improvement Fund	25,000	0	0	180,000	0	0	205,000	--- CIF
CMS --- Community Main Street	0	0	0	0	0	0	0	--- CMS *
CP --- Capital Projects	770,400	482,900	202,500	140,000	140,000	140,000	1,875,800	--- CP
CTF --- Cable Television Fund	215,000	200,000	175,000	100,000	100,000	100,000	890,000	--- CTF
DPR --- Data Processing Receipts	1,181,550	717,050	931,000	801,000	790,000	740,000	5,160,600	--- DPR
DR --- Data Processing Cash Reserves	500,000	0	0	0	0	0	500,000	--- DR
EDF --- Economic Development Fund	0	500,000	1,250,000	1,250,000	0	0	3,000,000	--- EDF
ER --- Emergency Reserve	1,775,000	700,000	0	0	0	0	2,475,000	--- ER
FF --- Assist to FF Grant	0	0	0	0	294,030	0	294,030	--- FF *
FRIEND --- Friends of the Public Library & Hearst	25,000	15,000	0	0	0	0	40,000	--- FRIEND *
F/S --- Federal or State Funding	6,553,620	1,773,000	2,425,240	937,240	689,000	32,689,000	45,067,100	--- F/S *
GFS --- General Fund Savings	2,503,720	4,000,000	2,500,000	320,000	0	1,340,000	10,663,720	--- GFS
GIF --- Golf Improvement Fund	85,000	55,000	50,000	51,000	50,000	720,000	1,011,000	--- GIF
GO 2020 --- General Obligation Bond	105,000	0	0	0	0	0	105,000	--- GO 2020
GO 2022 --- General Obligation Bond	1,833,550	90,000	0	0	0	0	1,923,550	--- GO 2022
GO 2024 --- General Obligation Bond	20,000	1,404,000	1,727,000	0	0	0	3,151,000	--- GO 2024
GO 2026 --- General Obligation Bond	0	0	935,000	2,316,000	628,010	0	3,879,010	--- GO 2026
GO 2028 --- General Obligation Bond	0	0	0	0	575,000	3,544,500	4,119,500	--- GO 2028
GR --- General Revenue	587,500	421,660	495,260	302,500	282,000	161,000	2,249,920	--- GR
HCV --- Section 8	0	5,000	0	0	0	0	5,000	--- HCV *
H/M --- Hotel/Motel Tax Receipts	0	0	0	0	0	0	0	--- H/M-PK
H/M-PK --- Hotel/Motel Tax Receipts-Parks	146,000	203,000	160,160	106,160	35,000	35,000	685,320	--- H/M-PK
H/M-TR --- Hotel/Motel Tax Receipts-Trails	100,000	100,000	100,000	100,000	100,000	100,000	600,000	--- H/M-TR
H/M-VT --- Hotel/Motel Tax Receipts-Visitor & Tourism	0	16,000	17,000	47,000	0	0	80,000	--- H/M-VT
HOME --- HOME Investment Partnerships Program	90,000	90,000	0	0	0	0	180,000	--- HOME *
HT --- Health Trust	0	0	0	0	20,000	0	20,000	--- IIT
LST --- Local Sales Tax (LST)	12,695,000	11,437,500	7,675,000	3,690,000	4,540,000	4,040,000	44,077,500	--- LST
MET --- MET Transit	15,000	0	15,000	0	15,000	0	45,000	--- MET *
NFG --- National Fitness Grant	0	0	0	0	0	30,000	30,000	--- NFG *
PF --- Police Forfeiture	4,880	7,000	7,000	0	0	0	18,880	--- PF
PMF --- Parking Meter Fund	0	0	0	0	0	0	0	--- PMF
PRIV --- Private Contribution	646,000	3,636,000	364,550	592,000	881,000	1,621,000	7,740,550	--- PRIV *
RCCIP --- Recreation Center Capital	101,050	1,560,000	105,000	60,000	35,000	122,500	1,983,550	--- RCCIP
RCRG --- Rec Relief Grant	300,000	0	0	0	0	0	300,000	--- RCRG
REF --- Refuse Fund	295,000	195,000	250,000	200,000	200,000	1,200,000	2,340,000	--- REF
RR --- Railroad CN	0	177,500	562,500	465,000	0	0	1,205,000	--- RR *
SA --- Special Assessment	2,100,000	3,090,000	1,250,000	1,250,000	100,000	100,000	7,890,000	--- SA *
SBPF --- Softball Player Fund	3,000	3,000	3,000	110,000	3,000	3,000	125,000	--- SBPF
SCF --- Street Construction Fund	4,051,250	3,271,000	5,983,000	1,930,000	1,540,000	1,320,000	18,095,250	--- SCF
SCHOOLS --- School	1,875,000	9,475,000	500,000	0	0	0	11,850,000	--- SCHOOLS *
SRB-2018 --- Sewer Revenue Bond - 2018	900,000	0	0	0	0	0	900,000	--- SRB-2018
SRB-2024 --- Sewer Revenue Bond - 2024	0	13,550,000	30,000,000	0	0	0	43,550,000	--- SRB-2024
SRB-2026 --- Sewer Revenue Bond - 2026	0	0	0	33,310,000	34,000,000	0	67,310,000	--- SRB-2026
SRF --- Sanitary Sewer Rental Fund	1,300,000	895,000	1,135,000	1,005,000	700,000	780,000	5,815,000	--- SRF
STW --- Storm Water Fund	1,618,000	1,155,000	750,000	480,000	715,000	205,000	4,923,000	--- STW
TIF-CH --- Tax Increment Financing - College Hill	1,479,450	1,889,450	5,000	5,000	300,000	5,000	3,683,900	--- TIF-CH
TIF-DT --- Tax Increment Financing - Downtown	3,169,870	2,729,670	2,208,890	2,064,090	1,714,720	70,000	11,957,230	--- TIF-DT
TIF-UN --- Tax Increment Financing - Unified Industrial Park	19,247,390	606,280	4,074,020	548,810	1,539,410	4,580,000	30,595,910	--- TIF-UN
TIF-PP --- Tax Increment Financing - Pinnacle Prairie	450,000	300,000	3,200,000	0	0	0	3,950,000	--- TIF-PP
TIF-STH --- Tax Increment Financing - South Cedar Falls	1,715,000	2,725,000	2,150,000	650,000	0	8,223,000	15,463,000	--- TIF-STH
TRC --- Tourism Cash Reserves	430,000	17,500	52,950	2,500	0	2,500	505,450	--- TRC
UNI --- University of Northern Iowa	0	16,666,670	15,666,680	15,416,670	0	0	47,750,000	--- UNI *
VRF --- Vehicle Rental Fees	459,000	445,000	465,000	410,000	400,000	400,000	2,579,000	--- VRF
TOTALS:	\$73,823,600	\$91,962,100	\$88,881,220	\$68,945,970	\$51,136,170	\$63,776,500	\$438,525,560	TOTAL
GO-2020 Amounts	105,000	0	0	0	0	0	105,000	GO-2020 Bond
GO-2022 Amounts	1,833,550	90,000	0	0	0	0	1,923,550	GO-2022 Bond
GO-2024 Amounts	20,000	1,404,000	1,727,000	0	0	0	3,151,000	GO-2024 Bond
GO-2026 Amounts	0	0	935,000	2,316,000	628,010	0	3,879,010	GO-2026 Bond
GO-2028 Amounts	0	0	0	0	575,000	3,544,500	4,119,500	GO-2028 Bond
SRB-2018	900,000	0	0	0	0	0	900,000	SRB-2018
SRB-2024	0	13,550,000	30,000,000	0	0	0	43,550,000	SRB-2024
SRB-2026	0	0	0	33,310,000	34,000,000	0	67,310,000	SRB-2026
Capital Projects:	770,400	482,900	202,500	140,000	140,000	140,000	1,875,800	Capital Projects
Bonds/CapProj:	\$3,628,950	\$15,526,900	\$32,864,500	\$35,766,000	\$35,343,010	\$3,684,500	\$126,813,860	Bond/Capital Projects Total

**FY23 - FY28 CAPITAL IMPROVEMENTS PROGRAM SUMMARY
CITY OF CEDAR FALLS
LIST OF UNMET NEEDS**

#	PROJECT	DEPT/ DIV	REQUESTED AMOUNT
A	Industrial Park Expansion (Phase II)	ADM/ED	3,000,000
B	Parking Lot: Downtown Parking Structure	FBO/PARKING	20,400,000
C	Recreation & Fitness Center Expansion & Land Acquisition	CD/INSPECT	6,000,000
D	Cedar River Safety & Recreational River Improvements - Phase II	CD/PLAN	17,500,000
E	Parkland Purchase	CD/PLAN	250,000
F	Birdsall Park Renovation	CD/REC	2,200,000
G	Birdsall Fencing	CD/REC	200,000
H	Falls-Shelters	CD/REC	20,000
I	Hearst Center Lower Restrooms Refurbish	CD/CULT	35,000
J	Hearst Center - Replace Tile Flooring on Lower Level	CD/CULT	10,170
K	Hearst Center - Upper Restrooms Refurbish	CD/CULT	35,000
L	Hearst Center - Entrance Signage Replacement & Upgrades	CD/CULT	92,500
M	Visitor Center/Entrance Sign	CD/V&T	10,000
N	Bridges/Culverts: Bridge Handrail - Center St. & N. Main	PW/ENG	540,500
O	Bridges/Culverts: Tremont Street Bridge Replacement	PW/ENG	495,000
P	Bridges/Culverts: West 12th Street Culvert (Near Union Rd.)	PW/ENG	275,000
Q	Industrial & City Development: Capital Way Street Extension	PW/ENG	88,000
R	Industrial & City Development: Waterway Avenue Extension	PW/ENG	255,000
S	Sidewalks/Trails: Cedar Heights Drive Shoulder Improvements	PW/ENG	350,000
T	Sidewalks/Trails: Center Street Paved Shoulder & Sidewalk	PW/ENG	770,000
U	Sidewalks/Trails: Danish Drive Infill	PW/ENG	10,000
V	Sidewalks/Trails: Devlin Circle Sidewalk Infill	PW/ENG	10,000
W	Sidewalks/Trails: Hudson Road Prairie Lakes Trail	PW/ENG	560,000
X	Sidewalks/Trails: Hwy 58 Recreation Trail to UNI Campus	PW/ENG	1,000,000
Y	Sidewalks/Trails: Magnolia Drive Sidewalk Infill	PW/ENG	26,000
Z	Sidewalks/Trails: State Street Infill	PW/ENG	6,000
AA	Sidewalks/Trails: Valley High Drive Sidewalk Infill	PW/ENG	15,000
BB	Sidewalks/Trails: Veralta Infill	PW/ENG	45,000
CC	Sidewalks/Trails: W. 8th Street Sidewalk Infill	PW/ENG	60,000
DD	Sidewalks/Trails: W. 12th St. Sidewalk Infill	PW/ENG	25,000
EE	Sidewalks/Trails: W. Viking Road Trail Infill	PW/ENG	170,000
FF	Storm Water: Greenhill Road Drainage Improvements	PW/ENG	395,000
GG	Storm Water: Streambank Stabilization (Bergstrom Branch)	PW/ENG	660,000
HH	Streets: Ashworth Drive Extension West of Arbors Drive	PW/ENG	275,000
II	Streets: Barnett Drive Extension	PW/ENG	2,050,000

JJ	Streets: Greenhill Road Corridor Lighting	PW/ENG	198,000
KK	Streets: Greenhill Road & Coneflower Intersection Widening	PW/ENG	930,000
LL	Streets: Greenhill Road Intersection Improvements	PW/ENG	2,780,000
MM	Streets: Greenhill Road/University Avenue Landscaping	PW/ENG	176,000
NN	Streets: Union Road Phase I: From 27th to University	PW/ENG	7,600,000
OO	Streets: Union Road Phase II - From 27th to 12th St.	PW/ENG	2,715,000
PP	Cedar City Campground	PW/PARK	2,310,000
QQ	Dog Park - Northern Cedar Falls	PW/PARK	65,000
RR	Eco-Loop Trail	PW/PARK	5,000,000
SS	Outdoor Winter Recreation Ice Rink with Refrigeration	PW/PARK	450,000
TT	Traffic Signal Fiber Connectivity	PW/TO	690,000
UU	Trunkline and Forcemain Replacement and Lining	PW/WTR	1,000,000
VV	Ulrich Park Lift Station	PW/WTR	2,000,000
WW	Physical Fitness Equipment	PSS/FIRE	22,500
	TOTAL		\$ 83,769,670

CIP PROJECT DESCRIPTIONS

1. **Annual TIF Tax Rebates:** Annual tax rebates to companies per previously approved development agreements. A tax rebate is offered to a company in exchange for the company to build a new building or an addition to an existing building which increases the taxable valuation and tax base within the city.
2. **Gibson Property Development – Phase I-II:** Phase I -II of the project would include platting of the property into lots, utility design and installation, and roadway design and installation for Phase I-II.
3. **Gibson Property Development – Phase III-V:** Phases III-V of the project would include utility design and installation, and roadway design and installation for Phases III through V.
4. **Industrial Park Expansion (Phase I):** 200 Acres of ground to continue the expansion of the West Viking Road Industrial Park. The project would plan for the design and construction of infrastructure to prepare this area for industrial development.
5. **Industrial Park Land Acquisition:** Future possible land acquisitions to promote economic development and insure adequate available sites.
6. **Northern Industrial Park: Insurance and Maintenance:** Annual liability insurance on the City owned rail spur to comply with CN Railroad requirements. The annual expense is eligible to be reimbursed through the Unified TIF District.
7. **Bond Fees:** Bond fees pay for the financial and legal costs of the sale of general obligation bonds.
8. **Capitalized Interest:** Capitalized interest pays for the interest costs incurred between the time of the bond sale and the first property tax levy.
9. **Vehicle Replacement Program:** These are projected capital costs for equipment replacement paid from the Vehicle Replacement Fund through the annual amortization of vehicles owned by each fund or division. Also included are large equipment purchases for the street, sewer, and refuse funds, which are paid for from these user fees accordingly.
10. **Cable TV Equipment Upgrades/Replacement:** General Yearly Equipment Upgrades/Replacements.
11. **Video Server:** FY24 4K Video Server
12. **Master Control Server:** FY24 Master Control Server, Playback & Control System.

- 13. Video Switcher/Replace replacement:** Replacement of second Video Switcher in FY23.
- 14. Broadcast Lenses:** 4K Broadcast Lenses
- 15. Camera's:** Camera installation, maintenance and replacements.
- 16. CIP/Capital Asset Software:** Replace current capital asset system and/or purchase a new program that would allow for more efficient development of the annual CIP.
- 17. City of Cedar Falls Mobile App:** Design and initial install of Mobile App as well as ongoing annual costs.
- 18. Computer Equipment and Software:** Software and equipment costs for city-wide computer systems.
- 19. Document Imaging:** We continue to expand the document imaging capability in City departments, replacing equipment as necessary.
- 20. Door Lock System:** The door lock system at the Public Safety Building is a newer system and required an upgrade for the main server. With the City Hall remodel we will have to upgrade the card readers to the newer technology as well. Upgrading the entire system will maintain consistency and use new technology.
- 21. Financial System:** New Financial and Human Capital System in FY24.
- 22. Geographic Information System (GIS):** Software and equipment to support a centralized spatial database & applications to support Citywide business processes.
- 23. Mid-Range Operating System Upgrade:** This project provides ongoing upgrades to the iSeries. Memory and storage upgrades are required every 5 years with full system replacement every 10 years.
- 24. Mobile Data Computer – Police:** Public Safety department will begin transitioning over to tablets for the squad cars. The replacement will mean that as the laptops need replaced we will need to purchase new connections in the squad cars.
- 25. Network Upgrades:** Software and equipment costs supporting the Wide Area Network.
- 26. Penetration Security Testing Services:** Cyber security measures needed to secure the City's infrastructure and systems.
- 27. Community Development Software:** Replacement for our Land Management, Code Enforcement, Licensing and Permitting software.

28. **Work Order Management Software:** Work order management software that can integrate with existing and future systems is vital for tracking employee time, materials as well as providing tools for follow-up tasks.
29. **Library Automated Materials Handler:** A new automated materials handler to replace the one purchased in 2014. Leasing options will also be investigated during the RFP process.
30. **Youth Department Service Desk Replacement:** The youth department's service desk was installed when the library building opened in 2004, and its configuration no longer matches the way that youth staff work.
31. **Replacement of Community Center Tables and Chairs:** the furnishings have not been replaced since the opening of the Community Center in 2004. Given the need for flexible use of the space and frequent need to move furniture, the Center would be better served with furniture on casters.
32. **Parking Lot: City Hall:** This project will reconstruct the parking lot behind City Hall.
33. **Parking Lot: College Hill Parking Restoration:** This project includes milling and overlay of two large public parking lots located in the College Hill district. Any required curb repair will also be performed.
34. **Parking Lot: Downtown Lot Improvements:** This project will improve municipal parking lots in Downtown. During the parking study, lot improvements were identified as being needed.
35. **Parking Lot: Downtown Parking Ramp Study:** This project starts by conducting a feasibility study to identify options and costs of parking ramps.
36. **Parking Lot: Gateway Park Parking Lot & Lighting:** This project involves the reconstruction of the parking lot at Gateway Park, including lighting.
37. **Parking Lot: Pheasant Ridge Pro Shop:** This project would include the reconstruction of the Pheasant Ridge Pro Shop Parking Lot. This would include the addition of storm water controls and piping to the adjacent on-site ponds.
38. **Parking: Parking Equipment/Technology Replacement:** We anticipate replacing the parking equipment and incorporating new technology.
39. **Postage Machine Replacement:** Replace current postage machine that processes outgoing mail for the entire city.
40. **CDBG: Access to Transportation:** The recently adopted 5-Year Consolidated Plan identifies the potential to create a program providing funding for transportation

to income-eligible households, or areas, that are dependent upon these services in order to maintain employment.

41. **CDBG: Consolidated Plan:** The Community Development Block Grant program requires a 5-year Consolidated Action Plan. Our current plan covers federal years 2019-2023 (City fiscal years 2020-2024).
42. **CDBG: Neighborhood Accessibility:** The recently adopted 5-Year Consolidated plan identifies a goal to support neighborhood accessibility improvements that may include sidewalks, steps, curb cuts, and trails in low and moderate income areas.
43. **CDBG: Neighborhood Recreational Amenities:** The recently adopted 5-Year Consolidated Plan identifies a goal to increase access to healthy lifestyles and educational advancement related to parks, recreation, trees, and active living assets in low and moderate income areas of the community.
44. **CDBG: Owner Occupied Rehabilitation:** The City of Cedar Falls will continue to preserve the owner-occupied, single-family housing stock of its neighborhoods by making funds available for housing rehabilitation.
45. **CDBG: Renter Occupied Rehabilitation:** The recently adopted 5-Year Consolidated Plan identifies a goal to create a new program to preserve renter-occupied housing stock by developing a grant program toward the cost of rehabilitation, repair, accessibility to eligible low-and-moderate income households.
46. **City Hall Repurpose & Remodel:** A contract for design services was approved. Design and construction documents were completed in FY22 and construction will be completed in FY23.
47. **Code Enforcement, Property Clean-up Condemnation:** The City of Cedar Falls has the authority to condemn any building or structure that may be deemed dangerous and unsafe for human habitation. This project provides for the on-going funding of property demolitions, debris removal and property clean up as part of the code enforcement program in the City.
48. **Hearst 2.0:** The Hearst Center expansion/new building project was re-initiated in 2018 to review current building deficiencies and plan for future growth. A continued moderated updating of this aging facility does not meet current nor future needs of the community. A Master Plan will be completed in FY23 to develop a building layout for a new facility on Seerley Blvd., with conceptual building elevations, conceptual images of the interior, and detailed cost estimate.
49. **Land Acquisition and Building Demolition at School Administration Property:** It is anticipated the School District will consider transferring this land to the City, after the new high school opens. The City will need to demolish the building. A fire &

police station is anticipated as a future opportunity at this site, replacing the fire station at 18th/Main that is over 50 years old.

- 50. Pedestrian way from Andy Ave. to Aldridge Elementary:** This project would include a sidewalk from Andy Ave. to the southwest corner of Prairie West Subdivision, a culvert over the drainageway, and a sidewalk along the east edge of the McMahill Subdivision, connecting to Ashworth Drive's sidewalk. Easements would be donated by the property owners.
- 51. Phased Repair to Pheasant Ridge Pro Shop:** The building has had minimal work since the addition and remodel was completed in 1998. The City proposes a phased approach to repair and upgrade the building.
- 52. UNI Dome Renovation:** The University of Northern Iowa Dome was built nearly 50 years ago. It is in need of renovations to maintain an attractive facility for both UNI and the community.
- 53. Bike Network On-street Signage:** This project will fund signage and paint for the bicycle network. Funds to improve bicycle facilities during road improvement projects and for annual maintenance, repainting bike lanes and sharrows.
- 54. Bus Shelters & Related Amenities:** This project would include the installation of bus shelters and related amenities including but not limited to sidewalk connections, benches, and crosswalks along selected MET Transit routes.
- 55. Cedar River Safety and Recreational River Improvements Phase I:** The project will study and construct the recreational improvements along the river bank and in the river from the Main St. bridge to the downstream side of the W. 1st Street bridge.
- 56. Cedar Valley Placemaking:** Grow Cedar Valley completed the Cedar Valley River Experience Vision Document in July 2022. As a part of a joint Cedar Falls-Waterloo Destination Iowa grant application, Cedar Falls may complete the connector projects of several park improvements.
- 57. Community-wide Strategic Plan:** Cedar Falls has a history of regularly conducting community-wide strategic planning to identify initiatives that could propel the community forward for the next 5-10 years. The last plan, Future Forward, was developed in 2015 and endorsed in 2017. In August 2021, the Council agreed it should remain in use through 2030 and discussed at goal setting.
- 58. Comprehensive Plan and Zoning Code Update:** \$25,000 is being budgeted each year to provide funding for any zoning code updates. Funding in FY24 & FY25 includes an additional \$50,000 each year to update the comprehensive plan.
- 59. Conversion of rental homes back to owner-occupied:** This pilot incentive program is intended to be one tool to restore a better balance of owner-occupied

homes within neighborhoods with an over-concentration of short term rental properties.

- 60. Historic Reconnaissance Survey of Overman Park Neighborhood:** The Historic Preservation Commission proposes to seek a CLG grant from the State Historic Preservation Office to hire a consultant to conduct a reconnaissance survey of a portion of the Overman Park Neighborhood in the area bounded by 1st, 12th, Washington, and Walnut Streets. The survey will identify potential historic resources in the area to help facilitate the preservation and appreciation of the history of the neighborhood and identify areas for more intensive surveys and potential for national recognition.
- 61. Parks and Public Lands Master Plan:** The last Park Plan was completed in 1966. This plan will consolidate previous plans and implement the goals of the City's Comprehensive Plan, including incorporating a method of land dedication for parks so that newly developing areas have adequate park space and facilities.
- 62. Property/Flood Buyouts:** The City of Cedar Falls will continue the voluntary flood buyout program in selected neighborhoods of both commercial and residential properties.
- 63. Energy Efficiencies:** This line item is intended to provide funding for energy efficiency projects on public buildings. Examples would include replacement of existing lights with more energy efficient lights.
- 64. Support for Historical Society Enhance Iowa Grant:** The Cedar Falls Historical Society is seeking a \$300,000 Enhance Iowa Grant to help fund a \$1.5 million renovation of their building at 315 Clay Street into a new exhibit hall and educational center. The grant requires a 15% match (\$40,000) from the City for the project.
- 65. Wayfinding Signage - Phase II:** Install a series of wayfinding signage throughout the community in order to promote and direct travelers to the City's historical, cultural and commercial areas.
- 66. Ballfield Fencing Spot Repair:** Fencing at various ballfields within the Cedar Falls Park system need repaired from normal wear of regular use and age.
- 67. Dugout Covers – Birdsall Park:** The six dugout covers at Birdsall Park will need replaced. Current structure was a prototype that has proven to need frequent repair. Upgraded cantilever structure is promised to be more resilient and provide simple set up and tear down resulting in longer fabric life.
- 68. Facility Improvements – Rec Center:** Replacing antiquated Volleyball net systems, which are currently original to the facility. This will make the facility more attractive to use for programming and community user groups.

69. **New High School Pool:** The City will be asked by the school system to contribute a third of the construction cost to build a new pool attached to the new High School currently being planned.
70. **Orchard Hill Park-Pickleball Expansion:** Remove existing tennis courts and replace them with eight pickleball courts, matching the existing courts. Remove existing shelter and playground and construct a new one. Double the size of the parking lot, paving and striping it.
71. **Outdoor Fitness Park:** An outdoor fitness park that would be free for public use. It would be located near the Rec to support and facilitate classes being held there adding potential future clients to the Rec.
72. **Park Renovations:** Add a new piece of playground equipment or playground structure in an already established City Park. This item identifies funding to establish a rotation in our parks, to improve the attractiveness of all our parks by having relevant and safe equipment.
73. **Turf Replacement Robinson Dresser:** The Synthetic Turf at Robinson Dresser was installed in 2007 as a joint project between the City and Cedar Falls Schools. This field has exceeded the life expectancy with high usage from both school programs and community users. A full removal and replacement is proposed.
74. **Weight Equipment:** New Weight Equipment to replace machines bought in December of 2005. This will reduce repair cost, should increase membership/income as updated or new machines foster an increased enthusiasm.
75. **Falls – Cabanas:** Purchase and install cabanas that would be available for patron rental throughout the season at the Falls Aquatic Center.
76. **Falls – Improve fencing location:** Moving approximately 400' of fence in, to a total length of approximately 350'. The goal is to curb behavior that is not allowed that frequently occurs in this area due to the lack of visibility of the area for the deck guards for the area below the berm on the south side of the Falls.
77. **Falls – Maintenance:** On-going maintenance of The Falls Aquatic Center is important for a top-notch facility. These items are not related to the annual operations but more focused on larger maintenance needs such as replacing chemical controllers, repairs & Painting of the pool and other structures within the facility, chair/intertube replacement, and more.
78. **Falls – Splash Feature:** Remove and replace Totem Pole water feature with more modern Splash Pad Play Structure.

79. **Hearst Center Master Plan:** In FY20 the Hearst presented results from visioning in anticipation of the building feasibility study. This project would complete a Master Plan to develop a building layout for a new facility on Seerley Blvd.
80. **Hearst Center Fundraising Feasibility Study:** In anticipation of the results of the master plan, staff also seeks to begin work on a Hearst 2.0 fundraising feasibility study with a certified fundraising professional firm to prepare for large public and This destination assessment would help confirm if there is a need for expanded meeting venues, athletic venues and hotels.
81. **RAGBRAI Start Up Funds:** This is revenue generated from the 2015 event. It is held in the reserve account for use as start-up funds when the event returns to Cedar Falls.
82. **Visitor Center – Replacement of Horse & Rider Sculpture:** A donation in memory of Howard Lund, a former volunteer, was received in 2016 for improvements to the Visitor Center. This gift is being held in the reserve account and will be used to help replace the Horse & Rider sculpture when the piece reaches the end of its life.
83. **Replacement of Street Banners:** Money is set aside each year to replace street banners as they become worn. This serves as a reminder that these funds are available.
84. **Tourism Market Study:** A tourism plan and market research project would identify needs within the community to attract more visitors. This destination assessment would help confirm if there is a need for expanded meeting venues, athletic venues and hotels.
85. **Visitor Center – Cedar Falls 3D Sign:** The sign would be located in the grass circle in the driveway of the Visitor Center. Many communities and universities are using these letters to welcome visitors (and residents) and encourage photo opportunities that are shared online.
86. **Visitor Center – Interior Painting & Updates:** The paint in staff section of the visitor center could use refreshing and photos in the foyer, gift shop and conference room need replacing.
87. **Visitor Center Retaining Wall and Patio Repair:** This project would include tearing out the existing retaining wall and replacing it with two new walls, along with replacing the entire patio area.
88. **Bridges/Culverts – Hudson Road Bridge Deck Overlay:** This project involves the removal and replacement of the bridge deck of the Hudson Road bridge south of University Avenue.

89. **Bridges/Culverts – Inspections/Repairs:** Alternating year inspection program of the 63 bridges in the City of Cedar Falls required by the State of Iowa and financed through Road Use Taxes. There will be no effect on the General Fund Operating Budget.
90. **Bridges/Culverts – Katowski Drive Box Culvert Replacement:** Katowski Drive Box will remove and replace the existing steel I-beam bridge with a box culvert. The current bridge is in poor condition with advanced deterioration.
91. **Bridges/Culverts – Olive Street Box Culvert Replacement:** Olive Street Box Culvert Replacement Project will remove and replace the existing 2 span slab bridge with a twin 10x8 box culvert. The current bridge is in poor condition with advanced deterioration.
92. **Bridges/Culverts – Ridgeway Avenue Bridge Replacement:** Ridgeway Avenue Bridge project will remove and replace the existing bridge with a new bridge.
93. **Industrial and City Development: Infrastructure Oversizing:** This project would provide funding when there's a project where the City must participate in oversizing sanitary sewer, storm sewer, or the street.
94. **Sanitary Sewer – Gibson Property Extension:** This project would extend sanitary sewer service to the southern Gibson property.
95. **Sanitary Sewer – Main Street to James Drive Extension:** This project will bridge the gap in the City's sanitary network by connecting the mains at Main Street and James Drive. This will afford multiple properties the ability to connect to the City's sanitary network.
96. **Sanitary Sewer – Northern Industrial Park Realignment:** This project will realign the current sanitary network within the Northern Industrial Park to allow for future developers to combine lots without building over a live sanitary line.
97. **Sanitary Sewer – Pheasant Ridge Water/Sewer Connection:** This project would extend City water and sanitary service to the pro shop building at Pheasant Ridge. Extending water service will increase water quality and reduce well maintenance.
98. **Sanitary Sewer – SW Branch of Dry Run Creek Extension:** This project will extend the sanitary sewer system an additional 4,500 feet to the west to promote future development.
99. **Sidewalks/Trails – Assessment Program:** This is a multi-year program which addresses non-ADA compliant private sidewalks.
100. **Sidewalks/Trails – Autumn Ridge Sidewalk Infill:** This project would infill a missing segment of sidewalk along the west side of Union road from Paddington

Drive north approximately 630 feet to the southern extent of the planned Autumn Ridge 9th subdivision.

- 101. Sidewalks/Trails – Grand Avenue Trail Infill (Bronson to Galloway):** This project would infill a segment of paved trail to complete the footpath created between Galloway Ave. and Bronson Court. This infill would require the purchase of easements along this private property, but would create a significant pedestrian connection on Grand Avenue.
- 102. Sidewalks/Trails – Lake Street Trail:** This project will install new HMA recreational trail on the south side of Lake Street from Central Ave. to Big Woods Lake Recreation area. The Public Works Department has already prepared the base for the trail along Lake Street.
- 103. Sidewalks/Trails – Lloyd Lane Sidewalk Infill:** This project will construct sidewalk along the south side of Lloyd Lane from Norse Drive to Algonquin Drive approximately 840 feet.
- 104. Sidewalks/Trails – McClain Drive Sidewalk Infill:** This project will construct sidewalk along McClain Dr. from University Ave south to Primrose Drive totaling approximately 1400 feet. This sidewalk will connect surrounding subdivisions to Orchard Hill Park and Orchard Hill Elementary School.
- 105. Sidewalks/Trails – Reconstruction Program:** This is a multi-year program which addresses public sidewalks, installs new sidewalks to schools with inadequate sidewalk access and completes gaps in the sidewalk system. This replaces deficient public sidewalks and reduces public liability.
- 106. Sidewalks/Trails – Trail Oversizing:** When a developer is required to place a sidewalk in a new subdivision or project, this project will provide the funding for the City to pay for the additional cost in expanding that sidewalk into a trail.
- 107. Sidewalks/Trails – Trail Reconstruction:** This project addresses major changes needed at specific locations of the trail network. It may include steep slopes, unsafe crossings, erosion, sight visibility issues, or other aspects that require design and reconstruction to complete.
- 108. Sidewalks/Trails – Union Road Trail Phase II:** Union Road Trail project will install a 10 feet wide trail along Union Road from West 12th Street to West 27th Street.
- 109. Sidewalks/Trails – W. 20th Street Sidewalk Infill:** This project will construct 200 feet of sidewalk from College Street to the existing sidewalk at 1000 W. 20th Street.
- 110. Storm Water –Drainage Studies:** This project will provide an over-land route and/or drainage improvements from the Clay Street Park to Washington.

- 111. Storm Water – Huntington Road Extension Over Green Creek:** This project would infill the roadway segment and culvert crossing of Green Creek that would be required for the Huntington Road extension into the Pinnacle Prairie area.
- 112. Storm Water – Northern Cedar Falls Storm Sewer Extension:** This project includes the design and infrastructure to extend the storm sewer network from Center Street southwest to Lone Tree Road. This line will run behind the existing line along the north side of the roadway.
- 113. Storm Water – Slope Repair Greenwood Cemetery:** This project will repair portions of the steep slopes on the northern edge of Greenwood Cemetery that have failed.
- 114. Storm Water – Slope Repair W. Ridgewood Drive:** This project will repair portions of the steep slope on the northern edge of W. Ridgewood drive that have failed.
- 115. Storm Water – Storm Sewer Extension to North College St.:** This project would extend the storm sewer from Parkway Court to North College Street. This would include the burial of the new pipe and grading to remove the natural drainage way.
- 116. Storm Water – University Avenue Bioretention Swales/Cells:** This project will create bioretention swales/cells in the commercial areas along University Avenue to treat storm water runoff, improve water quality in receiving streams, and alleviate storm water runoff problems.
- 117. Storm Water – W. 18th St Extension over Dry Run Creek:** This project will extend West 18th St. west to promote residential development. This project also includes a box culvert over Dry Run Creek.
- 118. Streets – Aldrich Elementary School Connections:** This project includes four separate roadway connections to be installed, allowing for greater connectivity to Aldrich Elementary.
- 119. Streets – Alley Reconstruction Program:** This project will create 3 permeable alleys per year in residential and commercial areas to treat storm water runoff, improving water quality in receiving streams and alleviate storm water runoff problems.
- 120. Streets - Annual Street Repair Program (Resurfacing and Reconstruction):** The Street Repair Program is financed by local sales tax revenues. The program is cash flowed annually by option tax revenues. This will have no effect on the General Fund Operating Budget.

- 121. Streets – Cedar Heights Drive Reconstruction:** This project will remove and replace the Cedar Heights Drive from Greenhill Rd. to Viking Rd. This was last constructed in 1983.
- 122. Streets - Center Street Improvements:** This project will focus on streetscape Improvements that may include constructing shoulder improvements, intersection improvements at Center Street & Cottage Row Rd., decorative lighting, pavers, bioswales and drainage improvements.
- 123. Streets – Cyber Lane Extension:** This project will complete the connection of Cyber Lane to Technology Parkway.
- 124. Streets – Greenhill Road & South Main Street Intersection:** This project will reconstruct the intersection to a roundabout, to improve the capacity, efficiency and safety of the intersection. The intersection was part of a recently adopted Greenhill Road Corridor Study. This project is being undertaken in response to recent development in the area and concerns about intersection capacity and safety.
- 125. Streets – Hwy 58 & Greenhill Road Intersection:** This project will install a grade separated interchange at the Highway 58 and Greenhill Road Intersection.
- 126. Streets – Hudson Road & Ridgeway Ave. Traffic Signal:** This project will install a traffic signal at the intersection of Hudson Road & Ridgeway Ave.
- 127. Streets – IANR CFU Spur Grade Crossing Removals:** This project will remove the IANR CFU rail spur from W. 1st Street to its southern limits adjacent to the pedestrian trail along the river.
- 128. Streets – Main Street Reconstruction:** This project includes design and reconstruction of Main Street from 6th Street south to Seerley Blvd. Analysis of opportunities for improved intersection operations, vehicular/pedestrian/bicyclist safety, and Complete Streets elements are involved. Currently, Main Street will be overlaid to extend its life until reconstruction can occur.
- 129. Streets – Prairie Parkway Roundabout Landscaping Improvements:** This project will construct landscaping improvements at the roundabout intersections of Prairie Parkway.
- 130. Streets – Prairie Parkway & Viking Road Intersection Improvements:** This project will construct improvements at the intersection of Prairie Parkway & Viking Road. It will include extending a median west through Winterbury Drive. The trail along Viking Road will be extended East from the Goldenrod intersection to the Cedar Heights Dr. roundabout.

- 131. Streets – Ridgeway Avenue Reconstruction:** This project will reconstruct portions of Ridgeway Avenue installing improvements required for the Midland Atlantic Development (Mills Fleet Farm).
- 132. Streets – Seal Coat Program:** Annual program to seal coat streets in accordance with the Pavement Management Plan. This will be financed with Local Option Sales Tax funds.
- 133. Streets – Traffic Planning:** Perform subarea and corridor transportation plans, including analyses to define traffic forecasts, functional geometry, access management, traffic control for roadway improvements and Complete Street elements needed for the community.
- 134. Streets – Union Road Culvert Replacement:** This project includes design and construction of a new box culvert south of W. 27th St. at Union Road. As part of this project, the extension of the sanitary sewer trunk line from the box culvert to W. 27th St.
- 135. Streets – Viking Road Reconstruction & Sidewalk Infill:** This project will include the reconstruction of West Viking Road from South Union Road to approximately 600 feet from the intersection at Production Drive. Updating this roadway to an urban cross section will include curb & gutter and storm sewer.
- 136. Streets – W. 12th Street Extension:** This project will pay for the extension of W. 12th Street as part of the Agreement regarding annexation between Rocky Point, LC and the City of Cedar Falls. This will not impact the debt service levy since private funds are being used.
- 137. Streets – W. 22nd Street Reconstruction:** This project includes the overall reconstruction and widening of W 22nd St. from College to Merner St as development continues in the area.
- 138. Streets – W. 23rd Street Reconstruction:** This project will reconstruct W. 23rd Street from Hudson Road east to Campus Street.
- 139. Streets – W. 27th Street Improvements:** This project will increase W. 27th Street from a two lane section of roadway to a four lane section, beginning at Greenhill Road and continuing for a distance of 2000 feet to the west.
- 140. Streetscape – Downtown Streetscape and Reconstruction (Phase II):** This project would remove and replace the existing sidewalk pavers and streetscape elements along Main Street from 3rd Street to 6th Street according to the newly adopted design.

- 141. Cemetery Columbariums:** Columbariums have become a popular choice for storing cremains. This method of interment will save space throughout the three City cemeteries.
- 142. Golf Course Maintenance:** Pheasant Ridge Golf Course requires regular maintenance in order to be well kept and ensure it remains a desirable place to play golf.
- 143. Pheasant Ridge Cart Path Renovations:** Some of the older cart paths at Pheasant Ridge need to be replaced. There are also some additional paths that need to be constructed adjacent to more heavily used areas. The paths will be constructed with either asphalt or concrete.
- 144. Bess Streeter Park Playground Equipment Upgrade:** Playground equipment upgrades for Bess Streeter Park have been requested by neighbors.
- 145. Big Woods Lake Cabins:** Cabin rentals have been very popular with reservations being full for the majority of the past several years. During the construction of the first cabin, grade work and infrastructure was put in place for future addition of cabins. An additional cabin is now warranted and fits into the time frame for expansion.
- 146. Cedar River Dam Maintenance:** The tainter gate structure of the dam is in need of structural repairs in order to maintain proper functionality. The project is intended to restore surface decking, repair gate guide plates and seals, and recalibrate gauges on the control panel.
- 147. Gold Star Family Memorial Monument:** Local veteran volunteers are proposing an additional memorial monument in Veterans Park. The purpose of the monument is to honor Gold Star Families, preserve the memory of the fallen, and stand as a reminder that Freedom is not free.
- 148. Mini Plaza on 1st St. Historical Area – Rotary Club:** This project is to commemorate 100 years of the Rotary Club. The project would consist of a small plaza connected by a trail.
- 149. New Park Identification Signage:** The current Park identification signage has been in place in some locations since the 1970's. Many of the signs are routed wood that is stained and painted. The proposal involves working with a sign company for consistency/standardization of signs throughout the park system and providing branding that is consistent with other area signage.
- 150. Park Improvements:** An ongoing project of improving existing parks and park infrastructure. Currently the City has over 1,000 acres of parkland and these funds allow us to upgrade various parks as needed. Staff and Park and Recreation Commission prioritize the projects annually. Examples of past projects that have

been constructed using these funds have been the large shelter and ice/roller blade rink in Gateway Park, disc golf course update at Tourist Park, and small shelters at various parks. Park staff will construct improvements as part of an annual work plan and as resources are available. Future maintenance will occur related to repair of structures or improvement due to vandalism or usual wear. The annual park operating and capital budgets will pay ongoing maintenance costs.

- 151. Pickle Ball Court Maintenance:** The acrylic surface on the pickle ball courts will need to be replaced approximately every 5 years. Additionally, this will provide any other maintenance and upkeep for all of the existing infrastructure.
- 152. Places to Play Park – Future Maintenance:** The Place to Play Park contains unique ADA compliant safety surfacing and equipment. Early use has shown the park to be extremely popular which will add to wear and tear of the equipment and facility.
- 153. Place to Play Park Modifications:** The park is very popular and in need of some modifications. This project includes adding an additional shelter that can be semi isolated with a gate that will allow reservations without conflict with the main shelter.
- 154. Private Property Hazardous Tree Removal:** The Emerald Ash Borer infestation began in Iowa in 2010. In 2017, the City started a multi-year effort to remove dead and damaged trees on City property. The City plans to hire a contractor to address this nuisance.
- 155. Roundabout Landscape Improvements:** This project involves creating landscaping similar to University Avenue on existing roundabouts. Three of the major roundabouts include Prairie Parkway & Brandilynn, Cedar Heights & Viking, and Ridgeway & Chancellor.
- 156. Seerley Park Renovation:** This project includes the installation of a new shelter, restroom, upgraded playground equipment including inclusive elements, fencing, and signage.
- 157. Skate Park Relocation:** Relocation of the Skate Park 100 feet north of its current location may be of interest to an adjacent private business wishing to expand.
- 158. Street Tree Replacement:** The city is currently removing approximately 250 street trees annually. These removals are due to age, damage from storms and the Emerald Ash Borer.
- 159. Trail Maintenance:** Funded by Hotel/Motel Tax revenue on an annual basis for structural repairs to the existing recreation trail system. The goal is to only utilize a portion of the funds annually so that a reserve fund will accumulate.

- 160. Veterans Park Restroom:** With a weekly event and other functions taking place at Veterans park, there is a need for restroom facilities. This project would include a uni-sex restroom located on the south side of the park.
- 161. Cedar Falls Landscape Improvements:** The PW/Park Division is proposing to plant, prairie, wildflowers, trees and turfgrass on select flood buyout as defined on the Northern Cedar Falls Recreation and Maintenance Plan prepared by Confluence.
- 162. Beach House Dehumidification System:** During the spring when ambient temperatures are higher than ground temperatures, and on humid days, the floor at the beach house becomes wet with condensation causing a slip hazard for users.
- 163. Building Exterior Weatherproofing – Public Buildings:** City owned buildings are nearing the age when it will be necessary to perform exterior surface maintenance. This project includes brick & block tuck-point, EIFS repair and waterproofing for buildings that are ten years older or older.
- 164. Community Center Flooring and Furniture:** The Community Center opened in 2004. Carpet and a dance floor were installed at that time. Flooring that is more easily cleaned will be considered in consultation with the maintenance supervisor and flooring expert. The divider that surrounds the dance floor will also be repaired and replaced.
- 165. LED Lighting Upgrade – Aquatic Center:** This project is an energy initiative that includes replacing and retrofitting LED lighting throughout the Aquatic Center.
- 166. LED Lighting Upgrade – Library:** This project is an energy initiative that includes replacing and retrofitting LED lighting throughout the Library.
- 167. Library Atrium Window Replacement:** The library building was constructed in 2004. Recently some of the windows in the atrium are showing signs of wear and collecting condensation to the point that the maintenance supervisor recommended replacing those.
- 168. Library Drive-Through Book Returns:** The drive-through book returns on the State Street side of the library are now seventeen years old and have been repaired multiple times, but are close to being beyond repair.
- 169. Rec Center Heat Pumps and MEP:** The nineteen heat pumps installed when the Rec Center was built in 1992 are at the end of their lives and need to be replaced. These items along with other mechanical/electrical/plumbing & heating items will need to be replaced over several years.
- 170. Expanded Poly Styrene (Styrofoam) Densifier:** The intake of Expanded Poly Styrene (Styrofoam) has increased significantly since the purchase and onset of the recycling program. The material intake has outgrown the efficient capability of

original densifying machine. This project is intended to replace the existing unit with a larger machine with improved loading capabilities.

- 171. Orchard Hill Recycling Drop Site Improvements:** The City has partnered with the church to provide a public drop site for household recyclables. As the site becomes more popular, and to meet City code, there is a need to construct a hard surface deck for the roll off containers.
- 172. Refuse and Yard Waste Cart Tracking:** RFID technology is utilized to track collection and billing of yard waste carts. This technology is used so residents can be billed on a per dump basis. There will be a need in the near future to update all aspects of cart collection and tracking services.
- 173. Security Cameras at Recycling sites:** This initiative is an effort to monitor use of recycling drop sites due to increased contamination and illicit dumping. Cameras would be used to identify misuse and hold the abusers accountable.
- 174. SW Solid Waste Transfer Station:** The current facility has portions of its operation located in the 500 year flood plain. Creating an additional facility will allow unencumbered storage and processing of banned landfill items more efficiently. This project would be for the site selection/land acquisition necessary to build a new facility in the future.
- 175. Material Storage Bunkers:** Granular materials are in constant need for maintenance operations. The project would include constructing concrete bunker walls with a wood roof to protect materials from precipitation. The location would be on the west side of the Public Works complex at 2200 Technology Parkway.
- 176. Streetscape – College Hill Maintenance & Improvements:** This project will continue to provide improvements to the City's College Hill Business District. The improvements will include streets, sidewalks, benches, landscaping, public art, and pedestrian amenities.
- 177. Streetscape – Downtown Maintenance & Improvements:** This project will continue to provide improvements to the City's Central Business District. The improvements include maintenance/repairs to sidewalk bricks on the Parkade.
- 178. Storm Water: Erosion Repair Project:** This project will repair drainage areas on public property or in drainage easements. The project will stabilize the drainage area and prevent future erosion.
- 179. Signalized Intersection Upgrade:** Select intersections will be in need of complete replacement due to deteriorating bases and signal structures. Including wiring, conduit, detector loops, signal heads and controllers. This also incorporates the upgrading of controller electronics and replacement of failing Light Emitting Diodes (LED's).

- 180. Siren Replacement:** Siren upgrades will be required to take place in the coming years. The siren at Black Hawk Lane will need to be relocated as part of the 58/Viking project scheduled for FY19/20. Additional sites will need to be evaluated and added as the city expands south and westward.
- 181. Bulk Fluids Room Expansion:** With newer modern technology of equipment the requirements for lubricants and coolants has become very specific. Due to the need to stock additional items the bulk fluid storage room has become cluttered and is no longer sizeable to properly store the fluids.
- 182. Electric Shore Station for Patrol Vehicles:** This project is to add shore power charging at the Public Safety Building for patrol vehicles. Currently, vehicles are required to run the gas engine in order to keep the electronic devices from draining the vehicle battery.
- 183. P511 Replacement Aerial Truck:** The current operational life of fire apparatus is on a 30 year replacement schedule. The platform aerial truck will reach that age in FY28. This project will replace the unit with a modern more compact chassis that will retain the same capabilities as the current unit.
- 184. Vehicle Locators:** This project is intended to add additional vehicle locators to the city fleet. Some of the vehicles are equipped with telematics hardware, which has the capability to track location, speed and vehicle analytics.
- 185. Building Maintenance:** This is an expense once every five years to include block repair, waterproofing and tuck-pointing as needed on the block buildings maintained by the Water Reclamation Division.
- 186. Hudson Road Sanitary Line Replacement:** This project involves lining decaying concrete lines along Hudson Road.
- 187. Lift Station Pump Rebuild or Replacement:** With twelve lift stations and thirty pumps throughout the collections system in the City, pumps are rebuilt or replaced on a regular basis.
- 188. Nutrient Reduction Improvements:** The treatment facility will be updated to a new treatment process that allows for the removal of Nitrogen and Phosphorus to meet new USEPA and IDNR regulations added to Cedar Falls NPDES permit.
- 189. Oak Park Sewer Replacement Project:** This line runs through private property along property bordering 929 & 941 Oak Park Blvd. with an elevated portion through a wooded ravine.
- 190. Cross Connection Removal Reimbursement:** This is related to ongoing projects to remove clean water entering the City's sanitary sewer system through legal and

illicit connections. These connections can add millions of gallons of water a day in wet weather to the City's sanitary sewer system. This program will help reduce any future violations by the EPA & IDNR.

191. **Polymer Pumps:** The polymer system for the biosolids processing equipment are very difficult to get parts for. This is a very complex system and should be replaced as a complete unit.
192. **Sanitary Sewer Infiltration & Inflow Reduction Project:** This project is aimed at reducing extraneous flows to the Water Reclamation Facility during wet weather, in response to pressure from EPA & DNR. It could encompass a program to grout lateral service lines and/or involve property owners in disconnecting footing drain connections and illegal sump pump connections to the sanitary sewer.
193. **Sanitary Sewer Spot Repairs/Emergency:** Some streets that are to be reconstructed or overlaid have damaged spots in the sanitary sewer and are repaired prior to the street's improvement in an effort to keep the street's surface integrity from being affected by sewer repairs.
194. **Sartori Trust Farm Improvements:** This farm is used extensively for our biosolids land application program and generates revenue for the Health Trust Fund. Improvements are needed periodically either to satisfy USDA requirements, or to solve problems the tenant or city may be having, or enhance productivity of the soil.
195. **Sewer Collection System Expansion Study:** In order to prepare for future growth, planning of infrastructure needs to be completed with information and understanding of the condition and size of the current system and how best to proceed with extending this.
196. **Sipline Existing Sanitary Sewers:** An ongoing process of repair and refurbishing existing sewer lines. A very cost effective method of increasing the strength of a line while decreasing the infiltration. A decrease in infiltration is very beneficial to the WWTP.
197. **UV Disinfection Bulb Replacement:** The bulbs used in the disinfection process have a lifespan of 1200 hours. They will need to be replaced to maintain permit requirements.
198. **AED:** AED Units are used in medical emergencies involving cardiac arrest. These units typically have a 10 year life span, although from time to time may need to be replaced sooner due to upgrades or other requirements.
199. **Bunker Gear, Replacement of PASS Devices and Volunteer Equipment:** Personal protective equipment (PPE), including fire gear need to be replaced as they wear and breakdown. The life span of the fire gear is up to 10 years. The bunker gear is replaced as it wears or is damaged.

- 200. Fire Hose:** A replacement program for fire hose has been developed. The Fire Division is still using fire hose dated into the 80's. A comprehensive replacement program will help insure safety of fire personnel and our operation efficiency. About one dozen lengths fail testing each year. This also includes funds for updating nozzles and other connections. The maintenance of fire hose is already included in the normal General Fund Operating Budget. However, replacement is not in the General Fund Operating Budget.
- 201. Hazardous Materials Upgrade:** In order to continue the ability to provide Hazardous Materials Response for the City for all incidents below level "A". A portion of these funds may be used to modify the Haz/Mat trailer to serve as a special operations trailer.
- 202. Replacement of Thermal Imaging Units:** Thermal Imaging cameras are used by firefighters in order to assist in "seeing" through smoke and into walls. The cameras are a very valuable firefighting and rescue tool. The thermal imaging cameras are used on every incident that deals with smoke, heat and/or fire.
- 203. SCBA Replacement:** The City purchased the current Self Contained Breathing Apparatus which includes the backpack, air tanks and face masks in 2009 placing the age of these units at 11 years. The life expectancy of these units is 15 years. Each firefighter is issued a mask that is specific to them. Back packs and tanks are shared. Newer units are not compatible with the older units we currently own.
- 204. Technical Rescue Equipment and SCBA:** With the ever expanding role the fire department will facilitate in the future, the replacement and additional Technical Rescue Equipment used in Confined Space, Trench Rescue and Structural Collapse is needed.
- 205. Ballistic Vest Replacement:** Scheduled replacement of bullet resistant vests. There will be no effect on the General Fund Operating Budget, since these vests are being purchased with grant and forfeiture funds.
- 206. Equipment Reserve:** For the purchase of various public safety equipment.
- 207. Forensic Cellphone & Tablet Equipment:** The Public Safety Department currently owns a Cellbrite Forensic Kit that is used to examine cellphones and tablets as needed for criminal investigation. The unit is used weekly to examine phones.
- 208. In Car Camera/Body Camera's:** The Police Division has in-car camera systems in each of the 11 patrol vehicles. The camera systems record an audio and video account of all police activity. The in-car camera system is a requirement for all patrol vehicles in any modern law enforcement agency. The car cameras and body cameras link together providing side by side synched viewing.

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- 209. Lab and Investigative Equipment:** The Police Division processes many crime scenes each year. This requires a wide variety of equipment, including static print lifter, camera equipment, fumer, laser fingerprint light and other equipment. Equipment is replaced as needed or added if a need arises. Technology frequently changes and new tools are created that can be of aid during investigations.
- 210. Radar:** The Public Safety Department has one radar installed in each patrol vehicle for speed violation detection. The radar units have a life span of less than 10 years. Each unit cost is approximately \$3,000. The Department intends to replace each of the 12 radar units over a 3 year period.
- 211. Firearms, TASERS, Less-Lethal systems:** The Police Division has an inventory of handguns, rifles, shotguns and Tasers that need to be replaced on a 5-10 year basis. The weapons are a necessary piece of equipment for the safety of the public and the police officers. The replacement of the weapons are based upon their useful life and maintenance concerns.

Long-Term Debt

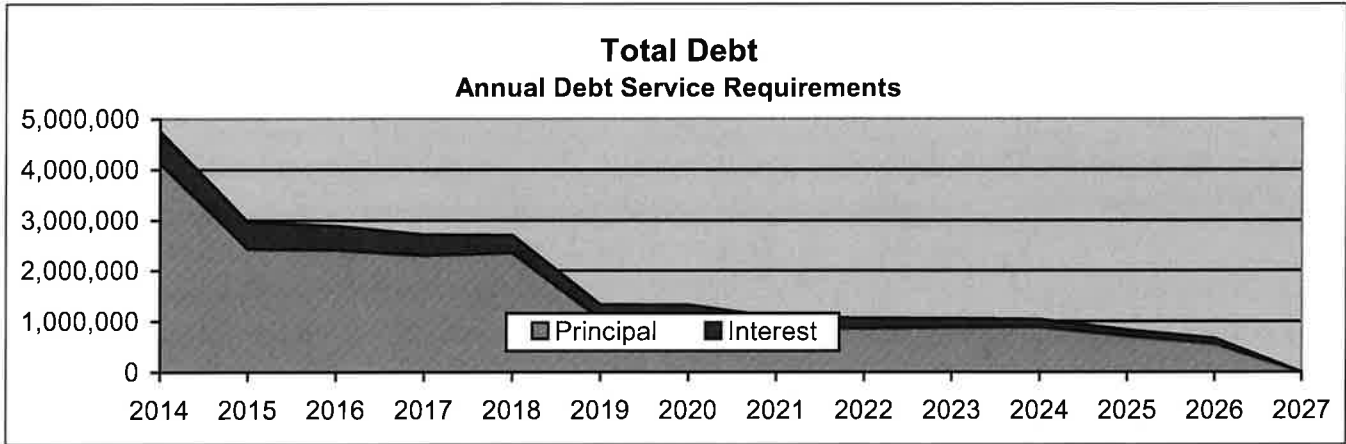
The Debt Service Fund is a legally required fund. The fund administers the payments for all of the City’s general obligation debt, including payments on Tax Increment Financing bonds. Revenue bonds are administered in the enterprise fund that is securing the debt. Currently the Sewer fund and the Storm Water fund are the enterprise funds with debt outstanding.

The debt service property tax levy finances the bond and interest payments that are not being secured from other revenue sources. The levy rate for debt service for FY24 is \$0.64 compared to \$0.47 for FY23.

The total debt service requirements for debt currently held by the city are as follows:

Year Ending	General Obligation Notes/Bonds	Total Interest	Total
2024	2,110,000	436,800	2,546,800
2025	2,175,000	368,650	2,543,650
2026	2,250,000	298,000	2,548,000
2027	2,020,000	231,250	2,251,250
2028	2,075,000	168,200	2,243,200
2029	700,000	103,300	803,300
2030	730,000	80,000	810,000
2031	340,000	55,650	395,650
2032	355,000	45,450	400,450
2033	370,000	34,800	404,800
2034	385,000	23,700	408,700
2035	405,000	12,150	417,150
	<u>\$ 13,915,000</u>	<u>\$ 1,857,950</u>	<u>\$ 15,772,950</u>

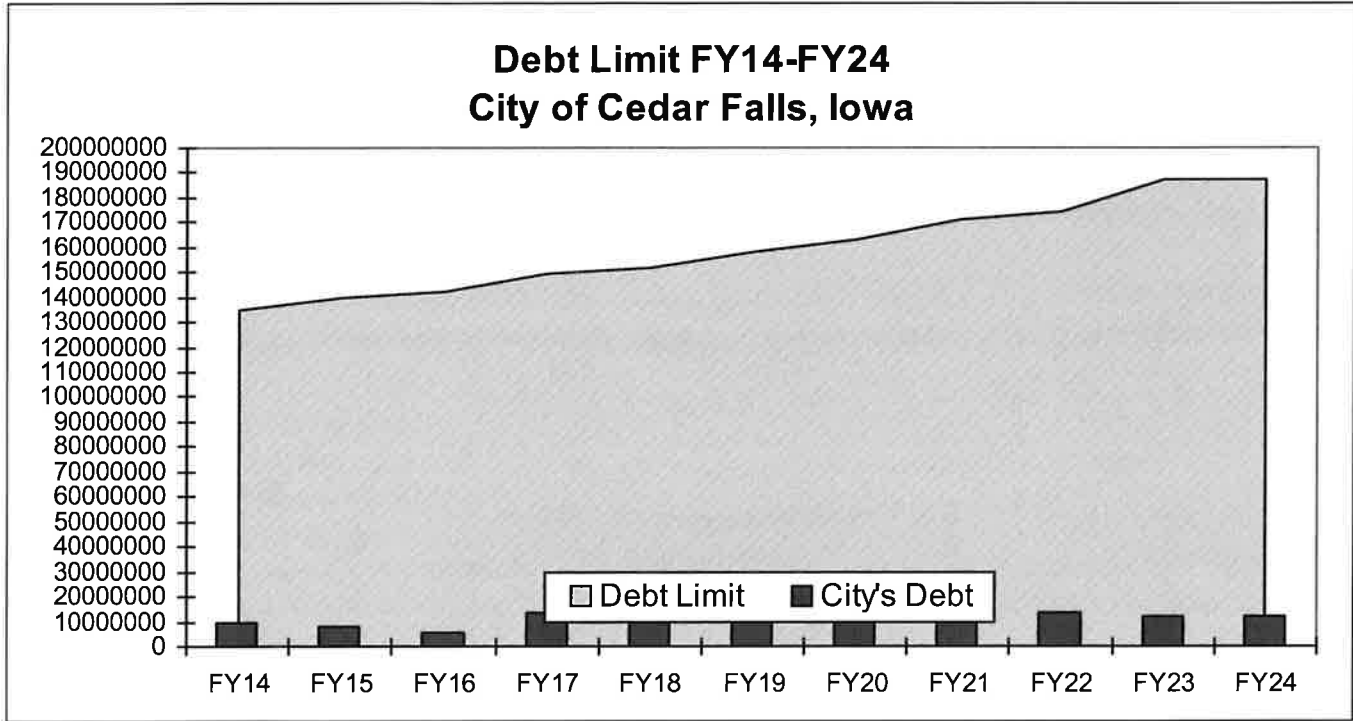
Table does not include the debt service to finance the sewer & water treatment facility upgrades through the State Revolving Fund and internal financing. The table also does not include the debt service on bonds expected to be sold in calendar year 2024.



The City of Cedar Falls was upgraded to a Aaa rating from Moody’s Investor Services in June 2020 for all general obligation issuances. This was a major achievement by the City. The upgrade was a result of strong financial management evidenced by a long history of strong cash reserves and liquidity, modest debt burden, and low fixed costs. This Aaa rating was maintained when the City sold the 2022 General Obligation Notes.

In 2022, the City issued \$3,860,000 in General Obligation Capital Loan Notes. These proceeds will be used for various citywide projects, including Slope Repairs, Cedar Heights Drive Reconstruction, River Improvements, Greenhill Road & S. Main, Intersection improvements, Main Street Reconstruction, and City’s new financial system.

During calendar year 2024, the City may sell approximately \$3,151,000 in General Obligation Bonds. These proceeds will be used for various citywide projects, including Aldrich Elementary School Connections, in Car and Body Cameras for Public Safety, and the City’s new financial system.



Year	Debt Limit	City's Debt
FY14	134,876,517	9,640,000
FY15	139,586,122	7,770,000
FY16	142,421,126	5,920,000
FY17	149,224,259	13,270,000
FY18	151,911,983	9,740,000
FY19	158,343,489	14,085,000
FY20	163,389,318	11,670,000
FY21	170,858,420	13,595,000
FY22	174,549,627	13,595,000
FY23	186,759,662	11,850,000
FY24	190,452,601	13,915,000 *

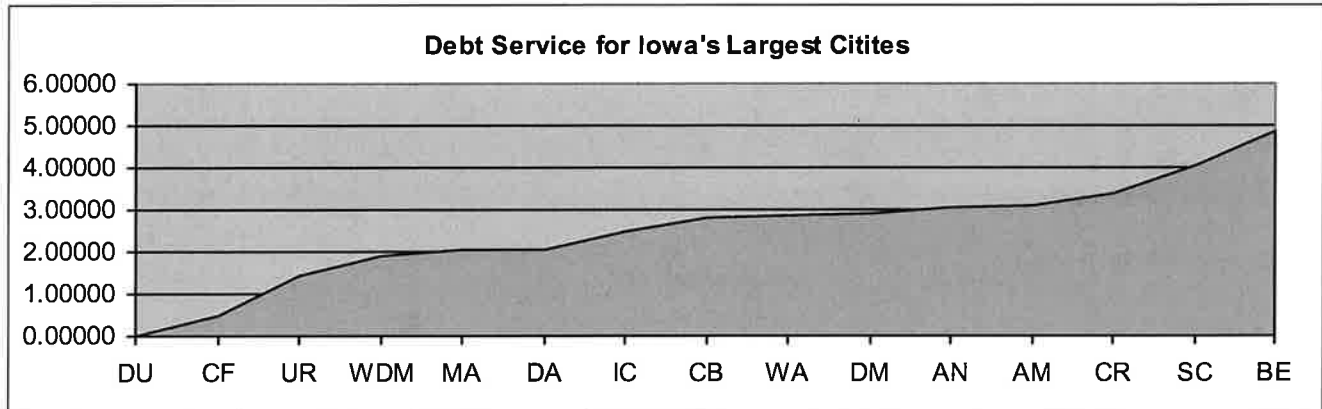
* estimate

Debt Service Levy

The City of Cedar Falls' debt levy is very low compared to similar sized cities in Iowa. This is caused by two reasons:

1. The City of Cedar Falls tries to maintain its outstanding debt relatively stable by only issuing replacement debt.
2. The City may pay some of its debt service out of the \$8.10 levy, while maximizing the trust and agency levy.

By maintaining the debt service rate at low levels, taxpayers avoid fluctuations year to year from debt service. The City utilizes its Capital Improvements Program to project how projects will affect the debt service levy over the next 3-5 years.



City	FY23 Debt Service	2020 Population
Dubuque	0.02175	59,667
Cedar Falls	0.46789	40,713
Urbandale	1.44000	45,580
W. Des Moines	1.91000	68,723
Marion	2.03784	41,535
Davenport	2.05000	101,724
Iowa City	2.47846	74,828
Council Bluffs	2.82000	62,799
Waterloo	2.87924	67,314
Des Moines	2.91058	214,133
Ankeny	3.05000	67,877
Ames	3.07409	66,427
Cedar Rapids	3.40225	137,710
Sioux City	4.03220	85,797
Bettendorf	4.85000	39,102
Average:	2.43819	

Cedar Falls' debt service levy is approximately \$1.97 below the average of the State's fifteen largest cities.

Debt Limitation

The debt limit for Iowa cities is 5% of the actual value of taxable property within the City. Debt subject to the debt limit includes general obligation debt, bond anticipation notes, and revenue bonds issued pursuant to Iowa Code Chapter 403 (tax increment). Revenue and special assessment bonds, except for bonds issued pursuant to Iowa Code Chapter 403, are not subject to the City’s debt limit. The City’s debt limit for the fiscal year 2024 is based upon actual property valuation at January 1, 2022.

The Constitution of the State of Iowa, Article XI, Section 3, provides as follows:

“Indebtedness of political or municipal corporations. No county, or other political or municipal corporation shall be allowed to become indebted in any manner, or for any purpose, to an amount, in the aggregate, exceeding five per centum on the value of taxable property within such county or corporation to be ascertained by the last State or County tax lists, previous to the incurring of such indebtedness.”

The outstanding obligation debt of the City does not exceed its legal debt margin computed as follows:

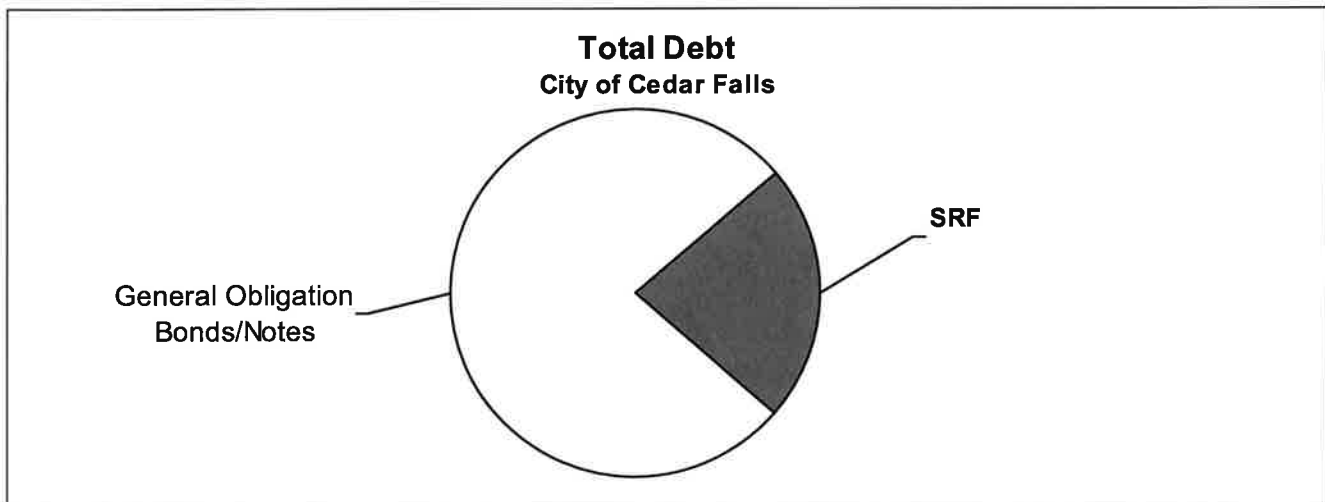
Estimated actual valuation of taxable property within the City - Jan 1, 2022	\$ 3,809,052,018
Debt limit - 5% of total actual valuation	\$ 190,452,601
Debt applicable to debt limit:	
General Obligation Bonds/Notes	13,915,000
General Obligation Bonds/Notes - CFU Communication Bonds	0
Legal Debt Margin	<u>\$ 176,537,601</u>
Total net debt applicable to the limit as a percentage of debt limit	7.31%

**Debt History
Legal Debt Margin**

	2019	2020	2021	2022	2023
Debt Limit	\$ 158,343,489	\$ 163,389,318	\$ 170,858,420	\$ 174,549,627	\$ 186,759,662
Total net debt applicable to limit	<u>14,085,000</u>	<u>11,670,000</u>	<u>13,595,000</u>	<u>11,850,000</u>	<u>11,850,000</u>
Legal debt margin	<u>\$ 144,258,489</u>	<u>\$ 151,719,318</u>	<u>\$ 157,263,420</u>	<u>\$ 162,699,627</u>	<u>\$ 174,909,662</u>
Total net debt applicable to the limit as a percentage of Debt Limit	8.90%	7.14%	7.96%	6.79%	6.35%

**Principal Annual Maturities
As of January 1, 2024**

Year	SRF Revenue	General Obligation Notes/Bonds
2024	350,000	2,110,000
2025	361,000	2,175,000
2026	373,000	2,250,000
2027	385,000	2,020,000
2028	397,000	2,075,000
2029-2035	2,187,000	3,285,000
Total	4,053,000	13,915,000



Annual Service Requirements

The annual debt service requirements to service the outstanding indebtedness of the City's are as follows:

Year	Sewer Bonds	General Obligation Notes/Bonds
2024	431,060	2,546,800
2025	435,060	2,543,650
2026	439,840	2,548,000
2027	444,380	2,251,250
2028	448,680	2,243,200
2029-2035	2,321,020	3,640,050
Total	4,520,040	15,772,950

**City of Cedar Falls
Outstanding Bond Report
As of January 1, 2024**

Bonded Debt Description	Maturity Date	General Obligation Bonds/Notes	Utility Bonds	Revenue Bonds
Capital Loan Notes	06/01/30	2,625,000		
Capital Loan Notes	06/01/26	855,000		
Capital Loan Notes	06/01/35	3,860,000		
Capital Loan Notes - Sewer	06/01/28	3,215,000		
2012 Sewer Internal Financing*	06/01/35	8,110,000		
General Obligation Bonds	06/01/28	1,620,000		
GO Bonds - Sewer	06/01/28	1,220,000		
GO Bonds - Stormwater	06/01/28	520,000		
SRF	06/01/33			4,053,000
Total		\$22,025,000	\$0	\$4,053,000

*This represents the amounts the health trust fund and capital project fund have loaned to the sewer fund.

City of Cedar Falls

Debt Service for FY24

Bonds Due 06/30/24	Principal	Interest	Total
2020 Capital Loan Notes	350,000	52,500	402,500
Sewer SRF Loan	350,000	81,060	431,060
2016 GO Bonds	280,000	17,100	297,100
2018 GO Bonds	295,000	70,850	365,850
2024 Capital Loan Notes	250,000	155,900	405,900
2018 Sewer Bonds	225,000	53,400	278,400
2018 Stormwater Bonds	95,000	22,750	117,750
2016 Sewer Bonds	615,000	64,300	679,300
	\$ 2,460,000	\$ 517,860	\$ 2,977,860

If bonds are sold after the FY24 budget certification date, debt service in FY24 on those bonds will be budgeted in FY25.

**Administrative
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments**

Administrative Section/Position	06/30/23 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Mayor's Office			
Mayor	1.00	1.00	1.00
Administrative Supervisor	0.10	0.10	0.10
Administration			
City Administrator	1.00	1.00	1.00
Administrative Supervisor	0.05	0.05	0.05
Economic Development Coordinator	1.00	1.00	1.00
Communications Specialist	1.00	1.00	1.00
Interns (Part-Time)	0.00	0.10	0.10
Full-Time	4.15	4.15	4.15
Part-Time	0.00	0.10	0.10
Total Administrative	4.15	4.25	4.25

Employ24

Department of Finance & Business Operations
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments

Finance & Business Operations Section/Position	06/30/22 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Administration			
Director of Finance & Business Operations	1.00	1.00	1.00
Financial Technician (Part-Time)	0.73	0.73	0.73
Financial Services			
Controller/City Treasurer	0.98	1.00	1.00
Accountant I	0.95	0.65	0.65
Administrative Assistant	0.40	0.00	0.10
Payroll/HR Technician	1.00	0.95	0.90
Financial Clerk	0.40	0.40	0.65
Financial Clerk (Part-Time)	0.98	0.98	0.99
Human Resources			
HR Manager	1.00	1.00	1.00
Personnel Specialist	2.00	0.00	0.00
HR Specialist	0.00	2.00	2.00
HR Specialist (Part-Time)	0.00	0.73	0.73
DEI Specialist	0.00	1.00	1.00
Payroll/HR Technician	0.00	0.05	0.10
Accountant	0.00	0.30	0.30
Administrative Assistant	0.00	0.35	0.25
Legal Services			
City Attorney	1.00	1.00	1.00
Administrative Supervisor	0.02	0.02	0.02
Administrative Assistant	0.10	0.10	0.10
Administrative Assistant (Part-Time)	0.00	0.00	0.07
Property Acquisition Specialist	0.00	0.00	1.00
Public Records			
City Clerk	0.90	0.90	0.90
Administrative Supervisor	0.98	0.83	0.83
Administrative Assistant	1.55	1.15	1.15
Administrative Assistant (Part-Time)	0.41	0.41	1.03
Admin/Parking Supervisor	0.00	0.00	0.00
Library Services			
Library Director	1.00	1.00	1.00
Senior Librarian	2.00	2.00	2.00
Library Administrative Assistant	1.00	1.00	1.00

Employ24

**Department of Finance & Business Operations
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments**

Finance & Business Operations Section/Position	06/30/22 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Library Assistants	7.00	7.00	8.00
Librarian (Part-time)	2.18	1.46	0.73
Education Coordinator (Part-Time)	0.20	0.20	0.20
Librarian	0.00	1.00	1.00
Technology Librarian	1.00	1.00	0.00
Library Assistant (Part-Time)	6.38	6.38	7.10
Library Interns (Part-Time)	1.45	1.23	1.73
Library Pages (Part-Time)	2.48	2.48	2.48
Information Systems Tech I	0.00	0.00	0.33
Community Services			
Facility Assistant (Part-Time)	0.73	0.44	0.81
Library Assistant (Part-Time)	0.67	0.67	0.67
Cable TV			
Cable & Television Supervisor	1.00	1.00	1.00
Video Production Supervisor	1.00	1.00	1.00
Video Production Specialist	1.00	1.00	1.00
Administrative Assistant (Part-Time)	0.28	0.28	0.28
Production Assistant I (Part-Time)	0.50	0.00	0.00
Production Assistant II (Part-Time)	0.00	0.50	0.50
Information Systems			
Information Systems Manager	1.00	1.00	1.00
Network/Support Specialist	1.00	1.00	1.00
Information Systems Technician II	1.00	1.00	1.00
Graphic Designer (Part-Time)	0.73	0.73	0.73
GIS Analyst	1.00	1.00	1.00
Information Systems Technician I	1.00	1.00	1.67
Intern (Part-Time)	0.10	0.10	0.10
Parking			
City Clerk	0.10	0.10	0.10
Administrative Supervisor	0.85	0.70	0.70
Parking Meter Attendant (Part-Time)	2.90	2.90	2.90
Administrative Assistant	0.60	0.50	0.50
Administrative Assistant (Part-Time)	0.00	0.00	0.04
Total Full-Time	33.83	35.00	37.25
Total Part-Time	20.72	20.22	21.82
Total Finance & Business Operations	54.55	55.22	59.07

Employ24

**Department of Community Development
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments**

Community Development Section/Position	06/30/22 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Administration			
Director of Community Development	1.00	1.00	1.00
Administrative Assistant	0.05	0.05	0.05
Inspection Services			
Inspection Services Manager	1.00	1.00	1.00
Inspectors	5.00	5.00	5.00
Inspector (Part-Time)	0.73	0.73	0.73
Code Enforcement	1.00	1.00	1.00
Administrative Supervisor	0.00	0.20	0.20
Administrative Assistant	1.55	1.55	1.55
Administrative Assistant (Part-Time)	0.52	0.52	0.52
Financial Clerk (Part-Time)	0.06	0.06	0.06
Code Enforcement (Part-Time)	0.00	0.00	0.73
Planning & Community Services			
Planning & Community Service Manager	0.95	0.95	0.95
Planner I	2.00	2.00	2.00
Planner II	0.00	0.00	0.00
Planner III	2.00	2.00	2.00
Administrative Assistant	0.60	0.65	0.65
Intern (Part-Time)	0.10	0.10	0.10
Cultural Services			
Cultural Program Supervisor	1.00	1.00	1.00
Education Coordinator (Part-Time)	0.73	0.73	0.73
Senior Services Coordinator (Part-Time)	0.73	0.73	0.73
Hearst Lab Tech (Part-Time)	0.73	0.73	0.73
Hearst Coordinator (Part-Time)	0.73	0.73	0.73
Hearst Assistant (Part-Time)	0.50	0.50	0.98
Temporary (Part-Time)	0.75	0.75	0.75
Office Assistant (Part-Time)	1.45	1.45	1.45
Program Coordinator (Part-Time)	0.73	0.73	0.73
Recreation Services			

Employ24

**Department of Community Development
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments**

Community Development Section/Position	06/30/22 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Rec & Community Program Manager	1.00	1.00	1.00
Admin. Supervisor	0.00	0.00	1.00
Rec Program Supervisor	1.00	1.00	1.00
Sports Program Supervisor	1.00	1.00	1.00
Recreation Program Coordinator (Part-Time)	0.73	0.73	0.73
Admin Assistant - Lead	1.00	1.00	0.00
Fitness Coordinator	0.00	0.00	1.00
Fitness Coordinator (Part-Time)	0.73	0.73	0.00
Office Assistant (Part-Time)	0.00	2.18	2.18
Seasonal/Temporary (Part-Time)	29.50	27.32	27.32
Housing Vouchers			
Planning & Community Service Manager	0.02	0.02	0.02
Community Services Coordinator	1.00	1.00	1.00
Housing Program Specialist (Part-Time)	1.41	1.41	1.41
Accountant	0.02	0.02	0.02
Financial Clerk (Part-Time)	0.04	0.04	0.04
Intern (Part-Time)	0.10	0.10	0.10
Block Grant			
Planning & Community Service Manager	0.03	0.03	0.03
Housing Program Specialist (Part-Time)	0.04	0.04	0.04
Controller/City Treasurer	0.02	0.00	0.00
Accountant	0.03	0.03	0.03
Financial Clerk (Part-Time)	0.03	0.03	0.03
Visitors & Tourism Services			
V&T/Cultural Program Manager	1.00	1.00	1.00
V&T Sales/Mrktg. Coordinator	1.00	1.00	1.00
Summer Intern (Part-Time)	0.10	0.10	0.10
Content Coordinator (Part-Time)	0.00	0.00	0.73
V&T Coordinator (Part-Time)	0.73	0.73	0.73
Office Assistant (Part-Time)	2.08	2.08	1.35
Total Full-Time	23.27	23.50	24.50

Employ24

**Department of Community Development
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments**

Community Development Section/Position	06/30/22 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Total Part-Time	43.25	43.25	43.73
Total Community Development	66.52	66.75	68.23

Employ24

**Public Works
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments**

Public Works Section/Position	06/30/22 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Engineering Services			
Director of Public Works	0.33	0.33	0.33
City Engineer	1.00	1.00	1.00
Civil Engineer II	1.90	1.90	1.90
Civil Engineer I	1.00	1.00	0.00
Principal Engineer	0.90	0.90	1.90
CAD Designer	1.00	1.00	1.00
Engineering Tech I	0.00	1.00	1.00
Surveyor	1.00	1.00	1.00
Engineering Technician II	6.00	5.00	5.00
Summer Temporary/Intern (Part-Time)	0.15	0.15	0.15
Administrative Assistant (Part-Time)	0.86	0.86	0.86
Financial Clerk (Part-Time)	0.21	0.21	0.21
Administrative Supervisor	0.00	0.10	0.10
Administrative Assistant	0.55	0.55	0.55
Cemetery			
PW/Parks Supervisor	1.00	1.00	1.00
Equipment Operator	1.00	1.00	1.00
Laborer (Part-Time)	0.73	0.73	0.73
Temporary (Part-Time)	2.00	2.00	2.00
Administrative Assistant	0.10	0.10	0.10
Maintenance Worker	1.00	1.00	1.00
Parks			
PW/Parks Supervisor	1.00	1.00	1.00
Arborist	2.00	2.00	2.00
Senior Groundskeeper	1.00	1.00	1.00
Equipment Operator	1.00	1.00	1.00
Horticulturalist	0.00	1.00	1.00
Laborer (Part-Time)	4.35	4.35	4.35
Seasonal (Part-Time)	7.63	7.63	7.63
Public Building			

Employ24

**Public Works
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments**

Public Works Section/Position	06/30/22 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Building Maintenance Supervisor	1.00	1.00	1.00
Maintenance Worker	0.50	0.50	0.50
Administration - Public Works			
Director of Public Works	0.67	0.67	0.67
O&M Manager	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00
Administrative Assistant (Part-Time)	0.73	0.73	0.73
O&M Refuse			
Parks/PW Supervisor	1.00	1.00	1.00
Maintenance Worker	6.00	6.00	7.00
Maintenance Worker (Part-Time)	7.20	7.23	6.50
Seasonal (Part-Time)	0.50	0.50	0.50
Storm Water			
Environmental Engineer	0.00	0.30	0.30
Principal Engineer	0.10	0.10	0.10
Civil Engineer II	0.10	0.10	0.10
Equipment Operator	2.00	2.00	2.00
Seasonal (Part-Time)	0.10	0.10	0.10
Storm Water Specialist	1.00	1.00	1.00
Sewer Rental			
Equipment Operator	1.00	1.00	0.00
Maintenance Worker	3.00	3.00	0.00
Environmental Engineer	0.00	0.70	0.00
Seasonal (Part-Time)	1.23	1.23	0.00
Water Reclamation			
Water Reclamation Manager	1.00	1.00	1.00
Waste Water Supervisor	1.00	1.00	1.00
Environmental Engineer	0.00	0.00	0.70
Waste Water Operator II	1.00	1.00	1.00

Employ24

**Public Works
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments**

Public Works Section/Position	06/30/22 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Waste Water Laboratory Tech	1.00	1.00	1.00
Equipment Operator	0.00	0.00	1.00
Equipment Mechanic	1.00	1.00	1.00
Waste Water Operator I	4.00	4.00	4.00
Maintenance Worker	2.00	2.00	5.00
Maintenance Worker (Part-Time)	0.73	0.73	0.73
Seasonal (Part-Time)	0.31	0.31	1.54
Street Construction			
PW/Parks Supervisor	2.00	2.00	2.00
Equipment Operator	4.00	5.00	5.00
Maintenance Worker	11.00	11.00	11.00
Maintenance Worker (Part-Time)	0.00	0.00	0.00
Seasonal (Part-Time)	2.92	2.92	2.92
Traffic Operations			
Traffic Operation & Maint. Supervisor	1.00	1.00	1.00
Maintenance Worker	1.50	1.50	1.50
Seasonal (Part-Time)	0.50	0.50	0.50
Signal Technician (Part-Time)	0.00	0.73	0.00
Signal Technician	0.00	0.00	1.00
Vehicle Maintenance			
Fleet Maintenance Supervisor	1.00	1.00	1.00
Equipment Mechanic	4.00	4.00	4.00
Assistant Equipment Mechanic	1.00	1.00	2.00
Assistant Equipment Mechanic (Part-Time)	0.73	0.73	0.00
Seasonal (Part-Time)	0.50	0.50	0.50
Total Full-Time	76.65	79.75	82.75
Total Part-Time	31.38	32.14	29.95
Total Public Works	108.03	111.89	112.70

Employ24

**Public Safety Services Department
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments**

Public Safety Services Section/Position	06/30/23 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Fire Department			
Director of PSS	0.50	0.50	0.50
Assistant PSS Director- Fire Chief	1.00	1.00	1.00
Batt. Chief	2.00	0.00	0.00
Police Captains - PSO	0.00	0.00	0.00
Fire Captains	3.00	3.00	3.00
Public Safety Supervisor-Captain	2.00	3.50	3.50
Public Safety Supervisor-Lieutenant	5.00	2.00	2.00
Police Lieutenant - PSO	0.00	0.00	0.00
Public Safety Officer	15.00	17.00	17.00
Firefighter	0.00	0.00	0.00
Firefighter (Part-Time)	0.00	0.00	0.00
Administrative Assistant	0.25	0.50	0.50
Financial Clerk	0.35	0.35	0.25
Police			
Director of PSS	0.50	0.50	0.50
Assistant PSS Director - Police Chief	1.00	1.00	1.00
Police Captain	0.00	0.00	0.00
Police Captain - PSO	3.00	0.00	0.00
Public Safety Supervisor - Captain	1.00	3.50	3.50
Public Safety Officer	31.00	30.00	32.00
Computer Operator	1.00	0.00	0.00
Lieutenants	1.00	0.00	0.00
Lieutenants - PSO	2.00	2.00	2.00
Public Safety Supervisor-Lieutenant	4.00	7.00	7.00
Police Officer	3.00	3.00	2.00
Crossing Guard (Part-Time)	1.88	1.88	1.88
Community Service Officer I (Part-Time)	4.68	5.13	5.35
Office Assistant (Part-Time)	1.45	1.45	1.45
Financial Clerk	0.25	0.25	0.10
Administrative Assistant	0.25	0.50	0.50
Total Full-Time	77.10	75.60	76.35
Total Part-Time	8.01	8.46	8.68
Total Public Safety Services Department	85.11	84.06	85.03

Employ24

**Summary of Departments
City of Cedar Falls
FY24 Budget Summary
Full-Time and Part-Time Positions
By Fiscal Year and Departments**

Summary Totals Department/Position	06/30/23 Budgeted	06/30/23 Budgeted	06/30/24 Budgeted
Administrative			
Full-Time	4.15	4.15	4.15
Part-Time	0.00	0.10	0.10
Finance & Business Operations			
Full-Time	33.83	35.00	37.25
Part-Time	20.72	20.22	21.82
Community Development			
Full-Time	23.27	23.50	24.50
Part-Time	43.25	43.25	43.73
Public Works			
Full-Time	76.65	79.75	82.75
Part-Time	31.38	32.14	29.95
Public Safety Services			
Full-Time	77.10	75.60	76.35
Part-Time	8.01	8.46	8.68
Total Full-Time	215.00	218.00	225.00
Total Part-Time	103.36	104.17	104.28
Total Employees in FTE	318.36	322.17	329.28

FBO- Changes in staffing due to adding a property acquisition specialist in legal and adding one full-time library assistant.

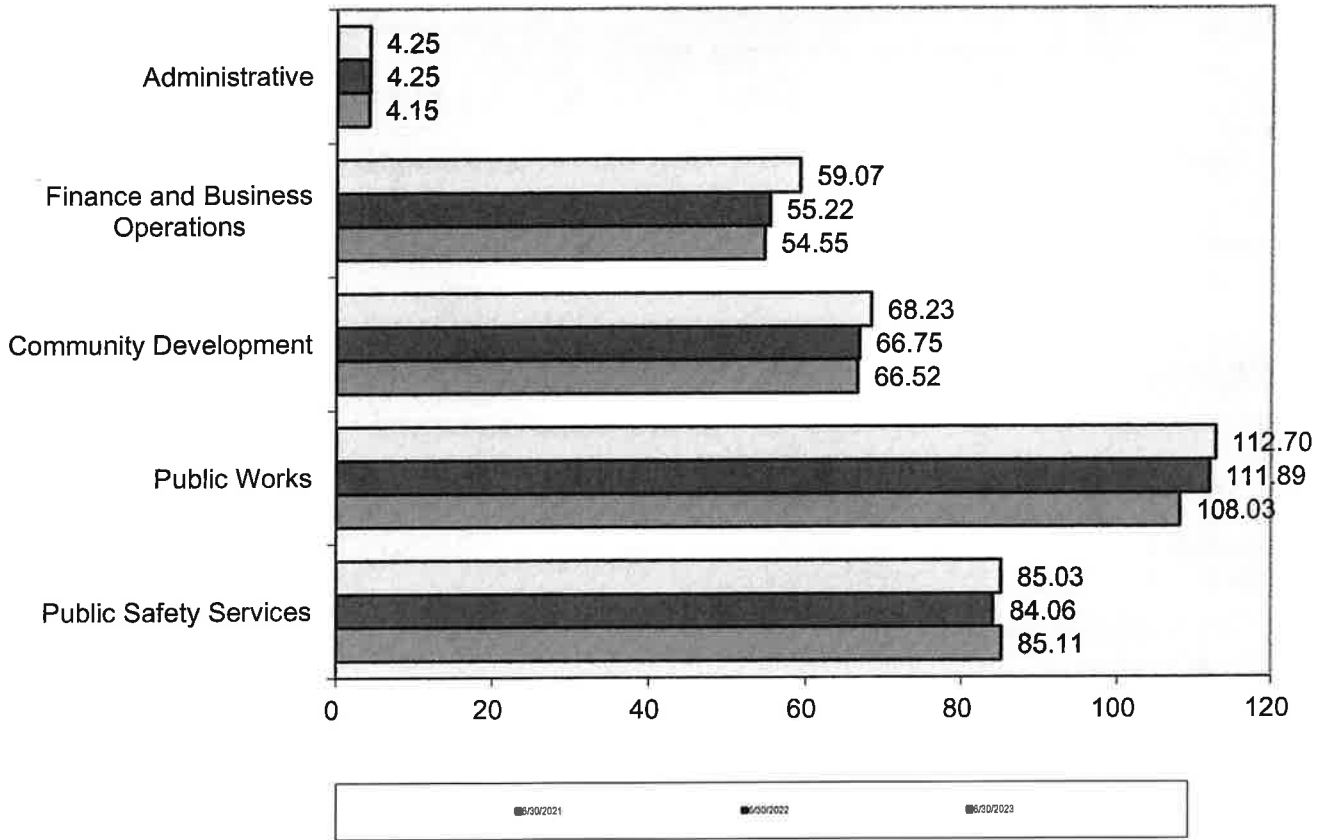
CD- Changes in staffing due to reclassifying a part-time position in rec to full-time and an additional part-time code enforcement officer in inspections.

PW- Increase in full-time due to reclassifying three part-time positions to full-time in refuse, street, and vehicle maintenance.

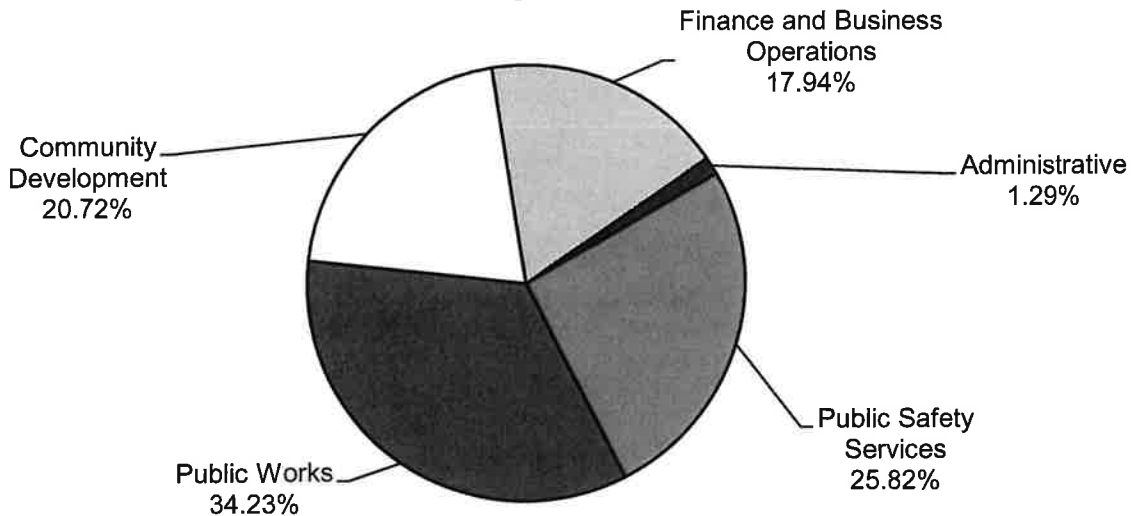
PSS- Increase in full-time due to one additional officer budgeted for the canine program.

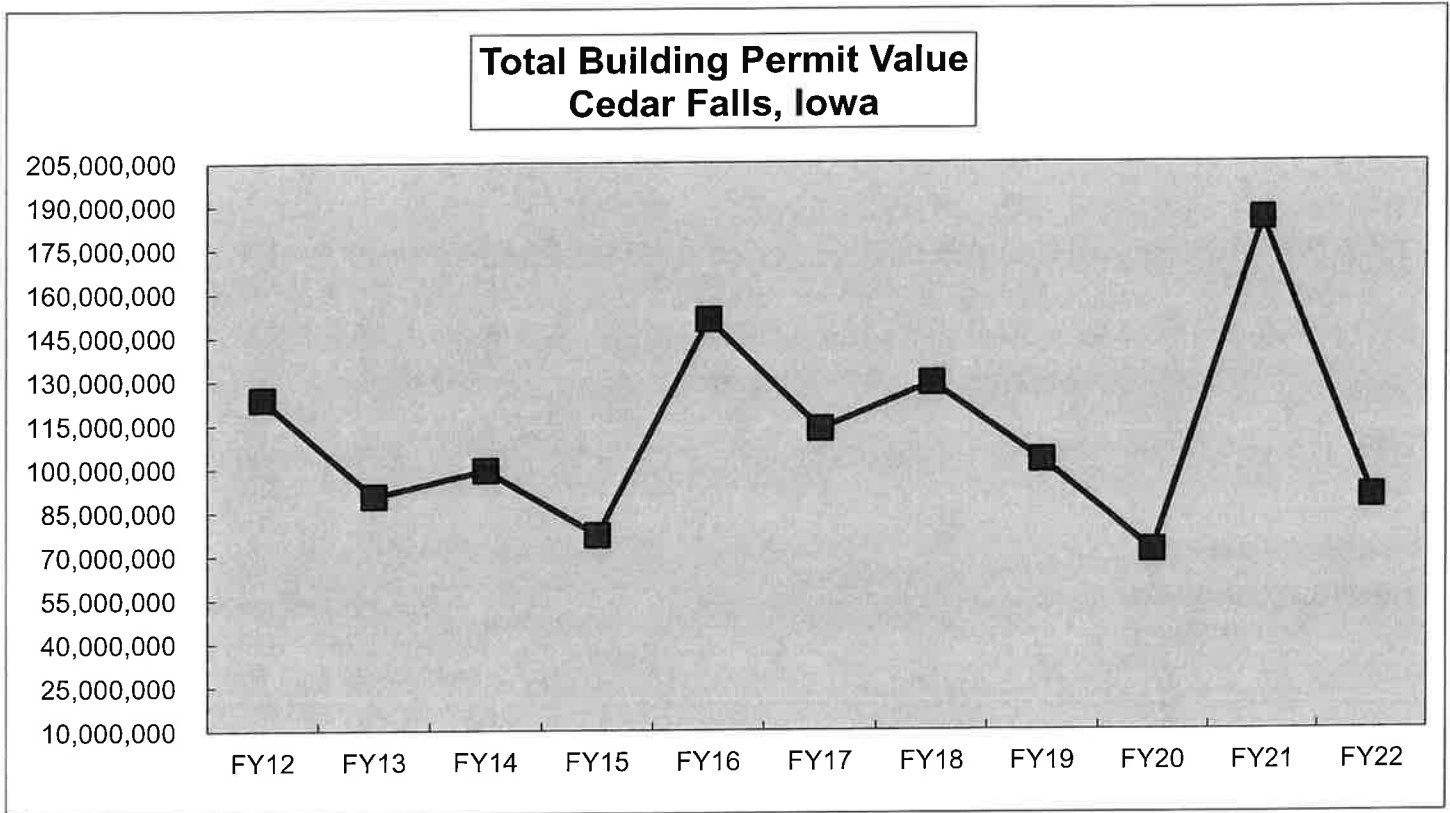
Employ24

**City of Cedar Falls
Total Employees in
Full-Time Equivalents**



Personnel Budgeted for FY24

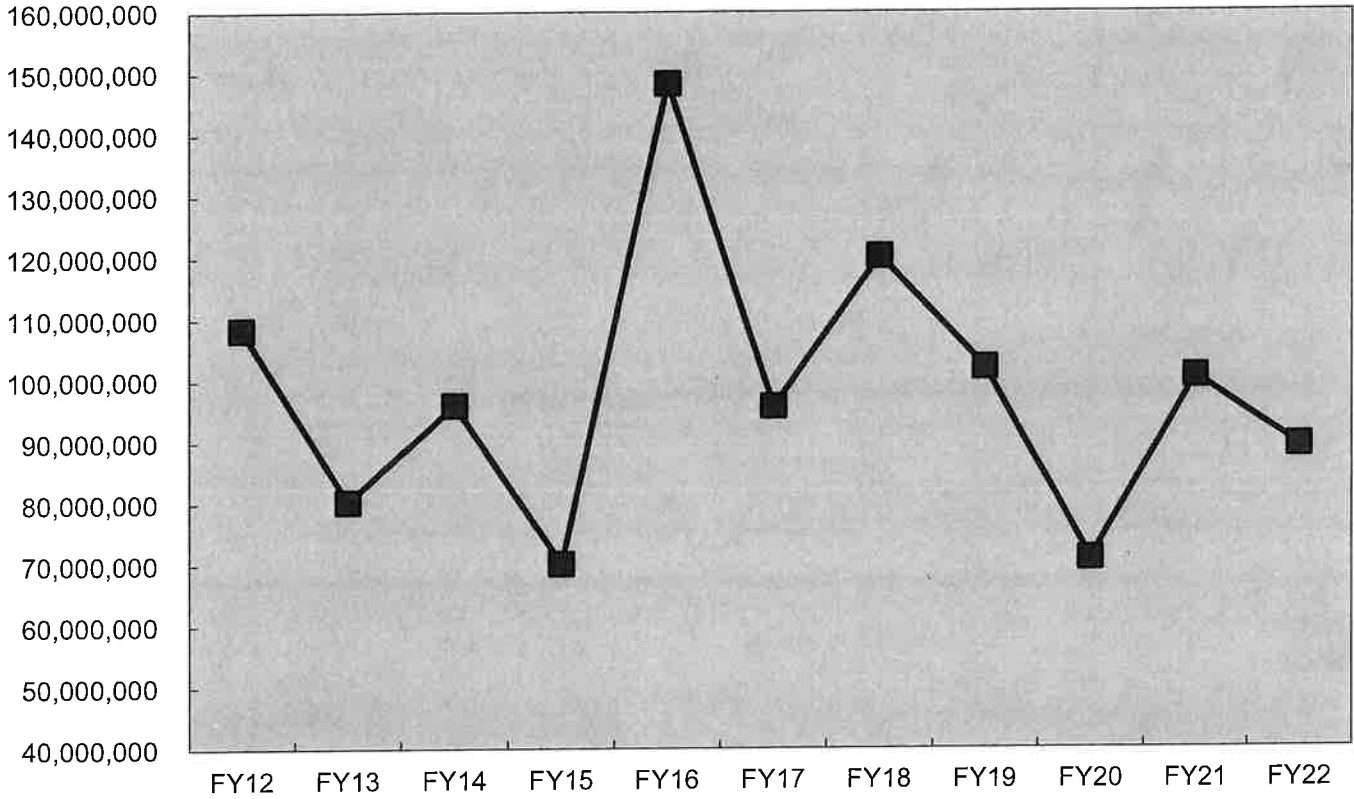




Following a steep decline in the mid-1980's, Cedar Falls construction activity has consistently grown. The chart includes institutional building activity which stabilized the City building activity in the 1990's with continued construction at UNI. FY21 was the highest year on record for building permits.

Year	Single Family Residential Permits	Residential Value	Commercial Value	Residential & Commercial Value	Total Permit Value
FY12	159	63,452,316	44,897,448	108,349,764	123,741,522
FY13	155	47,004,943	33,267,911	80,272,854	90,502,815
FY14	154	60,943,582	35,061,840	96,005,422	99,342,651
FY15	113	42,060,589	28,052,093	70,112,682	77,077,151
FY16	120	49,865,347	98,405,062	148,270,409	151,028,207
FY17	151	49,171,001	46,568,190	95,739,191	113,451,168
FY18	115	49,731,122	70,385,807	120,116,929	129,131,550
FY19	100	44,269,685	57,757,608	102,027,293	102,607,982
FY20	94	38,988,945	31,876,618	70,865,563	71,581,480
FY21	127	52,584,918	47,972,821	100,557,739	185,425,572
FY22	82	38,125,362	51,098,231	89,223,593	89,969,285

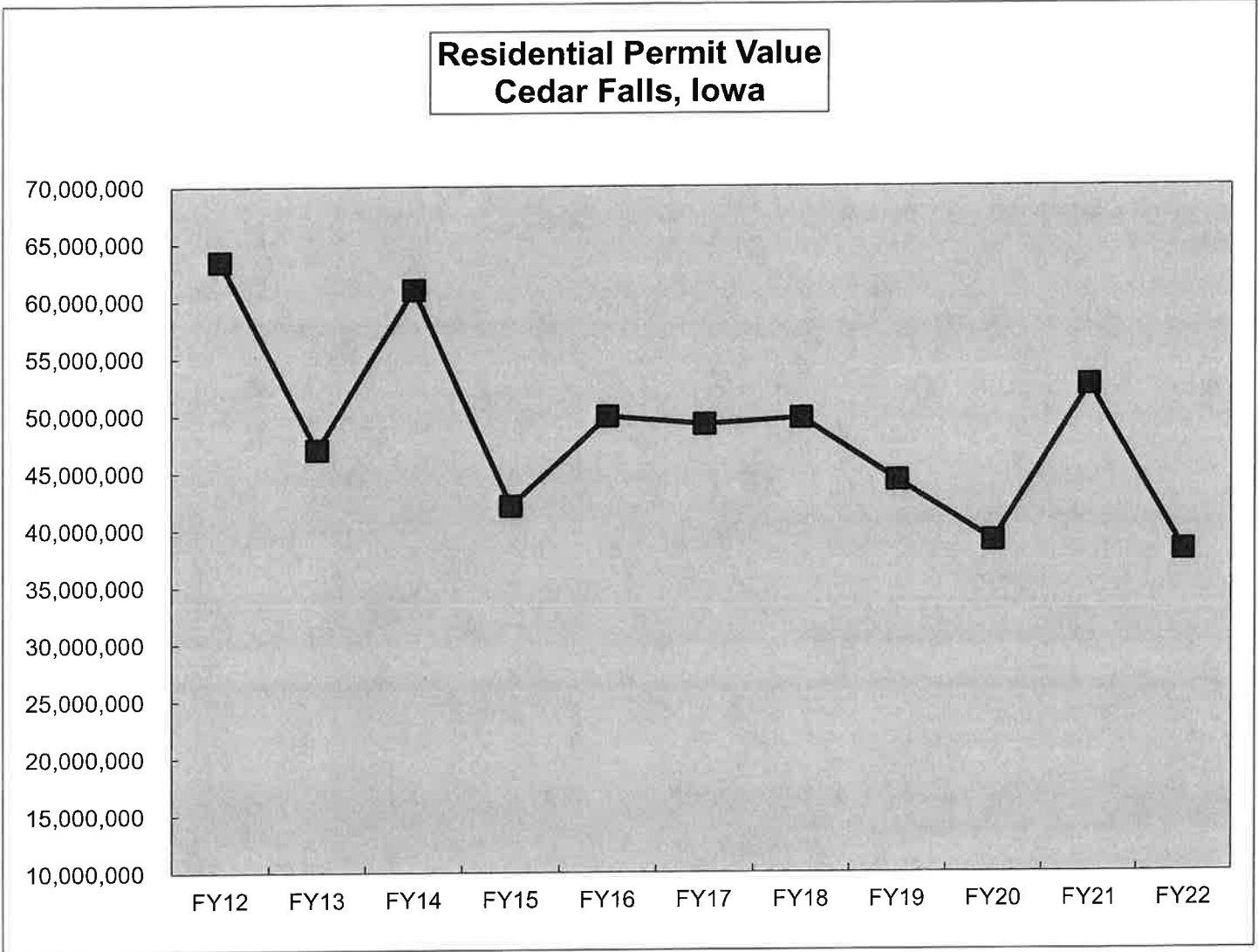
**Residential/Commercial Permit Value
Cedar Falls, Iowa**



Year	Residential & Commercial Value
FY12	108,349,764
FY13	80,272,854
FY14	96,005,422
FY15	70,112,682
FY16	148,270,409
FY17	95,739,191
FY18	120,116,929
FY19	102,027,293
FY20	70,865,563
FY21	100,557,739
FY22	89,223,593

Commercial/Residential construction activity in Cedar Falls over the last ten years has grown. This growth is created by a strong service based economy, the stability of UNI, a large number of available lots and an attractive school system.

FY16 increase was due to several high value building projects including Unity Point Clinic, Pinicle Specialty Care, Western Home and Martin Brothers addition.



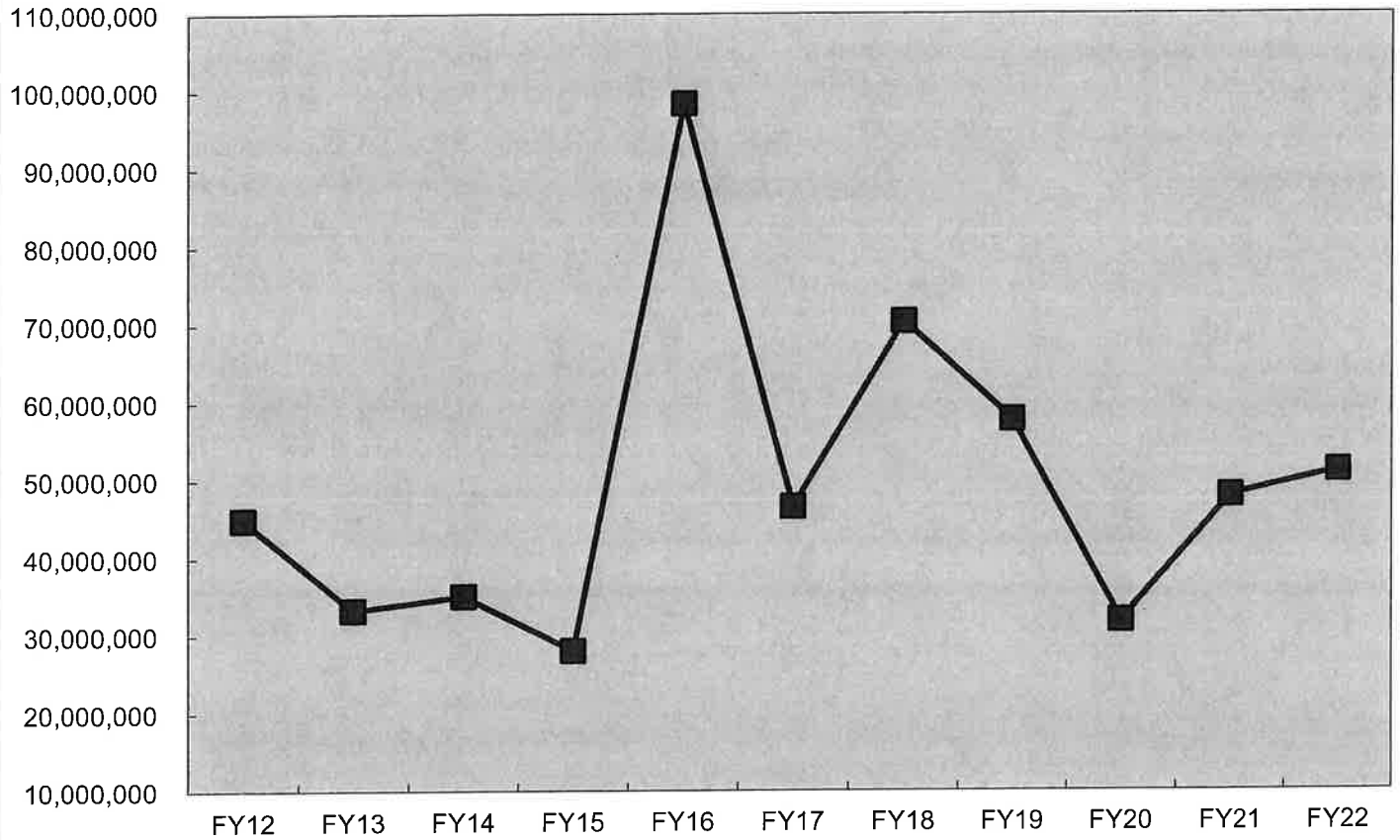
Year	Residential Value
FY12	63,452,316
FY13	47,004,943
FY14	60,943,582
FY15	42,060,589
FY16	49,865,347
FY17	49,171,001
FY18	49,731,122
FY19	44,269,685
FY20	38,988,945
FY21	52,584,918
FY22	38,125,362

Residential housing development has continued to rise in Cedar Falls due to the presence of key growth areas in the Metro area.

The existence of basic infrastructure, low tax rates and a quality school system should continue this growth in future years.

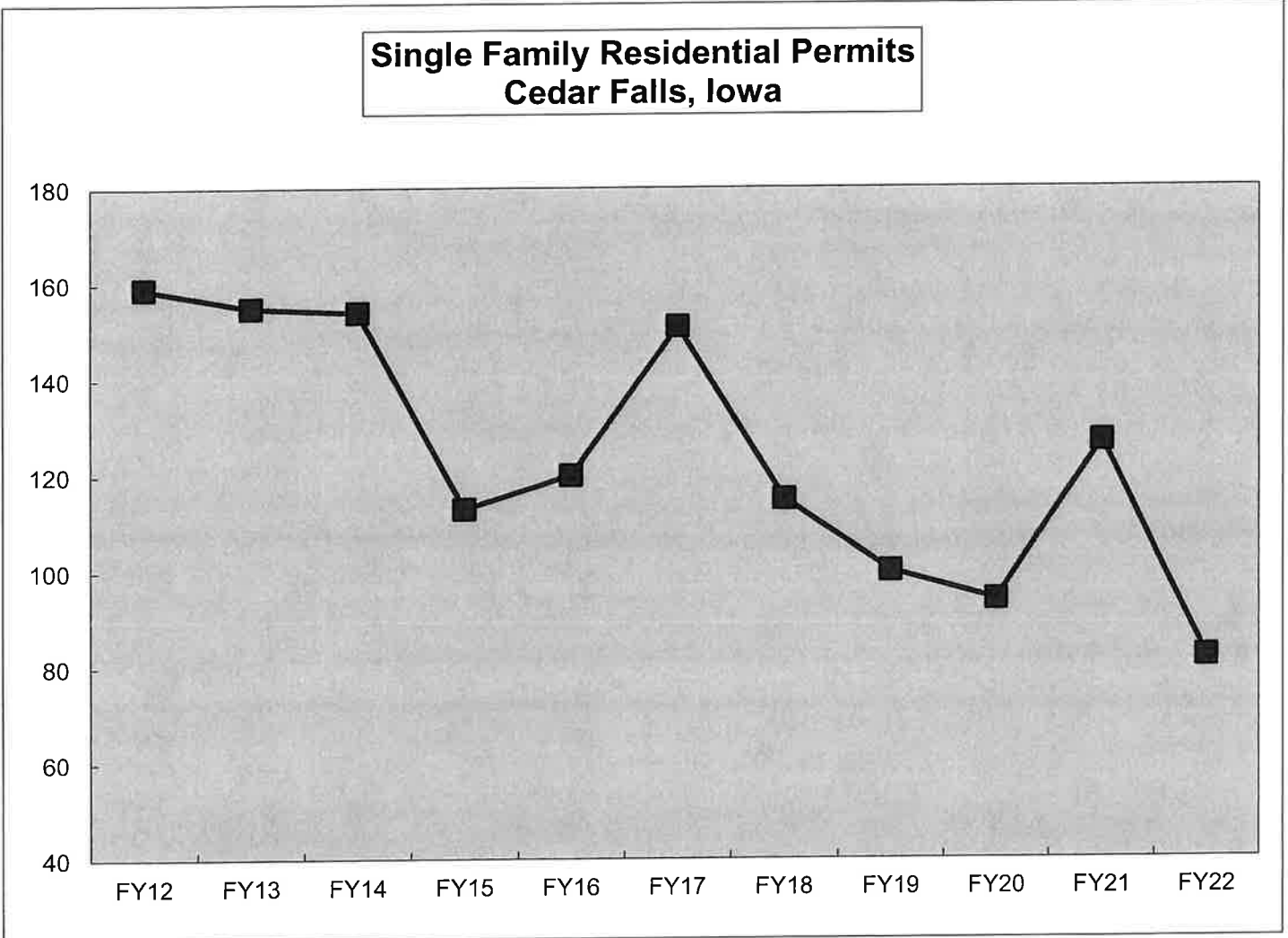
In future years maintaining a low tax rate will be critical to ensure that prospective homebuilders do not construct in the country or outlying small communities.

Commercial Permit Value Cedar Falls, Iowa



Year	Commercial Value
FY12	44,897,448
FY13	33,267,911
FY14	35,061,840
FY15	28,052,093
FY16	98,405,062
FY17	46,568,190
FY18	70,385,807
FY19	57,757,608
FY20	31,876,618
FY21	47,972,821
FY22	51,098,231

Commercial construction activity between FY11 and FY22 continues to be very strong in Cedar Falls. This is created by the availability of premium commercial sites, new roads, low interest rates, and a strong service based community.

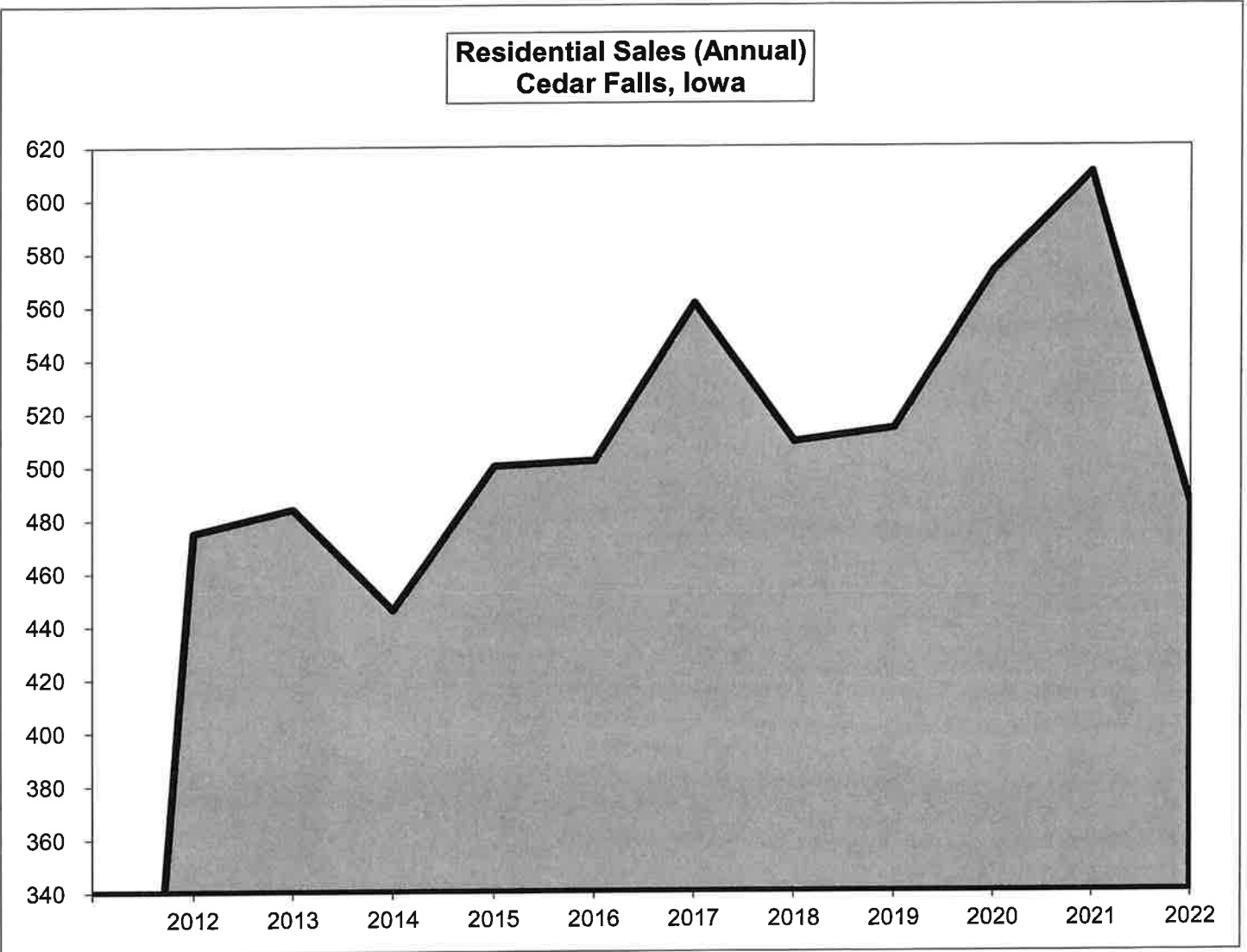


Year	Single Family Residential Permits
FY12	159
FY13	155
FY14	154
FY15	113
FY16	120
FY17	151
FY18	115
FY19	100
FY20	94
FY21	127
FY22	82

Single family construction is stongly driven by interest rates and the availability of quality lots. Cedar Falls had an abundance of property suitable for development over the past ten years

Development will depend on the national economy and interest rates.

Resale

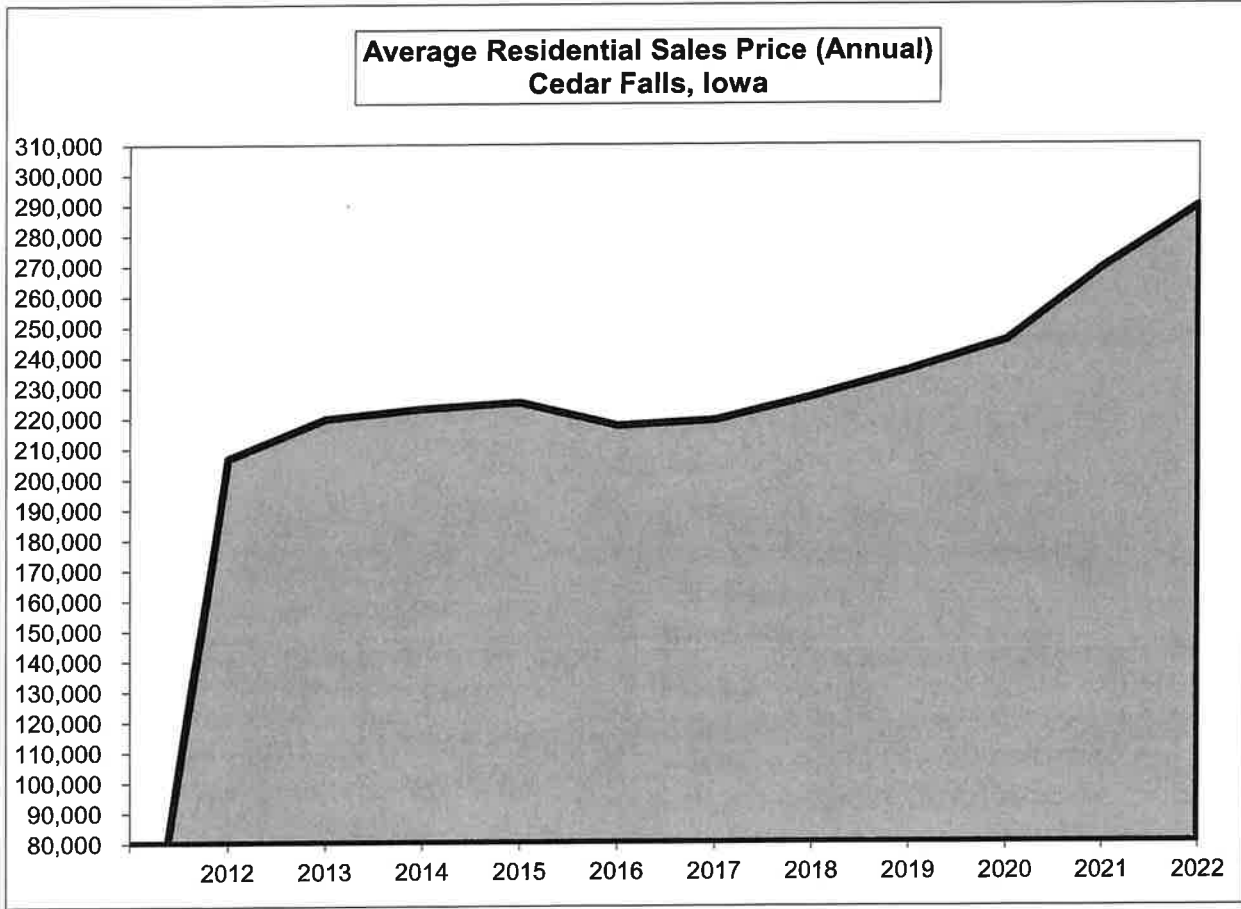


Year	Single Family Sales
2012	475
2013	484
2014	446
2015	500
2016	502
2017	561
2018	509
2019	514
2020	573
2021	610
2022	485
Average	514

In 2010, residential property sales decreased dramatically and decreased again in 2014. However, FY17 saw a strong increase and FY21 had the highest year on record. In FY22 sales fell by 20.49%.

Caution should be taken by the City Council in levying taxes. Many new residential construction projects will seek the \$20.00 county tax rate versus the City \$32.00 rate within the Cedar Falls school district if taxes become too high.

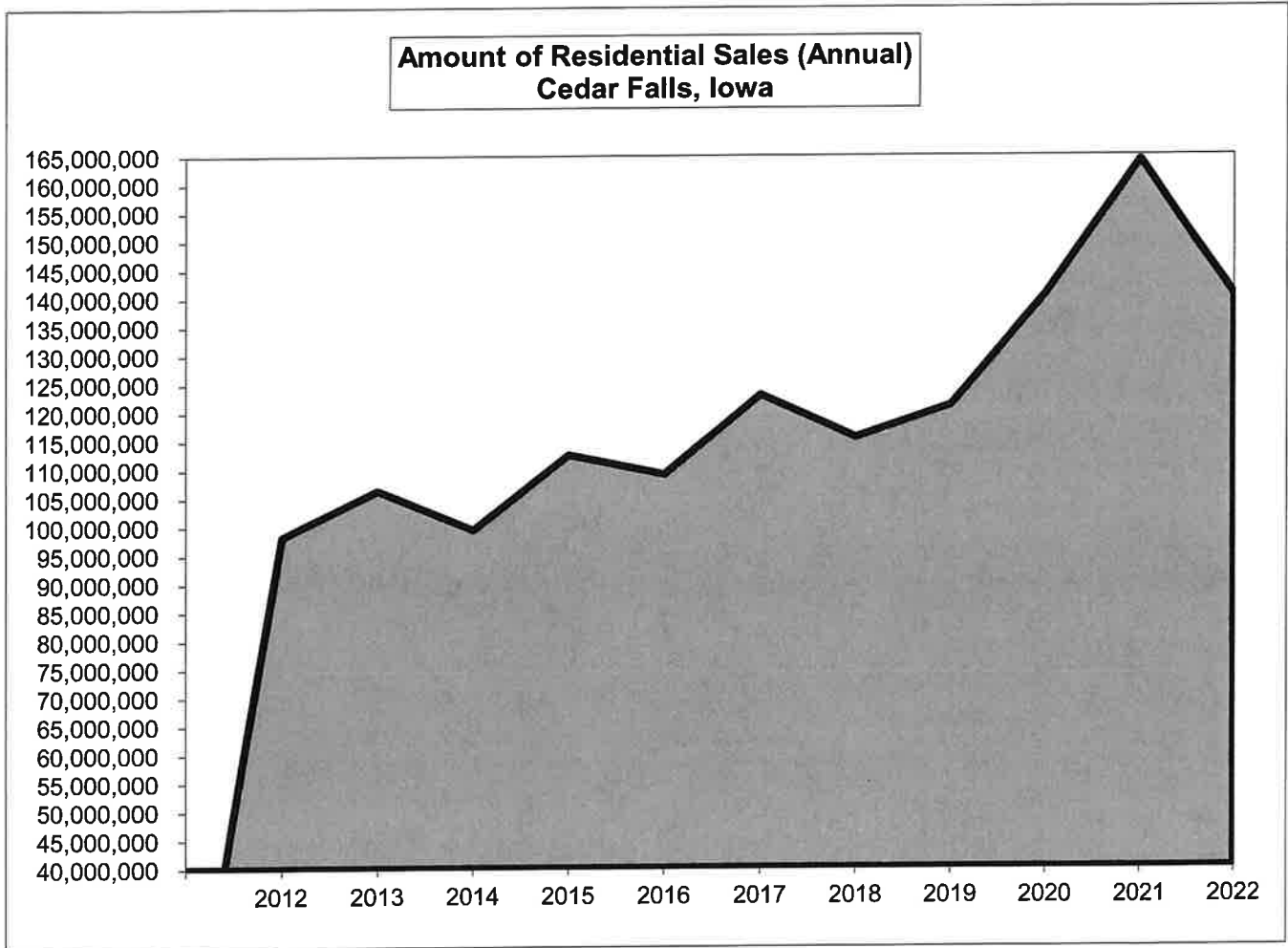
Resale



Year	Average Sales Price
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
2022	289,568
Average	234,355

The average sale price of residential properties in Cedar Falls has grown by 40% between 2012- 2022 from \$206,773 to \$289,568

Resale



Year	Amount of Sales
2012	98,217,175
2013	106,357,064
2014	99,499,478
2015	112,524,000
2016	109,131,286
2017	123,006,543
2018	115,487,010
2019	121,109,194
2020	140,584,977
2021	164,190,650
2022	140,440,480
Average	\$120,958,896

The number of sales increased by 2% between 2012 and 2022, the total sales value of property increased by 42.99%. This clearly illustrates that the value of property in Cedar Falls continues to appreciate at a rapid rate.

**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.

2022		
<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%
--	--	--
--	--	--
--	--	--
15,774		40.18%

City of Cedar Falls, Iowa

Date of Incorporation	1854
Form of Government	Council/Mayor with City Administrator
Area	28.9 Square Miles
Population (from 2020 Census)	40,713

Cultural and Recreation

Hearst Center for the Arts	1	Swimming Pools	3
Parks	35	Softball Fields	9
Park Acreage	1,148	Baseball Fields	2
Golf Courses	2	Tennis Courts	6
Recreation Center	1	Library	1
		Pickleball Courts	8

Police Protection

Number of Patrol Units	12
Physical Arrests	761
Traffic Violations	1,452
Parking Violations	13,055
Vehicle Immobilizations	33

Fire Protection

Fire Units	9
Number of Calls	2,305
Inspectors	1
Inspections Conducted	2,900

Sewage System

Miles of Sanitary Sewers	195.62
Miles of Storm Sewers	190.46
Number of Treatment Plants	1
Number of Service Connectors	13,394
Daily Average Treatment in gallons	4.4 million
Maximum Daily Capacity of Treatment Plant in Gallons	21.6 million

Water System

Miles of Water Mains	212.80
Number of Service Connections	12,954
Number of City Owned Fire Hydrants	2,297
Daily Average Consumption in Gallons	3,499,000 gallons/day
Maximum Daily Capacity of Plant in Gallons	23,400,000 gallons/day

Street System

Miles of Streets	224 miles
Number of Street Lights	3,463

Hospital

Cemeteries

Hospital	1	City Cemeteries	3
Patient Beds	101	Cemetery Acreage	56.9

Education

Public School Enrollment – Certified	5,839
Number of Elementary Public Schools	7
Number of Elementary Public School Instructors-CF	256
Number of Secondary Public Schools	3
Number of Secondary Public School Instructors-CF	208
Number of Universities/Colleges	3

Demographics

Population, estimate	40,713
5 or younger	5.4%
6 – 18 years	18.2%
19 – 64 years	61.4%
65+ years	15.0%
Males	47.2%
Females	52.8%
Average Size of Household	2.43 people

GLOSSARY

Accrual Accounting - A basis of accounting in which revenues and expenses are recorded at the time they are incurred, instead of when cash is actually received or disbursed (see funds). For example, in accrual accounting, revenue earned between June 1 and June 30, but for which payment was not received until July 12, is recorded as earned on June 30, rather than on July 12.

Appropriation - A legally authorized expenditure or group of expenditures, granted by a legislative body, for a specific purpose or purposes.

ARPA – American Rescue Plan Act. This plan through the Coronavirus State and Local Recover Funds program will provide grant funds to local governments to support their response to and recovery from COVID-19 public health emergency.

Assessed Valuation - A value established for real property for use as a basis for levying property taxes.

Asset - Resource held by a government that has a monetary value.

Balanced Budget - Occurs when planned expenditures equal anticipated revenues.

Bond Funds - Resources derived from issuance of bonds for specific purposes and related Federal project grants used to finance capital expenditures.

Bond Rating - A rating (made by an established bond rating company) from a schedule of grades indicating the probability of timely repayment of principal and interest on bonds issued. Cedar Falls has an Aaa rating from Moody's Investor Services.

Bonds - Bonds are issued to finance long-term debt, which is usually incurred for

capital items and projects. A bond is a written promise to pay a sum of money at a specified date or dates in the future, called the maturity date(s), together with periodic interest at a special rate. The most common types of bonds are general obligation and revenue.

General Obligation Bonds are backed by the full faith and credit of the City. General Obligation Bonds are repaid with funds received from property taxes through the debt service levy or with other available funds such as abating Enterprise Fund revenues. Voters, as defined by State law, must approve General Obligation Bonds for nonessential items, before they can be issued.

Revenue Bonds are issued by Enterprise Fund projects. The principal and interest on these bonds are payable exclusively from the earnings/revenue of the Enterprise Fund.

Budget - A financial plan for a specific time period that estimates the expenditures and the means of financing those expenditures which are associated with all services and functions performed by the City.

Budget Calendar - The schedule of key dates or milestones, which the City follows in the preparation and adoption of the budget.

Budget Document (Program and Financial Plan) - The official written statement prepared by the City staff reflecting the decisions made by the Council in their budget deliberations.

Capital Improvements Program (CIP) - A legislative and management tool used to assist in the scheduling, planning and execution of a series of capital

improvements over a five year period. The CIP is updated annually. It sets forth the estimated expenditures by year and specifies the resources estimated to be available to finance the project expenditures.

Capital Improvements Projects - The specific projects that make up the Capital Improvements Program. The projects involve construction, purchase, or renovation of city facilities or property. They are generally nonrecurring major improvements to the City's physical plant, which necessitate long-term financing and are permanent in nature.

Capital Outlay - Expenditures for fixed assets, such as equipment, remodeling, minor building improvements, and vehicles, that are funded from the operating budget. Since long-term financing is not necessary and expenditures of this type are of such recurring character, these items are not part of the Capital Improvements Program.

Capital Projects Funds - These funds account for the financial resources to be used for the acquisition and/or construction of major facilities (usually over \$25,000), other than those financed by proprietary funds. Each year the City appropriates money for the work to be completed that fiscal year; fund balances are designated for the completion of the projects over a period of years. Examples are fire stations, streets, water and sewer lines, etc. These funds use the modified accrual basis of accounting. Revenues are recognized in Capital Projects Funds when they become measurable and available to finance expenditures for the current period (such as when bonds are sold). Expenditures are recognized when the related liability is incurred.

CFU (Cedar Falls Utilities) - A municipally owned utility that provides electric, gas, water, and communication services.

Commodities - Items or supplies needed for routine maintenance and operations. They include cleaning, maintenance and office supplies, repair materials, minor equipment, and tools.

Contingency - Expenditure category used for budget purposes only. The amount is an allowance for either unexpected costs or unforeseeable price variances during the budget year.

Debt Service - The fund that accounts for the payment of interest and principal on all General Obligation debt, Special Assessments and revenue debt issued for a governmental enterprise.

Department - A major administrative division of the City, which indicates overall management responsibility for an operation, or a group of related operations within a functional area. A department usually has more than one division and may have more than one fund.

Direct Revenues - Revenues earned by a specific General Fund division in the course of performing their assigned duties.

Division - Departments are divided into divisions, which are functioning work groups with specific work responsibilities.

Enterprise Fund - Those funds established to finance and account for acquisition, operation and maintenance of governmental operations, which are predominantly self-supporting, by user charges. Such operations must be run in a manner similar to private business. Examples are the Sewer Utility and Refuse Funds.

Expenditures - Cost of goods delivered on services rendered whether paid or unpaid.

Fiscal Year - A 12-month time period in which financial transactions are recorded. In Iowa, the fiscal year begins July 1 and ends the following June 30.

Fixed Assets - Assets of a long-term character, which are intended to be held or used, such as land, buildings, machinery, furniture and other equipment.

Full-Time Equivalent Position (F.T.E.) - A part-time position converted to the decimal equivalent of a full-time position based on 2,080 hours per year. For example a seasonal employee working for four months, or 690 hours, would be equivalent to .3 of a full-time position.

Fund - An accounting term referring to a group of accounts recording all financial resources together with corresponding liabilities, which has a distinct balance and is used to segregate specific activities and functions from those of other groups of accounts.

Fund Balance - The balance that remains in a fund on a given date after all expenditures have been made. This balance shows the fund equity.

GAAP - (Generally Accepted Accounting Principles) Accounting principles that are commonly used in preparing financial statements and generally accepted by the readers of those statements.

GASB - (Government Accounting Standards Board) They are the authoritative source of GAAP for state and local government.

General Fund - The fund used to account for all financial resources and liabilities that are not required to be accounted for in another fund.

General Obligation Bonds - Bonds backed by the full faith and credit of the issuing government. Repayment of these bonds is based on the government's ability to tax its residents for such purposes.

General Revenues - Are revenues deposited in the General Fund and shared he General Fund divisions.

Goal - A statement of broad direction, purpose or intent based on the needs of the community. A goal is general and timeless; that is, it is not concerned with a specific achievement in a given time period.

Interfund Transfers - A transfer from a fund receiving the revenue, to a fund through which the authorized expenditure is to be made. An example would be a transfer of revenue from the Street Construction Fund (Road Use Taxes) to the Debt Service Fund to pay street repair bonds.

Internal Service Funds - Those funds used to account for the financing of goods or services provided by one City department to others on a cost reimbursement basis.

IPERS (Iowa Public Retirement System) - State of Iowa pension system for all public entity employees.

Levy - The amount of taxes, assessments or service charges imposed by a government. The maximum General Fund property tax levy allowed in Iowa is \$8.10 per \$1,000 of assessed valuation. Other levies may be imposed in addition to this.

Liabilities - Debts or other legal obligations arising out of transactions in the past, which must be liquidated, renewed, or refunded at some future date. This term does not include encumbrances.

Local Option Sales Tax - A tax approved by a majority of the City's registered voters, which collects revenue according to a percentage of the value of goods and services delivered within the corporate limits. In Cedar Falls, the Local Option Sales Tax applies to those goods and services to which the State of Iowa sales tax applies. 100% of the Local Option Sales Tax revenues must be committed to street repair activities.

MFPRSI (Municipal Fire and Police Retirement System) – State of Iowa pension system for fire and police personnel.

Modified Accrual - The basis of accounting for the City. Under this system, expenditures are recognized when encumbered, and revenues are recognized when they are collected.

Objective - A statement of specific direction, purpose or intent to be accomplished by staff within a program.

Operating Budget - The City's financial plan that outlines proposed expenditures for the coming fiscal year and estimates the revenues which will be used to finance them.

Operating Expenses - Those expenses from a fund that are directly related to accomplishing the fund's primary functions. Payroll would be one example of an operating expense.

Other Post-Employment Benefits (OPEB) – All types of post-employment benefits not offered as an integral part of a pension plan, as well as all forms of post-employment health care

Performance Measures -Accomplishments of a particular activity in relation to desired standards, workload, effectiveness and efficiency. These measures must be meaningful to the

tasks of the activity involved, and verifiable.

Personal Services - A General Fund expenditure category that includes all wages and benefits paid to employees.

Post-Employment Benefits – Payments made directly to former employees or their beneficiaries, or to third parties on their behalf as compensation for services rendered while they were still active employees.

Program - An organized set of related work activities, which are directed toward accomplishing a common goal. Each City department is usually responsible for a number of related service programs.

Property Taxes - Taxes paid by those owning property in the City.

Public Safety Officer (PSO) – Officers who are trained in both police and fire protection services.

Refunding - The issuance of long term debt in exchange for, or to provide funds for, the retirement of long-term debt already outstanding. Refunding is essentially the "refinancing" of long-term debt.

Reserves - An account used to earmark a fund balance or a portion of a fund balance for a specific use. A reserve may be established formally by ordinance or resolution or informally by administrative action.

Revenue - Income derived from taxes, fees, grants and charges. In the broader sense, "revenue" refers to all government income, regardless of source, to fund services.

Revenue Bonds - Bonds that are repaid in both principal and interest from the earnings of an Enterprise Fund operation.

Risk Management - The identification and control of risk and liabilities incurred by a local government to conserve resources from accidental loss.

Services and Charges - A category of expenditures used for the purchase of services provided by individuals, businesses or agencies that are not in the direct employ of the City.

Special Assessment - A tax levied against a property owner to offset all or part of the cost of public capital improvements, which are deemed to benefit that particular property. Special assessments are commonly used to finance improvement projects such as street construction, sidewalk construction, or installation of sewer lines. Special assessments are levied in addition to regular property taxes.

Special Revenue Funds - Special Revenue Funds are used to account for resources that are subject to certain legal spending restrictions. They are created when a resolution, statute or ordinance requires that specific taxes or special revenue sources are to be used to finance a particular activity.

SSMID (Self Supporting Municipal Improvement District) - A self imposed tax voted on by an established district.

State Backfill - Funding from the state that will help offset the loss in property tax revenue due to legislative reform.

Subsidy - Financial aid given to a governmental unit by another governmental unit.

Tax Rate - The amount of tax stated in terms of a unit of the tax base, for example, dollars per \$1,000 of assessed valuation.

TIF (Tax Increment Financing) Reallocates property tax revenues resulting from an increase in taxable

valuation above a base valuation figure within a tax increment area established by the city.

Tort Liability - A tort is a wrong against an individual or property that is neither a crime nor a violation of a contract. A court could find the City liable or responsible when a tort occurs on City property, as a result of the actions of a City employee, or the function of a City operated activity. The City levies a special tax to purchase tort liability and to cover the cost of tort damages for which the City is found responsible.

Transfers - Financial transactions that occur between City funds.

Trust and Agency - Funds used to account for monies held by the City in a trustee, custodial or agent capacity for the City's pension and retirement funds and for other entities such as other governmental units.

UNI (University of Northern Iowa) - A state sponsored university of approximately 10,500 students located in Cedar Falls.

User Charges - The payment of a fee for direct receipt of a public service by the party benefiting from the service.

Valuation - The official value established for various properties, within set State guidelines, for taxation purposes. The assessed valuation of property is that portion of the property's value upon which taxes are levied.

411 - See MFPRSI



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: March 27, 2023
SUBJECT: Sale of Lot 10, except the West 80 feet thereof, West Viking Road Industrial Park Phase IV, City of Cedar Falls, Black Hawk County, Iowa (Contains 2.48 acres more or less).

Staff would like to request that a public hearing be scheduled for April 17, 2023 to address the proposed sale 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 Technology Parkway in the West Viking Road Industrial Park. Additional information pertaining to the Purchase, Sale and Development Agreement 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 PURCHASE, SALE, AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CEDAR FALLS, IOWA, AND CF STORAGE, LLC; AND (2) TO CONSIDER CONVEYANCE OF CERTAIN CITY-OWNED REAL ESTATE TO CF STORAGE, LLC, PURSUANT TO SAID PROPOSED AGREEMENT

WHEREAS, the City Council of the City of Cedar Falls, Iowa, has received a proposal from CF Storage, LLC, an Iowa limited liability company (the "Developer"), to enter into a proposed Purchase, Sale, and Development Agreement (the "Agreement") between the City of Cedar Falls, Iowa, and CF Storage, LLC 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 10, except the West 80 feet thereof, West Viking Road Industrial Park Phase IV, City of Cedar Falls, Black Hawk County, Iowa (Contains 2.48 acres more or less) ("Development Property")

for the Purchase Price of \$162,043.00 and other valuable consideration set forth in the Agreement;

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 \$1,562,000.00 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 Purchase, Sale, and Development Agreement 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 17th day of April, 2023, 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 Purchase, Sale, and Development Agreement between the City of Cedar Falls, Iowa, and CF Storage, LLC, 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 3rd day of April, 2023.

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 3rd day of April, 2023.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the official seal of the City of Cedar Falls, Iowa this _____ day of _____, 2023.

Jacqueline Danielsen
City Clerk of Cedar Falls, Iowa

**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: March 29, 2023

SUBJECT: Ashworth Drive Roadway Extension
City Project Number: CP-197-3244
Request for PS&E Approval

Submitted within for City Council approval are the Plans, Specifications, and Estimate of Costs and Quantities for the Ashworth Drive Roadway Extension Project.

We recommend setting Monday, April 17, 2023 at 7:00 p.m. as the date and time for the public hearing on this project, and Monday, April 24, 2023 at 2:00 p.m. as the date and time for receiving and opening bids. We also request that the Notice to Bidders be published by Friday, April 7, 2023. The Plans and Specifications will be ready for distribution to contractors on Friday, April 7th, 2023, allowing for two (2) weeks of review before contract letting.

This project involves extending Ashworth Drive pavement, sanitary sewer, water main, and storm sewer from Kara Drive eastward to Hudson Road. Ashworth Drive and Hudson Road will become a new signalized intersection. Ashworth Drive East of Hudson will also be realigned to make a straight intersection.

The total estimated cost for the construction of this project is \$1,735,651.94. The project will be funded by Capital Projects and Street Construction Fund.

The Engineering Division of the Public Works Department recommends approving the Plans, Specifications, and Estimate of Costs and Quantities for the Ashworth Drive Roadway Extension.

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

Ashworth Drive Roadway Extension

Item 26.

OPINION OF PROBABLE CONSTRUCTION COST						
ITEM #	ITEM CODE	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	2010-108-C	CLEARING AND GRUBBING	LS	1	\$ 3,000.00	\$ 3,000.00
2	2010-108-D-1	ON-SITE TOPSOIL	CY	550	\$ 16.00	\$ 8,800.00
3	2010-108-D-3	OFF-SITE TOPSOIL	CY	290	\$ 32.00	\$ 9,280.00
4	3010-108-F	TRENCH COMPACTION TESTING	LS	1	\$ 5,000.00	\$ 5,000.00
5	2010-108-E-0	EXCAVATION, CLASS 10, ROADWAY, WASTE	CY	7610	\$ 14.50	\$ 110,345.00
6	2010-108-E-0	EXCAVATION , CLASS 12, BOULDERS	CY	20	\$ 600.00	\$ 12,000.00
7	2010-108-F-0	BELOW GRADE EXCAVATION (CORE OUT)	CY	121	\$ 14.50	\$ 1,754.50
8	2010-108-G-0	SUBGRADE PREPARATION	SY	3651	\$ 4.00	\$ 14,604.00
9	2010-108-H-0	SUBGRADE TREATMENT, GEOGRID TENSAR TX-160	SY	1825	\$ 9.00	\$ 16,425.00
10	2010-108-I-0	SUBBASE, MODIFIED, 12 IN.	SY	3651	\$ 20.00	\$ 73,020.00
11	3010-108-D-0	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	TONS	300	\$ 32.50	\$ 9,750.00
12	4010-108-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN., TRUSS	LF	563	\$ 83.00	\$ 46,729.00
13	4010-108-A-2	SANITARY SEWER GRAVITY MAIN, TRENCHLESS, PVC, IN., C900 SR18	LF	199	\$ 250.00	\$ 49,750.00
14	4010-108-E-1	SANITARY SEWER SERVICE, TRENCHED, PVC, 4 IN., (SDR-23.5)	LF	485	\$ 89.00	\$ 43,165.00
15	4020-108-A-1	STORM SEWER, TRENCHED, 15 IN. HDPE	LF	303	\$ 88.00	\$ 26,664.00
16	4020-108-A-1	STORM SEWER, TRENCHED, 15 IN. RCP, 2000D	LF	233	\$ 73.00	\$ 17,009.00
17	4020-108-D-1	REMOVAL STORM SEWER (SUBDRAIN)	LF	271	\$ 8.00	\$ 2,168.00
18	4040-108-A-0	SUBDRAIN, PERFORATED, 6 IN.	LF	1094	\$ 17.50	\$ 19,145.00
19	4040-108-C-1	SUBDRAIN CLEANOUT, 6 IN.	EA	4	\$ 400.00	\$ 1,600.00
20	4040-180-D-0	SUMP PUMP TAP	EA	14	\$ 300.00	\$ 4,200.00
21	4040-108-D-1	SUBDRAIN CONNECTIONS (TO STORM SEWER INTAKE)	EA	7	\$ 325.00	\$ 2,275.00
22	4040-108-D-1	SUBDRAIN CONNECTIONS (TO EXISTING SUBDRAIN)	EA	2	\$ 150.00	\$ 300.00
23	5010-108-A-1	WATER MAIN, TRENCHED, 8" SJ DIP (POLYETHYLENE WRAPPED)	LF	612	\$ 115.00	\$ 70,380.00
24	5010-108-C-2	FITTINGS, DUCTILE IRON	LBS.	500	\$ 20.00	\$ 10,000.00
25	5010-108-D-0	SERVICE SHORTSIDE, 3/4"	EA	7	\$ 2,000.00	\$ 14,000.00
26	5010-108-D-0	SERVICE, LONGSIDE, 3/4"	EA	6	\$ 3,000.00	\$ 18,000.00
27	5010-XX-1	20" x 8" TAPPING SLEEVE	EA	1	\$ 7,000.00	\$ 7,000.00
28	5010-XX-3	8" NITRILE GASKETS	EA	10	\$ 250.00	\$ 2,500.00
29	5020-108-A-0	VALVE, 8" MJ GATE W/ BOX	EA	1	\$ 3,750.00	\$ 3,750.00
30	5020-108-C-0	FIRE HYDRANT ASSEMBLY	EA	1	\$ 9,000.00	\$ 9,000.00
31	5020-108-C-0	FIRE HYDRANT ASSEMBLY REMOVAL	EA	1	\$ 7,500.00	\$ 7,500.00
32	6010-108-A-0	MANHOLE, STORM SEWER, SW-401, 48" DIA.	EA	4	\$ 5,000.00	\$ 20,000.00
33	6010-108-A-0	MANHOLE, SANITARY SEWER, SW-301, 48" DIA.	EA	4	\$ 8,500.00	\$ 34,000.00
34	6010-108-B-0	INTAKE, SW-509	EA	6	\$ 8,500.00	\$ 51,000.00
35	6010-108-G-0	CONNECTION TO EXISTING MANHOLE	EA	1	\$ 3,000.00	\$ 3,000.00
36	7010-108-A-0	PAVEMENT, STAND. OR SLIP-FORM, P.C.C., 7 IN., CLASS "C"	SY	3250	\$ 50.00	\$ 162,500.00
37	7020-108-B-0	PAVEMENT, HMA, SPECIAL SHAPING	SY	280	\$ 50.00	\$ 14,000.00
38	7030-108-E-0	REMOVAL OF SIDEWALK	SY	94	\$ 15.00	\$ 1,410.00
39	7030-108-H-1	REMOVAL OF DRIVEWAY, PCC	SY	165	\$ 15.00	\$ 2,475.00
40	7030-108-H-2	REMOVAL OF DRIVEWAY, GRAVEL	SY	306	\$ 10.00	\$ 3,060.00
41	7030-108-E-0	SIDEWALK, P.C.C., 4 IN., CLASS "C"	SY	160	\$ 45.00	\$ 7,200.00
42	7030-108-G-0	DETECTABLE WARNINGS	SF	80	\$ 350.00	\$ 28,000.00
43	7030-108-H-0	DRIVEWAY, P.C.C., 6 IN., CLASS "C"	SY	50	\$ 65.00	\$ 3,250.00
44	7030-108-H-2	GRANULAR SURFACING, 1-INCH ROADSTONE	TONS	50	\$ 37.00	\$ 1,850.00
45	7040-108-A-0	PATCH, P.C.C., FULL DEPTH, "M" MIX	SY	85	\$ 150.00	\$ 12,750.00
46	7040-108-H-0	PAVEMENT REMOVAL, PCC	SY	1104	\$ 15.00	\$ 16,560.00
47	7040-108-I-0	CURB AND GUTTER REMOVAL	LF	691	\$ 5.00	\$ 3,455.00
48	8010-108-A	TRAFFIC SIGNAL	LS	1	\$ 350,000.00	\$ 350,000.00
49	8020-108-B-0	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	23.91	\$ 90.00	\$ 2,151.90
50	8020-108-G-0	PAINTED SYMBOLS AND LEGENDS	EA	18	\$ 70.00	\$ 1,260.00
51	8020-XX-1	STREET SIGNS (SIGNS, POST, & RECEIVER)	EA	6	\$ 350.00	\$ 2,100.00
52	8030-108-A-0	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00
53	9010-108-B	SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING	AC	0.71	\$ 4,000.00	\$ 2,840.00
54	9020-108-A-0	SOD	SF	1620	\$ 2.00	\$ 3,240.00
55	9040-108-A-2	SWPPP MANAGEMENT	LS	1	\$ 5,000.00	\$ 5,000.00
56	9040-108-D-1A	WATTLES, 9IN. STRAW	LF	1960	\$ 2.50	\$ 4,900.00
57	9040-108-D-2A	WATTLES, MAINTENANCE AND REMOVAL	LF	1960	\$ 0.75	\$ 1,470.00
58	9040-108-O-1	STABILIZED CONSTRUCTION ENTRANCE	SY	244	\$ 20.00	\$ 4,880.00
59	9040-108-T-1	INLET PROTECTION DEVICE, FILTER SOCK	EA	7	\$ 150.00	\$ 1,050.00
60	9040-108-T-2	INLET PROTECTION DEVICE, MAINTENANCE	EA	7	\$ 50.00	\$ 350.00
61	11020-108-A-0	MOBILIZATION	LS	1	\$ 200,000.00	\$ 200,000.00
62	11050-108-A-0	CONCRETE WASHOUT	LS	1	\$ 10,000.00	\$ 10,000.00
TOTAL (WITH 10% CONTINGENCY)						\$ 1,735,651.94

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 M. Green and City Council
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: April 3, 2023
SUBJECT: Zoning Code Text Amendment – Signs for Civic/Institutional Uses in Downtown Character District (TA23-001)

Background

The City received an inquiry from St. Patrick Catholic Church about replacing an existing monument sign that has an electronic message center (EMC) at their school located in the Downtown Character District. St. Patrick Church and School are located in the Urban General and Urban General 2 frontage areas within the Downtown Character District. Properties designated as Urban General and Storefront frontages are subject to the sign standards in Section 26-194.L, Signage [in the Downtown Character District]. New free-standing signs are not allowed in the Urban General and Storefront and EMCs are restricted to marquee signs, as defined in the code.

The intent of the Urban General and Storefront frontages is to encourage buildings to be built close to the street so that street frontages are lined with buildings to support a pedestrian-friendly, main-street mixed-use district. A transition to pedestrian-scaled storefront signage is anticipated as infill occurs. To that end, there is an incentive in the code to encourage replacement of existing freestanding signs with other allowed types of building signage, such as wall signs and projecting signs. That being said, there are a number of civic and institutional uses in the Urban General frontage areas, including St. Patrick Church and School, the First Methodist Church, the First Presbyterian Church, and Lincoln Elementary School. Similar to other churches and schools, these properties have larger open spaces on their properties for playgrounds, gathering spaces, and parking lots and often have monument signs with an EMC. While civic and institutional buildings are exempt from certain standards in the new Character District Code, there is no specific exemption or alternative signage allowance for civic uses in these areas.

Analysis

The intent of the Downtown Character District Code is to facilitate development that is consistent with the adopted Downtown Vision Plan. One of the major objectives of the Vision

Plan is to encourage future development that helps preserve the character of the Downtown area. Churches and schools and other institutional uses are important to the character and livability of the downtown neighborhoods. Since they operate differently than commercial or residential uses, it makes sense to have different rules that apply, provided any changes are also sensitive to and complementary to other uses intended for the area.

All the institutions mentioned above are located between the Downtown core and the Neighborhood Frontage Districts. Properties located in the Neighborhood Frontages are allowed signage according to the sign standards in the R-1 Zoning District, since these areas are intended to maintain the residential character of the existing neighborhoods that surround downtown. In the R-1 Zoning District, permitted uses other than single family homes and duplexes, such as schools and churches, are allowed monument signs not to exceed 30 square feet in area and 5 feet in height. EMCs are also allowed. Given that many institutional uses will continue to have open space on their properties where monument signs could be located and many of the institutional uses both in this area and in surrounding neighborhoods have electronic messaging centers, staff finds that it would be reasonable to amend the code to allow them in a similar manner as allowed in the Neighborhood Frontage Districts.

Discussion of Solutions

In order to allow new monument signs and EMCs for civic and institutional uses in the Urban General and Storefront frontages in the Downtown Character District, the zoning code must be amended. Staff recommends that the following change be considered:

- *Amend paragraph 26-194L.2, as follows:*

2. Applicability

The standards in this section apply to any sign that is CLEARLY VISIBLE FROM THE STREET-SPACE in the frontages designated as Urban General or Storefront, except for signs for Civic and Institutional Uses, as defined in this Chapter. Signs for Civic and Institutional Uses and signs in the Neighborhood Frontages are regulated according to the sign standards for the R-1 zoning district.

RECOMMENDATION:

At their meeting on March 22, 2023, on a vote of 6-0, the Planning and Zoning Commission recommended approval of the proposed zoning code text amendment. Now, therefore, staff recommends that City Council set the date of public hearing on this matter for April 17, 2023.

Minutes from the Planning and Zoning Commission meetings are noted below.

PLANNING & ZONING COMMISSION MINUTES

Discussion 2/8/2023

The next item for consideration by the Commission was a zoning text amendment to modify sign allowance for Civic and Institutional Uses in the Downtown Character District. Chair Lynch introduced the item and Ms. Howard provided background information. She explained that St. Patrick's School has asked to replace the existing monument sign. She stated that new freestanding signs are not allowed in the Urban General and Storefront frontages. Institutional and civic uses are different than other uses, so may need to be looked at a little differently when it comes to signage. She noted that in the Neighborhood frontages of the Downtown Character District, institutional uses are allowed signage similar to what is allowed in the R-1 Zone. Staff wants to discuss a solution that would allow signage for institutional uses in all frontage districts of the Downtown Character District according to the standards in the R-1 District. The result would be that all institutional and civic uses in the Downtown Character District would be treated the same with regard to signage allowances. Staff recommends gathering comments from the Planning and Zoning Commission and the public and set a public hearing for the next Planning and Zoning Commission meeting on March 22, 2023.

Mr. Larson made a motion to approve the item. Ms. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Hartley, Larson, Leeper and Lynch), and 0 nays.

Discussion 3/22/2023

The next item for consideration by the Commission was a Zoning Text Amendment modifying the sign allowance for Civic and Institutional Uses in the Downtown Character District. Chair Lynch introduced the item and Ms. Howard provided background information. She explained that there had been a request from St. Patrick's School to replace their freestanding monument sign but current sign allowances for the Downtown Character District would not allow for the requested sign because the school is located in the Urban General Frontage District. She noted that Institutional and civic uses are different than other uses, so may need to be looked at a little differently when it comes to signage. She noted that in the Neighborhood frontages of the Downtown Character District, institutional uses are allowed signage similar to what is allowed in the R-1 Zone, where monument signs with electronic message centers are allowed. Staff recommends amending the code to allow signage for institutional and civic uses in all frontage districts of the Downtown Character District according to the standards in the R-1 District. The result would be that all institutional and civic uses in the Downtown Character District would be treated the same with regard to signage allowances.

Ms. Grybovych made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Larson, Leeper, Lynch and Moser), and 0 nays.



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
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 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Robert M. Green and City Council
FROM: Thomas Weintraut, AICP, Planner III
DATE: April 3, 2023
SUBJECT: Rezoning Request 4919 Hudson Road (RZ23-001)

REQUEST: Rezone property from A-1: Agriculture District to R-1: Residence District.

PETITIONER: David Nicol

LOCATION: 4919 Hudson Road

David Nicol is requesting to rezone an approximately 2.18 acres of the property formerly addressed as 4919 Hudson Road from A-1, Agriculture District to R-1, Residence District. Associated with this rezoning is a request to rezone 0.89 acres of property the City purchased from Mr. Nicol to construct a street extension of Ashworth Drive from Hudson Road west to Ashworth Drive in the Prairie Winds 4th Addition.

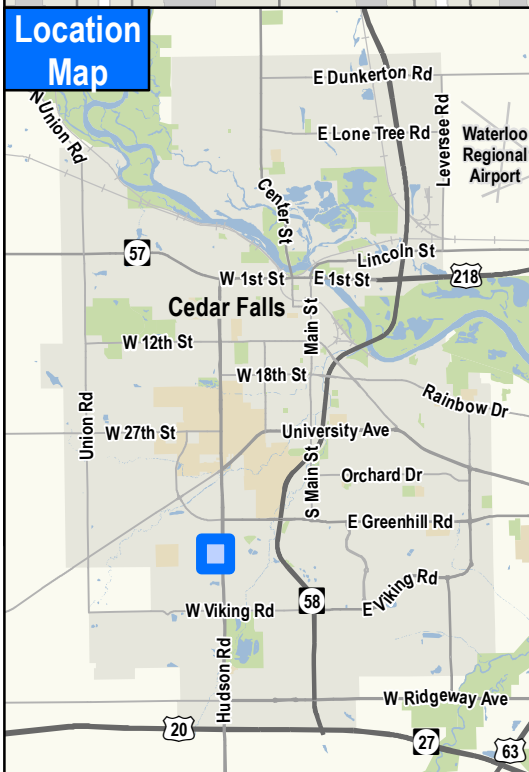
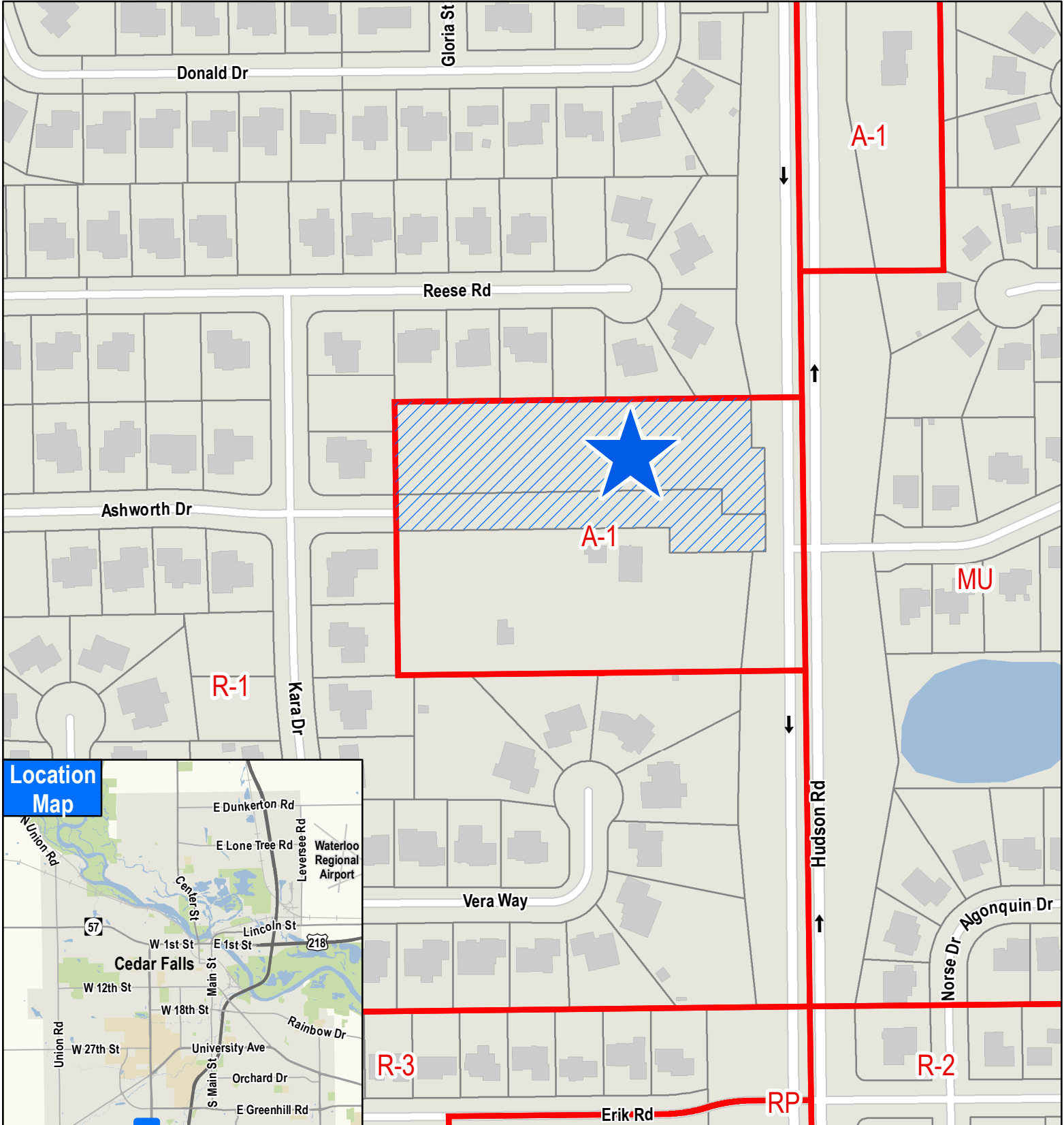
In April 2022, the City purchased the south 0.89-acre portion of Mr. Nicol's property and demolished the residential structure for the purpose of making the connection between Hudson Road and Ashworth Drive. Mr. Nicol is requesting the rezoning to allow development of the remaining parcel.

At the meeting on March 22, 2023, the Planning and Zoning Commission held a public hearing and recommended approval of the proposed rezoning. Therefore, staff now requests that City Council set a public hearing date for April 17, 2023, to formally consider the rezoning request. A full staff report and summary report of the Planning and Zoning Commission meetings will be provided to City Council prior the public hearing.

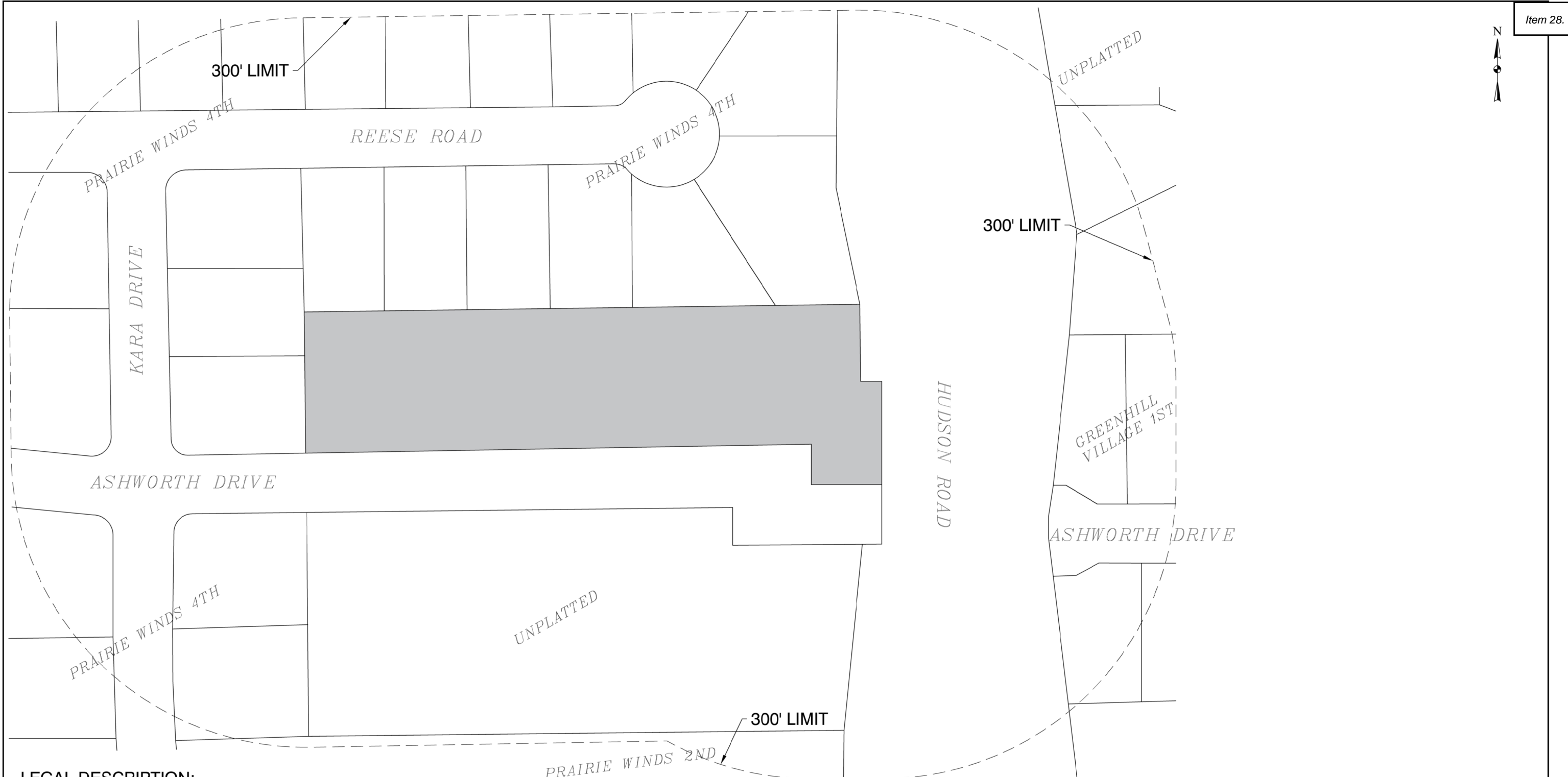
Cedar Falls Planning and Zoning Commission

March 8, 2023

Item 28.



Rezoning from A-1 to R-1
Formerly 4919 Hudson Rd.
(RZ23-001)



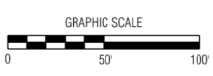
LEGAL DESCRIPTION:

A PART OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER OF SECTION NO. 26, TOWNSHIP NO. 89, RANGE NO. 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACK HAWK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER 725.2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER; THENCE WEST RIGHT ANGLES A DISTANCE OF 215 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 40 FEET; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 435 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 205 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 650 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH A DISTANCE OF 245 FEET TO THE POINT OF BEGINNING. EXCEPT THOSE PARTS CONVEYED FOR ROAD PURPOSES IN LAND DEED BOOK 91 PAGE 491, LAND DEED BOOK 553 PAGE 528, AND PARCEL C AS DESCRIBED IN FILE NO. 2022-00025092 IN THE OFFICE OF RECORDER, IN BLACK HAWK COUNTY, IOWA.



PROPERTY REQUESTING TO BE REZONED FROM "A-1" TO "R-1"



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



DESIGNED: ### DATE: ###
 DRAWN: LSK DATE: ###
 CHECKED: ACD DATE: ###
 APPROVED: ### DATE: ###

ASHWORTH NORTH SUBDIVISION
 CEDAR FALLS, IOWA

REZONING EXHIBIT PLAT

PROJECT NO. 5885
 SHEET NO. EX.01

J:\0885\03-Master Planning\Rezoning\0885 Rezoning Exhibit.dwg - CGA Plan - 01-11-23 - 10:02am - hkoosman

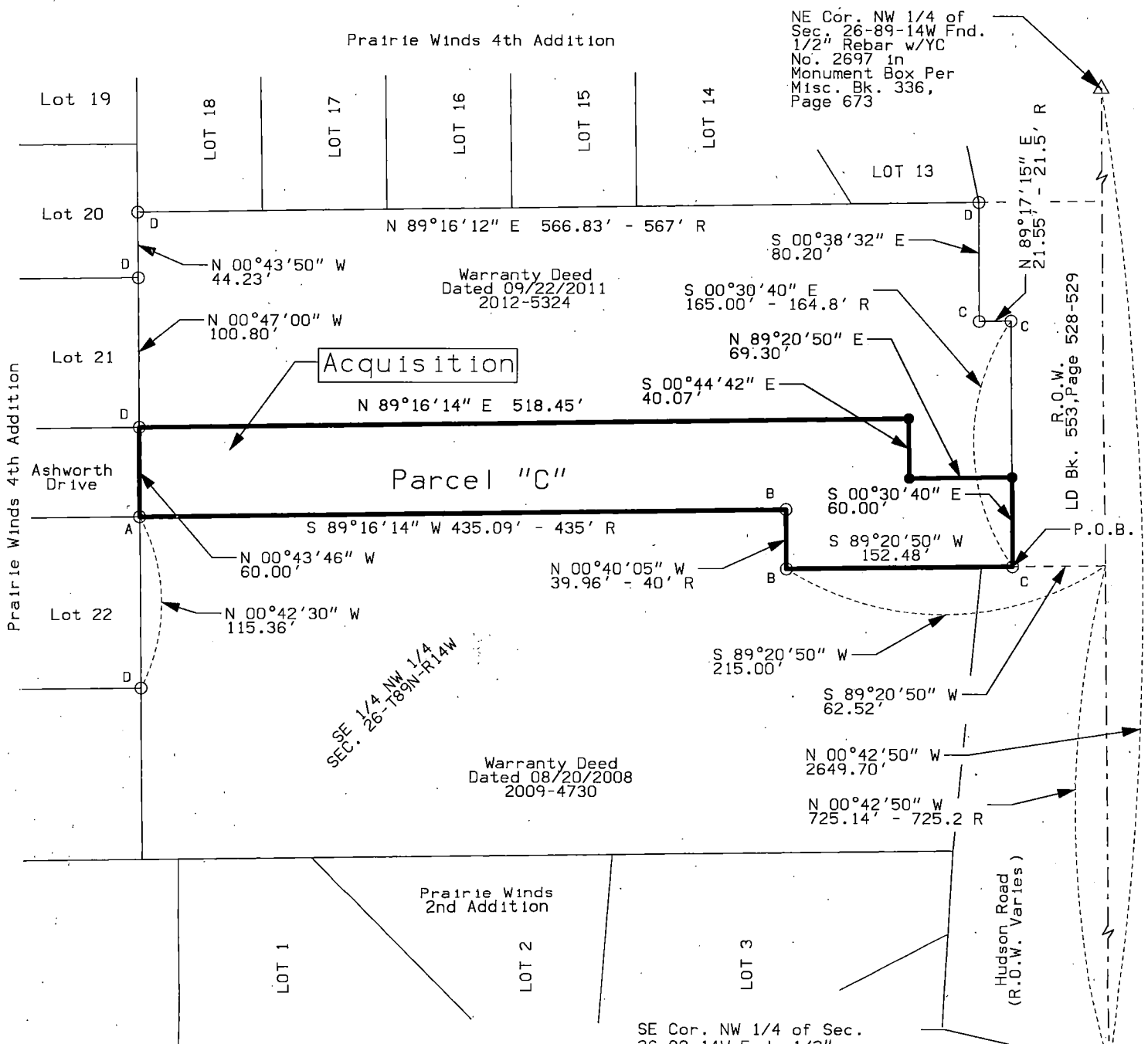
Index Legend	
Location:	Part of SE 1/4 of the NW 1/4, Sec. 26-T89N-R14W Cedar Falls, Black Hawk Co., Iowa
Requestor:	City of Cedar Falls
Proprietor:	David A. Nicol and Tamara M. Nicol
Surveyor:	Michael R. Fagle
Company:	AECOM Michael R. Fagle, 501 Sycamore Street, Suite 222, Waterloo, Iowa, 50703
Return To:	AECOM, mike.fagle@aecom.com - 319-874-6595

Reserved for County Recorder's Use

Parcel Letter "C" was assigned on 11/25/2020 by the Black Hawk County Auditor's Office

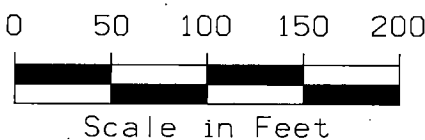
Acquisition Plat
Part of the Southeast 1/4 of the Northwest 1/4
Section 26, Township 89 North, Range 14 West of the 5th P.M.
City of Cedar Falls, County of Black Hawk, State of Iowa

Acquisition - 38,596 Square Feet or 0.89 Acre

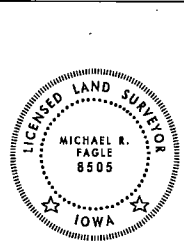


Legend

- A = Found 1 1/2" Iron Pipe
- B = Found 1 1/2" Pinch Pipe
- C = Found 1/2" Rebar YPC No. 2697
- D = Found 1/2" Rebar OPC No. 17162
- R = Record Dimension
- = Set 1/2" X 24" Rebar w/YPC 8505



Date Signed 4-06-2022
Date of Survey 6-08-2021



I hereby certify that this Land Surveying document was prepared by me, or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Michael R. Fagle 4-6-2022
MICHAEL R. FAGLE Date
License number 8505
My license renewal date is December 31
Pages or sheets covered by this seal: 584
Sheets 1 and 2 of 2.

RESOLUTION NO. _____

RESOLUTION FIXING DATE OF HEARING ON PROPOSED
AMENDMENT TO
THE CITY OF CEDAR FALLS ZONING MAP AND DIRECTING
PUBLICATION OF NOTICE OF SAID PUBLIC HEARING

WHEREAS, a proposal was submitted to the Cedar Falls Planning and Zoning Commission to change the zoning from A-1, Agricultural Zoning District to R-1, Residence Zoning District, as described below, and

WHEREAS, said Commission has recommended approval of said change in the zoning, and

WHEREAS, it is desired to submit the same for consideration to the City Council to have a public hearing on the same as provided by law;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, that there shall be a public hearing on a proposed change to the zoning from A-1, Agricultural Zoning District to R-1, Residence Zoning District to amend the Cedar Falls Zoning Map (Case #RZ23-001), by removing approximately 3.07 acres of real estate located at the former address of 4919 Hudson Road, as legally described below, from A-1, Agricultural Zoning District and placing the same in the R-1, Residence Zoning District:

Legal description for land to be rezoned from A-1 to R-1:

A part of the South ½ of the Northwest Quarter of Section No. 26, Township No. 89, Range No. 14 West of the Fifth Principal Meridian, Black Hawk County, Iowa, described as follows:

Beginning at a point on the East Line of said Northwest Quarter 725.2 feet North of the Southeast corner of said Quarter: thence West right angles a distance of 215 feet; thence North at right angles a distance of 40 feet; thence West at right angles a distance of 435 feet; thence North at right angles a distance of 205 feet; thence East at right angles a distance of 650 feet to the east line of said Northwest Quarter; thence South a distance of 245 feet to the point of beginning. EXCEPT those parts conveyed for road purposes in Land Deed Book 91 Page 491, Land Deed Book 553 Page 528, and Parcel C as described in File No. 2022-00025092 in the Office of Recorder, in Black Hawk County, Iowa.

And

That part of the Southeast Quarter of the Northwest Quarter of Section No. 29, Township 89 North, Range 14 West of the Fifth Principal Meridian, City of Cedar Falls, County of Black Hawk, State of Iowa, described as follows:

Commencing at the southeast corner of the Northwest Quarter of Said Section 26, point being a 1/2 inch rebar in a monument box; thence North 00°42'50" West, along the East line of the Northwest Quarter of said Section 26, a distance of 725.14 feet (725.20 feet record); thence South 89°20'50" West, 62.52 feet to the presently established Westerly right-of-way line of Hudson Road, being the Southwest corner of a parcel of land describe in Land Deed Book 553 Pages 528-529 in the Office of Black Hawk County Recorder, point also is on the South line of the parcel of land described in Document No. 2012-5324 in the Office of the Black Hawk County Recorder, point being a 1/2 inch rebar with License Number 2697, also being the Point of Beginning; thence South 89°20'50" West, along the South line of the parcel of land described in said Document No. 2012-5324, a distance of 152.48 feet, point being a 1-1/2 inch pinch pipe; thence North 00°40'05" West, along the South line of the parcel of land described in said Document No. 2012-5324, a distance of 39.96 feet (40.00 feet record), point being a 1-1/2 inch pinch pipe; thence South 89°16'14" West, along the South line of the parcel of land described in said Document No. 2012-5324, a distance of 435.09 feet (435.00 feet record) to the Northeast corner of Lot 22 of Prairie Winds 4th Addition, point being on the West line of the parcel of land described in said Document No, 2012-5324, point being a 1-1/2 inch iron pipe; thence North 00°43'46" West, along the West line of the parcel of land described in said Document No. 2012-5324, a distance of 60.00 feet to the Southeast corner of Lot 21 of Prairie Winds 4th Addition, point being a 1/2 inch rebar with License Number 17162; thence North 89°16'14" East, 518.45 feet; thence South 00°44'42" East, 40.07 feet; thence North 89°20'50" East, 69.30 feet to the presently established Westerly right-of-way line of Hudson Road; thence South 00°30'40" East, 60.00 feet along the presently established Westerly right-of-way line of Hudson Road to the Point of Beginning.

Containing 38,596 Square Feet of 0.87 Acre.

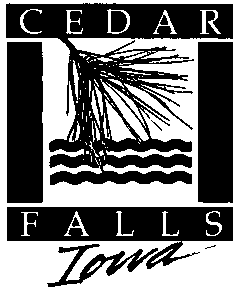
And that said public hearing shall be held on the 17th day of April 2023, at 7:00 o'clock P.M. The City Clerk is hereby authorized and directed to publish notice of said hearing the Waterloo-Cedar Falls Courier, said notice to be published at least seven (7) days prior to the hearing date.

INTRODUCED AND ADOPTED this 3rd day of April, 2023.

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: 319-273-8600
 Fax: 319-268-5126
 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Mayor Robert M. Green and City Council
FROM: Michelle Pezley, AICP, Planner III
DATE: April 3, 2023
SUBJECT: Set Public Hearing for Rezoning Request– Sands Property, North Cedar (RZ22-004)

REQUEST: Rezone the southern 14.43 acres of the Sands property from A-1 Agricultural District to R-2 Residence District (RZ22-004)

PETITIONER: Jim Sands Construction LLC

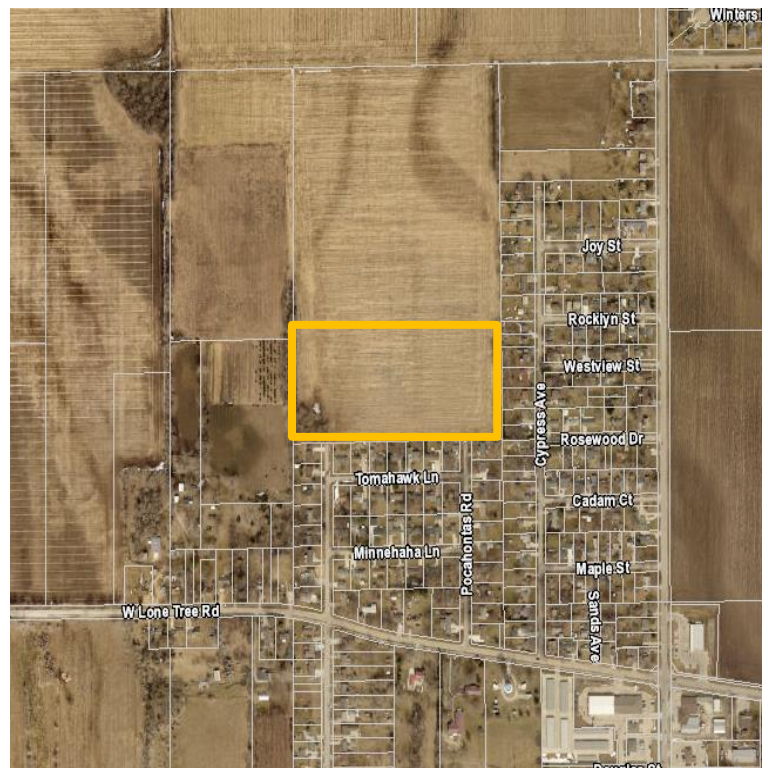
LOCATION: North of Black Hawk Park Addition and west of Cypress Avenue

PROPOSAL

The applicant requests to rezone 14.43 acres of land that is located north of Black Hawk Park Addition from A-1 Agricultural District to R-2 Residence District. The rezoning will allow the development of residential lots of similar size to the surrounding residential lots. The property owner proposes to rezone the portion of the land that is known to be able to be serviced for sewer at this time. This will allow the development of part of the subdivision while the applicant works to make sure that the northern 2/3s of the property is able to be supported by sewer.

BACKGROUND

The parcel has been within the A-1 Agricultural District since the parcel was annexed into the City in 1971 and is being used for agricultural uses. The land to the



south and west of the property is zoned R-2 and developed as residential lots and the land to the north and east are within the A-1 Agricultural District and being used for Agricultural uses.

The current owner recently purchased this property with the intent of developing residential lots. The rezoning of this property must be carefully considered by evaluating the characteristics of the land and surrounding properties. This staff report will outline a number of these elements to have a firm understanding of the future use of this property.

On March 2, 2023, the applicant asked for an additional 10 feet of land to the north to be included in the rezoning. This changed the original proposal from 14.18 acres to 14.43 acres. Revised zoning map is included in the packet.

ANALYSIS

The applicant requests the properties to be rezoned to the R-2 District. Rezoning considerations involve the evaluation of three main criteria:

- 1) *Is the rezoning request consistent with the Future Land Use Map and the Comprehensive Plan?*

The rezoning request is consistent with the Comprehensive Plan or Future Designations.

The purpose of A-1 Agricultural District is to act as a "holding zone" in areas of the city that are undeveloped and not served by essential municipal services (i.e., sanitary sewer, water, roadways) but where future growth and development is anticipated according to the Comprehensive Plan. The purpose of R-2 Residential Zoning District is to provide opportunities for low density, detached and attached residential development in areas that are served by essential municipal services.

The current land use map is designated as low density residential (yellow) and Parks and Rec (green).

The property owner has indicated to the City that he is agreeable to adding a neighborhood park within the development. A neighborhood park is typically 1-3 acres depending of the size of the neighborhood the park is serving. Park land or private neighborhood open space will be evaluated with the preliminary plat.



In conclusion, Planning and Zoning Commission finds that the proposal is consistent with Future Land Use Map of the Comprehensive Plan.

2) *Is the property readily accessible to sanitary sewer service?*

Yes, all utilities are readily available to the site. Sanitary sewer is available to the portion of the property that is being requested for rezoning to R-2. The northern 2/3 of the property would have to be served from the north and is currently not readily available. Staff anticipates that if the rezoning is approved, the applicant will move forward with a preliminary plat that would maintain the northern portion as an outlot for future development. Once a plan for extension of sewer to this portion is determined, a rezoning and further platting of the outlot would be required. Therefore, the property owner requests to rezone the southern 14.43 acres of the parcel that will be considered the first phase of the development. This portion of the property can be serviced with sanitary sewer from the connections available at the dead ends of Hiawatha Road and Pocahontas Road.

3) *Does the property have adequate roadway access?*

The property owner has not demonstrated that the entire property has adequate roadway access; therefore, the property owner has chosen to rezone a portion of the property. The 14.43 acres has adequate roadway access from Hiawatha Road and Pocahontas Road which connects to Lone Tree Road. Similar to extension of the sanitary sewer, future rezoning and platting of the northern 2/3 of the property could occur in the future when an adequate roadway network has been determined.

NOTICES

A notice was mailed to property owners within 300 feet of the part of the lot that is under consideration on February 14, 2023, regarding this rezoning request. Due to the weather cancelation, a second notice was mailed on February 28, 2023.

Notice of the Planning and Zoning Commission Public Hearing was published in the Waterloo-Cedar Falls Courier on March 14, 2023.

PLANNING AND ZONING COMMISSION RECOMMENDATION

At the meeting on March 22, 2023, the Planning and Zoning Commission held a public hearing and recommended approval of the proposed rezoning. Therefore, staff now requests that City Council set a public hearing date for April 17, 2023, to formally consider the rezoning request. Correspondence and maps will be provided to City Council prior the public hearing.

PLANNING & ZONING COMMISSION

3/8/23
Introduction

The next item for consideration by the Commission was a rezoning from A-1 to R-2 for 14.43 acres of land west of Cypress Avenue and north of Tomahawk Lane. Chair Lynch introduced the item and Ms. Pezley provided background information. She explained the rezoning would allow the development of residential lots of similar size to the surrounding lots. The property owner proposes to rezone the portion of the land that is known to be serviced for sewer at this time. She explained the criteria staff looks at when considering rezonings and noted that the R-2 zoning is appropriate according to the Comprehensive and Future Land Use Plans. She discussed the current access to public services and adequate street network. Staff recommends gathering comments from the Planning and Zoning Commission and the public, and to set a public hearing for the next Planning and Zoning Commission meeting on March 22, 2023.

Dan Arends, VJ Engineering, (3714 Center Street), explained that they are currently working with staff on a final design of a subdivision for the property.

Scott, Bonorden, 1021 Rocklyn Street, stated concerns with stormwater management and wants to ensure that it is designed correctly.

John Metcalf, 3421 Cypress, also stated concerns with stormwater management and spoke to current issues they have in the area.

Matthew Tolan, Civil Engineer II, discussed options for stormwater management that engineering has been working on with the petitioner, which will be addressed with the subdivision plat.

Ms. Pezley noted an email that was received after the packet was published for the Commission to review, which was handed out at the meeting.

Mr. Larson made a motion to set a public hearing for the next meeting. Ms. Crisman seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Hartley, Larson, Leeper and Lynch), and 0 nays.

Public
Hearing
3/22/23

Tom Herzmann, 1122 West 10th Street, spoke as representative of the buyer of the property under contract for 1317 Tomahawk Lane. He noted concerns with the stormwater management plan, size, and density of the property. He also asked about the plan for curbs and gutters on the streets. Ms. Pezley stated that the existing streets will not change and the streets that would be proposed in the subdivision will be reviewed in the preliminary plat process. Stormwater requirements would also be reviewed at that time.

Jon Metcalf, 3421 Cypress, noted concerns with the water and the potential phasing of the project.

Mr. Leeper clarified that the current vote won't be about the water, just the zoning, but the Commission has heard the concerns about the water and will ensure that those concerns will be addressed at the next stage.

Larsen made a motion to approve the item. Ms. Crisman seconded the motion. The motion was approved unanimously with 6 ayes (Crisman, Grybovych, Larson, Leeper, Lynch and Moser), and 0 nays.

DAILY INVOICES FOR 4/3/23 COUNCIL MEETING

Item 30.

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ACCOUNT ACTIVITY LISTING

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GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION--- DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND										
101-1008-441.83-06				09/23 AP 03/06/23	0398404	TRANSPORTATION&EDUCATION / EDUCATION IMFOA	125.00			03/14/23
1527				REG:SPRING CONF-K.KERR		DES MOINES				
				ACCOUNT TOTAL			125.00	.00	125.00	
101-1026-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
101-1026-441.83-06				09/23 AP 03/06/23	0398404	TRANSPORTATION&EDUCATION / EDUCATION IMFOA	125.00			03/14/23
1527				REG:SPRING CONF-J.RODENBE		DES MOINES				
				ACCOUNT TOTAL			125.00	.00	125.00	
101-1028-441.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
101-1028-441.83-06				09/23 AP 03/06/23	0398404	TRANSPORTATION&EDUCATION / EDUCATION IMFOA	125.00			03/14/23
1527				REG:SPRING CONF-L.ROEDING		DES MOINES				
				ACCOUNT TOTAL			125.00	.00	125.00	
101-1038-441.81-32 PROFESSIONAL SERVICES / TUITION ASSISTANCE										
101-1038-441.81-32				09/23 AP 02/28/23	0398401	PROFESSIONAL SERVICES / TUITION ASSISTANCE DOUGAN JR, SCOTT	1,650.74			03/14/23
1527				TUITION REIMBURSEMENT		CRITICAL INFO LITERACY				
				ACCOUNT TOTAL			1,650.74	.00	1,650.74	
101-1060-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
101-1060-423.71-01				09/23 AP 01/31/23	0398352	OFFICE SUPPLIES / OFFICE SUPPLIES OFFICE EXPRESS OFFICE PRODUCT	66.80			03/15/23
1549				REMOVABLE TAPE & 1/2"		LABEL TAPE (2-PK)				
				ACCOUNT TOTAL			66.80	.00	66.80	
101-1061-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
101-1061-423.71-01				09/23 AP 01/31/23	0398352	OFFICE SUPPLIES / OFFICE SUPPLIES OFFICE EXPRESS OFFICE PRODUCT		66.80		03/15/23
1549				ACCOUNT CORRECTION		REMOVABLE TAPE & 1/2"				
				ACCOUNT TOTAL			.00	66.80	66.80-	
101-1199-441.81-03 PROFESSIONAL SERVICES / RECORDING FEES										
101-1199-441.81-03				09/23 AP 03/17/23	0398410	PROFESSIONAL SERVICES / RECORDING FEES BLACK HAWK CO.RECORDER	7.00			03/20/23
1566				RCD:TERM.-TEMP.CONST.EASE		DOC.#2023-3574				
101-1199-441.81-03				09/23 AP 03/15/23	0398407	PROFESSIONAL SERVICES / RECORDING FEES BLACK HAWK CO.RECORDER	17.00			03/16/23
1552				RCD:RESOLUTION #23,075		MCDONALD-LOT15,N.CF IND.				
101-1199-441.81-03				09/23 AP 03/15/23	0398407	PROFESSIONAL SERVICES / RECORDING FEES BLACK HAWK CO.RECORDER	7.00			03/16/23
1552				RCD:NTC OF PUBLIC HEARING		MCDONALD-LOT15,N.CF IND.				
101-1199-441.81-03				09/23 AP 03/15/23	0398407	PROFESSIONAL SERVICES / RECORDING FEES BLACK HAWK CO.RECORDER	22.00			03/16/23
1552										

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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										
101-1199-441.81-03 PROFESSIONAL SERVICES / RECORDING FEES						continued				
1552				09/23	AP 03/15/23 0398407	BLACK HAWK CO.RECORDER	22.00		03/16/23	
						RCD:RESOLUTION #23,079 APPRROVING AGRMT.MCDONALD				
1552				09/23	AP 03/15/23 0398407	BLACK HAWK CO.RECORDER	17.00		03/16/23	
						RCD:MIN. ASSESS. AGREEMNT MCDONALD-LOT15,N.CF IND.				
1552				09/23	AP 03/15/23 0398407	BLACK HAWK CO.RECORDER	17.00		03/16/23	
						RCD:MEMORANDUM- AGREEMNT MCDONALD-LOT15,N.CF IND.				
1552				09/23	AP 03/15/23 0398407	BLACK HAWK CO.RECORDER	5.00		03/16/23	
						RCD:QUIT DEED CLAIM MCDONALD-LOT15,N.CF IND.				
						RCD:DEED FEE MCDONALD-LOT15,N.CF IND.				
						ACCOUNT TOTAL	114.00	.00	114.00	
101-1199-441.89-13 MISCELLANEOUS SERVICES / CONTINGENCY										
1598				09/23	AP 03/15/23 0398434	CEDAR FALLS UTILITIES	62.92		03/24/23	
						UTILITIES THRU 03/15/23				
						ACCOUNT TOTAL	62.92	.00	62.92	
101-1199-441.89-14 MISCELLANEOUS SERVICES / REFUNDS										
1598				09/23	AP 03/23/23 0398439	MIKE FEREDAY HEATING & AIR CO	144.00		03/24/23	
						REFUND-INCORRECT PERMIT #23-0786-MECH				
1598				09/23	AP 03/21/23 0398440	RUTH WALKER	52.00		03/24/23	
						REFUND-RECORDING FEES CODE ENF.-2208 COVENTRY				
						ACCOUNT TOTAL	196.00	.00	196.00	
101-2205-432.88-17 OUTSIDE AGENCIES / CEDAR FALLS BAND										
1527				09/23	AP 03/10/23 0398399	CEDAR FALLS MUNICIPAL BAND	818.20		03/14/23	
						PROPERTY TAX PAYAMENT				
						ACCOUNT TOTAL	818.20	.00	818.20	
101-2235-412.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
1527				09/23	AP 03/03/23 0398403	HENDERSON, JOHN	1,248.68		03/14/23	
						REG:AIR/HOTEL/MEALS/PRKG ICC, LAS VEGAS				
						ACCOUNT TOTAL	1,248.68	.00	1,248.68	
101-2253-423.85-01 UTILITIES / UTILITIES										
1598				09/23	AP 03/15/23 0398434	CEDAR FALLS UTILITIES	4,425.16		03/24/23	
						UTILITIES THRU 03/15/23				
						ACCOUNT TOTAL	4,425.16	.00	4,425.16	

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FUND 101 GENERAL FUND-											
101-2253-423.85-05				UTILITIES / THE FALLS			POOL UTILITIES				
1598		09/23 AP		03/15/23 0398434			CEDAR FALLS UTILITIES	809.64			03/24/23
				UTILITIES THRU 03/15/23							
				ACCOUNT TOTAL				809.64	.00	809.64	
101-2280-423.85-01				UTILITIES / UTILITIES							
1598		09/23 AP		03/15/23 0398434			CEDAR FALLS UTILITIES	1,155.36			03/24/23
				UTILITIES THRU 03/15/23							
				ACCOUNT TOTAL				1,155.36	.00	1,155.36	
101-2280-423.89-14				MISCELLANEOUS SERVICES / REFUNDS							
1598		09/23 AP		03/21/23 0398443			WESTERN HOME COMMUNITIES	90.00			03/24/23
				REFUND-SECURITY DEPOSIT &			RENTAL OVERCHARGE				
1552		09/23 AP		03/14/23 0398408			MELISSA ELIASSEN	250.00			03/16/23
				REFUND-SECURITY DEPOSIT							
				ACCOUNT TOTAL				340.00	.00	340.00	
101-4511-414.85-01				UTILITIES / UTILITIES							
1598		09/23 AP		03/15/23 0398434			CEDAR FALLS UTILITIES	2,309.77			03/24/23
				UTILITIES THRU 03/15/23							
				ACCOUNT TOTAL				2,309.77	.00	2,309.77	
101-4511-414.89-14				MISCELLANEOUS SERVICES / REFUNDS							
1527		09/23 AP		03/13/23 0398405			LARK BREWING	35.53			03/14/23
				REF:OVERPD FIRE INSPECT.							
				ACCOUNT TOTAL				35.53	.00	35.53	
101-5521-415.72-01				OPERATING SUPPLIES / OPERATING SUPPLIES							
1598		09/23 AP		03/15/23 0398434			CEDAR FALLS UTILITIES	187.92			03/24/23
				UTILITIES THRU 03/15/23							
				ACCOUNT TOTAL				187.92	.00	187.92	
101-5521-415.72-08				OPERATING SUPPLIES / CAMERA & PHOTO EQUIPMENT							
1598		09/23 AP		03/10/23 0398442			U.S. CELLULAR	94.32			03/24/23
				COVERT CAMERA CELL PLAN			3/9-4/8/23				
				ACCOUNT TOTAL				94.32	.00	94.32	

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FUND 101 GENERAL FUND										
101-5521-415.72-20						OPERATING SUPPLIES / OFFICERS EQUIPMENT				
1566	09/23	AP		03/14/23	0398416	HERNANDEZ, KEVIN AMAZON.COM	154.07			03/20/23
1566	09/23	AP		03/01/23	0398426	SCHMIDT, LUCAS BRAVO CONCEALMENT	46.98			03/20/23
1598	09/23	AP		11/30/22	0398441	SCHMIDT, LUCAS GUARDIAN ANGEL	88.98			03/24/23
						ACCOUNT TOTAL	290.03	.00	290.03	
101-5521-415.83-05 TRANSPORTATION&EDUCATION / TRAVEL (FOOD/MILEAGE/LOD)										
1566	09/23	AP		02/28/23	0398415	HELGESON, BROOKE CASE# 23-016636	28.00			03/20/23
						ACCOUNT TOTAL	28.00	.00	28.00	
101-5521-415.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1598	09/23	AP		03/23/23	0398437	IOWA STATE RESERVE LAW WEST DES MOINES	120.00			03/24/23
1598	09/23	AP		03/23/23	0398437	IOWA STATE RESERVE LAW WEST DES MOINES	120.00			03/24/23
1598	09/23	AP		03/23/23	0398437	IOWA STATE RESERVE LAW WEST DES MOINES	30.00			03/24/23
						ACCOUNT TOTAL	270.00	.00	270.00	
101-5521-415.89-40 MISCELLANEOUS SERVICES / UNIFORM ALLOWANCE										
1566	09/23	AP		03/04/23	0398417	HEUER, BROOKE UNDER ARMOUR	30.70			03/20/23
1527	09/23	AP		02/18/23	0398406	LECHTENBERG, AUSTIN 5.11 TACTICAL	154.08			03/14/23
1566	09/23	AP		12/13/22	0398420	MADSEN, BRANDEN OLDNAVY.COM	80.89			03/20/23
						ACCOUNT TOTAL	265.67	.00	265.67	
101-6613-433.85-01 UTILITIES / UTILITIES										
1598	09/23	AP		03/15/23	0398434	CEDAR FALLS UTILITIES UTILITIES THRU 03/15/23	674.86			03/24/23
						ACCOUNT TOTAL	674.86	.00	674.86	
101-6616-446.85-01 UTILITIES / UTILITIES										
1598	09/23	AP		03/15/23	0398434	CEDAR FALLS UTILITIES UTILITIES THRU 03/15/23	7,964.62			03/24/23

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GROUP	PO	ACCTG	---TRANSACTION---		DESCRIPTION	DEBITS	CREDITS	CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE
								POST DT
FUND 101 GENERAL FUND								
101-6616-446.85-01 UTILITIES / UTILITIES						continued		
ACCOUNT TOTAL						7,964.62	.00	7,964.62
101-6623-423.85-01 UTILITIES / UTILITIES								
1598		09/23 AP		03/15/23	0398434	2,163.44		03/24/23
UTILITIES THRU 03/15/23								
ACCOUNT TOTAL						2,163.44	.00	2,163.44
101-6633-423.85-01 UTILITIES / UTILITIES								
1598		09/23 AP		03/15/23	0398434	2,137.02		03/24/23
UTILITIES THRU 03/15/23								
ACCOUNT TOTAL						2,137.02	.00	2,137.02
FUND TOTAL						27,683.68	66.80	27,616.88
FUND 203 TAX INCREMENT FINANCING								
203-0000-487.50-05 TRANSFERS OUT / TRANSFERS - TIF								
1527		09/23 AP		03/10/23	0398400	91,100.94		03/14/23
PROPERTY TAX PAYAMENT								
1527		09/23 AP		03/10/23	0398398	33,824.46		03/14/23
PROPERTY TAX PAYAMENT								
CAPITAL PROJECTS FUND								
TIF-DOWNTOWN								
1527		09/23 AP		03/10/23	0398398	101.36		03/14/23
PROPERTY TAX PAYAMENT								
PINNACLE PRAIRIE								
1527		09/23 AP		03/10/23	0398398	3,775.49		03/14/23
PROPERTY TAX PAYAMENT								
COLLEGE HILL								
ACCOUNT TOTAL						128,802.25	.00	128,802.25
FUND TOTAL						128,802.25	.00	128,802.25
FUND 206 STREET CONSTRUCTION FUND								
206-6637-436.72-56 OPERATING SUPPLIES / FLOOD CONTROL								
1598		09/23 AP		03/15/23	0398434	146.99		03/24/23
UTILITIES THRU 03/15/23								
ACCOUNT TOTAL						146.99	.00	146.99
206-6637-436.82-01 COMMUNICATION / TELEPHONE								
1566		09/23 AP		03/06/23	0398427	15.80		03/20/23
CELL PHONE:3/6-4/5/23								

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GROUP NBR	PO NBR	ACCTG PER.	---TRANSACTION--- CD DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE POST DT
FUND 206 STREET CONSTRUCTION FUND						continued		
206-6637-436.82-01 COMMUNICATION / TELEPHONE								
ACCOUNT TOTAL						15.80	.00	15.80
206-6637-436.85-01 UTILITIES / UTILITIES								
1598		09/23	AP 03/15/23	0398434	CEDAR FALLS UTILITIES	2,920.35		03/24/23
UTILITIES THRU 03/15/23								
ACCOUNT TOTAL						2,920.35	.00	2,920.35
206-6647-436.85-01 UTILITIES / UTILITIES								
1598		09/23	AP 03/15/23	0398434	CEDAR FALLS UTILITIES	1,149.59		03/24/23
UTILITIES THRU 03/15/23								
ACCOUNT TOTAL						1,149.59	.00	1,149.59
FUND TOTAL						4,232.73	.00	4,232.73
FUND 215 HOSPITAL FUND								
FUND 216 POLICE BLOCK GRANT FUND								
FUND 217 SECTION 8 HOUSING FUND								
FUND 223 COMMUNITY BLOCK GRANT								
223-2224-432.88-57 OUTSIDE AGENCIES / EXCEPTIONAL PERSONS								
1527		09/23	AP 03/10/23	0004798	EXCEPTIONAL PERSONS INC	937.50		03/14/23
CDBG 1ST QTR FY23								
ACCOUNT TOTAL						937.50	.00	937.50
FUND TOTAL						937.50	.00	937.50
FUND 224 TRUST & AGENCY								
FUND 242 STREET REPAIR FUND								
242-1240-431.92-25 STRUCTURE IMPROV & BLDGS / CEDAR HEIGHTS AREA RECON								
1566		09/23	AP 03/14/23	0398419	KARLA SOLHEIM & ANGELA YANCY	350.00		03/20/23
PROJECT#: 023271								
1566		09/23	AP 03/14/23	0398424	REGINALD & KATHLEEN GREEN	325.00		03/20/23
PROJECT#: 023271								
1566		09/23	AP 03/14/23	0398409	ANTHONY & LISA PATTERSON	225.00		03/20/23
PROJECT#: 023271								
1566		09/23	AP 03/14/23	0398422	PAULA GOETZ	200.00		03/20/23
PROJECT#: 023271								

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GROUP NBR	PO NBR	ACCTG PER.	CD	DATE	TRANSACTION NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 242 STREET REPAIR FUND										
242-1240-431.92-25 STRUCTURE IMPROV & BLDGS / CEDAR HEIGHTS AREA RECON						continued				
PROJECT#: 023271										
1566		09/23 AP		03/14/23	0398412	DARYL & JANICE ANDERSEN REVOC	1,470.00			03/20/23
						ST.RECON.PH.1-TEMP.EASE.				
PROJECT#: 023271										
1566		09/23 AP		03/14/23	0398421	MARY & WILLIAM SHEPHERD	200.00			03/20/23
						ST.RECON.PH.1-TEMP.EASE.				
PROJECT#: 023271										
1566		09/23 AP		03/14/23	0398425	ROBIN GUY & TODD SEELYE	305.00			03/20/23
						ST.RECON.PH.1-TEMP.EASE.				
PROJECT#: 023271										
1566		09/23 AP		03/14/23	0398428	VICTOR & BROOKE SCHRAGE	420.00			03/20/23
						ST.RECON.PH.1-TEMP.EASE.				
PROJECT#: 023271										
1566		09/23 AP		03/14/23	0398413	ELIZABETH & KIM MOORE	200.00			03/20/23
						ST.RECON.PH.1-TEMP.EASE.				
PROJECT#: 023271										
1566		09/23 AP		03/14/23	0398423	PETER YEZEK	515.00			03/20/23
						ST.RECON.PH.1-TEMP.EASE.				
PROJECT#: 023271										
1566		09/23 AP		03/14/23	0398418	JAY LEES & JULIE LOWELL	2,055.00			03/20/23
						ST.RECON.PH.1-PERM.EASE.				
PROJECT#: 023271										
1566		09/23 AP		03/14/23	0398414	F. KEVIN & JANET SANDERS	840.00			03/20/23
						ST.RECON.PH.1-PERM.EASE.				
PROJECT#: 023271										
1527		09/23 AP		03/09/23	0398397	BLACK HAWK CO.RECORDER	32.00			03/14/23
						TEMP. EASEMENT-FAIRHURST				
PROJECT#: 023271										
1527		09/23 AP		03/09/23	0398397	BLACK HAWK CO.RECORDER	27.00			03/14/23
						SEWER/DRAIN EASE-FAIRHURS				
PROJECT#: 023271										
1527		09/23 AP		03/09/23	0398397	BLACK HAWK CO.RECORDER	32.00			03/14/23
						TEMP. EASEMENT-VASQUEZ				
PROJECT#: 023271										
1527		09/23 AP		03/09/23	0398397	BLACK HAWK CO.RECORDER	32.00			03/14/23
						TEMP. EASEMENT-BYRD				
PROJECT#: 023271										
1527		09/23 AP		03/09/23	0398397	BLACK HAWK CO.RECORDER	32.00			03/14/23
						TEMP. EASEMENT-YEZEK				
PROJECT#: 023271										
1527		09/23 AP		03/09/23	0398397	BLACK HAWK CO.RECORDER	32.00			03/14/23
						TEMP. EASEMENT-GUY				
PROJECT#: 023271										
1527		09/23 AP		03/09/23	0398397	BLACK HAWK CO.RECORDER	32.00			03/14/23
						TEMP. EASEMENT-SHEPHERD				
PROJECT#: 023271										
1527		09/23 AP		03/09/23	0398397	BLACK HAWK CO.RECORDER	32.00			03/14/23
						TEMP. EASEMENT-ANDERSEN				
PROJECT#: 023271										

GROUP NBR	PO NBR	ACCTG PER.	CD	---TRANSACTION---	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 242 STREET REPAIR FUND									
242-1240-431.92-25 STRUCTURE IMPROV & BLDGS / CEDAR HEIGHTS AREA RECON					continued				
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#107-CEDAR HGT	TEMP.EASEMENT-ANDERSEN				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	27.00		03/14/23	
				3271:PARCEL#107-CEDAR HGT	SEWER/DRAIN EASE-ANDERSEN				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#108-CEDAR HGT	TEMP. EASEMENT-BRUNK				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#109-CEDAR HGT	TEMP. EASEMENT-HALL				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#110-CEDAR HGT	TEMP. EASEMENT-SCHRAGE				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#111-CEDAR HGT	TEMP. EASE.-CONNELL/CHILO				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#112-CEDAR HGT	TEMP. EASEMENT-MOORE				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#201-CEDAR HGT	TEMP.EASEMENT-LEES/LOWELL				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	27.00		03/14/23	
				3271:PARCEL#201-CEDAR HGT	SEWER/DRAIN EASE-LEES/LOW				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	27.00		03/14/23	
				3271:PARCEL#201-CEDAR HGT	PERM.EASEMENT-LEES/LOWELL				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#202-CEDAR HGT	TEMP.EASEMENT-SANDERS				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	27.00		03/14/23	
				3271:PARCEL#202-CEDAR HGT	SEWER/DRAIN EASE.-SANDERS				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#203-CEDAR HGT	TEMP. EASEMENT-GOETZ				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#204-CEDAR HGT	TEMP. EASEMENT-PATTERSON				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#205-CEDAR HGT	TEMP. EASEMENT-GREEN				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	
				3271:PARCEL#206-CEDAR HGT	TEMP. EASEMENT-DOWELL				
				PROJECT#: 023271					
1527		09/23	AP	03/09/23 0398397	BLACK HAWK CO.RECORDER	32.00		03/14/23	

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NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 242 STREET REPAIR FUND									
242-1240-431.92-25 STRUCTURE IMPROV & BLDGS / CEDAR HEIGHTS AREA RECON						continued			
3271:PARCEL#208-CEDAR HGT						TEMP.EASE.-SOLHIEM/YANCY			
PROJECT#:						023271			
ACCOUNT TOTAL							7,880.00	.00	7,880.00
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT									
1527		09/23 AP	03/09/23	0398397		BLACK HAWK CO.RECORDER	22.00		03/14/23
3283:PARCEL#197-MAIN ST.						WARRANTY DEED-K3D, LLC			
PROJECT#:						023283			
1527		09/23 AP	03/09/23	0398397		BLACK HAWK CO.RECORDER	5.00		03/14/23
3283:PARCEL#197-MAIN ST.						DEED FEE/DEC. OF VALUE			
PROJECT#:						023283			
1527		09/23 AP	03/09/23	0398397		BLACK HAWK CO.RECORDER	22.00		03/14/23
3283:PARCEL#206-MAIN ST.						WARRANTY DEED-MOSSMAN			
PROJECT#:						023283			
1527		09/23 AP	03/09/23	0398397		BLACK HAWK CO.RECORDER	5.00		03/14/23
3283:PARCEL#206-MAIN ST.						DEED FEE/DEC. OF VALUE			
PROJECT#:						023283			
ACCOUNT TOTAL							54.00	.00	54.00
FUND TOTAL							7,934.00	.00	7,934.00
FUND 254 CABLE TV FUND									
FUND 258 PARKING FUND									
258-5531-435.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE									
1598		09/23 AP	03/15/23	0398434		CEDAR FALLS UTILITIES	15.75		03/24/23
						UTILITIES THRU 03/15/23			
ACCOUNT TOTAL							15.75	.00	15.75
FUND TOTAL							15.75	.00	15.75
FUND 261 TOURISM & VISITORS									
FUND 262 SENIOR SERVICES & COMM CT									
262-1092-423.85-01 UTILITIES / UTILITIES									
1598		09/23 AP	03/15/23	0398434		CEDAR FALLS UTILITIES	120.05		03/24/23
						UTILITIES THRU 03/15/23			
ACCOUNT TOTAL							120.05	.00	120.05
262-1092-423.87-01 RENTALS / RENTALS									
1598		09/23 AP	03/21/23	0398436		GREG LYONS	26.00		03/24/23

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FUND 262 SENIOR SERVICES & COMM CT										
262-1092-423.87-01 RENTALS / RENTALS continued										
REFUND-RENTAL FEE										
ACCOUNT TOTAL							26.00	.00	26.00	
FUND TOTAL							146.05	.00	146.05	
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										
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										
430-1220-431.91-10 LAND / INDUSTRIAL PARK LAND ACQ										
1605		09/23 AP		03/27/23	0398447	ROBERT W. & SANDRA J. JONES	191,320.48			03/27/23
						CLOSING PMT.SUMMARY-JONES				
1605		09/23 AP		03/27/23	0398444	BLACK HAWK CO.RECORDER	631.20			03/27/23
						TRANSFER TAX-JONES				
1605		09/23 AP		03/27/23	0398445	BLACK HAWK CO.TREASURER	2,778.44			03/27/23
						PRO-RATED REAL ESTATE TAX				
1605		09/23 AP		03/21/23	0398446	KLATT,AUGUSTINE & RASTEDE, P.	95.00			03/27/23
						MATTER NUMBER 22-03549				
1605		09/23 AP		12/08/22	0398448	TITLE SERVICES CORPORATION	550.00			03/27/23
						ABSTRACTING & PRECLOSE WK				
ACCOUNT TOTAL							195,375.12	.00	195,375.12	
FUND TOTAL							195,375.12	.00	195,375.12	
FUND 431 2014 BOND										
FUND 432 2003 BOND										

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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								
439-1220-431.95-01						BOND FUND PROJECTS / BOND FEES				
1571				09/23	AP 03/21/23 0398431	[REDACTED]	22,497.75			03/21/23
						2022 GO BQ STATUS CHANGE				
1571				09/23	AP 03/21/23 0398430	[REDACTED]	22,342.10			03/21/23
						2022 GO BQ STATUS CHANGE				
1571				09/23	AP 03/21/23 0398429	[REDACTED]	22,470.25			03/21/23
						2022 GO BQ STATUS CHANGE				
						ACCOUNT TOTAL	67,310.10	.00	67,310.10	
						FUND TOTAL	67,310.10	.00	67,310.10	
FUND 443		CAPITAL PROJECTS								
443-1220-431.94-33						CAPITAL PROJECTS / PROPERTY ACQUISITION				
1598				09/23	AP 03/15/23 0398434	CEDAR FALLS UTILITIES	299.98			03/24/23
						UTILITIES THRU 03/15/23				
						ACCOUNT TOTAL	299.98	.00	299.98	
						FUND TOTAL	299.98	.00	299.98	
FUND 472		PARKADE RENOVATION								
FUND 473		SIDEWALK ASSESSMENT								
FUND 483		ECONOMIC DEVELOPMENT								
FUND 484		ECONOMIC DEVELOPMENT LAND								
FUND 541		2018 STORM WATER BONDS								
FUND 544		2008 SEWER BONDS								
FUND 545		2006 SEWER BONDS								
FUND 546		SEWER IMPROVEMENT FUND								
FUND 547		SEWER RESERVE FUND								
FUND 548		1997 SEWER BOND FUND								
FUND 549		1992 SEWER BOND FUND								
FUND 550		2000 SEWER BOND FUND								
FUND 551		REFUSE FUND								
551-6685-436.72-01						OPERATING SUPPLIES / OPERATING SUPPLIES				
1598				09/23	AP 03/24/23 0398438	MELODY COLLINS	89.00			03/24/23
						REFUND-CONTAINER DUMP.FEE OVERPAID				
						ACCOUNT TOTAL	89.00	.00	89.00	

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GROUP	PO	ACCTG	----	TRANSACTION	----					CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	↓	BALANCE
										POST DT
FUND 551 REFUSE FUND										
551-6685-436.85-01						UTILITIES / UTILITIES				
1598		09/23 AP		03/15/23	0398434	CEDAR FALLS UTILITIES	1,790.64			03/24/23
						UTILITIES THRU 03/15/23				
						ACCOUNT TOTAL	1,790.64	.00		1,790.64
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN										
1527		09/23 AP		02/28/23	0398396	BLACK HAWK CO.LANDFILL	19,904.23			03/14/23
						LANDFILL SRV:2/16-2/28				02/16/23-02/28/23
						ACCOUNT TOTAL	19,904.23	.00		19,904.23
						FUND TOTAL	21,783.87	.00		21,783.87
FUND 552 SEWER RENTAL FUND										
552-6655-436.85-01						UTILITIES / UTILITIES				
1598		09/23 AP		03/15/23	0398434	CEDAR FALLS UTILITIES	14,964.87			03/24/23
						UTILITIES THRU 03/15/23				
						ACCOUNT TOTAL	14,964.87	.00		14,964.87
552-6665-436.85-01 UTILITIES / UTILITIES										
1598		09/23 AP		03/15/23	0398434	CEDAR FALLS UTILITIES	14,368.64			03/24/23
						UTILITIES THRU 03/15/23				
						ACCOUNT TOTAL	14,368.64	.00		14,368.64
552-6665-436.86-33 REPAIR & MAINTENANCE / SLUDGE REMOVAL										
1527		09/23 AP		02/28/23	0398396	BLACK HAWK CO.LANDFILL	174.50			03/14/23
						LANDFILL SRV:2/16-2/28				02/16/23-02/28/23
						ACCOUNT TOTAL	174.50	.00		174.50
						FUND TOTAL	29,508.01	.00		29,508.01
FUND 553 2004 SEWER BOND										
FUND 555 STORM WATER UTILITY										
555-6630-432.85-01						UTILITIES / UTILITIES				
1598		09/23 AP		03/15/23	0398434	CEDAR FALLS UTILITIES	52.01			03/24/23
						UTILITIES THRU 03/15/23				
						ACCOUNT TOTAL	52.01	.00		52.01

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GROUP	PO	ACCTG	----	TRANSACTION	----	DESCRIPTION	DEBITS	CREDITS	CURRENT	POST	DT
NBR	NBR	PER.	CD	DATE	NUMBER				BALANCE		
FUND 682 HEALTH INSURANCE - FIRE											
FUND 685 VEHICLE MAINTENANCE FUND											
FUND 686 PAYROLL FUND											
686-0000-222.05-00						PAYROLL LIABILITY / OTHER DEDUCTIONS PAYABLE					
1598		09/23 AP		03/22/23	0398435	CEDAR VALLEY UNITED WAY	182.00				03/24/23
		1ST QTR.2023				CONTRIBUTION					
1598		09/23 AP		03/22/23	0398433	CEDAR FALLS COMMUNITY FOUNDAT	30.00				03/24/23
		1ST QTR.2023				CONTRIBUTION					
						ACCOUNT TOTAL	212.00	.00			212.00
						FUND TOTAL	212.00	.00			212.00
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					
1527		09/23 AP		03/10/23	0398402	GENERAL FUND	71,715.43				03/14/23
		PROPERTY TAX				PAYMENT					
						ACCOUNT TOTAL	71,715.43	.00			71,715.43
						FUND TOTAL	71,715.43	.00			71,715.43
FUND 727 GREENWOOD CEMETERY P-CARE											
FUND 728 FAIRVIEW CEMETERY P-CARE											
FUND 729 HILLSIDE CEMETERY P-CARE											
FUND 790 FLOOD LEVY											
						GRAND TOTAL	560,361.90	66.80			560,295.10

COUNCIL INVOICES FOR 4/3/23 MEETING

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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										
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.86		03/28/23	
						MANILA 1/3 CUT FOLDERS, GLUE STICKS				
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	15.18		03/28/23	
						COPY PAPER				
1594		10/23 AP		03/21/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	6.94		03/28/23	
						PENCIL LEAD/TAPE/FLAGS				
						ACCOUNT TOTAL	24.98	.00	24.98	
101-1008-441.87-01 RENTALS / RENTALS										
1558		10/23 AP		03/14/23	0000000	QUADIENT, INC.	162.00		03/28/23	
						RENTAL (POSTAGE METER)				
						ACCOUNT TOTAL	162.00	.00	162.00	
101-1026-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	8.63		03/28/23	
						MANILA 1/3 CUT FOLDERS, SCANNED STAMP, GLUE STICKS				
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.80		03/28/23	
						COPY PAPER				
1594		10/23 AP		03/21/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.06		03/28/23	
						PENCIL LEAD/TAPE/FLAGS				
						ACCOUNT TOTAL	14.49	.00	14.49	
101-1028-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	6.83		03/28/23	
						MANILA 1/3 CUT FOLDERS, STAMP REFILL INK, GLUE STK				
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	19.00		03/28/23	
						COPY PAPER				
1594		10/23 AP		03/21/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	6.95		03/28/23	
						PENCIL LEAD/TAPE/FLAGS				
						ACCOUNT TOTAL	32.78	.00	32.78	
101-1038-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.06		03/28/23	
						MANILA 1/3 CUT FOLDERS, GLUE STICKS				
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	11.40		03/28/23	
						COPY PAPER				
1594		10/23 AP		03/21/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.58		03/28/23	
						PENCIL LEAD/TAPE/FLAGS				
						ACCOUNT TOTAL	15.04	.00	15.04	

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GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-1038-441.81-09					PROFESSIONAL SERVICES / HUMAN RIGHTS COMMISSION				
1608		10/23 AP		03/23/23	0000000 OFFICE EXPRESS OFFICE PRODUCT	1.52		03/28/23	
					COPY PAPER				
					ACCOUNT TOTAL	1.52	.00	1.52	
101-1038-441.81-35					PROFESSIONAL SERVICES / EMPLOYEE RECOGNITION				
1558		10/23 AP		03/14/23	0000000 LR JEWELERS, INC.	856.00		03/28/23	
					15 YEAR SERVICE WATCHES				
					ACCOUNT TOTAL	856.00	.00	856.00	
101-1038-441.81-50					PROFESSIONAL SERVICES / PRE-EMPLOYMENT PHYSICALS				
1558		10/23 AP		03/09/23	0000000 MERCYONE OCCUPATIONAL HEALTH	516.00		03/28/23	
					PRE-EMPLOY.PHYS-FEB'23				
					ACCOUNT TOTAL	516.00	.00	516.00	
101-1038-441.81-51					PROFESSIONAL SERVICES / POST-EMPLOYMENT PHYSICALS				
1558		10/23 AP		03/09/23	0000000 MERCYONE OCCUPATIONAL HEALTH	233.00		03/28/23	
					POST-EMPLOY.PHYS-FEB'23				
					ACCOUNT TOTAL	233.00	.00	233.00	
101-1038-441.81-53					PROFESSIONAL SERVICES / JOB NOTICES				
1608		10/23 AP		03/03/23	0000000 CEDAR VALLEY SAVER, INC.	75.00		03/28/23	
					JOB AD:SEASONAL LABORER				
1608		10/23 AP		03/03/23	0000000 CEDAR VALLEY SAVER, INC.	75.00		03/28/23	
					JOB AD:AQUATICS				
1608		10/23 AP		03/03/23	0000000 CEDAR VALLEY SAVER, INC.	75.00		03/28/23	
					JOB AD:ENGINEERING INTERN				
1608		10/23 AP		03/03/23	0000000 CEDAR VALLEY SAVER, INC.	75.00		03/28/23	
					JOB AD:SPORTS REC. STAFF				
1608		10/23 AP		02/28/23	0000000 REGISTER MEDIA	416.70		03/28/23	
					JOB AD:WASTE WATER TECH.				
1608		10/23 AP		02/26/23	0000000 COURIER COMMUNICATIONS-ADVERT	29.40		03/28/23	
					JOB AD:AQUATICS 2023				
1608		10/23 AP		02/26/23	0000000 COURIER COMMUNICATIONS-ADVERT	26.95		03/28/23	
					JOB AD:PT LABORER				
1608		10/23 AP		02/26/23	0000000 COURIER COMMUNICATIONS-ADVERT	26.95		03/28/23	
					JOB AD:ENGINEERING INTERN				
1608		10/23 AP		02/26/23	0000000 COURIER COMMUNICATIONS-ADVERT	26.95		03/28/23	
					JOB AD:CF REC.SUMM.PROGS.				
1608		10/23 AP		02/26/23	0000000 COURIER COMMUNICATIONS-ADVERT	36.61		03/28/23	
					JOB AD:ENGINEERING TECH.I				
1608		10/23 AP		02/26/23	0000000 COURIER COMMUNICATIONS-ADVERT	26.95		03/28/23	

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GROUP NBR	PO NBR	ACCTG PER.	CD	TRANSACTION DATE	DESCRIPTION NUMBER	DEBITS	CREDITS	CURRENT BALANCE	POST DT
FUND 101 GENERAL FUND									
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES						continued			
1608				10/23 AP 02/26/23	JOB AD:SEASONAL LABORERS COURIER COMMUNICATIONS-ADVERT	450.00			03/28/23
1608				10/23 AP 02/26/23	MONTHLY DIGITAL IMPRESSNS ONLINE	55.95			03/28/23
1608				10/23 AP 02/26/23	JOB AD:ENGINEERING TECH.I COURIER COMMUNICATIONS-ADVERT	55.95			03/28/23
1608				10/23 AP 02/26/23	JOB AD:PT LABORER COURIER COMMUNICATIONS-ADVERT	55.95			03/28/23
1608				10/23 AP 02/24/23	JOB AD:ENGINEERING TECH.I COURIER COMMUNICATIONS-ADVERT	2,500.00			03/28/23
1608				10/23 AP 02/24/23	25 FACEBOOK WORK POSTINGS EMPLOYMENT PACKAGES	3,250.00			03/28/23
1608				10/23 AP 02/19/23	25 MAXRECRUIT POSTINGS EMPLOYMENT PACKAGES	29.40			03/28/23
1608				10/23 AP 02/19/23	JOB AD:AQUATICS 2023 COURIER COMMUNICATIONS-ADVERT	26.95			03/28/23
1608				10/23 AP 02/19/23	JOB AD:PT LABORER COURIER COMMUNICATIONS-ADVERT	26.95			03/28/23
1608				10/23 AP 02/19/23	JOB AD:ENGINEERING INTERN COURIER COMMUNICATIONS-ADVERT	26.95			03/28/23
1608				10/23 AP 02/19/23	JOB AD:CF REC.SUMM.PROGS. COURIER COMMUNICATIONS-ADVERT	36.62			03/28/23
1608				10/23 AP 02/19/23	JOB AD:ENGINEERING TECH.I COURIER COMMUNICATIONS-ADVERT	55.95			03/28/23
1608				10/23 AP 02/19/23	JOB AD:SEASONAL LABORERS COURIER COMMUNICATIONS-ADVERT	950.00			03/28/23
1608				10/23 AP 02/17/23	MOBILE LOCATION TARGETING AMP DIGITAL	39.00			03/28/23
1608				10/23 AP 02/12/23	SEARCH BOOST ONLINE	29.40			03/28/23
1608				10/23 AP 02/12/23	JOB AD:PT MAINT. WORKER COURIER COMMUNICATIONS-ADVERT	29.40			03/28/23
1608				10/23 AP 02/12/23	JOB AD:AQUATICS 2023 COURIER COMMUNICATIONS-ADVERT	29.30			03/28/23
1608				10/23 AP 02/12/23	JOB AD:PT LIB.ASST(CIRC.) COURIER COMMUNICATIONS-ADVERT	55.95			03/28/23
1608				10/23 AP 02/12/23	JOB AD:PT LABORER COURIER COMMUNICATIONS-ADVERT	55.95			03/28/23
1608				10/23 AP 02/12/23	JOB AD:ENGINEERING INTERN COURIER COMMUNICATIONS-ADVERT	55.95			03/28/23
1608				10/23 AP 02/12/23	JOB AD:CF REC.SUMM.PROGS. COURIER COMMUNICATIONS-ADVERT	65.62			03/28/23
1608				10/23 AP 02/05/23	JOB AD:ENGINEERING TECH.I COURIER COMMUNICATIONS-ADVERT	36.65			03/28/23
1608				10/23 AP 02/05/23	JOB AD:WW TRMT. OPERATOR COURIER COMMUNICATIONS-ADVERT	29.40			03/28/23
1608				10/23 AP 02/05/23	JOB AD:HOUSING/COMM.SERV. COURIER COMMUNICATIONS-ADVERT	29.26			03/28/23
1608				10/23 AP 02/05/23	JOB AD:PT ADMIN. ASST. COURIER				

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FUND 101 GENERAL FUND										
101-1038-441.81-53 PROFESSIONAL SERVICES / JOB NOTICES						continued				
1608		10/23 AP		02/05/23	0000000	COURIER COMMUNICATIONS-ADVERT COURIER	29.40		03/28/23	
JOB AD:PT MAINT. WORKER										
1608		10/23 AP		02/05/23	0000000	COURIER COMMUNICATIONS-ADVERT COURIER	29.40		03/28/23	
JOB AD:AQUATICS 2023										
1608		10/23 AP		02/05/23	0000000	COURIER COMMUNICATIONS-ADVERT COURIER	29.40		03/28/23	
JOB AD:PT. PRKG. ATTEND.										
1608		10/23 AP		02/05/23	0000000	COURIER COMMUNICATIONS-ADVERT COURIER	29.40		03/28/23	
JOB AD:ASST.EQUIP.MECH.										
1608		10/23 AP		02/05/23	0000000	COURIER COMMUNICATIONS-ADVERT COURIER	58.30		03/28/23	
JOB AD:PT LIB.ASST(CIRC.)										
ACCOUNT TOTAL							9,042.96	.00	9,042.96	
101-1038-441.81-56 PROFESSIONAL SERVICES / EMPLOYEE WELLNESS PROG										
1594		10/23 AP		03/22/23	0000000	WELLWORKS FOR YOU	1,000.00		03/28/23	
WELLNES CHALLENGE PRIZES										
WELLORKS REWARD MALL										
1558		10/23 AP		03/20/23	0000000	WELLWORKS FOR YOU	678.30		03/28/23	
WELLNESS PROGRAM FEE										
MARCH 2023										
ACCOUNT TOTAL							1,678.30	.00	1,678.30	
101-1038-441.81-99 PROFESSIONAL SERVICES / CIVIL SERVICE COMMISSION										
1608		10/23 AP		03/13/23	0000000	CARLSON DETTMANN CONSULTING L COMM.SRV.SUPR/GIS TECH.	550.00		03/28/23	
CLASSIFICATION REVIEWS										
1608		10/23 AP		03/13/23	0000000	CARLSON DETTMANN CONSULTING L ASST. EQUIP. MECHANIC	275.00		03/28/23	
CIVIL SERVICE REVIEW										
1608		10/23 AP		03/13/23	0000000	CARLSON DETTMANN CONSULTING L ASST. PS DIR./FIRE CHIEF	275.00		03/28/23	
CIVIL SERVICE REVIEW										
ACCOUNT TOTAL							1,100.00	.00	1,100.00	
101-1048-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT GLUE STICKS	.53		03/28/23	
MANILA 1/3 CUT FOLDERS,										
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT COPY PAPER	2.28		03/28/23	
PENCIL LEAD/TAPE/FLAGS										
1594		10/23 AP		03/21/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.29		03/28/23	
ACCOUNT TOTAL							4.10	.00	4.10	
101-1048-441.81-29 PROFESSIONAL SERVICES / LEGAL CONSULTANTS										
1558		10/23 AP		04/01/23	0000000	AHLERS AND COONEY, P.C.	3,900.00		03/28/23	
LEGAL SERVICES-APR'23										
1558		10/23 AP		04/01/23	0000000	SWISHER & COHRT, P.L.C.	2,600.00		03/28/23	

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FUND 101 GENERAL FUND										
101-1048-441.81-29 PROFESSIONAL SERVICES / LEGAL CONSULTANTS						continued				
1558				10/23	AP 03/06/23 0000000	LEGAL SERVICES-APR'23 SWISHER & COHRT, P.L.C.	19.00			03/28/23
1558				10/23	AP 03/01/23 0000000	LGL:MISCELLANEOUS MATTERS REDFERN, MASON, LARSEN & MOORE,	1,197.00			03/28/23
PROJECT#: 023006										
ACCOUNT TOTAL							7,716.00	.00	7,716.00	
101-1048-441.81-30 PROFESSIONAL SERVICES / LEGAL-CODE ENFORCEMENT										
1558				10/23	AP 04/01/23 0000000	LEGAL SERVICES-APR'23 SWISHER & COHRT, P.L.C.	1,000.00			03/28/23
ACCOUNT TOTAL							1,000.00	.00	1,000.00	
101-1118-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1608				10/23	AP 03/23/23 0000000	OFFICE EXPRESS OFFICE PRODUCT GLUE STICKS	.53			03/28/23
1608				10/23	AP 03/23/23 0000000	MANILA 1/3 CUT FOLDERS, OFFICE EXPRESS OFFICE PRODUCT	.76			03/28/23
1594				10/23	AP 03/21/23 0000000	COPY PAPER OFFICE EXPRESS OFFICE PRODUCT	1.29			03/28/23
PENCIL LEAD/TAPE/FLAGS										
ACCOUNT TOTAL							2.58	.00	2.58	
101-1118-441.81-98 PROFESSIONAL SERVICES / ECONOMIC DEVELOPMENT ACT.										
1558				10/23	AP 03/13/23 0000000	CV DINNER - JOINT TABLE CEDAR FALLS UTILITIES	300.00			03/28/23
ACCOUNT TOTAL							300.00	.00	300.00	
101-1158-441.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1608				10/23	AP 03/23/23 0000000	OFFICE EXPRESS OFFICE PRODUCT GLUE STICKS	.53			03/28/23
1608				10/23	AP 03/23/23 0000000	MANILA 1/3 CUT FOLDERS, OFFICE EXPRESS OFFICE PRODUCT	.76			03/28/23
1594				10/23	AP 03/21/23 0000000	COPY PAPER OFFICE EXPRESS OFFICE PRODUCT	1.29			03/28/23
PENCIL LEAD/TAPE/FLAGS										
ACCOUNT TOTAL							2.58	.00	2.58	
101-1158-441.83-03 TRANSPORTATION&EDUCATION / OUTINGS/DINNERS/AWARDS										
1594				10/23	AP 03/21/23 0000000	CVUW BREAKFAST OF CHAMPS. CEDAR VALLEY UNITED WAY	25.00			03/28/23

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FUND 101 GENERAL FUND										
101-1158-441.83-03 TRANSPORTATION&EDUCATION / OUTINGS/DINNERS/AWARDS							continued			
ACCOUNT TOTAL							25.00	.00	25.00	
101-1199-431.88-01 OUTSIDE AGENCIES / MET - CF DISABLED										
1558				10/23	AP 04/01/23 0000000	METROPOLITAN TRANSIT AUTHORIT PAYMENT FOR FY23-4TH QTR.	7,970.60		03/28/23	
ACCOUNT TOTAL							7,970.60	.00	7,970.60	
101-1199-431.88-02 OUTSIDE AGENCIES / MET-RTC										
1558				10/23	AP 04/01/23 0000000	METROPOLITAN TRANSIT AUTHORIT PAYMENT FOR FY23-4TH QTR.	5,310.80		03/28/23	
ACCOUNT TOTAL							5,310.80	.00	5,310.80	
101-1199-431.88-11 OUTSIDE AGENCIES / MET TRANSIT AUTHORITY										
1558				10/23	AP 04/01/23 0000000	METROPOLITAN TRANSIT AUTHORIT PAYMENT FOR FY23-4TH QTR.	75,473.20		03/28/23	
ACCOUNT TOTAL							75,473.20	.00	75,473.20	
101-1199-431.88-12 OUTSIDE AGENCIES / MET CAPITAL REPLACEMENT										
1558				10/23	AP 04/01/23 0000000	VEHICLE MAINTENANCE FUND PAYMENT FOR FY23-4TH QTR.	4,230.00		03/28/23	
ACCOUNT TOTAL							4,230.00	.00	4,230.00	
101-1199-431.88-19 OUTSIDE AGENCIES / MET-ROUTE 9										
1558				10/23	AP 04/01/23 0000000	METROPOLITAN TRANSIT AUTHORIT PAYMENT FOR FY23-4TH QTR.	7,865.00		03/28/23	
ACCOUNT TOTAL							7,865.00	.00	7,865.00	
101-1199-441.72-19 OPERATING SUPPLIES / PRINTING										
1558				10/23	AP 02/24/23 0000000	COURIER LEGAL COMMUNICATIONS	42.25		03/28/23	
						PH NTC.-MCDONALD CONSTR.				
1558				10/23	AP 02/24/23 0000000	COURIER LEGAL COMMUNICATIONS	56.89		03/28/23	
						PH NTC.-2023 ST. CONSTR.				
1558				10/23	AP 02/24/23 0000000	COURIER LEGAL COMMUNICATIONS	41.08		03/28/23	
						PH NTC.-2023 SAN. SEWER				
1558				10/23	AP 02/24/23 0000000	COURIER LEGAL COMMUNICATIONS	43.42		03/28/23	
						PH NTC.-N. CEDAR HGHTS.				
1558				10/23	AP 02/17/23 0000000	COURIER LEGAL COMMUNICATIONS	444.57		03/28/23	

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FUND 101 GENERAL FUND										
101-1199-441.72-19 OPERATING SUPPLIES / PRINTING						continued				
1558		10/23 AP		02/10/23	0000000	COURIER LEGAL COMMUNICATIONS	35.22		03/28/23	
						MINUTES/RECEIPTS 2/06 MTG				
1558		10/23 AP		02/07/23	0000000	COURIER LEGAL COMMUNICATIONS	44.01		03/28/23	
						STORM WATER DISCHARGE				
1558		10/23 AP		02/01/23	0000000	COURIER LEGAL COMMUNICATIONS	320.74		03/28/23	
						1/30 SPECIAL MTG MINUTES				
						2022 SALARIES				
						ACCOUNT TOTAL	1,028.18	.00	1,028.18	
101-1199-441.88-20 OUTSIDE AGENCIES / LOBBYIST										
1558		10/23 AP		04/01/23	0000000	COPE MURPHY+CO LLP	4,500.00		03/28/23	
						LOBBYING FEE-APRIL 2023				
						ACCOUNT TOTAL	4,500.00	.00	4,500.00	
101-2205-432.88-10 OUTSIDE AGENCIES / BLACK HAWK COUNTY HEALTH										
1558		10/23 AP		04/01/23	0000000	BLACK HAWK CO.HEALTH DEPT.	3,250.00		03/28/23	
						PAYMENT FOR FY23-4TH QTR.				
						ACCOUNT TOTAL	3,250.00	.00	3,250.00	
101-2205-432.88-38 OUTSIDE AGENCIES / CEDAR VALLEY SOCCER										
1558		10/23 AP		04/01/23	0000000	CEDAR VALLEY YOUTH SOCCER ASS	2,500.00		03/28/23	
						PAYMENT FOR FY23-4TH QTR.				
						ACCOUNT TOTAL	2,500.00	.00	2,500.00	
101-2245-442.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
1608		10/23 AP		03/21/23	0000000	DENTONS DAVIS BROWN PC	76.00		03/28/23	
						LGL:RE:IMMIGRATION-PERM				
1608		10/23 AP		03/07/23	0000000	DENTONS DAVIS BROWN PC	1,960.00		03/28/23	
						GOVT FILING FEES: H-1B				
1608		10/23 AP		02/16/23	0000000	DENTONS DAVIS BROWN PC	1,327.50		03/28/23	
						LGL:RE:IMMIGRATION				
						ACCOUNT TOTAL	3,363.50	.00	3,363.50	
101-2253-423.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1553		10/23 AP		03/09/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	6.93		03/28/23	
						MAGNUM MARKER				
						ACCOUNT TOTAL	6.93	.00	6.93	

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FUND 101 GENERAL FUND									
1591		10/23 AP		03/14/23	0000000 HOOP REPAIR	638.46		03/28/23	
					1591 10/23 AP 03/14/23 0000000 REC CENTER EQUIP. & SUPP. H2I GROUP	638.46			
					ACCOUNT TOTAL	638.46	.00	638.46	
1591		10/23 AP		03/14/23	0000000 CLIP BOX AND TOTES	35.24		03/28/23	
					1591 10/23 AP 03/14/23 0000000 SWIM LESSON SUPPLIES / MENARDS-CEDAR FALLS	35.24			
					ACCOUNT TOTAL	35.24	.00	35.24	
1591		10/23 AP		03/22/23	0000000 REPLACE TREADMILL DECK &	825.00		03/28/23	
					1591 10/23 AP 03/22/23 0000000 ADULT EXERCISE EQUIP. PUSH PEDAL PULL-CDR BELT	825.00			
					ACCOUNT TOTAL	825.00	.00	825.00	
1553		10/23 AP		03/01/23	0000000 WATER MANAGEMENT SERVICE	58.00		03/28/23	
					1553 10/23 AP 03/01/23 0000000 IOWA WATER MANAGEMENT CORP. (58.00			
					ACCOUNT TOTAL	58.00	.00	58.00	
1591		10/23 AP		03/17/23	0000000 REC CTR MATS	26.25		03/28/23	
					1591 10/23 AP 03/17/23 0000000 MAINTENANCE & UPKEEP ARAMARK	26.25			
1553		10/23 AP		03/09/23	0000000 INSPCT LEAK-CULLIGAN PIPE	80.00		03/28/23	
					1553 10/23 AP 03/09/23 0000000 PLUMB TECH INC.	80.00			
1553		10/23 AP		03/09/23	0000000 2023 FIRE EXTINGUISHER	321.00		03/28/23	
					1553 10/23 AP 03/09/23 0000000 PROSHIELD FIRE & SECURITY INSPECTION	321.00			
					ACCOUNT TOTAL	427.25	.00	427.25	
1563		10/23 AP		02/24/23	0000000 HEAVY DUTY CANVAS	19.98		03/28/23	
					1563 10/23 AP 02/24/23 0000000 OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES UNI BOOKSTORE	19.98			
					ACCOUNT TOTAL	19.98	.00	19.98	
1563		10/23 AP		03/17/23	0000000 MAT SERVICES	13.74		03/28/23	
					1563 10/23 AP 03/17/23 0000000 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES ARAMARK	13.74			
1563		10/23 AP		03/16/23	0000000	175.00		03/28/23	
					1563 10/23 AP 03/16/23 0000000 NORDAHL, SANDY	175.00			

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FUND 101 GENERAL FUND									
101-2280-423.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES						continued			
MIDDAY MELODIES 5/12/23									
1563				10/23 AP 03/14/23	0000000 CASS, FELICIA	140.00		03/28/23	
WORKSHOP 4/22/23									
1563				10/23 AP 03/14/23	0000000 SCHUERMAN, SUSANNA L	140.00		03/28/23	
WORKSHOP 4/22/23									
ACCOUNT TOTAL						468.74	.00	468.74	
101-2280-423.81-06 PROFESSIONAL SERVICES / PRINTING & PUBLICATION									
1563				10/23 AP 03/16/23	0000000 KAREN'S PRINT-RITE	109.00		03/28/23	
NOTEPADS FOR K-12 EXHIBIT									
1563				10/23 AP 03/14/23	0000000 KAREN'S PRINT-RITE	259.00		03/28/23	
CF STUDENT ART POSTCARD SECOND PRINT									
ACCOUNT TOTAL						368.00	.00	368.00	
101-4511-414.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES									
1608				10/23 AP 03/23/23	0000000 OFFICE EXPRESS OFFICE PRODUCT	6.08		03/28/23	
COPY PAPER									
ACCOUNT TOTAL						6.08	.00	6.08	
101-4511-414.72-02 OPERATING SUPPLIES / LAUNDRY									
1579				10/23 AP 03/17/23	0000000 ARAMARK	24.60		03/28/23	
TOWELS,MATS-PSS BUILDING									
1579				10/23 AP 03/17/23	0000000 ARAMARK	7.25		03/28/23	
TOWELS-STATION #2									
ACCOUNT TOTAL						31.85	.00	31.85	
101-4511-414.73-10 OTHER SUPPLIES / HEADQUARTER SUPPLIES									
1577				10/23 AP 01/31/23	0000000 NAPA AUTO PARTS	826.80		03/28/23	
NAPA PARTS									
ACCOUNT TOTAL						826.80	.00	826.80	
101-4511-414.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES									
1579				10/23 AP 02/01/23	0000000 BENCHMARK SOLUTIONS, LLC	1,193.51		03/28/23	
BENCHMARK MGT SOFTWARE 03/03/23 - 09/02/2023									
ACCOUNT TOTAL						1,193.51	.00	1,193.51	
101-4511-414.81-71 PROFESSIONAL SERVICES / CONSOLIDATED DISPATCH									

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FUND 101 GENERAL FUND										
101-4511-414.81-71						PROFESSIONAL SERVICES / CONSOLIDATED DISPATCH				
1579				10/23	AP 03/22/23 0000000	BLACK HAWK CO.AUDITOR	40,852.59			03/28/23
						FY23 Q4 CONSOLIDATED COMM				
						ACCOUNT TOTAL	40,852.59	.00	40,852.59	
101-5521-415.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1608				10/23	AP 03/23/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	3.80			03/28/23
						COPY PAPER				
1579				10/23	AP 03/06/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	6.73			03/28/23
						COPY STAMP-INVESTIGATIONS				
1579				10/23	AP 03/03/23 0000000	OFFICE EXPRESS OFFICE PRODUCT	97.28			03/28/23
						BIZ CARD PADFOLIO-INVEST. NOTE PADS,FOLDERS-ADMIN.				
						ACCOUNT TOTAL	107.81	.00	107.81	
101-5521-415.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1579				10/23	AP 03/17/23 0000000	ARAMARK	18.61			03/28/23
						MATS-PSS BUILDING				
1579				10/23	AP 11/08/22 0000000	RASMUSSEN CO., THE	100.00			03/28/23
						TOW;06 FORD ESCAPE CFS #21100942				
1579				10/23	AP 08/29/22 0000000	RASMUSSEN CO., THE	100.00			03/28/23
						TOW;FACE AMERICAN TRAILER CFS #22069317				
						ACCOUNT TOTAL	218.61	.00	218.61	
101-5521-415.72-33 OPERATING SUPPLIES / POLICE AUXILIARY PROGRAM										
1579				10/23	AP 03/11/23 0000000	IOWA STATE RESERVE LAW	260.00			03/28/23
						13 RESERVE MEMBER DUES				
						ACCOUNT TOTAL	260.00	.00	260.00	
101-5521-415.81-01 PROFESSIONAL SERVICES / PROFESSIONAL SERVICES										
1579				10/23	AP 02/15/23 0000000	VIQ SOLUTIONS, INC	93.53			03/28/23
						TRANSCRIPTION SERVICES KEVIN STEWART INTERVIEW				
1579				10/23	AP 02/01/23 0000000	BENCHMARK SOLUTIONS, LLC	1,193.52			03/28/23
						BENCHMARK MGT SOFTWARE 03/03/23 - 09/02/2023				
						ACCOUNT TOTAL	1,287.05	.00	1,287.05	
101-5521-415.81-71 PROFESSIONAL SERVICES / CONSOLIDATED DISPATCH										
1579				10/23	AP 03/22/23 0000000	BLACK HAWK CO.AUDITOR	81,706.41			03/28/23
						FY23 Q4 CONSOLIDATED COMM				
						ACCOUNT TOTAL	81,706.41	.00	81,706.41	

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FUND 101 GENERAL FUND										
101-5521-1579		415.86-06		10/23	03/15/23 0000000	REPAIR & MAINTENANCE / WEAPONS MAINTENANCE VORTEX OPTICS LED OPTICS-PATROL RIFLES	395.97			03/28/23
						ACCOUNT TOTAL	395.97	.00	395.97	
101-5521-415.87-05 RENTALS / VEHICLE MAINTENANCE FUND										
101-5521-1579		415.87-05		10/23	03/10/23 0000000	RENTALS / VEHICLE MAINTENANCE FUND KWIK TRIP, INC. 200 CAR WASH CARDS-PD	880.00			03/28/23
						ACCOUNT TOTAL	880.00	.00	880.00	
101-5521-425.81-20 PROFESSIONAL SERVICES / HUMANE SOCIETY										
101-5521-1579		425.81-20		10/23	03/08/23 0000000	PROFESSIONAL SERVICES / HUMANE SOCIETY CEDAR BEND HUMANE SOCIETY FEB'23 ANIMAL SURRENDER	1,510.50			03/28/23
						ACCOUNT TOTAL	1,510.50	.00	1,510.50	
101-6613-433.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
101-6613-1577		433.72-01		10/23	03/08/23 0000000	OPERATING SUPPLIES / OPERATING SUPPLIES MENARDS-CEDAR FALLS PAINT AND STAIN	69.89			03/28/23
101-6613-1577				10/23	01/31/23 0000000	NAPA AUTO PARTS NAPA PARTS	8.33			03/28/23
						ACCOUNT TOTAL	78.22	.00	78.22	
101-6616-446.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
101-6616-1586		446.72-01		10/23	03/16/23 0000000	OPERATING SUPPLIES / OPERATING SUPPLIES OFFICE EXPRESS OFFICE PRODUCT SOAP AND TOWELS	220.07			03/28/23
101-6616-1583				10/23	03/09/23 0000000	PROJECT#: 062507 O'DONNELL ACE HARDWARE WALL TEXTURE	14.69			03/28/23
101-6616-1586				10/23	03/09/23 0000000	PROJECT#: 062501 MENARDS-CEDAR FALLS HARDWARE	6.98			03/28/23
101-6616-1586				10/23	02/02/23 0000000	PROJECT#: 062501 CITY LAUNDERING CO. 1ST AID SUPPLIES	55.63			03/28/23
101-6616-1577				10/23	01/31/23 0000000	PROJECT#: 062501 NAPA AUTO PARTS NAPA PARTS	4,677.22			03/28/23
						ACCOUNT TOTAL	4,974.59	.00	4,974.59	
101-6616-446.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										

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NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE	----
FUND 101 GENERAL FUND									
101-6616-446.73-05					OTHER SUPPLIES / OPERATING EQUIPMENT				
1583	10/23	AP	02/28/23	0000000	NASSCO, INC.	3,278.55		03/28/23	
					FLOOR SCRUBBER FOR NEW FLOORING PW03268				
PROJECT#:	062501								
					ACCOUNT TOTAL	3,278.55	.00	3,278.55	
101-6616-446.73-06 OTHER SUPPLIES / BUILDING REPAIR									
1586	10/23	AP	03/20/23	0000000	JOHNSTONE SUPPLY OF WATERLOO	85.20		03/28/23	
					HVAC FILTERS				
PROJECT#:	062501								
1586	10/23	AP	03/15/23	0000000	CHRISTIE DOOR COMPANY	14.25		03/28/23	
					OVERHEAD DOOR ROLLER				
PROJECT#:	062506								
1586	10/23	AP	03/14/23	0000000	ECHO GROUP, INC.	12.12		03/28/23	
					BOX COVERS				
PROJECT#:	062501								
1586	10/23	AP	03/14/23	0000000	JOHNSTONE SUPPLY OF WATERLOO	64.68		03/28/23	
					HVAC FILTERS				
PROJECT#:	062501								
1586	10/23	AP	03/13/23	0000000	CORY'S PAINTING, L.L.C.	670.94		03/28/23	
					PAINTING ELEVATOR/FRAMES				
PROJECT#:	062501								
1586	10/23	AP	03/08/23	0000000	CHRISTIE DOOR COMPANY	80.00		03/28/23	
					OVERHEAD DOOR BUTTON				
PROJECT#:	062506								
					ACCOUNT TOTAL	927.19	.00	927.19	
101-6616-446.81-08 PROFESSIONAL SERVICES / PEST CONTROL									
1586	10/23	AP	03/06/23	0000000	PLUNKETT'S PEST CONTROL, INC	80.25		03/28/23	
					PEST CONTROL				
PROJECT#:	062509								
1586	10/23	AP	03/06/23	0000000	PLUNKETT'S PEST CONTROL, INC	42.00		03/28/23	
					PEST CONTROL				
PROJECT#:	062506								
					ACCOUNT TOTAL	122.25	.00	122.25	
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS									
1586	10/23	AP	04/01/23	0000000	FRESH START CLEANING SOLUTION	3,700.00		03/28/23	
					JANITORIAL SERVICES APRIL				
PROJECT#:	062501								
1586	10/23	AP	04/01/23	0000000	FRESH START CLEANING SOLUTION	800.00		03/28/23	
					JANITORIAL SERVICES APRIL				
PROJECT#:	062501								
1586	10/23	AP	04/01/23	0000000	FRESH START CLEANING SOLUTION	700.00		03/28/23	

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FUND 101 GENERAL FUND										
101-6616-446.86-02 REPAIR & MAINTENANCE / BUILDINGS & GROUNDS						continued				
JANITORIAL SERVICES APRIL										
PROJECT#:		062509								
1586	10/23 AP	04/01/23	0000000			FRESH START CLEANING SOLUTION	7,000.00		03/28/23	
JANITORIAL SERVICES APRIL										
PROJECT#:		062507								
1586	10/23 AP	04/01/23	0000000			FRESH START CLEANING SOLUTION	3,165.00		03/28/23	
JANITORIAL SERVICES APRIL										
PROJECT#:		062511								
1586	10/23 AP	04/01/23	0000000			FRESH START CLEANING SOLUTION	770.00		03/28/23	
JANITORIAL SERVICES APRIL										
PROJECT#:		062508								
1586	10/23 AP	04/01/23	0000000			FRESH START CLEANING SOLUTION	3,300.00		03/28/23	
JANITORIAL SERVICES APRIL										
PROJECT#:		062503								
1586	10/23 AP	04/01/23	0000000			FRESH START CLEANING SOLUTION	1,865.00		03/28/23	
JANITORIAL SERVICES APRIL										
PROJECT#:		062506								
1586	10/23 AP	04/01/23	0000000			FRESH START CLEANING SOLUTION	1,500.00		03/28/23	
JANITORIAL SERVICES APRIL										
PROJECT#:		062505								
1586	10/23 AP	03/17/23	0000000			ARAMARK	31.35		03/28/23	
MAT SERVICE										
PROJECT#:		062501								
1595	10/23 AP	03/17/23	0000000			ARAMARK	48.45		03/28/23	
MAT SERVICE										
PROJECT#:		062506								
1586	10/23 AP	03/16/23	0000000			PLUMB TECH INC.	590.00		03/28/23	
FLOOD PROTECTION VALVE REPAIR										
PROJECT#:		062506								
1586	10/23 AP	03/09/23	0000000			PLUMB TECH INC.	3,011.73		03/28/23	
GARAGE HEATER										
PROJECT#:		062506								
1586	10/23 AP	03/02/23	0000000			CHRISTIE DOOR COMPANY	175.00		03/28/23	
OVERHEAD DOOR REPAIR										
PROJECT#:		062506								
1577	10/23 AP	02/28/23	0000000			ELEMENT CONSTRUCTION SERVICES	648.00		03/28/23	
RAQUETBALL CT REFINISHING										
ACCOUNT TOTAL							27,304.53	.00	27,304.53	
101-6623-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
PROJECT#:										
1586	10/23 AP	03/21/23	0000000			DIAMOND VOGEL PAINT - #52	28.19		03/28/23	
PAINT SUPPLIES PRO SHOP REPAIR										
PROJECT#:										
1586	10/23 AP	03/16/23	0000000			DIAMOND VOGEL PAINT - #52	51.50		03/28/23	
PRO SHOP CEILING REPAIR										
ACCOUNT TOTAL							79.69	.00	79.69	

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FUND 101 GENERAL FUND										
101-6633-423.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1577		10/23 AP		03/08/23	0000000	MENARDS-CEDAR FALLS	18.98			03/28/23
						TEXTURE SPRAY				
1583		10/23 AP		03/08/23	0000000	O'DONNELL ACE HARDWARE	107.66			03/28/23
						PEDERSEN PLAZA PICNIC TBL				
1577		10/23 AP		03/07/23	0000000	MENARDS-CEDAR FALLS		22.98		03/28/23
						PLUMBING SUPPLIES CREDIT				
1577		10/23 AP		03/07/23	0000000	MENARDS-CEDAR FALLS	54.38			03/28/23
						CONSTRUCTION SUPPLIES				
1577		10/23 AP		03/06/23	0000000	MENARDS-CEDAR FALLS	69.75			03/28/23
						PLUMBING SUPPLIES				
1577		10/23 AP		03/06/23	0000000	MENARDS-CEDAR FALLS	62.57			03/28/23
						CONSTRUCTION SUPPLIES				
1577		10/23 AP		03/01/23	0000000	MENARDS-CEDAR FALLS	27.95			03/28/23
						PAINT STRIPPING SUPPLIES				
1577		10/23 AP		01/31/23	0000000	NAPA AUTO PARTS	109.53			03/28/23
						NAPA PARTS				
						ACCOUNT TOTAL	450.82	22.98	427.84	
101-6633-423.83-06 TRANSPORTATION&EDUCATION / EDUCATION										
1586		10/23 AP		03/20/23	0000000	IOWA DEPT-NATURAL RESOURCES	20.00			03/28/23
						NWCG FIRE TRAINING FOR				
						TOBIAS S AND DOUG M				
						ACCOUNT TOTAL	20.00	.00	20.00	
101-6633-423.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
1577		10/23 AP		03/10/23	0000000	COOLEY PUMPING, LLC	125.00			03/28/23
						PORTA POTTY EL DORADO				
						ACCOUNT TOTAL	125.00	.00	125.00	
101-6633-423.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
1557		10/23 AP		03/09/23	0000000	RITLAND & KUIPER LANDSCAPE AR	1,362.50			03/28/23
						3303-SEERLEY PARK IMPROV				
						02/01-02/28/23				
		PROJECT#:				063303				
1583		10/23 AP		03/06/23	0000000	SIGNS & DESIGNS, INC.	4,070.00			03/28/23
						ROWNDS PARK AND PAW PARK				
						SIGNS				
1583		10/23 AP		03/06/23	0000000	SIGNS & DESIGNS, INC.	2,350.00			03/28/23
						LOOKOUT PARK SIGNS				
1557		10/23 AP		02/08/23	0000000	RITLAND & KUIPER LANDSCAPE AR	5,925.00			03/28/23
						3303-SEERLEY PARK IMPROV				
						JANUARY 2023				
		PROJECT#:				063303				
						ACCOUNT TOTAL	13,707.50	.00	13,707.50	

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GROUP	PO	ACCTG	----	TRANSACTION----	DESCRIPTION	DEBITS	CREDITS	CURRENT	POST	DT
NBR	NBR	PER.	CD	DATE	NUMBER			BALANCE		
FUND 101 GENERAL FUND										
					FUND TOTAL	321,411.73	22.98	321,388.75		
FUND 203 TAX INCREMENT FINANCING										
FUND 206 STREET CONSTRUCTION FUND										
206-6637-436.72-16 OPERATING SUPPLIES / TOOLS										
1595		10/23	AP	03/16/23	0000000	MENARDS-CEDAR FALLS	44.97			03/28/23
						HAMNER DRILL BIT				
1577		10/23	AP	03/08/23	0000000	MENARDS-CEDAR FALLS	294.49			03/28/23
						CONCRETE STAKES				
					ACCOUNT TOTAL	339.46	.00	339.46		
206-6637-436.72-57 OPERATING SUPPLIES / ICE CONTROL										
1577		10/23	AP	03/14/23	0000000	KRIS ENGINEERING, INC	6,760.16			03/28/23
						JOMA BLADES				
1577		10/23	AP	03/10/23	0000000	KRIS ENGINEERING, INC	198.70			03/28/23
						JOMA BLADES				
1577		10/23	AP	01/31/23	0000000	NAPA AUTO PARTS	459.70			03/28/23
						NAPA PARTS				
					ACCOUNT TOTAL	7,418.56	.00	7,418.56		
206-6637-436.73-19 OTHER SUPPLIES / BARRICADES & FLASHERS										
1583		10/23	AP	03/16/23	0000000	O'DONNELL ACE HARDWARE	13.00			03/28/23
						PAINT FOR SIGN BASES				
					ACCOUNT TOTAL	13.00	.00	13.00		
206-6637-436.73-32 OTHER SUPPLIES / STREETS										
1595		10/23	AP	03/22/23	0000000	GIERKE-ROBINSON COMPANY, INC.	304.00			03/28/23
						EXPANSION JOINT				
1586		10/23	AP	03/16/23	0000000	BITUMINOUS MATERIALS & SUPPLY	2,340.73			03/28/23
						CRS2 SPRAY PATCH EMULSION				
1595		10/23	AP	03/11/23	0000000	ASPRO, INC.	1,804.05			03/28/23
						COLD MIX ASPHALT				
1577		10/23	AP	01/31/23	0000000	NAPA AUTO PARTS	1,242.30			03/28/23
						NAPA PARTS				
					ACCOUNT TOTAL	5,691.08	.00	5,691.08		
206-6637-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
1577		10/23	AP	03/03/23	0000000	MOBOTREX, INC	4,150.00			03/28/23
						PRE EMPT REPLACEMENT				
					ACCOUNT TOTAL	4,150.00	.00	4,150.00		

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FUND 206 STREET CONSTRUCTION FUND										
206-6647-436.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1583	10/23	AP		03/10/23	0000000	O'DONNELL ACE HARDWARE	64.83			03/28/23
						ZIP TIES/CORD ENDS				
1586	10/23	AP		03/07/23	0000000	MENARDS-CEDAR FALLS	11.99			03/28/23
						MOUNTING TAPE				
1577	10/23	AP		03/03/23	0000000	MENARDS-CEDAR FALLS	38.26			03/28/23
						GAS FOR GENERATOR				
1577	10/23	AP		03/01/23	0000000	MENARDS-CEDAR FALLS	72.92			03/28/23
						ELECTRICAL SUPPLIES				
1577	10/23	AP		01/31/23	0000000	NAPA AUTO PARTS	65.97			03/28/23
						NAPA PARTS				
						ACCOUNT TOTAL	253.97	.00		253.97
206-6647-436.72-16 OPERATING SUPPLIES / TOOLS										
1586	10/23	AP		03/16/23	0000000	O'DONNELL ACE HARDWARE	24.37			03/28/23
						HAND TOOLS				
1583	10/23	AP		12/06/22	0000000	O'DONNELL ACE HARDWARE	78.36			03/28/23
						HAND TOOLS				
						ACCOUNT TOTAL	102.73	.00		102.73
206-6647-436.72-62 OPERATING SUPPLIES / PAINT										
1586	10/23	AP		03/03/23	0000000	IOWA DEPT-TRANSPORTATION	2,949.60			03/28/23
						PAINT BEADS				
						ACCOUNT TOTAL	2,949.60	.00		2,949.60
206-6647-436.73-25 OTHER SUPPLIES / TRAFFIC SIGNS										
1577	10/23	AP		02/28/23	0000000	IOWA PRISON INDUSTRIES	269.23			03/28/23
						SIGNS				
1577	10/23	AP		02/28/23	0000000	IOWA PRISON INDUSTRIES	379.20			03/28/23
						SIGNS				
						ACCOUNT TOTAL	648.43	.00		648.43
206-6647-436.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
1583	10/23	AP		03/09/23	0000000	TRAFFIC CONTROL CORPORATION	1,600.00			03/28/23
						BATTERY BACK UP REPAIR				
						ACCOUNT TOTAL	1,600.00	.00		1,600.00
206-6647-436.92-01 STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS										
1583	10/23	AP		03/07/23	0000000	TRAFFIC CONTROL CORPORATION	5,680.00			03/28/23
						SIGNAL UPGRADES PW03269				

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NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE
									POST DT
FUND 206 STREET CONSTRUCTION FUND									
206-6647-436.92-01						STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS	continued		
1577		10/23 AP		03/02/23	00000000	CAMPBELL SUPPLY WATERLOO	2,499.00		03/28/23
						EMERGENCY GENERATOR			
						ACCOUNT TOTAL	8,179.00	.00	8,179.00
						FUND TOTAL	31,345.83	.00	31,345.83
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			
1608		10/23 AP		03/23/23	00000000	OFFICE EXPRESS OFFICE PRODUCT	2.28		03/28/23
						COPY PAPER			
						ACCOUNT TOTAL	2.28	.00	2.28
						FUND TOTAL	2.28	.00	2.28
FUND 223 COMMUNITY BLOCK GRANT									
223-2224-432.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES			
1608		10/23 AP		03/23/23	00000000	OFFICE EXPRESS OFFICE PRODUCT	1.52		03/28/23
						COPY PAPER			
						ACCOUNT TOTAL	1.52	.00	1.52
						FUND TOTAL	1.52	.00	1.52
FUND 224 TRUST & AGENCY									
FUND 242 STREET REPAIR FUND									
242-1240-431.92-25						STRUCTURE IMPROV & BLDGS / CEDAR HEIGHTS AREA RECON			
1557		10/23 AP		03/14/23	00000000	AECOM TECHNICAL SERVICES, INC	44,570.47		03/28/23
						3271-N CEDAR HEIGHTS PH1			
						PROJECT#: 023271			
1557		10/23 AP		03/07/23	00000000	AECOM TECHNICAL SERVICES, INC	2,890.92		03/28/23
						3271-N CEDAR HEIGHTS PH1			
						PROJECT#: 023271			
						ACCOUNT TOTAL	47,461.39	.00	47,461.39
242-1240-431.98-45						CAPITAL PROJECTS / MAIN STREET RECONSTRUCT			
1557		10/23 AP		03/09/23	00000000	FOTH INFRASTRUCTURE & ENVIRON	33,446.62		03/28/23
						3283-MAIN ST RECONSTRUCT			
						THROUGH 02/28/23			

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FUND 242 STREET REPAIR FUND										
242-1240-431.98-45 CAPITAL PROJECTS / MAIN STREET RECONSTRUCT						continued				
PROJECT#: 023283										
1558	10/23	AP	03/01/23	0000000	REDFERN,MASON,LARSEN & MOORE,	787.50			03/28/23	
LGL:MAIN STREET PROJECT						02/10/23-02/16/23				
PROJECT#: 023283										
1557	10/23	AP	01/23/23	0000000	ADVANCED ENVIRONMENTAL TESTIN	1,095.00			03/28/23	
3283-MAIN ST RECONSTRUCT						ASBESTOS TEST-1203 MAIN				
PROJECT#: 023283										
ACCOUNT TOTAL							35,329.12	.00	35,329.12	
FUND TOTAL							82,790.51	.00	82,790.51	
FUND 254 CABLE TV FUND										
254-1088-431.72-01 OPERATING SUPPLIES / OPERATING SUPPLIES										
1608	10/23	AP	03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.85			03/28/23	
MANILA 1/3 CUT FOLDERS,						GLUE STICKS				
1608	10/23	AP	03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	3.04			03/28/23	
COPY PAPER										
1594	10/23	AP	03/21/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.06			03/28/23	
PENCIL LEAD/TAPE/FLAGS										
1594	10/23	AP	03/15/23	0000000	MENARDS-CEDAR FALLS	110.79			03/28/23	
CONNECTORS/LED LIGHTS						VELCRO STIRPS				
ACCOUNT TOTAL							116.74	.00	116.74	
254-1088-431.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
1558	10/23	AP	03/08/23	0000000	CLARK WIRE & CABLE, INC.	96.67			03/28/23	
COLORED CONNECTORS										
ACCOUNT TOTAL							96.67	.00	96.67	
FUND TOTAL							213.41	.00	213.41	
FUND 258 PARKING FUND										
258-5531-435.71-01 OFFICE SUPPLIES / OFFICE SUPPLIES										
1608	10/23	AP	03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	.53			03/28/23	
MANILA 1/3 CUT FOLDERS,						GLUE STICKS				
1608	10/23	AP	03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.28			03/28/23	
COPY PAPER										
1594	10/23	AP	03/21/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	1.29			03/28/23	
PENCIL LEAD/TAPE/FLAGS										
ACCOUNT TOTAL							4.10	.00	4.10	

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NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	CURRENT BALANCE
									POST DT
FUND 258 PARKING FUND									
					FUND TOTAL		4.10	.00	4.10
FUND 261 TOURISM & VISITORS									
261-2291-423.73-55					OTHER SUPPLIES / MEDIA				
1580	10/23	AP	03/21/23	0000000		CHARLES CITY AREA CHAMBER OF	143.20		03/28/23
						GRAPHICS AND VIDEO FOR			
1578	10/23	AP	03/13/23	0000000		TENSEN, ELLIOT	150.00		03/28/23
						1 HOUR PHOTOGRAPHY AT			
1578	10/23	AP	03/10/23	0000000		AAA LIVING MAR/APR/MAY	3,156.00		03/28/23
						AAA LIVING MAR/APR/MAY			
						1/6 PG AD IA/MN/NE			
					ACCOUNT TOTAL		3,449.20	.00	3,449.20
261-2291-423.85-23 UTILITIES / BUILDING MAINTENANCE									
1578	10/23	AP	03/17/23	0000000		ARAMARK	7.80		03/28/23
						MAT SERVICE			
					ACCOUNT TOTAL		7.80	.00	7.80
261-2291-423.93-01 EQUIPMENT / EQUIPMENT									
1578	10/23	AP	03/15/23	0000000		KIRK GROSS COMPANY	4,149.50		03/28/23
						6 OFFICE CHAIRS			
					ACCOUNT TOTAL		4,149.50	.00	4,149.50
					FUND TOTAL		7,606.50	.00	7,606.50
FUND 262 SENIOR SERVICES & COMM CT									
262-1092-423.86-01					REPAIR & MAINTENANCE / REPAIR & MAINTENANCE				
1508	10/23	AP	03/17/23	0000000		ARAMARK	7.80		03/28/23
						COMM. CENTER MAT SERVICE			
1508	10/23	AP	03/03/23	0000000		ARAMARK	7.80		03/28/23
						COMM. CENTER MAT SERVICE			
					ACCOUNT TOTAL		15.60	.00	15.60
262-1092-423.89-08 MISCELLANEOUS SERVICES / BUS TRIPS/PROGRAMMING									
1508	10/23	AP	03/23/23	0000000		HEARST CENTER FOR THE ARTS	130.00		03/28/23
						PAINT ALONG 3/8/23			
1508	10/23	AP	03/22/23	0000000		MASMAR, MANDY SUE	100.00		03/28/23
						SENIOR LINE DANCING FOR			
						MARCH '23			
					ACCOUNT TOTAL		230.00	.00	230.00

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NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION			BALANCE
									POST DT
FUND 262						SENIOR SERVICES & COMM CT			
						FUND TOTAL	245.60	.00	245.60
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			
296-6623-423.92-01						STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS			
1559				10/23	AP 03/09/23 0000000	PETERS CONSTRUCTION CORP.	749.50		03/28/23
						PHEASANT RIDGE PRO SHOP			
						WALL EXPLORATION PROPOSAL			
						PROJECT#: 023319			
						ACCOUNT TOTAL	749.50	.00	749.50
						FUND TOTAL	749.50	.00	749.50
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			
1558				10/23	AP 03/06/23 0000000	SWISHER & COHRT, P.L.C.	38.00		03/28/23
						LGL:FLOOD BUYOUT REAL.EST			
						02/01/23			
						PROJECT#: 023198			
1558				10/23	AP 03/02/23 0000000	SWISHER & COHRT, P.L.C.	19.00		03/28/23
						LGL:PURCHASE 628 LONGVIEW			
						02/17/23			
						PROJECT#: 023198			
						ACCOUNT TOTAL	57.00	.00	57.00
						FUND TOTAL	57.00	.00	57.00
FUND 405						FLOOD RESERVE FUND			
405-1220-431.98-43						CAPITAL PROJECTS / CEDAR RIVER REC IMPROVE			
1558				10/23	AP 03/02/23 0000000	SWISHER & COHRT, P.L.C.	38.00		03/28/23
						3290:CEDAR RIVER REC.PROJ			
						02/20/23			
						PROJECT#: 023290			
1559				10/23	AP 02/28/23 0000000	IOWA NORTHLAND REGIONAL CO. O	314.55		03/28/23
						3290:CEDAR RIVER REC			
						FEBRUARY EXPENSES			
						PROJECT#: 023290			
						ACCOUNT TOTAL	352.55	.00	352.55

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GROUP	PO	ACCTG	---	TRANSACTION---					CURRENT
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	BALANCE
									POST DT
FUND 405	FLOOD RESERVE FUND								
	FUND TOTAL						352.55	.00	352.55
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								
FUND 472	PARKADE RENOVATION								
FUND 473	SIDEWALK ASSESSMENT								
FUND 483	ECONOMIC DEVELOPMENT								
FUND 484	ECONOMIC DEVELOPMENT LAND								
FUND 541	2018 STORM WATER BONDS								
FUND 544	2008 SEWER BONDS								
FUND 545	2006 SEWER BONDS								
FUND 546	SEWER IMPROVEMENT FUND								
FUND 547	SEWER RESERVE FUND								
FUND 548	1997 SEWER BOND FUND								
FUND 549	1992 SEWER BOND FUND								
FUND 550	2000 SEWER BOND FUND								
FUND 551	REFUSE FUND								
551-6685-436.72-01	OPERATING SUPPLIES / OPERATING SUPPLIES								
1577	10/23	AP	03/17/23	0000000		MILLER FENCE CO., INC.	124.80		03/28/23
						REMOTE CTRL GATE OPENERS			
	ACCOUNT TOTAL						124.80	.00	124.80
551-6685-436.72-19	OPERATING SUPPLIES / PRINTING								
1586	10/23	AP	03/22/23	0000000		SIGNS BY TOMORROW	1,344.00		03/28/23
						TRFR STN/RECYCLING SIGNS			
	ACCOUNT TOTAL						1,344.00	.00	1,344.00
551-6685-436.73-01	OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES								
1583	10/23	AP	03/16/23	0000000		O'DONNELL ACE HARDWARE	21.38		03/28/23
						LIGHT BULBS FOR TRANSFER			
						STATION			
1583	10/23	AP	03/14/23	0000000		O'DONNELL ACE HARDWARE	19.69		03/28/23
						TAPE-RECYCLING GAYLORDS			
1583	10/23	AP	03/13/23	0000000		O'DONNELL ACE HARDWARE	15.38		03/28/23

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FUND 551 REFUSE FUND										
551-6685-436.73-01 OTHER SUPPLIES / REPAIR & MAINT. SUPPLIES						continued				
1583				10/23	AP 03/10/23 0000000	O'DONNELL ACE HARDWARE	2.76			03/28/23
						DRANO-TRANSFER STN SINK				
						SCREWS FOR LOADER SEAT				
ACCOUNT TOTAL							59.21	.00	59.21	
551-6685-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
1586				10/23	AP 03/20/23 0000000	J.V. MANUFACTURING, INC.	227.95			03/28/23
						BALER SWITCH - RECYCLING				
1577				10/23	AP 01/31/23 0000000	NAPA AUTO PARTS	1,024.59			03/28/23
						NAPA PARTS				
ACCOUNT TOTAL							1,252.54	.00	1,252.54	
551-6685-436.87-02 RENTALS / MATERIAL DISPOSAL/HANDLIN										
1586				10/23	AP 03/15/23 0000000	ULINE, INC.	679.28			03/28/23
						COMMUNITY CLEAN UP BAGS				
1586				10/23	AP 03/14/23 0000000	MIDWEST ELECTRONIC RECOVERY	571.85			03/28/23
						EWASTE RECYCLING				
1583				10/23	AP 03/13/23 0000000	T & W GRINDING	20,407.00			03/28/23
						COMPOST SITE GRINDING				
						CONTRACT - 1/1-3/31/23				
1586				10/23	AP 03/11/23 0000000	LIBERTY TIRE RECYCLING, LLC	437.16			03/28/23
						SCRAP TIRE RECYCLING				
1583				10/23	AP 02/28/23 0000000	REPUBLIC SERVICES OF IOWA	899.00			03/28/23
						RECYCLING FEE				
ACCOUNT TOTAL							22,994.29	.00	22,994.29	
FUND TOTAL							25,774.84	.00	25,774.84	
FUND 552 SEWER RENTAL FUND										
552-6655-436.72-54 OPERATING SUPPLIES / BUILDING SUPPLIES										
1584				10/23	AP 03/07/23 0000000	ELECTRICAL ENGINEERING & EQUI	87.79			03/28/23
						ELECTRICAL SUPPLIES				
ACCOUNT TOTAL							87.79	.00	87.79	
552-6655-436.73-27 OTHER SUPPLIES / IOWA ONE CALL										
1577				10/23	AP 03/13/23 0000000	IOWA ONE CALL	72.90			03/28/23
						IOWA ONE CALLS FEB 2023				
1584				10/23	AP 03/13/23 0000000	BLACKBURN MFG. CO.	509.35			03/28/23
						ONE CALL FLAGS				
ACCOUNT TOTAL							582.25	.00	582.25	

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FUND 552 SEWER RENTAL FUND										
552-6655-436.86-01 REPAIR & MAINTENANCE / REPAIR & MAINTENANCE										
1584		10/23 AP		03/02/23	0000000	ALTORFER INC. LOGAN LS GENERATOR MAINT	1,048.00		03/28/23	
ACCOUNT TOTAL							1,048.00	.00	1,048.00	
552-6655-436.86-12 REPAIR & MAINTENANCE / TOWELS										
1584		10/23 AP		03/17/23	0000000	ARAMARK RUGS AND TOWELS	30.46		03/28/23	
ACCOUNT TOTAL							30.46	.00	30.46	
552-6665-436.72-11 OPERATING SUPPLIES / DUES, BOOKS, MAGAZINES										
1595		10/23 AP		03/17/23	0000000	AMERICAN PUBLIC WORKS ASSOC. TYLER APWA PRO RATED DUES	79.60		03/28/23	
ACCOUNT TOTAL							79.60	.00	79.60	
552-6665-436.72-26 OPERATING SUPPLIES / TESTING & LAB										
1584		10/23 AP		03/14/23	0000000	MIDLAND SCIENTIFIC, INC. NITRIFICATION INHIBITOR	178.18		03/28/23	
1584		10/23 AP		03/07/23	0000000	MIDLAND SCIENTIFIC, INC. DIGITAL PROBE THERMOMETER	49.10		03/28/23	
1584		10/23 AP		03/06/23	0000000	NORTH CENTRAL LABORATORIES BORIC ACID/DISP. GLOVES	202.37		03/28/23	
ACCOUNT TOTAL							429.65	.00	429.65	
552-6665-436.73-05 OTHER SUPPLIES / OPERATING EQUIPMENT										
1584		10/23 AP		03/20/23	0000000	MENARDS-CEDAR FALLS LIME	239.84		03/28/23	
1584		10/23 AP		03/15/23	0000000	O'DONNELL ACE HARDWARE BATTERIES	46.98		03/28/23	
1584		10/23 AP		03/14/23	0000000	O'DONNELL ACE HARDWARE PVC PIPING	16.73		03/28/23	
1584		10/23 AP		03/10/23	0000000	ECHO GROUP, INC. BIO BLDG ELECT. SUPPLIES	87.56		03/28/23	
1584		10/23 AP		03/10/23	0000000	D.J. GONGOL & ASSOCIATES, INC FINAL #2 VALVE PARTS	140.00		03/28/23	
1584		10/23 AP		03/02/23	0000000	VAN METER, INC. ELECTRICAL PARTS BIO BLDG	943.88		03/28/23	
ACCOUNT TOTAL							1,474.99	.00	1,474.99	
552-6665-436.73-36 OTHER SUPPLIES / SAN. LIFT STATION SUPP.										

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FUND 552 SEWER RENTAL FUND										
552-6665-436.73-36						OTHER SUPPLIES / SAN. LIFT STATION SUPP. continued				
1584		10/23 AP		03/10/23	0000000	AQUAFIX, INC.	1,187.98			03/28/23
						BUG ON A ROPE DEGREASER				
1584		10/23 AP		03/01/23	0000000	GA INDUSTRIES, A VAG GROUP BR	1,188.71			03/28/23
						17TH ST CHK VALVE PACKING				
						ACCOUNT TOTAL	2,376.69	.00	2,376.69	
						FUND TOTAL	6,109.43	.00	6,109.43	
FUND 553 2004 SEWER BOND										
FUND 555 STORM WATER UTILITY										
555-6630-432.92-01						STRUCTURE IMPROV & BLDGS / STRUCTURE IMPROV & BLDGS				
1557		10/23 AP		03/16/23	0000000	PETERSON CONTRACTORS	389,587.35			03/28/23
						PROJECT#: 023215				
1557		10/23 AP		03/07/23	0000000	AECOM TECHNICAL SERVICES, INC	6,163.40			03/28/23
						PROJECT#: 023215				
						ACCOUNT TOTAL	395,750.75	.00	395,750.75	
						FUND TOTAL	395,750.75	.00	395,750.75	
FUND 570 SEWER ASSESSMENT										
FUND 606 DATA PROCESSING FUND										
606-1078-441.71-01						OFFICE SUPPLIES / OFFICE SUPPLIES				
1608		10/23 AP		03/23/23	0000000	OFFICE EXPRESS OFFICE PRODUCT	2.28			03/28/23
						COPY PAPER				
						ACCOUNT TOTAL	2.28	.00	2.28	
606-1078-441.82-10						COMMUNICATION / TELEPHONE HOLDING ACCOUNT				
1608		10/23 AP		03/22/23	0000000	GORDON FLESCH COMPANY	1,083.25			03/28/23
						COPIERS/24629-MPS01				
						ACCOUNT TOTAL	1,083.25	.00	1,083.25	
606-1078-441.86-10						REPAIR & MAINTENANCE / SOFTWARE SUPPORT AGREEMTS				
1558		10/23 AP		03/16/23	0000000	RISE VISION	12.97			03/28/23
						BULLETIN BOARD SUBSCRIPT.				
1558		10/23 AP		01/31/23	0000000	ESRI	8,910.00			03/28/23
						GIS-ESRI MAINT. RENEWAL				
						ACCOUNT TOTAL	8,922.97	.00	8,922.97	

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FUND 606 DATA PROCESSING FUND										
606-1078-441.93-01 EQUIPMENT / EQUIPMENT										
1608		10/23 AP		03/24/23	0000000	BERRY DUNN MCNEIL & PARKER, L	625.00			03/28/23
NEW FINANCE SYSTEM CONSLT										
1558		10/23 AP		03/15/23	0000000	HEARTLAND BUSINESS SYSTEMS LL	6,286.44			03/28/23
OFFICE365 MONTH SUB-MARCH										
ACCOUNT TOTAL							6,911.44	.00	6,911.44	
FUND TOTAL							16,919.94	.00	16,919.94	
FUND 680 HEALTH INSURANCE FUND										
FUND 681 HEALTH SEVERANCE										
FUND 682 HEALTH INSURANCE - FIRE										
FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.72-05 OPERATING SUPPLIES / GAS & OIL										
1595		10/23 AP		03/14/23	0000000	NORTHLAND PRODUCTS CO.	111.80			03/28/23
USED OIL										
1595		10/23 AP		03/09/23	0000000	NORTHLAND PRODUCTS CO.	843.40			03/28/23
ATF DRUM										
1595		10/23 AP		03/09/23	0000000	NORTHLAND PRODUCTS CO.	1,454.97			03/28/23
HYD FLUID AND COOLANT										
1595		10/23 AP		03/08/23	0000000	NORTHLAND PRODUCTS CO.		44.00		03/28/23
DRUM RETURN										
1595		10/23 AP		02/28/23	0000000	AIRGAS USA, LLC	70.14			03/28/23
WELDING AND CUTTING GAS										
1577		10/23 AP		01/31/23	0000000	NAPA AUTO PARTS	919.41			03/28/23
NAPA PARTS										
ACCOUNT TOTAL							3,399.72	44.00	3,355.72	
685-6698-446.72-54 OPERATING SUPPLIES / BUILDING SUPPLIES										
1577		10/23 AP		01/31/23	0000000	NAPA AUTO PARTS	5,085.16			03/28/23
NAPA PARTS										
ACCOUNT TOTAL							5,085.16	.00	5,085.16	
685-6698-446.73-04 OTHER SUPPLIES / VEHICLE SUPPLIES										
1595		10/23 AP		03/21/23	0000000	C & C WELDING & SANDBLASTING	116.34			03/28/23
MISC STEEL FOR STOCK										
1595		10/23 AP		03/13/23	0000000	C & C WELDING & SANDBLASTING	869.91			03/28/23
MISC STEEL FOR STOCK										
1595		10/23 AP		03/09/23	0000000	LAWSON PRODUCTS, INC.	1,739.45			03/28/23
MISC SHOP SUPPLIES										
1595		10/23 AP		03/09/23	0000000	TOYNE, INC.	365.34			03/28/23
FD502 CHAIN SUPPORTS										
1595		10/23 AP		03/08/23	0000000	FASTENAL COMPANY	81.38			03/28/23

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FUND 685 VEHICLE MAINTENANCE FUND										
685-6698-446.73-04 OTHER SUPPLIES / VEHICLE SUPPLIES						continued				
1595				10/23	AP 03/07/23 0000000	ANCHOR BOLTS AIRGAS USA, LLC	207.60			03/28/23
1595				10/23	AP 03/06/23 0000000	MIG AND WELDING WIRE KELTEK INCORPORATED	1,189.44			03/28/23
1595				10/23	AP 03/03/23 0000000	WARNING LIGHTS #296 #284 TOYNE, INC.	182.56			03/28/23
1577				10/23	AP 01/31/23 0000000	OUTLET LABELS FD501 NAPA PARTS NAPA PARTS	33,350.03			03/28/23
ACCOUNT TOTAL							38,102.05	.00		38,102.05
685-6698-446.86-12 REPAIR & MAINTENANCE / TOWELS										
1595				10/23	AP 03/17/23 0000000	ARAMARK SHOP TOWELS	82.45			03/28/23
ACCOUNT TOTAL							82.45	.00		82.45
685-6698-446.86-15 REPAIR & MAINTENANCE / TIRE REPAIRS										
1595				10/23	AP 03/13/23 0000000	#382 TIRE REPAIR D & D TIRE INC.	45.00			03/28/23
1595				10/23	AP 03/13/23 0000000	#384 TIRE REPAIR D & D TIRE INC.	145.00			03/28/23
ACCOUNT TOTAL							190.00	.00		190.00
685-6698-446.87-08 RENTALS / WORK BY OUTSIDE AGENCY										
1595				10/23	AP 03/17/23 0000000	#383 TAILGATE REPAIR C & C WELDING & SANDBLASTING	3,759.31			03/28/23
1595				10/23	AP 03/16/23 0000000	PD21 FRONT BUMPER PARTS KOLOR TEK IOWA LLC	350.00			03/28/23
1595				10/23	AP 03/14/23 0000000	STEEL FOR PICKUP #297 C & C WELDING & SANDBLASTING	138.85			03/28/23
1595				10/23	AP 03/13/23 0000000	#373 TIRE REPAIR D & D TIRE INC.	300.00			03/28/23
1595				10/23	AP 03/13/23 0000000	#372 LEFT FRONT TIRE D & D TIRE INC.	550.00			03/28/23
1595				10/23	AP 03/06/23 0000000	#FD541 REPAINTED RIMS KOLOR TEK IOWA LLC	500.00			03/28/23
1595				10/23	AP 03/04/23 0000000	PD13 TOWED TO PW RASMUSSEN CO., THE	100.00			03/28/23
1595				10/23	AP 11/07/22 0000000	PD16 TOWED TO PW RASMUSSEN CO., THE	100.00			03/28/23
1595				10/23	AP 09/06/22 0000000	PD14 TOWED TO PW RASMUSSEN CO., THE	65.00			03/28/23
ACCOUNT TOTAL							5,863.16	.00		5,863.16

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FUND 685 VEHICLE MAINTENANCE FUND									
685-6698-1595		446.93-01		10/23 AP 03/06/23	EQUIPMENT / EQUIPMENT SIGNS BY TOMORROW #FD541 DECALS	1,705.75		03/28/23	
ACCOUNT TOTAL						1,705.75	.00	1,705.75	
FUND TOTAL						54,428.29	44.00	54,384.29	
FUND 686 PAYROLL FUND									
FUND 687 WORKERS COMPENSATION FUND									
FUND 688 LTD INSURANCE FUND									
688-1902-1608		457.51-03		10/23 AP 03/24/23	INSURANCE / LTD INSURANCE MADISON NATIONAL LIFE INS.CO. LTD-APR'23	4,033.64		03/28/23	
ACCOUNT TOTAL						4,033.64	.00	4,033.64	
688-1902-1608 457.51-04 INSURANCE / LIFE INSURANCE									
688-1902-1608		457.51-04		10/23 AP 03/24/23	INSURANCE / LIFE INSURANCE MADISON NATIONAL LIFE INS.CO. GROUP LIFE AD/D APR'23	2,530.13		03/28/23	
ACCOUNT TOTAL						2,530.13	.00	2,530.13	
FUND TOTAL						6,563.77	.00	6,563.77	
FUND 689 LIABILITY INSURANCE FUND									
689-1902-1608		457.51-05		10/23 AP 03/10/23	INSURANCE / LIABILITY INSURANCE HUPP ELECTRIC MOTORS	2,834.06		03/28/23	
689-1902-1608		457.51-05		07/14/22-DMGD	POOL PUMPS				
689-1902-1608		457.51-05		10/23 AP 03/10/23	HUPP ELECTRIC MOTORS	4,720.58		03/28/23	
689-1902-1608		457.51-05		07/14/22-DMGD	POOL PUMPS				
689-1902-1608		457.51-05		10/23 AP 03/10/23	HUPP ELECTRIC MOTORS	4,445.58		03/28/23	
689-1902-1608		457.51-05		07/14/22-DMGD	POOL PUMPS				
689-1902-1608		457.51-05		10/23 AP 03/10/23	HUPP ELECTRIC MOTORS	2,335.91		03/28/23	
689-1902-1558		457.51-05		10/23 AP 01/13/23	HUPP ELECTRIC MOTORS	15,637.51		03/28/23	
689-1902-1558		457.51-05		07/14/22-DMGD	POOL PUMPS				
689-1902-1558		457.51-05		10/23 AP 01/13/23	SERVPRO OF BLACK HAWK COUNTY				
689-1902-1558		457.51-05		1004-CITY HALL	WATER DMG PROJECT#: 011004				
ACCOUNT TOTAL						29,973.64	.00	29,973.64	
FUND TOTAL						29,973.64	.00	29,973.64	

PREPARED 03/28/2023, 9:18:09
PROGRAM GM360L
CITY OF CEDAR FALLS

ACCOUNT ACTIVITY LISTING

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ACCOUNTING PERIOD 09/2023

GROUP	PO	ACCTG	----TRANSACTION----					CURRENT	
NBR	NBR	PER.	CD	DATE	NUMBER	DESCRIPTION	DEBITS	CREDITS	BALANCE
									POST DT
FUND 724	TRUST & AGENCY								
FUND 727	GREENWOOD CEMETERY P-CARE								
FUND 728	FAIRVIEW CEMETERY P-CARE								
FUND 729	HILLSIDE CEMETERY P-CARE								
FUND 790	FLOOD LEVY								
GRAND TOTAL							980,301.19	66.98	980,234.21