AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL MEETING
MONDAY, OCTOBER 05, 2026
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 September 21, 2026.

Agenda Revisions

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 to consider a proposal to enter into a First Amendment to the Agreement for Private Development with Blackhawk Properties, LLC.

   a) Receive and file proof of publication of notice of hearing. (Notice published 09/29/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution approving and adopting execution of a First Amendment to the Agreement for Private Development with Blackhawk Properties, LLC.

3. Public hearing on a proposed University Avenue Corridor Urban Renewal Plan for a proposed Urban Renewal Area in the City of Cedar Falls, Iowa.

   a) Receive and file proof of publication of notice of hearing. (Notice published 09/22/26)

   b) Written communications filed with the City Clerk.

   c) Staff comments.

   d) Public comments.

   e) Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the University Avenue Corridor Urban Renewal Plan.

4. Pass an ordinance providing that general property taxes levied and collected each year on all property located within the University Avenue Corridor Urban Renewal Plan, in the City of Cedar Falls, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to an indebtedness, including bonds issued or to be issued, incurred by the City in connection with the University Avenue Corridor Urban Renewal Area (The University Avenue Corridor Urban Renewal Plan), upon its first consideration. (Contingent upon approval of previous item)

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. Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
a) Jeremia Matz, Tourism Board, term ending 07/01/2028.

6. Approve the application of J & M Displays, Inc.(Holiday Hoopla) for a fireworks display permit for November 27, 2026.

7. Approve the following applications for retail alcohol licenses:
a) Fleet Farm, 400 West Ridgeway Avenue, Class B retail alcohol - renewal.
b) Fleet Farm Fuel, 108 West Ridgeway Avenue, Class B retail alcohol - renewal.
c) Casey's General Store, 1225 Fountains Way, Class E retail alcohol - renewal.

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

8. Resolution Calendar with items considered separately.

9. Resolution approving the recommendation and appointing the UNI Student Liaison to the Cedar Falls City Council.

10. Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance of $4,400,000 General Obligation Loan Notes, Series 2026, and levying a tax to pay said notes; and approving the Tax Exemption Certificate and Continuing Disclosure Certificate.

11. Resolution levying a final assessment for costs incurred by the City to mow the property located at 216 Iowa Street.

12. Resolution levying a final assessment for costs incurred by the City to mow the property located at 804 West Seerley Boulevard.

13. Resolution levying a final assessment for costs incurred by the City to mow the property located at 818 West Seerley Boulevard.

14. Resolution levying a final assessment for costs incurred by the City to mow the property located at 2413 Olive Street.

15. Resolution levying a final assessment for costs incurred by the City to mow the property located at 4407 Cherrywood Drive.

16. Resolution approving a Cedar Falls Utilities Electric, Gas, Water, and Communications Utility Installation or Relocation Project in the Pinnacle Prairie Urban Renewal Area.

17. Resolution approving and authorizing execution of an Agreement with Kristen Keeler d/b/a Midwest Travel Mama LLC relative to Content Creation Services.

18. Resolution approving and authorizing execution of an Agreement with Rachel Kawate d/b/a R&I Digital LLC relative to Content Creation Services.

19. Resolution approving and authorizing execution of a Memorandum of Understanding with Silos & Smokestacks National Heritage Area (SSNHA) relative to Barn Quilts of Black Hawk County.

20. Resolution approving the preliminary plat of West Fork Crossing.

21. Resolution approving and authorizing the expenditure of funds for the purchase of a utility terrain vehicle for the Parks Section.

22. Resolution setting October 19, 2026 as the date of public hearing on the (FFY25) Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG) funded activities from July 1, 2025 through June 30, 2026.

23. Resolution setting October 19, 2026 as the date of public hearing to consider vacating a utility and drainage easement at 1732 Yale Parkway and 1808 Breckenridge Street.

24. Resolution setting October 19, 2026 as the date of public hearing on the proposed rezoning from R-P, Planned Residential District to R-1, Residential District of property located north of West 27th Street and east of North Union Road.

25. Resolution setting October 19, 2026 as the date of public hearing on a proposed amendment to the Future Land Use Map by changing the designation from Greenways & Floodplain and Office & Business Park to Commercial Corridor, Greenways & Floodplain and Office & Business Park located at the northwest corner of Hudson Road and West Ridgeway Avenue.

26. Resolution setting October 19, 2026 as the date of public hearing on the proposed rezoning from A-1, Agricultural District to HWY-1, Highway Commercial Zoning District of property located at the northwest corner of Hudson Road and West Ridgeway Avenue. (Contingent upon approval of previous item)

Allow Bills and Claims

27. Allow Bills and Claims for October 5, 2026.

Council Updates and Announcements

Council Referrals

Adjournment

CITY HALL
CEDAR FALLS, IOWA, SEPTEMBER 21, 2026
REGULAR MEETING, CITY COUNCIL
MAYOR DANIEL LAUDICK PRESIDING

The City Council of the City of Cedar Falls, Iowa, met in Regular Session, pursuant to law, the rules of said Council and prior notice given each member thereof, at 7:00 P.M. on the above date. Members present: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Absent: None. Mayor Laudick led the Pledge of Allegiance.

56152 - It was moved by Crisman and seconded by Lata that the minutes of the Regular Meeting of September 8, 2026, be approved as presented and ordered of record. Motion carried unanimously.

56153 - Kim Jordan, Cedar Falls, commented on costs associated with roundabouts, traffic studies, and public safety. Director of Public Works Schrage responded.

56154 - Director of Public Works Schrage provided an update on the downtown parking lot construction.

Mayor Laudick commented on CFU proclamations and recognized UNI students present.

56155 - It was moved by Crisman and seconded by Hawbaker to receive and file bids received for the sale of $4,400,000 General Obligation Loan Notes, Series 2026. Following a summary of the proposed sale and comments on the City's Aaa bond rating by Susanne Gerlach, PFM Financial Advisors, LLC, a question by Mayor Laudick and response by Director of Finance & Business Operations Rodenbeck, the motion carried unanimously.

56156 - It was moved by Hawbaker and seconded by Latta that Resolution #24,774, directing the sale of $4,400,000 General Obligation Loan Notes, Series 2026, be adopted. 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, Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion carried. The Mayor then declared Resolution #24,774 duly passed and adopted.

56157 - It was moved by Fairbanks and seconded by Hawbaker that Ordinance #3154, providing that general property taxes levied and collected each year on all property located within the Greenhill Village Commons Urban Renewal Area, in the City of Cedar Falls, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to an indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Greenhill Village Commons Urban Renewal Area (The Greenhill Village Commons Urban Renewal Plan), be passed upon its third and final consideration. Following comments by Kim Jordan, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Ordinance #3154 duly passed and adopted.

56158 - It was moved by Latta and seconded by Hawbaker that Ordinance #3155, providing that general property taxes levied and collected each year on all property located within the Wild Horse Ridge 7th Urban Renewal Area, in the City of Cedar Falls, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to an indebtedness, including bonds issued or to

be issued, incurred by the City in connection with the Wild Horse Ridge 7th Urban Renewal Area (The Wild Horse Ridge 7th Urban Renewal Plan), be passed upon its third and final consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Ordinance #3155 duly passed and adopted.

56159 - It was moved by Hawbaker and seconded by Dunn that Ordinance #3156, providing that general property taxes levied and collected each year on all property located within the Arbors 6th Urban Renewal Area, in the City of Cedar Falls, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to an indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Arbors 6th Urban Renewal Area, be passed upon its third and final consideration. Following due consideration by the Council, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Ordinance #3156 duly passed and adopted.

56160 - It was moved by Dunn and seconded by Fairbanks that the following items on the Consent Calendar be received, filed, and approved:

Receive and file the Committee of the Whole minutes of September 8, 2026 relative to the following item:
a) Resilience Plan Overview/Update.

Receive and file the resignation of Kevin Demler as a member of the Bicycle & Pedestrian Commission.

Approve the following recommendation of the Mayor relative to the appointment of members to Boards and Commissions:
a) Andrew Shroll, Bicycle & Pedestrian Commission, term ending 09/30/2030.

Approve the following applications for retail alcohol licenses:
a) Aldi Inc., 315 Brandilynn Boulevard, Class B retail alcohol - renewal.
b) Escapology Cedar Falls, 2518 Melrose Drive, Special Class C retail alcohol - renewal.
c) Blue Room, 201 Main Street, Class C retail alcohol - renewal.
d) Compass Group USA, Inc., 6725 Cedar Heights Drive, Class C retail alcohol - renewal.
e) The Spot #1, 2728 Center Street, Class E retail alcohol - renewal.
f) Casey's General Store, 601 Main Street, Class E retail alcohol - change in ownership.
g) Casey's General Store, 1225 Fountains Way, Class E retail alcohol - change in ownership.
h) Casey's, 1525 West Ridgeway Avenue, Class E retail alcohol - change in ownership.
i) Casey's, 1620 West 1st Street, Class E retail alcohol - change in ownership.
j) Casey's General Store, 2425 Center Street, Class E retail alcohol - change in ownership.
k) Casey's General Store, 5226 University Avenue, Class E retail alcohol - change in ownership.
l) Casey's General Store, 5908 Nordic Drive, Class E retail alcohol - change in ownership.
m) The Ragged Edge Art Bar & Gallery, 504 Bluff Street, Class C retail alcohol & outdoor service - new - change in ownership.

Motion carried unanimously.

56161 - It was moved by Latta and seconded by Hawbaker that the following resolutions be introduced and adopted:

Resolution #24,775 extending the moratorium on the issuance of new retail tobacco permits until January 1, 2027.

Resolution #24,776 levying a final assessment for costs incurred by the City to mow the property located at 803-805 Tremont Street.

Resolution #24,777 approving and authorizing submission of a grant application to the Iowa Department of Transportation relative to the implementation of the Cedar Valley Micro Transit Pilot Program.

Resolution #24,778 approving and authorizing execution of a Memorandum of Understanding with Black Hawk County Public Health (BHCPH) relative to the receipt, storage, and distribution of Strategic National Stockpile (SNS) supplies throughout the County.

Resolution #24,779 setting October 5, 2026 as the date of public hearing to consider a proposal to enter into a First Amendment to the Agreement for Private Development with Blackhawk Properties, LLC.

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, Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion carried. The Mayor then declared Resolutions #24,775 through #24,779 duly passed and adopted.

56162 - It was moved by Fairbank and seconded by Dunn that Resolution #24,780 levying a final assessment for costs incurred by the City to mow the property located at 2210 Iowa Street, be approved. Following comments by Kim Jordan, the Mayor put the question on the motion and upon call of the roll, the following named Councilmembers voted. Aye: Schultz, Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion Carried. The Mayor then declared Resolution #24,780 duly passed and adopted.

56163 - It was moved by Latta and seconded by Fairbanks that the bills and claims of September 21, 2026, 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, Latta, Nagle, Hawbaker, Fairbanks, Crisman, Dunn. Nay: None. Motion carried.

56164- Councilmember Fairbanks commented on TIF contracts.

56165 - It was moved by Latta and seconded by Dunn that the meeting be adjourned at 7:24 P.M. Motion carried unanimously.

_____

Kim Kerr, CMC, City Clerk

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: Mayor Laudick and City Council

FROM: Shane Graham, Economic Development Coordinator

DATE: September 24, 2026

SUBJECT: First Amendment to Agreement for Private Development with Blackhawk Properties, LLC

On March 18, 2024, City Council approved an Agreement for Private Development with Blackhawk Properties, LLC to construct a new industrial building along Innovation Drive within the West Viking Road Industrial Park. This building would become the new home for Rice Companies, a construction and design company headquartered in Minnesota, along with additional industrial lease spaces. The agreement called for the developer to construct a new 78,000 square foot building over 3 phases on 7.5 acres. The first phase of the development was completed in 2025, which the developer constructed an initial 29,000 square foot building.

The agreement included a 5-year partial property tax abatement for each phase of the project, after each phase is completed. Iowa State Code requires that the tax abatement application be submitted to the County Assessor no later than February 1 of the assessment year in which the value is first assessed for taxation. Since the first phase of this project was completed in 2025 and value first assessed for taxation on January 1, 2026, the County Assessor was to receive the tax abatement application by the developer by no later than February 1, 2026. The developer recently reached out to City staff and indicated that they did not submit the application by the deadline, as they thought the tax abatement would automatically be applied to their property.

Since the application was not submitted by the deadline, the property is not eligible for any length of tax abatement through this program. Therefore, the developer has been working with staff on an alternative to the tax abatement in the form of a tax rebate, which would follow the same schedule and timeframe as the tax abatement. Because this property is within the Unified Highway 58 Corridor Urban Renewal Area, the City does have the ability to provide a tax rebate on this property in lieu of a tax abatement.

In addition to the requested change from a tax abatement to a tax rebate, this amendment also contemplates an adjustment in time frames for the commencement

and completion of phases 2 and 3. For each phase, the developer is required to construct a 24,000 square foot addition, for a total square footage of all three phases being approximately 78,000 square feet. In the original agreement, phase 2 is to commence by no later than August 1, 2027 and be completed by no later than July 31, 2028, and phase 3 is to commence by no later than August 1, 2029 and be completed by no later than July 31, 2030. However, due to the current market conditions for leasable industrial space, the developer is asking for a maximum 2-year extension to these dates. The new commencement date for phase 2 would be August 1, 2029, with a completion date by July 31, 2030, and the new commencement date for phase 3 would be August 1, 2031, with a completion date by July 31, 2032.

The developer has indicated that due to the current market conditions, it is taking longer than expected to find tenants for the two existing lease spaces that were constructed in phase 1, so they would like some additional time to find tenants for those existing spaces before moving ahead with phases 2 and 3. The original agreement did include a clause that if the future phases do not get constructed, the developer will make a cash payment to the City for the portion of land that was donated to them for each phase, and this clause will remain.

In summary, this First Amendment to Agreement for Private Development with Blackhawk Properties, LLC includes replacing the original 5-year tax abatement with a 5-year tax rebate, while also extending the commencement and completion dates of phases 2 and 3 by 2 years each.

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

Blackhawk Properties, LLC



9/14/2026, 11:10:52 AM

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FIRST AMENDMENT
TO THE
AGREEMENT FOR PRIVATE DEVELOPMENT
BY AND BETWEEN
THE CITY OF CEDAR FALLS, IOWA
AND
BLACKHAWK PROPERTIES, LLC

THIS FIRST AMENDMENT ("Amendment") to that certain Agreement for Private Development by and between the CITY OF CEDAR FALLS, IOWA ("City") and BLACKHAWK PROPERTIES, LLC ("Developer") dated March 18, 2024 ("Agreement"), is made as of the _____ day of _____, 2026, by and between the City and Developer.

WITNESSETH:

WHEREAS, the City and the Developer previously executed the Agreement and recorded a Memorandum of the Agreement at Instrument 2024-00011961, in the records of the Recorder of Black Hawk County, Iowa; and

WHEREAS, pursuant to the Agreement, the Developer agreed to construct certain Phase I Minimum Improvements on certain real property located within the Cedar Falls Unified Highway 58 Corridor Urban Renewal Area (the "Development Property"), and such Phase 1 Minimum Improvements have been completed by Developer; and

WHEREAS, the Phase 1 Minimum Improvements were anticipated to be subject to a five-year tax abatement schedule pursuant to city ordinance under Iowa Code § 427B; however, due to an error in filing a timely application, such abatement is not available to Developer; and

WHEREAS, in lieu of the tax abatement incentive, the City is willing to provide a five-year, sliding-scale incremental tax rebate incentive ("Phase 1 Economic Development Grants") in exchange for job retention/creation and other commitments on the part of Developer as described in this Amendment; and

WHEREAS, before entering into this Amendment, the City Council has found that the use of City funds to finance the Economic Development Grants will promote the creation or retention of jobs and is in accord with the provisions of applicable laws, including but not limited to, Iowa Code Chapters 15A and 403.

NOW THEREFORE, it is agreed by the City and the Developer:

1. Definitions**. Except as otherwise expressly stated herein,** all capitalized words used herein and not specifically defined shall have the same definitions as in the Agreement. In addition, the parties agree to add the following terms to Section 1.1:

a. The term "Phase 1 Tax Increments" is added to Section 1.1 of the Agreement as follows:

Phase 1 Tax Increments means the property tax increment revenues on the Phase 1 Minimum Improvements (building value only) divided and made available to the City for deposit in the Blackhawk Properties TIF Account of the Urban Renewal Tax Increment Revenue Fund, under the provisions of Section 403.19 of the Code of Iowa and the Ordinance.

b. The term "Blackhawk Properties TIF Account" is added to Section 1.1 of the agreement as follows:

Blackhawk Properties TIF Account means a separate account within the Urban Renewal Tax Increment Revenue Fund of the City in which Phase 1 Tax Increments received by the City with respect to the Phase 1 Minimum Improvements (building value only) shall be deposited.

2. Additional Covenants of Developer.

a. Employment Obligation. Developer employs five (5) Full-Time Employment Units as of the date of this Amendment at the Phase 1 Minimum Improvements. In consideration of the City's provision of the Phase 1 Economic Development Grants described in this Amendment, Developer shall retain a Monthly Average of at least five Full-Time Employment Units at the Phase 1 Minimum Improvements until the Termination Date.

i. "Monthly Average" means the average number of Full-Time Employment Units employed as of October 1 of each year and as of the first day of each of the preceding eleven months, as shown in Developer's Annual Certification. Developer shall not receive any Phase 1 Economic Development Grants if the Monthly Average of Full-Time Employment Units does not meet the requirements of this Employment Obligation. Developer shall provide information as requested by the City to determine compliance with the foregoing Employment Obligation.

ii. For purposes of this Agreement, "Full-Time Employment Unit" means the equivalent of employment of one person working hours or days per week (including paid holidays, vacations and other paid leave) currently established by schedule, custom or otherwise as constituting a week of full-time work for the kind of service that individual performs for the employing unit.

b. Annual Certification. In light of the addition of the Employment Obligation by this Amendment, the parties agree that Section 6.8 of the Agreement shall be replaced in its entirety with the following:

Section 6.8. Annual Certification. To assist the City in monitoring and performance of Developer hereunder, a duly authorized officer of the Developer shall annually provide to the City: (a) proof that all ad valorem taxes on the Development Property have been paid for the prior fiscal year; (b) the number of Full-Time Employment Units employed at the Phase 1 Minimum Improvements as of the date of the certification and the first date of each

of the preceding eleven months; and (c) certification that, to the best of such officer's knowledge during the preceding twelve (12) months, the Developer was not in default in the fulfillment of any of the terms and conditions of this Agreement and that no Event of Default (or event which, with the lapse of time or the giving of notice, or both, would become an Event of Default) is occurring or has occurred as of the date of such certificate or during such period, or if the signer is aware of any such default, event or Event of Default, said officer shall disclose in such statement the nature thereof, its period of existence and what action, if any, has been taken or is proposed to be taken with respect thereto. Such statement, proof and certificate shall be provided not later than November 1 of each year, commencing November 1, 2026, and ending on November 1, 2034, both dates inclusive.

3. Phase 1 Incentive. To replace the tax abatement incentive included in the Agreement for the Phase 1 Minimum Improvements with the Phase 1 Economic Development Grants described herein, the parties agree as follows:

a. No Tax Abatement for Phase 1 Minimum Improvements. Notwithstanding anything to the contrary in the Agreement or the Minimum Assessment Agreement, as it relates to the Phase 1 Minimum Improvements, Developer shall not apply for, and is not eligible for, the partial property tax exemption described in Section 8.15 of the Agreement, nor shall Developer apply for partial property tax exemption nor under any other federal, State, or local law.

b. Phase 1 Economic Development Grants. As it relates to the Phase 1 Minimum Improvements, in lieu of the partial property tax exemption described in Section 8.15 of the Agreement, the City agrees, subject to Developer being and remaining in compliance with the terms of the Agreement, as amended by this Amendment, at the time of each payment, to make up to five (5) consecutive annual payments of Phase 1 Economic Development Grants to Developer under the following terms and conditions:

i. Schedule of Grants. Assuming compliance with the terms of the Agreement by Developer at the time of each payment, the Phase 1 Economic Development Grants shall be paid pursuant to the following schedule and formula:

June 1, 2028	75% of Phase 1 Tax Increments for Fiscal Year 27-28
June 1, 2029	60% of Phase 1 Tax Increments for Fiscal Year 28-29
June 1, 2030	45% of Phase 1 Tax Increments for Fiscal Year 29-30
June 1, 2031	30% of Phase 1 Tax Increments for Fiscal Year 30-31
June 1, 2032	15% of Phase 1 Tax Increments for Fiscal Year 31-32

ii. Maximum Amount of Phase 1 Economic Development Grants. The aggregate amount of the Phase 1 Economic Development Grants that may be paid to the Developer under the Agreement, as amended, shall not exceed the lesser of: (i) the amount of available Phase 1 Tax Increments under the formula and schedule set forth in Paragraph 3(b)(i) of this Amendment, or (ii) $200,000. The City makes no representation with respect to the amounts that may finally be paid to the Developer, and in no event shall Developer

be entitled to receive more than calculated under the formula set forth in this Paragraph 3, even if the applicable aggregate maximum as set forth above is not met.

iii. Calculation of Grants. Each annual payment shall be equal in amount to the above percentages of the Phase 1 Tax Increments collected by the City with respect to the Phase 1 Minimum Improvements (building value only) under the terms of the Ordinance and deposited into the Blackhawk Properties TIF Account (without regard to any averaging that may otherwise be utilized under Section 403.19 and excluding any interest that may accrue thereon prior to payment to Developer) during the preceding twelve-month period, but subject to limitation and adjustment as provided in this Paragraph 3. For the avoidance of doubt, the assessed value of the Development Property shall not be included in the calculation of any Phase 1 Tax Increment. In addition, the Phase 1 Economic Development Grants are only for the Phase 1 Minimum Improvements and not any other phase of the Minimum Improvements nor any expansions or improvements not included within the definition of the Phase 1 Minimum Improvements.

iv. Conditions Precedent. Notwithstanding the provisions of Paragraph 3(b)(i) above, the obligation of the City to make a Phase 1 Economic Development Grant in any year shall be subject to and conditioned upon the following:

a. compliance with the terms of the Agreement, as amended, by Developer, including, but not limited to, the operational obligations in Paragraph 2 of this Amendment, and payment of property taxes on the Phase 1 Minimum Improvements and Development Property; and

b. timely filing by Developer of the Annual Certifications required under Section 6.8 of the Agreement, as amended, which show no Event of Default.

Each Annual Certification filed by Developer under Section 6.8 shall be considered separately in determining whether the City shall make any of the Phase 1 Economic Development Grant payments available to Developer under this Paragraph 3. Under no circumstances shall the failure by Developer to qualify for a Phase 1 Economic Development Grant in any year serve to extend the term of the Agreement, as amended, beyond the Termination Date or the years during which Phase 1 Economic Development Grants may be awarded or the total amount thereof, it being the intent of parties hereto to provide Developer with an opportunity to receive Phase 1 Economic Development Grants only if Developer fully complies with the provisions hereof and the Developer becomes entitled thereto, up to the maximum aggregate amount set forth in Paragraph 3(b)(ii) of this Amendment.

v. Source of Grants. The Phase 1 Economic Development Grants shall be payable from and secured solely and only by amounts deposited and held in the Blackhawk Properties TIF Account of the Urban Renewal Area Tax Increment Revenue Fund of the City. The City hereby covenants and agrees to maintain the Ordinance in force during the term hereof with respect to the Development Property, as and to the extent allowed by law, and to apply the incremental taxes to pay the Economic Development Grants, as and to the

extent set forth in this Agreement. The Phase 1 Economic Development Grants shall not be payable in any manner by other tax increment revenues or by general taxation or from any other City funds. Any commercial and industrial property tax replacement monies that may be received under chapter 441.21A shall not be included in the calculation to determine the amount of Phase 1 Economic Development Grants for which Developer is eligible, and any monies received back under chapter 426C relating to the Business Property Tax Credit shall not be included in the calculation to determine the amount of Phase 1 Economic Development Grants for which Developer is eligible.

vi. Annual Appropriation. Each Phase 1 Economic Development Grant is subject to annual appropriation by the City Council. The right of non-appropriation reserved to the City in this Paragraph is intended by the parties, and shall be construed at all times, so as to ensure that the City's obligation to make future Phase 1 Economic Development Grants shall not constitute a legal indebtedness of the City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of the Agreement, as amended, are determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of the City, the enforcement of the said provision shall be suspended, and this Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default by the City shall be deemed to have occurred as a result thereof. If any provision of the Agreement, as amended, or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of the Agreement, as amended, which can be given effect without the suspended provision. To this end, the provisions of the Agreement, as amended, are severable.

vii. Legal Impairment. Notwithstanding the provisions of the Agreement, as amended, the City shall have no obligation to make a Phase 1 Economic Development Grant to Developer if at any time during the term hereof the City Council fails to appropriate funds or the City receives an opinion from counsel to the effect that the use of Phase 1 Tax Increments to fund a Phase 1 Economic Development Grant to Developer, as contemplated under this Paragraph, is not authorized or otherwise an appropriate urban renewal activity permitted to be undertaken by the City under the Urban Renewal Act or other applicable provisions of the Code or Iowa Constitution, as then constituted.

c. Additional Remedy. That parties agree that the following subsection (f) shall be added to Section 10.2 of the Agreement:

(f). If Developer commits an Event of Default as it relates to the operation of the Phase 1 Minimum Improvements, including the payment of taxes thereon, then the City will have no obligation to make payment of Phase 1 Economic Development Grants to Developer subsequent to the default and shall be entitled to recover from Developer, and Developer shall repay to the City, an amount equal to the full amount of the Phase 1 Economic Development Grants previously made to Developer, with interest thereon at the highest rate permitted by State law. The

City may take any action, including any legal action it deems necessary, to recover such amounts from Developer.

4. Minimum Assessment Agreement. For the avoidance of doubt, the parties hereto acknowledge and agree that the Minimum Assessment Agreement executed contemporaneous with the Agreement and recorded at 2024-00011958 in the Black Hawk County Recorder's files, remains in full force and effect and, except as expressly stated herein, is not modified by this Amendment.

5. Extension of Phase 2 and Phase 3 Completion Dates. Due to market conditions, the parties agree to extend the dates for commencement and completion of the Phase 2 Minimum Improvements and the Phase 3 Minimum Improvements. Accordingly, the parties agree as follows:

a. The date of "July 31, 2028" is replaced with "July 31, 2030" in the definition of "Phase II Minimum Improvements Completion Date" in Section 1.1 of the Agreement.

b. The date of "July 31, 2030" is replaced with "July 31, 2032" in the definition of "Phase III Minimum Improvements Completion Date" in Section 1.1 of the Agreement.

c. Section 2.2(l) of the Agreement is replaced in its entirety with the following:

(l) The Developer expects that, barring Unavoidable Delays, the Phase I Minimum Improvements will be substantially completed on or before July 31, 2025, and if commenced, the Phase II Minimum Improvements will be substantially completed on or before July 31, 2030, and if commenced, the Phase III Minimum Improvements will be substantially completed on or before July 31, 2032.

d. The date of "August 1, 2027" is replaced with "August 1, 2029" in Section 3.2(b) of the Agreement.

e. The date of "August 1, 2029" is replaced with "August 1, 2031" in Section 3.2(c) of the Agreement.

f. Section 3.4 of the Agreement is replaced in its entirety with the following:

Section 3.4. Commencement and Completion of Construction. Subject to Unavoidable Delays, the Developer shall cause construction of the Phase I Minimum Improvements to be commenced by no later than August 1, 2024, and completed (i) by no later than July 31, 2025, or (ii) by such other date as the parties may mutually agree upon in writing. Subject to Unavoidable Delays and market conditions, the Developer expects to cause construction of the Phase II Minimum Improvements to be commenced by no later than August 1, 2029, and completed

(i) by no later than July 31, 2030, or (ii) by such other date as the parties may mutually agree upon in writing. Subject to Unavoidable Delays and market conditions, the Developer expects to cause construction of the Phase III Minimum Improvements to be commenced by no later than the August 1, 2031, and completed (i) by no later than July 31, 2032, or (ii) by such other date as the parties may mutually agree upon in writing. Time lost as a result of Unavoidable Delays shall be added to extend the completion date by a number of days equal to the number of days lost as a result of Unavoidable Delays. The completion dates for construction of Minimum Improvements for each Phase as stated in this Section 3.4, as may be extended by Unavoidable Delays, must be met in order for Developer to qualify for Partial Property Tax Exemption for each Phase pursuant to Section 8.15, and to avoid payment to the City pursuant to Section 10.2(e). However, an extension of the completion of the Minimum Improvements shall not affect the date upon which the Assessor's Minimum Actual Value shall become effective. All work with respect to the Minimum Improvements to be constructed or provided by the Developer on the Development Property shall be in conformity with the Construction Plans as submitted by the Developer and approved by the City. The Developer agrees that it shall permit designated representatives of the City to enter upon the Development Property during the construction of the Minimum Improvements to inspect such construction during reasonable times upon reasonable notice.

g. The date of "November 1, 2034" is replaced with "November 1, 2036" in Section 6.8 of the Agreement.

h. The "Schedule of Performance" in Exhibit B to the Agreement shall be replaced in its entirety with the following:

Schedule of Performance

Phase	Activity to be Completed	Completion Date
I	Issuance of Building Permit	August 1, 2024
I	Substantial Completion	July 31, 2025
I	Issuance of Occupancy Permit	August 30, 2025
II	Issuance of Building Permit	August 1, 2029
II	Substantial Completion	July 31, 2030
II	Issuance of Occupancy Permit	August 30, 2030

III	Issuance of Building Permit	August 1, 2031
III	Substantial Completion	July 31, 2032
III	Issuance of Occupancy Permit	August 30, 2032

6. No Further Modifications. Except as modified by this Amendment, all covenants, agreements, terms, and conditions of the Agreement shall remain in full force and effect and are hereby in all respects ratified and affirmed. For the avoidance of doubt, nothing in this Amendment alters the terms of the Agreement, including the availability or nature of any incentive, with respect to the Phase 2 Minimum Improvements and the Phase 3 Minimum Improvements.

7. Counterparts. This Amendment may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a "pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or "pdf" signature page were an original thereof.

8. Authorization. Each party hereto represents that prior to its execution hereof all necessary company, governmental or other appropriate action, as applicable, including without limitation resolutions of their governing boards or bodies, has been taken to authorize the execution of this Amendment and the performance by such party of its respective obligations hereunder.

9. City's Costs. Developer agrees to reimburse the City for its legal fees and costs associated with this Amendment within 10 days of the mailing of City's request for payment.

IN WITNESS WHEREOF, the City has caused this Amendment to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, and Developer has caused this Amendment to be duly executed in its name and behalf by its authorized representatives, all on or as of the day first above written.

[Separate Signature Pages to Follow]

(SEAL) CITY OF CEDAR FALLS, IOWA

By: _____
Daniel Laudick, Mayor

ATTEST:

By: _____
Kim Kerr, CMC, City Clerk

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

On this _____ day of _____, 2026, before me a Notary Public in and for said State, personally appeared Daniel Laudick and Kim Kerr, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Cedar Falls, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

[Signature page to Amendment – City of Cedar Falls]

BLACKHAWK PROPERTIES, LLC,
a Minnesota limited liability company

By: _____
Christopher J. Rice, CEO

STATE OF Minnesota)
) SS
COUNTY OF Benton)

This record acknowledged before me on September 14, 2026 by Christopher J. Rice as the CEO of Blackhawk Properties, LLC.

CHRIS JOHN SCHUVER
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2030

_____
Notary Public in and for said state

My commission expires: 1/31/2030

[Signature page to Amendment – Blackhawk Properties, LLC]

4914-1935-4320-1\10283-227

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: Mayor Laudick and City Council

FROM: Shane Graham, Economic Development Coordinator

DATE: September 25, 2026

SUBJECT: University Avenue Corridor Urban Renewal Plan

The proposed University Avenue Corridor Urban Renewal Plan for the University Avenue Corridor Urban Renewal Area has been developed to help promote the redevelopment of the Mall at College Square. The University Avenue Corridor Urban Renewal Area is being formed around the property that comprises the Mall at College Square, located at 6301 University Avenue. The Mall property was recently acquired by a local business owner, who plans to make improvements to the building and property in order to bring new businesses and jobs to the mall.

Part of the legal requirement for establishing a new Urban Renewal Plan is to notify the local taxing entities (in this case Black Hawk County and Cedar Falls School District) and conduct a “consultation session” to discuss the proposed University Avenue Corridor Urban Renewal Plan. A copy of the Minutes from the September 16, 2026 consultation session is attached for your review.

Another legal requirement for establishing a new Urban Renewal Plan is that the Planning and Zoning Commission must review and provide a recommendation finding that the proposed Plan is in conformance with the general plan for the development of the municipality as a whole (also known as the Cedar Falls Comprehensive Plan). The Planning and Zoning Commission did review the proposed University Avenue Corridor Urban Renewal Plan at their September 23, 2026 meeting, where it was unanimously recommended that the proposed Plan was in conformance with the general plan for the development of the municipality as a whole (see attached minutes).

The main project within the urban renewal plan will be to enter into a development agreement with the owner of the mall to provide tax rebates on the increased taxable value that is added to the property by the improvements that are made. Those terms will be explained within an upcoming development agreement that City Council will consider separately from the urban renewal plan.

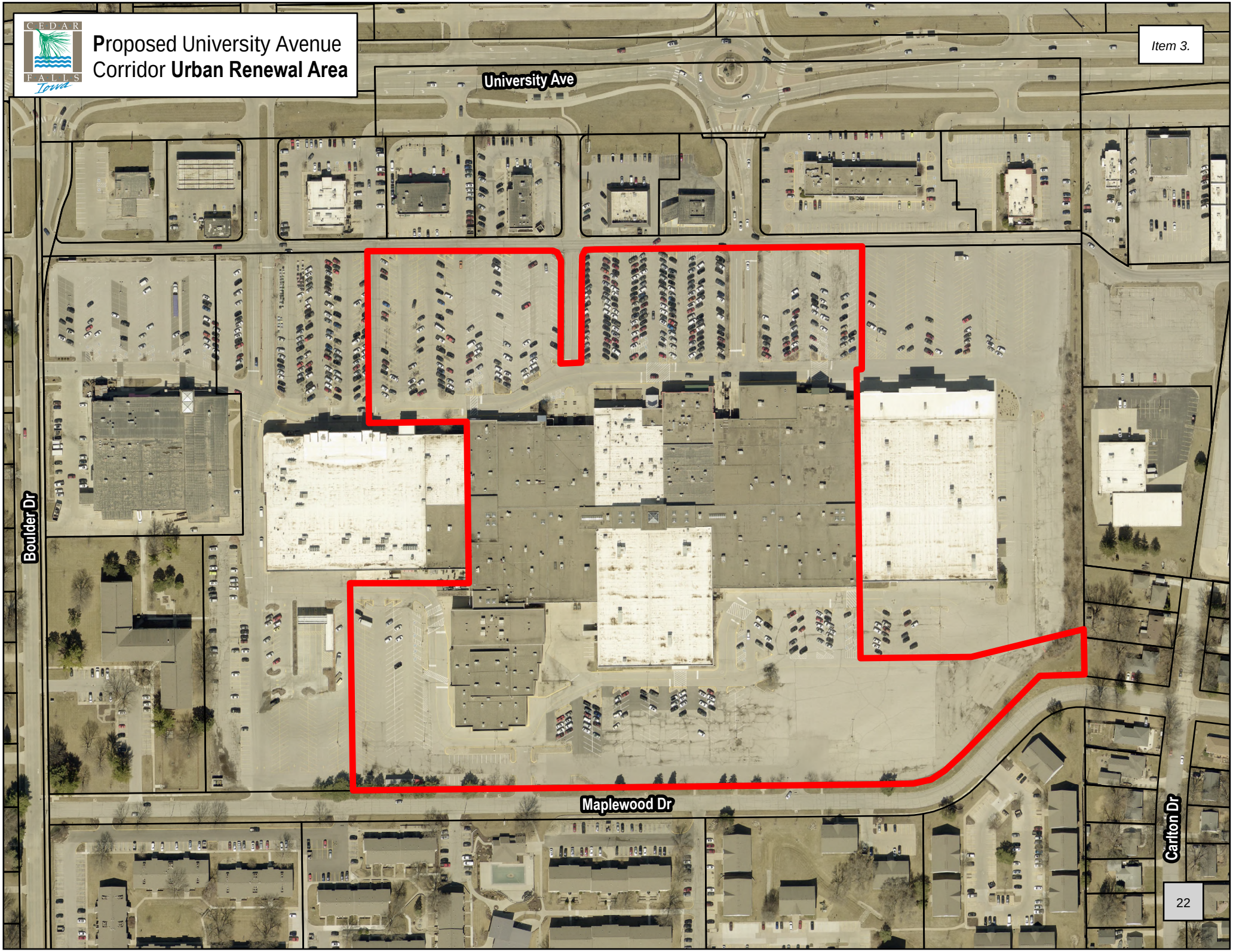
Prior to entering into a development agreement with the mall owner, it is required that the University Avenue Corridor Urban Renewal Plan first be adopted. Staff therefore recommends that City Council adopt the following attached Resolution and Ordinance prepared by the Ahlers Law Office:

1. Resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the University Avenue Corridor Urban Renewal Plan.

2. An ordinance providing that general property taxes levied and collected each year on all property located within the University Avenue Corridor Urban Renewal Area, in the City of Cedar Falls, County of Black Hawk, State of Iowa, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to an indebtedness, including bonds issued or to be issued, incurred by the City in connection with the University Avenue Corridor Urban Renewal Area.

If you have any questions, please feel free to let me know.

Proposed University Avenue Corridor **Urban Renewal Area**



ITEMS TO INCLUDE ON AGENDA

CITY OF CEDAR FALLS, IOWA
October 5, 2026
7:00 P.M.

University Avenue Corridor Urban Renewal Plan

- Public hearing on the proposed University Avenue Corridor Urban Renewal Plan
- Resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the University Avenue Corridor Urban Renewal Plan
- Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for University Avenue Corridor Urban Renewal Plan

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.

October 5, 2026

The City Council of the City of Cedar Falls, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 220 Clay Street, Cedar Falls, Iowa, at 7:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

Absent: _____

Vacant: _____

* * * * * * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed University Avenue Corridor Urban Renewal Plan, the Mayor first asked for the report of the Economic Development Coordinator, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the Economic Development Coordinator, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The City also was informed that the proposed Plan had been approved by the Planning and Zoning Commission as being in conformity with the general plan for development of the City as a whole, as set forth in the minutes or report of the Commission. The Commission's report or minutes were placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Plan, and the City Clerk reported that _____ written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the University Avenue Corridor Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE UNIVERSITY AVENUE CORRIDOR URBAN RENEWAL PLAN" and moved:

☐ that the Resolution be adopted.

☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ _____.M. on the _____ day of _____, 2026, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE UNIVERSITY AVENUE CORRIDOR URBAN RENEWAL PLAN

WHEREAS, it is hereby found and determined that one or more economic development and blighted areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

WHEREAS, this Council has caused there to be prepared a proposed University Avenue Corridor Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the University Avenue Corridor Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the University Avenue Corridor Urban Renewal Area as an area suitable for economic development and blight remediation activities and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "University Avenue Corridor Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, creation of the Urban Renewal Area and adoption of the Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its

written report or minutes filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on September 8, 2026, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Coordinator, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Waterloo-Cedar Falls Courier, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, STATE OF IOWA:

Section 1. That the findings and conclusions set forth or contained in the proposed "University Avenue Corridor Urban Renewal Plan" for the area of the City of Cedar Falls, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "University Avenue Corridor Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area is an economic development and blighted area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "University Avenue Corridor Urban Renewal Plan for the University Avenue Corridor Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Black Hawk County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 5th day of October, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Label the Plan as Exhibit 1 (with all exhibits) and attach it to this Resolution.

EXHIBIT 1

UNIVERSITY AVENUE CORRIDOR URBAN RENEWAL PLAN

for the

UNIVERSITY AVENUE CORRIDOR URBAN RENEWAL AREA

CITY OF CEDAR FALLS, IOWA

October 2026

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University Avenue Corridor Urban Renewal Plan
for the
University Avenue Corridor Urban Renewal Area

City of Cedar Falls, Iowa

A. INTRODUCTION

The University Avenue Corridor Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the University Avenue Corridor Urban Renewal Area ("Area" or "Urban Renewal Area") has been developed to help local officials promote economic development and provide for blight remediation in the City of Cedar Falls, Iowa ("City").

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit "A" and illustrated in Exhibit "B".

C. AREA DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as a blighted area that is appropriate for the promotion of economic redevelopment.

D. BLIGHTED AREA DESIGNATION AND FINDINGS

For the purposes of urban renewal, Iowa Code Section 403.17(5) defines a "blighted area" as follows:

> "Blighted area" means an area of a municipality within which the local governing body of the municipality determines that the presence of a substantial number of slum, deteriorated, or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; insanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; or the existence of conditions which endanger life or property by fire and other causes; or any combination of these factors; substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use. A disaster area referred to in section 403.5, subsection 7, constitutes a "blighted area". "Blighted area" does not include real property assessed as agricultural property for purposes of property taxation.

The mall structure itself was built in 1969 and is in a deteriorated condition, as are the site improvements, such as the parking lot and interior roads. The current lot layout and building styles are also obsolete. Because of these blighting influences, there is a vacancy rate of 60% within the mall.

The City finds that the deteriorating structures and commercial obsolescence of the buildings in the Area substantially impairs or arrests the sound growth of the City, constitutes an economic or social liability, and without imminent investment will become a menace to the public health, safety, or welfare of the community. Accordingly, the City Council has determined that the Urban Renewal Area should be designated as blighted area, in order to support efforts to remediate the blighting influences in the Area and promote economic redevelopment.

E. BASE VALUE

If the Urban Renewal Area is legally established and a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, the frozen "base value" will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19.

F. DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole outlined in the Comprehensive Plan for the City of Cedar Falls, adopted May 9, 2012. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City's Comprehensive Plan for the City of Cedar Falls.

This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

G. PLAN OBJECTIVES

Renewal activities are designed to eliminate blighting influences and to provide opportunities, incentives, and sites to promote residential and commercial economic development. More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To eliminate blighting influences and promote revitalization, through public action and commitment, or by providing incentives to private persons or businesses, to acquire, rehabilitate, renovate, demolish, and/or redevelop existing structures or property.

2. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

3. To plan for and provide sufficient land for commercial and residential development and for redevelopment of blighted properties in a manner that is efficient from the standpoint of providing municipal services.

4. To provide for, and to help finance the cost of, the installation of public works and facilities including, but not limited to, roads, utilities, and other public improvements, which contribute to the sound development of the entire City.

5. To encourage growth and expansion of commercial enterprises within the City.

6. To stimulate, through public action and commitment, private investment in new and expanded commercial and residential development.

7. To help develop a sound economic base that will serve as the foundation for future growth and development.

8. To provide a more marketable and attractive investment climate in the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

9. To enhance the health, safety, living environment, quality of life, general character, and general welfare of the City.

10. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City.

11. To stimulate, through public action and commitment, private investment in new housing and residential development.

H. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the redevelopment of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.

2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, storm water infrastructure, water infrastructure, sanitary sewer infrastructure, public utilities, or other public infrastructure in connection with urban renewal projects.

3. To make loans, forgivable loans, grants, tax rebate payments or other types of grants or incentives to private persons, local development organizations, or businesses for economic development or blight remediation purposes on such terms as may be determined by the City Council.

4. To borrow money and to provide security therefor.

5. To acquire or dispose of property.

6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.

7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.

8. To undertake the demolition and clearance of existing development.

9. To use tax increment financing for a number of objectives, including, but not limited to, providing for necessary physical improvements and infrastructure.

10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan which advance the purposes hereof include:

1. Development Agreements:

A. Development Agreement with JDavis Properties, L.L.C. (or a related entity): The City anticipates entering into a development agreement with JDavis Properties, L.L.C. (or a related entity) who owns the mall site and plans to redevelop the site with a mix of uses. The City anticipates providing incentives to the project in the form of grants funded by incremental taxes derived from the increased value created by the redevelopment efforts, with such grants to be provided pursuant to the terms of a detailed development agreement that is still being negotiated. The total costs to the City are not anticipated to exceed $5,000,000.

2. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support the urban renewal project and planning:

Project	Date	Estimated Cost
Fees and costs	Undetermined	Not to Exceed $50,000

J. FINANCIAL DATA

1.	Current constitutional debt limit:	$231,573,778
2.	Current outstanding general obligation debt:	$11,650,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects to the City as described above will be approximately as stated in the next column:	$5,050,000 This total does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

K. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below, to successfully undertake the proposed urban renewal projects. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, cities may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives (such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects), or other urban renewal projects identified in this Urban Renewal Plan.

Upon creation of a tax increment financing district within the Urban Renewal Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from certain taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The "frozen base value" is the assessed value of the taxable property covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar

year in which the City first certifies to the County Auditor the amount of any debt on the Area. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

For a tax increment financing district established by ordinance adopted after May 18, 2026, the use of incremental property tax revenues or the "division of revenue," as those words are used in Iowa Code Chapter 403, is limited to twenty-three (23) years from the calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds for urban renewal projects within the Urban Renewal Area which qualify for payment from the incremental property tax revenues of the TIF district of the Urban Renewal Area.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Iowa Code Section 403.19) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

B. General Obligation Bonds and Other Obligations.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Urban Renewal Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects.

C. Advances for Urban Renewal Projects.

Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

L. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

M. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

N. PROPERTY WITHIN URBAN REVITALIZATION AREA

The Urban Renewal Area is, or at some future date may be, located within an urban *revitalization* area. No tax abatement incentives in connection with the urban revitalization area will be allowed for development that occurs in the Urban Renewal Area unless expressly authorized by the City Council.

O. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

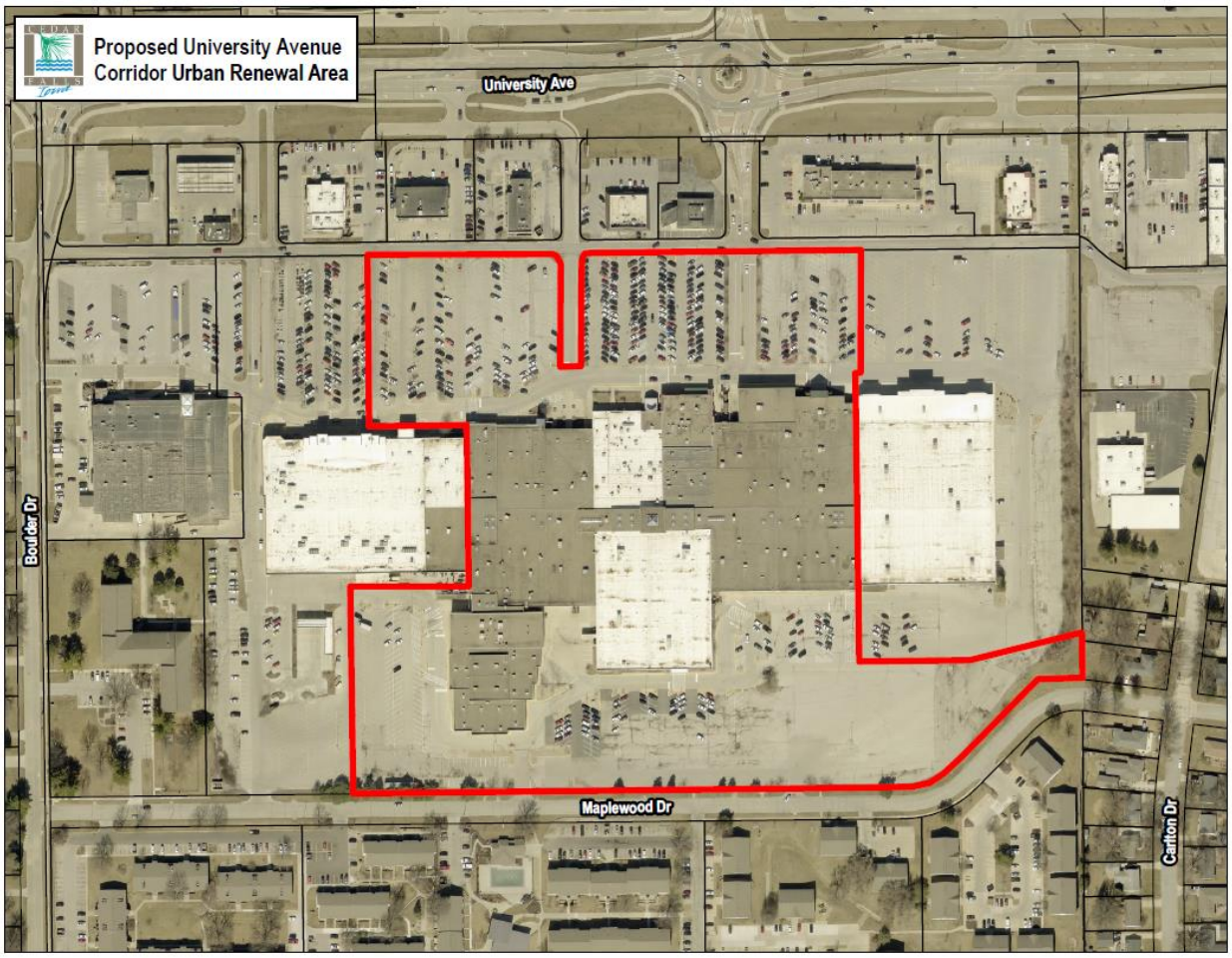
R. SEVERABILITY CLAUSE

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A
LEGAL DESCRIPTION OF THE UNIVERSITY AVENUE CORRIDOR URBAN RENEWAL AREA

Lot 1 in University Avenue Corridor Addition, City of Cedar Falls, Black Hawk County, Iowa, except that part thereof lying within Furn Subdivision in the City of Cedar Falls, Iowa

EXHIBIT B
DEPICTION OF THE UNIVERSITY AVENUE CORRIDOR URBAN RENEWAL AREA



CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

I, the undersigned City Clerk of the City of Cedar Falls, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

_____
City Clerk, City of Cedar Falls, State of Iowa

(SEAL)

4919-3972-8844-1\10283-224

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: Kim Kerr, CMC, City Clerk

FROM: Shane Graham, Economic Development Coordinator

DATE: September 16, 2026

SUBJECT: Consultation Session Minutes
University Avenue Corridor Urban Renewal Plan

On Wednesday, September 16, 2026, a consultation session was held at 9:00 a.m. in Conference Room 2, City Hall, 220 Clay Street, Cedar Falls, Iowa regarding the City's proposal to establish and implement the University Avenue Corridor Urban Renewal Plan. Those in attendance included:

1. Shane Graham, Economic Development Coordinator

Since no other parties attended the consultation session after prior notice by mail, Mr. Graham ended the consultation session at 9:15 a.m.

Submitted by,

Shane Graham
Economic Development Coordinator

Cedar Falls Planning and Zoning Commission
Regular Meeting
September 23, 2026
Cedar Falls, Iowa

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on September 23, 2026, at 5:30 p.m. at City Hall. The following Commission members were present: Fischer, Grybovych, Johnson, Koger, Moser, Stalnaker and Watkins. Hartley was absent. Karen Howard, Planning and Community Services Manager, Shane Graham, Economic Development Coordinator, Thomas Weintraut, Planner III, Chris Sevy, Planner II and Michelle Pezley, Planner III, were also present.

1.) Chair Stalnaker noted the Minutes from the September 9, 2026 regular meeting are presented. Grybovych made a motion to approve the Minutes as presented. Fischer seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Johnson, Koger, Moser, Stalnaker and Watkins), and 0 nays.

2.) The first item of business was the University Avenue Corridor Urban Renewal Plan. Chair Stalnaker introduced the item and Mr. Graham provided background information. He explained that this would create an urban renewal area around The Mall at College Square. Staff has been working with the new owner who is planning to do some improvements and redevelopment to the property. The City can help with this is with the TIF District which will allow the City to offer incentives for any improved value that the project creates. He provided state code requirements and discussed the project's conformance with the Comprehensive Plan.

Mr. Graham explained that the objectives are to eliminate blighting influences and promoting revitalization; encourage growth and expansion of commercial enterprises within the City; provide a more marketable and attractive investment climate; achieve a well-balanced economy that will provide a desirable standard of living; and to strengthen the tax base. To help meet the objectives in the plan, the City proposes to enter into a development agreement with the mall owner to provide tax rebates on any increased taxable value created. This agreement will go to City Council at a future Council meeting.

Staff finds that the proposed objectives and activities for the University Avenue Corridor Urban Renewal Plan are in conformance with the general plan for the development of the municipality as a whole. Staff recommends that the Commission find that the Urban Renewal plan is in conformance with the Comprehensive Plan.

Watkins asked how this is tied to the existing structure. For example, if a portion of the structure is torn down, is the TIF money directly attached to it as it currently exists. Mr. Graham explained that when a TIF District is established it freezes the taxable value at that point and anything added after that is what is collected and can be rebated to the developer.

Stalnaker stated that he is excited about the improvement to this area.

Fischer made a motion to approve the item. Johnson seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Johnson, Koger, Moser, Stalnaker and Watkins), and 0 nays.

3.) The next item of business was an easement vacation for West Fork Crossing. Chair Stalnaker introduced the item and Ms. Pezley provided background information. She explained that the

applicant would like to remove the easement to allow for a fence to be built. She discussed the criteria for easement vacations and explained that they are all met. Staff recommends approval of the easement vacation.

Grybovych made a motion to approve the item. Moser seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Johnson, Koger, Moser, Stalnaker and Watkins), and 0 nays.

4.) The Commission then considered a request for a zoning code text amendment regarding personal service uses in neighborhood frontages in CD-DT. Chair Stalnaker introduced the item and Mr. Sevy provided background information. He explained that a business at 215 Franklin Street invested in renovating a former counseling office space to a tattoo parlor, which is a Personal Service use, and not allowed in Neighborhood Frontages. The City was unaware of this until a sign permit application was submitted, creating an unexpected conflict with the zoning rules. The unforeseen circumstance provides an opportunity to refine the Downtown Character District Code while maintaining neighborhood character.

Mr. Sevy provided policy context and discussed the issue, which is that there is no mechanism to allow Personal Services in existing office buildings despite the compatibility and preservation benefits. He spoke about the proposed amendment and how it will affect the area. Staff recommends discussing the proposed amendment and setting a public hearing for October 14, 2026.

Johnson asked about other personal service uses that might have a higher customer service count and create more parking needs. Mr. Sevy provided examples such as nail salons, hair salons, massage therapy, tattoo, etc.

Moser asked if there is a way to avoid having this situation in the future, where Planning is unaware of businesses that may be going into an area that is not properly zoned for their purpose. Mr. Sevy explained that a little better communication with other departments could help with this. Ms. Howard also feels that more education in the community would help. Realtors and anyone that is going to be changing the use of a building should check in with Planning to find out what the requirements are for their project before putting a great deal of money into it.

Watkins asked about restrictions to hours of operation. The business owner came forward to clarify that they have minimum traffic as the majority of their appointments are for several hours at a time and they typically close around 6:00 p.m., making them similar to office uses.

Fischer made a motion to set a public hearing. Johnson seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Johnson, Koger, Moser, Stalnaker and Watkins), and 0 nays.

5.) The next item for consideration by the Commission was a request to rezone 20.64 ± acres at the northwest corner of the intersection of Hudson Road and West Ridgeway Avenue from A-1 Agriculture District to HWY-1 Highway Commercial District and associated Land Use Map Amendment. Chair Stalnaker introduced the item and Mr. Weintraut provided background information. He explained that the intent is to have five lots for commercial use and he displayed the land use map of changes being proposed. He discussed the criteria for rezoning, which includes consistency with the Future Land Use Map. Staff recommends the approval of the amendment to the Future Land Use Map, as well as approval of the rezoning of the property.

Moser made a motion to approve the rezoning and land use amendment. Watkins seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Johnson, Koger, Moser, Stalnaker and Watkins), and 0 nays.

6.) The Commission next considered a rezoning request for 0.3 acres within West Fork Crossing Subdivision from R-P Planned Residential to R-1 Residential. Chair Stalnaker introduced the item and Ms. Pezley provided background information. She explained that this request was explained at the last meeting and stated that staff recommends approval of the rezoning.

Grybovych made a motion to approve the item. Johnson seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Johnson, Koger, Moser, Stalnaker and Watkins), and 0 nays.

7.) The next item for consideration by the Commission was a preliminary plat for West Fork Crossing. Chair Stalnaker introduced the item and Ms. Pezley provided background information. She explained that this item was discussed at the last meeting and stated that staff recommends approval of the preliminary plat.

Watkins recused herself from the item.

Fischer made a motion to approve the item. Grybovych seconded the motion. The motion was approved with 6 ayes (Fischer, Grybovych, Johnson, Koger, Moser and Stalnaker), 1 abstention (Watkins) and 0 nays.

8.) As there were no further comments, Johnson made a motion to adjourn. Grybovych seconded the motion. The motion was approved unanimously with 6 ayes (Fischer, Grybovych, Johnson, Koger, Moser and Stalnaker), and 0 nays.

The meeting adjourned at 6:05 p.m.

Respectfully submitted,

Karen Howard
Community Services Manager

Joanne Goodrich
Administrative Assistant

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE UNIVERSITY AVENUE CORRIDOR URBAN RENEWAL AREA, IN CITY OF CEDAR FALLS, COUNTY OF BLACK HAWK STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF CEDAR FALLS, COUNTY OF BLACK HAWK, CEDAR FALLS COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE UNIVERSITY AVENUE CORRIDOR URBAN RENEWAL AREA (**THE UNIVERSITY AVENUE CORRIDOR URBAN RENEWAL PLAN**)

WHEREAS, the City Council of the City of Cedar Falls, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. _____ passed and approved on the 5th day of October, 2026, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the University Avenue Corridor Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

Lot 1 in University Avenue Corridor Addition, City of Cedar Falls, Black Hawk County, Iowa, except that part thereof lying within Furn Subdivision in the City of Cedar Falls, Iowa; and

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Cedar Falls, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Cedar Falls, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

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

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Cedar Falls, County of Black Hawk, Cedar Falls Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Cedar Falls, State of Iowa, certifies to the Auditor of Black Hawk County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Cedar Falls, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Cedar Falls, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; (iv) taxes for emergency medical services imposed pursuant to chapter 357F, 357G, or 422D; and (v) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Cedar Falls, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Read First Time: _____, 2026

Read Second Time: _____, 2026

Read Third Time: _____, 2026

PASSED AND APPROVED: _____, 2026.

I, _____, City Clerk of the City of Cedar Falls, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2026, signed by the Mayor on _____, 2026, and published in the Waterloo-Cedar Falls Courier on _____, 2026.

_____
City Clerk, City of Cedar Falls, State of Iowa

(SEAL)

4907-0457-2108-1\10283-224

MAYOR DANNY LAUDICK

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

FROM: Mayor Danny Laudick

TO: City Council

DATE: October 5, 2026

SUBJECT: Appointment of Member to the Tourism Board

REF: (a) Code of Ordinances, City of Cedar Falls §17-300, Tourism Board

1. In accordance with the candidacy and qualification requirements of reference (a), I hereby nominate the following for appointment to the Tourism Board:

    - Jeremia Matz – term ending 07/01/28.

2. Please contact me with any questions about this appointment.

Encl: Application and Candidate Questionnaire for Jeremia Matz.

xc: Director of Community Development
Tourism and Cultural Manager

###

General Application for Appointment to City Boards & Commissions

This application is a public document and is available to be viewed, reproduced, or distributed to the public, other than information the City deems to be confidential.

First Name* Jeremia

MI L

Last Name* Matz

Home Address:*

Home Phone:*

Format ###-###-####

Work Address:

Work Phone

Format ###-###-####

E-mail*

Cell Phone

Format ###-###-####

Employer
SCHEELS

Position/Occupation
Marketing Leader

Length of Residency:
If Cedar Falls resident
4 years

City Ward
5

Desired Nominations:*

Check or fill in boxes for all that apply. View detail description of process at https://bit.ly/cf-boards

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

Community Involvement:*

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

I have sat on, and been involved with many boards and volunteerism activities over the years. I am a currently a Cedar Valley Ambassador, and I currently sit on the board for Volunteer Center of Cedar Valley. Over the years I have sat on boards for: Friends of Hartman Reserve, Cedar Valley United Way and House of Hope. I am a Cedar Falls Lions Club member and have sat on committees for: EPI, Habitat for Humanity, Boys and Girls Club of Cedar Valley, American Heart Association and more.

Qualifications:*

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

My strengths are strategic thinking, marketing, and effective communication.

Motivation: *

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

I volunteer, and serve, because I want to make a difference. I want to make an impact on someone's life, I want to make my community a better place to live and I want to be a good example for my kids. Most of us go through life not realizing how fortunate we really are.

Potential Conflicts of Interest: *

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

None I can think of.

TOURISM BOARD CANDIDATE QUESTIONNAIRE

Name: Jeremia Matz **Date:** 8/4/2026

Can you attend board meetings on the 3rd Wednesday of the month at 4pm at the Visitor Center? x Yes

1. **Why are you interested in serving on the Tourism Board?**
   I am interested in serving on the Tourism Board to make sure our city continues to grow, head in the right direction, and help make decisions that are best for the city and its citizens.

2. **What is your background and experience in the tourism and service industry?**
   I bring a mix of retail business background and also community involvement and youth sports.

3. **What would you see as your role in this advisory board?**
   I would want to see what needs the board has and then see where my best fit would be.

4. **What unique perspective or insights could you bring to the Tourism Board?**
   I bring insight from a local retailer and also have the perspective from serving on local boards. Which I feel gives me a well-rounded view of things.

5. **Are there changes would you like to see in the City's tourism services and programs?**
   I currently do not know enough insight regarding the services and programs to make an educated suggesting regarding any changes that might need to be made.

6. **Please list your organizational and relational connections which might pose potential conflicts of interest for items under consideration by the Tourism Board.**

None that I can think of

Please send this completed Candidate Questionnaire by the published deadline to:
City of Cedar Falls, Boards & Commissions, 220 Clay Street, Cedar Falls, IA 50613, fax to (319) 268-5126, or e-mail to boards@cedarfalls.com. You will be notified shortly if selected as a Finalist for the appointment.
This application is a public document and is available to be viewed, reproduced, or distributed to the public, other than information the City deems to be confidential.

CITY OF CEDAR FALLS, IOWA
PUBLIC SAFETY – FIRE RESCUE DIVISION
4600 South Main Street
Cedar Falls, Iowa 50613
Phone: 319-273-8622
Fax: 319-268-5196

MEMORANDUM

To: Honorable Mayor Laudick and Cedar Falls City Council

CC: Craig Berte, Public Safety Director

From: Chief John Zolondek

Date: 9/21/26

Re: Holiday Hoopla Fireworks Show

J & M Displays has contacted Cedar Falls Fire Rescue requesting a permit to provide fireworks display on Friday, November 27th, 2026, at approximately 7:45pm in the area west of Gateway Park pavilion. This fireworks permit is for a display for Holiday Hoopla.

I have received the application materials and spoke with J & M Displays, and the following has been agreed to and will abide by:

- J & M Displays fully complies with NFPA 1123, State of Iowa Chapter 727, and all applicable codes and regulations.
- J & M Displays will provide a minimum one-million-dollar insurance policy. A copy of this policy has been forwarded to Cedar Falls Fire.
- J & M Displays has submitted a site plan for approval to Cedar Falls Fire.
- All personnel operating the fireworks display equipment will be qualified to operate the equipment.
- There will be a proper margin of safety for spectators and personnel.
- Cedar Falls Fire rescue will inspect and approve the site for safety on the date of the display.
- Appropriate fees have be submitted before the event.

I respectfully request that Cedar Falls City Council approve this permit application for a fireworks display.

CITY OF CEDAR FALLS, IOWA
PUBLIC SAFETY – FIRE RESCUE DIVISION
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8690

Fireworks Display Permit Application

Shall Be Submitted 30 Days Prior to Event

PARCEL INFORMATION:

Address of Property	GATEWAY PARK
Property Owner	CITY OF CEDAR FALLS
Principle Use of Property	CITY PARK

DISPLAY INFORMATION:

Date of Display	NOVEMBER 27TH 2026
Hours of Display	ABOUT 7:45 PM ABOUT 12-15 MIN.

PERSON/ OPERATOR RESPONSIBLE FOR DISCHARGE OF FIREWORKS:

Business Name	J AND M DISPLAYS
Operator's Name	DECOTA McELHANEY
Operator Phone #	
Mailing Address	
City/State/Zip	IA. 50651

APPLICANT INFORMATION:

Applicant Name/Title	MIKE BARRETT J&M SALES
Operator	
Mailing Address	
City/State/Zip	IA. 50703
Phone/Email	

Applicant's Signature	**Date**
M Barrett	JUNE 22ND 2026

The signature of the applicant attests that the above information is correct. This permit is issued with the understanding that the applicant will comply with all existing State and City laws, prior to the approval of this permit. Approval subject to compliance with regulations, and the permit fee, plus a site plan along with the applicable site-plan.

FOR DEPARMENT USE ONLY:

Application Received Date	Plan Review Approval Date
6-22-26	7-9-26

Permit fee/Application Fee

	New Display Location		$150.00
	Repeat Display Location, (Display Cost = $1 - $1000)		$50.00
X	Repeat Display Location, (Display Cost = $1000 or greater)	X	$75.00
X	Fire Department Standby Fee	X	$200.00

TOTAL 275.00

X	Site Plan & Shell Size Submitted
X	Operators State and Federal License
X	Proof of Insurance of owner or operator of fireworks display
	Council Approval
X	On-Duty Shift Notification

Authorized Official Signature	Date
[signature]	7-9-26

Printed Name

JOHN ZOLONDEK

FIREWORKS DISPLAY PERMIT REQUIREMENTS

Items required for a Fireworks Display Permit include:

1. Site Plan: Permit applications for outdoor fireworks displays must include a diagram of the location at which the fireworks display will be conducted indication measurements from the Spectator area;

1.2. Location of building(s);

1.3. Location of parking lot(s);

1.4. Roadway(s); and

1.5. Overhead obstructions (such as tree lines) and utilities.

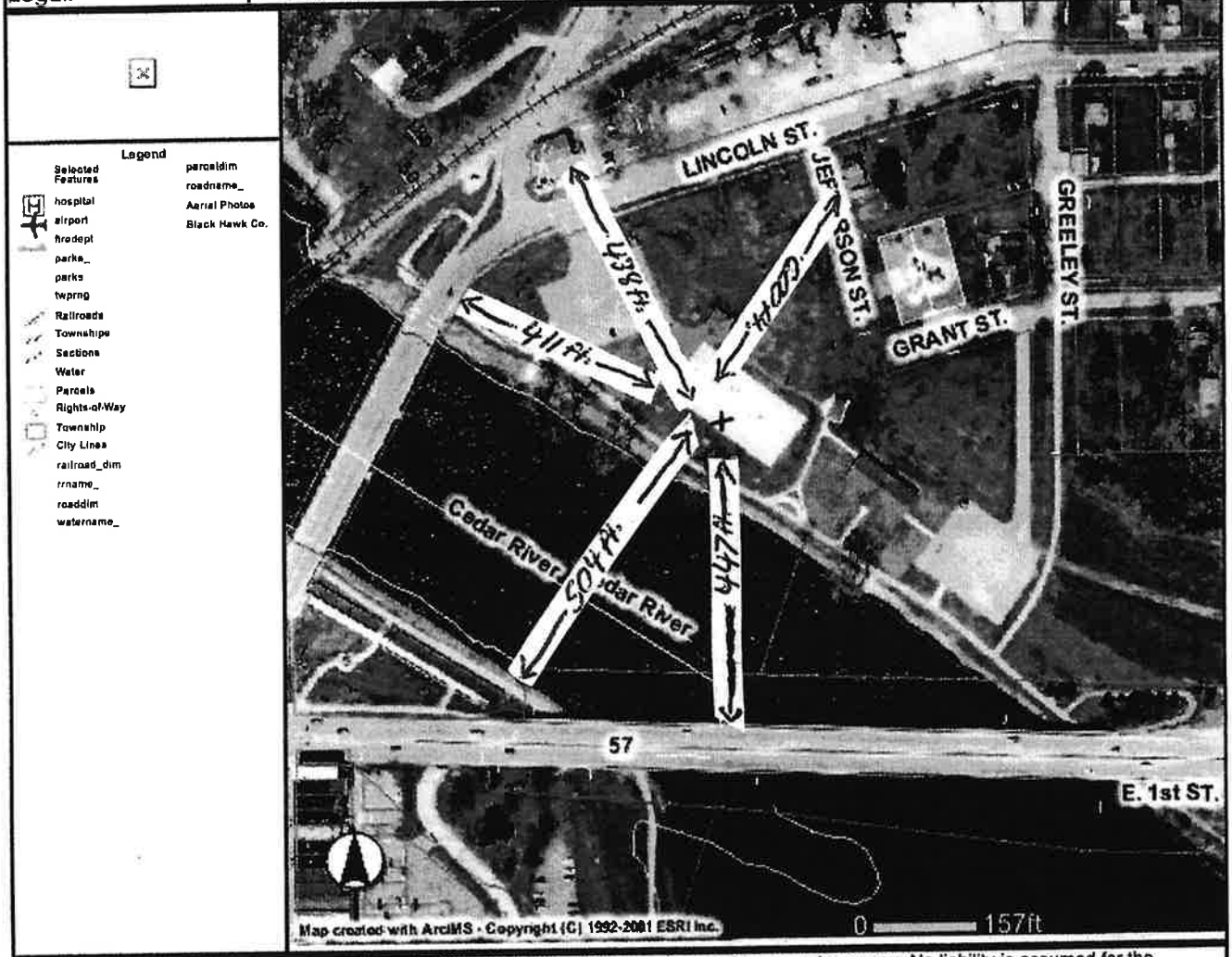
2. Firework grading; Provide a listing of fireworks that are to be shot. The manufacture information regarding the grade of the firework must be included.

3. Insurance: Proof or certificate of insurance of owner of site or of operator for fireworks display.

4. Operator's state and Federal license

Black Hawk County Parcel Map

Parcel ID:	8914-12-206-009
Deed Holder:	CITY OF CEDAR FALLS
Legal:	OVERMAN AND BROWNS THIRD ADD W 16.5 FT LOT 8 E 1/2 LOT 9



Black Hawk County, Iowa
316 East 5th Street
Waterloo, Iowa 50703-4774
Phone: (319) 833-3002
Fax: (319) 833-3070
E-mail: auditor@co.black-hawk.ia.us.org

Map Disclaimer: This map does not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Black Hawk County, the Black Hawk County Assessor or their employees. This map is compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405

901090: MH/FLS
5400
File Number: **5IA00054**

11/08/2024

SUBJECT: **EMPLOYEE POSSESSOR LETTER OF CLEARANCE for:**

MICHAEL JAMES BARRETT

PYROTECHNICIAN
(319)415-1932

4246 LOGAN AVE,
WATERLOO, IA 50703

and is ONLY valid under the following Federal explosives license/permit:

5-IA-057-50-7K-00054 J & M DISPLAYS INC
18064 170TH AVE
YARMOUTH, IA 52660-9772

Dear MICHAEL BARRETT:

You have been approved to transport, ship, receive or possess explosive materials as an employee possessor under the Federal explosive license or permit indicated above. **This clearance is only valid under the license or permit referenced above.**

Sincerely,

Marna Howard

Marna Howard
Chief, Federal Explosives Licensing Center (FELC)

FELC Customer Service. If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

Mail: ATF
Chief, FELC
Attn.: LOC Correction
244 Needy Road
Martinsburg, West Virginia 25405

Fax: 1-304-616-4401
Chief, FELC
Attn.: LOC Correction

Call toll-free: 1-877-283-3352

MICHAEL JAMES BARRETT

Employee Possessor Letter of Clearance for:

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

Federal Explosives License/Permit
(18 U.S.C. Chapter 40)

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53. See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To: ATF - Chief, FELC 244 Needy Road Martinsburg, WV 25405-9431	License/Permit Number: **5-IA-057-50-7K-00054**
Chief, Federal Explosives Licensing Center (FELC) Marna Howard	Expiration Date: **October 1, 2027**

Name
J & M DISPLAYS INC

Premises Address (Changes? Notify the FELC at least 10 days before the move.)
18064 170TH AVE
YARMOUTH, IA 52660-9772

Type of License or Permit
50-MANUFACTURER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

James J. Oetken — Licensee/Permittee/Responsible Person Signature
C.E.O. — Position/Title
James J. Oetken — Printed Name
11-15-2024 — Date

Mailing Address (Changes? Notify the FELC of any changes.)

J & M DISPLAYS INC
18064 170TH AVE
YARMOUTH, IA 52660-9772

Previous Edition is Obsolete J & M DISPLAYS INC;18064 170TH AVE;52660;5-IA-057-50-7K-00054;October 1, 2027;50-MANUFACTURER OF EXPLOSIVES

ATF Form 5400.14/5400.15 Part I
Revised September 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address *(27 CFR 555.54(a)(1))*. Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession *(27 CFR 555.59)*. (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: J & M DISPLAYS INC

Business Name:

License/Permit Number: 5-IA-057-50-7K-00054

License/Permit Type: 50-MANUFACTURER OF EXPLOSIVES

Expiration: October 1, 2027

Please Note: Not Valid for the Sale or Other Disposition of Explosives.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/21/2026

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	CONTACT NAME:	
Acrisure Midwest Insurance Services, LLC 223 West Grand River Ave #1 Howell MI 48843	PHONE (A/C, No, Ext): 216-658-7100	FAX (A/C, No): 216-658-7101
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Palomar Excess and Surplus Insurance Company	16754
INSURER B : Continental Indemnity Company	28258
INSURER C : HDI Global Specialty SE	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
J & M Displays, Inc.
18064 170th Avenue
Yarmouth IA 52660

COVERAGES **CERTIFICATE NUMBER:** 1120258440 **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	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY X PRO-JECT LOC OTHER:			AESPLMR-GL-26-00005	1/15/2026	1/15/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BESCRMNIA011601_171229_01	1/15/2026	1/15/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			25QS1563	1/15/2026	1/15/2027	EACH OCCURRENCE AGGREGATE	$ 9,000,000 $ 9,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement or permit.
For all LA autos, the following policy applies: BESCRMPLA011601_171229_01

Waiver of subrogation in favor of additional insureds applies.

CERTIFICATE HOLDER

The 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

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The ACORD name and logo are registered marks of ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/13/2026

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
Acrisure Great Lakes Partners Insurance Services, LLC
223 West Grand River Ave #1
Howell MI 48843
License#: BR-1796277

CONTACT NAME: Jodie McCann
PHONE (A/C, No, Ext): 847 624 3618 **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : PinnaclePoint Insurance Company	15137
INSURER B : Argonaut Insurance Company	19801
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
J & M Displays, Inc.
18064 170th Avenue
Yarmouth IA 52660
J&MDISP-02

COVERAGES **CERTIFICATE NUMBER:** 450566782 **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	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N / N/A If yes, describe under DESCRIPTION OF OPERATIONS below		Y	WCP7002550 WC929308727854	1/15/2026 1/15/2026	1/15/2027 1/15/2027	X PER STATUTE ☐ 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

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Display Date November 27, 2026

Waiver of subrogation in favor of the The City of Cedar Falls, Iowa, 220 Clay Street, Cedar Falls, IA 50613

CERTIFICATE HOLDER
City of Cedar Falls
220 Clay Street
Cedar Falls IA 50613
USA

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
Keith Vien

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Policy Number: WCP7002550
WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY **WC 00 03 13**

(Ed. 4-84)

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - BLANKET

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

State	Description
WI	Any party with whom the insured agrees to waive subrogation in a written contract.
NE	Any party with whom the insured agrees to waive subrogation in a written contract.
IL	Any party with whom the insured agrees to waive subrogation in a written contract.
IA	Any party with whom the insured agrees to waive subrogation in a written contract.
MO	Any party with whom the insured agrees to waive subrogation in a written contract.

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 Date: Policy Number: Endorsement No.:

Insured Name: Premium:

Insurance Company:

Countersigned by

WC 00 03 13
(Ed. 4-84)

© 1983 National Council on Compensation Insurance.

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF GOVERNMENTAL IMMUNITY

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

We will waive, both in the adjustment of claims and in the defense of "suits" against the insured, any governmental immunity of the insured, unless the insured requests in writing that we not do so.

Waiver of immunity as a defense will not subject us to liability for any portion of a claim or judgment in excess of the applicable limit of insurance.

Copyright, Insurance Services Office, Inc., 1984

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 Laudick and City Councilmembers

From: Craig Berte, Public Safety Services Director
Mark Howard, Police Chief

Date: September 28, 2026

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) Fleet Farm, 400 West Ridgeway Avenue, Class B retail alcohol - renewal.

b) Fleet Farm Fuel, 108 West Ridgeway Avenue, Class B retail alcohol - renewal.

c) Casey's General Store, 1225 Fountains Way, Class E retail alcohol - renewal.

RESOLUTION NO.

RESOLUTION APPROVING THE RECOMMENDATION AND APPOINTING THE UNI STUDENT LIAISON TO THE CEDAR FALLS CITY COUNCIL

WHEREAS, there is currently a vacancy in the position of UNI Student Liaison to the Cedar Falls City Council, and

WHEREAS, the Mayor has the authority to recommend the appointment of the UNI Student Liaison to the Cedar Falls City Council under Resolution Number 20,502, as amended, and

WHEREAS, the Mayor, with the recommendation of the Northern Iowa Student Government (NISG), is recommending to appoint Ella Drilling as the UNI Student Liaison to the Cedar Falls City Council for the term ending on April 30, 2027, and

WHEREAS, the City Council finds that Ella Drilling meets the qualifications to serve as UNI Student Liaison and finds that the Mayor's recommendation should be accepted.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, to appoint Ella Drilling to the position of UNI Student Liaison to the Cedar Falls City Council effective October 5, 2026, to serve for term ending on April 30, 2027, or until a successor is appointed.

ADOPTED this 5th day of October, 2026.

_____
Daniel Laudick, Mayor

ATTEST:

_____
Kim Kerr, CMC, City Clerk

ITEMS TO INCLUDE ON AGENDA

CITY OF CEDAR FALLS, IOWA

$4,400,000 General Obligation Capital Loan Notes, Series 2026

- Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

October 5, 2026

The City Council of the City of Cedar Falls, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 220 Clay Street, Cedar Falls, Iowa, at _____ _____.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

_____

Absent: _____

Vacant: _____

* * * * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF $4,400,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2026, AND LEVYING A TAX TO PAY SAID NOTES; APPROVAL OF THE TAX EXEMPTION CERTIFICATE AND CONTINUING DISCLOSURE CERTIFICATE" and moved that it be adopted. Council Member _____ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared said Resolution duly adopted as follows:

RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF $4,400,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2026, AND LEVYING A TAX TO PAY SAID NOTES; APPROVAL OF THE TAX EXEMPTION CERTIFICATE AND CONTINUING DISCLOSURE CERTIFICATE

WHEREAS, the Issuer is duly incorporated, organized and exists under and by virtue of the laws and Constitution of the State of Iowa; and

WHEREAS, the Issuer is in need of funds to pay costs of City capital projects, including opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and equipping the fire department, essential corporate purpose(s), and it is deemed necessary and advisable that General Obligation Capital Loan Notes, to the amount of not to exceed $3,000,000 be authorized for said purpose(s); and

WHEREAS, pursuant to notice published as required by Sections 384.24A and 384.25 of the Code of Iowa, this Council has held a public meeting and hearing upon the proposal to

institute proceedings for the issuance of the Notes, and the Council is therefore now authorized to proceed with the issuance of said Notes for such purpose(s); and

WHEREAS, the City is in need of funds to pay costs of City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including renovations and improvements to the Hearst Center, general corporate purpose(s), and it is deemed necessary and advisable that General Obligation Capital Loan Notes, to the amount of not to exceed $965,000 be authorized for said purpose(s); and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Notes for these purposes do not exceed $969,149; and

WHEREAS, pursuant to notice published as required by Sections 384.24A and 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Notes for general corporate purpose(s) in the amounts as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Notes for such purpose(s); and

WHEREAS, the City is in need of funds to pay costs of City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including camera installation, ADA improvements, and new park planning, with expanded public infrastructure, related amenities and site improvements, general corporate purpose(s), and it is deemed necessary and advisable that General Obligation Capital Loan Notes, to the amount of not to exceed $850,000 be authorized for said purpose(s); and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Notes for these purposes do not exceed $969,149; and

WHEREAS, pursuant to notice published as required by Sections 384.24A and 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Notes for general corporate purpose(s) in the amounts as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Notes for such purpose(s); and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, it is hereby found and determined that the various general obligation capital loan Notes authorized as hereinabove described shall be combined for the purpose of issuance in a single issue of $4,400,000 General Obligation Capital Loan Notes as hereinafter set forth; and

WHEREAS, the above mentioned Notes were heretofore sold and action should now be taken to issue said Notes conforming to the terms and conditions of the best bid received at the sale.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, STATE OF IOWA:

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by necessary implication requires otherwise:

- "Authorized Denominations" shall mean $5,000 or any integral multiple thereof.

- "Beneficial Owner" shall mean, whenever used with respect to a Note, the person in whose name such Note is recorded as the beneficial owner of such Note by a Participant on the records of such Participant or such person's subrogee.

- "Blanket Issuer Letter of Representations" shall mean the Representation Letter from the Issuer to DTC, with respect to the Notes.

- "Cede & Co." shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Notes.

- "Continuing Disclosure Certificate" shall mean that certain Continuing Disclosure Certificate approved under the terms of this Resolution and to be executed by the Issuer and dated the date of issuance and delivery of the Notes, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

- "Depository Notes" shall mean the Notes as issued in the form of one global certificate for each maturity, registered in the Registration Books maintained by the Registrar in the name of DTC or its nominee.

- "DTC" shall mean The Depository Trust Company, New York, New York, which will act as security depository for the Note pursuant to the Representation Letter.

- "Issuer" and "City" shall mean the City of Cedar Falls, State of Iowa.

- "Loan Agreement" shall mean a Loan Agreement between the Issuer and a lender or lenders in substantially the form attached to and approved by this Resolution.

- "Note Fund" shall mean the fund created in Section 3 of this Resolution.

- "Notes" shall mean $4,400,000 General Obligation Capital Loan Notes, Series 2026, authorized to be issued by this Resolution.

- "Participants" shall mean those broker-dealers, banks and other financial institutions for which DTC holds Notes as securities depository.

- "Paying Agent" shall mean the Controller/City Treasurer, or such successor as may be approved by Issuer as provided herein and who shall carry out the

duties prescribed herein as Issuer's agent to provide for the payment of principal of and interest on the Notes as the same shall become due.

- "Project" shall mean the costs of City capital projects, including opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and equipping the fire department; City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including renovations and improvements to the Hearst Center; and City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including camera installation, ADA improvements, and new park planning, with expanded public infrastructure, related amenities and site improvements.

- "Project Fund" shall mean the fund required to be established by this Resolution for the deposit of the proceeds of the Notes.

- "Rebate Fund" shall mean the fund so defined in and established pursuant to the Tax Exemption Certificate.

- "Registrar" shall mean the Controller/City Treasurer of Cedar Falls, Iowa, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Notes. Unless otherwise specified, the Registrar shall also act as Transfer Agent for the Notes.

- "Resolution" shall mean this resolution authorizing the Notes.

- "Tax Exemption Certificate" shall mean the Tax Exemption Certificate approved under the terms of this Resolution and to be executed by the Treasurer and delivered at the time of issuance and delivery of the Notes.

- "Treasurer" shall mean the Controller/City Treasurer or such other officer as shall succeed to the same duties and responsibilities with respect to the recording and payment of the Notes issued hereunder.

Section 2. Levy and Certification of Annual Tax; Other Funds to be Used.

a) Levy of Annual Tax. That for the purpose of providing funds to pay the principal and interest of the Notes hereinafter authorized to be issued, there is hereby

levied for each future year the following direct annual tax on all of the taxable property in the City of Cedar Falls, State of Iowa, to-wit:

AMOUNT	FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION
$121,609.24*	2026/2027
$441,506.26	2027/2028
$844,756.26	2028/2029
$442,256.26	2029/2030
$443,256.26	2030/2031
$438,506.26	2031/2032
$443,256.26	2032/2033
$442,006.26	2033/2034
$440,006.26	2034/2035
$442,256.26	2035/2036
$447,256.26	2036/2037
$446,456.26	2037/2038
$454,031.26	2038/2039

*Payable from the Capitalized Interest Fund.

(NOTE: For example the levy to be made and certified against the taxable valuations of January 1, 2026 will be collected during the fiscal year commencing July 1, 2027.)

b) Resolution to be Filed With County Auditor. A certified copy of this Resolution shall be filed with the Auditor of Black Hawk County, Iowa and the Auditor is hereby instructed in and for each of the years as provided, to levy and assess the tax hereby authorized in Section 2 of this Resolution, in like manner as other taxes are levied and assessed, and such taxes so levied in and for each of the years aforesaid be collected in like manner as other taxes of the City are collected, and when collected be used for the purpose of paying principal and interest on said Notes issued in anticipation of the tax, and for no other purpose whatsoever.

c) Additional City Funds Available. Principal and interest coming due at any time when the proceeds of said tax on hand shall be insufficient to pay the same shall be promptly paid when due from current funds of the City available for that purpose and reimbursement shall be made from such special fund in the amounts thus advanced.

Section 3. Note Fund. Said tax shall be assessed and collected each year at the same time and in the same manner as, and in addition to, all other taxes in and for the City, and when collected they shall be converted into a special fund within the Debt Service Fund to be known as the "2026 GENERAL OBLIGATION CAPITAL LOAN NOTE FUND NO. 1" (the "Note Fund"), which is hereby pledged for and shall be used only for the payment of the principal of and interest on the Notes hereinafter authorized to be issued; and also there shall be apportioned to said fund its proportion of taxes received by the City from property that is centrally assessed by the State of Iowa.

Section 4. Application of Note Proceeds. Proceeds of the Notes, other than $121,609.24 which shall be credited to the Capitalized Interest Fund and applied to debt service due in fiscal year 2026/27, shall be credited to the Project Fund and expended therefrom for the purposes of issuance. Any amounts on hand in the Project Fund shall be available for the payment of the principal of or interest on the Notes at any time that other funds shall be insufficient to the purpose, in which event such funds shall be repaid to the Project Fund at the earliest opportunity. Any balance on hand in the Project Fund and not immediately required for its purposes may be invested not inconsistent with limitations provided by law or this Resolution.

Section 5. Investment of Note Fund Proceeds. All moneys held in the Note Fund, provided for by Section 3 of this Resolution shall be invested in investments permitted by Chapter 12B, Code of Iowa, as amended, or deposited in financial institutions which are members of the Federal Deposit Insurance Corporation and the deposits in which are insured thereby and all such deposits exceeding the maximum amount insured from time to time by FDIC or its equivalent successor in any one financial institution shall be continuously secured in compliance with Chapter 12C of the Code of Iowa, as amended, or otherwise by a valid pledge of direct obligations of the United States Government having an equivalent market value. All such interim investments shall mature before the date on which the moneys are required for payment of principal of or interest on the Notes as herein provided.

Section 6. Note Details, Execution and Redemption.

a) Note Details. General Obligation Capital Loan Notes of the City in the amount of $4,400,000, shall be issued to evidence the obligations of the Issuer under the Loan Agreement pursuant to the provisions of Sections 384.24A, 384.25, 384.26 and 384.28 of the Code of Iowa for the aforesaid purposes. The Notes shall be issued in one or more series and shall be secured equally and ratably from the sources provided in Section 3 of this Resolution. The Notes shall be designated "GENERAL OBLIGATION CAPITAL LOAN NOTE, SERIES 2026", be dated October 29, 2026, and bear interest from the date thereof, until payment thereof, at the office of the Paying Agent, said interest payable on June 1, 2027, and semiannually thereafter on the 1st day of June and December in each year until maturity at the rates hereinafter provided.

The Notes shall be executed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the Clerk, and impressed or printed with the seal of the City and shall be fully registered as to both principal and interest as provided in this Resolution; principal, interest and premium, if any, shall be payable at the office of the Paying Agent by mailing of a check to the registered owner of the Note. The Notes shall be in the denomination of $5,000 or multiples thereof. The Notes shall mature and bear interest as follows:

Principal Amount	Interest Rate	Maturity June 1st
$235,000	5.000%	2028
$650,000	5.000%	2029
$280,000	5.000%	2030
$295,000	5.000%	2031
$305,000	5.000%	2032
$325,000	5.000%	2033
$340,000	5.000%	2034
$355,000	5.000%	2035
$375,000	4.000%	2036
$395,000	4.000%	2037
$410,000	4.250%	2038
$435,000	4.375%	2039

b) Redemption.

i. Optional Redemption. Notes maturing after June 1, 2034, may be called for optional redemption by the Issuer on that date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Note. Failure to give written notice to any registered owner of the Notes or any defect therein shall not affect the validity of any proceedings for the redemption of the Notes. All Notes or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Notes to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Notes to be called has been reached.

If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. DTC will determine by lot the amount of each Participant's interest in such maturity to be redeemed and each Participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All prepayments shall be at a price of par plus accrued interest.

Section 7. Issuance of Notes in Book-Entry Form; Replacement Notes.

a) Notwithstanding the other provisions of this Resolution regarding registration, ownership, transfer, payment and exchange of the Notes, unless the Issuer determines to permit the exchange of Depository Notes for Notes in Authorized Denominations, the Notes shall be issued as Depository Notes in denominations of the entire principal amount of each maturity of Notes (or, if a portion of said principal amount is prepaid, said principal amount less the prepaid amount). The Notes must be registered in the name of Cede & Co., as nominee for DTC. Payment of semiannual interest for any Notes registered in the name of Cede & Co. will be made by wire transfer or New York Clearing House or equivalent next day funds to the account of Cede & Co. on the interest payment date for the Notes at the address indicated or in the Representation Letter.

b) The Notes will be initially issued in the form of separate single authenticated fully registered bonds in the amount of each stated maturity of the Notes. Upon initial issuance, the ownership of the Notes will be registered in the registry books of the Controller/City Treasurer kept by the Paying Agent and Registrar in the name of Cede & Co., as nominee of DTC. The Paying Agent and Registrar and the Issuer may treat DTC (or its nominee) as the sole and exclusive owner of the Notes registered in its name for the purposes of payment of the principal or redemption price of or interest on the Notes, selecting the Notes or portions to be redeemed, giving any notice permitted or required to be given to registered owners of Notes under the Resolution of the Issuer, registering the transfer of Notes, obtaining any consent or other action to be taken by registered owners of the Notes and for other purposes. The Paying Agent, Registrar and the Issuer have no responsibility or obligation to any Participant or Beneficial Owner of the Notes under or through DTC with respect to the accuracy of records maintained by DTC or any Participant; with respect to the payment by DTC or Participant of an amount of principal or redemption price of or interest on the Notes; with respect to any notice given to owners of Notes under the Resolution; with respect to the Participant(s) selected to receive payment in the event of a partial redemption of the Notes, or a consent given or other action taken by DTC as registered owner of the Notes. The Paying Agent and Registrar shall pay all principal of and premium, if any, and interest on the Notes only to Cede & Co. in accordance with the Representation Letter, and all payments are valid and effective to fully satisfy and discharge the Issuer's obligations with respect to the principal of and premium, if any, and interest on the Notes to the extent of the sum paid. DTC must receive an authenticated Bond for each separate stated maturity evidencing the obligation of the Issuer to make payments of principal of and premium, if any, and interest. Upon delivery by DTC to the Paying Agent and Registrar of written notice that DTC has determined to substitute a new nominee in place of Cede & Co., the Notes will be transferable to the new nominee in accordance with this Section.

c) In the event the Issuer determines that it is in the best interest of the Beneficial Owners that they be able to obtain Notes certificates, the Issuer may notify DTC and the Paying Agent and Registrar, whereupon DTC will notify the Participants, of the availability through DTC of Notes certificates. The Notes will be transferable in accordance with this Section. DTC may determine to discontinue providing its services with respect to the Notes at any time by giving notice to the Issuer and the Paying Agent

and Registrar and discharging its responsibilities under applicable law. In this event, the Notes will be transferable in accordance with this Section.

d) Notwithstanding any other provision of the Resolution to the contrary, so long as any Note is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to the principal of and premium, if any, and interest on the Note and all notices must be made and given, respectively to DTC as provided in the Representation letter.

e) In connection with any notice or other communication to be provided to Noteholders by the Issuer or the Paying Agent and Registrar with respect to a consent or other action to be taken by Noteholders, the Issuer or the Paying Agent and Registrar, as the case may be, shall establish a record date for the consent or other action and give DTC notice of the record date not less than 15 calendar days in advance of the record date to the extent possible. Notice to DTC must be given only when DTC is the sole Noteholder.

f) The Representation Letter is on file with DTC and sets forth certain matters with respect to, among other things, notices, consents and approvals by Noteholders and payments on the Notes. The execution and delivery of the Representation Letter to DTC by the Issuer is ratified and confirmed.

g) In the event that a transfer or exchange of the Notes is permitted under this Section, the transfer or exchange may be accomplished upon receipt by the Registrar from the registered owners of the Notes to be transferred or exchanged and appropriate instruments of transfer. In the event Note certificates are issued to holders other than Cede & Co., its successor as nominee for DTC as holder of all the Notes, or other securities depository as holder of all the Notes, the provisions of the Resolution apply to, among other things, the printing of certificates and the method or payment of principal of and interest on the certificates. Any substitute depository shall be designated in writing by the Issuer to the Paying Agent. Any such substitute depository shall be a qualified and registered "clearing agency" as provided in Section 17A of the Securities Exchange Act of 1934, as amended. The substitute depository shall provide for (i) immobilization of the Depository Notes, (ii) registration and transfer of interests in Depository Notes by book entries made on records of the depository or its nominee and (iii) payment of principal of, premium, if any, and interest on the Notes in accordance with and as such interests may appear with respect to such book entries.

h) The officers of the Issuer are authorized and directed to prepare and furnish to the purchaser, and to the attorneys approving the legality of Notes, certified copies of proceedings, ordinances, resolutions and records and all certificates and affidavits and other instruments as may be required to evidence the legality and marketability of the Notes, and all certified copies, certificates, affidavits and other instruments constitute representations of the Issuer as to the correctness of all stated or recited facts.

Section 8. Registration of Notes; Appointment of Registrar; Transfer; Ownership; Delivery; and Cancellation.

a) Registration. The ownership of Notes may be transferred only by the making of an entry upon the books kept for the registration and transfer of ownership of the Notes, and in no other way. The Controller/City Treasurer is hereby appointed as Note Registrar under the terms of this Resolution. Registrar shall maintain the books of the Issuer for the registration of ownership of the Notes for the payment of principal of and interest on the Notes as provided in this Resolution. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Notes and in this Resolution.

b) Transfer. The ownership of any Note may be transferred only upon the Registration Books kept for the registration and transfer of Notes and only upon surrender thereof at the office of the Registrar together with an assignment duly executed by the holder or his duly authorized attorney in fact in such form as shall be satisfactory to the Registrar, along with the address and social security number or federal employer identification number of such transferee (or, if registration is to be made in the name of multiple individuals, of all such transferees). In the event that the address of the registered owner of a Note (other than a registered owner which is the nominee of the broker or dealer in question) is that of a broker or dealer, there must be disclosed on the Registration Books the information pertaining to the registered owner required above. Upon the transfer of any such Note, a new fully registered Note, of any denomination or denominations permitted by this Resolution in aggregate principal amount equal to the unmatured and unredeemed principal amount of such transferred fully registered Note, and bearing interest at the same rate and maturing on the same date or dates shall be delivered by the Registrar.

c) Registration of Transferred Notes. In all cases of the transfer of the Notes, the Registrar shall register, at the earliest practicable time, on the Registration Books, the Notes, in accordance with the provisions of this Resolution.

d) Ownership. As to any Note, the person in whose name the ownership of the same shall be registered on the Registration Books of the Registrar shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Notes and the premium, if any, and interest thereon shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note, including the interest thereon, to the extent of the sum or sums so paid.

e) Cancellation. All Notes which have been redeemed shall not be reissued but shall be cancelled by the Registrar. All Notes which are cancelled by the Registrar shall be destroyed and a certificate of the destruction thereof shall be furnished promptly to the Issuer; provided that if the Issuer shall so direct, the Registrar shall forward the cancelled Notes to the Issuer.

f) Non-Presentment of Notes. In the event any payment check, wire, or electronic transfer of funds representing payment of principal of or interest on the Notes is returned to the Paying Agent or if any note is not presented for payment of principal at the maturity or redemption date, if funds sufficient to pay such principal of or interest on Notes shall have been made available to the Paying Agent for the benefit of the owner thereof, all liability of the Issuer to the owner thereof for such interest or payment of such Notes shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the owner of such Notes who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Resolution or on, or with respect to, such interest or Notes. The Paying Agent's obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the Paying Agent shall surrender any remaining funds so held to the Issuer, whereupon any claim under this Resolution by the Owners of such interest or Notes of whatever nature shall be made upon the Issuer.

g) Registration and Transfer Fees. The Registrar may furnish to each owner, at the Issuer's expense, one note for each annual maturity. The Registrar shall furnish additional Notes in lesser denominations (but not less than the minimum denomination) to an owner who so requests.

Section 9. Reissuance of Mutilated, Destroyed, Stolen or Lost Notes. In case any outstanding Note shall become mutilated or be destroyed, stolen or lost, the Issuer shall at the request of Registrar authenticate and deliver a new Note of like tenor and amount as the Note so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Note to Registrar, upon surrender of such mutilated Note, or in lieu of and substitution for the Note destroyed, stolen or lost, upon filing with the Registrar evidence satisfactory to the Registrar and Issuer that such Note has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Registrar and Issuer with satisfactory indemnity and complying with such other reasonable regulations as the Issuer or its agent may prescribe and paying such expenses as the Issuer may incur in connection therewith.

Section 10. Record Date. Payments of principal and interest, otherwise than upon full redemption, made in respect of any Note, shall be made to the registered holder thereof or to their designated agent as the same appear on the books of the Registrar on the 15th day of the month preceding the payment date. All such payments shall fully discharge the obligations of the Issuer in respect of such Notes to the extent of the payments so made. Upon receipt of the final payment of principal, the holder of the Note shall surrender the Note to the Paying Agent.

Section 11. Execution, Authentication and Delivery of the Notes. Upon the adoption of this Resolution, the Mayor and Clerk shall execute the Notes by their manual or authorized signature and deliver the Notes to the Registrar, who shall authenticate the Notes and deliver the same to or upon order of the Purchaser. No Note shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder unless the Registrar shall duly endorse and execute on such Note a Certificate of Authentication substantially in the form of the Certificate

herein set forth. Such Certificate upon any Note executed on behalf of the Issuer shall be conclusive evidence that the Note so authenticated has been duly issued under this Resolution and that the holder thereof is entitled to the benefits of this Resolution.

Section 12. Right to Name Substitute Paying Agent or Registrar. Issuer reserves the right to name a substitute, successor Registrar or Paying Agent upon giving prompt written notice to each registered noteholder.

Section 13. Form of Note. Notes shall be printed substantially in the form as follows:

"STATE OF IOWA"
"COUNTY OF BLACK HAWK"
"CITY OF CEDAR FALLS"
"GENERAL OBLIGATION CAPITAL LOAN NOTE"
"SERIES 2026"
CORPORATE PURPOSE

Rate: _____
Maturity: _____
Note Date: October 29, 2026
CUSIP No.: _____
"Registered"
Certificate No. _____
Principal Amount: $_____

The City of Cedar Falls, State of Iowa, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, on the maturity date indicated above, to

(Registration panel to be completed by Registrar or Printer with name of Registered Owner).

or registered assigns, the principal sum of (enter principal amount in long form) THOUSAND DOLLARS in lawful money of the United States of America, on the maturity date shown above, only upon presentation and surrender hereof at the office of the Controller/City Treasurer, Paying Agent of this issue, or its successor, with interest on the sum from the date hereof until paid at the rate per annum specified above, payable on June 1, 2027, and semiannually thereafter on the 1st day of June and December in each year.

Interest and principal shall be paid to the registered holder of the Note as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

This Note is issued pursuant to the provisions of Sections 384.24A, 384.25, 384.26 and 384.28 of the Code of Iowa, for the purpose of paying costs of City capital projects, including opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and equipping the fire department; City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including renovations and improvements to the Hearst Center; and City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including camera installation, ADA improvements, and new park planning, with expanded public infrastructure, related amenities and site improvements, and in order to evidence the obligations of the Issuer under a certain Loan Agreement dated the date hereof, in conformity to a Resolution of the Council of said City duly passed and approved. For a complete statement of the funds from which and the conditions under which this Note is payable, and the general covenants and provisions pursuant to which this Note is issued, reference is made to the above described Loan Agreement and Resolution.

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a limited purpose trust company ("DTC"), to the Issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other Issuer as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

Notes maturing after June 1, 2034, may be called for optional redemption by the Issuer and paid before maturity on said date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Note. Failure to give written notice to any registered owner of the Notes or any defect therein shall not affect the validity of any proceedings for the redemption of the Notes. All notes or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Notes to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Notes to be called has been reached.

If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. DTC will determine by lot the amount of each Participant's interest in such maturity to be redeemed and each Participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All prepayments shall be at a price of par plus accrued interest.

Ownership of this Note may be transferred only by transfer upon the books kept for such purpose by the Controller/City Treasurer, the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Note at the office of the Registrar as designated below, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered Noteholders of such change. All notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Note Resolution.

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Note, have been existent, had, done and performed as required by law; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the territory of the Issuer for the payment of the principal and interest of this Note as the same will respectively become due; that such taxes have been irrevocably pledged for the prompt payment hereof, both principal and interest; and the total indebtedness of the Issuer including this Note, does not exceed the constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the Issuer by its Council, has caused this Note to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, with the seal of the City printed or impressed hereon, and to be authenticated by the manual signature of an authorized representative of the Registrar, the Controller/City Treasurer, Cedar Falls, Iowa.

Date of authentication: October 29, 2026
This is one of the Notes described in the within mentioned Resolution, as registered by the Controller/City Treasurer.

CONTROLLER/CITY TREASURER, Registrar

By: _____
Authorized Signature

Registrar and Transfer Agent: Controller/City Treasurer
Paying Agent: Controller/City Treasurer

SEE REVERSE FOR CERTAIN DEFINITIONS

(Seal)
(Signature Block)

CITY OF CEDAR FALLS, STATE OF IOWA

By: _____(manual or facsimile signature)_____
Mayor

ATTEST:

By: _____(manual or facsimile signature)_____
City Clerk

(Information Required for Registration)

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Note and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Note on the books kept for registration of the within Note, with full power of substitution in the premises.

Dated: _____

_____

_____
(Person(s) executing this Assignment sign(s) here)

SIGNATURE)
GUARANTEED)_____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the certificate(s) or note(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____
Address of Transferee(s) _____
Social Security or Tax Identification
Number of Transferee(s) _____
Transferee is a(n):
Individual* _____ Corporation _____
Partnership _____ Trust _____

*If the Note is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Note, shall be construed as though written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with rights of survivorship and not as tenants in common
IA UNIF TRANS MIN ACT - ..... Custodian .....
(Cust) (Minor)
Under Iowa Uniform Transfers to Minors Act.....
(State)

ADDITIONAL ABBREVIATIONS MAY
ALSO BE USED THOUGH NOT IN THE ABOVE LIST

(End of form of Note)

Section 14. Loan Agreement and Closing Documents. The form of Loan Agreement in substantially the form attached to this Resolution is hereby approved and is authorized to be executed and issued on behalf of the Issuer by the Mayor and attested by the City Clerk. The Mayor and City Clerk are authorized and directed to execute, attest, seal and deliver for and on behalf of the City any other additional certificates, documents, or other papers and perform all other acts, including without limitation the execution of all closing documents, as they may deem necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

Section 15. Contract Between Issuer and Purchaser. This Resolution constitutes a contract between said City and the purchaser of the Notes.

Section 16. Non-Arbitrage Covenants. The Issuer reasonably expects and covenants that no use will be made of the proceeds from the issuance and sale of the Notes issued hereunder which will cause any of the Notes to be classified as arbitrage notes within the meaning of Sections 148(a) and (b) of the Internal Revenue Code of the United States, as amended, and that

throughout the term of the Notes it will comply with the requirements of statutes and regulations issued thereunder.

To the best knowledge and belief of the Issuer, there are no facts or circumstances that would materially change the foregoing statements or the conclusion that it is not expected that the proceeds of the Notes will be used in a manner that would cause the Notes to be arbitrage notes.

Section 17. Approval of Tax Exemption Certificate. Attached hereto is a form of Tax Exemption Certificate stating the Issuer's reasonable expectations as to the use of the proceeds of the Notes. The form of Tax Exemption Certificate is approved. The Issuer hereby agrees to comply with the provisions of the Tax Exemption Certificate and the provisions of the Tax Exemption Certificate are hereby incorporated by reference as part of this Resolution. The Controller/City Treasurer is hereby directed to make and insert all calculations and determinations necessary to complete the Tax Exemption Certificate at issuance of the Notes to certify as to the reasonable expectations and covenants of the Issuer at that date.

Section 18. Continuing Disclosure. The Issuer hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate, and the provisions of the Continuing Disclosure Certificate are hereby incorporated by reference as part of this Resolution and made a part hereof. Notwithstanding any other provision of this Resolution, failure of the Issuer to comply with the Continuing Disclosure Certificate shall not be considered an event of default under this Resolution; however, any holder of the Notes or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Issuer to comply with its obligations under the Continuing Disclosure Certificate. For purposes of this section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Note (including persons holding Notes through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Notes for federal income tax purposes.

Section 19. Additional Covenants, Representations and Warranties of the Issuer. The Issuer certifies and covenants with the purchasers and holders of the Notes from time to time outstanding that the Issuer through its officers, (a) will make such further specific covenants, representations and assurances as may be necessary or advisable; (b) comply with all representations, covenants and assurances contained in the Tax Exemption Certificate, which Tax Exemption Certificate shall constitute a part of the contract between the Issuer and the owners of the Notes;(c) consult with Bond Counsel (as defined in the Tax Exemption Certificate); (d) pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Notes;(e) file such forms, statements and supporting documents as may be required and in a timely manner; and (f) if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Issuer in such compliance.

Section 20. Amendment of Resolution to Maintain Tax Exemption. This Resolution may be amended without the consent of any owner of the Notes if, in the opinion of Bond Counsel,

such amendment is necessary to maintain tax exemption with respect to the Notes under applicable Federal law or regulations.

Section 21. Repeal of Conflicting Resolutions or Ordinances. All ordinances and resolutions and parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 22. Severability Clause. If any section, paragraph, clause or provision of this Resolution be held invalid, such invalidity shall not affect any of the remaining provisions hereof, and this Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this 5th day of October, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

I, the undersigned City Clerk of the City of Cedar Falls, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

_____
City Clerk, City of Cedar Falls, State of Iowa

(SEAL)

4927-9157-0130-1\10283-223

TAX EXEMPTION CERTIFICATE

of

CITY OF CEDAR FALLS, COUNTY OF BLACK HAWK, STATE OF IOWA, ISSUER

$4,400,000 General Obligation Capital Loan Notes, Series 2026

This instrument was prepared by:

Ahlers & Cooney, P.C.
100 Court Avenue, Suite 600
Des Moines, Iowa 50309
(515) 243-7611

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TAX EXEMPTION CERTIFICATE

CITY OF CEDAR FALLS, STATE OF IOWA

THIS TAX EXEMPTION CERTIFICATE made and entered into on October 29, 2026, by the City of Cedar Falls, County of Black Hawk, State of Iowa (the "Issuer").

INTRODUCTION

This Certificate is executed and delivered in connection with the issuance by the Issuer of its $4,400,000 General Obligation Capital Loan Notes, Series 2026 (the "Bonds"). The Bonds are issued pursuant to the provisions of the Resolution of the Issuer authorizing the issuance of the Bonds. Such Resolution provides that the covenants contained in this Certificate constitute a part of the Issuer's contract with the owners of the Bonds.

The Issuer recognizes that under the Code (as defined below) the tax-exempt status of the interest received by the owners of the Bonds is dependent upon, among other things, the facts, circumstances, and reasonable expectations of the Issuer as to future facts not in existence at this time, as well as the observance of certain covenants in the future. The Issuer covenants that it will take such action with respect to the Bonds as may be required by the Code, and pertinent legal regulations issued thereunder in order to establish and maintain the tax-exempt status of the Bonds, including the observance of all specific covenants contained in the Resolution and this Certificate.

ARTICLE I

DEFINITIONS

The following terms as used in this Certificate shall have the meanings set forth below. The terms defined in the Resolution shall retain the meanings set forth therein when used in this Certificate. Other terms used in this Certificate shall have the meanings set forth in the Code or in the Regulations.

- "Annual Debt Service" means the principal of and interest on the Bonds scheduled to be paid during a given Bond Year.

- "Bonds" means the $4,400,000 aggregate principal amount of General Obligation Capital Loan Notes, Series 2026, of the Issuer issued in registered form pursuant to the Resolution.

- "Bond Counsel" means Ahlers & Cooney, P.C., Des Moines, Iowa, or an attorney at law or a firm of attorneys of nationally recognized standing in matters pertaining to the tax-exempt status of interest on obligations issued by states and their political subdivisions, duly admitted to the practice of law before the highest court of any State of the United States of America.

- "Bond Fund" means the Sinking Fund described in the Resolution.

- "Bond Purchase Agreement" means the binding contract in writing for the sale of the Bonds.

- "Bond Year" as defined in Regulation 1.148-1(b), means a one-year period beginning on the day after expiration of the preceding Bond Year. The first Bond Year shall be the one-year or shorter period beginning on the Closing Date and ending on a principal or interest payment date, unless Issuer selects another date.

- "Bond Yield" means that discount rate which produces an amount equal to the Issue Price of the Bonds when used in computing the present value of all payments of principal and interest to be paid on the Bonds, using semiannual compounding on a 360-day year as computed under Regulation 1.148-4.

- "Certificate" means this Tax Exemption Certificate.

- "Closing" means the delivery of the Bonds in exchange for the agreed upon purchase price.

- "Closing Date" means the date of Closing.

- "Code" means the Internal Revenue Code of 1986, as amended, and any statutes which replace or supplement the Internal Revenue Code of 1986.

- "Computation Date" means each five-year period from the Closing Date through the last day of the fifth and each succeeding fifth Bond Year.

- "Excess Earnings" means the amount earned on all Nonpurpose Investments minus the amount which would have been earned if such Nonpurpose Investments were invested at a rate equal to the Bond Yield, plus any income attributable to such excess.

- "Final Bond Retirement Date" means the date on which the Bonds are actually paid in full.

- "Governmental Obligations" means direct general obligations of, or obligations the timely payment of the principal of and interest on which is unconditionally guaranteed by the United States.

- "Gross Proceeds" as defined in Regulation 1.148-l(b), means any Proceeds of the Bonds and any replacement proceeds (as defined in Regulation 1.148-1(c)) of the Bonds.

- "Gross Proceeds Funds" means the Project Fund, Proceeds held to pay cost of issuance, and any other fund or account held for the benefit of the owners of the Bonds or containing Gross Proceeds of the Bonds except the Bond Fund and the Rebate Fund.

- "Issue Price" as defined in Regulation 1.148-l(b) and (f)(2), means the price determined pursuant to the Special Rule for Competitive Sales in accordance with Regulation 1.148-1(f)(2)(iii). The Issuer hereby elects to utilize the Special Rule for Competitive Sales and treats the reasonably expected initial offering price to the public as of the sale date as the issue price of the Bonds. The Purchasers have certified the Issue Price to be not more than $4,563,345.90, as set forth in Exhibit A.

- "Issuer" means the City of Cedar Falls, a municipal corporation in the County of Black Hawk, State of Iowa.

- "Minor Portion of the Bonds", as defined in Regulation 1.148-2(g), means the lesser of five (5) percent of Proceeds or $100,000. The Minor Portion of the Bonds is computed to be $100,000.

- "Nonpurpose Investments" means any investment property which is acquired with Gross Proceeds and is not acquired to carry out the governmental purpose of the Bonds, and may include but is not limited to U.S. Treasury bonds, corporate bonds, or certificates of deposit.

- "Proceeds" as defined in Regulation 1.148-l(b), means Sale Proceeds, investment proceeds and transferred proceeds of the Bonds.

- "Project" means the City capital projects, including opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and equipping the fire department; City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including renovations and improvements to the Hearst Center; and City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including camera installation, ADA improvements, and new park planning, with expanded public infrastructure, related amenities and site improvements including sums already expended that meet the requirements of Section 2.8 hereof, as more fully described in the Resolution.

- "Project Fund" shall mean the fund required to be established by the Resolution for the deposit of the Proceeds of the Notes.

- "Purchasers" means TD Financial Products LLC of New York, New York, constituting the initial purchasers of the Bonds from the Issuer.

- "Rebate Amount" means the amount computed as described in this Certificate.

- "Rebate Fund" means the fund to be created, if necessary, pursuant to this Certificate.

- "Rebate Payment Date" means a date chosen by the Issuer which is not more than 60 days following each Computation Date or the Final Bond Retirement Date.

- "Regulations" means the Income Tax Regulations, amendments and successor provisions promulgated by the Department of the Treasury under Sections 103, 148 and 149 of the Code, or other Sections of the Code relating to "arbitrage bonds", including without limitation Regulations 1.148-1 through 1.148-11, 1.149(b)-1, 1.149-d(1), 1.150-1 and 1.150-2.

- "Replacement Proceeds" include, but are not limited to, sinking funds, amounts that are pledged as security for an issue, and amounts that are replaced because of a sufficiently direct nexus to a governmental purpose of an issue.

- "Resolution" means the resolution of the Issuer adopted on October 5, 2026, authorizing the issuance of the Bonds.

- "Sale Proceeds" as defined in Regulation 1.148-1(b), means any amounts actually or constructively received from the sale of the Bonds, including amounts used to pay underwriter's discount or compensation and accrued interest other than pre-issuance accrued interest.

- "Sinking Fund" means the Bond Fund.

- "SLGS" means demand deposit Treasury securities of the State and Local Government Series.

- "Tax Exempt Obligations" means bonds or other obligations the interest on which is excludable from the gross income of the owners thereof under Section 103 of the Code and include certain regulated investment companies, stock in tax-exempt mutual funds and demand deposit SLGS.

- "Taxable Obligations" means all investment property, obligations or securities other than Tax Exempt Obligations.

- "Verification Certificate" means the certificate attached to this Certificate as Exhibit A, setting forth the offering prices at which the Purchaser will reoffer and sell the Bonds to the public.

ARTICLE II

SPECIFIC CERTIFICATIONS, REPRESENTATIONS
AND AGREEMENTS

The Issuer hereby certifies, represents and agrees as follows:

Section 2.1 Authority to Certify and Expectations

(a) The undersigned officer of the Issuer along with other officers of the Issuer, are charged with the responsibility of issuing the Bonds.

(b) This Certificate is being executed and delivered in part for the purposes specified in Section 1.148-2(b)(2) of the Regulations and is intended (among other purposes) to establish reasonable expectations of the Issuer at this time.

(c) The Issuer has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as a bond issuer which may certify bond issues under Section 1.148-2(b)(2) of the Regulations.

(d) The certifications, representations and agreements set forth in this Article II are made on the basis of the facts, estimates and circumstances in existence on the date hereof, including the following: (1) with respect to amounts expected to be received from delivery of the Bonds, amounts actually received, (2) with respect to payments of amounts into various funds or accounts, review of the authorizations or directions for such payments made by the Issuer pursuant to the Resolution and this Certificate, (3) with respect to the Issue Price, the certifications of the Purchasers as set forth in the Verification Certificate, (4) with respect to expenditure of the Proceeds of the Bonds, actual expenditures and reasonable expectations of the Issuer as to when the Proceeds will be spent for purposes of the Project, and (5) with respect to Bond Yield, review of the Verification Certificate. The Issuer has no reason to believe such facts, estimates or circumstances are untrue or incomplete in any material way.

(e) To the best of the knowledge and belief of the undersigned officer of the Issuer, there are no facts, estimates or circumstances that would materially change the representations, certifications or agreements set forth in this Certificate, and the expectations herein set out are reasonable.

(f) No arrangement exists under which the payment of principal or interest on the Bonds would be directly or indirectly guaranteed by the United States or any agency or instrumentality thereof.

(g) After the expiration of any applicable temporary periods, and excluding investments in a bona fide debt service fund or reserve fund, not more than five percent (5%) of the Proceeds of the Bonds will be (a) used to make loans which are guaranteed by the United States or any agency or instrumentality thereof, or (b) invested in federally insured deposits or accounts.

(h) The Issuer will file with the Internal Revenue Service in a timely fashion Form 8038-G, Information Return for Tax-Exempt Governmental Obligations with respect to the Bonds and such other reports required to comply with the Code and applicable Regulations.

(i) The Issuer will take no action which would cause the Bonds to become "private activity bonds" as defined in Section 141 (a) of the Code, including any use of the Project by any person other than a governmental unit if such use will be by other than a member of the general public. None of the Proceeds of the Bonds will be used directly or indirectly to make or finance loans to any person other than a governmental unit.

(j) The Issuer will make no change in the nature or purpose of the Project except as provided in Section 6.1 hereof.

(k) Except as provided in the Resolution, the Issuer will not establish any sinking fund, bond fund, reserve fund, debt service fund or other fund reasonably expected to be used to pay debt service on the Bonds (other than the Bond Fund and any Reserve Fund), exercise its option to redeem Bonds prior to maturity or effect a refunding of the Bonds.

(l) No bonds or other obligations of the Issuer (1) were sold in the 15 days preceding the date of sale of the Bonds, (2) were sold or will be sold within the 15 days after the date of sale of the Bonds, (3) have been delivered in the past 15 days or (4) will be delivered in the next 15 days pursuant to a common plan of financing for the issuance of the Bonds and payable out of substantially the same source of revenues.

(m) None of the Proceeds of the Bonds will be used directly or indirectly to replace funds of the Issuer used directly or indirectly to acquire obligations having a yield higher than the Bond Yield.

(n) No portion of the Bonds is issued for the purpose of investing such portion at a higher yield than the Bond Yield.

(o) The Issuer does not expect that the Proceeds of the Bonds will be used in a manner that would cause them to be "arbitrage bonds" as defined in Section 148(a) of the Code. The Issuer does not expect that the Proceeds of the Bonds will be used in a manner that would cause the interest on the Bonds to be includible in the gross income of the owners of the Bonds under the Code. The Issuer will not intentionally use any portion of the Proceeds to acquire higher yielding investments.

(p) The Issuer will not use the Proceeds of the Bonds to exploit the difference between tax-exempt and taxable interest rates to obtain a material financial advantage.

(q) The Issuer has not issued more Bonds, issued the Bonds earlier, or allowed the Bonds to remain outstanding longer than is reasonably necessary to accomplish the governmental purposes of the Bonds and in fact, the Bonds will not remain outstanding longer than 120% of the economic useful life of the assets financed with the Proceeds of the Bonds.

(r) The Bonds will not be Hedge Bonds as described in Section 149(g)(3) of the Code because the Issuer reasonably expects that it will meet the Expenditure test set forth in Section 2.5(b) hereof and that 50% or more of the Proceeds will not be invested in Nonpurpose Investments having a substantially guaranteed yield for four or more years.

Except for costs of issuance, all Sale Proceeds and investment earnings thereon will be expended for costs of the type that would be chargeable to capital accounts under the Code pursuant to federal income tax principles if the Issuer were treated as a corporation subject to federal income taxation.

Section 2.2 Receipts and Expenditures of Sale Proceeds

Sale Proceeds (par plus re-offering premium of $163,345.90), less underwriter's discount of $36,625.00, received at Closing are expected to be deposited and expended as follows:

(a) $53,500 representing costs of issuing the Bonds will be used within six months of the Closing Date to pay the costs of issuance of the Bonds (with any excess remaining on deposit in the Project Fund); and

(b) $4,473,220.90 will be deposited into the Project Fund and will be used together with earnings thereon to pay the costs of the Project and will not exceed the amount necessary to accomplish the governmental purposes of the Bonds. Said amount includes $121,609.24 allocated to the Capitalized Interest Fund, to be used to pay debt service on the Notes in fiscal year 2026/27.

Section 2.3 Purpose of Bonds

The Issuer is issuing the Bonds to pay the costs of City capital projects, including opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and equipping the fire department; City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including renovations and improvements to the Hearst Center; and City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including camera installation, ADA improvements, and new park planning, with expanded public infrastructure, related amenities and site improvements.

Section 2.4 Facts Supporting Tax-Exemption Classification

Governmental Bonds

Private Business Use/Private Security or Payment Tests

The Bonds are considered to be governmental bonds. The Proceeds will be used for the purposes described in Section 2.3 hereof. These bonds are not private activity bonds because no amount of Proceeds of the Bonds is to be used in a trade or business carried on by a non-governmental unit to the extent which would create excessive private activity over the life of the Bonds so as to cause the Bonds to be private activity bonds. Rather, the Proceeds will be used to finance the general government operations and facilities of the Issuer described in Section 2.3 hereof. None of the payment of principal or interest on the Bonds will be derived from, or secured by, money or property used in a trade or business of a non-governmental unit. In addition, none of the governmental operations or facilities of the Issuer being financed with the Proceeds of the Bonds are subject to any lease, management contract or other similar arrangement or to any arrangement for use other than as by the general public.

Private Loan Financing Test

No amount of Proceeds of the Bonds is to be used directly or indirectly to make or finance loans to persons other than governmental units.

Section 2.5 Facts Supporting Temporary Periods for Proceeds

(a) Time Test. Not later than six months after the Closing Date, the Issuer will incur a substantial binding obligation to a third party to expend at least 5% of the net Sale Proceeds of the Bonds.

(b) Expenditure Test. Not less than 85% of the net Sale Proceeds will be expended for Project costs, including the reimbursement of other funds expended to date, within a three-year temporary period from the Closing Date.

(c) Due Diligence Test. Not later than six months after Closing, work on the Project will have commenced and will proceed with due diligence to completion.

(d) Proceeds of the Bonds representing less than six months accrued interest on the Bonds will be spent within six months of this date to pay interest on the Bonds, and will be invested without restriction as to yield for a temporary period not in excess of six months.

Section 2.6 Resolution Funds at Restricted or Unrestricted Yield

(a) Proceeds of the Bonds will be held and accounted for in the manner provided in the Resolution. The Issuer has not and does not expect to create or establish any other bond fund, reserve fund, or similar fund or account for the Bonds. The Issuer has not and will not pledge any moneys or Taxable Obligations in order to pay debt

service on the Bonds or restrict the use of such moneys or Taxable Obligations so as to give reasonable assurances of their availability for such purposes.

(b) Any monies which are invested beyond a temporary period are expected to constitute less than a major portion of the Bonds or to be restricted for investment at a yield not greater than one-eighth of one percent above the Bond Yield.

(c) The Issuer has established and will use the Bond Fund primarily to achieve a proper matching of revenues and debt service within each Bond Year and the Issuer will apply moneys deposited into the Bond Fund to pay the principal of and interest on the Bonds. Such Fund will be depleted at least once each Bond Year except for a reasonable carryover amount. The carryover amount will not exceed the greater of (1) one year's earnings on the Bond Fund or (2) one-twelfth of Annual Debt Service. The Issuer will spend moneys deposited from time to time into such fund within 13 months after the date of deposit. Revenues, intended to be used to pay debt service on the Bonds, will be deposited into the Bond Fund as set forth in the Resolution. The Issuer will spend interest earned on moneys in such fund not more than 12 months after receipt. Accordingly, the Issuer will treat the Bond Fund as a bona fide debt service fund as defined in Regulation 1.148-1(b).

Investment of amounts on deposit in the Bond Fund will not be subject to arbitrage rebate requirements as the Bonds meet the safe harbor set forth in Regulation 1.148-3(k), because the average annual debt service on the Bonds will not exceed $2,500,000, the Bonds meet the safe harbor set forth in Code Section 148(f)(4)(A) because the Bonds are not private activity bonds, the average maturity of the issue (determined in accordance with Code Section 147(b)(2)(A)) is at least 5 years and the rates of interest on the bonds which are part of the issue do not vary during the term of the issue, and the Bonds are expected to meet one or more of the spending exemptions from rebate as provided in Section 3.3 hereof.

(d) The Minor Portion of the Bonds will be invested without regard to yield.

Section 2.7 Pertaining to Yields

(a) The purchase price of all Taxable Obligations to which restrictions apply under this Certificate as to investment yield or rebate of Excess Earnings, if any, has been and shall be calculated using (i) the price taking into account discount, premium and accrued interest, as applicable, actually paid or (ii) the fair market value if less than the price actually paid and if such Taxable Obligations were not purchased directly from the United States Treasury. The Issuer will acquire all such Taxable Obligations directly from the United States Treasury or in an arm's length transaction without regard to any amounts paid to reduce the yield on such Taxable Obligations. The Issuer will not pay or permit the payment of any amounts (other than to the United States) to reduce the yield on any Taxable Obligations. Obligations pledged to the payment of debt service on the Bonds, or deposited into any reserve fund after they have been acquired by the Issuer will be treated as though they were acquired for their fair market value on the date of such

pledge or deposit. Obligations on deposit in any reserve fund on the Closing Date shall be treated as if acquired for their fair market value on the Closing Date.

(b) Qualified guarantees have not been used in computing yield.

(c) The Bond Yield has been computed as not less than 3.93227% percent. This Bond Yield has been computed on the basis of a purchase price for the Bonds equal to the Issue Price.

Section 2.8 Reimbursement Bonds

(a) Not later than 60 days after payment of Original Expenditures, the Issuer has adopted an Official Intent and has declared its intention to make a Reimbursement Allocation of Original Expenditures incurred in connection with Project Segment(s) from proceeds of the Reimbursement Bonds.

(b) The Reimbursement Allocation will occur on or before the later of (i) eighteen months after the Original Expenditures are paid or (ii) eighteen months after the first Project Segment is placed in service, but in no event more than three years after the Original Expenditures are paid.

(c) No other Reimbursement Allocation will be made except for Preliminary Expenditures.

(d) The Reimbursement Allocation has not been undertaken to avoid, in whole or in part, arbitrage yield restrictions or arbitrage rebate requirements and will not employ an abusive arbitrage device under Regulation 1.148-10.

(e) Within one year of the Closing Date, the Reimbursement Allocation will not be used in a manner that results in the creation of replacement proceeds, as defined in Regulation 1.148-1.

(f) For purposes of Section 2.8, the following terms shall have the meanings set forth below:

(1) "Official Intent" means a declaration of intent described under Regulation 1.150-2 to reimburse Original Expenditures with the proceeds of the Bonds.

(2) "Original Expenditure" means an expenditure for a governmental purpose that is originally paid from a source other than the Reimbursement Bonds.

(3) "Preliminary Expenditures", as defined in Regulation 1.150-2(f)(2), means architectural, engineering, surveying, soil tests, Reimbursement Bond issuance costs, and similar costs incurred prior to commencement of construction, rehabilitation or acquisition of a Project Segment which do not

exceed 20% of the Issue Price of the portion of the Bonds that finances the Project Segment for which they were incurred.

(4) "Project Segment" means the costs, described in an Official Intent of the Issuer, incurred prior to the Closing Date to acquire, construct, or improve land, buildings or equipment excluding current operating expenses but including costs of issuing the Reimbursement Bonds.

(5) "Reimbursement Allocation" means written evidence of the use of Reimbursement Bond proceeds to reimburse a fund of the Issuer for Original Expenditures paid or advanced prior to the Closing Date and incurred in connection with a Project Segment.

(6) "Reimbursement Bonds" means the portion of the Bonds which are allocated to reimburse the Original Expenditures paid prior to the Closing Date and incurred in connection with a Project Segment.

ARTICLE III

REBATE

Section 3.1 Records

Sale Proceeds of the Bonds will be held and accounted for in the manner provided in the Resolution. The Issuer will maintain adequate records for funds created by the Resolution and this Certificate including all deposits, withdrawals, transfers from, transfers to, investments, reinvestments, sales, purchases, redemptions, liquidations and use of money or obligations until six years after the Final Bond Retirement Date.

Section 3.2 Rebate Fund

(a) In the Resolution, the Issuer has covenanted to pay to the United States the Rebate Amount, an amount equal to the Excess Earnings on the Gross Proceeds Funds, if any, at the times and in the manner required or permitted and subject to stated special rules and allowable exceptions.

(b) The Issuer may establish a fund pursuant to the Resolution and this Certificate which is herein referred to as the Rebate Fund. The Issuer will invest and expend amounts on deposit in the Rebate Fund in accordance with this Certificate.

(c) Moneys in the Rebate Fund shall be held by the Issuer or its designee and, subject to Sections 3.4, 3.5 and 6.1 hereof, shall be held for future payment to the United States as contemplated under the provisions of this Certificate and shall not constitute part of the trust estate held for the benefit of the owners of the Bonds or the Issuer.

(d) The Issuer will pay to the United States from legally available money of the Issuer (whether or not such available money is on deposit in any fund or account related to the Bonds) any amount which is required to be paid to the United States.

Section 3.3 Exceptions to Rebate

The Issuer reasonably expects that the Bonds are eligible for one or more exceptions from the arbitrage rebate rules set forth in the Regulations. If any Proceeds are ineligible, or become ineligible, for an exception to the arbitrage rebate rules, the Issuer will comply with the provisions of this Article III. A description of the applicable rebate exception(s) is as follows:

- $5,000,000 Small Issuer Exception

The reasonably anticipated amount of tax-exempt bonds (other than private activity bonds) which will be issued by the Issuer and all subordinate entities of the Issuer during the calendar year will not exceed $5,000,000.

- Eighteen-Month Exception

The Gross Proceeds of the Bonds are expected to be expended for the governmental purposes for which the Bonds were issued in accordance with the following schedule:

1) 15 percent spent within six months of the Closing Date;

2) 60 percent spent within one year of the Closing Date;

3) 100 percent spent within eighteen months of the Closing Date (subject to 5 percent retainage for not more than one year).

In any event, the Issuer expects that the 5% reasonable retainage will be spent within 30 months of the Closing Date. For purposes of determining compliance with the six-month and twelve-month spending periods, the amount of investment earnings included shall be based on the Issuer's reasonable expectations that the average annual interest rate on investments will be not more than 3.96%. For purposes of determining compliance with the eighteen-month spending period, the amount of investment earnings included shall be based on actual earnings. If the Issuer fails to meet the foregoing expenditure schedule, the Issuer shall comply with the arbitrage rebate requirements of the Code.

- Election to Treat as Construction Bonds.

The Issuer reasonably expects that more than 75 percent of the "available construction proceeds" ("ACP") of the Bonds, as defined in Section 148(f)(4)(C)(vi) of the Code, will be used for construction expenditures. ACP includes the issue price of the issue plus the earnings on such issue. Not less than the following percentages of the ACP will be spent within the following periods:

1) 10 percent spent within six months of the Closing Date;

2) 45 percent spent within one year of the Closing Date;

3) 75 percent spent within eighteen months of the Closing Date;

4) 100 percent spent within two years of the Closing Date (subject to 5 percent retainage for not more than one year).

In any event, the Issuer expects that the 5% reasonable retainage will be spent within a three-year period beginning on the Closing Date. A failure to spend an amount that does not exceed the lesser of (i) 3% of the issue price or (ii) $250,000, is disregarded if the Issuer exercises due diligence to complete the Project.

- Election with respect to future earnings

Pursuant to Section 1.148-7(h)(i)(3) of the Regulations, the Issuer shall calculate the amount of future earnings to be used in determining compliance with the first three spending periods based on its reasonable expectations that the average annual interest rate on investments of the ACP will be not more than 3.96%. Compliance with the final spending period shall be calculated using actual earnings.

If the Issuer fails to meet the foregoing expenditure schedule, the Issuer shall comply with the arbitrage rebate requirements of the Code.

Section 3.4 Calculation of Rebate Amount

(a) As soon after each Computation Date as practicable, the Issuer shall, if necessary, calculate and determine the Excess Earnings on the Gross Proceeds Funds (the "Rebate Amount"). All calculations and determinations with respect to the Rebate Amount will be made on the basis of actual facts as of the Computation Date and reasonable expectations as to future events.

(b) If the Rebate Amount exceeds the amount currently on deposit in the Rebate Fund, the Issuer may deposit an amount in the Rebate Fund such that the balance in the Rebate Fund after such deposit equals the Rebate Amount. If the amount in the Rebate Fund exceeds the Rebate Amount, the Issuer may withdraw such excess amount provided that such withdrawal can be made from amounts originally transferred to the Rebate Fund and not from earnings thereon, which may not be transferred, and only if such withdrawal may be made without liquidating investments at a loss.

Section 3.5 Rebate Requirements and the Bond Fund

It is expected that the Bond Fund described in the Resolution and Section 2.6(c) of this Certificate will be treated as a bona fide debt service fund as defined in Regulation 1.148-1(b). As such, any amount earned during a Bond Year on the Bond Fund and amounts earned on such amounts, if allocated to the Bond Fund, will not be taken into account in calculating the Rebate Amount for the reasons outlined in Section 2.6(c) hereof. However, should the Bond Fund cease to be treated as a bona fide debt service fund, the Bond Fund will become subject to the rebate requirements set forth in Section 3.4 hereof.

Section 3.6 Investment of the Rebate Fund

(a) Immediately upon a transfer to the Rebate Fund, the Issuer may invest all amounts in the Rebate Fund not already invested and held in the Rebate Fund, to the extent possible, in (1) SLGS, such investments to be made at a yield of not more than one-eighth of one percent above the Bond Yield, (2) Tax Exempt Obligations, (3) direct obligations of the United States or (4) certificates of deposit of any bank or savings and loan association. All investments in the Rebate Fund shall be made to mature not later than the next Rebate Payment Date.

(b) If the Issuer invests in SLGS, the Issuer shall file timely subscription forms for such securities (if required). To the extent possible, amounts received from maturing SLGS shall be reinvested immediately in zero yield SLGS maturing on or before the next Rebate Payment Date.

Section 3.7 Payment to the United States

(a) On each Rebate Payment Date, the Issuer will pay to the United States at least ninety percent (90%) of the Rebate Amount less a computation credit of $1,000 per Bond Year for which the payment is made.

(b) The Issuer will pay to the United States not later than sixty (60) days after the Final Bond Retirement Date all the rebatable arbitrage as of such date and any income attributable to such rebatable arbitrage as described in Regulation 1.148-3(f)(2).

(c) If necessary, on each Rebate Payment Date, the Issuer will mail a check to the Internal Revenue Service Center, Ogden, UT 84201. Each payment shall be accompanied by a copy of Form 8038-T, Arbitrage Rebate, filed with respect to the Bonds or other information reporting form as is required to comply with the Code and applicable Regulations.

Section 3.8 Records

(a) The Issuer will keep and retain adequate records with respect to the Bonds, the Gross Proceeds Funds, the Bond Fund, and the Rebate Fund until six years after the Final Bond Retirement Date. Such records shall include descriptions of all calculations of amounts transferred to the Rebate Fund, if any, and descriptions of all calculations of amounts paid to the United States as required by this Certificate. Such records will also show all amounts earned on moneys invested in such funds, and the actual dates and amounts of all principal, interest and redemption premiums (if any) paid on the Bonds.

(b) Records relating to the investments in such Funds shall completely describe all transfers, deposits, disbursements and earnings including:

(1) a complete list of all investments and reinvestments of amounts in each such Fund including, if applicable, purchase price, purchase date, type of security, accrued interest paid, interest rate, dated date, principal amount, date of

maturity, interest payment dates, date of liquidation, receipt upon liquidation, market value of such investment on the Final Bond Retirement Date if held by the Issuer on the Final Bond Retirement Date, and market value of the investment on the date pledged to the payment of the Bonds or the Closing Date if different from the purchase date.

(2) the amount and source of each payment to, and the amount, purpose and payee of each payment from, each such Fund.

Section 3.9 Additional Payments

The Issuer hereby agrees to pay to the United States from legally available money of the Issuer (whether or not such available money is on deposit in any fund or account related to the Bonds) any amount which is required to be paid to the United States, but which is not available in a fund related to the Bonds for transfer to the Rebate Fund or payment to the United States.

ARTICLE IV

INVESTMENT RESTRICTIONS

Section 4.1 Avoidance of Prohibited Payments

The Issuer will not enter into any transaction that reduces the amount required to be deposited into the Rebate Fund or paid to the United States because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Bond Yield not been relevant to either party. The Issuer will not invest or direct the investment of any funds in a manner which reduces an amount required to be paid to the United States because such transaction results in a small profit or larger loss than would have resulted if the transaction had been at arm's length and had the Bond Yield not been relevant to the Issuer. In particular, notwithstanding anything to the contrary contained herein or in the Resolution, the Issuer will not invest or direct the investment of any funds in a manner which would violate any provision of this Article IV.

Section 4.2 Market Price Requirement

(a) The Issuer will not purchase or direct the purchase of Taxable Obligations for more than the then available market price for such Taxable Obligations. The Issuer will not sell, liquidate or direct the sale or liquidation of Taxable Obligations for less than the then available market price.

(b) For purposes of this Certificate, United States Treasury obligations purchased directly from the United States Treasury will be deemed to be purchased at the market price.

Section 4.3 Investment in Certificates of Deposit

(a) Notwithstanding anything to the contrary contained herein or in the Resolution, the Issuer will invest or direct the investment of funds on deposit in the

Reserve Fund, any other Gross Proceeds Fund, the Bond Fund, and the Rebate Fund, in a certificate of deposit of a bank or savings bank which is permitted by law and by the Resolution only if the purchase price of such a certificate of deposit is treated as its fair market value on the purchase date and if the yield on the certificate of deposit is not less than (1) the yield on reasonably comparable direct obligations of the United States; and (2) the highest yield that is published or posted by the provider to be currently available from the provider on reasonably comparable certificates of deposit offered to the public.

(b) The certificate of deposit described in paragraph 4.3(a) above must be executed by a dealer who maintains an active secondary market in comparable certificates of deposit and must be based on actual trades adjusted to reflect the size and term of that certificate of deposit and the stability and reputation of the bank or savings bank issuing the certificate of deposit.

Section 4.4 Investment Pursuant to Investment Contracts and Agreements

The Issuer will invest or direct the investment of funds on deposit in the Gross Proceeds Funds, the Bond Fund, and the Rebate Fund pursuant to an investment contract (including a repurchase agreement) only if all of the following requirements are satisfied:

(a) The Issuer makes a bona fide solicitation for the purchase of the investment. A bona fide solicitation is a solicitation that satisfies all of the following requirements:

(1) The bid specifications are in writing and are timely forwarded to potential providers.

(2) The bid specifications include all material terms of the bid. A term is material if it may directly or indirectly affect the yield or the cost of the investment.

(3) The bid specifications include a statement notifying potential providers that submission of a bid is a representation that the potential provider did not consult with any other potential provider about its bid, that the bid was determined without regard to any other formal or informal agreement that the potential provider has with the issuer or any other person (whether or not in connection with the Bonds), and that the bid is not being submitted solely as a courtesy to the issuer or any other person for purposes of satisfying the requirements of paragraph (d)(6)(iii)(B)(1) or (2) of Section 1.148-5 of the Regulations.

(4) The terms of the bid specifications are commercially reasonable. A term is commercially reasonable if there is a legitimate business purpose for the term other than to increase the purchase price or reduce the yield of the investment.

(5) For purchases of guaranteed investment contracts only, the terms of the solicitation take into account the Issuer's reasonably expected deposit and drawdown schedule for the amounts to be invested.

(6) All potential providers have an equal opportunity to bid and no potential provider is given the opportunity to review other bids (i.e., a last look) before providing a bid.

(7) At least three reasonably competitive providers are solicited for bids. A reasonably competitive provider is a provider that has an established industry reputation as a competitive provider of the type of investments being purchased.

(b) The bids received by the Issuer meet all of the following requirements:

(1) The Issuer receives at least three bids from providers that the Issuer solicited under a bona fide solicitation meeting the requirements of paragraph (d)(6)(iii)(A) of Section 1.148-5 of the Regulations and that do not have a material financial interest in the issue. A lead underwriter in a negotiated underwriting transaction is deemed to have a material financial interest in the issue until 15 days after the issue date of the issue. In addition, any entity acting as a financial advisor with respect to the purchase of the investment at the time the bid specifications are forwarded to potential providers has a material financial interest in the issue. A provider that is a related party to a provider that has a material financial interest in the issue is deemed to have a material financial interest in the issue.

(2) At least one of the three bids described in paragraph (d)(6)(iii)(B)(1) of Section 1.148-5 of the Regulations is from a reasonably competitive provider, within the meaning of paragraph (d)(6)(iii)(A)(7) of Section 1.148-5 of the Regulations.

(3) If the Issuer uses an agent to conduct the bidding process, the agent did not bid to provide the investment.

(c) The winning bid meets the following requirements:

(1) Guaranteed investment contracts. If the investment is a guaranteed investment contract, the winning bid is the highest yielding bona fide bid (determined net of any broker's fees).

(2) Other investments. If the investment is not a guaranteed investment contract, the winning bid is the lowest cost bona fide bid (including any broker's fees).

(d) The provider of the investments or the obligor on the guaranteed investment contract certifies the administrative costs that it pays (or expects to pay, if any) to third parties in connection with supplying the investment.

(e) The Issuer will retain the following records with the bond documents until three years after the last outstanding bond is redeemed:

(1) For purchases of guaranteed investment contracts, a copy of the contract, and for purchases of investments other than guaranteed investment contracts, the purchase agreement or confirmation.

(2) The receipt or other record of the amount actually paid by the Issuer for the investments, including a record of any administrative costs paid by the Issuer, and the certification under paragraph (d)(6)(iii)(D) of Section 1.148-5 of the Regulations.

(3) For each bid that is submitted, the name of the person and entity submitting the bid, the time and date of the bid, and the bid results.

(4) The bid solicitation form and, if the terms of the purchase agreement or the guaranteed investment contract deviated from the bid solicitation form or a submitted bid is modified, a brief statement explaining the deviation and stating the purpose for the deviation.

(5) For purchases of investments other than guaranteed investment contracts, the cost of the most efficient portfolio of State and Local Government Series Securities, determined at the time that the bids were required to be submitted pursuant to the terms of the bid specifications.

Section 4.5 Records

The Issuer will maintain records of all purchases, sales, liquidations, investments, reinvestments, redemptions, disbursements, deposits, and transfers of amounts on deposit.

Section 4.6 Investments to be Legal

All investments required to be made pursuant to this Certificate shall be made to the extent permitted by law. In the event that any such investment is determined to be ultra vires, it shall be liquidated and the proceeds thereof shall be invested in a legal investment, provided that prior to reinvesting such proceeds, the Issuer shall obtain an opinion of Bond Counsel to the effect that such reinvestment will not cause the Bonds to become arbitrage bonds under Sections 103, 148, 149, or any other applicable provision of the Code.

ARTICLE V

GENERAL COVENANTS

The Issuer hereby covenants to perform all acts within its power necessary to ensure that the reasonable expectations set forth in Article II hereof will be realized. The Issuer reasonably expects to comply with all covenants contained in this Certificate.

ARTICLE VI

AMENDMENTS AND ADDITIONAL AGREEMENTS

Section 6.1 Opinion of Bond Counsel; Amendments

The various provisions of this Certificate need not be observed and this Certificate may be amended or supplemented at any time by the Issuer if the Issuer receives an opinion or opinions of Bond Counsel that the failure to comply with such provisions will not cause any of the Bonds to become "arbitrage bonds" under the Code and that the terms of such amendment or supplement will not cause any of the Bonds to become "arbitrage bonds" under the Code, or otherwise cause interest on any of the Bonds to become includable in gross income for federal income tax purposes.

Section 6.2 Additional Covenants, Agreements

The Issuer hereby covenants to make, execute and enter into (and to take such actions, if any, as may be necessary to enable it to do so) such agreements as may be necessary to comply with any changes in law or regulations in order to preserve the tax-exempt status of the Bonds to the extent that it may lawfully do so. The Issuer further covenants (1) to impose such limitations on the investment or use of moneys or investments related to the Bonds, (2) to make such payments to the United States Treasury, (3) to maintain such records, (4) to perform such calculations, and (5) to perform such other lawful acts as may be necessary to preserve the tax-exempt status of the Bonds.

Section 6.3 Internal Revenue Service Audits

The Internal Revenue Service has not audited the Issuer regarding any obligations issued by or on behalf of the Issuer. To the best knowledge of the Issuer, no such obligations of the Issuer are currently under examination by the Internal Revenue Service.

Section 6.4 Amendments

Except as otherwise provided in Section 6.1 hereof, all the rights, powers, duties and obligations of the Issuer shall be irrevocable and binding upon the Issuer and shall not be subject to amendment or modification by the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be executed by its duly authorized officer, all as of the day first above written.

_____

Lisa Roeding, Controller/City Treasurer, City of Cedar Falls, State of Iowa

(SEAL)

EXHIBIT “A”

$4,400,000 General Obligation Capital Loan Notes, Series 2026

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of TD Financial Products LLC ("Purchaser"), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the "Bonds").

1. Reasonably Expected Initial Offering Price.

a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by Purchaser are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by Purchaser in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by Purchaser to purchase the Bonds.

b) Purchaser was not given the opportunity to review other bids prior to submitting its bid.

c) The bid submitted by Purchaser constituted a firm offer to purchase the Bonds.

d) Yield. The yield on the Bonds has been calculated to be 3.93227%.

e) WAM. The weighted average maturity of the Bonds is 7.168 years.

2. ***Defined Terms***.

a) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

b) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

c) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is September 21, 2026.

d) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Purchaser's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Ahlers & Cooney, P.C. in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

TD FINANCIAL PRODUCTS LLC

By:_____

Name:_____

Dated: October 29, 2026

SCHEDULE A

EXPECTED OFFERING PRICES

(*Attached*)

SCHEDULE B

COPY OF UNDERWRITER'S BID

(*Attached*)

CERTIFICATE OF MUNICIPAL ADVISOR

EXHIBIT "B"

CONSTRUCTION ISSUE CERTIFICATION

I, the undersigned, do hereby certify that I am the Finance Director of the City of Cedar Falls, Iowa. I acknowledge that this Certificate is given as the basis for certain representations made in the Tax Exemption Certificate delivered by the City of Cedar Falls, State of Iowa (the "Issuer"), as of the date hereof, in connection with the issuance of $4,400,000 General Obligation Capital Loan Notes, Series 2026, of the Issuer (the "Bonds").

The Issuer has elected to satisfy the requirements of Code Section 148(f)(4)(C)(iv)(I) based upon its reasonable expectations that more than 75% of the "available construction proceeds" of the Bonds, as defined in Section 148(f)(4)(C)(vi) of the Code, are to be used for construction expenditures with respect to property to be owned by the Issuer as a governmental unit.

Construction expenditures means capital expenditures, as defined in Regulation 1.150-1(b), that, on or before the date the property financed by the expenditures is placed in service, as defined in Regulation 1.150-2(c), will be properly chargeable to or may be capitalized as part of the basis of (1) real property, other than expenditures for the acquisition of any interest in land or real property other than land, (2) constructed personal property as defined in Regulation 1.148-7(g)(3), or (3) specially developed computer software as defined in Regulation 1.148-7(g)(4), that is functionally related and subordinate to real property or constructed personal property.

As of the date of issue of the Bonds, it is my opinion that at least 75% of the available construction proceeds of the Issue will be used for construction expenditures as defined above.

IN WITNESS WHEREOF, I hereunto affix my official signature this _____ day of _____, 2026.

CEDAR FALLS, IOWA

By:_____

Title: Finance Director

4925-7674-3122-1\10283-223

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Cedar Falls, State of Iowa (the "Issuer"), in connection with the issuance of $4,400,000 General Obligation Capital Loan Notes, Series 2026 (the "Notes") dated October 29, 2026. The Notes are being issued pursuant to a Resolution of the Issuer approved on October 5, 2026 (the "Resolution"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate; Interpretation. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Notes and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12(b)(5). This Disclosure Certificate shall be governed by, construed and interpreted in accordance with the Rule, and, to the extent not in conflict with the Rule, the laws of the State. Nothing herein shall be interpreted to require more than required by the Rule.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Financial Information" shall mean financial information or operating data of the type included in the final Official Statement, provided at least annually by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Notes (including persons holding Notes through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Notes for federal income tax purposes.

"Business Day" shall mean a day other than a Saturday or a Sunday or a day on which banks in Iowa are authorized or required by law to close.

"Dissemination Agent" shall mean the Issuer or any Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with S.E.C. Rule 15c2-12.

"Holders" shall mean the registered holders of the Notes, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

"National Repository" shall mean the MSRB's Electronic Municipal Market Access website, a/k/a "EMMA" (emma.msrb.org).

"Official Statement" shall mean the Issuer's Official Statement for the Notes, dated _____, 2026.

"Participating Underwriter" shall mean any of the original underwriters of the Notes required to comply with the Rule in connection with offering of the Notes.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission (S.E.C.) under the Securities Exchange Act of 1934, and any guidance and procedures thereunder published by the S.E.C., as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Financial Information.

a) The Issuer shall, or shall cause the Dissemination Agent to, not later than two hundred seventy (270) days after the end of the Issuer's fiscal year (presently June 30th), commencing with information for the 2026/2027 fiscal year, provide to the National Repository an Annual Financial Information filing consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Financial Information filing must be submitted in such format as is required by the MSRB (currently in "searchable PDF" format). The Annual Financial Information filing may be submitted as a single document or as separate documents comprising a package. The Annual Financial Information filing may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Financial Information filing and later than the date required above for the filing of the Annual Financial Information if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c).

b) If the Issuer is unable to provide to the National Repository the Annual Financial Information by the date required in subsection (a), the Issuer shall send a notice to the Municipal Securities Rulemaking Board, if any, in substantially the form attached as Exhibit A.

c) The Dissemination Agent shall:

i. each year file Annual Financial Information with the National Repository; and

ii. (if the Dissemination Agent is other than the Issuer), file a report with the Issuer certifying that the Annual Financial Information has been filed pursuant to this Disclosure Certificate, stating the date it was filed.

Section 4. Content of Annual Financial Information. The Issuer's Annual Financial Information filing shall contain or incorporate by reference the following:

a) The last available audited financial statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements for the preceding years are not available by the time Annual Financial Information is required to be filed pursuant to Section 3(a), the Annual Financial Information filing shall contain unaudited financial statements of the type included in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Financial Information when they become available.

b) A table, schedule or other information prepared as of the end of the preceding fiscal year, of the type contained in the final Official Statement under the caption "Property Valuations" (formerly identified as "City Property Values"), "Trend of Valuations", "Larger Taxpayers", "Direct Debt", "Indirect General Obligation Debt", "Debt Ratios", "Tax Rates", and "Levies and Tax Collections".

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which have been filed with the National Repository. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

a) Pursuant to the provisions of this Section, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Notes in a timely manner not later than 10 Business Days after the day of the occurrence of the event:

i. Principal and interest payment delinquencies;

ii. Non-payment related defaults, if material;

iii. Unscheduled draws on debt service reserves reflecting financial difficulties;

iv. Unscheduled draws on credit enhancements relating to the Notes reflecting financial difficulties;

v. Substitution of credit or liquidity providers, or their failure to perform;

vi. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Series Notes, or material events affecting the tax-exempt status of the Notes;

vii. Modifications to rights of Holders of the Notes, if material;

viii. Note calls (excluding sinking fund mandatory redemptions), if material, and tender offers;

ix. Defeasances of the Notes;

x. Release, substitution, or sale of property securing repayment of the Notes, if material;

xi. Rating changes on the Notes;

xii. Bankruptcy, insolvency, receivership or similar event of the Issuer;

xiii. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

xiv. Appointment of a successor or additional trustee or the change of name of a trustee, if material;

xv. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and

xvi. Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

b) Whenever the Issuer obtains the knowledge of the occurrence of a Listed Event, the Issuer shall determine if the occurrence is subject to notice only if material, and if so shall as soon as possible determine if such event would be material under applicable federal securities laws.

c) If the Issuer determines that knowledge of the occurrence of a Listed Event is not subject to materiality, or determines such occurrence is subject to materiality and would be material under applicable federal securities laws, the Issuer shall promptly, but not later than 10 Business Days after the occurrence of the event, file a notice of such

occurrence with the Municipal Securities Rulemaking Board through the filing with the National Repository.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate with respect to each Series of Notes shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Notes of that Series or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be the Issuer.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

a) If the amendment or waiver relates to the provisions of Section 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Notes, or the type of business conducted;

b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Notes, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

c) The amendment or waiver either (i) is approved by the Holders of the Notes in the same manner as provided in the Resolution for amendments to the Resolution with the consent of Holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Notes.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Financial Information filing, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Financial Information filing for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in

quantitative form) describing or illustrating the material differences between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Financial Information filing or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Financial Information filing or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Financial Information filing or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of the Notes may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Notes.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Notes, and shall create no rights in any other person or entity.

Section 13. Rescission Rights. The Issuer hereby reserves the right to rescind this Disclosure Certificate without the consent of the Holders in the event the Rule is repealed by the S.E.C. or is ruled invalid by a federal court and the time to appeal from such decision has expired. In the event of a partial repeal or invalidation of the Rule, the Issuer hereby reserves the right to rescind those provisions of this Disclosure Certificate that were required by those parts of the Rule that are so repealed or invalidated.

Date: 29th day of October, 2026.

CITY OF CEDAR FALLS, STATE OF IOWA

By: _____
Mayor

ATTEST:

By: _____
City Clerk

EXHIBIT A

NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL INFORMATION

Name of Issuer: City of Cedar Falls, Iowa.

Name of Note Issue: $4,400,000 General Obligation Capital Loan Notes, Series 2026

Dated Date of Issue: October 29, 2026

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Notes as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Notes. The Issuer anticipates that the Annual Financial Information will be filed by _____.

Dated: _____ day of _____, 20___.

CITY OF CEDAR FALLS, STATE OF IOWA

By: _____
Its: _____

4898-1942-2921-1\10283-223

LOAN AGREEMENT

This Loan Agreement is entered into as of the 29th day of October, 2026, by and between the City of Cedar Falls, State of Iowa (the "City") acting through its City Council (the "Council") and TD Financial Products LLC of New York, New York (the "Lender"). The parties agree as follows:

1. The Lender shall loan to the City the sum of $4,526,720.90, and the City's obligation to repay hereunder shall be evidenced by the issuance of General Obligation Capital Loan Notes, Series 2026, in the aggregate principal amount of $4,400,000 (the "Notes").

2. The loan proceeds shall be used to pay costs of City capital projects, including opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes; rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and equipping the fire department; City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including renovations and improvements to the Hearst Center; and City capital projects, including construction, reconstruction, enlargement, improvement, and equipping of City facilities, including camera installation, ADA improvements, and new park planning, with expanded public infrastructure, related amenities and site improvements (the "Project"). Any remaining loan proceeds, including accrued interest, if any, shall be deposited in the Note Fund (defined in the Resolution hereinafter referred to) and shall be held therein and used, along with other amounts therein, to pay interest on the Notes on June 1, 2027.

3. The City agrees to repay the loan and interest thereon as hereinafter provided. The Notes, in substantially the form set forth in the Resolution hereinafter referred to, shall be executed and delivered to the Lender to evidence the City's obligation to repay the amounts payable hereunder. The Notes shall be dated October 29, 2026, shall bear interest payable June 1, 2027, and semiannually thereafter on the first day of June and December in each year at the respective rates and shall mature in principal amounts in each of the respective years, as follows:

Principal Amount	Interest Rate	Maturity June 1st
$235,000	5.000%	2028
$650,000	5.000%	2029
$280,000	5.000%	2030
$295,000	5.000%	2031
$305,000	5.000%	2032
$325,000	5.000%	2033
$340,000	5.000%	2034
$355,000	5.000%	2035
$375,000	4.000%	2036
$395,000	4.000%	2037
$410,000	4.250%	2038
$435,000	4.375%	2039

4. The Council has adopted a Resolution (the "Resolution") authorizing and approving the form of this Loan Agreement and providing for the issuance and securing the payment of the Notes and establishing the terms thereof, and the Resolution is incorporated herein by reference, and the parties agree to abide by the terms and provisions of the Resolution. The Notes and the interest thereon shall be payable from the levy of a sufficient continuing annual tax on all the taxable property within the territory of the City and provision has been made in the Resolution for the levy and collection of such tax.

5. The City may borrow additional money, issue general obligation bonds or enter into other loan agreements and issue additional Notes which are at the time of their issuance on a parity and equality of rank with the Notes with respect to the lien and claim of such collection of taxes thereof provided that the total indebtedness of the City including this Loan Agreement and Notes issued hereunder does not exceed the Constitutional or statutory limitations.

6. The Lender is acquiring the Notes with the intent of making offers and sales of the Notes to the public. The Lender agrees to comply with all federal and state securities laws and the rules and regulations of the Securities and Exchange Commission and the Municipal Securities Rulemaking Board, including but not limited to Rules 15c2-12 and 10b-5, in making offers and sales of the Notes to the public. All such information provided by the City will be true and correct in all material respects. When the Official Statement is in a form acceptable to the City, the City agrees to "deem final" the Official Statement for purposes of Rule 15c2-12 and to provide the Lender with a certification with respect thereto.

7. The Lender and the City represent and agree that no financial advisory relationship as defined by Rule G-23 of the Municipal Securities Rulemaking Board has existed between them with respect to this Loan Agreement or presently exists between them with respect to other similar matters and that no employee of the Lender is an employee or official of the City.

8. This Loan Agreement is executed pursuant to the provisions of Sections 384.24A, 384.25, 384.26 and 384.28 of the Code of Iowa, as amended, and shall be read and construed as conforming to all provisions and requirements thereof.

9. The City and the Lender agree this Agreement and all documents related thereto and referenced herein may be entered into and provided for pursuant to and in accordance with Chapter 554D of the Code of Iowa (providing for electronic execution).

IN WITNESS WHEREOF, we have hereunto affixed our signatures all as of the date first above written.

CITY OF CEDAR FALLS, STATE OF IOWA
(City)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

(SEAL)

TD FINANCIAL PRODUCTS LLC (Lender)

By: _____
(Signature)

_____
(Name)

_____
(Title)

4924-6887-1122-1\10283-223

DELIVERY CERTIFICATE

We the undersigned City Officials, do hereby certify that we are the officers, respectively below indicated, of a municipal corporation in the State of Iowa, known as the City of Cedar Falls, State of Iowa; that in pursuance of the provisions of Sections 384.24A, 384.25, 384.26 and 384.28, Code of Iowa, there have been heretofore lawfully authorized and this day by us lawfully executed, issued, caused to be registered, authenticated and delivered fully registered General Obligation Capital Loan Notes, Series 2026, of the City of Cedar Falls, State of Iowa, in the amount of $4,400,000, dated October 29, 2026, bearing interest and maturing as follows:

Principal Amount	Interest Rate	Maturity June 1st
$235,000	5.000%	2028
$650,000	5.000%	2029
$280,000	5.000%	2030
$295,000	5.000%	2031
$305,000	5.000%	2032
$325,000	5.000%	2033
$340,000	5.000%	2034
$355,000	5.000%	2035
$375,000	4.000%	2036
$395,000	4.000%	2037
$410,000	4.250%	2038
$435,000	4.375%	2039

Each of the Notes has been executed with the manual or facsimile signature of the Mayor and the manual or facsimile signature of the City Clerk of the City.

The Notes have been delivered to DTC on behalf of:

TD Financial Products LLC of New York, New York

and have been paid for in accordance with the terms of the contract of sale and at a price of $4,526,720.90, and accrued interest.

We further certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City, or the titles of the undersigned City officers to their respective positions, or the validity of the Notes, or the power and duty of the City to provide and apply adequate taxes for the full and prompt payment of the principal and interest of the Notes, and that no measure or provision for the authorization or issuance of the Notes has been repealed or rescinded.

We further certify that due provision has been made for the collection of sufficient taxes to meet all payments coming due, whether of principal or of interest on the Note Issue; that all payments coming due before the next collection of the tax provided for as aforesaid will be paid

promptly when due from cash on hand; and that the proceedings authorizing the issuance and delivery of the Notes remain in full force and effect and have not been withdrawn, amended or rescinded.

To the best of our knowledge, information and belief, we further certify that the Official Statement dated _____, 2026 as of its date and the date hereof, did not and does not contain any untrue statement of material fact or omit to state a material fact necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

We further certify that each of the officers whose signatures appear on the Notes were in occupancy and possession of their respective offices at the time the Notes were executed and do hereby adopt and affirm their signatures appearing in the Notes.

We further certify that the present financial condition of the Note is as follows:

Assessed and taxable value of all taxable property within the City, except moneys and credits and tax free lands (Year 2026/2027), according to the last completed State and County tax lists (100% - Before Rollback)	$5,053,201,125
Total general obligation bonded indebtedness of the City, including this issue	$_____
All other general obligation indebtedness, (including warrants, judgments, contracts of purchase or lease/purchase, self-insurance or local government risk pool obligations, loan agreements, and revenue bonds issued under Code Section 403.9), of the City of any kind	$_____

IN WITNESS WHEREOF, we have hereunto affixed our hands at the City of Cedar Falls, State of Iowa, this 29th day of October, 2026.

_____
Mayor

_____
City Clerk

_____
Controller/City Treasurer

(CITY SEAL)

4917-2405-4482-1\10283-223

TRANSCRIPT CERTIFICATE

I, the undersigned, being first duly sworn, do hereby depose and certify that I am the duly appointed, qualified and acting City Clerk of the City of Cedar Falls, State of Iowa, and that as such Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officials, and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that the transcript hereto attached is a true and complete copy of all the corporate records in relation to the authorization, issuance and disposition of $4,400,000 General Obligation Capital Loan Notes, Series 2026, of the City dated October 29, 2026, and that the transcript hereto attached contains a true and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time, in relation to the authorization, issuance and disposition of the Notes, and that the City Council consists of a Mayor and seven (7) Council Members, and that the offices were duly and lawfully filled by the individuals listed in the attached transcript as of the dates and times referred to therein.

I further certify that the City is and throughout the period of such proceedings has been governed under the Mayor/Council form of municipal government authorized by Chapter 372, Code of Iowa, under the provisions of its charter as recorded with the Secretary of State.

I further certify that according to the records in my office, the named members of the Council were duly and regularly elected to such office, and were, during all of the year 2026, and now are, the legally elected, constituted and acting City Council of the City.

I further certify that no litigation is pending, prayed or threatened affecting the validity of the Notes hereinabove referred to, nor affecting the title of any of the City officers and Council Members to their official positions.

I further certify that all meetings of the City Council of the City at which action was taken in connection with the Notes were open to the public at all times in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and was duly given at least twenty-four hours prior to the commencement of the meeting by notification of the communications media having requested such notice and posted on a bulletin board or other prominent place designated for the purpose and easily accessible to the public at the principal office of the Council all pursuant to the provisions and in accordance with the conditions of the local rules of the Council and Chapter 21, Code of Iowa.

I further certify that no City officer or employee has any interest in the contract for the sale of the Notes or any matter incidental thereto, according to my best knowledge and belief.

WITNESS my hand and the seal of the City hereto attached this _____ day of _____, 2026, at Cedar Falls, Iowa.

_____
City Clerk, City of Cedar Falls, State of Iowa

(SEAL)

Finally, the below stated officers whose signatures appear hereafter are now the duly qualified and acting officials of the City, possessed of the offices as designated below, to-wit:

Mayor: Danny Laudick

_____
(Original Signature)

Clerk: Kim Kerr

_____
(Original Signature)

Controller/City Treasurer: Jennifer Rodenbeck

_____
(Original Signature)

STATE OF IOWA)
) SS
COUNTY OF BLACK HAWK)

Subscribed and sworn to before me by Danny Laudick, Kim Kerr and Jennifer Rodenbeck on this _____ day of _____, 2026.

_____
Notary Public in and for Black Hawk County, Iowa

(SEAL)

4911-7230-6898-1\10283-223

COUNTY AUDITOR'S CERTIFICATE

I, _____, County Auditor of Black Hawk County, State of Iowa, hereby certify that on the _____ day of _____, 2026 there was filed in my office the Resolution of the City Council of the City of Cedar Falls, State of Iowa, adopted on the 5th day of October, 2026, the Resolution authorizing execution of a Loan Agreement and authorizing the issuance of $4,400,000 of General Obligation Capital Loan Notes, Series 2026, and levying a tax therefor, dated October 29, 2026.

(COUNTY SEAL)

_____
County Auditor of Black Hawk County, State of Iowa

4936-7335-7266-1\10283-223

Form **8038-G** (Rev. October 2021)

Department of the Treasury
Internal Revenue Service

Information Return for Tax-Exempt Governmental Bonds

▶ **Under Internal Revenue Code section 149(e)**
▶ **See separate instructions.**
Caution: *If the issue price is under $100,000, use Form 8038-GC.*
▶ **Go to *www.irs.gov/F8038G* for instructions and the latest information.**

OMB No. 1545-0047

Part I Reporting Authority

Check box if **Amended Return** ▶ ☐

1 Issuer's name City of Cedar Falls, Iowa	**2** Issuer's employer identification number (EIN)
3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)	**3b** Telephone number of other person shown on 3a
4 Number and street (or P.O. box if mail is not delivered to street address) Room/suite 220 Clay Street	**5** Report number *(For IRS Use Only)* 3
6 City, town, or post office, state, and ZIP code Cedar Falls, Iowa 50613	**7** Date of issue 10/29/26
8 Name of issue $4,400,000 General Obligation Capital Loan Notes, Series 2026	**9** CUSIP number 150195 5C5
10a Name and title of officer or other employee of the issuer whom the IRS may call for more information Lisa Roeding, Controller/City Treasurer	**10b** Telephone number of officer or other employee shown on 10a (319) 273-8600

Part II Type of Issue (Enter the issue price.) See the instructions and attach schedule.

11	Education	**11**	
12	Health and hospital	**12**	
13	Transportation	**13**	1,493,433.18
14	Public safety	**14**	554,321.64
15	Environment (including sewage bonds)	**15**	
16	Housing	**16**	
17	Utilities	**17**	265,357.71
18	Other. Describe ▶ see attached	**18**	2,250,233.37
19a	If bonds are TANs or RANs, check only box 19a ▶ ☐		
b	If bonds are BANs, check only box 19b ▶ ☐		
20	If bonds are in the form of a lease or installment sale, check box ▶ ☐		

Part III Description of Bonds. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21	06/01/2039	$ 4,563,345.90	$ 4,400,000	7.168 years	3.9322 %

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22	Proceeds used for accrued interest			**22**	-0-
23	Issue price of entire issue (enter amount from line 21, column (b))			**23**	4,563,345.90
24	Proceeds used for bond issuance costs (including underwriters' discount)	**24**	90,125		
25	Proceeds used for credit enhancement	**25**	-0-		
26	Proceeds allocated to reasonably required reserve or replacement fund	**26**	-0-		
27	Proceeds used to refund prior tax-exempt bonds. Complete Part V	**27**	-0-		
28	Proceeds used to refund prior taxable bonds. Complete Part V	**28**	-0-		
29	Total (add lines 24 through 28)			**29**	90,125
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)			**30**	4,473,220.90

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31	Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded ▶	years
32	Enter the remaining weighted average maturity of the taxable bonds to be refunded ▶	years
33	Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY) ▶	
34	Enter the date(s) the refunded bonds were issued ▶ (MM/DD/YYYY)	

Part VI Miscellaneous

35	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)	35	
36a	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions	36a	
b	Enter the final maturity date of the GIC ▶ (MM/DD/YYYY)		
c	Enter the name of the GIC provider ▶		
37	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units	37	

38a If this issue is a loan made from the proceeds of another tax-exempt issue, check box ▶ ☐ and enter the following information:

b Enter the date of the master pool bond ▶ (MM/DD/YYYY)

c Enter the EIN of the issuer of the master pool bond ▶

d Enter the name of the issuer of the master pool bond ▶

39 If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box ▶ ☐

40 If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box ▶ ☐

41a If the issuer has identified a hedge, check here ▶ ☐ and enter the following information:

b Name of hedge provider ▶

c Type of hedge ▶

d Term of hedge ▶

42 If the issuer has superintegrated the hedge, check box ▶ ☐

43 If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box ▶ ☑

44 If the issuer has established written procedures to monitor the requirements of section 148, check box ▶ ☑

45a If some portion of the proceeds was used to reimburse expenditures, check here ▶ ☐ and enter the amount of reimbursement ▶

b Enter the date the official intent was adopted ▶ (MM/DD/YYYY)

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

▶ Signature of issuer's authorized representative Date

▶ Lisa Roeding, Controller/City Treasurer
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
J. Eric Boehlert				P01077288

Firm's name ▶ Ahlers & Cooney, P.C.	Firm's EIN ▶ 42-1323559
Firm's address ▶ 100 Court Ave., Ste, 600, Des Moines, Iowa 50309	Phone no. 515-243-7611

CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

NOTICE OF PROPOSED FINAL ASSESSMENT PROCEEDINGS

v.

BARBARA & WALTER DEKOCK

TO THE ABOVE-NAMED PERSON(S):	BARBARA & WALTER DEKOCK
PROPERTY DESCRIPTION:	216 Iowa Street, Cedar Falls, Iowa Black Hawk County Parcel #8914-12-159-008
LEGAL DESCRIPTION OF PROPERTY:	ORIGINAL PLAT CEDAR FALLS ALL W OF RR LOT 6 BLK 27, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at 216 Iowa Street, pursuant to City of Cedar Falls Ordinance Section 17-246 & 247. This matter is currently set on the Cedar Falls City Council agenda for **October 5, 2026**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa, 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By

Kim Kerr, CMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Kim Kerr, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 216 Iowa Street, CEDAR FALLS, IOWA, PARCEL ID 8914-12-159-008

WHEREAS, it was determined that the property located at 216 Iowa Street, being legally described as ORIGINAL PLAT CEDAR FALLS ALL W OF RR LOT 6 BLK 27, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-12-159-008, was in violation of City of Cedar Falls Ordinance Section 17-246 & 247 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 216 Iowa Street (Parcel ID 8914-12-159-008) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of **$210.49**, be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of $5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

ORIGINAL PLAT CEDAR FALLS ALL W OF RR LOT 6 BLK 27, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-12-159-008

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 5th day of October 2026.

_____
Daniel Laudick, Mayor

ATTEST:

_____
Kim Kerr, CMC, City Clerk

DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

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

August 10, 2026

Barbara & Walter DeKock
1015 Clay Street
Cedar Falls, IA 50613

Dear Barbara & Walter DeKock,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing at 216 Iowa on 7/15/26 for $138.49, as well as late fees of $0.00 for a total amount due of $138.49. **If no payment is received by August 25, 2026, we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

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

Invoice Number: AR000634
Date: 07/24/2026
Account Number: C00002010
Type: MISCELLANEOUS
Terms: NET 30 DAYS
Due Date: 08/23/2026

TO: DEKOCK, BARBARA & WALTER
1015 CLAY STREET
CEDAR FALLS, IA 50613

Type	Description	Quantity	Unit Price	Amount
MS	MOWED LAWN ON 7/15/26 PER ORDINANCE 17-246 & 247 LOCATION: 216 IOWA; #8914-12-159-008 PROFESSIONAL LAWN CARE INV.#22708 $95.00 CODE ENFORCEMENT/ADMIN.FEES $43.49 THIS INVOICE IS DUE WITHIN 15 DAYS. IF NO PAYMENT IS RECEIVED WITHIN 15 DAYS A LIEN LETTER WILL BE SENT AND IF NO PAYMENT IS RECEIVED AFTER THAT 15 DAYS THE AMOUNT DUE WILL BE ASSESSED AGAINST THE PROPERTY. *1.5% Late fee will be assessed on payments over 30 days.	1.00	138.49	138.49
			Total Due	$138.49

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

CITY OF CEDAR FALLS
220 Clay Street
Cedar Falls, IA 50613

Customer Name: DEKOCK, BARBARA & WALTER
Invoice Number: AR000634
Account Number: C00002010
Invoice Date: 07/24/2026
Due Date: 08/23/2026

Total Amount Due: $138.49

Total Payment: $ _____

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

STATEMENT

Account No: C00002010
CustType Id: C00002010
Date: 07/31/2026
Type: MISCELLANEOUS

PAYMENT IS DUE UPON RECEIPT

TO:

DEKOCK, BARBARA & WALTER
1015 CLAY STREET
CEDAR FALLS, IA 50613

BALANCE DUE: $3,316.03

STATEMENT DATE: 07/31/2026

STATEMENT COVERS ACTIVITY FROM 7/1/2026 THROUGH 7/31/2026

Date	Invoice	Description	Charges	Payments	Amount Due
07/01/26		***Balance Forward***	---------	---------	2,027.59
07/24/26	AR000633	MOWED LAWN ON 7/21/26	888.40	0.00	888.40
07/24/26	AR000634	MOWED LAWN ON 7/15/26	138.49	0.00	138.49
07/24/26	AR000635	MOWED LAWN ON 7/9/26	104.65	0.00	104.65
07/24/26	AR000636	MOWED LAWN ON 7/9/26	156.90	0.00	156.90
		CURRENT PERIOD TOTALS:	1,288.44	0.00	1,288.44
				ENDING BALANCE:	**$3,316.03**

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

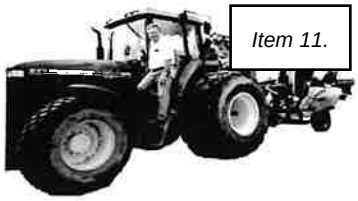
CITY OF CEDAR FALLS
220 Clay Street
Cedar Falls, IA 50613

Customer Name: DEKOCK, BARBARA & WALTER
Account No: C00002010
CustType Id: C00002010
Balance: $3,316.03

Total Payment: $ _____

Professional Lawn Care, LLC





P.O. Box 1942
Waterloo, Iowa 50704
Phone (319) 233-3942
Prolawn@mchsi.com

Snow Removal
Salt & Sand
Parking Lots
Hauling Snow
Irrigation Repair

Garden Tilling
Power Raking
Hedge Trimming
Tree Pruning
Weed Mowing
Lawn Mowing
Garden Plowing
Fall Clean up
Vacuum Leaf Raking

City of Cedar Falls Dept. of Public Works
2200 Technology Parkway
Cedar Falls,IA 50613
319-273-8629

Date

Invoice Number 22708

7/15/2026	Code Enforcement mowing at 216 Iowa St. 1 hour at $95.00 per hour	$95.00

Thank You, We appreciate your Business

Sum of Charges	$95.00
Tax	$0.00
Total	$95.00

A Finance Charge is Computed on a periodic rate of 2% per month which is an ANNUAL PERCENTAGE RATE of 24% on any previous balance not paid by the 10th of the month following service (Minimum Charge - $.50 per month)

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone (319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED: GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE:	7/9/2026	Case #	26-1000-GRSS
PROPERTY RESIDENT:	Vacant Lot		
PROPERTY ADDRESS:	216 Iowa St (Parcel ID #891412159008)		
Property Owner Name:	Walter J De Kock		
Property Owner Address:	1015 Clay St Cedar Falls, IA 50613		

A complaint has been brought to the attention of this office and an inspection of the property found that grass and/or weeds have been allowed to become a nuisance. The property is legally described as follows:

ORIGINAL PLAT CEDAR FALLS ALL W OF RR LOT 6 BLK 27

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. A notice was posted on the vacant lot on 07/01/26 advising that the property needed to be mowed to bring it in compliance with 17-246. As of the date of this letter, the violation has not been rectified. This letter serves as a formal notice to the owner and/or person responsible for the property is/are required to mow the property. The City will inspect the property in five (5) days from the date of this mailing notice, on 07/14/2026, to confirm compliance with the Ordinance requirements.

The following deficiencies have been observed: The grass and weeds on this property have been measured and exceed the City's 8-inch maximum height allowance. If the property is not brought into compliance after five days, the City will mow the property to bring it into compliance. As a reminder, the brush pile and recently fallen branches must be removed from the property.

Sec. 17-246. - Noxious weeds prohibited; exceptions.
(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:
(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire

hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1—4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 17-246(a) Noxious Weeds	It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (Agropyron repens); (2) Perennial sow thistle (Sonchus arvensis); (3) European morning glory and field bindweed (Convolvulus arvensis); (4) Horse nettle (Solanum carolinense); (5) Leafy spurge (Euphorbia esula); (6) Perennial peppergrass (Lepidium draba); (7) Russian knapweed (Centaurea repens); (8) Buckthorn (Rhamnus, not to include Rhamnus frangula), and all other species of thistles belonging in genera of Cirsium and Carduus; (9) Butterprint (Abutilon theophrasti), annual; (10) Cocklebur (Xanthium commune), annual; (11) Wild mustard (Brassica arvensis), annual; (12) Wild carrot (Daucus carota), biennial; (13) Buckhorn (Plantago lanceolata), perennial; (14) Sheep sorrel (Rumex acetosella), perennial; (15) Sour dock (Rumex crispus), perennial; (16) Smooth dock (Rumex altissimus), perennial; (17) Poison hemlock (Conium maculatum); (18) Wild sunflower (wild strain of Helianthus annus L.), annual; (19) Puncture vine (Trimbulus terrestris), annual; (20) Teasel (Dipsacus), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	7/14/2026

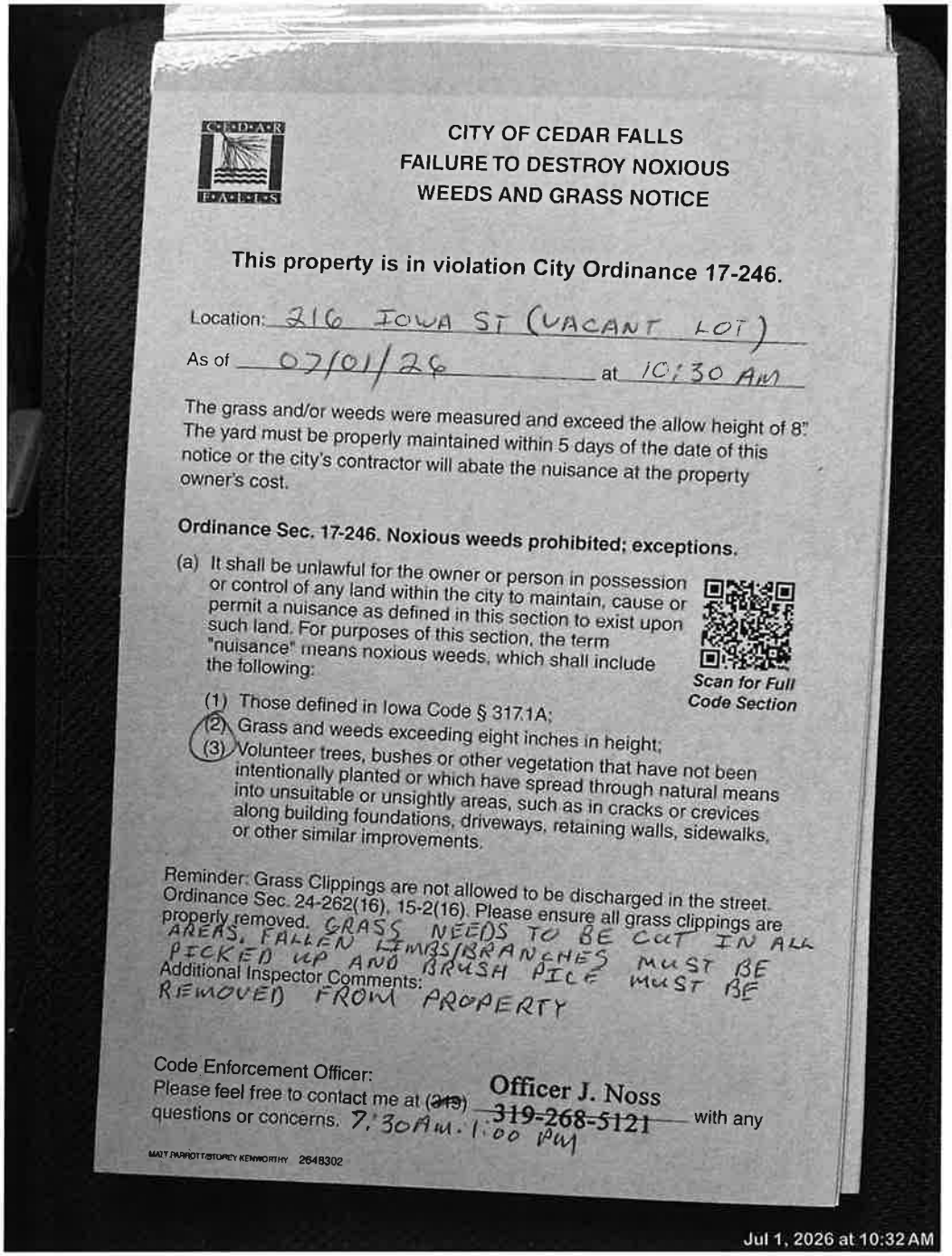
Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact Code Enforcement at (319) 268-5121. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT

James Noss

James Noss
Code Enforcement Officer



CITY OF CEDAR FALLS
FAILURE TO DESTROY NOXIOUS
WEEDS AND GRASS NOTICE

This property is in violation City Ordinance 17-246.

Location: 216 IOWA ST (VACANT LOT)

As of 07/01/26 at 10:30 AM

The grass and/or weeds were measured and exceed the allow height of 8". The yard must be properly maintained within 5 days of the date of this notice or the city's contractor will abate the nuisance at the property owner's cost.

Ordinance Sec. 17-246. Noxious weeds prohibited; exceptions.

(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:

Scan for Full Code Section

(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Reminder: Grass Clippings are not allowed to be discharged in the street. Ordinance Sec. 24-262(16), 15-2(16). Please ensure all grass clippings are properly removed. GRASS NEEDS TO BE CUT IN ALL AREAS. FALLEN LIMBS/BRANCHES MUST BE PICKED UP AND BRUSH PILE MUST BE REMOVED FROM PROPERTY

Additional Inspector Comments:

Code Enforcement Officer: Officer J. Noss
Please feel free to contact me at ~~(319)~~ 319-268-5121 with any questions or concerns. 7:30AM-1:00 PM

MATT PARROTT/STOREY KENWORTHY 2648302

Jul 1, 2026 at 10:32 AM





CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

NOTICE OF PROPOSED FINAL ASSESSMENT PROCEEDINGS

v.

BARBARA & WALTER DEKOCK

TO THE ABOVE-NAMED PERSON(S):	BARBARA & WALTER DEKOCK
PROPERTY DESCRIPTION:	804 West Seerley Boulevard, Cedar Falls, Iowa Black Hawk County Parcel #8914-13-353-003
LEGAL DESCRIPTION OF PROPERTY:	AUDITORS PLAT NO 18 CF LOT 29 AND EASE BK 102 P 93, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at 804 West Seerley Boulevard, pursuant to City of Cedar Falls Ordinance Section 17-246 & 247. This matter is currently set on the Cedar Falls City Council agenda for **October 5, 2026**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa, 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By

Kim Kerr, CMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Kim Kerr, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 804 WEST SEERLEY BOULEVARD, CEDAR FALLS, IOWA, PARCEL ID 8914-13-353-003

WHEREAS, it was determined that the property located at 804 West Seerley Boulevard, being legally described as AUDITORS PLAT NO 18 CF LOT 29 AND EASE BK 102 P 93, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-13-353-003, was in violation of City of Cedar Falls Ordinance Section 17-246 & 247 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 804 West Seerley Boulevard (Parcel ID 8914-13-353-003) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of **$228.90** , be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of $5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

AUDITORS PLAT NO 18 CF LOT 29 AND EASE BK 102 P 93, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-13-353-003

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 5th day of October 2026.

_____
Daniel Laudick, Mayor

ATTEST:

_____
Kim Kerr, CMC, City Clerk

DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

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

August 10, 2026

Barbara & Walter DeKock
1015 Clay Street
Cedar Falls, IA 50613

Dear Barbara & Walter DeKock,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing at 804 W. Seerley Blvd. on 7/9/26 for $156.90, as well as late fees of $0.00 for a total amount due of $156.90. **If no payment is received by August 25, 2026, we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

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

Invoice Number: AR000636
Date: 07/24/2026
Account Number: C00002010
Type: MISCELLANEOUS
Terms: NET 30 DAYS
Due Date: 08/23/2026

TO: DEKOCK, BARBARA & WALTER
1015 CLAY STREET
CEDAR FALLS, IA 50613

Type	Description	Quantity	Unit Price	Amount
MS	MOWED LAWN ON 7/9/26 PER ORDINANCE 17-246 & 247 LOCATION: 804 W. SEERLEY BLVD. PROFESSIONAL LAWN CARE INV.#22685 $95.00 CODE ENFORCEMENT/ADMIN.FEES $61.90 THIS INVOICE IS DUE WITHIN 15 DAYS. IF NO PAYMENT IS RECEIVED WITHIN 15 DAYS A LIEN LETTER WILL BE SENT AND IF NO PAYMENT IS RECEIVED AFTER THAT 15 DAYS THE AMOUNT DUE WILL BE ASSESSED AGAINST THE PROPERTY. *1.5% Late fee will be assessed on payments over 30 days.	1.00	156.90	156.90
			Total Due	$156.90

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

CITY OF CEDAR FALLS
220 Clay Street
Cedar Falls, IA 50613

Customer Name: DEKOCK, BARBARA & WALTER
Invoice Number: AR000636
Account Number: C00002010
Invoice Date: 07/24/2026
Due Date: 08/23/2026

Total Amount Due: $156.90

Total Payment: $ _____

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

STATEMENT

Account No: C00002010
CustType Id: C00002010
Date: 07/31/2026
Type: MISCELLANEOUS

PAYMENT IS DUE UPON RECEIPT

TO:

DEKOCK, BARBARA & WALTER
1015 CLAY STREET
CEDAR FALLS, IA 50613

BALANCE DUE: $3,316.03

STATEMENT DATE: 07/31/2026

STATEMENT COVERS ACTIVITY FROM 7/1/2026 THROUGH 7/31/2026

Date	Invoice	Description	Charges	Payments	Amount Due
07/01/26		***Balance Forward***	---------	---------	2,027.59
07/24/26	AR000633	MOWED LAWN ON 7/21/26	888.40	0.00	888.40
07/24/26	AR000634	MOWED LAWN ON 7/15/26	138.49	0.00	138.49
07/24/26	AR000635	MOWED LAWN ON 7/9/26	104.65	0.00	104.65
07/24/26	AR000636	MOWED LAWN ON 7/9/26	156.90	0.00	156.90
		CURRENT PERIOD TOTALS:	1,288.44	0.00	1,288.44
				ENDING BALANCE:	**$3,316.03**

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

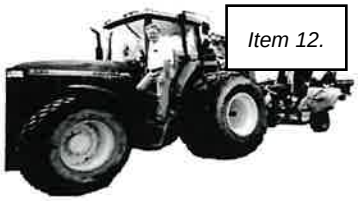
CITY OF CEDAR FALLS
220 Clay Street
Cedar Falls, IA 50613

Customer Name: DEKOCK, BARBARA & WALTER
Account No: C00002010
CustType Id: C00002010
Balance: $3,316.03

Total Payment: $ _____

Professional Lawn Care, LLC





P.O. Box 1942
Waterloo, Iowa 50704
Phone (319) 233-3942
Prolawn@mchsi.com

Snow Removal
Salt & Sand
Parking Lots
Hauling Snow
Irrigation Repair

Garden Tilling
Power Raking
Hedge Trimming
Tree Pruning
Weed Mowing
Lawn Mowing
Garden Plowing
Fall Clean up
Vacuum Leaf Raking

City of Cedar Falls Dept. of Public Works
2200 Technology Parkway
Cedar Falls,IA 50613
319-273-8629

Date

Invoice Number 22685

7/9/2026	Code Enforcement mowing at 804/806 W. Seerley 1 hour at $95.00 per hour	$95.00
	Code Enforcement mowing at 2413 Olive St. .50 hour at $95.00 per hour	$47.50

Thank You, We appreciate your Business

Sum of Charges	$142.50
Tax	$0.00
Total	$142.50

A Finance Charge is Computed on a periodic rate of 2% per month which is an ANNUAL PERCENTAGE RATE of 24% on any previous balance not paid by the 10th of the month following service (Minimum Charge - $.50 per month)

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone (319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED: GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE:	7/1/2026	Case # 26-0998-GRSS
PROPERTY RESIDENT:	Vacant	
PROPERTY ADDRESS:	806 W Seerley Blvd	
Property Owner Name:	Barbara K De Kock	
Property Owner Address:	1015 Clay St	
	Cedar Falls, IA 50613	

A complaint has been brought to the attention of this office and an inspection of the property found that grass and/or weeds have been allowed to become a nuisance. The property is legally described as follows:

AUDITORS PLAT NO 18 CF LOT 29 AND EASE BK 102 P 93

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 7/8/2026, to confirm compliance with the Ordinance requirements.

The following violation has been observed: grass and weeds on the property exceed the City's maximum allowable height of 8 inches. You are hereby notified that the entire property must be brought into full compliance no later than July 8, 2026. Partial mowing or incomplete abatement shall not constitute compliance. If the property is not fully mowed and brought into compliance by that date, the City may enter the property and mow or otherwise abate the violation in its entirety, regardless of any incomplete attempt by the owner or occupant to perform the work. All costs incurred by the City may be assessed against the property as permitted by law.

Sec. 17-246. - Noxious weeds prohibited; exceptions.
(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:
(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1—4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 17-246(a) Noxious Weeds	It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (Agropyron repens); (2) Perennial sow thistle (Sonchus arvensis); (3) European morning glory and field bindweed (Convolvulus arvensis); (4) Horse nettle (Solanum carolinense); (5) Leafy spurge (Euphorbia esula); (6) Perennial peppergrass (Lepidium draba); (7) Russian knapweed (Centaurea repens); (8) Buckthorn (Rhamnus, not to include Rhamnus frangula), and all other species of thistles belonging in genera of Cirsium and Carduus; (9) Butterprint (Abutilon theophrasti), annual; (10) Cocklebur (Xanthium commune), annual; (11) Wild mustard (Brassica arvensis), annual; (12) Wild carrot (Daucus carota), biennial; (13) Buckhorn (Plantago lanceolata), perennial; (14) Sheep sorrel (Rumex acetosella), perennial; (15) Sour dock (Rumex crispus), perennial; (16) Smooth dock (Rumex altissimus), perennial; (17) Poison hemlock (Conium maculatum); (18) Wild sunflower (wild strain of Helianthus annus L.), annual; (19) Puncture vine (Trimbulus terrestris), annual; (20) Teasel (Dipsacus), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	7/8/2026

Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT

Adam Spray

Adam Spray
Code Enforcement Officer


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W SEELEY BLVD

806

W SEERLEY BLVD

806
804

CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

NOTICE OF PROPOSED FINAL ASSESSMENT PROCEEDINGS

v.

BARBARA & WALTER DEKOCK

TO THE ABOVE-NAMED PERSON(S):	BARBARA & WALTER DEKOCK
PROPERTY DESCRIPTION:	818 West Seerley Boulevard, Cedar Falls, Iowa Black Hawk County Parcel #8914-13-353-011
LEGAL DESCRIPTION OF PROPERTY:	AUDITORS PLAT NO 18 CF LOT 27 LOT 31, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at 818 West Seerley Boulevard, pursuant to City of Cedar Falls Ordinance Section 17-246 and 17-247. This matter is currently set on the Cedar Falls City Council agenda for **October 5th, 2026**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa, 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By

Kim Kerr, CMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Kim Kerr, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 818 WEST SEERLEY BOULEVARD, CEDAR FALLS, IOWA, PARCEL ID 8914-13-353-011

WHEREAS, it was determined that the property located at 818 West Seerley Boulevard, being legally described as AUDITORS PLAT NO 18 CF LOT 27 LOT 31, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-13-353-011, was in violation of City of Cedar Falls Ordinance Section 17-246 and 17-247 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 818 West Seerley Boulevard (Parcel ID 8914-13-353-011) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of **$960.40**, be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of $5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

AUDITORS PLAT NO 18 CF LOT 27 LOT 31, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-13-353-011

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 5th day of October 2026.

_____
Daniel Laudick, Mayor

ATTEST:

_____
Kim Kerr, CMC, City Clerk

DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

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

August 10, 2026

Barbara & Walter DeKock
1015 Clay Street
Cedar Falls, IA 50613

Dear Barbara & Walter DeKock,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing at 818 W. Seerley Blvd. on 7/21/26 for $888.40, as well as late fees of $0.00 for a total amount due of $888.40. **If no payment is received by August 25, 2026, we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

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

Invoice Number: AR000633
Date: 07/24/2026
Account Number: C00002010
Type: MISCELLANEOUS
Terms: NET 30 DAYS
Due Date: 08/23/2026

TO: DEKOCK, BARBARA & WALTER
1015 CLAY STREET
CEDAR FALLS, IA 50613

Type	Description	Quantity	Unit Price	Amount
MS	MOWED LAWN ON 7/21/26 PER ORDINANCE 17-246 & 247 LOCATION: 818 W. SEERLEY BLVD. PROFESSIONAL LAWN CARE INV.#22719 $760.00 CODE ENFORCEMENT/ADMIN.FEES $128.40 THIS INVOICE IS DUE WITHIN 15 DAYS. IF NO PAYMENT IS RECEIVED WITHIN 15 DAYS A LIEN LETTER WILL BE SENT AND IF NO PAYMENT IS RECEIVED AFTER THAT 15 DAYS THE AMOUNT DUE WILL BE ASSESSED AGAINST THE PROPERTY. *1.5% Late fee will be assessed on payments over 30 days.	1.00	888.40	888.40
			Total Due	$888.40

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

CITY OF CEDAR FALLS
220 Clay Street
Cedar Falls, IA 50613

Customer Name: DEKOCK, BARBARA & WALTER
Invoice Number: AR000633
Account Number: C00002010
Invoice Date: 07/24/2026
Due Date: 08/23/2026

Total Amount Due: $888.40

Total Payment: $ _____

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

STATEMENT

Account No: C00002010
CustType Id: C00002010
Date: 07/31/2026
Type: MISCELLANEOUS

PAYMENT IS DUE UPON RECEIPT

TO:

DEKOCK, BARBARA & WALTER
1015 CLAY STREET
CEDAR FALLS, IA 50613

BALANCE DUE: $3,316.03

STATEMENT DATE: 07/31/2026

STATEMENT COVERS ACTIVITY FROM 7/1/2026 THROUGH 7/31/2026

Date	Invoice	Description	Charges	Payments	Amount Due
07/01/26		***Balance Forward***	---------	---------	2,027.59
07/24/26	AR000633	MOWED LAWN ON 7/21/26	888.40	0.00	888.40
07/24/26	AR000634	MOWED LAWN ON 7/15/26	138.49	0.00	138.49
07/24/26	AR000635	MOWED LAWN ON 7/9/26	104.65	0.00	104.65
07/24/26	AR000636	MOWED LAWN ON 7/9/26	156.90	0.00	156.90
		CURRENT PERIOD TOTALS:	1,288.44	0.00	1,288.44
				ENDING BALANCE:	**$3,316.03**

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

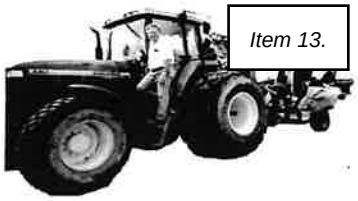
CITY OF CEDAR FALLS
220 Clay Street
Cedar Falls, IA 50613

Customer Name: DEKOCK, BARBARA & WALTER
Account No: C00002010
CustType Id: C00002010
Balance: $3,316.03

Total Payment: $ _____

Professional Lawn Care, LLC





P.O. Box 1942
Waterloo, Iowa 50704
Phone (319) 233-3942
Prolawn@mchsi.com

Snow Removal
Salt & Sand
Parking Lots
Hauling Snow
Irrigation Repair

Garden Tilling
Power Raking
Hedge Trimming
Tree Pruning
Weed Mowing
Lawn Mowing
Garden Plowing
Fall Clean up
Vacuum Leaf Raking

City of Cedar Falls Dept. of Public Works
2200 Technology Parkway
Cedar Falls,IA 50613
319-273-8629

Date

Invoice Number 22719

7/21/2026	Code Enforcement mowing at 818 W. Seerely 8 hour at $95.00 per hour	$760.00

Thank You, We appreciate your Business

Sum of Charges	$760.00
Tax	$0.00
Total	$760.00

A Finance Charge is Computed on a periodic rate of 2% per month which is an ANNUAL PERCENTAGE RATE of 24% on any previous balance not paid by the 10th of the month following service (Minimum Charge - $.50 per month)

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED: GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE:	7/13/2026	Case #	26-1028-GRSS
PROPERTY RESIDENT:	Vacant		
PROPERTY ADDRESS:	818 W Seerley Blvd		
Property Owner Name:	Walter J De Kock		
Property Owner Address:	1015 Clay St Cedar Falls, IA 50613		

A complaint has been brought to the attention of this office and an inspection of the property found that grass and/or weeds have been allowed to become a nuisance. The property is legally described as follows:

AUDITORS PLAT NO 18 CF LOT 27 LOT 31

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 7/20/2026, to confirm compliance with the Ordinance requirements.

The following violation has been observed: grass and weeds exceed the City's maximum allowable height of 8 inches. Specifically, the grass and weeds on the property have been measured and are in excess of the 8-inch maximum height permitted by City code. The property is not in compliance and must be fully abated.
You are hereby ordered to bring the entire property into full compliance. Compliance requires removal or mowing of all grass and weeds exceeding 8 inches in height, removal of all volunteer trees, and correction of all overgrowth throughout the property. This includes, but is not limited to, the extremely tall weeds adjacent to the property line next to 808 W Seerley Blvd, the south side of the house. Partial mowing, spot treatment, or incomplete abatement shall not constitute compliance. The property must be fully brought into compliance by the deadline stated above. If the violation is not fully corrected on July 20, 2026, the City may enter the property and mow or otherwise abate the violation in its entirety, regardless of any partial or incomplete attempt by the owner or occupant to perform the work. All costs incurred by the City for such abatement may be assessed against the property as permitted by law.

Sec. 17-246. - Noxious weeds prohibited; exceptions.
(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:
(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1—4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 17-246(a) Noxious Weeds	It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (Agropyron repens); (2) Perennial sow thistle (Sonchus arvensis); (3) European morning glory and field bindweed (Convolvulus arvensis); (4) Horse nettle (Solanum carolinense); (5) Leafy spurge (Euphorbia esula); (6) Perennial peppergrass (Lepidium draba); (7) Russian knapweed (Centaurea repens); (8) Buckthorn (Rhamnus, not to include Rhamnus frangula), and all other species of thistles belonging in genera of Cirsium and Carduus; (9) Butterprint (Abutilon theophrasti), annual; (10) Cocklebur (Xanthium commune), annual; (11) Wild mustard (Brassica arvensis), annual; (12) Wild carrot (Daucus carota), biennial; (13) Buckhorn (Plantago lanceolata), perennial; (14) Sheep sorrel (Rumex acetosella), perennial; (15) Sour dock (Rumex crispus), perennial; (16) Smooth dock (Rumex altissimus), perennial; (17) Poison hemlock (Conium maculatum); (18) Wild sunflower (wild strain of Helianthus annus L.), annual; (19) Puncture vine (Trimbulus terrestris), annual; (20) Teasel (Dipsacus), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	7/19/2026

Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT

Adam Spray

Adam Spray
Code Enforcement Officer

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED: GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE:	7/1/2026	Case #	26-0997-GRSS
PROPERTY RESIDENT:	Vacant		
PROPERTY ADDRESS:	818 W Seerley Blvd		
Property Owner Name:	Walter J De Kock		
Property Owner Address:	1015 Clay St Cedar Falls, IA 50613		

A complaint has been brought to the attention of this office and an inspection of the property found that grass and/or weeds have been allowed to become a nuisance. The property is legally described as follows:

AUDITORS PLAT NO 18 CF LOT 27 LOT 31

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 7/8/2026, to confirm compliance with the Ordinance requirements.

The following violation has been observed: grass and weeds on the property exceed the City's maximum allowable height of 8 inches. You are hereby notified that the entire property must be brought into full compliance no later than July 8, 2026. Partial mowing or incomplete abatement shall not constitute compliance. If the property is not fully mowed and brought into compliance by that date, the City may enter the property and mow or otherwise abate the violation in its entirety, regardless of any incomplete attempt by the owner or occupant to perform the work. All costs incurred by the City may be assessed against the property as permitted by law.

Sec. 17-246. - Noxious weeds prohibited; exceptions.
(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:
(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1—4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 17-246(a) Noxious Weeds	It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (Agropyron repens); (2) Perennial sow thistle (Sonchus arvensis); (3) European morning glory and field bindweed (Convolvulus arvensis); (4) Horse nettle (Solanum carolinense); (5) Leafy spurge (Euphorbia esula); (6) Perennial peppergrass (Lepidium draba); (7) Russian knapweed (Centaurea repens); (8) Buckthorn (Rhamnus, not to include Rhamnus frangula), and all other species of thistles belonging in genera of Cirsium and Carduus; (9) Butterprint (Abutilon theophrasti), annual; (10) Cocklebur (Xanthium commune), annual; (11) Wild mustard (Brassica arvensis), annual; (12) Wild carrot (Daucus carota), biennial; (13) Buckhorn (Plantago lanceolata), perennial; (14) Sheep sorrel (Rumex acetosella), perennial; (15) Sour dock (Rumex crispus), perennial; (16) Smooth dock (Rumex altissimus), perennial; (17) Poison hemlock (Conium maculatum); (18) Wild sunflower (wild strain of Helianthus annus L.), annual; (19) Puncture vine (Trimbulus terrestris), annual; (20) Teasel (Dipsacus), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	7/8/2026

Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT

Adam Spray

Adam Spray
Code Enforcement Officer

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED: GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE:	6/23/2026	Case #	26-0938-GRSS
PROPERTY RESIDENT:	Vacant		
PROPERTY ADDRESS:	818 W Seerley Blvd		
Property Owner Name:	Walter J De Kock		
Property Owner Address:	1015 Clay St Cedar Falls, IA 50613		

A complaint has been brought to the attention of this office and an inspection of the property found that grass and/or weeds have been allowed to become a nuisance. The property is legally described as follows:

AUDITORS PLAT NO 18 CF LOT 27 LOT 31

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 6/30/2026, to confirm compliance with the Ordinance requirements.

The following deficiency has been observed: Grass and weeds on this property exceed the City's 8-inch maximum height allowance. If the property is not brought into compliance by June 30, 2026, the City may mow the property to bring it into compliance.

Sec. 17-246. - Noxious weeds prohibited; exceptions.
(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:
(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1—4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 17-246(a) Noxious Weeds	It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (Agropyron repens); (2) Perennial sow thistle (Sonchus arvensis); (3) European morning glory and field bindweed (Convolvulus arvensis); (4) Horse nettle (Solanum carolinense); (5) Leafy spurge (Euphorbia esula); (6) Perennial peppergrass (Lepidium draba); (7) Russian knapweed (Centaurea repens); (8) Buckthorn (Rhamnus, not to include Rhamnus frangula), and all other species of thistles belonging in genera of Cirsium and Carduus; (9) Butterprint (Abutilon theophrasti), annual; (10) Cocklebur (Xanthium commune), annual; (11) Wild mustard (Brassica arvensis), annual; (12) Wild carrot (Daucus carota), biennial; (13) Buckhorn (Plantago lanceolata), perennial; (14) Sheep sorrel (Rumex acetosella), perennial; (15) Sour dock (Rumex crispus), perennial; (16) Smooth dock (Rumex altissimus), perennial; (17) Poison hemlock (Conium maculatum); (18) Wild sunflower (wild strain of Helianthus annus L.), annual; (19) Puncture vine (Trimbulus terrestris), annual; (20) Teasel (Dipsacus), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	6/30/2026

Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

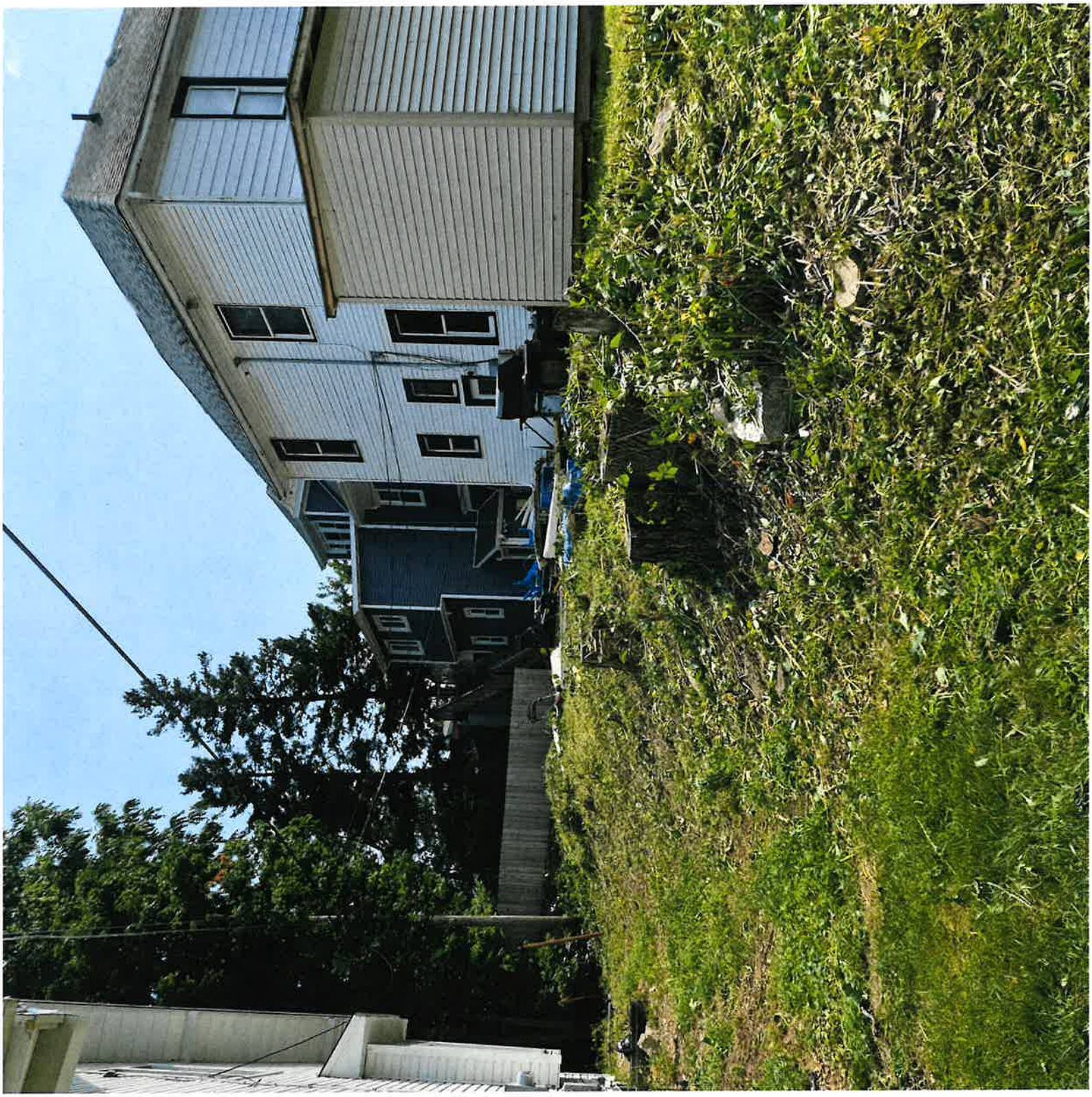
CITY OF CEDAR FALLS CODE ENFORCEMENT

Adam Spray

Adam Spray
Code Enforcement Officer


818





CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

NOTICE OF PROPOSED FINAL ASSESSMENT PROCEEDINGS

v.

BARBARA & WALTER DEKOCK

TO THE ABOVE-NAMED PERSON(S):	BARBARA & WALTER DEKOCK
PROPERTY DESCRIPTION:	2413 Olive Street, Cedar Falls, Iowa Black Hawk County Parcel #8914-13-353-004
LEGAL DESCRIPTION OF PROPERTY:	AUDITORS PLAT NO 18 CF LOT 33 LOT 34 AND EASE, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at 2413 Olive Street, pursuant to City of Cedar Falls Ordinance Section 17-246 & 247. This matter is currently set on the Cedar Falls City Council agenda for **October 5, 2026**.

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa, 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By

Kim Kerr, CMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Kim Kerr, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 2413 OLIVE STREET, CEDAR FALLS, IOWA, PARCEL ID 8914-13-353-004

WHEREAS, it was determined that the property located at 2413 Olive Street, being legally described as AUDITORS PLAT NO 18 CF LOT 33 LOT 34 AND EASE, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-13-353-004, was in violation of City of Cedar Falls Ordinance Section 17-246 & 247 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 2413 Olive Street (Parcel ID 8914-13-353-004) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of **$176.65** , be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of $5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

AUDITORS PLAT NO 18 CF LOT 33 LOT 34 AND EASE, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-13-353-004

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 5th day of October 2026.

_____
Daniel Laudick, Mayor

ATTEST:

_____
Kim Kerr, CMC, City Clerk

DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

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

August 10, 2026

Barbara & Walter DeKock
1015 Clay Street
Cedar Falls, IA 50613

Dear Barbara & Walter DeKock,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing at 2413 Olive Street on 7/9/26 for $104.65, as well as late fees of $0.00 for a total amount due of $104.65. **If no payment is received by August 25, 2026, we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

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

Invoice Number: AR000635
Date: 07/24/2026
Account Number: C00002010
Type: MISCELLANEOUS
Terms: NET 30 DAYS
Due Date: 08/23/2026

TO: DEKOCK, BARBARA & WALTER
1015 CLAY STREET
CEDAR FALLS, IA 50613

Type	Description	Quantity	Unit Price	Amount
MS	MOWED LAWN ON 7/9/26 PER ORDINANCE 17-246 & 247 LOCATION: 2413 OLIVE STREET PROFESSIONAL LAWN CARE INV.#22685 $47.50 CODE ENFORCEMENT/ADMIN.FEES $57.15 THIS INVOICE IS DUE WITHIN 15 DAYS. IF NO PAYMENT IS RECEIVED WITHIN 15 DAYS A LIEN LETTER WILL BE SENT AND IF NO PAYMENT IS RECEIVED AFTER THAT 15 DAYS THE AMOUNT DUE WILL BE ASSESSED AGAINST THE PROPERTY. *1.5% Late fee will be assessed on payments over 30 days.	1.00	104.65	104.65
			Total Due	$104.65

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

CITY OF CEDAR FALLS
220 Clay Street
Cedar Falls, IA 50613

Customer Name: DEKOCK, BARBARA & WALTER
Invoice Number: AR000635
Account Number: C00002010
Invoice Date: 07/24/2026
Due Date: 08/23/2026

Total Amount Due: $104.65

Total Payment: $ _____

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

STATEMENT

Account No: C00002010
CustType Id: C00002010
Date: 07/31/2026
Type: MISCELLANEOUS

PAYMENT IS DUE UPON RECEIPT

TO:

DEKOCK, BARBARA & WALTER
1015 CLAY STREET
CEDAR FALLS, IA 50613

BALANCE DUE: $3,316.03

STATEMENT DATE: 07/31/2026

STATEMENT COVERS ACTIVITY FROM 7/1/2026 THROUGH 7/31/2026

Date	Invoice	Description	Charges	Payments	Amount Due
07/01/26		***Balance Forward***	---------	---------	2,027.59
07/24/26	AR000633	MOWED LAWN ON 7/21/26	888.40	0.00	888.40
07/24/26	AR000634	MOWED LAWN ON 7/15/26	138.49	0.00	138.49
07/24/26	AR000635	MOWED LAWN ON 7/9/26	104.65	0.00	104.65
07/24/26	AR000636	MOWED LAWN ON 7/9/26	156.90	0.00	156.90
		CURRENT PERIOD TOTALS:	1,288.44	0.00	1,288.44
				ENDING BALANCE:	**$3,316.03**

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

CITY OF CEDAR FALLS
220 Clay Street
Cedar Falls, IA 50613

Customer Name: DEKOCK, BARBARA & WALTER
Account No: C00002010
CustType Id: C00002010
Balance: $3,316.03

Total Payment: $ _____

Professional Lawn Care, LLC





P.O. Box 1942
Waterloo, Iowa 50704
Phone (319) 233-3942
Prolawn@mchsi.com

Snow Removal
Salt & Sand
Parking Lots
Hauling Snow
Irrigation Repair

Garden Tilling
Power Raking
Hedge Trimming
Tree Pruning
Weed Mowing
Lawn Mowing
Garden Plowing
Fall Clean up
Vacuum Leaf Raking

City of Cedar Falls Dept. of Public Works
2200 Technology Parkway
Cedar Falls,IA 50613
319-273-8629

Date

Invoice Number 22685

7/9/2026	Code Enforcement mowing at 804/806 W. Seerley 1 hour at $95.00 per hour	$95.00
	Code Enforcement mowing at 2413 Olive St. .50 hour at $95.00 per hour	$47.50

Thank You, We appreciate your Business

Sum of Charges	$142.50
Tax	$0.00
Total	$142.50

A Finance Charge is Computed on a periodic rate of 2% per month which is an ANNUAL PERCENTAGE RATE of 24% on any previous balance not paid by the 10th of the month following service (Minimum Charge - $.50 per month)

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone (319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED: GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE:	7/1/2026	Case # 26-0999-GRSS
PROPERTY RESIDENT:	Vacant	
PROPERTY ADDRESS:	2413 Olive St	
Property Owner Name:	Walter J De Kock	
Property Owner Address:	1015 Clay St	
	Cedar Falls, IA 50613	

A complaint has been brought to the attention of this office and an inspection of the property found that grass and/or weeds have been allowed to become a nuisance. The property is legally described as follows:

AUDITORS PLAT NO 18 CF LOT 33 LOT 34 AND EASE

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in seven (7) days from the date of this mailing notice, on 7/8/2026, to confirm compliance with the Ordinance requirements.

The following violation has been observed: grass and weeds on the property exceed the City's maximum allowable height of 8 inches. You are hereby notified that the entire property must be brought into full compliance no later than July 8, 2026. Partial mowing or incomplete abatement shall not constitute compliance. If the property is not fully mowed and brought into compliance by that date, the City may enter the property and mow or otherwise abate the violation in its entirety, regardless of any incomplete attempt by the owner or occupant to perform the work. All costs incurred by the City may be assessed against the property as permitted by law.

Sec. 17-246. - Noxious weeds prohibited; exceptions.
(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:
(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1—4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 17-246(a) Noxious Weeds	It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (Agropyron repens); (2) Perennial sow thistle (Sonchus arvensis); (3) European morning glory and field bindweed (Convolvulus arvensis); (4) Horse nettle (Solanum carolinense); (5) Leafy spurge (Euphorbia esula); (6) Perennial peppergrass (Lepidium draba); (7) Russian knapweed (Centaurea repens); (8) Buckthorn (Rhamnus, not to include Rhamnus frangula), and all other species of thistles belonging in genera of Cirsium and Carduus; (9) Butterprint (Abutilon theophrasti), annual; (10) Cocklebur (Xanthium commune), annual; (11) Wild mustard (Brassica arvensis), annual; (12) Wild carrot (Daucus carota), biennial; (13) Buckhorn (Plantago lanceolata), perennial; (14) Sheep sorrel (Rumex acetosella), perennial; (15) Sour dock (Rumex crispus), perennial; (16) Smooth dock (Rumex altissimus), perennial; (17) Poison hemlock (Conium maculatum); (18) Wild sunflower (wild strain of Helianthus annus L.), annual; (19) Puncture vine (Trimbulus terrestris), annual; (20) Teasel (Dipsacus), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	7/8/2026

Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

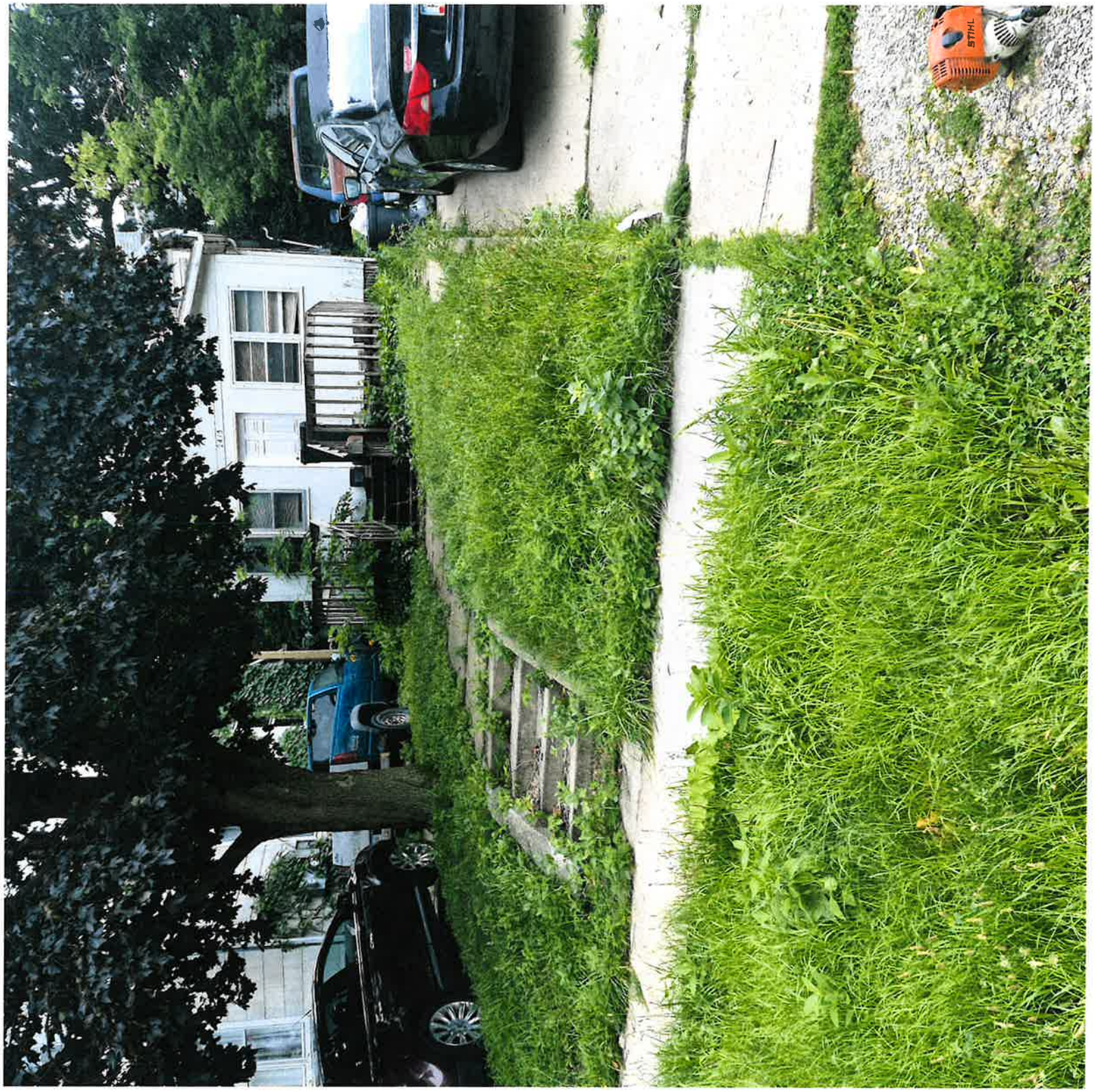
If you should have any questions concerning this matter, please contact Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT

Adam Spray

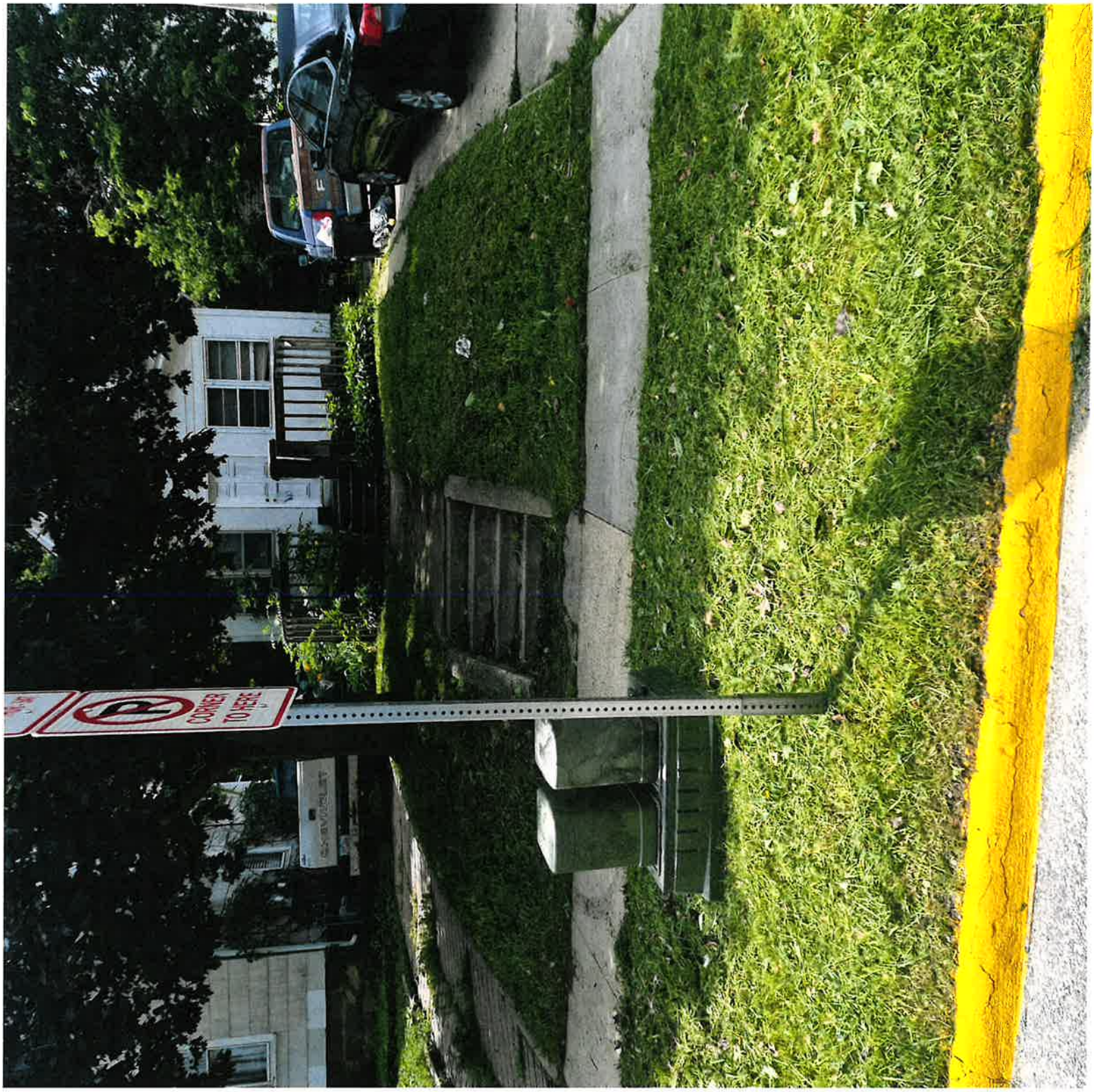
Adam Spray
Code Enforcement Officer




STIHL


CORNER
TO HERE

2413


CORNER
TO HERE

CITY OF CEDAR FALLS, IOWA
COUNTY OF BLACK HAWK
STATE OF IOWA

NOTICE OF PROPOSED FINAL ASSESSMENT PROCEEDINGS

v.

BRENT MABON

TO THE ABOVE-NAMED PERSON(S):	BRENT MABON
PROPERTY DESCRIPTION:	4407 Cherrywood Dr., Cedar Falls, Iowa Black Hawk County Parcel #8914-09-476-006
LEGAL DESCRIPTION OF PROPERTY:	CHERRYWOOD ACRES LOT 47, Cedar Falls, Black Hawk County, Iowa.

YOU ARE HEREBY NOTIFIED that there is a proposed resolution to place a lien on the property named above in order to collect the costs incurred by the City of Cedar Falls to mow the property located at 4407 Cherrywood Drive, pursuant to City of Cedar Falls Ordinance Section 17-246 & 247. **This matter is currently set on the Cedar Falls City Council agenda for October 5, 2026.**

Please find enclosed the proposed City Council resolution to place a lien on the above-described property. You may satisfy your obligation to pay these costs incurred by the City of Cedar Falls on or before the date set forth above by making payment to the City Clerk's office in person Monday through Friday between 8:00 a.m. and 5:00 p.m., at 220 Clay Street, Cedar Falls, Iowa, 50613, or through the mail.

YOU ARE FURTHER NOTIFIED that unless you pay for these costs before the time of the City Council meeting, the Cedar Falls City Council will seek the resolution to place a lien on the property described above, to be collected, along with interest thereon, in the same manner as property taxes, as provided by law.

Very truly yours,

CITY OF CEDAR FALLS, IOWA

By

Kim Kerr, CMC, City Clerk
City of Cedar Falls
220 Clay Street
Cedar Falls, IA 50613

Enclosures.

Exhibit "A"

Prepared by: Kim Kerr, City Clerk, 220 Clay Street, Cedar Falls, IA 50613 (319) 273-8600

RESOLUTION NO. _____

RESOLUTION LEVYING A FINAL ASSESSMENT FOR COSTS INCURRED BY THE CITY OF CEDAR FALLS, IOWA TO MOW THE PROPERTY LOCATED AT 4407 Cherrywood Drive, CEDAR FALLS, IOWA, PARCEL ID 8914-09-476-006

WHEREAS, it was determined that the property located at 4407 Cherrywood Drive, being legally described as CHERRYWOOD ACRES LOT 47, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-09-476-006, was in violation of City of Cedar Falls Ordinance Section 17-246 & 247 for failure to mow the property, and

WHEREAS, after notice(s) to abate the nuisance, the owner of record did not abate the nuisance, and after afforded a substantial period of time in which to do so, the City of Cedar Falls did cause the property located at 4407 Cherrywood Drive (Parcel ID 8914-09-476-006) to be mowed, and by doing so, incurred expenses for said services, and

WHEREAS, after invoices and notices for the services performed to mow the property were sent to the property owner of record, the owner of record has failed to pay these costs to the City of Cedar Falls.

NOW THEREFORE, be it resolved by the City Council of the City of Cedar Falls, Iowa, that the unpaid costs incurred by the City of Cedar Falls, Iowa to abate the nuisance on the above-described property, in the amount of **$490.15**, be assessed as a lien against the following described real estate, as provided by law, together with an administrative expense of $5.00, pursuant to Cedar Falls Code Section 15-5, said real estate being legally described as follows:

CHERRYWOOD ACRES LOT 47, Cedar Falls, Black Hawk County, Iowa, Parcel ID 8914-09-476-006

BE IT FURTHER RESOLVED that the City Clerk of the City of Cedar Falls, Iowa, is hereby authorized and directed to place said assessment of record with the proper officials of Black Hawk County, Iowa, in order to make the assessment a lien against the above-described real estate, to be collected in the same manner as property taxes, as provided by law.

PASSED AND ADOPTED this 5th day of October 2026.

_____
Daniel Laudick, Mayor

ATTEST:

_____
Kim Kerr, CMC, City Clerk

DEPARTMENT OF FINANCE AND BUSINESS OPERATIONS

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

August 10, 2026

Brent Mabon
4407 Cherrywood Drive
Cedar Falls, IA 50613

Dear Brent Mabon,

Enclosed you will find your latest statement. There is an outstanding charge for Code enforcement-mowing on 7/22/26 for $418.15, as well as late fees of $0.00 for a total amount due of $418.15. **If no payment is received by August 25, 2026, we will put a lien on your property.**

If you have any questions, please feel free to call me at 319-268-5104. We thank you for your immediate attention to this matter.

Remit to: City of Cedar Falls
Accounts Receivable
220 Clay Street
Cedar Falls, IA 50613

Sincerely,

City of Cedar Falls

Andrea Ludwig
Financial Clerk

Enclosure

INVOICE

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

Invoice Number: AR000637
Date: 07/24/2026
Account Number: C00006028
Type: MISCELLANEOUS
Terms: NET 30 DAYS
Due Date: 08/23/2026

TO: MABON, BRENT
4407 CHERRYWOOD DRIVE
CEDAR FALLS, IA 50613

Type	Description	Quantity	Unit Price	Amount
MS	MOWED LAWN ON 7/22/26 PER ORDINANCE 17-246 & 247 LOCATION: 4407 CHERRYWOOD DRIVE PROFESSIONAL LAWN CARE INV.#22721 $332.50 CODE ENFORCEMENT/ADMIN.FEES $85.65 THIS INVOICE IS DUE WITHIN 15 DAYS. IF NO PAYMENT IS RECEIVED WITHIN 15 DAYS A LIEN LETTER WILL BE SENT AND IF NO PAYMENT IS RECEIVED AFTER THAT 15 DAYS THE AMOUNT DUE WILL BE ASSESSED AGAINST THE PROPERTY. *1.5% Late fee will be assessed on payments over 30 days.	1.00	418.15	418.15
			Total Due	$418.15

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

CITY OF CEDAR FALLS
220 Clay Street
Cedar Falls, IA 50613

Customer Name: MABON, BRENT
Invoice Number: AR000637
Account Number: C00006028
Invoice Date: 07/24/2026
Due Date: 08/23/2026

Total Amount Due: $418.15

Total Payment: $ _____

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

STATEMENT

Account No: C00006028
CustType Id: C00006028
Date: 07/31/2026
Type: MISCELLANEOUS

PAYMENT IS DUE UPON RECEIPT

TO:

MABON, BRENT
4407 CHERRYWOOD DRIVE
CEDAR FALLS, IA 50613

BALANCE DUE: $993.05

STATEMENT DATE: 07/31/2026

STATEMENT COVERS ACTIVITY FROM 7/1/2026 THROUGH 7/31/2026

Date	Invoice	Description	Charges	Payments	Amount Due
07/01/26		***Balance Forward***	---------	---------	574.90
07/24/26	AR000637	MOWED LAWN ON 7/22/26	418.15	0.00	418.15
		CURRENT PERIOD TOTALS:	418.15	0.00	418.15
				ENDING BALANCE:	**$993.05**

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

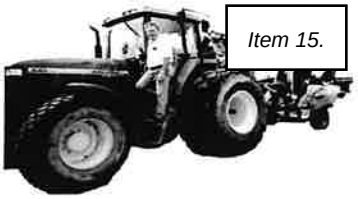
CITY OF CEDAR FALLS
220 Clay Street
Cedar Falls, IA 50613

Customer Name: MABON, BRENT
Account No: C00006028
CustType Id: C00006028
Balance: $993.05

Total Payment: $ _____

Professional Lawn Care, LLC





P.O. Box 1942
Waterloo, Iowa 50704
Phone (319) 233-3942
Prolawn@mchsi.com

Snow Removal
Salt & Sand
Parking Lots
Hauling Snow
Irrigation Repair

Garden Tilling
Power Raking
Hedge Trimming
Tree Pruning
Weed Mowing
Lawn Mowing
Garden Plowing
Fall Clean up
Vacuum Leaf Raking

City of Cedar Falls Dept. of Public Works
2200 Technology Parkway
Cedar Falls,IA 50613
319-273-8629

Date

Invoice Number 22721

7/22/2026	Code Enforcement mowing at 4407 Cherrywood 3.5 hour at $95.00 per hour	$332.50

Thank You, We appreciate your Business

Sum of Charges	$332.50
Tax	$0.00
Total	$332.50

A Finance Charge is Computed on a periodic rate of 2% per month which is an ANNUAL PERCENTAGE RATE of 24% on any previous balance not paid by the 10th of the month following service (Minimum Charge - $.50 per month)

DEPARTMENT OF COMMUNITY DEVELOPMENT

CODE ENFORCEMENT
CITY OF CEDAR FALLS, IOWA
220 Clay Street
Cedar Falls, IA 50613
Phone(319) 273-8606
Fax (319) 273-8610
www.cedarfalls.com

LEGAL NOTICE OF NUISANCE TO BE ABATED: GRASS AND WEEDS

EFFECTIVE DATE OF THIS NOTICE:	7/16/2026	Case #	26-1036-GRSS
PROPERTY RESIDENT:	Brent H Mabon		
PROPERTY ADDRESS:	4407 Cherrywood Dr		
Property Owner Name:	Brent H Mabon		
Property Owner Address:	4407 Cherrywood Dr Cedar Falls, IA 50613		

A complaint has been brought to the attention of this office and an inspection of the property found that grass and/or weeds have been allowed to become a nuisance. The property is legally described as follows:

CHERRYWOOD ACRES LOT 47

Please refer to Ordinance Section 17-246 for orientation purposes and compliance requirements. Your cooperation in complying with this ordinance is appreciated. The City will inspect the property in five (5) days from the date of this mailing notice, on 7/21/2026, to confirm compliance with the Ordinance requirements.

The following deficiencies have been observed: The grass and weeds on this property have been measured and is exceeding the City's 8-inch maximum height allowance. If the property is not brought into compliance after five days, the City will mow the property to bring it into compliance.

Sec. 17-246. - Noxious weeds prohibited; exceptions.
(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:
(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Sec. 15-2(18) Nuisance Defined
Dense growth of all weeds, vines, brush or other vegetation, including dead bushes, and dead woody plants, or other overgrown or unkempt bushes or other growth, in the city so as to constitute a health, safety or fire hazard.

(Code 2017, § 18-2; Ord. No. 2625, § 1, 5-29-2007; Ord. No. 2882, §§ 1—4, 9-19-2016; Ord. No. 2942, § 1, 6-3-2019)

Code Section	Nature of the Violation	Comply By
IACF 17-246(a) Noxious Weeds	It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, a nuisance is defined as noxious weeds, which shall include the following: (1) Quack grass (Agropyron repens); (2) Perennial sow thistle (Sonchus arvensis); (3) European morning glory and field bindweed (Convolvulus arvensis); (4) Horse nettle (Solanum carolinense); (5) Leafy spurge (Euphorbia esula); (6) Perennial peppergrass (Lepidium draba); (7) Russian knapweed (Centaurea repens); (8) Buckthorn (Rhamnus, not to include Rhamnus frangula), and all other species of thistles belonging in genera of Cirsium and Carduus; (9) Butterprint (Abutilon theophrasti), annual; (10) Cocklebur (Xanthium commune), annual; (11) Wild mustard (Brassica arvensis), annual; (12) Wild carrot (Daucus carota), biennial; (13) Buckhorn (Plantago lanceolata), perennial; (14) Sheep sorrel (Rumex acetosella), perennial; (15) Sour dock (Rumex crispus), perennial; (16) Smooth dock (Rumex altissimus), perennial; (17) Poison hemlock (Conium maculatum); (18) Wild sunflower (wild strain of Helianthus annus L.), annual; (19) Puncture vine (Trimbulus terrestris), annual; (20) Teasel (Dipsacus), biennial; (21) Grass exceeding 8 inches in height; and (22) Wild vines or wild bushes.	7/21/2026

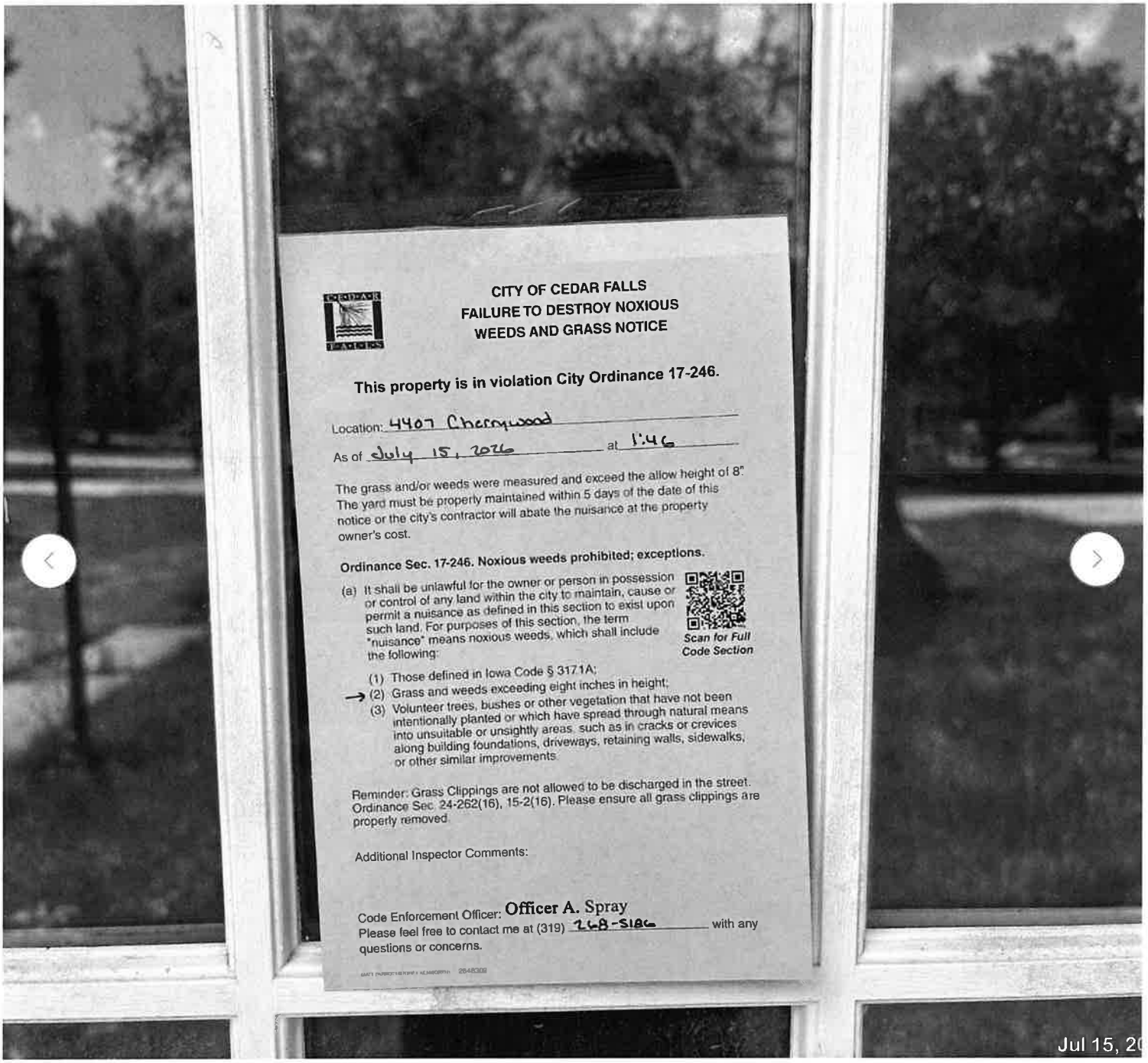
Further, please be notified that the actual cost and expense of cutting or otherwise destroying the vegetation (manpower, equipment, fuel, etc.), together with the costs of supervision and administration up to the time the property is brought into compliance, shall be recovered by an assessment against the tract of land on which the vegetation is growing. The City shall send an invoice for the total expenses incurred by regular mail to the property owner who failed to abide by the notice to abate, and if the amount shown on the invoice has not been paid within 30 days of the invoice date, the City Clerk shall certify the total amount of the invoice plus any administrative costs to the County Treasurer and such costs shall then be collected with, and in the same manner as, general property taxes.

If you should have any questions concerning this matter, please contact Code Enforcement at (319) 268-5186. If you have already taken care of this problem, the City of Cedar Falls appreciates your cooperation.

CITY OF CEDAR FALLS CODE ENFORCEMENT

Adam Spray

Adam Spray
Code Enforcement Officer



CITY OF CEDAR FALLS
FAILURE TO DESTROY NOXIOUS WEEDS AND GRASS NOTICE

This property is in violation City Ordinance 17-246.

Location: 4407 Cherrywood

As of July 15, 2026 at 1:46

The grass and/or weeds were measured and exceed the allow height of 8". The yard must be properly maintained within 5 days of the date of this notice or the city's contractor will abate the nuisance at the property owner's cost.

Ordinance Sec. 17-246. Noxious weeds prohibited; exceptions.

(a) It shall be unlawful for the owner or person in possession or control of any land within the city to maintain, cause or permit a nuisance as defined in this section to exist upon such land. For purposes of this section, the term "nuisance" means noxious weeds, which shall include the following:

Scan for Full Code Section

(1) Those defined in Iowa Code § 317.1A;
(2) Grass and weeds exceeding eight inches in height;
(3) Volunteer trees, bushes or other vegetation that have not been intentionally planted or which have spread through natural means into unsuitable or unsightly areas, such as in cracks or crevices along building foundations, driveways, retaining walls, sidewalks, or other similar improvements.

Reminder: Grass Clippings are not allowed to be discharged in the street. Ordinance Sec. 24-262(16), 15-2(16). Please ensure all grass clippings are properly removed.

Additional Inspector Comments:

Code Enforcement Officer: Officer A. Spray
Please feel free to contact me at (319) 268-5126 with any questions or concerns.

Jul 15, 2



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: Mayor Laudick and City Council

FROM: Shane Graham, Economic Development Coordinator

DATE: September 24, 2026

SUBJECT: Tax Increment Financing (TIF) Project Resolution: Cedar Falls Utilities

On the agenda is a Resolution Approving a Cedar Falls Utilities Communication Utility Installation Project in the Pinnacle Prairie Urban Renewal Area. The proposed CFU communication expansion project would increase fiber capacity and reliability throughout the Pinnacle Prairie district and would provide a resilient internet connection for residential and business development within the area.

As Council may recall, a process has been established whereby any potential CFU project seeking TIF reimbursement must first be approved by the CFU Board of Trustees and then submitted to City Council for review and approval. Any proposed CFU projects are reviewed by staff to insure that they are included in the respective Urban Renewal Plan.

The proposed CFU communication project has been approved and is included in the Pinnacle Prairie Urban Renewal Plan (updated by Amendment #1 in 2012). Staff has reviewed Exhibit B (Project Description) and finds the project to be in compliance with the existing Urban Renewal Plan.

The CFU Board of Trustees approved this project at their September 9, 2026 meeting and City staff is recommending that City Council approve and adopt the following:

1. Resolution Approving a Cedar Falls Utilities Electric, Gas, Water, and Communications Utility Installation or Relocation Project in the Pinnacle Prairie Urban Renewal Area.

If you have any questions, please let me know.

RESOLUTION NO. 6811

RESOLUTION APPROVING SCHEDULE FOR URBAN RENEWAL PROJECT TO SUBMIT TO THE CEDAR FALLS CITY COUNCIL FOR TIF PROJECT PRE-APPROVAL

[PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL AREA]

Whereas, the City of Cedar Falls, Iowa (the "City") has established the Pinnacle Prairie Commercial Urban Renewal Area (the "Pinnacle Prairie Urban Renewal Area" or "Urban Renewal Area") and has adopted the Pinnacle Prairie Commercial Urban Renewal Plan and amendments thereto for undertaking urban renewal projects in the Urban Renewal Area; and

Whereas, the City and the Cedar Falls Municipal Electric, Gas, and Communications Utilities ("CFU") have entered into a Development Agreement for the Pinnacle Prairie Urban Renewal Area dated November 12, 2014, wherein CFU agreed to construct various projects within the Urban Renewal Area ("CFU Projects") to provide electrical, gas, and communications services that are critical to furthering the purposes of the Urban Renewal Plan; and

Whereas, CFU agreed to construct the CFU Projects in return for Economic Development Grants funded by incremental tax revenues within the Urban Renewal Area to reimburse CFU for the costs associated with the CFU Projects; and

Whereas, prior to commencing work on the CFU Projects, the Development Agreement states that CFU shall submit written schedules to, and obtain approval from, the City regarding the CFU Projects for which it intends to request reimbursement from the City when the CFU Projects are completed in the form of Exhibit B; and

Whereas, the CFU Project for the Communications Utility is described on the attached Exhibit B and has a projected cost of $320,000.

Now, Therefore, Be It Resolved by the Board of Trustees of the Municipal Communications Utility of the City of Cedar Falls, Iowa, as follows:

1. The CFU Project described in Exhibit B – Pinnacle Prairie UR Area attached hereto is a project within the scope of the urban renewal projects to be undertaken by Cedar Falls Municipal Utilities pursuant to the Development Agreement.

2. The CFU Project described in Exhibit B – Pinnacle Prairie UR Area shall be presented to the City in order to obtain approval from the City that the CFU Project will be eligible for reimbursement under the terms of the Development Agreement.

Introduced and Adopted this 9th day of September 2026.

Debra S. Iehl – Vice Chair

Attest:

Richard L. McAlister – Secretary

The above Resolution was moved by Trustee McAlister and seconded by Trustee Soneson. Upon call of the roll, the following Trustees voted:

Aye: Evens, Iehl, McAlister, Soneson
Nay: None
Absent: Engel

EXHIBIT B

Schedule for Urban Renewal Projects (CFU-related)
Eligible for Proposed TIF Reimbursement

PINNACLE PRAIRIE UR Area

Cedar Falls Utilities

Name of Project: Pinnacle Prairie Communications Infrastructure Expansion

Location: Between Greenhill Rd & Viking Rd

Narrative Describing Project:

Project would include the cost of conduit, vaults, fiber and all associated material & labor to expand, relocate, or construct new Communications infrastructure in this District.

How does the proposed Urban Renewal Project (CFU-related) address promotion of economic development (commercial and/or industrial) within the Urban Renewal Area?

To increase fiber capacity & reliability into the Pinnacle Prairie District and provide a resilient internet connection for residential and business development.

When will construction start? 10/1/2026
Finish? 12/31/2031
Estimated cost? $320,000

City

Where is this Urban Renewal Project (CFU-related) described in the Pinnacle Prairie Urban Renewal Plan? _____

Amendment Number: _____

Paragraph of Amendment: _____

Amount Authorized in Plan: _____

City Staff Recommendation: (indicate whether the Project is expected to promote economic development) _____
_____

Approved by Council Resolution No. _____

Date: _____

Attached to this Agreement are the following:

1. Mutually Agreeable terms for the specific Urban Renewal Project (CFU-related)
2. Construction Schedule

Note: Principal and Interest Schedules for debt related to each Urban Renewal Project (CFU-related) should be added when available.

DEPARTMENT OF COMMUNITY DEVELOPMENT

TOURISM AND CULTURAL PROGRAMS
6510 HUDSON ROAD
CEDAR FALLS, IOWA 50613
PH: 319-268-4266

MEMORANDUM

TO: Mayor Daniel Laudick and City Council

FROM: Jennifer Pickar

DATE: September 24, 2026

SUBJECT: Contract with Midwest Travel Mama, LLC for Tourism Content Creation

Attached please find a contract to work with Midwest Travel Mama, LLC, to produce and distribute digital advertising promoting a visit to Cedar Falls.

The contract is for $6,500 including a hosted visit, filming and photographing of a variety of Cedar Falls activities, digital advertising on their platforms and media networks, and images for future tourism use. The contractor will advertise Cedar Falls to their audience which includes young families ages 25-45 with at least one child in the household, living in surrounding states.

This contractor was engaged due to their style of content creation, large and engaged audience that aligns with one of our target audiences, and home location that is within a reasonable driving distance for a weekend getaway. Content will be used across a variety of future Cedar Falls Tourism marketing materials. Both the contractor and tourism staff will track campaign analytics to measure the effectiveness of this project.

This is a planned expense in the Tourism media budget.

Cc: Stephanie Houk Sheetz, Community Development Director

CITY OF CEDAR FALLS, IOWA

GENERAL TERMS AND CONDITIONS OF AGREEMENT

FOR CONTENT CREATION SERVICES

This Agreement is by and between Kristen Keeler d/b/a Midwest Travel Mama LLC ("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 those services and/or goods provided or supplied by Contractor as defined in this Agreement and as listed in 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.

1.7. If requested by Contractor in writing, the City shall provide all criteria and information as to the City's requirements and furnish all existing studies, reports and other available data pertinent to the Services. Any additional reports, data or services required for the Services shall be the responsibility of the Contractor unless otherwise specified in the Scope of Services, Exhibit "A." Contractor shall be entitled to rely upon all information, data and the results of other services furnished by the City.

2.0. Compensation.

2.1. All bids and prices shall be shown in U.S. Dollars. All prices must remain firm for the duration of this Agreement.

2.2. Following acceptance of the Services by the City, the City shall pay Contractor the contracted amount upon project completion. The maximum amount of all payments for the Services shall be $6,500, unless additional services

are agreed upon as set forth in Section 1.2, in which case the maximum amount of all payments shall be adjusted accordingly.

2.3. Expenses shall not be reimbursed to the Contractor unless specifically described in Exhibit “A”.

2.4. 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.

2.5. 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.

2.6. 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.

3.0. Taxes.

3.1. The City is exempt from all federal, State of Iowa, and other states’ taxes on the purchase of goods and services used by the City within the State of Iowa. The City shall provide a tax exemption certification as required.

3.2. Any charges for taxes from which the City is exempt will be deducted from invoices before payment is made.

4.0. Ownership and Use of Documents.

4.1. All services to be provided under this Agreement, and any invention, improvement, discovery, or innovation (whether or not patentable) made, conceived or actually reduced to practice by Contractor in the performance of the Scope of Services in this Agreement will be owned exclusively by the City, including all proprietary and intellectual property rights. To the extent not automatically vested in the City, Contractor hereby assigns to the City all right, title and interest in and to the Services, including, without limitation, copyright, patent and trade secret rights. Upon the City’s request, Contractor shall execute any additional documents necessary for the City to perfect such ownership rights.

4.2. Notwithstanding Section 4.1, Contractor retains ownership of its pre-existing and proprietary materials and other intellectual property that may be incorporated into the Services.

4.3. 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 the Services under this Agreement. The City or its designee shall be allowed to have access to such information for the purpose of inspection, audit and copying during normal business hours for a period of five (5) years after the final payment by the City, termination of this Agreement, or resolution of all matters under this Agreement, whichever date is latest. No additional compensation shall be paid to Contractor for such retention or inspection by the City or designee.

5.0. Term and Termination.

5.1. The term of this Agreement shall commence on the effective date and end on June 30, 2027 unless earlier terminated under the terms of this Agreement.

5.2. The City may terminate this Agreement at any time for its convenience by giving written notice to the Contractor of such termination and specifying the effective date of the termination, at least thirty (30) calendar days before the effective date of termination. In that event, all finished or unfinished services, goods, reports and materials prepared or furnished by the Contractor shall, at the option of the City, become the City’s property. If the Agreement is terminated by the City as provided herein, the Contractor shall be paid for all services which have been authorized, approved and provided up to the effective date of termination. The City will not be subject to any termination fees from the Contractor.

5.3. Either party may terminate this Agreement upon ten (10) 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 the 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 goods or 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 fifteen (15) calendar days after notification by the City, at Contractor's expense, repair, adjust or replace such items to the complete satisfaction of the City. If the Services provided by Contractor do not include goods, this paragraph shall not apply.

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 or omissions with respect to the quality and accuracy of Contractor's services.

6.4. Contractor shall be responsible for any losses or costs incurred by the City to repair or remedy any faulty or deficient services.

6.5. Contractor's obligations under this Section 6.0 shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either by the City or by the Contractor. None of the provisions of this Agreement shall be construed as a limitation on the City's right to seek recovery of damages it suffers as a result of Contractor's fault or breach.

7.0. Warranties – Intellectual Property.

7.1. Contractor represents and warrants that the Services provided to the City do not infringe upon any copyright, trademark, trade name, trade dress patent, statutory, common law or any other right of any person or entity.

7.2. Contractor represents and warrants that the Services, and the City's use of the same, and the exercise by the City of the rights granted by this Agreement, shall not infringe upon any other work or violate the rights of publicity or privacy of, or constitute a libel or slander against, any person or entity.

7.3. Contractor represents and warrants that it is the owner of or otherwise has the right to use and distribute the Services contemplated by this Agreement.

8.0. Disputes.

8.1. Should any dispute arise with respect to this Agreement, the parties agree to act immediately to resolve such dispute. Time is of the essence in the resolution of disputes.

8.2. Contractor agrees that, the existence of a dispute notwithstanding, it will continue without delay to carry out all of its responsibilities under this Agreement that are not affected by the dispute and the City shall continue to make payment for all services that are performed in conformance with this Agreement. Should the Contractor fail to continue to perform its responsibilities regarding all non-disputed services, without delay, any additional costs incurred by the City or the Contractor as a result of such failure to proceed shall be borne by the Contractor.

8.3. Should any dispute between the parties remain unresolved, the parties mutually agree to engage in mediation prior to the filing of suit by either party. The cost of mediation shall be divided equally between the parties except that each party shall be responsible for that party's own expenses and attorney fees associated with mediation. The City shall not engage in arbitration of any dispute.

9.0. Indemnification and Hold Harmless.

9.1. To the fullest extent permitted by law, Contractor (for purposes of this Section 9.0, "Contractor" includes employees or officers of Contractor, or subcontractors, agents or others working on behalf of Contractor under this Agreement) agrees to defend (for all non-professional claims), indemnify, and hold harmless the City (for purposes of this Section 9.0 "City" includes elected and appointed officials or employees of the City, or agents or volunteers working on behalf of the City) against any and all claims, demands, suits or loss, including any and all outlay and expense connected therewith, and for damages, which may be asserted, claimed or recovered against or from the City, including, but not limited to, damages arising by reason of personal injury, including bodily injury or death, or property damage, which arises out of or is in any way connected or associated with the goods and/or services provided by the Contractor to the City under this Agreement. Without limiting the foregoing, it is the intention of the parties that the City shall not be liable or in any way responsible for any injury, damage, liability, loss or expense, to person or property, incurred by the Contractor or others arising out of or in any way connected or associated with the goods and/or services provided by the Contractor under this Agreement, except for and only to the extent caused by the acts or omissions of the City.

9.2. Contractor's duty of indemnification and to hold harmless includes, but is not limited to, Contractor's breach or alleged breach of the warranties found in Sections 6.0 and 7.0 above and shall survive the termination of this Agreement.

9.3. Contractor shall be responsible for any and all damages to persons or property caused by or resulting from Contractor's acts or omissions in performing the Services under this Agreement.

9.4. Contractor expressly assumes the risk of loss, expense, damage or injury which may result to the Contractor by reason of or in connection with the goods and/or services provided by Contractor under this Agreement, except for and only to the extent caused by the acts or omissions of the City.

9.4. It is specifically agreed between the parties that this Agreement is not intended to create in the public or any member of the public third-party beneficiary status or to authorize anyone not a party to this Agreement to maintain a claim or suit for personal injury or property damage.

10.0. Insurance.

Contractor shall at all times during the provision of goods and/or services under this Agreement maintain insurance as set forth in Exhibit "B" unless this insurance requirement is waived by the City in this Section.

Insurance requirement waived:  , Director of Community Development

The City may at any time during the term of this Agreement require proof of such insurance.

11.0. Compliance with Laws and Regulations.

Contractor certifies that in performing this Agreement it will comply with all applicable provisions of federal, state and local laws, ordinances, rules, licenses and regulations and shall make reasonable efforts to ensure that its employees, agents, subcontractors and others working on behalf of the Contractor under this Agreement do the same.

12.0. Independent Contractor.

Both parties shall act in their individual capacities in the performance of this Agreement and not as agents, employees, partners, joint venturers 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 party for any purpose whatsoever.

13.0. Non-Collusion.

13.1. Neither the Contractor, nor anyone acting on behalf of Contractor, has employed any person to solicit or procure this Agreement, nor will the Contractor make any payment or agreement for payment of any compensation in connection with the solicitation or procurement of this Agreement.

13.2. Contractor agrees that there is no agreement, arrangement or understanding expressed or implied, contemplating any division of compensation for the Services provided under this Agreement, or in the participation in such services, directly or indirectly, by any person or entity, except as provided in this Agreement.

13.3. Neither the Contractor, nor anyone acting on behalf of Contractor, has either directly or indirectly entered into any agreement, arrangement or understanding to collude or otherwise take any action in restraint of free competitive procurement in connection with this Agreement.

14.0. Nondiscrimination and Equal Opportunity.

14.1. During the term of this Agreement Contractor will not discriminate against any employee or applicant for employment because of race, sex, color, creed, national origin, marital or familial status, religion, age, disability, sexual orientation, gender identity, genetic information or veteran status, or any other classification protected by federal, state, or local law, except where age or sex is an essential bona fide occupational requirement, or where disability is a bona fide occupational disqualification.

14.2. Contractor shall inform all subcontractors and agents performing under this Agreement of this nondiscrimination and equal opportunity requirement and shall take reasonable steps to ensure their compliance with the same.

15.0. No Conflict of Interest.

Contractor represents, warrants and covenants that no relationship exists or will exist during the term of this Agreement that is a conflict of interest under Iowa law. No employee, officer or agent of the Contractor shall participate in the procurement or performance of this Agreement if a conflict of interest exists as to such person. Should a conflict of interest arise during the term of this Agreement for Contractor or any employee, officer or agent of Contractor, Contractor shall immediately notify the City, in which case this Agreement may be terminated and any costs incurred by the City due to such termination shall be paid by Contractor or deducted from any sums yet due to Contractor.

16.0. Force Majeure.

16.1. Force majeure shall be any of the following events: acts of God or the public enemy; compliance with any order, rule, regulation, decree, or request of any governmental authority or agency or person purporting to act as such; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; or any other cause, whether or not of the class or kind specifically named or referred to in this Agreement which is not within the reasonable control of the party affected. A delay in or failure of performance by either party shall not constitute a default in performance nor be the basis for, or give rise to, any claim for damages, if and to the extent such delay or failure is caused by force majeure.

16.2. The party who is prevented from performing by force majeure shall be obligated, within a period not to exceed fourteen (14) calendar days after the occurrence or detection of any such event, to provide notice to the other party setting forth in reasonable detail the nature thereof and the anticipated extent of the delay, and shall remedy such cause as soon as reasonably possible, as mutually agreed between the parties.

16.3. If a remedy to an event of force majeure cannot be agreed upon within a reasonable amount of time, this Agreement may be terminated by either party.

17.0. Assignment.

No rights under this Agreement may be assigned or transferred by Contractor without the prior written consent of the City. The benefits of this Agreement may inure to Contractor's assignee, transferee, or successor in interest if approved by the City in writing in advance, and if such assignee, transferee or successor agrees in writing to be bound by the terms of this Agreement.

18.0. Governing Law.

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

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

19.0. Discrepancy.

In the event that there are any discrepancies or differences between any terms or conditions of the Contractor's bid or quote and this Agreement, this Agreement shall prevail, even if the Contractor's bid or quote is incorporated into this Agreement.

20.0. Public Record.

20.1. This Agreement as well as Contractor's bid or quote and all documents submitted with any such bid or quote shall become public documents subject to Iowa Code Chapter 22, the Iowa Open Records Law. By submitting the bid or quote or any document to the City in connection with such bid or quote, the submitting party recognizes this and Contractor waives any claim against the City, its elected and appointed officers, and its employees, and agents working on behalf of the City, relating to the release of any bid or document submitted.

20.2. The Contractor or any entity submitting documents or information on behalf of or with the knowledge of the Contractor shall hold the City and its elected and appointed officers, and its employees, and agents working on behalf of the City, harmless from any claims arising from the release of any document or information made available to the City related to or arising from the bidding or quoting process.

20.3. Notwithstanding Sections 20.1 and 20.2, protection from disclosure may apply to those elements of any submittal that may be a trade secret, or confidential or proprietary information. Should the Contractor or any entity submitting documents or information on behalf of or with the knowledge of the Contractor 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 submittals are protected from disclosure under Iowa Code Chapter 22. Rather, the City shall endeavor to notify the submitter of any request for such information and the submitter shall be solely responsible for asserting exemption from disclosure by obtaining a court order. As long as the City makes a good faith effort to notify the submitter of a request for such information, the City and the City's elected and appointed officers, the City's employees, and agents working on behalf of the City, shall not be liable for any damages resulting from such disclosure, whether such disclosure is deemed required by law, by an order of court or administrative agency, or occurs through inadvertence, mistake, or negligence.

21.0. Debarment.

21.1. Contractor hereby certifies, pursuant to 48 CFR Part 9, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Agreement by any federal agency.

21.2. Contractor further certifies that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contracts with the City or with the State of Iowa.

22.0. Confidentiality of Shared Information.

No information shared between Contractor and the City in the performance of this Agreement shall be deemed confidential unless clearly designated as such in writing by the party seeking confidentiality at the time of sharing. If designated as confidential the parties agree to maintain the confidentiality of such information except as necessary for performance under this Agreement, unless or until written authorization for disclosure is given by the designating party, or as required by law, or by an order of a court or administrative agency of competent jurisdiction. In the event of a dispute over the confidentiality of shared information, the parties agree to maintain the confidentiality of the designated information until the issue of confidentiality is resolved. The duty to maintain the confidentiality of such information shall survive the termination of this Agreement. See, also, Section 20.3.

23.0. Entire Agreement; Amendment.

23.1. This Agreement, and Exhibits, which are incorporated into this Agreement by this reference, contains the entire agreement and understanding by and between the parties with respect to the subject matter, and no representations, promises, agreements, or understandings, written or verbal, not contained in this Agreement, shall be of any force or effect.

23.2. No change, modification or waiver of this Agreement shall be valid or binding unless the same is in writing and signed by the party against whom such change, modification or waiver is sought to be enforced.

24.0. Approval by the City Council.

This Agreement is subject to approval by the City Council of the City, which approval may not be guaranteed. This Agreement shall not be effective unless and until approval is granted during a lawful meeting of said City Council, with sufficient affirmative votes for passage.

25.0. Notices.

Any notice required to be given under this Agreement and any authorization required to be provided shall be given or provided to:

City:		Contractor:	
Name:	Jennifer Pickar	Name:	Kristen Keeler
Title:	Tourism & Cultural Programs Manager	Title:	Owner
Address:	6510 Hudson Rd Cedar Falls, IA 50613	Address:	[redacted]
Telephone:	319-268-4266	Telephone:	[redacted]
Email:	Jennifer.pickar@cedarfalls.com	Email:	[redacted]

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

CONTRACTOR

___Midwest Travel Mama LLC_____

By: Kristen Keeler _____ Date: 9/28/2026

Its: ___Owner_____

CITY OF CEDAR FALLS, IOWA

By: _____ Date: _____

Daniel Laudick, Mayor

Attest: _____

Kim Kerr, CMC, City Clerk

EXHIBIT A

Social Media Collaboration Scope of Work

Midwest Travel Mama X Visit Cedar Falls | October 2026

Content	Cost
Deliverable Package: ▪ 2 Collaborative reels, posted across Instagram, Facebook & Tik Tok • Story Set with minimum of 5 frames, saved to an Instagram highlight ▪ 1 blog post with minimum 750 words + 5 photos; linked to Instagram reels via Many Chat • 5 photos with full ownership rights	
Hosted Visit	

C·E·D·A·R F·A·L·L·S Iowa

DEPARTMENT OF COMMUNITY DEVELOPMENT

TOURISM AND CULTURAL PROGRAMS
6510 HUDSON ROAD
CEDAR FALLS, IOWA 50613
PH: 319-268-4266

MEMORANDUM

TO: Mayor Daniel Laudick and City Council

FROM: Jennifer Pickar

DATE: September 24, 2026

SUBJECT: Contract with R&I Digital, LLC for Tourism Content Creation

Attached please find a contract to work with R&I Digital, LLC, to produce and distribute digital advertising content promoting a weekend getaway to Cedar Falls.

The contract is for $9,500 including a hosted visit, filming and photography in Cedar Falls, digital advertising on their platforms and media networks, and images for future tourism use. The contractor will advertise Cedar Falls to their digital audience which includes childfree professionals ages 25-45 living in surrounding states, but specifically the Chicago area. Travel Iowa identifies this as a priority audience.

This contractor was engaged due to their style of content creation, large and engaged audience that aligns with one of our target audiences, and base location that is served by the Waterloo Regional Airport and within a reasonable driving distance for a weekend getaway. Both the contractor and tourism staff will track campaign analytics to measure the effectiveness of this project.

This is a planned expense in the Tourism media budget.

Cc: Stephanie Houk Sheetz, Community Development Director

CITY OF CEDAR FALLS, IOWA

GENERAL TERMS AND CONDITIONS OF AGREEMENT

FOR CONTENT CREATION SERVICES

This Agreement is by and between Rachel Kawate d/b/a R&I Digital LLC ("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 those services and/or goods provided or supplied by Contractor as defined in this Agreement and as listed in 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.

1.7. If requested by Contractor in writing, the City shall provide all criteria and information as to the City's requirements and furnish all existing studies, reports and other available data pertinent to the Services. Any additional reports, data or services required for the Services shall be the responsibility of the Contractor unless otherwise specified in the Scope of Services, Exhibit "A." Contractor shall be entitled to rely upon all information, data and the results of other services furnished by the City.

2.0. Compensation.

2.1. All bids and prices shall be shown in U.S. Dollars. All prices must remain firm for the duration of this Agreement.

2.2. Following acceptance of the Services by the City, the City shall pay Contractor the contracted amount upon project completion. The maximum amount of all payments for the Services shall be $9,500, unless additional services

are agreed upon as set forth in Section 1.2, in which case the maximum amount of all payments shall be adjusted accordingly.

2.3. Expenses shall not be reimbursed to the Contractor unless specifically described in Exhibit "A".

2.4. 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.

2.5. 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.

2.6. 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.

3.0. Taxes.

3.1. The City is exempt from all federal, State of Iowa, and other states' taxes on the purchase of goods and services used by the City within the State of Iowa. The City shall provide a tax exemption certification as required.

3.2. Any charges for taxes from which the City is exempt will be deducted from invoices before payment is made.

4.0. Ownership and Use of Documents.

4.1. All services to be provided under this Agreement, and any invention, improvement, discovery, or innovation (whether or not patentable) made, conceived or actually reduced to practice by Contractor in the performance of the Scope of Services in this Agreement will be owned exclusively by the City, including all proprietary and intellectual property rights. To the extent not automatically vested in the City, Contractor hereby assigns to the City all right, title and interest in and to the Services, including, without limitation, copyright, patent and trade secret rights. Upon the City's request, Contractor shall execute any additional documents necessary for the City to perfect such ownership rights.

4.2. Notwithstanding Section 4.1, Contractor retains ownership of its pre-existing and proprietary materials and other intellectual property that may be incorporated into the Services.

4.3. 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 the Services under this Agreement. The City or its designee shall be allowed to have access to such information for the purpose of inspection, audit and copying during normal business hours for a period of five (5) years after the final payment by the City, termination of this Agreement, or resolution of all matters under this Agreement, whichever date is latest. No additional compensation shall be paid to Contractor for such retention or inspection by the City or designee.

5.0. Term and Termination.

5.1. The term of this Agreement shall commence on the effective date and end on June 30, 2027 unless earlier terminated under the terms of this Agreement.

5.2. The City may terminate this Agreement at any time for its convenience by giving written notice to the Contractor of such termination and specifying the effective date of the termination, at least thirty (30) calendar days before the effective date of termination. In that event, all finished or unfinished services, goods, reports and materials prepared or furnished by the Contractor shall, at the option of the City, become the City's property. If the Agreement is terminated by the City as provided herein, the Contractor shall be paid for all services which have been authorized, approved and provided up to the effective date of termination. The City will not be subject to any termination fees from the Contractor.

5.3. Either party may terminate this Agreement upon ten (10) 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 the 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 goods or 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 fifteen (15) calendar days after notification by the City, at Contractor's expense, repair, adjust or replace such items to the complete satisfaction of the City. If the Services provided by Contractor do not include goods, this paragraph shall not apply.

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 or omissions with respect to the quality and accuracy of Contractor's services.

6.4. Contractor shall be responsible for any losses or costs incurred by the City to repair or remedy any faulty or deficient services.

6.5. Contractor's obligations under this Section 6.0 shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either by the City or by the Contractor. None of the provisions of this Agreement shall be construed as a limitation on the City's right to seek recovery of damages it suffers as a result of Contractor's fault or breach.

7.0. Warranties – Intellectual Property.

7.1. Contractor represents and warrants that the Services provided to the City do not infringe upon any copyright, trademark, trade name, trade dress patent, statutory, common law or any other right of any person or entity.

7.2. Contractor represents and warrants that the Services, and the City's use of the same, and the exercise by the City of the rights granted by this Agreement, shall not infringe upon any other work or violate the rights of publicity or privacy of, or constitute a libel or slander against, any person or entity.

7.3. Contractor represents and warrants that it is the owner of or otherwise has the right to use and distribute the Services contemplated by this Agreement.

8.0. Disputes.

8.1. Should any dispute arise with respect to this Agreement, the parties agree to act immediately to resolve such dispute. Time is of the essence in the resolution of disputes.

8.2. Contractor agrees that, the existence of a dispute notwithstanding, it will continue without delay to carry out all of its responsibilities under this Agreement that are not affected by the dispute and the City shall continue to make payment for all services that are performed in conformance with this Agreement. Should the Contractor fail to continue to perform its responsibilities regarding all non-disputed services, without delay, any additional costs incurred by the City or the Contractor as a result of such failure to proceed shall be borne by the Contractor.

8.3. Should any dispute between the parties remain unresolved, the parties mutually agree to engage in mediation prior to the filing of suit by either party. The cost of mediation shall be divided equally between the parties except that each party shall be responsible for that party's own expenses and attorney fees associated with mediation. The City shall not engage in arbitration of any dispute.

9.0. Indemnification and Hold Harmless.

9.1. To the fullest extent permitted by law, Contractor (for purposes of this Section 9.0, "Contractor" includes employees or officers of Contractor, or subcontractors, agents or others working on behalf of Contractor under this Agreement) agrees to defend (for all non-professional claims), indemnify, and hold harmless the City (for purposes of this Section 9.0 "City" includes elected and appointed officials or employees of the City, or agents or volunteers working on behalf of the City) against any and all claims, demands, suits or loss, including any and all outlay and expense connected therewith, and for damages, which may be asserted, claimed or recovered against or from the City, including, but not limited to, damages arising by reason of personal injury, including bodily injury or death, or property damage, which arises out of or is in any way connected or associated with the goods and/or services provided by the Contractor to the City under this Agreement. Without limiting the foregoing, it is the intention of the parties that the City shall not be liable or in any way responsible for any injury, damage, liability, loss or expense, to person or property, incurred by the Contractor or others arising out of or in any way connected or associated with the goods and/or services provided by the Contractor under this Agreement, except for and only to the extent caused by the acts or omissions of the City.

9.2. Contractor's duty of indemnification and to hold harmless includes, but is not limited to, Contractor's breach or alleged breach of the warranties found in Sections 6.0 and 7.0 above and shall survive the termination of this Agreement.

9.3. Contractor shall be responsible for any and all damages to persons or property caused by or resulting from Contractor's acts or omissions in performing the Services under this Agreement.

9.4. Contractor expressly assumes the risk of loss, expense, damage or injury which may result to the Contractor by reason of or in connection with the goods and/or services provided by Contractor under this Agreement, except for and only to the extent caused by the acts or omissions of the City.

9.4. It is specifically agreed between the parties that this Agreement is not intended to create in the public or any member of the public third-party beneficiary status or to authorize anyone not a party to this Agreement to maintain a claim or suit for personal injury or property damage.

10.0. Insurance.

Contractor shall at all times during the provision of goods and/or services under this Agreement maintain insurance as set forth in Exhibit "B" unless this insurance requirement is waived by the City in this Section.

Insurance requirement waived: _____, Director of Community Development

The City may at any time during the term of this Agreement require proof of such insurance.

11.0. Compliance with Laws and Regulations.

Contractor certifies that in performing this Agreement it will comply with all applicable provisions of federal, state and local laws, ordinances, rules, licenses and regulations and shall make reasonable efforts to ensure that its employees, agents, subcontractors and others working on behalf of the Contractor under this Agreement do the same.

12.0. Independent Contractor.

Both parties shall act in their individual capacities in the performance of this Agreement and not as agents, employees, partners, joint venturers 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 party for any purpose whatsoever.

13.0. Non-Collusion.

13.1. Neither the Contractor, nor anyone acting on behalf of Contractor, has employed any person to solicit or procure this Agreement, nor will the Contractor make any payment or agreement for payment of any compensation in connection with the solicitation or procurement of this Agreement.

13.2. Contractor agrees that there is no agreement, arrangement or understanding expressed or implied, contemplating any division of compensation for the Services provided under this Agreement, or in the participation in such services, directly or indirectly, by any person or entity, except as provided in this Agreement.

13.3. Neither the Contractor, nor anyone acting on behalf of Contractor, has either directly or indirectly entered into any agreement, arrangement or understanding to collude or otherwise take any action in restraint of free competitive procurement in connection with this Agreement.

14.0. Nondiscrimination and Equal Opportunity.

14.1. During the term of this Agreement Contractor will not discriminate against any employee or applicant for employment because of race, sex, color, creed, national origin, marital or familial status, religion, age, disability, sexual orientation, gender identity, genetic information or veteran status, or any other classification protected by federal, state, or local law, except where age or sex is an essential bona fide occupational requirement, or where disability is a bona fide occupational disqualification.

14.2. Contractor shall inform all subcontractors and agents performing under this Agreement of this nondiscrimination and equal opportunity requirement and shall take reasonable steps to ensure their compliance with the same.

15.0. No Conflict of Interest.

Contractor represents, warrants and covenants that no relationship exists or will exist during the term of this Agreement that is a conflict of interest under Iowa law. No employee, officer or agent of the Contractor shall participate in the procurement or performance of this Agreement if a conflict of interest exists as to such person. Should a conflict of interest arise during the term of this Agreement for Contractor or any employee, officer or agent of Contractor, Contractor shall immediately notify the City, in which case this Agreement may be terminated and any costs incurred by the City due to such termination shall be paid by Contractor or deducted from any sums yet due to Contractor.

16.0. Force Majeure.

16.1. Force majeure shall be any of the following events: acts of God or the public enemy; compliance with any order, rule, regulation, decree, or request of any governmental authority or agency or person purporting to act as such; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; or any other cause, whether or not of the class or kind specifically named or referred to in this Agreement which is not within the reasonable control of the party affected. A delay in or failure of performance by either party shall not constitute a default in performance nor be the basis for, or give rise to, any claim for damages, if and to the extent such delay or failure is caused by force majeure.

16.2. The party who is prevented from performing by force majeure shall be obligated, within a period not to exceed fourteen (14) calendar days after the occurrence or detection of any such event, to provide notice to the other party setting forth in reasonable detail the nature thereof and the anticipated extent of the delay, and shall remedy such cause as soon as reasonably possible, as mutually agreed between the parties.

16.3. If a remedy to an event of force majeure cannot be agreed upon within a reasonable amount of time, this Agreement may be terminated by either party.

17.0. Assignment.

No rights under this Agreement may be assigned or transferred by Contractor without the prior written consent of the City. The benefits of this Agreement may inure to Contractor's assignee, transferee, or successor in interest if approved by the City in writing in advance, and if such assignee, transferee or successor agrees in writing to be bound by the terms of this Agreement.

18.0. Governing Law.

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

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

19.0. Discrepancy.

In the event that there are any discrepancies or differences between any terms or conditions of the Contractor's bid or quote and this Agreement, this Agreement shall prevail, even if the Contractor's bid or quote is incorporated into this Agreement.

20.0. Public Record.

20.1. This Agreement as well as Contractor's bid or quote and all documents submitted with any such bid or quote shall become public documents subject to Iowa Code Chapter 22, the Iowa Open Records Law. By submitting the bid or quote or any document to the City in connection with such bid or quote, the submitting party recognizes this and Contractor waives any claim against the City, its elected and appointed officers, and its employees, and agents working on behalf of the City, relating to the release of any bid or document submitted.

20.2. The Contractor or any entity submitting documents or information on behalf of or with the knowledge of the Contractor shall hold the City and its elected and appointed officers, and its employees, and agents working on behalf of the City, harmless from any claims arising from the release of any document or information made available to the City related to or arising from the bidding or quoting process.

20.3. Notwithstanding Sections 20.1 and 20.2, protection from disclosure may apply to those elements of any submittal that may be a trade secret, or confidential or proprietary information. Should the Contractor or any entity submitting documents or information on behalf of or with the knowledge of the Contractor 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 submittals are protected from disclosure under Iowa Code Chapter 22. Rather, the City shall endeavor to notify the submitter of any request for such information and the submitter shall be solely responsible for asserting exemption from disclosure by obtaining a court order. As long as the City makes a good faith effort to notify the submitter of a request for such information, the City and the City's elected and appointed officers, the City's employees, and agents working on behalf of the City, shall not be liable for any damages resulting from such disclosure, whether such disclosure is deemed required by law, by an order of court or administrative agency, or occurs through inadvertence, mistake, or negligence.

21.0. Debarment.

21.1. Contractor hereby certifies, pursuant to 48 CFR Part 9, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Agreement by any federal agency.

21.2. Contractor further certifies that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contracts with the City or with the State of Iowa.

22.0. Confidentiality of Shared Information.

No information shared between Contractor and the City in the performance of this Agreement shall be deemed confidential unless clearly designated as such in writing by the party seeking confidentiality at the time of sharing. If designated as confidential the parties agree to maintain the confidentiality of such information except as necessary for performance under this Agreement, unless or until written authorization for disclosure is given by the designating party, or as required by law, or by an order of a court or administrative agency of competent jurisdiction. In the event of a dispute over the confidentiality of shared information, the parties agree to maintain the confidentiality of the designated information until the issue of confidentiality is resolved. The duty to maintain the confidentiality of such information shall survive the termination of this Agreement. See, also, Section 20.3.

23.0. Entire Agreement; Amendment.

23.1. This Agreement, and Exhibits, which are incorporated into this Agreement by this reference, contains the entire agreement and understanding by and between the parties with respect to the subject matter, and no representations, promises, agreements, or understandings, written or verbal, not contained in this Agreement, shall be of any force or effect.

23.2. No change, modification or waiver of this Agreement shall be valid or binding unless the same is in writing and signed by the party against whom such change, modification or waiver is sought to be enforced.

24.0. Approval by the City Council.

This Agreement is subject to approval by the City Council of the City, which approval may not be guaranteed. This Agreement shall not be effective unless and until approval is granted during a lawful meeting of said City Council, with sufficient affirmative votes for passage.

25.0. Notices.

Any notice required to be given under this Agreement and any authorization required to be provided shall be given or provided to:

City:		Contractor:	
Name:	Jennifer Pickar	Name:	Rachel Kawate
Title:	Tourism & Cultural Programs Manager	Title:	Owner
Address:	6510 Hudson Rd Cedar Falls, IA 50613	Address:	
Telephone:	319-268-4266	Telephone:	
Email:	Jennifer.pickar@cedarfalls.com	Email:	

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

CONTRACTOR

___R&I Digital LLC_____

By: Rachel Kawate Date: 9/28/26

Its: ___Owner_____

CITY OF CEDAR FALLS, IOWA

By: _____ Date: _____

Daniel Laudick, Mayor

Attest: _____

Kim Kerr, CMC, City Clerk

EXHIBIT A

SCOPE OF WORK

R&I Digital LLC

35 Sheffield Dr
Dillsburg, PA 17019

Issued to:

Cedar Falls Tourism

6510 Hudson Road
Cedar Falls, IA 50613

Date Issued:

September 25, 2026

DESCRIPTION	DELIVERABLES
Hosted Creator Visit to Cedar Falls, Iowa on October 15, 2026 through October 17,2026	• 1 Instagram Collaborative Reel (cross-posted to TikTok, Facebook, and YouTube) • Instagram Stories (3-4 frames) • 5 Video Clips • 15 Photos • Full Usage Rights in Perpetuity

C·E·D·A·R F·A·L·L·S Iowa

DEPARTMENT OF COMMUNITY DEVELOPMENT

TOURISM AND CULTURAL PROGRAMS
6510 HUDSON ROAD
CEDAR FALLS, IOWA 50613
PH: 319-268-4266

MEMORANDUM

TO: Mayor Laudick and City Council Members

FROM: Jennifer Pickar, Tourism & Cultural Programs Manager

DATE: September 22, 2026

SUBJECT: MOU: Silos & Smokestacks National Heritage Area – Barn Quilts of BHC

Cedar Falls Tourism created and continues to manage a Barn Quilts of Black Hawk County self-guide tour for motorcoach and individual visitors. To gain additional exposure for this initiative, staff attained status as a Heritage Site with Silos & Smokestacks National Heritage Area (SSNHA) in 2024.

In honor of SSNHA's 30th anniversary, they are requesting each Heritage Site agree to a Memorandum of Understanding (MOU) for the next five years. Cedar Falls Tourism staff is confident that all Barn Quilts of Black Hawk County obligations in the Memorandum of Understanding are already being met or can be met with minimal time and effort. We encourage approval of the MOU.

CC: Stephanie Houk Sheetz, Community Development Director

NATIONAL HERITAGE AREA
1996-2026

Heritage Area Site

Memorandum of Understanding

Both parties agree upon the following statements concerning the relationship between Silos & Smokestacks National Heritage Area (SSNHA) and Barn Quilts of Black Hawk County.

Silos & Smokestacks National Heritage Area will provide:

- Awareness for the Heritage Area Sites and the region's agricultural story;
- Facilitated site review through dialogue comprised from SSNHA Staff, leadership and Partnership Panel, no less than once every five years;
- One-on-one consultations in relation to developing, interpreting and preserving the story of agriculture;
- Professional development opportunities;
- Support for agriculturally related projects and programs;
- Educational opportunities to help individuals connect with farming, their food and America's agricultural heritage;
- Matching funding opportunities through SSNHA Program Awards;
- Networking opportunities within the Heritage Area.

Barn Quilts of Black Hawk County agrees to:

- Preserve and interpret the story of American agriculture at their site and facilities;
- Site Staff and Board representation facilitate site review with SSNHA, no less than once every five years;
- Demonstrate SSNHA affiliation throughout their site, facilities, website, print and electronic media;
- Promote the region and Heritage Area Sites to residents and visitors of the Heritage Area;
- Submit annual site update, reports and self-evaluation;
- Facilitate a SSNHA orientation to staff and volunteers on an annual basis or invite SSNHA staff to facilitate training;
- Provide organizational documentation of support (recent board minutes/resolution/executive letter) to partner with SSNHA.

Silos & Smokestacks National Heritage Area and Barn Quilts of Black Hawk County will review their partnership as needed to ensure they both continue to meet the criteria established. If Barn Quilts of Black Hawk County decides they are no longer interested being a Heritage Area Site, they will contact Silos & Smokestacks National Heritage Area and inform the staff. Failure to complete the MOU, complete annual site reports, and participate in SSNHA programming (i.e. Annual Training, workshops, Heritage Huddles, Iowa Eats, Program Awards, or other SSNHA sponsored events) will result in probation for your heritage area site. *Probationary Heritage Area Sites will not be listed on the SSNHA website or visitors guide until they meet the minimum requirements to attain active Heritage Area Site status.*

(Signature of Heritage Area Site Authorized Official)	(Signature of SSNHA Authorized Official)
(Print Name of Authorized Official, Title)	(Print Name of Authorized Official, Title)
(Date)	(Date)

Jennifer Picha
(Signature of Heritage Area Site Official Contact)

Jennifer Picha, CF Tourism Manager
(Print Name of Heritage Area Site Official Contact, Title)

9-22-26
(Date)

Please sign and return to: Silos & Smokestacks National Heritage Area, 305 W. Park Ave., Waterloo, IA 507
This MOU is valid for up to 5 years from the date of signature.

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 Daniel Laudick and City Council Members

FROM: Michelle Pezley, AICP, Planner III

Matt Tolan, PE, Principal Engineer

DATE: October 5, 2026

SUBJECT: West Fork Crossing Preliminary Plat (PP26-005)

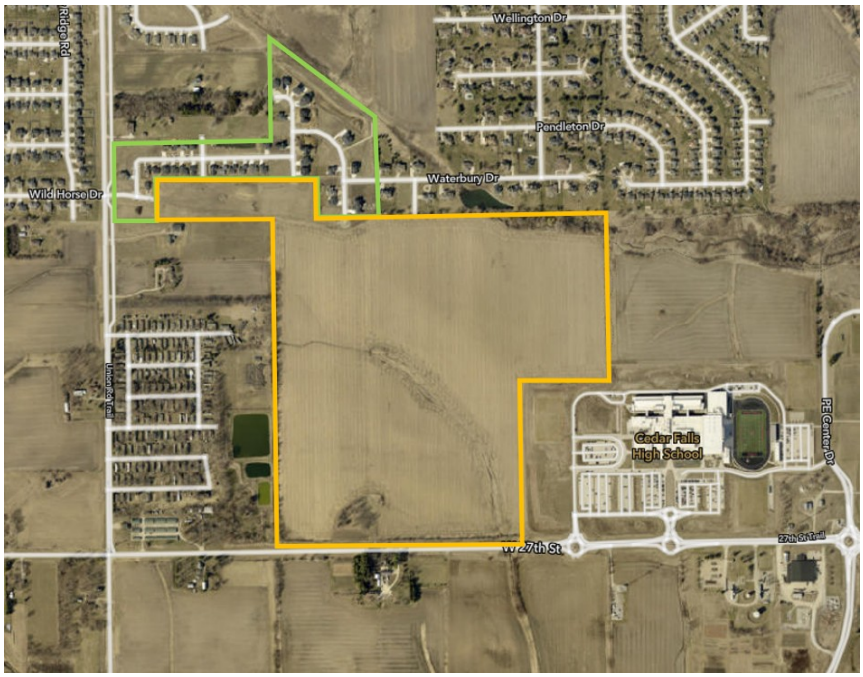
REQUEST: Request to approve a Preliminary Plat for West Fork Crossing

PETITIONERS: Panther Farms LLC, Applicant; Echo Development/Brent Dahlstrom, Money Pit, LLC and Waterbury Property Investors, LLC property owners; Nick Brewer P.E., Brewer Civil, LLC. Project Engineer;

LOCATION: East of N. Union Road, South of Waterbury Dr., and North of W. 27th Street

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PROPOSAL



The applicant submitted a request for a preliminary subdivision plat for West Fork Crossings, which includes 292 building lots, four commercial lots, four outlots for future development, five outlots for conservation easement, three outlots for trails, and six for stormwater management areas, on approximately 145.38 acres of land located north of W. 27th Street and east of N. Union Road and west of the Cedar Falls High School. Per the subdivision code regulations, the applicant has also submitted a phasing plan which was approved with the rezoning application (RZ25-004). The area in Green above is the West Fork Crossing First Addition. Because the original preliminary plat has expired, staff recommends a few concessions to the code

requirements, as explained in the sections below.

BACKGROUND:
West Fork Crossing consists of three zoning districts. R-1 Residence District, RP Planned Residential District, and C-1 Commercial District. The area to the north was rezoned from A-1 Agricultural District to R-1 Residence District in October 2019 and consists of 120 acres.

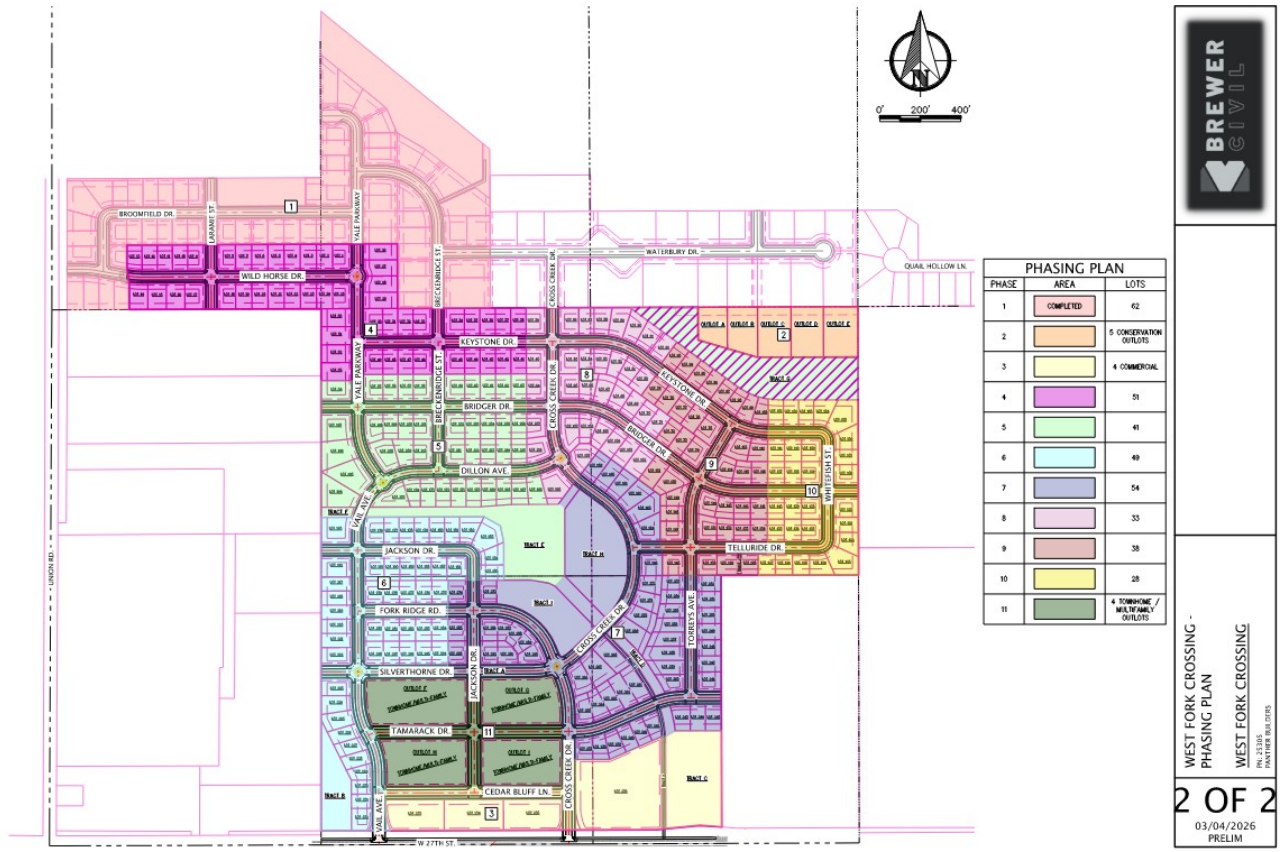
In 2025, the applicant submitted two rezoning requests. The first rezoning request was for 10 acres along W 27th Street, rezoned from A-1, Agricultural District to C-1, Commercial District. The second rezoning request was for 50 acres east of N. Union Road and North of W. 27th Street, from A-1, Agricultural District to RP, Planned Residential District. As part of the RP rezoning request, the applicant has submitted a master plan and phasing plan for the subdivision.

In 2021, the City approved a preliminary plat for West Fork Crossing consisting of 64 building lots and 29 outlots for the 120 acres in R-1 Zoning District. The remaining holdings of the property owner were in the A-1 Zoning District and were not connected to sewer. The property owner requested to exclude this area from the preliminary plat. The city approved the plat with conditions that the plat would need to have access from W 27th Street by the 4th Addition.

In 2024, City Council approved an amendment of the 2021 preliminary plat to change the mitigation plan for the local jurisdictional wetlands. In 2024, City Council also approved the West Fork Crossing First Addition Final Plat. The 2021 preliminary plat expired January 16, 2026.

ANALYSIS
Phasing of Development and Critical Connections:

Phasing:
The development will have 11 phases. The applicant proposes the subdivision to include 292 building lots, four commercial lots, four outlots for future development, five outlots for conservation easement, three outlots for trails, and six for stormwater management areas, on approximately 145.38 acres. The attached phasing is updated to match the proposed rezoning (RZ26-005) and is consistent with the Phasing Plan that was approved with the rezoning of the lower section of West Fork Crossing (RZ25-004).



The important critical connections in West Fork Crossing include:

- The east-west connection between Union Road and Waterbury Drive (completed in the West Fork Crossing 1st Addition).
- The north-south extension of Yale Parkway to Vail Avenue to W. 27th Street (completed in Phase 6).
- The extension of Cross Creek Drive from Waterbury Drive to W. 27th Street; moving from south to north (completed in Phase 8).
- The west to east connection along Tamarack Drive to the high school property (completed in Phase 7).

The applicant indicated that phases two and three would be completed within the next year, which include the 5 isolated conservation outlots on the far NE corner of the plat and the commercial development on the south side of the plat next to W. 27th Street.

Street Network and Connectivity within the Subdivision:

In general, the applicant proposes a well-connected street pattern for this subdivision with streets stubbed to the property boundary at regular intervals, no cul-de-sacs, and block lengths that generally meet the requirements. There are a few locations where the standards are not met, so following is an analysis of where exceptions may be warranted as per the exception criteria in the subdivision code. The exception criteria are as follows:

(6) Adjustments to the specific standards listed in this subsection (g) may be granted in the circumstances described in subparagraphs (1)—(6) below. Any adjustment to a standard shall be the minimum necessary to address the specific circumstance. Where the maximum block length is exceeded, a through-block sidewalk may be required to allow for more direct pedestrian and bicycle circulation.

(1) Where natural barriers such as stream corridors, floodplains, or ravines prevent a street connection. Locations of required street connections across stream corridors shall be determined by the city.

(2) Where existing development prevents a connection that meets the requirements of this subsection.

(3) For large lot development where there would be less than five residential lots per block face or for large lot industrial parks, business parks or agricultural districts.

(4) Along arterial streets where street connections are limited according to the standards of this chapter.

(5) Along limited access highways where street connections are not possible.

(6) To accommodate large neighborhood facilities and institutions such as schools, churches, parks, and regional stormwater facilities, provided significant street frontage is established along the boundaries of said institutions and facilities to provide visibility and public access.

Streets stubbed to adjacent properties:
The street connectivity standards in the subdivision code require that streets are stubbed to abutting properties along the subdivision boundary to provide adequate connections to serve future development, with at least two connections per quarter mile, unless an exception to this requirement is warranted based on the exception criteria noted above. The plat meets this requirement along the west side of the plat with four connections. There are two connections proposed to the south toward W 27th Street. To meet the standard, one additional street connection would be required. However, the large commercial lots create a larger block that makes sense from a circulation standpoint and meets the criteria for an exception to the spacing rule because W. 27th Street is an arterial street where access is restricted to approximately ¼ mile spacing.

There are two connections to the east: one to provide neighborhood access to the high school and one connection to the undeveloped property located north of the high school. With the large high school campus, it is not necessary to provide another driveway access as it will interfere with the internal parking lot and driveway circulation on the high school site. An additional through-block sidewalk is provided from the north along Telluride Drive to provide additional pedestrian access from this portion of the West Fork neighborhood.

One additional street connection to the east may be warranted in the northeast corner of the site where there is a right-angle turn in Keystone Drive. This street pattern was approved in the initial preliminary plat that was approved prior to adoption of the street connectivity standards, so some consideration may be warranted to allow this as an exception even though there is no barrier to its extension.

There are two connections to the north to existing streets within the Lexington Heights neighborhood. Existing development and the floodplain prevent additional connections to the north, so it meets the criteria for approval of an exception to the requirement.

Geometry of Streets:
The subdivision standards also do not allow streets to curve at a right angle, which typically indicates that another street intersection is warranted in this location. The applicant proposes three 90-degree angle curves: one along Keystone Drive as

mentioned above; one from Whitefish Street to Telluride Drive; and one along Jackson Drive. The curve between Telluride Drive and Whitefish Street is acceptable because the high school property prevents extension of the street in this location. The curve along Jackson Drive is acceptable because the large regional stormwater basin and drainageway prevent a street extension.

Block Lengths:

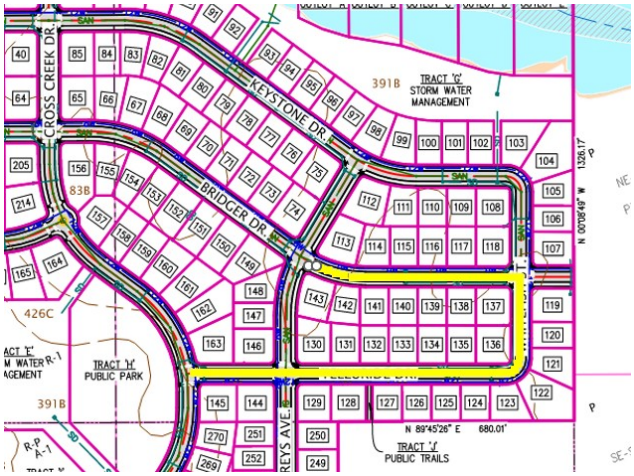
The street connectivity regulations require all blocks to be 800 feet or less in length with a majority in the 300-600 foot range. Within the proposed subdivision, the majority of the block lengths are less than 800 feet, with the exception of one block: along Keystone Dr from Cross Creek Drive to Torreys Ave.



Another street connection through this block is needed to meet the code requirement, unless it meets one of the criteria for an exception to the block length rule. While this block does not meet any of the allowed exceptions, this block pattern was laid out with the initial preliminary plat, so some consideration may be warranted. Staff has suggested that, as an alternative to another street, a through-block sidewalk be added to break up the block for pedestrians and bicyclists to provide a more efficient route to the neighborhood park. The applicant's engineer explored this option and has indicated that it is not practical to add the pedestrian connection through these blocks (highlighted in yellow to the right). The reason the applicant gave was that the slopes of this area are designed to make sure that the area has the drainage needed to move the water through the subdivision. The slopes would make it difficult to provide an ADA accessible route between the lots. He also indicated that to establish the outlot for the through-block sidewalk, a few lots may have to be eliminated since the lot widths proposed here are at or near the minimum. Given the limited number of lots the through-block connection would benefit, and that some consideration be given to the block pattern established with the initial preliminary plat, Planning and Zoning Commission feels it may be warranted to make an exception for this long block.

There is also a large, irregularly shaped block between the park and the high school that is bifurcated by a drainage way. To break up this block, the applicant is providing a through-block sidewalk along the drainageway, which will create a connection from W. 27th Street to the park. Staff finds this is an acceptable means of breaking up this large block.

Street Widths:



The subdivision code now requires a 66-foot right-of-way for local streets instead of a 60-foot right-of-way and the right-of-way width was reduced for collector streets from 80 feet to 66 feet, so now both local and collector street ROW is the same. The applicant updated most of the streets within the plat to meet the 66-foot right-of-way. The exception is all of Telluride Drive to Whitefish Street to Bridger Drive to Torreys Ave, as highlighted to the right. The applicant also proposes the street pavement width to be reduced to 29 feet in the 60-foot rights-of-way. Planning and Zoning Commission feels this exception is warranted to maintain the street pattern approved with the initial preliminary plat. The lots within these blocks are rather shallow, so an increase in the ROW width along these streets will make it a challenge to fit the developer's typical home designs on these lots if the lots were further reduced in depth. Planning and Zoning Commission finds this accommodation to be reasonable and supports the request to reduce the pavement width to 29 feet, which will leave more parkway space between the street and the sidewalk to accommodate street trees and utilities.

Traffic Calming:

Traffic calming measures are also shown on the preliminary plat, consisting of traffic circles at key intersections along Yale Parkway and Vail Avenue, and in several locations along Cross Creek Drive. These measures will slow traffic along these longer streets.

Lot Configurations:

The plat contains 292 residential lots, four commercial lots, six outlots for stormwater management and wetland mitigation, five outlots for public trails and a park, and four outlots reserved for townhomes or multi-family.

The residential lots are between 9,078 and 23,889 square feet in size in the R-1 Zoning District and 7,126-17,495 square feet in the R-P Zoning District. Each lot is at least 70 feet wide as measured from the front setback in the R-1 Zoning District and at least 60 feet in the R-P zoning district. Minimum principal building setbacks within the R-1 Zoning District are as follows: 30-foot front yard, 30-foot rear yard, and a side yard of 10% of the lot width. The applicant requested the following setbacks in the R-P Zoning District: 25-foot primary front, 20-foot front for secondary front setback, 5 feet side, and 30 feet rear setback. All the proposed buildable residential lots meet these standards.

The applicant has not yet determined the layout or building configuration for the four outlots reserved for townhomes or multi-family. Until that time these will remain outlots reserved for future development. A future subdivision action will be required to convert these to developable parcels.

The four commercial lots range in size from approximately 1 acre to 3.7 acres. The setback in the C-1 District is 25 feet in the front and 10 feet in the rear. The setbacks along W 27th Street will need to be shown as a street setback at the time of the final plat.

Tract A is the street right-of-way. The streets will be constructed according to City standards and dedicated to the City when each final plat phase is approved. Tracts B-G will be used for stormwater conveyance and management. Tracts H and I will be dedicated to the City of Cedar Falls for a future park. Tracts J-L will be used for public shared-use trails. Tract C will also be used to create a wetland mitigation area. The University Branch of Dry Run Creek and associated floodplain are found on Outlots A-E. These lots will be combined with the property owners to the north, and each lot will have a conservation easement on the lots restricting any development. No development or ground disturbance is proposed within the floodplain. A stormwater management area will be located outside the floodplain. (See more on stormwater management in the sub-section below.)

In 2024, an amendment to the plat included updating the wetland mitigation area for the two local wetlands that were removed with the building of the First Addition. The applicant proposes to mitigate the wetlands that could not be established successfully in the First Addition to a more suitable location within the northern portion of Tract C, as shown on the plat. The disturbance of the small existing wetland in the southern portion of Tract C will also be mitigated by establishing a new wetland of equal size in Tract C in the same location as the wetland mitigation from the First Addition. The final design of the wetland will need to prepared by a wetland specialist and submitted for City review with the construction drawings for the 3rd Addition. The approved wetland mitigation must be established and inspected by the City as part of the public improvements for the 3rd Addition. The developer will be required to monitor the site for at least 5 years to make sure the newly constructed wetlands are well-established and in healthy condition.

Pedestrian Circulation
The applicant continues to support the trail system that was part of their original approval in 2021 and shown in the RP Master Plan proposal. Sidewalks will be constructed along all streets within the subdivision according to subdivision regulations. A 10-foot trail will be installed with the public improvements for Phase 7 within the tracts established for the through-block trail extending north from W. 27th Street to the Park. A short through-block sidewalk will be constructed from Telluride Drive to the School District's property with the public improvements for the 9th Addition.

The applicant also proposes wider six-foot sidewalks for bicycle and pedestrian circulation within and through the development as indicated on the preliminary plat to provide continuous routes between neighborhood destinations and to connect with the larger regional trail system.

Parks:
On December 1, 2025, the city adopted Ordinance No. 3133 for Neighborhood Park Dedication. The neighborhood parkland dedication ordinance requires 6 acres of parkland for every 1000 people based on a formula in the subdivision code. In looking at

the residential lots, the formula will require 5.089 acres of parkland. The subdivision shows two tracts with 5.142 acres of land for parks. The two tracts are divided by their stormwater management area. The stormwater tract management areas are excluded from being dedicated to the City. However, the applicant has provided a public access easement over the stormwater tract so patrons of the park can walk across this space when using the park. The applicant has not yet decided what they would like to do with the proposed multi-family properties, so the number of units is unknown at this time. They requested that the park dedication for those four outlots be determined when those outlots are replatted for development. Planning and Zoning Commission supports this approach.

The Park and Recreation Commission reviewed the park location and size with the rezoning application and recommended approval of the park.

Stormwater Management:
The applicant proposes six outlots to be used for stormwater management areas: Tracts B, C, D, E, F, and G for the entire subdivision. The grading for Outlot G will be outside the floodplain area.

Stormwater easements are proposed throughout the preliminary plat to direct stormwater runoff to the detention basins. These basins are designed to ensure that the water runoff from the new development is properly managed. According to the draft deed of dedication, the property owner will deed the stormwater management areas to the homeowner association to maintain, as well as dedicate easements to the City. The engineering team reviewed the submitted stormwater report dated September 2, 2021, and agrees with the preliminary findings.

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 next addition of West Fork Crossing. Final platting must follow the phasing plan as attached. 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 is built and accepted by the City or a performance bond is established. Further preliminary plat approvals are required for the outlots that are designated for future development prior to the submittal of construction drawings and/or final plat.

TECHNICAL COMMENTS
Cedar Falls Utilities (CFU) has reviewed the Preliminary Plat for West Fork. 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 16” water main from the west end of the Cedar Falls High School property and the 12” from the south end of Cross Creek Drive, Breckenridge Street, and Yale Parkway to and throughout the proposed addition. Included in the installation are valves, fire hydrants and water service stubs for the new lots. Final fire hydrant and valve placement locations will be 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, Utilities will refund a portion of the refundable investment based upon the number of new service connections to the electric and gas distribution system. There is no interest paid in the refundable investment and the total refund will not exceed the original investment amount. Due to the large increase in the cost of electric equipment, it is likely that the total amount of the refundable investment will not be returned to the Developer. CFU will install the communication utility to serve the addition. The developer is responsible for the cost of the streetlights required for the development. See attached Developer Information Sheet for detailed information regarding utility installations.

Sewer:
Sanitary sewer is available and will be connected from the Cherrywood Interceptor located along the northern boundary of the property or from the 27th Street Interceptor from the south. This sewer is located along the northern boundary of the property within the floodplain of Dry Run Creek. Staff finds that the service to the north will be adequate to serve northern portion of West Fork Crossing (generally the R-1 District). This sanitary sewer is located in the Cherrywood Interceptor Sewer District, which includes a sewer tapping fee as part of the development. The sewer tapping fee is $294.63 per acre of development.

The City extended sewer along W. 27th Street to serve the high school and new development in that area and created the W 27th Street sewer tapping fee. The sewer tapping fee for W 27th Street is $2,697.65 per acre.

The tapping fees are paid by the developer at the time of final platting.

Vale Avenue and 27th Street:
The applicant must install a gravel access from W 27th Street along Vale Avenue to Cedar Bluff Lane until Vale Avenue is constructed. This will be a second access for construction to Cedar Bluff Lane and be used for fire protection until Vale Avenue is constructed in this location.

Development Agreement and Conditional Zoning Agreements:

According to the developmental procedures agreement and the conditional zoning agreement approved with the rezonings, the following restrictions and requirements apply:

- No direct driveway access to W. 27th Street.
- An agreed upon cost share for necessary improvements along W 27th St.

Neighbor Notice:
A courtesy notice to nearby property owners was mailed on September 1, 2026.

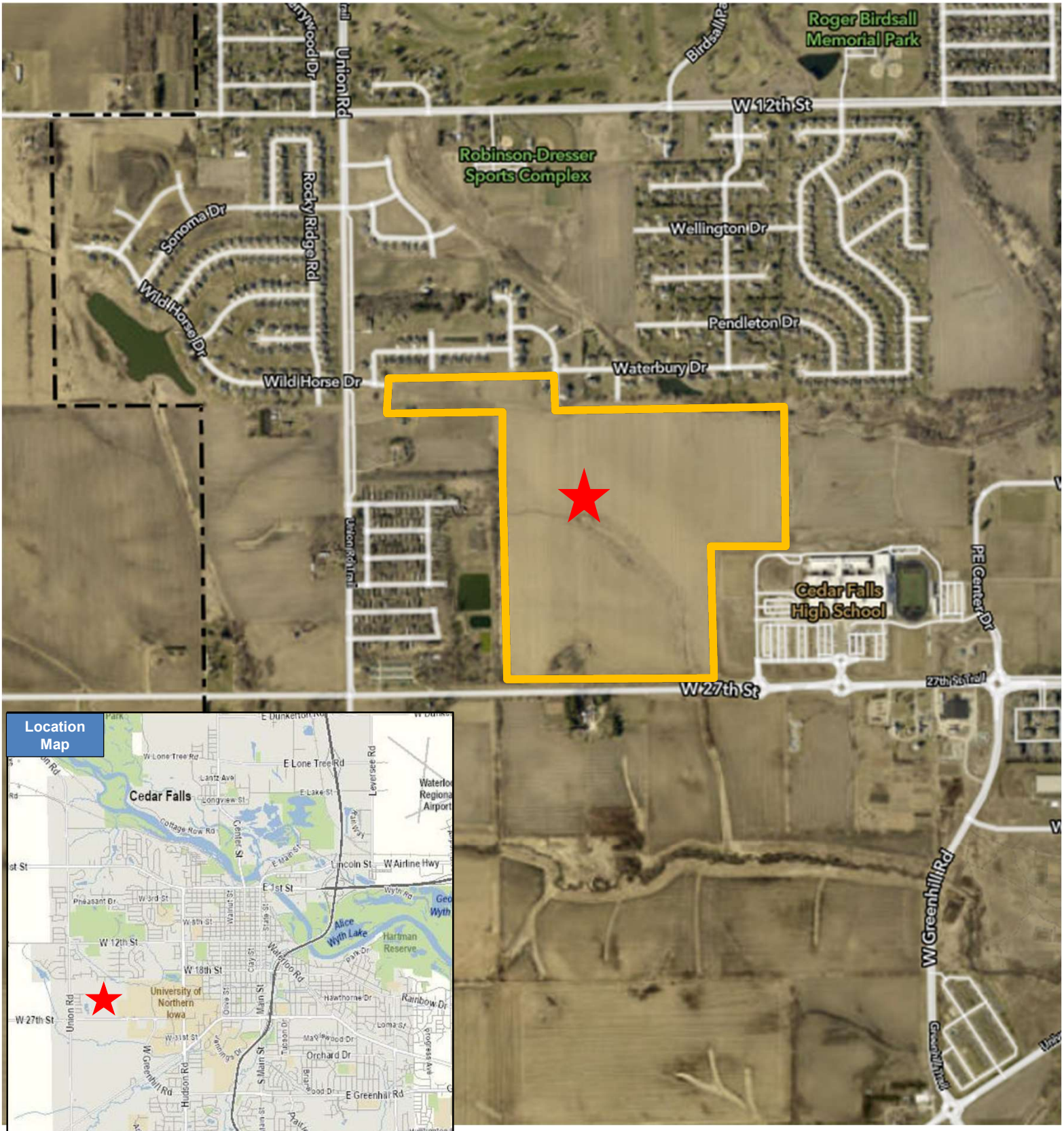
RECOMMENDATION
On a vote of 6-0, Planning and Zoning Commission recommends approval of PP26-005, West Fork Crossing Preliminary Plat located East of N. Union Road, South of Waterbury Dr., and North of W. 27th Street, subject to:

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

PLANNING & ZONING COMMISSION

Discussion 9/9/26	The final item considered by the Commission was a preliminary plat for West Fork Crossing. Acting Chair Hartley introduced the item and Ms. Pezley provided background information. She explained that the preliminary plat had been approved previously but the original plat expired. The applicant will need to have the plat reapproved. She provided the phasing plan, a map showing street network and connectivity, and block length requirements. She discussed the right-of-way, street width and lot configurations, as well as setbacks, wetlands, pedestrian circulation, parks, and stormwater management. Staff recommends receiving public comments, discussion, and continuation to the September 23, 2026 meeting. Watkins stated that she will need to abstain from the item due to a professional conflict. The developer thanked the staff for their work. The item was continued to the September 23, 2026 meeting.
Discussion and Decision 9/23/26	The next item for consideration by the Commission was a preliminary plat for West Fork Crossing. Chair Stalnaker introduced the item and Ms. Pezley provided background information. She explained that this item was discussed at the last meeting and stated that staff recommends approval of the preliminary plat. Watkins recused herself from the item. Fischer made a motion to approve the item. Grybovych seconded the motion. The motion was approved with 6 ayes (Fischer, Grybovych, Johnson, Koger, Moser and Stalnaker), 1 abstention (Watkins) and 0 nays.

West Fork Crossing (PP26-005)



CEDAR FALLS Iowa

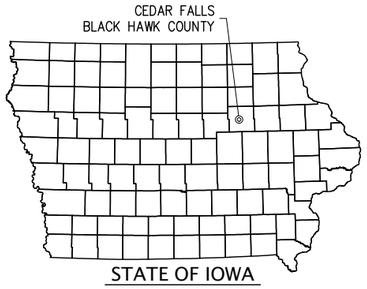
N

North of W 27th Street and East of Union Road

WEST FORK CROSSING
IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

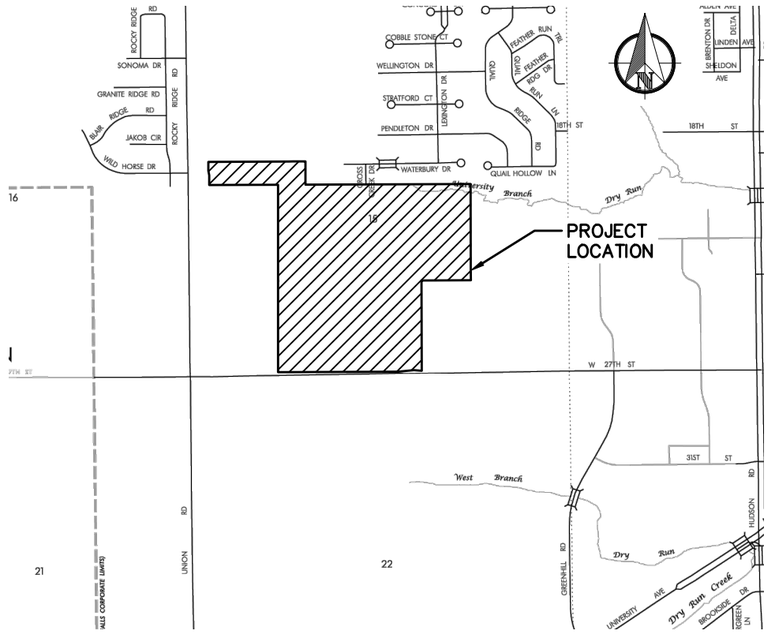
NEW RESIDENTIAL & COMMERCIAL DEVELOPMENT

PN: 25-006



NOTES

1. THIS PRELIMINARY PLAT IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THE DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF CEDAR FALLS.
2. FINAL EASEMENT SIZING SHALL BE REVIEWED AT TIME OF FINAL PLATTING. SIZING SHOWN IS BASED ON ASSUMED DEPTH AND SIZES OF UTILITIES.
3. TRACT 'A' SHALL BE DEDICATED TO THE CITY OF CEDAR FALLS AS PUBLIC RIGHT-OF-WAY FOR ROAD AND UTILITY PURPOSES.
4. TRACTS 'B', 'C', 'D', 'E', 'F', AND 'G' SHALL BE USED FOR STORM WATER CONVEYANCE AND MANAGEMENT.
5. TRACTS 'H' AND 'I' SHALL BE DEDICATED TO THE CITY OF CEDAR FALLS FOR A FUTURE PUBLIC PARK.
6. TRACTS 'J', 'K', AND 'L' SHALL BE USED FOR PUBLIC SHARED USE TRAILS.
7. A PORTION OF TRACT 'C' SHALL CONTAIN A CREATED WETLAND MITIGATION AREA, PROVIDING A MINIMUM OF 0.25 ACRES TO ACCOUNT FOR WETLANDS A, B, & C IDENTIFIED IN THE WETLAND DELINEATION REPORT. FINAL GRADING, HYDRIC SOIL PLACEMENT, HYDROPHYTIC VEGETATION ESTABLISHMENT, WETLAND HYDROLOGY, AND MAINTENANCE REQUIREMENTS SHALL BE PROVIDED WITH FUTURE CONSTRUCTION PLANS.
8. OUTLOTS 'A', 'B', 'C', 'D', AND 'E' ARE TO BE DESIGNATED AS CONSERVATION AREAS WITHIN A CONSERVATION EASEMENT AT THE TIME OF FINAL PLATTING.
9. OUTLOTS 'F', 'G', 'H', AND 'I' SHALL BE USED FOR TOWNHOMES OR MULTI-FAMILY HOMES.
10. ALL LOT FRONTAGE (INCLUDING DOUBLE FRONTAGE), SHALL HAVE A 10' PUBLIC UTILITY EASEMENT FROM THE PROPERTY LINE INTO THE LOT UNLESS NOTED AS GREATER ON THIS DOCUMENT.
11. ALL UTILITY EASEMENTS SHOWN ARE SUBJECT TO UTILITY APPROVAL AT TIME OF FINAL PLATTING.
12. TRAFFIC CALMING MEASURES INCLUDE IMPLEMENTATION OF TRAFFIC CALMING INTERSECTIONS AND PROVIDING REDUCED STRAIGHT SECTIONS OF ROADWAY.



LOCATION MAP
CEDAR FALLS, IOWA
NTS

DEVELOPER

MONEY PIT, LLC
KEVIN FITTRO, 319.493.0919
4029 BROOMFIELD DRIVE
CEDAR FALLS, IA 50613

CIVIL ENGINEER

BREWER CIVIL, LLC
NICK BREWER, P.E., 319.575.2725
12643 W AVENUE
CEDAR FALLS, IOWA 50613

LEGAL DESCRIPTION

BOUNDARY DESCRIPTION:

A TRACT OF LAND INCLUDING PORTIONS OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., BLACK HAWK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 59 OF WEST FORK CROSSING FIRST ADDITION;

THENCE NORTH 00° 09' 32" WEST, 134.67 FEET;

THENCE NORTH 10° 18' 24" WEST, 63.75 FEET;

THENCE NORTH 00° 13' 52" WEST, 121.50 FEET;

THENCE NORTH 89° 44' 31" EAST, 1,108.05 FEET;

THENCE NORTH 88° 37' 58" EAST, 60.01 FEET;

THENCE NORTH 89° 45' 28" EAST, 169.48 FEET;

THENCE SOUTH 00° 15' 08" EAST, 320.44 FEET ALL ALONG A PORTION OF THE SOUTHERLY LINE OF SAID WEST FORK CROSSING FIRST ADDITION TO THE SOUTHWEST CORNER OF LOT 33 OF SAID WEST FORK CROSSING FIRST ADDITION;

THENCE NORTH 89° 46' 21" EAST, 2,274.39 FEET ALONG A PORTION OF THE SOUTHERLY LINE OF SAID WEST FORK CROSSING FIRST ADDITION, THE SOUTH LINE OF LEXINGTON HEIGHTS FIFTH ADDITION, THE SOUTH LINE OF LEXINGTON HEIGHTS FOURTH ADDITION, AND A PORTION OF THE SOUTH LINE OF QUAIL RIDGE FOURTH ADDITION TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE SOUTH 00° 08' 49" EAST, 1,326.17 FEET ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION TO THE NORTHEAST CORNER OF PARCEL B IN SAID QUARTER SECTION;

THENCE SOUTH 89° 45' 26" WEST, 680.01 FEET ALONG THE NORTH LINE OF SAID PARCEL B TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00° 09' 45" EAST, 1,244.81 FEET ALONG THE WEST LINE OF SAID PARCEL B TO THE SOUTHWEST CORNER THEREOF AND TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 27TH STREET;

THENCE NORTH 85° 43' 32" WEST, 108.42 FEET;

THENCE SOUTH 84° 27' 04" WEST, 215.93 FEET;

THENCE SOUTH 89° 45' 39" WEST, 313.36 FEET;

THENCE SOUTH 89° 47' 50" WEST, 1,343.41 FEET ALL ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 00° 00' 14" WEST, 2,582.36 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89° 44' 30" WEST, 948.00 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING;

CONTAINING 147.546 ACRES, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.

BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO).

CURRENT ZONING

R-1, R-P, & C-1

AVERAGE LOT SIZE

10,918 SF / 0.251 ACRES (FIGURE EXCLUDES ALL TRACTS, OUTLOTS, & COMMERCIAL LOTS)

PP-1

08/31/2026
SUBMITTAL

LICENSED PROFESSIONAL ENGINEER
Licensed
28034
Nicholas C
Brewer
IOWA

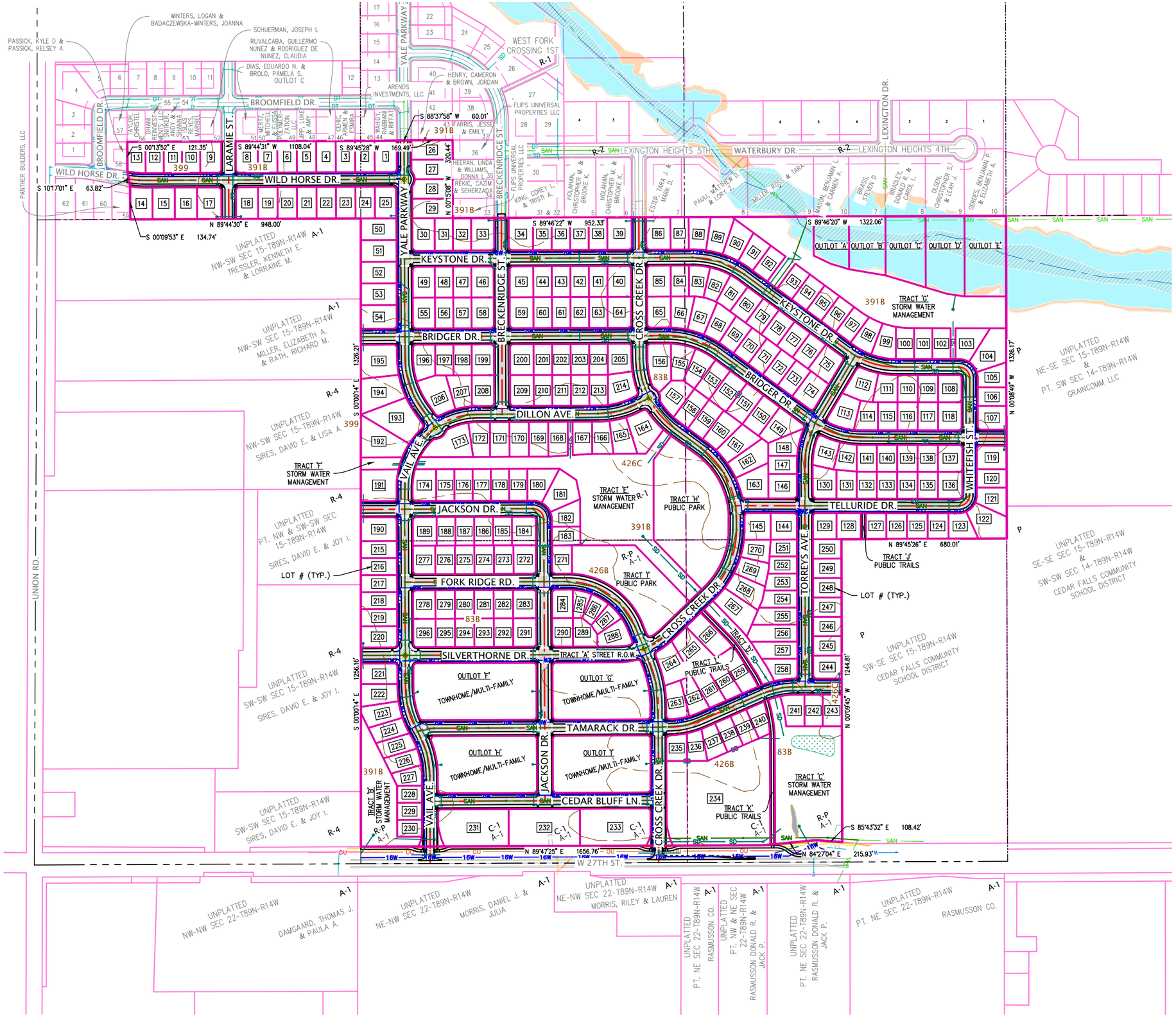
I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Nicholas C Brewer, P.E. LICENSE NO. 28034

Signature Date

My License renewal date is: DECEMBER 31, 2026

Pages or sheets covered by this seal: ALL SHEE



LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	SETBACK	
	CENTERLINE	
SD	STORM PIPE	SD
SAN	SAN. PIPE	SAN
SSV	SAN. SERVICE	SSV
W	WATER PIPE	W
WSV	WATER SERV.	WSV
FO	COMM. LINE	FO
OU	OVERHEAD ELEC.	OU
UE	BURIED ELEC.	UE
G	GAS LINE	G
	CONTOUR 1'	
	CONTOUR 5'	
	CURB STOP	
	WATER VALVE	
	HYDRANT	
	POWER POLE	
	STORM STRUC.	
	INTAKE	
	SANITARY STRUC.	
	ROAD SIGN	

BUILDING SETBACKS (R-1)

FRONT YARD: 30' (PRIMARY FRONTAGE)
30' (SECONDARY FRONTAGE)
SIDE YARD: 10% OF LOT WIDTH
REAR YARD: 30'

BUILDING SETBACKS (R-P)

FRONT YARD: 25' (PRIMARY FRONTAGE)
20' (SECONDARY FRONTAGE)
SIDE YARD: 5' (10% ALONG R-P DISTRICT BOUNDARY)
REAR YARD: 30'

BUILDING SETBACKS (C-1)

FRONT YARD: 25' (PRIMARY FRONTAGE)
25' (SECONDARY FRONTAGE)
SIDE YARD: 0' (10' WHEN ABBUTTING ANY R DISTRICT)
REAR YARD: 10'

BUILDING TYPES

SINGLE FAMILY RESIDENTIAL & COMMERCIAL

Soil Code	Soil Name	Slopes	Runoff Class	Hydrologic Group	Area (SF)	% Total	Area (AC)
83B	Kenyon Loam	2 to 5%	Low	C	2,902,192	45.2	66.6
391B	Clyde-Floyd Complex	1 to 4%	Low	C/D	2,868,338	44.6	65.8
399	Readlyn Silt Loam	1 to 3%	Low	C/D	153,248	2.4	3.5
426B	Aredale Loam	2 to 5%	Low	B	274,619	4.3	6.3
426C	Aredale Loam	5 to 9%	Medium	B	227,943	3.5	5.2
				Totals:	6,426,340.00	100.0	147.5

SOIL COMPOSITIONS

0' 200' 400'

OVERALL SITE

WEST FORK CROSSING
PN: 25-006
MONEY PIT, LLC

PP-2
08/31/2
SUBMIT

BREWER CIVIL

BROOMFIELD DR.

EX. DRAIN TILE (TYP.)

EX. STORM SEWER (TYP.)

EX. WATER MAIN (TYP.)

EX. SAN. SEWER (TYP.)

LARAMIE ST.

WILD HORSE DR.

PR. WATER MAIN (TYP.)

PR. SAN. SEWER (TYP.)

PR. STORM SEWER (TYP.)

YALE PKWY.

KEYSTONE DR.

BRIDGER DR.

10' PUE ALONG ALL FRONTAGE (TYP.)

LOT 13 0.218 ACRE(S) 9488 SF

LOT 12 0.222 ACRE(S) 9669 SF

LOT 11 0.222 ACRE(S) 9670 SF

LOT 10 0.222 ACRE(S) 9670 SF

LOT 9 0.254 ACRE(S) 11047 SF

LOT 8 0.268 ACRE(S) 11678 SF

LOT 7 0.237 ACRE(S) 10319 SF

LOT 6 0.237 ACRE(S) 10320 SF

LOT 5 0.237 ACRE(S) 10322 SF

LOT 4 0.237 ACRE(S) 10323 SF

LOT 3 0.237 ACRE(S) 10324 SF

LOT 2 0.237 ACRE(S) 10325 SF

LOT 1 0.269 ACRE(S) 11706 SF

LOT 14 0.276 ACRE(S) 12020 SF

LOT 15 0.274 ACRE(S) 11925 SF

LOT 16 0.274 ACRE(S) 11921 SF

LOT 17 0.297 ACRE(S) 12950 SF

LOT 18 0.270 ACRE(S) 11761 SF

LOT 19 0.239 ACRE(S) 10395 SF

LOT 20 0.239 ACRE(S) 10394 SF

LOT 21 0.239 ACRE(S) 10393 SF

LOT 22 0.239 ACRE(S) 10392 SF

LOT 23 0.239 ACRE(S) 10391 SF

LOT 24 0.239 ACRE(S) 10391 SF

LOT 25 0.262 ACRE(S) 11393 SF

LOT 26 0.311 ACRE(S) 13551 SF

LOT 27 0.304 ACRE(S) 13264 SF

LOT 28 0.301 ACRE(S) 13109 SF

LOT 29 0.307 ACRE(S) 13386 SF

LOT 30 0.280 ACRE(S) 12177 SF

LOT 31 0.230 ACRE(S) 10014 SF

LOT 32 0.230 ACRE(S) 10008 SF

LOT 50 0.300 ACRE(S) 13047 SF

LOT 51 0.300 ACRE(S) 13087 SF

LOT 52 0.301 ACRE(S) 13121 SF

LOT 53 0.302 ACRE(S) 13155 SF

LOT 54 0.328 ACRE(S) 14296 SF

LOT 55 0.266 ACRE(S) 11572 SF

LOT 56 0.219 ACRE(S) 9525 SF

LOT 57 0.219 ACRE(S) 9525 SF

LOT 48 0.219 ACRE(S) 9525 SF

LOT 49 0.266 ACRE(S) 11572 SF

0' 50' 100'

NORTH

WEST FORK CROSSING

PN: 25-006
MONEY PIT, LLC

PP-3

08/31/2
SUBMIT

EX. WATER MAIN (TYP.)
EX. FIBER LINE (TYP.)
EX. UNDERGROUND ELEC. (TYP.)
EX. STORM SEWER (TYP.)
EX. SAN. SEWER (TYP.)
EX. GAS LINE (TYP.)
10' PUE ALONG ALL FRONTAGE (TYP.)
PR. WATER MAIN (TYP.)
PR. SAN. SEWER (TYP.)
PR. STORM SEWER (TYP.)

YALE PKWY.
BRECKENRIDGE ST.
CROSS CREEK DR.
KEYSTONE DR.
BRIDGER DR.
DILLON AVE.

LOT 50 0.300 ACRE(S) 13047 SF
LOT 51 0.300 ACRE(S) 13087 SF
LOT 52 0.301 ACRE(S) 13121 SF
LOT 53 0.302 ACRE(S) 13155 SF
LOT 54 0.328 ACRE(S) 14296 SF
LOT 29 0.307 ACRE(S) 13386 SF
LOT 30 0.280 ACRE(S) 12177 SF
LOT 31 0.230 ACRE(S) 10014 SF
LOT 32 0.230 ACRE(S) 10008 SF
LOT 33 0.288 ACRE(S) 12559 SF
LOT 34 0.305 ACRE(S) 13287 SF
LOT 35 0.233 ACRE(S) 10171 SF
LOT 36 0.233 ACRE(S) 10169 SF
LOT 37 0.233 ACRE(S) 10167 SF
LOT 38 0.233 ACRE(S) 10165 SF
LOT 39 0.305 ACRE(S) 13272 SF
LOT 86 0.305 ACRE(S) 13267 SF
LOT 87 0.229 ACRE(S) 9984 SF
LOT 49 0.266 ACRE(S) 11572 SF
LOT 48 0.219 ACRE(S) 9525 SF
LOT 47 0.219 ACRE(S) 9525 SF
LOT 46 0.266 ACRE(S) 11572 SF
LOT 45 0.282 ACRE(S) 12271 SF
LOT 44 0.222 ACRE(S) 9689 SF
LOT 43 0.222 ACRE(S) 9689 SF
LOT 42 0.222 ACRE(S) 9689 SF
LOT 41 0.222 ACRE(S) 9687 SF
LOT 40 0.282 ACRE(S) 12271 SF
LOT 85 0.282 ACRE(S) 12275 SF
LOT 84 0.219 ACRE(S) 9528 SF
LOT 55 0.266 ACRE(S) 11572 SF
LOT 56 0.219 ACRE(S) 9525 SF
LOT 57 0.219 ACRE(S) 9525 SF
LOT 58 0.266 ACRE(S) 11572 SF
LOT 59 0.282 ACRE(S) 12271 SF
LOT 60 0.222 ACRE(S) 9689 SF
LOT 61 0.222 ACRE(S) 9689 SF
LOT 62 0.222 ACRE(S) 9689 SF
LOT 63 0.222 ACRE(S) 9686 SF
LOT 64 0.282 ACRE(S) 12271 SF
LOT 65 0.282 ACRE(S) 12270 SF
LOT 66 0.253 ACRE(S) 11020 SF
LOT 195 0.454 ACRE(S) 19773 SF
LOT 194 0.479 ACRE(S) 20858 SF
LOT 193 0.548 ACRE(S) 23889 SF
LOT 192 0.509 ACRE(S) 22164 SF
LOT 196 0.284 ACRE(S) 12364 SF
LOT 197 0.219 ACRE(S) 9525 SF
LOT 198 0.219 ACRE(S) 9525 SF
LOT 199 0.266 ACRE(S) 11572 SF
LOT 206 0.384 ACRE(S) 16734 SF
LOT 207 0.268 ACRE(S) 11658 SF
LOT 208 0.266 ACRE(S) 11577 SF
LOT 200 0.282 ACRE(S) 12271 SF
LOT 201 0.222 ACRE(S) 9689 SF
LOT 202 0.222 ACRE(S) 9689 SF
LOT 203 0.222 ACRE(S) 9689 SF
LOT 204 0.222 ACRE(S) 9684 SF
LOT 205 0.269 ACRE(S) 11706 SF
LOT 209 0.282 ACRE(S) 12271 SF
LOT 210 0.222 ACRE(S) 9689 SF
LOT 211 0.222 ACRE(S) 9689 SF
LOT 212 0.222 ACRE(S) 9689 SF
LOT 213 0.221 ACRE(S) 9646 SF
LOT 214 0.300 ACRE(S) 13078 SF
LOT 156 0.382 ACRE(S) 16642 SF
LOT 155 0.258 ACRE(S) 11247 SF
LOT 157 0.294 ACRE(S) 12797 SF
LOT 172 0.259 ACRE(S) 11288 SF
LOT 171 0.262 ACRE(S) 11407 SF
LOT 170 0.262 ACRE(S) 11407 SF
LOT 169 0.262 ACRE(S) 11407 SF
LOT 168 0.258 ACRE(S) 11219 SF
LOT 167 0.247 ACRE(S) 10750 SF
LOT 166 0.243 ACRE(S) 10585 SF
LOT 165 0.275 ACRE(S) 11975 SF
LOT 164 0.375 ACRE(S) 16315 SF
LOT 173 0.450 ACRE(S) 19584 SF

0' 50' 100'

BREWER CIVIL

NORTHWEST
WEST FORK CROSSING
PN: 25-006
MONEY PIT, LLC

PP-4
08/31/2
SUBMIT

BREWER CIVIL

EX. SAN. SEWER (TYP.)
40' SANITARY SEWER EASEMENT
7' STORM SEWER EASEMENT
40' SANITARY SEWER EASEMENT
REGULATORY FLOODWAY
100-YEAR FLOODPLAIN
500-YEAR FLOODPLAIN
25' DRAINAGE & UTILITY EASEMENT
30' REAR SETBACK
30' FRONT SETBACK
10' DRAINAGE & UTILITY EASEMENT
10' PUE ALONG ALL FRONTAGE (TYP.)
PR. SAN. SEWER (TYP.)
PR. STORM SEWER (TYP.)
PR. WATER MAIN (TYP.)

OUTLOT 'A' CONSERVATION AREA 0.639 ACRE(S) 27837 SF
OUTLOT 'B' CONSERVATION AREA 0.791 ACRE(S) 34470 SF
OUTLOT 'C' CONSERVATION AREA 1.015 ACRE(S) 44207 SF
OUTLOT 'D' CONSERVATION AREA 1.157 ACRE(S) 50379 SF
OUTLOT 'E' CONSERVATION AREA 1.296 ACRE(S) 56450 SF
STORM WATER MANAGEMENT TRACT 'C' 3.904 ACRE(S) 170052 SF

LOT 87 0.229 ACRE(S) 9984 SF
LOT 88 0.249 ACRE(S) 10867 SF
LOT 89 0.283 ACRE(S) 12326 SF
LOT 90 0.268 ACRE(S) 11683 SF
LOT 91 0.235 ACRE(S) 10234 SF
LOT 92 0.219 ACRE(S) 9525 SF
LOT 93 0.219 ACRE(S) 9525 SF
LOT 94 0.219 ACRE(S) 9525 SF
LOT 95 0.219 ACRE(S) 9525 SF
LOT 96 0.219 ACRE(S) 9525 SF
LOT 97 0.220 ACRE(S) 9564 SF
LOT 98 0.244 ACRE(S) 10629 SF
LOT 99 0.248 ACRE(S) 10816 SF
LOT 100 0.221 ACRE(S) 9631 SF
LOT 101 0.219 ACRE(S) 9525 SF
LOT 102 0.219 ACRE(S) 9525 SF
LOT 103 0.305 ACRE(S) 13287 SF
LOT 104 0.421 ACRE(S) 18320 SF
LOT 105 0.227 ACRE(S) 9881 SF
LOT 106 0.209 ACRE(S) 9084 SF
LOT 107 0.262 ACRE(S) 11434 SF
LOT 108 0.249 ACRE(S) 10833 SF
LOT 109 0.215 ACRE(S) 9352 SF
LOT 110 0.215 ACRE(S) 9352 SF
LOT 111 0.238 ACRE(S) 10385 SF
LOT 112 0.314 ACRE(S) 13690 SF
LOT 113 0.305 ACRE(S) 13300 SF
LOT 114 0.232 ACRE(S) 10119 SF
LOT 115 0.211 ACRE(S) 9200 SF
LOT 116 0.220 ACRE(S) 9602 SF
LOT 117 0.220 ACRE(S) 9602 SF
LOT 118 0.255 ACRE(S) 11106 SF
LOT 66 0.253 ACRE(S) 11020 SF
LOT 67 0.274 ACRE(S) 11916 SF
LOT 68 0.258 ACRE(S) 11254 SF
LOT 69 0.231 ACRE(S) 10057 SF
LOT 70 0.224 ACRE(S) 9744 SF
LOT 71 0.224 ACRE(S) 9744 SF
LOT 72 0.224 ACRE(S) 9744 SF
LOT 73 0.224 ACRE(S) 9744 SF
LOT 74 0.291 ACRE(S) 12697 SF
LOT 75 0.285 ACRE(S) 12417 SF
LOT 76 0.227 ACRE(S) 9905 SF
LOT 77 0.227 ACRE(S) 9906 SF
LOT 78 0.227 ACRE(S) 9906 SF
LOT 79 0.227 ACRE(S) 9906 SF
LOT 80 0.227 ACRE(S) 9906 SF
LOT 81 0.221 ACRE(S) 9609 SF
LOT 82 0.209 ACRE(S) 9125 SF
LOT 83 0.215 ACRE(S) 9384 SF
LOT 84 0.219 ACRE(S) 9528 SF
LOT 148 0.233 ACRE(S) 10154 SF
LOT 149 0.316 ACRE(S) 13744 SF
LOT 150 0.278 ACRE(S) 12115 SF
LOT 151 0.287 ACRE(S) 12495 SF
LOT 152 0.287 ACRE(S) 12495 SF
LOT 153 0.253 ACRE(S) 11025 SF
LOT 154 0.251 ACRE(S) 10948 SF
LOT 155 0.258 ACRE(S) 11247 SF
LOT 157 ACRE(S) SF
LOT 158 0.253 ACRE(S) 11006 SF
LOT 159 0.253 ACRE(S) 11025 SF
LOT 160 0.283 ACRE(S) 12329 SF
LOT 161 0.313 ACRE(S) 13622 SF
LOT 143 0.259 ACRE(S)

KEYSTONE DR.
BRIDGER DR.
TORREYS AVE.
WHITEFISH ST.
CROSS CREEK DR.

0' 50' 100'

NORTHEAST

WEST FORK CROSSING
PN: 25-006
MONEY PIT, LLC

PP-5
08/31/2
SUBMIT
264

DILLON AVE.

JACKSON DR.

VAIL AVE.

FORK RIDGE RD.

SILVERTHORNE DR.

CROSS CREEK DR.

LOT 193 0.548 ACRE(S) 23889 SF

LOT 192 0.509 ACRE(S) 22164 SF

LOT 191 0.444 ACRE(S) 19341 SF

LOT 190 0.329 ACRE(S) 14315 SF

LOT 215 0.238 ACRE(S) 10389 SF

LOT 216 0.238 ACRE(S) 10381 SF

LOT 217 0.239 ACRE(S) 10402 SF

LOT 218 0.239 ACRE(S) 10423 SF

LOT 219 0.240 ACRE(S) 10444 SF

LOT 220 0.298 ACRE(S) 12966 SF

TRACT 'E' 0.186 ACRE(S) 8102 SF
STORM WATER MANAGEMENT

LOT 172 0.259 ACRE(S) 11288 SF

LOT 171 0.262-ACRE(S) 11407 SF

LOT 170 0.262 ACRE(S) 11407 SF

LOT 169 0.262-ACRE(S) 11407 SF

LOT 168 0.258 ACRE(S) 11219 SF

LOT 167 0.247 ACRE(S) 10750 SF

LOT 166 0.243 ACRE(S) 10585 SF

LOT 165 0.275 ACRE(S) 11975 SF

LOT 164 0.375 ACRE(S) 16315 SF

LOT 173 0.450 ACRE(S) 19584 SF

LOT 174 0.284 ACRE(S) 12359 SF

LOT 175 0.225-ACRE(S) 9795 SF

LOT 176 0.225 ACRE(S) 9795 SF

LOT 177 0.225 ACRE(S) 9795 SF

LOT 178 0.225-ACRE(S) 9795 SF

LOT 179 0.225-ACRE(S) 9799 SF

LOT 180 0.297-ACRE(S) 12921 SF

LOT 181 0.367 ACRE(S) 15994 SF

LOT 182 0.239 ACRE(S) 10401 SF

LOT 183 0.207 ACRE(S) 9009 SF

TRACT 'E' 4.084 ACRE(S) 177897 SF
STORM WATER MANAGEMENT

TRACT 'H' 3.160 ACRE(S) 137658 SF
PUBLIC PARK AREA

TRACT 'I' 1.982 ACRE(S) 86327 SF
PUBLIC PARK AREA

LOT 189 0.262 ACRE(S) 11429 SF

LOT 188 0.208 ACRE(S) 9077 SF

LOT 187 0.208 ACRE(S) 9077 SF

LOT 186 0.208 ACRE(S) 9077 SF

LOT 185 0.208 ACRE(S) 9077 SF

LOT 184 0.263 ACRE(S) 11446 SF

LOT 277 0.247 ACRE(S) 10766 SF

LOT 276 0.216 ACRE(S) 9409 SF

LOT 275 0.216 ACRE(S) 9409 SF

LOT 274 0.216 ACRE(S) 9409 SF

LOT 273 0.216 ACRE(S) 9409 SF

LOT 272 0.247 ACRE(S) 10766 SF

LOT 271 0.216-ACRE(S) 9425 SF

LOT 278 0.246 ACRE(S) 10707 SF

LOT 279 0.215 ACRE(S) 9350 SF

LOT 280 0.215 ACRE(S) 9350 SF

LOT 281 0.215 ACRE(S) 9350 SF

LOT 282 0.215 ACRE(S) 9350 SF

LOT 283 0.254 ACRE(S) 11059 SF

LOT 284 0.227 ACRE(S) 9900 SF

LOT 285 0.150-ACRE(S) 6530 SF

LOT 286 0.161 ACRE(S) 6999 SF

LOT 287 0.168 ACRE(S) 7319 SF

LOT 288 0.257 ACRE(S) 11183 SF

LOT 289 0.229-ACRE(S) 9969 SF

LOT 290 0.227 ACRE(S) 9907 SF

LOT 296 0.246 ACRE(S) 10707 SF

LOT 295 0.215 ACRE(S) 9350 SF

LOT 294 0.215 ACRE(S) 9350 SF

LOT 293 0.215 ACRE(S) 9350 SF

LOT 292 0.215 ACRE(S) 9350 SF

LOT 291 0.254 ACRE(S) 11059 SF

TRACT 'A' 34.048 ACRE(S) 1483122 SF

LOT 264 0.337 ACRE(S)

PR. WATER MAIN (TYP.)
PR. SAN. SEWER (TYP.)
PR. STORM SEWER (TYP.)
10' PUE ALONG ALL FRONTAGE (TYP.)
30' FRONT SETBACK
30' REAR SETBACK
30' SETBACK
20' SETBACK
25' FRONT SETBACK
20' REAR SETBACK
7.0' SIDE SETBACK
10' SIDE SETBACK & DRAINAGE & UTILITY EASEMENT
10' DRAINAGE & UTILITY EASEMENT
20' DRAINAGE & UTILITY EASEMENT
50' STORM WATER MANAGEMENT & UTILITY EASEMENT
70' PUBLIC ACCESS EASEMENT

0' 50' 100'

BREWER CIVIL

WEST FORK CROSSING

PN: 25-006
MONEY PIT, LLC

PP-6

08/31/2
SUBMIT

BREWER CIVIL

CROSS CREEK DR.

TORREYS AVE.

BRIDGER DR.

TELLURIDE DR.

WHITEFISH ST.

PUBLIC PARK AREA
TRACT 'H'
3.160 ACRE(S)
137658 SF

PR. STORM SEWER (TYP.)
PR. SAN. SEWER (TYP.)
PR. WATER MAIN (TYP.)

PUBLIC ACCESS EASEMENT

STORM WATER MANAGEMENT
TRACT 'D'
0.466 ACRE(S)
20302 SF

PUBLIC TRAILS
TRACT 'L'
0.179 ACRE(S)
7817 SF

PUBLIC TRAILS
TRACT 'J'
0.049 ACRE(S)
2142 SF

10' PUE ALONG ALL FRONTAGE (TYP.)

20' DRAINAGE & UTILITY EASEMENT

0' 50' 100'

EAST WEST FORK CROSSING

PN: 25-006
MONEY PIT, LLC

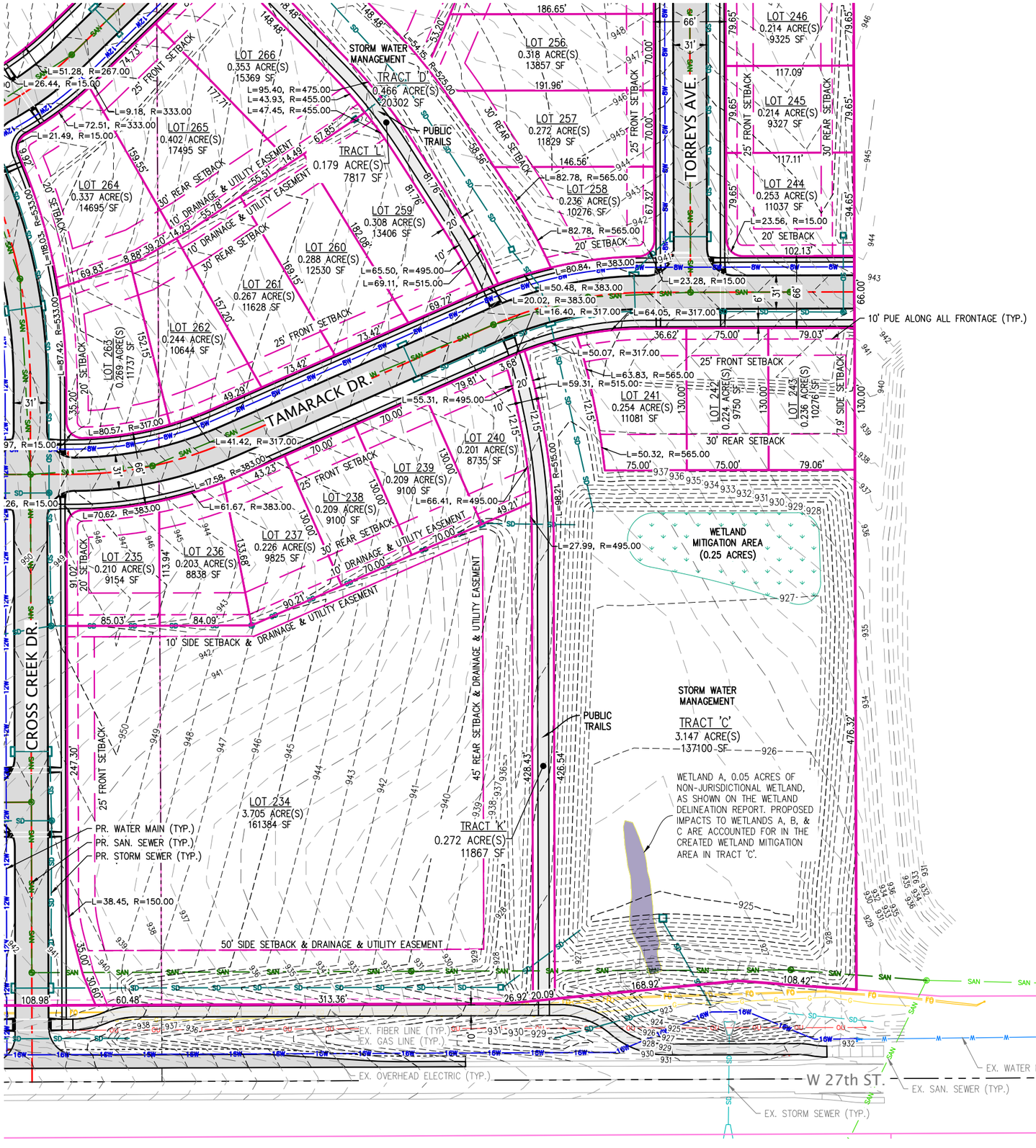
PP-7

08/31/2
SUBMIT

SILVERTHORNE DR.
TRACK 'A'
34.048 ACRE(S)
1483122 SF
10' PUE ALONG ALL FRONTAGE (TYP.)
10' SIDE SETBACK & DRAINAGE & UTILITY EASEMENT
VAIL AVE.
JACKSON DR.
TAMARACK DR.
CROSS CREEK DR.
CEDAR BLUFF LN.
W 27th ST.
STORM WATER MANAGEMENT
TRACT 'B'
1.459 ACRE(S)
63549 SF
OUTLOT 'F'
2.688 ACRE(S)
117073 SF
OUTLOT 'G'
2.113 ACRE(S)
92051 SF
OUTLOT 'H'
2.226 ACRE(S)
96985 SF
OUTLOT 'I'
2.152 ACRE(S)
93734 SF
TOWNHOME/MULTI-FAMILY
LOT 220 0.298 ACRE(S) 12966 SF
LOT 221 0.292 ACRE(S) 12717 SF
LOT 222 0.286 ACRE(S) 12452 SF
LOT 223 0.286 ACRE(S) 12442 SF
LOT 224 0.228 ACRE(S) 9942 SF
LOT 225 0.228 ACRE(S) 9936 SF
LOT 226 0.218 ACRE(S) 9494 SF
LOT 227 0.182 ACRE(S) 7919 SF
LOT 228 0.164 ACRE(S) 7140 SF
LOT 229 0.164 ACRE(S) 7140 SF
LOT 230 0.164 ACRE(S) 7126 SF
LOT 231 0.995 ACRE(S) 43342 SF
LOT 232 1.029 ACRE(S) 44829 SF
LOT 233 1.010 ACRE(S) 43997 SF
LOT 235 0.210 ACRE(S) 9154 SF
LOT 263 0.269 ACRE(S) 11737 SF
LOT 264 0.337 ACRE(S) 14695 SF
LOT 288 0.257 ACRE(S) 11183 SF
LOT 289 0.229 ACRE(S) 9969 SF
LOT 290 0.227 ACRE(S) 9907 SF
LOT 291 0.254 ACRE(S) 11059 SF
LOT 292 0.215 ACRE(S) 9350 SF
LOT 293 0.215 ACRE(S) 9350 SF
LOT 294 0.215 ACRE(S) 9350 SF
LOT 295 0.215 ACRE(S) 9350 SF
LOT 296 0.246 ACRE(S) 10707 SF
PR. STORM SEWER (TYP.)
PR. WATER MAIN (TYP.)
PR. SAN. SEWER (TYP.)
EX. FIBER LINE (TYP.)
EX. GAS LINE (TYP.)
EX. OVERHEAD ELECTRIC (TYP.)
0' 50' 100'

SOUTHWEST
WEST FORK CROSSING
PN: 25-006
MONEY PIT, LLC

PP-8
08/31/2
SUBMIT



0' 50' 100'

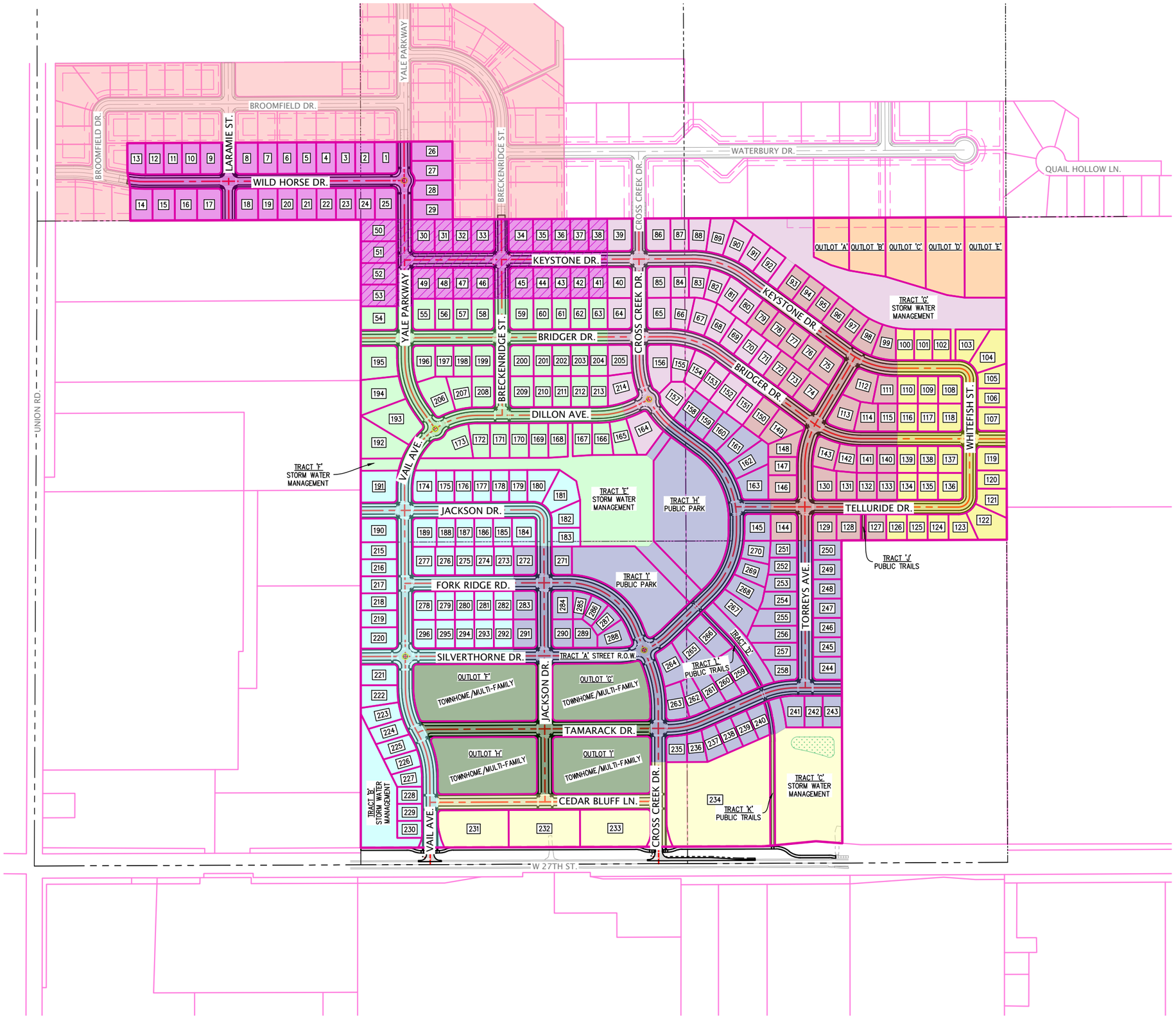
SOUTHEAST

WEST FORK CROSSING

PN: 25-006
MONEY PIT, LLC

PP-9

08/31/2
SUBMIT



PHASING PLAN

PHASE	AREA	LOTS
1	PHASE COMPLETED	62
2		5 CONSERVATION OUTLOTS
3		4 COMMERCIAL
4A & 4B		51
5		40
6		49
7		54
8		33
9		37
10		28
11		4 TOWNHOME / MULTIFAMILY OUTLOTS

0' 200' 400'

BREWER CIVIL

PHASING PLAN

WEST FORK CROSSING

PN: 25-006
MONEY PIT, LLC

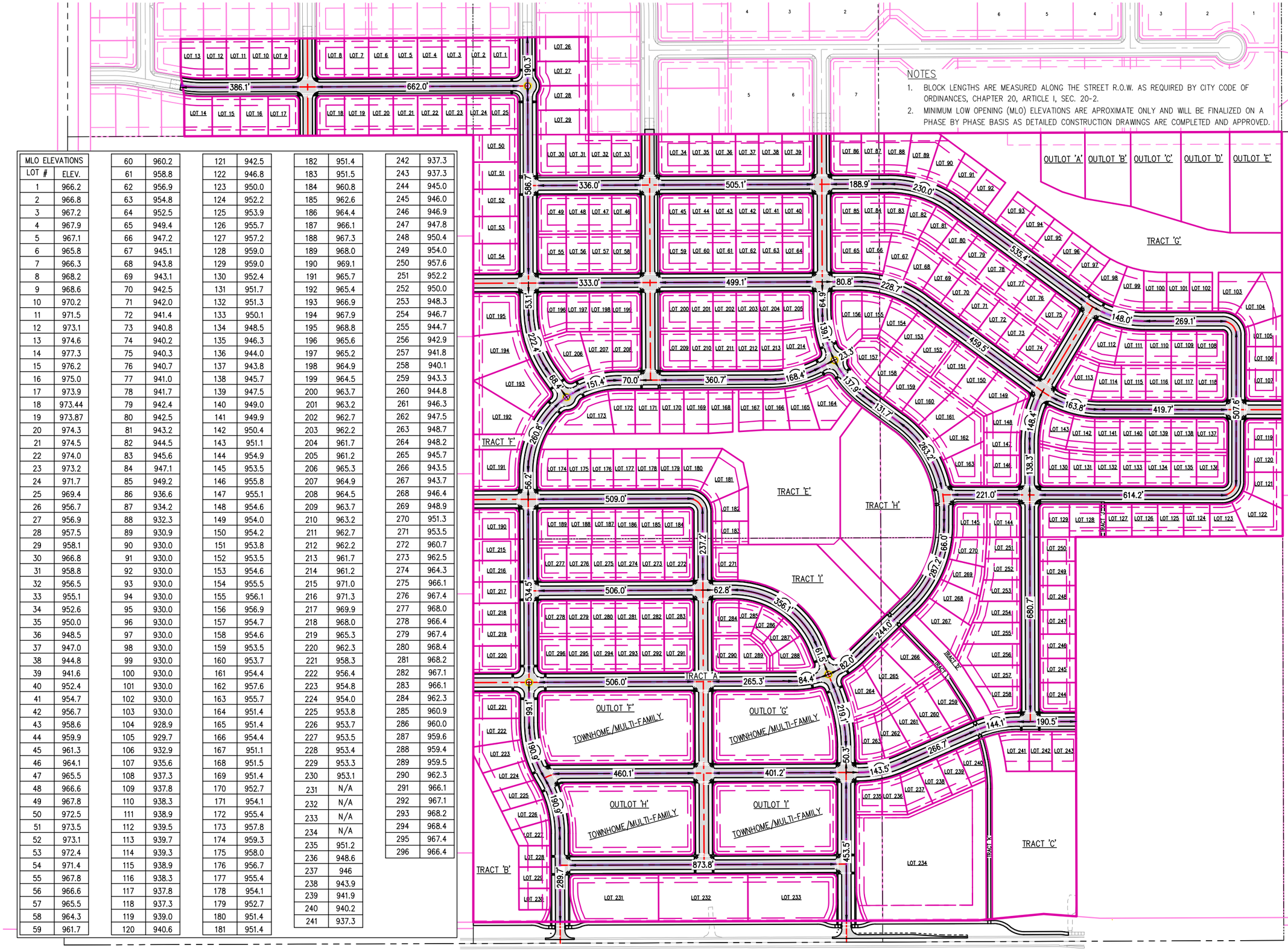
PP-10

08/31/2
SUBMIT

NOTES

1. BLOCK LENGTHS ARE MEASURED ALONG THE STREET R.O.W. AS REQUIRED BY CITY CODE OF ORDINANCES, CHAPTER 20, ARTICLE I, SEC. 20-2.
2. MINIMUM LOW OPENING (MLO) ELEVATIONS ARE APROXIMATE ONLY AND WILL BE FINALIZED ON A PHASE BY PHASE BASIS AS DETAILED CONSTRUCTION DRAWINGS ARE COMPLETED AND APPROVED.

MLO ELEVATIONS	
LOT #	ELEV.
1	966.2
2	966.8
3	967.2
4	967.9
5	967.1
6	965.8
7	966.3
8	968.2
9	968.6
10	970.2
11	971.5
12	973.1
13	974.6
14	977.3
15	976.2
16	975.0
17	973.9
18	973.44
19	973.87
20	974.3
21	974.5
22	974.0
23	973.2
24	971.7
25	969.4
26	956.7
27	956.9
28	957.5
29	958.1
30	966.8
31	958.8
32	956.5
33	955.1
34	952.6
35	950.0
36	948.5
37	947.0
38	944.8
39	941.6
40	952.4
41	954.7
42	956.7
43	958.6
44	959.9
45	961.3
46	964.1
47	965.5
48	966.6
49	967.8
50	972.5
51	973.5
52	973.1
53	972.4
54	971.4
55	967.8
56	966.6
57	965.5
58	964.3
59	961.7
60	960.2
61	958.8
62	956.9
63	954.8
64	952.5
65	949.4
66	947.2
67	945.1
68	943.8
69	943.1
70	942.5
71	942.0
72	941.4
73	940.8
74	940.2
75	940.3
76	940.7
77	941.0
78	941.7
79	942.4
80	942.5
81	943.2
82	944.5
83	945.6
84	947.1
85	949.2
86	936.6
87	934.2
88	932.3
89	930.9
90	930.0
91	930.0
92	930.0
93	930.0
94	930.0
95	930.0
96	930.0
97	930.0
98	930.0
99	930.0
100	930.0
101	930.0
102	930.0
103	930.0
104	928.9
105	929.7
106	932.9
107	935.6
108	937.3
109	937.8
110	938.3
111	938.9
112	939.5
113	939.7
114	939.3
115	938.9
116	938.3
117	937.8
118	937.3
119	939.0
120	940.6
121	942.5
122	946.8
123	950.0
124	952.2
125	953.9
126	955.7
127	957.2
128	959.0
129	959.0
130	952.4
131	951.7
132	951.3
133	950.1
134	948.5
135	946.3
136	944.0
137	943.8
138	945.7
139	947.5
140	949.0
141	949.9
142	950.4
143	951.1
144	954.9
145	953.5
146	955.8
147	955.1
148	954.6
149	954.0
150	954.2
151	953.8
152	953.5
153	954.6
154	955.5
155	956.1
156	956.9
157	954.7
158	954.6
159	953.5
160	953.7
161	954.4
162	957.6
163	955.7
164	951.4
165	951.4
166	954.4
167	951.1
168	951.5
169	951.4
170	952.7
171	954.1
172	955.4
173	957.8
174	959.3
175	958.0
176	956.7
177	955.4
178	954.1
179	952.7
180	951.4
181	951.4
182	951.4
183	951.5
184	960.8
185	962.6
186	964.4
187	966.1
188	967.3
189	968.0
190	969.1
191	965.7
192	965.4
193	966.9
194	967.9
195	968.8
196	965.6
197	965.2
198	964.9
199	964.5
200	963.7
201	963.2
202	962.7
203	962.2
204	961.7
205	961.2
206	965.3
207	964.9
208	964.5
209	963.7
210	963.2
211	962.7
212	962.2
213	961.7
214	961.2
215	971.0
216	971.3
217	969.9
218	968.0
219	965.3
220	962.3
221	958.3
222	956.4
223	954.8
224	954.0
225	953.8
226	953.7
227	953.5
228	953.4
229	953.3
230	953.1
231	N/A
232	N/A
233	N/A
234	N/A
235	951.2
236	948.6
237	946
238	943.9
239	941.9
240	940.2
241	937.3
242	937.3
243	937.3
244	945.0
245	946.0
246	946.9
247	947.8
248	950.4
249	954.0
250	957.6
251	952.2
252	950.0
253	948.3
254	946.7
255	944.7
256	942.9
257	941.8
258	940.1
259	943.3
260	944.8
261	946.3
262	947.5
263	948.7
264	948.2
265	945.7
266	943.5
267	943.7
268	946.4
269	948.9
270	951.3
271	953.5
272	960.7
273	962.5
274	964.3
275	966.1
276	967.4
277	968.0
278	966.4
279	967.4
280	968.4
281	968.2
282	967.1
283	966.1
284	962.3
285	960.9
286	960.0
287	959.6
288	959.4
289	959.5
290	962.3
291	966.1
292	967.1
293	968.2
294	968.4
295	967.4
296	966.4



BREWER CIVIL

BLOCK LENGTHS AND MLO'S

WEST FORK CROSSING

PN: 25-006
MONEY PIT, LLC

PP-11

08/31/2
SUBMIT

DEPARTMENT OF PUBLIC WORKS

ADMINISTRATION DIVISION
2200 TECHNOLOGY PKWY
CEDAR FALLS, IOWA 50613
319-273-8629
FAX 319-273-8632

OPERATIONS &
MAINTENANCE DIVISION
2200 TECHNOLOGY PKWY
319-273-8629
FAX 319-273-8632

MEMORANDUM

TO: **Honorable Mayor Daniel Laudick and City Council**

FROM: Brian Heath, O/M Division Manager BMH

DATE: September 24, 2026,

SUBJECT: Equipment Purchase

The Park Section of the Operations & Maintenance Division has a Utility Terrain Vehicle scheduled replacement in the Vehicle Replacement Program for FY27. This UTV will be utilized for recreation trail maintenance including snow removal. The equipment is listed in the VRP at $30,000.00 and will be funded from the Vehicle Replacement Program for parks equipment.

Two quotations were received from Myer's Polaris Inc. for a Polaris 1500 Ranger XD which is the only UTV that meets City requirements of a 100% steel belt transmission, 1500-pound cargo box, and 3500 rated towing capacity. The quotes are as follows.

Governmental Promotion	$40,768.98
Sourcewell	$44,114.97

The overage of $10,768.98 will be covered by a reduction in the cost of a replacement park section utility dump truck which is also scheduled for FY27. Therefore, the Public Works Department is recommending approval for the expenditure of funds in the amount of $40,768.98 for the purchase of the Polaris 1500 XD UTV.

Please feel free to contact me if you have questions.

CC: Chase Schrage, Director of Public Works

DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Daniel Laudick and City Council

FROM: Melissa Denning, Community Services Supervisor

DATE: October 5, 2026

SUBJECT: Request to set date for public hearing reviewing the FFY25 Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER)

As a requirement from HUD, the Community Development Department would like to request that a public hearing be held on Monday, October 19, 2026, to review the FFY25 Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER). The report contains the progress made on Community Development Block Grant funded activities from July 1, 2025, through June 30, 2026. The report will be included in the next Council's agenda packet.

The Housing Commission met on September 16, 2026, to review the CAPER, and recommended that it be set for public hearing for approval at the October 19, 2026, meeting.

Per the adopted CDBG Citizen Participation Plan, the notice of a 15-day review period is required, and the notice will be published by October 1, 2025.

Please contact the Community Development Department with any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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Cedar Falls, Iowa 50613
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www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Mayor Daniel Laudick and City Council Members

FROM: Michelle Pezley AICP, Planner III

Matthew Tolan, PE, Principal Engineer

DATE: October 5, 2026

SUBJECT: Set the public hearing to request to vacate a 20-foot easement between lots 22-24 in West Fork Crossing First Addition (VAC26-005)

REQUEST: Set the public hearing to request the vacation of 20-foot utility and drainage easement between Lots 22, 23, and 24 in West Fork Crossing First Addition

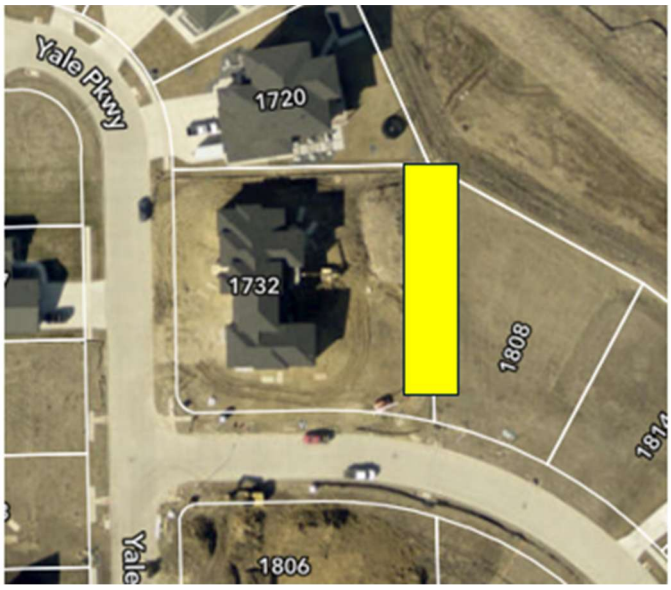
PETITIONER: Michael J Crow Trust

LOCATION: Northwest corner of Yale Parkway and Breckenridge Street

PROPOSAL

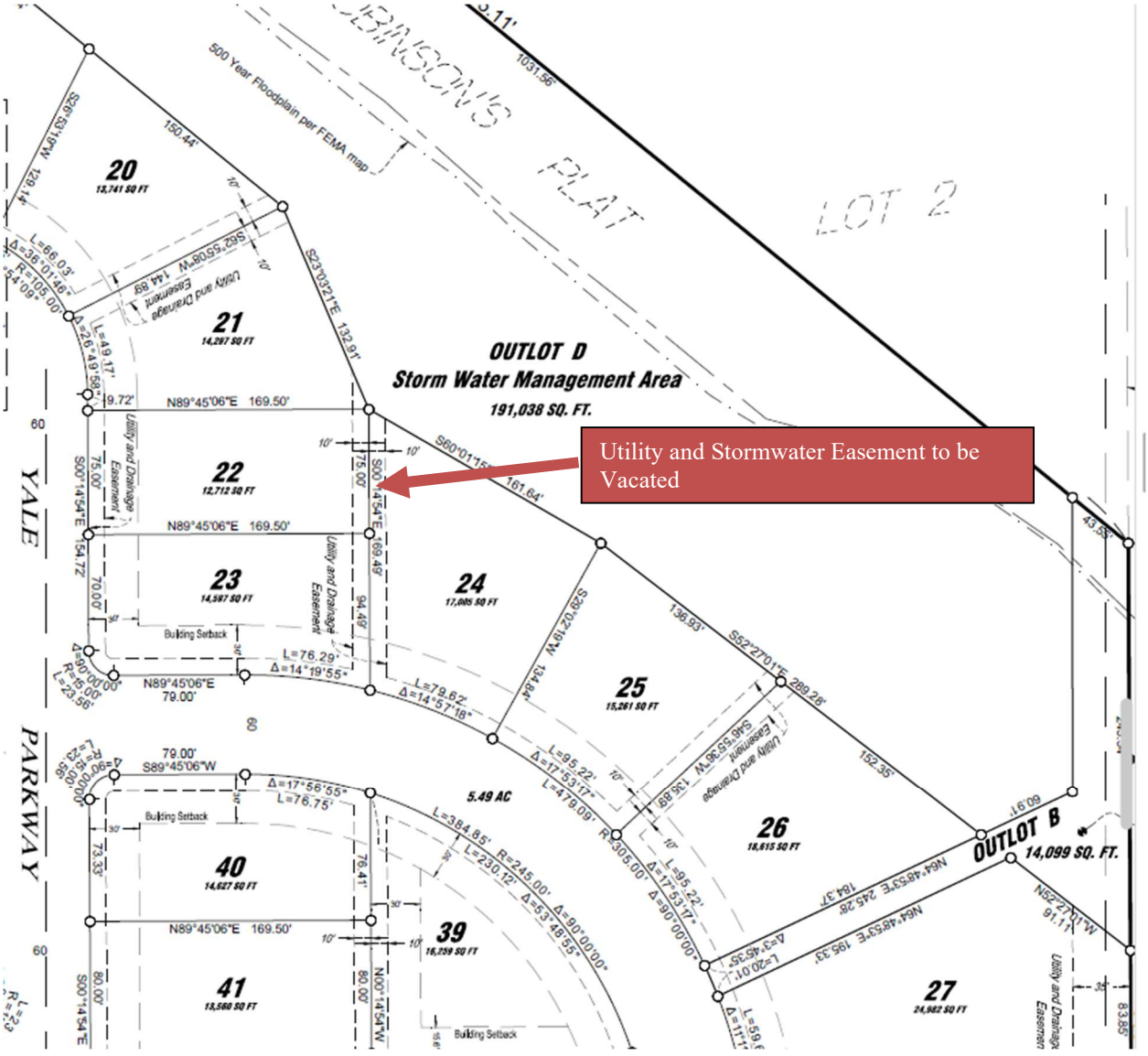
The Michael J Crow Trust, owner of properties at 1732 Yale Parkway and 1808 Breckenridge Street, submitted a request to vacate the 20-foot-wide utility and drainage easement that extends between the two properties (see image right),

The owner purchased the lot at 1808 Breckenridge to expand the yard area for their house at 1732 Yale Parkway. They would like to construct a fence around the entire yard area, which would cross the easement. Since fences cannot be constructed across drainage easements, they have applied to vacate this easement.



BACKGROUND

West Fork Crossing First Addition was designed to have three routes for stormwater to flow from this part of the neighborhood into the stormwater basin in Outlot D (see excerpt of plat below). The applicant has requested to vacate the easement that extends northward from Breckenridge Street between Lots 22, 23 and Lot 24. The applicant requested the City Engineer review the easement area and the existing topography to determine if the easement is serving its intended purpose to provide a drainage flow route to the basin.



ANALYSIS

In considering an easement vacation, several factors are reviewed:

1. *Is the easement needed for public use?*
   David Wicke, the City Engineer, found that this easement is not providing any drainage function due to the topography and grades of the site and that the remaining easements are providing adequate stormwater drainage for this area of the neighborhood, so has no objections to vacating the drainage easement. CFU has reviewed the request and has indicated that they have no utilities running through this easement and no need to use this easement for utilities in the future, so also do not have any objections to vacating the utility easement.

2. *Is the easement needed for access to other easements or utility lines?*
   Vacating this easement will not impact access to easements or utilities located on or adjacent to the owner's property or within the development. CFU and the City do not anticipate any future need to locate utilities in the easement.

3. *Are there any utilities within the easement that will need to be retained?*
   The City of Cedar Falls and CFU do not have utilities located within the easement. The owners of the property are responsible for confirming that there are no private utilities within the easement.

RECOMMENDATION
Staff recommend setting the public hearing for October 19, 2026.

PLANNING & ZONING COMMISSION

Discussion and Recommendation 9/23/26	The next item of business was an easement vacation for West Fork Crossing. Chair Stalnaker introduced the item and Ms. Pezley provided background information. She explained that the applicant would like to remove the utility and drainage easement to allow for a fence to be built. She discussed the criteria for easement vacations and explained that the application meets the criteria. Staff recommends approval of the utility and drainage easement vacation. Grybovych made a motion to approve the item. Moser seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Johnson, Koger, Moser, Stalnaker, and Watkins), and 0 nays.

Attachments: Location Map
Easement Vacation Exhibit

West Fork Crossing First Addition (VAC26-005)



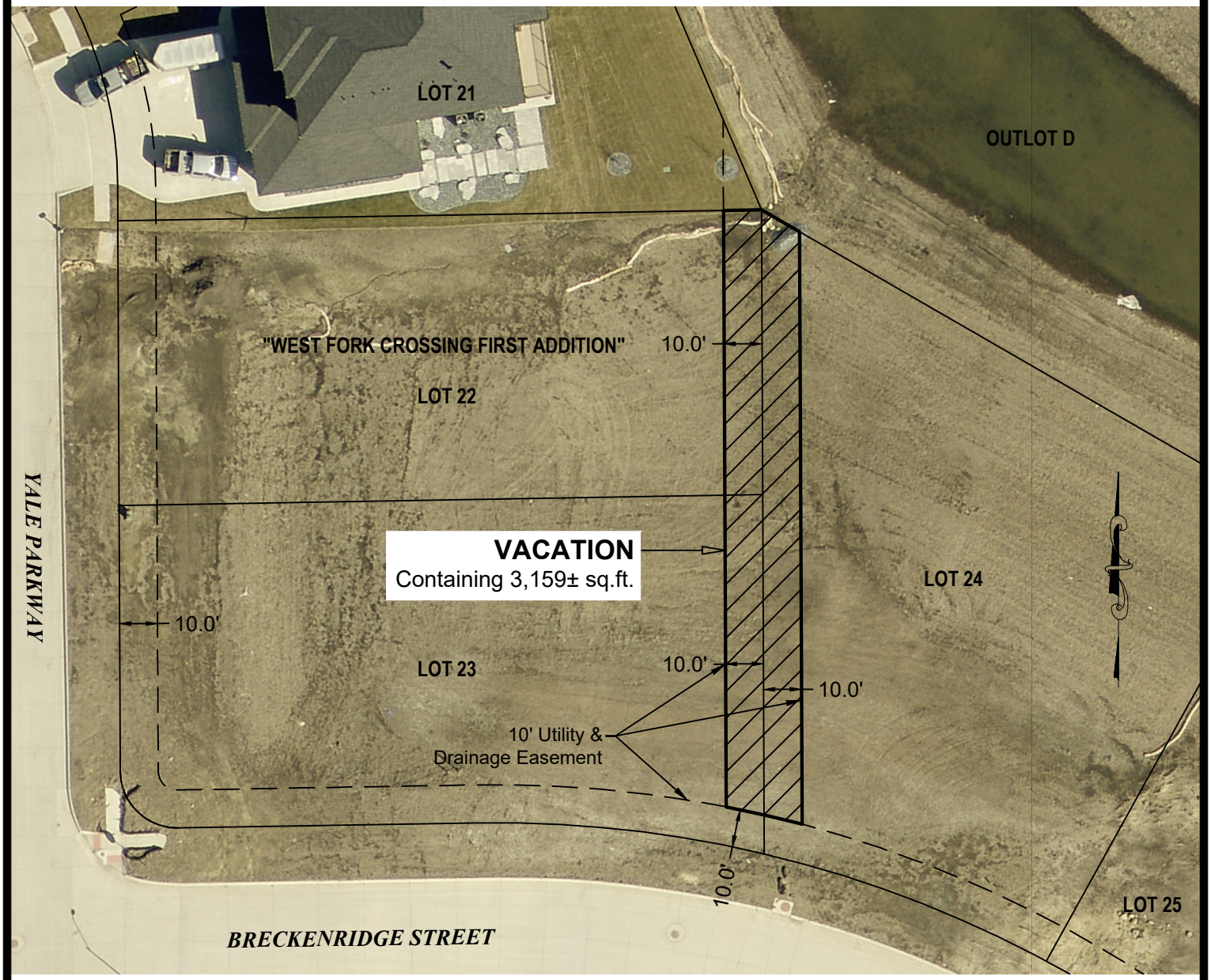
CEDAR FALLS Iowa

N

Easement between 1732 Yale Parkway and 1808 Breckenridge Street

276

EXHIBIT A
VACATION OF UTILITY & DRAINAGE EASEMENT
PART OF LOTS 22, 23 & 24 "WEST FORK CROSSING FIRST ADDITION"
CEDAR FALLS, BLACK HAWK COUNTY, IOWA



Description

Part of Lots 22, 23 & 24 "West Fork Crossing First Addition" in the City of Cedar Falls, Black Hawk County, Iowa, described as follows:

The East 10.0 feet of Lot 22 & Lot 23 & the West 10.0 feet of Lot 24;

Except the South 10.0 feet of said Lot 23 & 24.

Containing 3,159± sq. ft.

Note: This is to only vacate part of a Utility & Drainage Easement as shown in the Final Plat of West Fork Crossing First Addition. This exhibit has been compiled from record information and is not the result of a field survey. It is intended only to depict the attached description.

DRAWN BY:	SCALE:	File Name:	SHEET NO.		TOTAL SHEETS	
JAL	1" = 40'	1732 Yale.dwg	1			277

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 Daniel Laudick and City Council Members

FROM: Michelle Pezley, AICP, Planner III

DATE: October 5, 2026

SUBJECT: Set the public hearing for a rezoning request for approximately 0.314 acres of property located North of W. 27th Street and East of N. Union Road (RZ26-005)

REQUEST: Set the public hearing for a rezone property from R-P, Planned Residential to R-1, R-1 Residential Zoning District

PETITIONER: Money Pit, LLC

LOCATION: North of W. 27th Street and East of N. Union Road

PROPOSAL

The proposal is to rezone a small strip of land within West Fork Crossing. This requested action eliminates split-zoned lots shown on the proposed West Fork Crossing Preliminary Plat (PP26-005).



BACKGROUND

In 2019, the City rezoned the north quarter sections of West Fork Crossing from A-1 Agricultural District to R-1 Residential District. Earlier this year, City Council approved the rezoning of the lower section of West Fork Crossing from A-1 Agricultural District to R-P Planned Residential (RZ25-004) and the Future Land Use Map Amendment to allow a mix of housing types in this area (LU25-002). This summer, the applicant submitted the preliminary plat for the entire holding (PP26-005). The plat showed seven lots to be split zoned lots. This application would rezone the affected land to the R-1 Residential District, thereby eliminating the split-zoned lots.

ANALYSIS

CURRENT ZONING
The intent of the R-P, Planned Residential District, is to provide for multiuse and integrated residential developments.



PROPOSED ZONING
The R-1 Residence District Zone will allow for one- and two-unit dwellings on 9,000 square feet or greater sized lots. The properties to the north are also R-1 and therefore, the zoning change will be compatible with the surrounding area. The area highlighted in green is the area requested for the rezoning from R-P Planned Residence District to R-1 Residence District.

COMPLIANCE WITH THE COMPREHENSIVE PLAN
City Council approved the Future Land Use Map Amendment at the beginning of 2026. West Fork Crossing proposal is consistent with the changes to the land use map amendment.

ACCESS TO PUBLIC SERVICES
The lots will be connected with public services once West Fork Crossing Sixth Addition is built.

ACCESS TO ADEQUATE STREET NETWORK
The subject area will be part of the greater West Fork Crossing subdivision (see PP26-005 for more details on the proposed street network and phasing).

PUBLIC NOTICE
City staff mailed letters to the surrounding property owners notifying them of the rezoning request on September 1, 2026.

TECHNICAL COMMENTS
The City technical staff, including Cedar Falls Utilities, have no concerns with the proposed rezoning request.

RECOMMENDATION
Staff recommends setting the public hearing to review the rezoning request on October 19, 2026.

PLANNING & ZONING COMMISSION

Introduction/ Discussion 9/9/26	The Commission then considered a request to rezone 0.3 acres within West Fork Crossing Subdivision from R-P Planned Residential to R-1 Residential. Acting Chair Hartley introduced the item and Ms. Pezley provided background information. She provided a rendering showing the area being discussed and explained that the rezoning criteria have been met. She briefly explained that the lots will be connected to future services when the area is built out during the preliminary plat process. Staff recommends setting a public hearing for the September 23, 2026, meeting. Grybovych made a motion to set a public hearing for the rezoning and land use map amendment. Johnson seconded the motion. The motion was approved unanimously with 6 ayes (Fischer, Grybovych, Hartley, Johnson, Koger and Watkins), and 0 nays.

Public Hearing/ Recommendation

The Commission next considered a rezoning request for 0.3 acres within West Fork Crossing Subdivision from R-P Planned Residential to R-1 Residential. Chair Stalnaker introduced the item and Ms. Pezley provided background information. She provided a list of what was discussed and that the application meets the criteria at the meeting and stated that staff recommends approval of the rezoning.

Grybovych made a motion to approve the item. Johnson seconded the motion. The motion was approved unanimously with 7 ayes (Fischer, Grybovych, Johnson, Koger, Moser, Stalnaker, and Watkins), and 0 nays.

Attachments: Location Map
Rezoning Exhibit

West Fork Crossing First Addition (VAC26-005)



C·E·D·A·R F·A·L·L·S Iowa

N

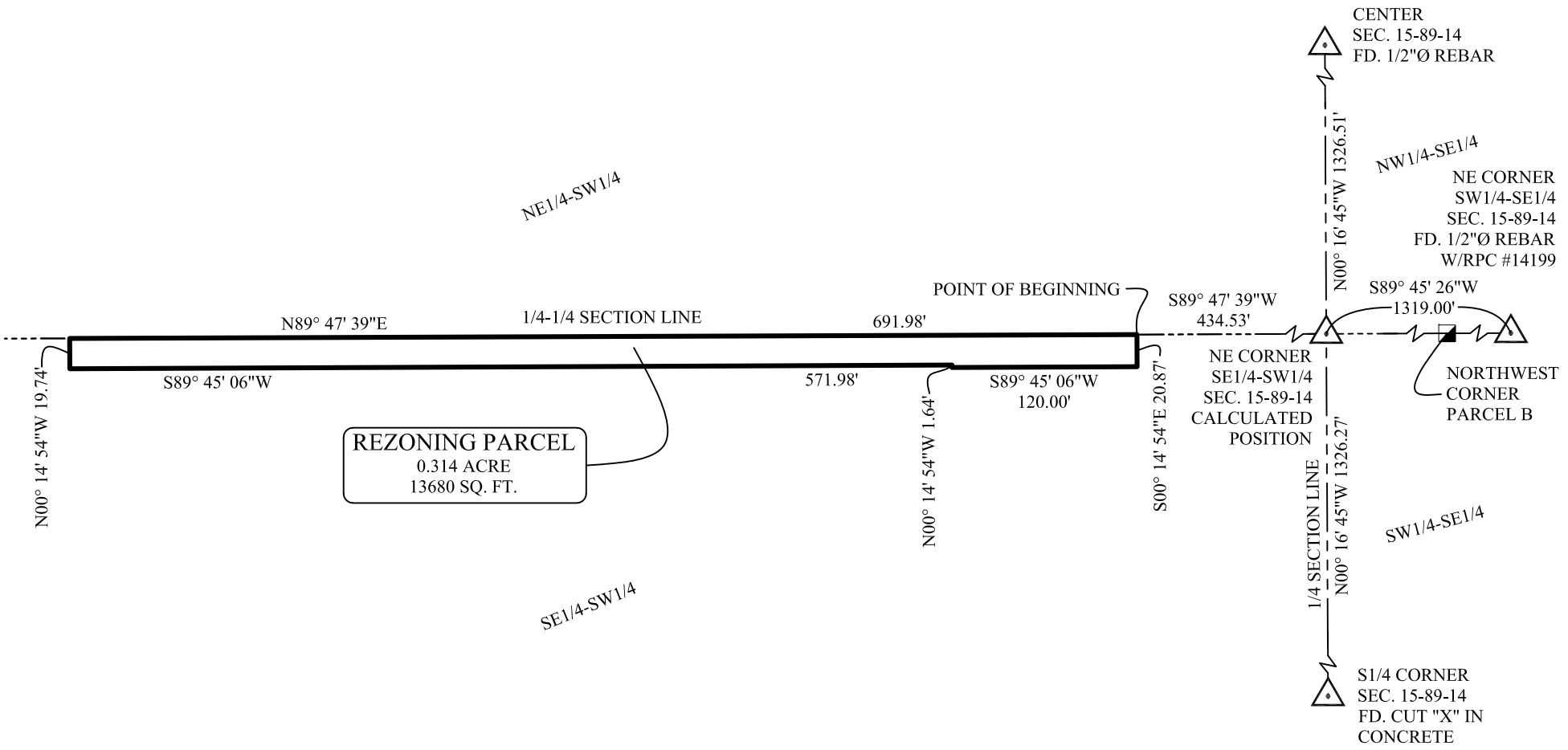
Easement between 1732 Yale Parkway and 1808 Breckenridge Street

281

REZONING EXHIBIT

A TRACT OF LAND IN THE SE1/4-SW1/4 OF SECTION 15-T89N-R14W,
CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO), U.S. SURVEY FOOT.



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Daniel Laudick and City Council

FROM: Thom Weintraut, AICP, CFM, Planner III

DATE: October 5, 2026

SUBJECT: Land Use Map Amendment and Rezoning request for the northwest corner of Hudson Road and W Ridgeway Avenue

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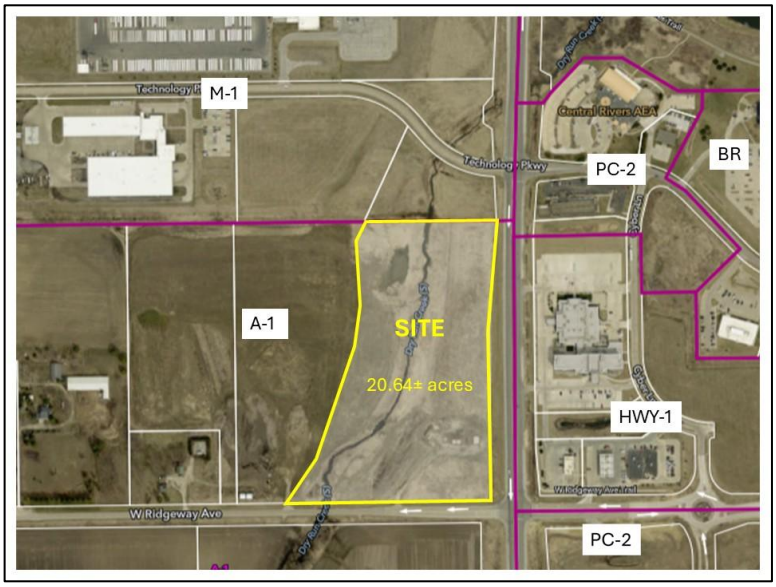
REQUEST: Amend Future Land Use Map from Greenways & Floodplain to Commercial Corridor, Greenways & Floodplain to Office & Business Park, and Office & Business Park to Greenways & Floodplain (Case #LU26-002).
Rezone property from A-1: Agriculture District to HWY-1: Highway Commercial District (Case #RZ26-004).

PETITIONER: Sweetwater Investments, LLC Applicant and Owner

LOCATION: Northwest Corner of Hudson Road and W Ridgeway Avenue

---

Sweetwater Investments is seeking to amend the Future Land Use Map for the property located at the northwest corner of the intersection of Hudson Road and W Ridgeway Avenue from Greenways & Floodplain and Office & Business to Greenways & Floodplain and Commercial Corridor and rezone the east portion (20.64± acres) of the property between Hudson Road and Dry Run Creek from A-1: Agriculture District to the HWY-1: Highway Commercial District.



At the meeting on September 23, 2026, the Planning and Zoning Commission held a public hearing and unanimously recommended approval of the proposed future land use amendment and rezoning by a vote of 7-0. Therefore, staff now requests that City Council set a public hearing date for October 19,

2026, to formally consider the future land use map amendment and rezoning request. A full staff report and summary report of the Planning and Zoning Commission meetings will be provided to City Council prior to the public hearing.

Land Use Map Amendment Case No. LU26-002



C·E·D·A·R F·A·L·L·S Iowa

Land Use Map Amendment
Northwest Corner of Hudson Road and W Ridgeway Avenue

TECHNOLOGY PKWY

0' 100' 200'

REVISION REQUEST AREA BOUNDARY

CURRENTLY GREENWAYS & FLOODPLAIN
TO REMAIN AS GREENWAYS & FLOODPLAIN

CURRENTLY OFFICE & BUSINESS PARK
CHANGE TO GREENWAYS & FLOODPLAIN

100 YEAR FLOODPLAIN

500 YEAR FLOODPLAIN

CYBER LN.

HUDSON RD.

FUTURE LAND USE REVISION REQUEST

GREENWAYS & FLOODPLAIN AND OFFICE & BUSINESS PARK
TO
REVISED OFFICE & BUSINESS PARK AND REVISED GREENWAYS & FLOODPLAIN AND COMMERCIAL CORRIDOR

CURRENTLY GREENWAYS & FLOODPLAIN
CHANGE TO OFFICE & BUSINESS PARK

CURRENTLY GREENWAYS & FLOODPLAIN
CHANGE TO COMMERCIAL CORRIDOR

CURRENTLY OFFICE & BUSINESS PARK
CHANGE TO GREENWAYS & FLOODPLAIN

CURRENTLY OFFICE & BUSINESS PARK
TO REMAIN AS OFFICE & BUSINESS PARK

W RIDGEWAY AVE

LEGEND	
HATCH	FUTURE LAND USE
	COMMERCIAL CORRIDOR
	GREENWAYS & FLOODPLAIN

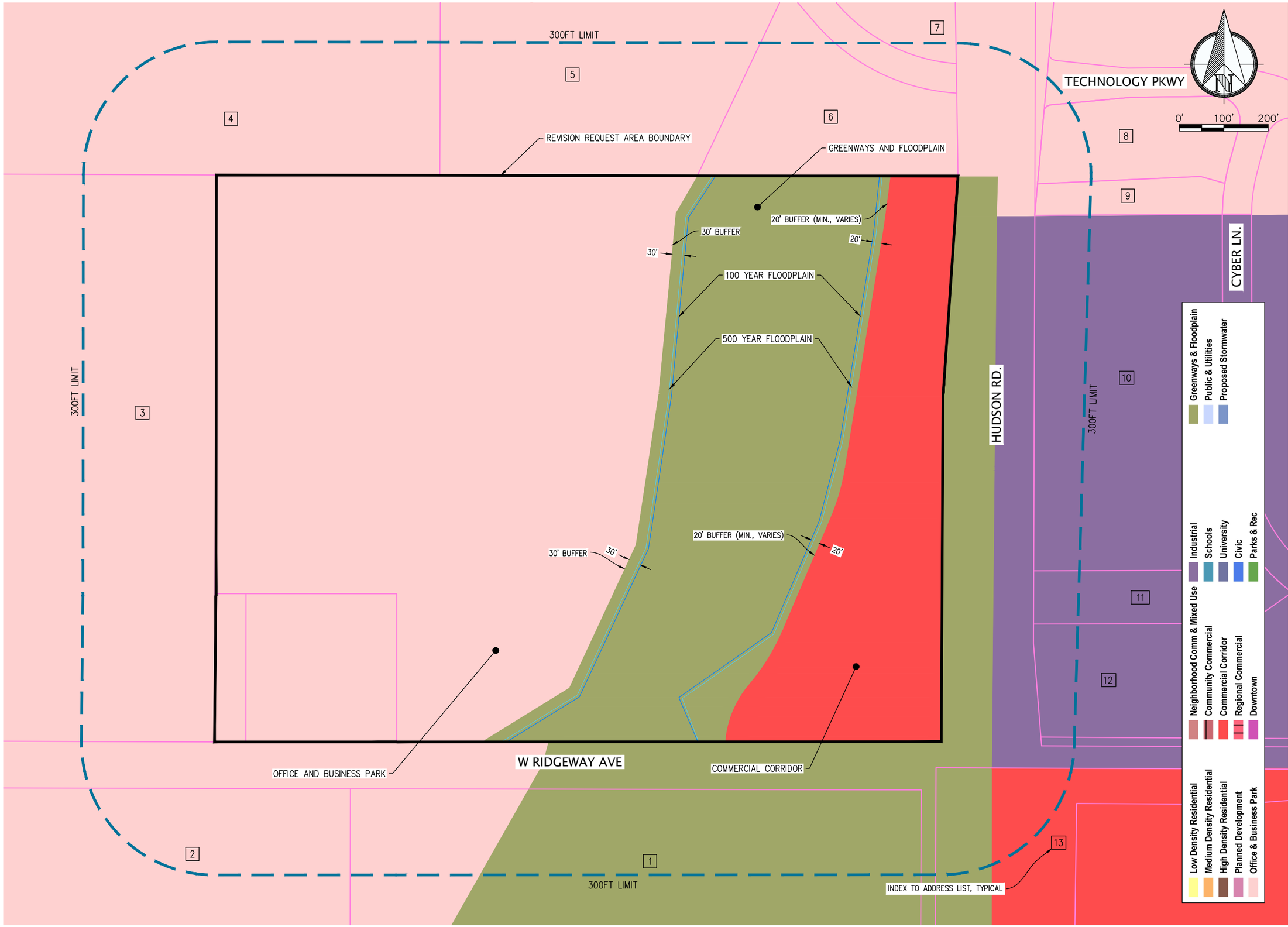
BREWER CIVIL

FUTURE LAND USE REQUEST
EXHIBIT

RIDGE VIEW POINTE

SWEETWATER INVESTMENTS

08/28/2



BREWER CIVIL

PROPOSED FUTURE LAND USE EXHIBIT

RIDGE VIEW POINTE

SWEETWATER INVESTMENTS

2 OF 2

08/28/2

DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
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MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Daniel Laudick and City Council

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DATE: October 5, 2026

SUBJECT: Land Use Map Amendment and Rezoning request for the northwest corner of Hudson Road and W Ridgeway Avenue

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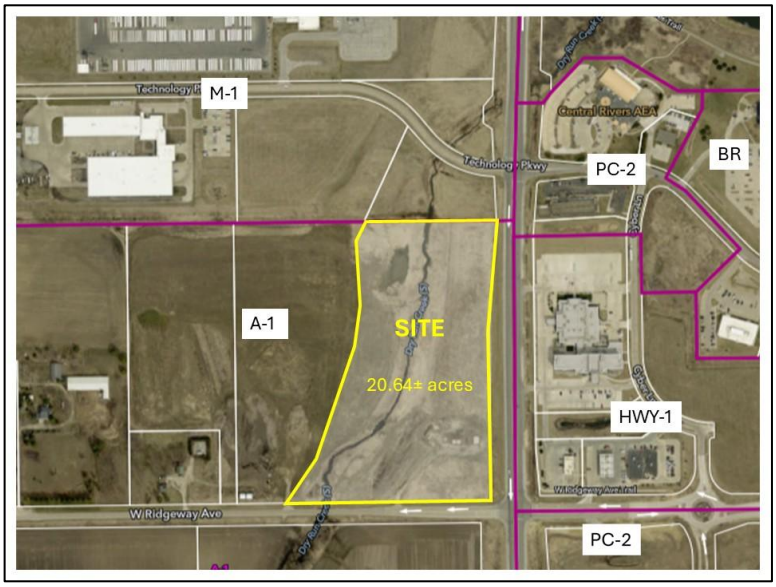
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LOCATION: Northwest Corner of Hudson Road and W Ridgeway Avenue

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At the meeting on September 23, 2026, the Planning and Zoning Commission held a public hearing and unanimously recommended approval of the proposed future land use amendment and rezoning by a vote of 7-0. Therefore, staff now requests that City Council set a public hearing date for October 19,

2026, to formally consider the future land use map amendment and rezoning request. A full staff report and summary report of the Planning and Zoning Commission meetings will be provided to City Council prior to the public hearing.

Rezoning Case No. RZ26-004



C·E·D·A·R F·A·L·L·S Iowa

Rezoning Northwest Corner of Hudson Road and W Ridgeway Avenue

Sweetwater Investments

5140 South Fork Ln.

Waterloo, Iowa 50701

randy@cvlc.us

08/22/2025

City of Cedar Falls

220 Clay St.

Cedar Falls, Iowa 50613

To Whom it May Concern,

We are requesting the rezoning of the parcels as identified in the attached exhibit. The request is to rezone the property from A-1, Agricultural District, to HWY-1, Highway Commercial District. This rezone would allow for future commercial development consistent with the growth and long-term planning objectives of the area. The property's access to major transportation routes, including HWY 20, Hudson Road, and Ridgeway Avenue, make it well suited to highway commercial uses. The surrounding area has experienced continued commercial and industrial growth, making the proposed HWY-1 zoning a logical and compatible transition for the property.

We respectfully request this change and appreciate the City's consideration of the proposal.

Sincerely,

Sweetwater Investments

300FT LIMIT

CITY OF CEDAR FALLS

7

4

TECHNOLOGY PARKWAY WEST
INDUSTRIAL PARK ADDITION

5

TECHNOLOGY PARKWAY WEST
INDUSTRIAL PARK ADDITION

6

TECHNOLOGY PARKWAY WEST
INDUSTRIAL PARK ADDITION

TECHNOLOGY PW

0' 100' 200'

8

CF TECHNOLOGY PARK
PHASE II

9

CF GATEWAY PARK INC

CYBER LN.

UNPLATTED

3

300FT LIMIT

CURRENTLY ZONED A-1

REZONING REQUEST
A-1 to HWY-1
20.80 ± ACRES

LEGAL DESCRIPTION TBD

CURRENTLY ZONED A-1

HUDSON RD.

10

GATEWAY BUSINESS PARK
AT CEDAR FALLS

300FT LIMIT

11

CF GATEWAY PARK INC

CURRENTLY ZONED A-1

12

GATEWAY BUSINESS PARK
AT CEDAR FALLS

W RIDGEWAY AVE

2

UNPLATTED

UNPLATTED

1

300FT LIMIT

UNPLATTED

13

INDEX TO ADDRESS LIST, TYPICAL

BREWER CIVIL

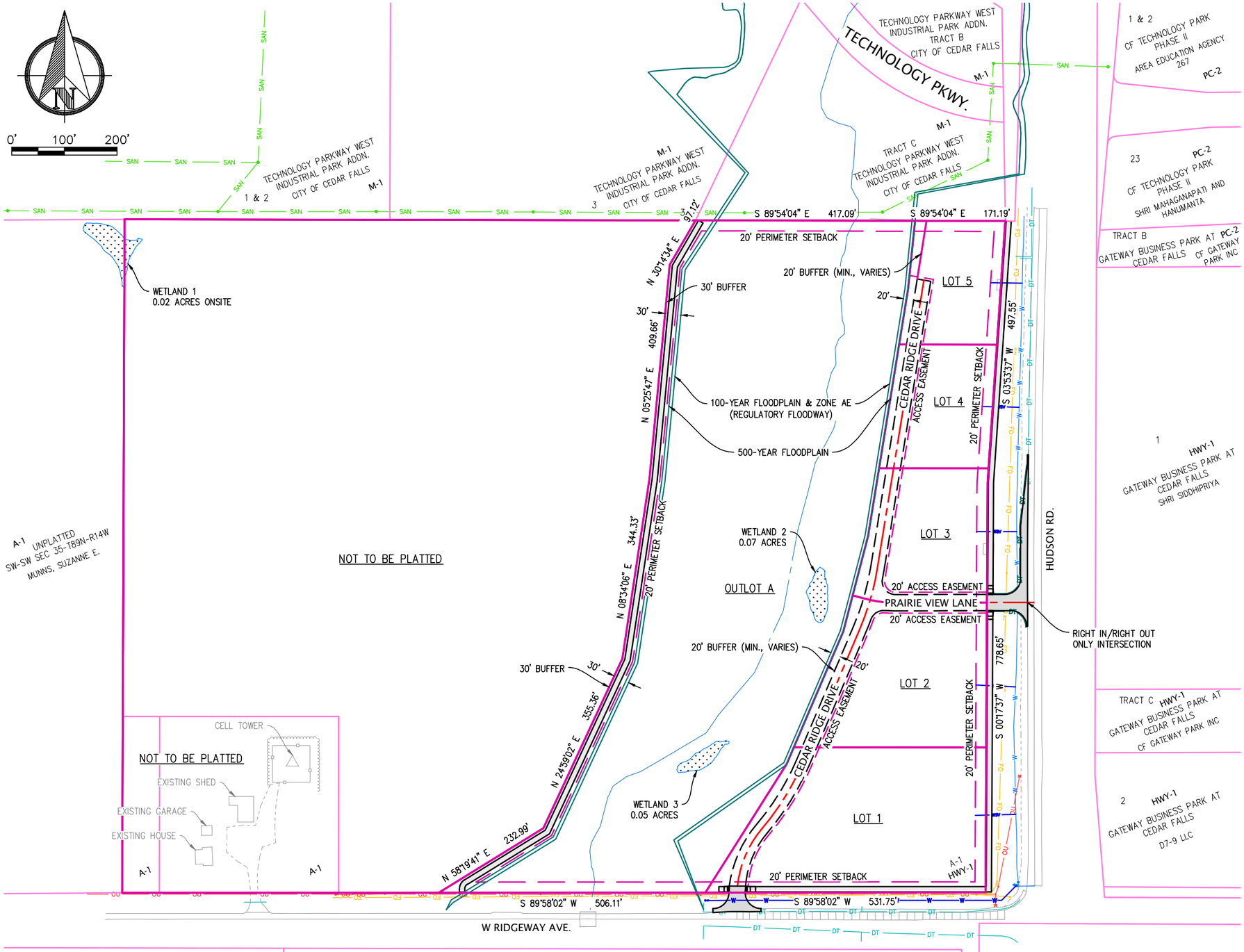
REZONING REQUEST EXHIBIT

RIDGE VIEW POINTE

SWEETWATER INVESTMENTS

1 of 1

06/25/2



LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	LOT LINE	
	EASEMENT	
	SETBACK	
	CENTERLINE	
SD	STORM PIPE	SD
SAN	SAN. PIPE	SAN
SSV SSV	SAN. SERVICE	SSV SSV
W W	WATER PIPE	W W
WSV WSV	WATER SERV.	WSV WSV
FO	COMM. LINE	FO
OU	OVERHEAD ELEC.	OU
UE	BURIED ELEC.	UE
G G	GAS LINE	G G
	CONTOUR 1'	
	CONTOUR 5'	
	CURB STOP	
	WATER VALVE	
	HYDRANT	
	POWER POLE	
	STORM STRUC.	
	INTAKE	
	SANITARY STRUC.	
	ROAD SIGN	

BUILDING SETBACKS

20' SETBACK AROUND THE PERIMETER OF THE DISTRICT

20' SETBACK FROM ANY STREETS

BUILDING TYPES

COMMERCIAL

SOIL COMPOSITIONS

Soil Code	Soil Name	Slopes	Runoff Class	Hydrologic Group	Area (SF)	% Total	Area (AC)
83B	Kenyon Loam	2 to 5%	Low	C	161,172	7.7	3.7
391B	Clyde-Floyd Complex	1 to 4%	Low	C/D	378,972	18.0	8.7
426B	Arvedale Loam	2 to 5%	Low	B	222,156	10.6	5.1
426C	Arvedale Loam	5 to 9%	Medium	B	104,544	5.0	2.4
1152	Marshan Clay Loam	5 to 9%	Low	C/D	910,404	43.4	20.9
88	Nevin Silty Clay Loam	0 to 2%	Low	C/D	283,140	13.5	6.5
177B	Saude Loam	2 to 5%	Low	B	39,204	1.9	0.9
				Totals:	2,099,592.00	100.0	48.2

NOTES:

1. REQUIRED LANDSCAPING POINTS SHOWN ARE MINIMUM REQUIREMENTS FOR EACH LOT.
2. STREET FRONTAGE SHOWN FOR LANDSCAPING POINT CALCULATIONS INCLUDES PUBLIC STREET FRONTAGE ONLY. PRINCIPAL ACCESSWAYS FOR PRIVATE ACCESS ARE NOT INCLUDED.
3. FINAL PLANT MATERIAL TYPES, SIZES, LOCATION, AND POINT DISTRIBUTION SHALL BE DETERMINED WITH A FINAL LANDSCAPING PLAN FOR EACH INDIVIDUAL LOT. FINAL LANDSCAPING PLANS SHALL COMPLY WITH APPLICABLE HWY-1 LANDSCAPING REQUIREMENTS.
4. FLOODPLAIN DATA SHOWN PER LOMR-F CASE NO. 25-07-0719P.

REQUIRED LANDSCAPING POINTS

LOT	PUBLIC STREET FRONTAGE (LF)	REQUIRED STREET TREE POINTS	LOT AREA (S.F.)	20' BUFFER (S.F.)	DEVELOPMENT AREA LESS BUFFER (S.F.)	REQUIRED SITE LANDSCAPING POINTS	TOTAL REQUIRED POINTS
1	807	807(0.75) = 606	122,766	5,511	117,255	117,255(0.02) = 2,346	2,952
2	276	276(0.75) = 207	85,106	4,656	80,450	80,450(0.02) = 1,609	1,816
3	255	255(0.75) = 192	58,064	4,065	53,999	53,999(0.02) = 1,080	1,272
4	236	236(0.75) = 177	46,227	3,340	42,887	42,887(0.02) = 858	1,035
5	236	236(0.75) = 177	41,552	3,320	38,232	38,232(0.02) = 765	942

BREWER CIVIL

PRELIMINARY PLAT - SITE MAP

RIDGE VIEW POINTE

PN: N/A
SWEETWATER INVESTMENTS LLC

PP-2

08/28/2
PRELI

City of Cedar Falls
Council Invoice Activity
Authorization Dates Between Sep 16, 2026 and Sep 28, 2026

Selected Criteria: All Divisions
Report Generated on Sep 29, 2026 9:32:24 AM

Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
Council Invoices							
Fund: 101 - General							
1011008-407101 Public Records / Office Supplies							
10/05/2026	1265557	V00001025	DES MOINES STAMP MFG. CO.	NOTARY STAMP:A PIERSCHBACHER			30.50
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	CONFERENCE RM #3 WALL CALENDAR			6.56
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			19.78
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			9.05
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	ADHESIVE NOTES AND PENS			8.59
10/05/2026	22729	V00001614	KIRK GROSS COMPANY	TACKBOARDS-A EGGLESTON			284.62
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			117.83
					Account 1011008-407101 Total		**476.93**
1011008-408601 Public Records / Repair & Maintenance							
10/05/2026	63361835	V00005019	QUADIENT, INC.	1 YR ONLINE RATE MAINTENANCE			240.00
					Account 1011008-408601 Total		**240.00**
1011008-408701 Public Records / Rentals							
10/05/2026	63361835	V00005019	QUADIENT, INC.	1 YEAR METER RENTAL			444.00
					Account 1011008-408701 Total		**444.00**
1011026-407101 Administration / Office Supplies							
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	CONFERENCE RM #3 WALL CALENDAR			1.09
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			4.95
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			2.26
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	ADHESIVE NOTES AND PENS			1.43
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			46.98
					Account 1011026-407101 Total		**56.71**
1011028-407101 Financial Services / Office Supplies							
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	'27 PLANNER-LISA/ JESS/ANDREA			68.31
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	CONFERENCE RM #3 WALL CALENDAR			6.55
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			34.64
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			15.84
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	ADHESIVE NOTES AND PENS			8.58
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			131.72
					Account 1011028-407101 Total		**265.64**

City of Cedar Falls
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Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
1011038-407101 Human Resources / Office Supplies							
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	'27 PLANNER-KATE/ BAILEY/COLLEE			66.76
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	CONFERENCE RM #3 WALL CALENDAR			2.18
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			14.85
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			6.79
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	ADHESIVE NOTES AND PENS			2.86
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			90.91
				Account 1011038-407101 Total			**184.35**
1011038-408109 Human Resources / Human Rights Commission							
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			0.99
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			0.45
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			4.46
				Account 1011038-408109 Total			**5.90**
1011038-408150 Human Resources / Pre-Employment Physicals							
10/05/2026	89655	V00005985	MERCYONE OCCUPATIONAL HEALTH	PRE-EMPLOY PHYS - JUL'26			464.00
10/05/2026	89989	V00005985	MERCYONE OCCUPATIONAL HEALTH	PRE-EMPLOY PHYS - AUG'26			3,574.00
				Account 1011038-408150 Total			**4,038.00**
1011038-408151 Human Resources / Post-Employment Physicals							
10/05/2026	89655	V00005985	MERCYONE OCCUPATIONAL HEALTH	POST-EMPLOY PHYS - JUL'26			2,369.00
10/05/2026	89989	V00005985	MERCYONE OCCUPATIONAL HEALTH	POST-EMPLOY PHYS - AUG'26			100.00
				Account 1011038-408151 Total			**2,469.00**
1011038-408152 Human Resources / Drug Testing							
10/05/2026	89655	V00005985	MERCYONE OCCUPATIONAL HEALTH	EE DRUG TESTING - JUL'26			180.00
				Account 1011038-408152 Total			**180.00**
1011038-408155 Human Resources / Employee Assistance Program							
10/05/2026	IN005950	V00002874	TRINITY HEALTH CORPORATION	EAP - JUL'26			75.00
				Account 1011038-408155 Total			**75.00**
1011048-407101 Legal / Office Supplies							
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	CONFERENCE RM #3 WALL CALENDAR			1.09
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			0.99
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			0.45
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	ADHESIVE NOTES AND PENS			1.43

City of Cedar Falls
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Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			8.91
					Account 1011048-407101 Total		**12.87**
1011048-408129 Legal / Legal Consultants							
10/05/2026	136520	V00001822	REDFERN,MASON,LARSEN & MOORE,P	LGL: JLL, LLC			903.00
10/05/2026	137399	V00001822	REDFERN,MASON,LARSEN & MOORE,P	LGL: JLL, LLC			1,637.10
10/05/2026	IN005903	V00000009	AHLERS AND COONEY, P.C.	LEGAL SERVICES - OCT '26			3,900.00
					Account 1011048-408129 Total		**6,440.10**
1011060-408601 Library / Repair & Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			71.35
					Account 1011060-408601 Total		**71.35**
1011118-407101 City Administrator / Office Supplies							
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	CONFERENCE RM #3 WALL CALENDAR			1.09
10/05/2026	188673	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	LEGAL HANGING FILE FOLDERS			22.52
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			0.99
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			0.45
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	ADHESIVE NOTES AND PENS			1.43
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			12.46
					Account 1011118-407101 Total		**38.94**
1011118-408198 City Administrator / Economic Development Activity							
10/05/2026	00332	V00001715	COMMUNITY MAIN STREET	PLACER.AI PARTNERSHIP			3,250.00
10/05/2026	24982	V00000228	IOWA NORTHLAND REGIONAL CO. OF	CF HOUSING NEEDS ASSESS-AUGUST			3,282.59
					Account 1011118-408198 Total		**6,532.59**
1011158-407101 Mayor / Office Supplies							
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	CONFERENCE RM #3 WALL CALENDAR			1.09
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			0.99
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			0.45
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	ADHESIVE NOTES AND PENS			1.43
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			6.45
					Account 1011158-407101 Total		**10.41**
1011194-408005 Admin/Cultural & Recreation / Grants - Cultural Service							
10/05/2026	092226KEAHNA	V00006724	KEAHNA, TIERANNY	TRAVEL REIMBURSEMENT FOR 11/10			94.90

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				Account 1011194-408005 Total			**94.90**
1011196-407219 Admin/General Government / Printing							
10/05/2026	38C06A0B.0378	V00001839	COLUMN SOFTWARE-COURIER LEGAL	PH NTC.-UNIVERSITY AVE URP			64.88
10/05/2026	IN005904	V00004246	COURIER COMMUNICATIONS	NEWSPAPER SUBSCRIPTION 52 WEEK			204.10
				Account 1011196-407219 Total			**268.98**
1012205-407211 CD-Administration / Dues, Books, Magazines							
10/05/2026	IN005904	V00004246	COURIER COMMUNICATIONS	NEWSPAPER SUBSCRIPTION 52 WEEK			204.10
				Account 1012205-407211 Total			**204.10**
1012205-408609 CD-Administration / Office Machine Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			10.43
				Account 1012205-408609 Total			**10.43**
1012235-407107 Inspection Services / Code Enforcement Supplies							
10/05/2026	22997	V00004563	PROFESSIONAL LAWN CARE, LLC	CODE MOW-216 IOWA			95.00
10/05/2026	23013	V00004563	PROFESSIONAL LAWN CARE, LLC	CODE MOW-6104 UNIVERSITY			95.00
10/05/2026	23013	V00004563	PROFESSIONAL LAWN CARE, LLC	CODE MOW-803 TREMONT			95.00
10/05/2026	23013	V00004563	PROFESSIONAL LAWN CARE, LLC	CODE MOW-820 BRANDILYNN			142.50
				Account 1012235-407107 Total			**427.50**
1012235-407217 Inspection Services / Uniforms							
10/05/2026	00248681	V00002489	SERVICEWEAR APPAREL, INC.	UNIFORM-J HENDERSON			(35.60)
10/05/2026	0060524543	V00002489	SERVICEWEAR APPAREL, INC.	UNIFORM-J HENDERSON			140.37
10/05/2026	0060524543	V00002489	SERVICEWEAR APPAREL, INC.	UNIFORM-J MAI			155.48
10/05/2026	0060524543	V00002489	SERVICEWEAR APPAREL, INC.	UNIFORM-J NOSS			120.94
10/05/2026	0060524543	V00002489	SERVICEWEAR APPAREL, INC.	UNIFORM-J WARDELL			164.33
10/05/2026	0060524543	V00002489	SERVICEWEAR APPAREL, INC.	UNIFORM-M ASCHE			147.89
10/05/2026	0060533285	V00002489	SERVICEWEAR APPAREL, INC.	UNIFORM-J MAI			25.02
10/05/2026	0060533285	V00002489	SERVICEWEAR APPAREL, INC.	UNIFORM-J NOSS			31.24
10/05/2026	0060533285	V00002489	SERVICEWEAR APPAREL, INC.	UNIFORM-M ASCHE			27.29
				Account 1012235-407217 Total			**776.96**
1012235-408601 Inspection Services / Repair & Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			69.84
				Account 1012235-408601 Total			**69.84**
1012245-407211 Planning Services / Dues, Books, Magazines							

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10/05/2026	IN005904	V00004246	COURIER COMMUNICATIONS	NEWSPAPER SUBSCRIPTION 52 WEEK			204.10
				Account 1012245-407211 Total			**204.10**
1012245-408601 Planning Services / Repair & Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			30.23
				Account 1012245-408601 Total			**30.23**
1012253-407101 Recreation - Admin / Office Supplies							
10/05/2026	188117	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	2027 PLANNERS			140.82
10/05/2026	188882	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	LAMINATING POUCHES RESTOCK			73.04
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			133.06
				Account 1012253-407101 Total			**346.92**
1012253-407231 Recreation - Admin / Youth Sports Equipment							
10/05/2026	43175	V00002701	XPRESSIONS	PROGRAM T-SHIRTS			668.30
				Account 1012253-407231 Total			**668.30**
1012253-407243 Recreation - Admin / Rec Concessions							
10/05/2026	1000279142	V00005328	ATLANTIC COCA-COLA	REC CONCESSIONS RESTOCK			121.71
				Account 1012253-407243 Total			**121.71**
1012253-408156 Recreation - Admin / Employee Wellness Program							
10/05/2026	092126	V00005605	MERCYONE WELLNESS	WELLNESS BIOMETRIC SCREENS			2,700.00
				Account 1012253-408156 Total			**2,700.00**
1012253-408630 Recreation - Admin / Maintenance & Upkeep							
10/05/2026	4283334711	V00001657	CINTAS FIRST AID & SAFETY	REC CTR MATS			22.29
				Account 1012253-408630 Total			**22.29**
1012280-407270 Tourism - Cultural Services / Classroom Supplies							
10/05/2026	INV000219840	V00002398	CONTINENTAL CLAY COMPANY	RAKU GLAZES, BRUSHES			105.15
10/05/2026	INV4440644	V00006553	O'DONNELL ACE HARDWARE	RAKU TRASH CAN			33.99
10/05/2026	INV4440794	V00006553	O'DONNELL ACE HARDWARE	PAINTBRUSHES			5.38
				Account 1012280-407270 Total			**144.52**
1012280-407271 Tourism - Cultural Services / Gallery Supplies							
10/05/2026	82695	V00004239	SIGNS & DESIGNS, INC.	MCGEHEE & CLOSE EXHIBIT VINYL			275.00
10/05/2026	92675	V00004239	SIGNS & DESIGNS, INC.	PAULA SCHRAD VINYL			35.00
10/05/2026	94948	V00004186	SIGNS BY TOMORROW	PERMANENT COLLECTION LABELS			42.50
10/05/2026	INV4442724	V00006553	O'DONNELL ACE HARDWARE	ADHESIVE, TAPE			17.67
10/05/2026	INV4443804	V00006553	O'DONNELL ACE HARDWARE	ADHESIVE			14.69
				Account 1012280-407271 Total			**384.86**

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1012280-408101 Tourism - Cultural Services / Professional Services							
10/05/2026	081126BLOOM	V00006706	BLOOM, PETER	ENSEMBLE PERFORMANCE ON 11/14			450.00
10/05/2026	091726CONRAD	V00006581	CONRAD, MICHAEL	JAZZ TRIO PERFORMANCE 11/13			500.00
10/05/2026	4281864567	V00001657	CINTAS FIRST AID & SAFETY	MAT SERVICE			22.40
10/05/2026	4283334903	V00001657	CINTAS FIRST AID & SAFETY	MAT SERVICE			22.40
10/05/2026	5904	V00002543	MUSSIG, QUENTIN	PIANO TUNING			185.00
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			31.06
						Account 1012280-408101 Total	**1,210.86**
1012280-409301 Tourism - Cultural Services / Equipment							
10/05/2026	INV4441754	V00006553	O'DONNELL ACE HARDWARE	LIGHTBULBS			22.99
						Account 1012280-409301 Total	**22.99**
1014511-407101 Fire Operations / Office Supplies							
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			4.95
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			2.26
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			77.82
						Account 1014511-407101 Total	**85.03**
1014511-407209 Fire Operations / Equipment Repair							
10/05/2026	91474	V00006193	DINGES FIRE COMPANY	HOSE TESTER FITTINGS			267.99
						Account 1014511-407209 Total	**267.99**
1014511-407310 Fire Operations / Headquarter Supplies							
10/05/2026	4283334812	V00001657	CINTAS FIRST AID & SAFETY	MATS & TOWELS - PSS BUILDING			13.91
						Account 1014511-407310 Total	**13.91**
1014511-408171 Fire Operations / Consolidated Dispatch							
10/05/2026	2NDQTRFY27	V00000043	BLACK HAWK CO.AUDITOR	FY27-Q2 CONSOLIDATED COMM DISP			88,879.78
						Account 1014511-408171 Total	**88,879.78**
1015521-407101 Police Operations / Office Supplies							
10/05/2026	184339	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	CLEAR COVERS FOR COMMENDATIONS			36.92
10/05/2026	189448	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	SA BLUE FOLDERS/PENS			107.29
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			4.95
10/05/2026	189822	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER (4 CASES)			131.96
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			2.26
						Account 1015521-407101 Total	**283.38**

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1015521-407201 Police Operations / Operating Supplies							
10/05/2026	4283334812	V00001657	CINTAS FIRST AID & SAFETY	MATS & TOWELS - PSS BUILDING			74.92
10/05/2026	95026	V00004186	SIGNS BY TOMORROW	POLICE EMBLEM STICKERS			200.00
				Account 1015521-407201 Total			**274.92**
1015521-407219 Police Operations / Printing							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			295.88
				Account 1015521-407219 Total			**295.88**
1015521-408101 Police Operations / Professional Services							
10/05/2026	334591	V00000999	IOWA LAW ENFORCEMENT ACADEMY	MMPI EVAL/INTERVIEW - GASCA			325.00
10/05/2026	VIQU12007	V00006254	VIQ SOLUTIONS, INC	TRANSCRIPTION FEES-INVEST.			241.85
				Account 1015521-408101 Total			**566.85**
1015521-408120 Police Operations / Animal Welfare							
10/05/2026	090126C	V00000051	CEDAR BEND HUMANE SOCIETY	AUGUST '26 ANIMAL SURRENDER			4,779.70
				Account 1015521-408120 Total			**4,779.70**
1015521-408171 Police Operations / Consolidated Dispatch							
10/05/2026	2NDQTRFY27	V00000043	BLACK HAWK CO.AUDITOR	FY27-Q2 CONSOLIDATED COMM DISP			177,762.22
				Account 1015521-408171 Total			**177,762.22**
1015521-408306 Police Operations / Education							
10/05/2026	334494	V00000999	IOWA LAW ENFORCEMENT ACADEMY	REG.FEE; INTRVW & INVEST-MOORE			25.00
10/05/2026	334509	V00000999	IOWA LAW ENFORCEMENT ACADEMY	REG.FEE;DE-ESCALATE COURSE (4)			100.00
10/05/2026	334531	V00000999	IOWA LAW ENFORCEMENT ACADEMY	REG.FEE; BBP ONLINE-C.HAISLET			25.00
10/05/2026	334557	V00000999	IOWA LAW ENFORCEMENT ACADEMY	REG.FEE;DE-ESCALATE TRAIN (74)			1,850.00
				Account 1015521-408306 Total			**2,000.00**
1015521-408940 Police Operations / Uniform Allowance							
10/05/2026	036227213	V00003223	GALLS, LLC	ANIMAL WELFARE UNIFRM-SCHMITZ			160.24
				Account 1015521-408940 Total			**160.24**
1016613-407201 O&M - Cemetery / Operating Supplies							
10/05/2026	188145	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	PAPER, PENS, SHARPIES			4.83
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			18.78
10/05/2026	PINV1331260	V00004324	STOREY KENWORTHY	TIME OFF REQUESTS			14.50
				Account 1016613-407201 Total			**38.11**
1016616-407201 O&M - Public Buildings / Operating Supplies							
10/05/2026	10773	V00000347	POLK'S LOCK SERVICE,INC.	KEYS			8.00
10/05/2026	188145	V00005910	OFFICE EXPRESS OFFICE	PAPER, PENS, SHARPIES			3.86

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Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
			PRODUCTS				
10/05/2026	19406	V00002957	MENARDS-CEDAR FALLS	SCREWS			5.22
10/05/2026	19591	V00002957	MENARDS-CEDAR FALLS	PAINT SUPPLIES			14.58
10/05/2026	213049392	V00002577	ULINE, INC.	CLEARANCE BARS			344.50
10/05/2026	443943	V00006557	O'DONNELL ACE HARDWARE	PAINT SUPPLIES			7.07
10/05/2026	444181	V00006557	O'DONNELL ACE HARDWARE	UTILITY KNIFE			26.99
10/05/2026	444244	V00006557	O'DONNELL ACE HARDWARE	CARPET SPOTTER, BRUSH			16.98
10/05/2026	6755475	V00006253	NASSCO, INC.	DISINFECTANT URINAL SCREENS			67.81
10/05/2026	6757281	V00006253	NASSCO, INC.	LINERS AND TOWELS			171.63
10/05/2026	95423136530826	V00000601	SHERWIN-WILLIAMS COMPANY	PAINT			134.90
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			8.43
10/05/2026	PINV1331260	V00004324	STOREY KENWORTHY	TIME OFF REQUESTS			11.60
10/05/2026	S0212439	V00000444	CITY LAUNDERING CO.	1ST AID SUPPLIES			17.83
				Account 1016616-407201 Total			**839.40**
1016616-407306 O&M - Public Buildings / Building Repair							
10/05/2026	107720	V00002339	HAWKEYE ALARM & SIGNAL CO.	ALARM REPAIR			95.00
10/05/2026	19437	V00002957	MENARDS-CEDAR FALLS	SCREWS			2.67
10/05/2026	19452	V00002957	MENARDS-CEDAR FALLS	BATH FAN			59.00
10/05/2026	19490	V00002957	MENARDS-CEDAR FALLS	GREASE			15.86
10/05/2026	20009	V00002957	MENARDS-CEDAR FALLS	ELECTRICAL REPAIR			17.61
10/05/2026	444273	V00006557	O'DONNELL ACE HARDWARE	SCREWS			16.99
10/05/2026	444311	V00006557	O'DONNELL ACE HARDWARE	DOOR SWEEP			16.69
10/05/2026	444319	V00006557	O'DONNELL ACE HARDWARE	TOLIET REPAIR			25.68
10/05/2026	444375	V00006557	O'DONNELL ACE HARDWARE	SCREW DRIVER			13.69
10/05/2026	48432	V00005296	HAWKEYE COMMUNICATION/ FANDEL A	GATE ACCESS REPAIR			206.25
10/05/2026	7199	V00004261	WOODMAN CONTROLS COMPANY	HVAC SERVICES			1,662.04
10/05/2026	88155	V00003073	C & C WELDING & SANDBLASTING	HANDRAIL REPAIR			1,551.79
10/05/2026	9075185646	V00000176	GRAINGER PARTS	WATER FAUCET			352.78
10/05/2026	9549 FY27	V00000964	IOWA DEPT-NATURAL RESOURCES	2027 WATER USE			120.00
10/05/2026	S012254603001	V00002732	ECHO GROUP, INC.	LED DRIVERS			212.16
				Account 1016616-407306 Total			**4,368.21**
1016616-408108 O&M - Public Buildings / Pest Control							
10/05/2026	10779657	V00005255	PLUNKETT'S PEST CONTROL, INC	PEST CONTROL			70.00

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				Account 1016616-408108 Total			**70.00**
1016616-408602 O&M - Public Buildings / Buildings & Grounds							
10/05/2026	166626	V00000450	PROSHIELD FIRE & SECURITY	FIRE EXTINGUISHERS			384.20
10/05/2026	26018391RI00396	V00005853	NATIONAL ELEVATOR INSPECTION S	ELEVATOR INSPECTION			85.00
10/05/2026	4277264072	V00001657	CINTAS FIRST AID & SAFETY	MAT SERVICE			37.46
10/05/2026	4281864307	V00001657	CINTAS FIRST AID & SAFETY	MAT SERVICE			37.46
10/05/2026	48000	V00005296	HAWKEYE COMMUNICATION/ FANDEL A	FIRE ALARM REPAIR			228.75
10/05/2026	626119	V00002645	PRIMARY SYSTEMS	ALARM REPAIR			286.50
10/05/2026	7245	V00004261	WOODMAN CONTROLS COMPANY	HVAC CONTROL PM			5,146.00
10/05/2026	W700325	V00002474	ALLIED GLASS PRODUCTS	DOOR REPAIR			112.00
				Account 1016616-408602 Total			**6,317.37**
1016616-409201 O&M - Public Buildings / Structure Improvement & Bldgs							
10/05/2026	5266	V00006179	RESTORATION SERVICES, INC.	EXTERIOR REPAIRS			2,575.00
10/05/2026	5267	V00006179	RESTORATION SERVICES, INC.	EXTERIOR REPAIRS			4,590.00
				Account 1016616-409201 Total			**7,165.00**
1016625-407211 Engineering / Dues, Books, Magazines							
10/05/2026	IN005904	V00004246	COURIER COMMUNICATIONS	NEWSPAPER SUBSCRIPTION 52 WEEK			204.09
				Account 1016625-407211 Total			**204.09**
1016625-407219 Engineering / Printing							
10/05/2026	INI15762649	V00000006	GORDON FLESCH COMPANY	PLOTTER USAGE: 8/9/26-9/5/26			26.17
				Account 1016625-407219 Total			**26.17**
1016625-408601 Engineering / Repair & Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			71.71
				Account 1016625-408601 Total			**71.71**
1016633-407101 O&M - Parks / Office Supplies							
10/05/2026	188145	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	PAPER, PENS, SHARPIES			14.49
10/05/2026	PINV1331260	V00004324	STOREY KENWORTHY	TIME OFF REQUESTS			43.50
				Account 1016633-407101 Total			**57.99**
1016633-407201 O&M - Parks / Operating Supplies							
09/21/2026	84337RI	V00002985	BUILDERS SELECT LLC	PARKS	00155189	09/22/2026	64.99
09/21/2026	84636RI	V00002985	BUILDERS SELECT LLC	PARKS	00155189	09/22/2026	68.97
09/21/2026	84688RI	V00002985	BUILDERS SELECT LLC	PARKS	00155189	09/22/2026	16.47
09/21/2026	84695RI	V00002985	BUILDERS SELECT LLC	PARKS	00155189	09/22/2026	5.05
09/21/2026	85087RI	V00002985	BUILDERS SELECT LLC	PARKS	00155189	09/22/2026	19.99
09/21/2026	I53416RI	V00002985	BUILDERS SELECT LLC	PARKS	00155189	09/22/2026	(68.97)
10/05/2026	19118	V00002957	MENARDS-CEDAR FALLS	SAW BLADE			49.99

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10/05/2026	19565	V00002957	MENARDS-CEDAR FALLS	P TRAP			5.38
10/05/2026	19593	V00002957	MENARDS-CEDAR FALLS	CLEANER			12.99
10/05/2026	19769	V00002957	MENARDS-CEDAR FALLS	PARKS			58.96
10/05/2026	30076763000	V00000439	UTILITY EQUIPMENT COMPANY	INTAKE BEEHIVE			499.94
10/05/2026	444343	V00006555	O'DONNELL ACE HARDWARE	PLUMBING SUPPLIES			16.69
10/05/2026	444346	V00006555	O'DONNELL ACE HARDWARE	GLUE SCRAPER			16.08
10/05/2026	50038807997	V00006262	WHITE CAP, LP	GROUT MIX			90.45
10/05/2026	5630826108312026	V00002924	CULLIGAN WATER CONDITIONING	PARKS WATER 606 UNION			6.89
10/05/2026	686319	V00000180	BENTON BUILDING CENTER	CONCRETE BLADE			51.74
10/05/2026	686919	V00000180	BENTON BUILDING CENTER	PARKS			23.56
10/05/2026	687250	V00000180	BENTON BUILDING CENTER	DRILL BITS			12.04
10/05/2026	69166	V00001009	BENTON'S SAND & GRAVEL, INC.	ROCK			230.07
10/05/2026	82747	V00001951	STOKES WELDING	SAW PARTS			162.49
10/05/2026	IAWAT408457	V00000159	FASTENAL COMPANY	BOLTS			353.43
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			18.77
10/05/2026	INV13271	V00002480	ZIMCO SUPPLY CO.	GRASS SEED			697.00
				Account 1016633-407201 Total			**2,412.97**
1016633-408601 O&M - Parks / Repair & Maintenance							
10/05/2026	10535	V00000347	POLK'S LOCK SERVICE,INC.	SERVICE CALL TO FIX LOCKS			2,388.75
10/05/2026	265917	V00000958	COOLEY PUMPING, LLC	PORTA POTTY - EL DORADO PARK			120.00
10/05/2026	266386	V00000958	COOLEY PUMPING, LLC	PORTA POTTY - PHEASANT RIDGE			200.00
				Account 1016633-408601 Total			**2,708.75**
				Fund 101 Total			**328,900.95**
Fund: 206 - Street Construction							
2066637-407101 O&M - Street / Office Supplies							
10/05/2026	188145	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	PAPER, PENS, SHARPIES			9.66
10/05/2026	188360	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	PENS			25.76
10/05/2026	PINV1331260	V00004324	STOREY KENWORTHY	TIME OFF REQUESTS			29.00
				Account 2066637-407101 Total			**64.42**
2066637-407216 O&M - Street / Tools							
10/05/2026	INV00751215	V00000110	CAMPBELL SUPPLY WATERLOO	HAMMER DRILL 232			179.00
				Account 2066637-407216 Total			**179.00**
2066637-407254 O&M - Street / Building Supplies							
10/05/2026	20097	V00002957	MENARDS-CEDAR FALLS	FITTING			1.79

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10/05/2026	444230	V00006557	O'DONNELL ACE HARDWARE	SUPPLIES			58.74
					Account 2066637-407254 Total		**60.53**
2066637-407260 O&M - Street / Safety Supplies							
10/05/2026	S0212439	V00000444	CITY LAUNDERING CO.	1ST AID SUPPLIES			36.82
					Account 2066637-407260 Total		**36.82**
2066637-407332 O&M - Street / Streets							
09/21/2026	84991RI	V00002985	BUILDERS SELECT LLC	FORMS	00155189	09/22/2026	167.92
09/21/2026	85200RI	V00002985	BUILDERS SELECT LLC	FORMS	00155189	09/22/2026	68.97
10/05/2026	238418	V00000037	BENTON'S READY MIX CONCRETE, I	BLUEBELL PATCH			2,187.00
10/05/2026	238420	V00000037	BENTON'S READY MIX CONCRETE, I	1610 STARBECK			729.00
10/05/2026	238471	V00000037	BENTON'S READY MIX CONCRETE, I	1117 E SEERLEY			375.00
10/05/2026	238472	V00000037	BENTON'S READY MIX CONCRETE, I	222 N FRANCIS			250.00
10/05/2026	238528	V00000037	BENTON'S READY MIX CONCRETE, I	MAPLEWOOD PATCH			1,944.00
10/05/2026	238529	V00000037	BENTON'S READY MIX CONCRETE, I	4105 SPRUCE HILLS			375.00
10/05/2026	238665	V00000037	BENTON'S READY MIX CONCRETE, I	912 ORCHARD			312.50
10/05/2026	238666	V00000037	BENTON'S READY MIX CONCRETE, I	ROWND PANELS			1,782.00
10/05/2026	238667	V00000037	BENTON'S READY MIX CONCRETE, I	1610 STARBECK			591.25
10/05/2026	238718	V00000037	BENTON'S READY MIX CONCRETE, I	930 W 1ST			312.50
10/05/2026	238719	V00000037	BENTON'S READY MIX CONCRETE, I	2021 VIRGIL			1,620.00
10/05/2026	238720	V00000037	BENTON'S READY MIX CONCRETE, I	4127 WYNNEWOOD			250.00
10/05/2026	238783	V00000037	BENTON'S READY MIX CONCRETE, I	318 N FRANCIS			1,458.00
10/05/2026	238883	V00000037	BENTON'S READY MIX CONCRETE, I	3223 HOMEWAY			1,627.75
10/05/2026	238884	V00000037	BENTON'S READY MIX CONCRETE, I	1315 QUAIL			312.50
10/05/2026	238885	V00000037	BENTON'S READY MIX CONCRETE, I	4101 STURGIS			729.00
10/05/2026	252879	V00001605	BMC AGGREGATES L.C.	SPRAY PATCHER			296.26
10/05/2026	3002273	V00005906	RUSTY LEYMASTER TILE	GEOGRID			720.00
10/05/2026	86390	V00002985	BUILDERS SELECT LLC	FORMS			29.96
10/05/2026	88800139236	V00000023	ASPRO, INC.	ASPHALT			124.95
10/05/2026	88800211756	V00000023	ASPRO, INC.	ASPHALT			311.85
10/05/2026	88800211761	V00000023	ASPRO, INC.	ASPHALT			836.85
					Account 2066637-407332 Total		**17,412.26**
2066637-408306 O&M - Street / Education							
10/05/2026	29450379	V00001613	IOWA CHAPTER-APWA	WINTER MAINTENANCE			900.00

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				CONF			
						Account 2066637-408306 Total	**900.00**
2066637-408609 O&M - Street / Office Machine Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			18.77
						Account 2066637-408609 Total	**18.77**
2066637-409247 O&M - Street / Permeable Alley Program							
10/05/2026	3357.8	V00003077	OWEN CONTRACTING INC.	3357-2026 ALLEY RECONSTRUCTION			18,377.76
						Account 2066637-409247 Total	**18,377.76**
2066647-407101 O&M - Traffic Operations / Office Supplies							
10/05/2026	188145	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	PAPER, PENS, SHARPIES			4.83
10/05/2026	PINV1331260	V00004324	STOREY KENWORTHY	TIME OFF REQUESTS			14.50
						Account 2066647-407101 Total	**19.33**
2066647-407201 O&M - Traffic Operations / Operating Supplies							
10/05/2026	19408	V00002957	MENARDS-CEDAR FALLS	ELECTRICAL SUPPLIES			8.80
						Account 2066647-407201 Total	**8.80**
2066647-407260 O&M - Traffic Operations / Safety Supplies							
10/05/2026	S0212439	V00000444	CITY LAUNDERING CO.	1ST AID SUPPLIES			28.02
						Account 2066647-407260 Total	**28.02**
2066647-408601 O&M - Traffic Operations / Repair & Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			4.96
						Account 2066647-408601 Total	**4.96**
						Fund 206 Total	**37,110.67**
Fund: 217 - Housing - Section 8							
2172214-407101 Housing / Office Supplies							
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			1.98
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			0.91
						Account 2172214-407101 Total	**2.89**
2172214-407201 Housing / Operating Supplies							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			22.93
						Account 2172214-407201 Total	**22.93**
2172214-408101 Housing / Professional Services							
10/05/2026	MRIUS2519845	V00005400	MRI SOFTWARE LLC	RESIDENT CHECKS-AUG 25-QTY 4			48.00
						Account 2172214-408101 Total	**48.00**
						Fund 217 Total	**73.82**
Fund: 223 - Community Development Block Gr							
2232224-407101 CDBG / Office Supplies							
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			0.99
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			0.45

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						Account 2232224-407101 Total	**1.44**
2232224-407201 CDBG / Operating Supplies							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			6.80
						Account 2232224-407201 Total	**6.80**
2232234-408950 CDBG - Rehab / Housing Rehabilitation							
10/05/2026	24968	V00000228	IOWA NORTHLAND REGIONAL CO. OF	FFY26 REHAB REPAIR-AUGUST			84.40
						Account 2232234-408950 Total	**84.40**
						Fund 223 Total	**92.64**
Fund: 242 - Street Repair							
2421240-409244 Street Repair / Street Reconstruction							
10/05/2026	3358.7	V00006670	BAKER ENTERPRISES, INC	3358-2026 STREET CONSTRUCTION			118,042.21
						Account 2421240-409244 Total	**118,042.21**
2421240-409414 Street Repair / Cedar Heights Area Reconstruct							
10/05/2026	3271.10	V00005549	LODGE CONSTRUCTION, INC	3271-N CEDAR HEIGHTS PH 3			72,354.73
						Account 2421240-409414 Total	**72,354.73**
2421240-409425 Street Repair / Union Road Reconstruction							
10/05/2026	713808	V00000042	BLACK HAWK CO.ABSTRACT	TITLE REPORT:UNPLATTED CF COM			281.00
10/05/2026	713809	V00000042	BLACK HAWK CO.ABSTRACT	TITLE REPORT:SCHOOL LOT 12			275.00
						Account 2421240-409425 Total	**556.00**
						Fund 242 Total	**190,952.94**
Fund: 254 - Cable TV							
2541088-407201 Cable TV / Operating Supplies							
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	CONFERENCE RM #3 WALL CALENDAR			1.09
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			2.97
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			1.36
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	ADHESIVE NOTES AND PENS			1.43
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			22.44
						Account 2541088-407201 Total	**29.29**
						Fund 254 Total	**29.29**
Fund: 258 - Parking							
2581031-407101 Parking / Office Supplies							
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	CONFERENCE RM #3 WALL CALENDAR			1.09
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			2.97
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			1.36

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10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	ADHESIVE NOTES AND PENS			1.43
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			20.45
						Account 2581031-407101 Total	**27.30**
						Fund 258 Total	**27.30**
Fund: 261 - Tourism							
2612281-407355 Tourism / Media							
10/05/2026	6EVFPIUK.0001	V00006729	BIG PICTURE SOCIAL MEDIA, LLC	HOLIDAY FEATURE-MIDWEST FOODIE			1,400.00
						Account 2612281-407355 Total	**1,400.00**
2612281-407356 Tourism / Research							
10/05/2026	00332	V00001715	COMMUNITY MAIN STREET	PLACER.AI PARTNERSHIP			3,250.00
						Account 2612281-407356 Total	**3,250.00**
2612281-408304 Tourism / Dues & Memberships							
10/05/2026	09242026	V00006462	CEDAR VALLEY TRAILS PARTNERSHI	CVTP ANNUAL MEMBERSHIP			50.00
						Account 2612281-408304 Total	**50.00**
2612281-408521 Tourism / Copier Lease & Use							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			21.20
						Account 2612281-408521 Total	**21.20**
2612281-408523 Tourism / Building Maintenance							
10/05/2026	4282222997	V00001657	CINTAS FIRST AID & SAFETY	MAT SERVICE			11.50
						Account 2612281-408523 Total	**11.50**
2612281-409201 Tourism / Structure Improvement & Bldgs							
10/05/2026	306842	V00000237	IOWA PRISON INDUSTRIES	CITY WAYFINDING SIGNS PHASE 2			2,398.00
10/05/2026	PSINV120113	V00006697	SPORTS FACILITIES COMPANIES	PHASE 1-FACILITY PROFIT & LOSS			23,400.44
						Account 2612281-409201 Total	**25,798.44**
						Fund 261 Total	**30,531.14**
Fund: 262 - Community Center							
2621062-408601 Community Center / Repair & Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			1.58
						Account 2621062-408601 Total	**1.58**
						Fund 262 Total	**1.58**
Fund: 297 - Recreation Capital							
2972253-409201 Recreation Capital / Structure Improvement & Bldgs							
10/05/2026	0266956.IN	V00001500	ACCO UNLIMITED CORPORATION	FILTER CLEANING-FALLS			4,633.20
10/05/2026	5274	V00006179	RESTORATION SERVICES, INC.	POOL DECK CONCRETE REPAIR			6,171.00
						Account 2972253-409201 Total	**10,804.20**
						Fund 297 Total	**10,804.20**

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Fund: 430 - TIF BOND							
4301225-409407 TIF Bond / College Hill Vision Plan							
10/05/2026	CDF.17	V00002762	CODAMETRICS INC.	3348-COLLEGE HILL ZONING			1,400.00
					Account 4301225-409407 Total		**1,400.00**
4301225-409484 TIF Bond / Parking Lot-2nd St West Lot							
10/05/2026	3366.5	V00000340	PETERSON CONTRACTORS	3366-2ND ST W PARKING LOT			29,370.82
10/05/2026	94857	V00000090	CEDAR FALLS UTILITIES	3366-2ND ST PARKING-LIGHTPOLES			22,579.41
					Account 4301225-409484 Total		**51,950.23**
4301225-409486 TIF Bond / Viking Road Reconstruction							
10/05/2026	3212.36	V00000340	PETERSON CONTRACTORS	3212-WEST VIKING RD RECON			3,589.00
					Account 4301225-409486 Total		**3,589.00**
4301225-409562 TIF Bond / W Viking Rd Ind. Park Ph III							
10/05/2026	3361.10	V00006634	WYNN COMPANY, LLC	3361-W VIKING RD IND PARK VII			144,321.45
10/05/2026	94844	V00000090	CEDAR FALLS UTILITIES	3361-W VIKING IND-STREET LIGHT			8,167.85
					Account 4301225-409562 Total		**152,489.30**
					Fund 430 Total		**209,428.53**
Fund: 434 - 2024 Bond							
4341225-409479 2024 Bond / W 22nd St Realignment & Expan							
10/05/2026	3269.7	V00000340	PETERSON CONTRACTORS	3269-22ND ST IMPROVEMENTS			48,323.34
					Account 4341225-409479 Total		**48,323.34**
4341225-409501 2024 Bond / West 23rd Street							
10/05/2026	3330.27	V00003077	OWEN CONTRACTING INC.	3330-W 23RD ST RECON			29,586.63
					Account 4341225-409501 Total		**29,586.63**
					Fund 434 Total		**77,909.97**
Fund: 435 - 2026 Bond							
4351225-409578 2026 Bond / ADA Upgrades							
10/05/2026	95007	V00004186	SIGNS BY TOMORROW	ADA SIGNAGE			167.00
					Account 4351225-409578 Total		**167.00**
					Fund 435 Total		**167.00**
Fund: 443 - Capital Projects							
4431220-409416 Capital Projects / Cemetery Columbarium's							
10/05/2026	03	V00002340	RITLAND & KUIPER LANDSCAPE ARC	HILLSIDE COLUMBARIUM			4,750.00
10/05/2026	40804UNOFINV	V00002836	EARTH PLANTER	FAIRVIEW COLUMBARIUM			3,861.00
10/05/2026	790558	V00001094	LAPORTE ROAD MEMORIAL WORKS	FAIRVIEW COLUMBARIUM FINAL			18,597.50
					Account 4431220-409416 Total		**27,208.50**
4431220-409563 Capital Projects / Big Woods Expansion							
09/21/2026	84810RI	V00002985	BUILDERS SELECT LLC	BIG WOODS	00155189	09/22/2026	99.98

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10/05/2026	122005506	V00002879	SPECTRUM PAINT	PAINT BIG WOODS			243.70
10/05/2026	12667	V00004239	SIGNS & DESIGNS, INC.	MEMORIAL SIGN BIG WOODS			5,400.00
10/05/2026	19439	V00002957	MENARDS-CEDAR FALLS	BIG WOODS PLUMBING			290.48
10/05/2026	19447	V00002957	MENARDS-CEDAR FALLS	BIG WOODS PLUMBING			38.34
10/05/2026	19484	V00002957	MENARDS-CEDAR FALLS	EXHAUST FANS			801.03
10/05/2026	19487	V00002957	MENARDS-CEDAR FALLS	BIG WOODS PLUMBING			122.18
10/05/2026	19544	V00002957	MENARDS-CEDAR FALLS	BIG WOODS PLUMBING			149.28
10/05/2026	19559	V00002957	MENARDS-CEDAR FALLS	BIG WOODS PLUMBING			15.54
10/05/2026	19745	V00002957	MENARDS-CEDAR FALLS	BATHROOM PLUMBING			88.88
10/05/2026	19785	V00002957	MENARDS-CEDAR FALLS	BATHROOM PLUMBING			28.46
10/05/2026	238782	V00000037	BENTON'S READY MIX CONCRETE, I	STORM INTAKES			312.50
10/05/2026	2984972	V00000680	FERGUSON ENTERPRISES,INC.	BATHROOM PLUMBING			3,094.69
10/05/2026	2988592	V00000680	FERGUSON ENTERPRISES,INC.	BATHROOM PLUMBING			1,509.33
10/05/2026	29885921	V00000680	FERGUSON ENTERPRISES,INC.	BATHROOM PLUMBING			100.00
10/05/2026	2992279	V00000680	FERGUSON ENTERPRISES,INC.	BATHROOM PLUMBING			2,026.28
10/05/2026	2995006	V00000680	FERGUSON ENTERPRISES,INC.	BATHROOM PLUMBING			140.11
10/05/2026	2996136	V00000680	FERGUSON ENTERPRISES,INC.	BATHROOM PLUMBING			192.25
10/05/2026	3000145	V00000680	FERGUSON ENTERPRISES,INC.	BATHROOM PLUMBING			252.59
10/05/2026	4626525138	V00005639	HILTI, INC.	BATHROOM PLUMBING			208.00
10/05/2026	686589	V00000180	BENTON BUILDING CENTER	PLUMBING SUPPLIES BIG WOODS			42.38
10/05/2026	686799	V00000180	BENTON BUILDING CENTER	CAULK/CABINET BIG WOODS			359.12
10/05/2026	686961	V00000180	BENTON BUILDING CENTER	CAULK, TAPE, CAP BIG WOODS			129.23
10/05/2026	94858	V00000090	CEDAR FALLS UTILITIES	BIG WOODS ELECTRICAL			10,231.12
10/05/2026	CM338888	V00000680	FERGUSON ENTERPRISES,INC.	2996136 CREDIT			(3.91)
10/05/2026	S101827372001	V00005203	PLUMB SUPPLY COMPANY, LLC	PLUMBING SUPPLIES BIG WOODS			140.07
					Account 4431220-409563 Total		**26,011.63**
4431220-409565 Capital Projects / Recreation Center Scenarios Pl							
10/05/2026	10873	V00005876	EMERGENT ARCHITECTURE	REC SCENARIO DESIGN & PLANNING			30,756.25
					Account 4431220-409565 Total		**30,756.25**
4431220-409566 Capital Projects / Lookout Park Renovation							
10/05/2026	4	V00002340	RITLAND & KUIPER LANDSCAPE ARC	LOOKOUT PARK DESIGN-JUL'26			6,450.00
					Account 4431220-409566 Total		**6,450.00**
4431220-409581 Capital Projects / Public Safety Station #2 Cncpt							
10/05/2026	0041744	V00006725	SVPA ARCHITECTS	PUBLIC SAFETY			5,589.14

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				BUILDING 2 STUDY			
						Account 4431220-409581 Total	**5,589.14**
4431220-409582 Capital Projects / Parks Master Plan-Specialty Pk							
10/05/2026	0401843	V00006668	BOLTON & MENK, INC	3388-SPECIALTY PARK DESIGN			18,454.09
10/05/2026	0404689	V00006668	BOLTON & MENK, INC	3388-SPECIALTY PARK DESIGN			26,033.50
						Account 4431220-409582 Total	**44,487.59**
						Fund 443 Total	**140,503.11**
Fund: 548 - Water Rec. Facility Bond							
5486665-409560 Water Rec Facility Bond / Water Rec Facility Project							
10/05/2026	0243393	V00006356	STRAND ASSOCIATES, INC.	3370-WATER REC FACILITY			500,000.00
						Account 5486665-409560 Total	**500,000.00**
						Fund 548 Total	**500,000.00**
Fund: 551 - Refuse							
5516675-407101 PW - Administration / Office Supplies							
10/05/2026	188145	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	PAPER, PENS, SHARPIES			20.29
10/05/2026	PINV1331260	V00004324	STOREY KENWORTHY	TIME OFF REQUESTS			60.90
						Account 5516675-407101 Total	**81.19**
5516675-408609 PW - Administration / Office Machine Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			8.48
						Account 5516675-408609 Total	**8.48**
5516685-407101 O&M - Refuse / Office Supplies							
10/05/2026	188145	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	PAPER, PENS, SHARPIES			20.29
10/05/2026	PINV1331260	V00004324	STOREY KENWORTHY	TIME OFF REQUESTS			60.90
						Account 5516685-407101 Total	**81.19**
5516685-407201 O&M - Refuse / Operating Supplies							
10/05/2026	563109408312026	V00002924	CULLIGAN WATER CONDITIONING	WATER AT TRANSFER ST			29.75
						Account 5516685-407201 Total	**29.75**
5516685-407301 O&M - Refuse / Repair & Maintenance Supplies							
10/05/2026	19450	V00002957	MENARDS-CEDAR FALLS	GREASE BUCKET CONTAINER			10.18
10/05/2026	20017	V00002957	MENARDS-CEDAR FALLS	PARTS FOR WATER PIPE REPLACE			124.25
10/05/2026	W047127	V00003826	JOHNSTONE SUPPLY OF WATERLOO	WATER LINE REPLACEMENT AT TXFR			65.76
						Account 5516685-407301 Total	**200.19**
5516685-408609 O&M - Refuse / Office Machine Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			87.86
						Account 5516685-408609 Total	**87.86**
5516685-408637 O&M - Refuse / Refuse Cart Tracking Software							
10/05/2026	INV040462	V00006010	ROUTEWARE, INC.	CAMERA FOR			143.00

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				AUTOMATED TRUCK			
						Account 5516685-408637 Total	**143.00**
5516685-408702 O&M - Refuse / Material Disposal/Handling							
10/05/2026	10836	V00000347	POLK'S LOCK SERVICE,INC.	LOCKS FOR RECYCLING ROLL OFFS			252.48
10/05/2026	3311263	V00002215	LIBERTY TIRE RECYCLING, LLC	SCRAP TIRE RECYCLING			1,282.17
10/05/2026	4611000012689	V00004749	REPUBLIC SERVICES OF IOWA	RECYCLING			211.65
10/05/2026	99358	V00002347	CAROLINA SOFTWARE, INC.	SCALE TICKET PAPER			858.94
10/05/2026	I011931	V00000019	SAM ANNIS & CO.	PROPANE TANK REFILL			30.00
						Account 5516685-408702 Total	**2,635.24**
						Fund 551 Total	**3,266.90**
Fund: 552 - Sewer							
5526665-407101 Water Reclamation / Office Supplies							
10/05/2026	188145	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	PAPER, PENS, SHARPIES			7.73
10/05/2026	PINV1331260	V00004324	STOREY KENWORTHY	TIME OFF REQUESTS			23.20
						Account 5526665-407101 Total	**30.93**
5526665-407260 Water Reclamation / Safety Supplies							
10/05/2026	INV00748601	V00000110	CAMPBELL SUPPLY WATERLOO	LEATHER GLOVES			131.80
10/05/2026	INV00748961	V00000110	CAMPBELL SUPPLY WATERLOO	LEATHER GLOVES			83.45
						Account 5526665-407260 Total	**215.25**
5526665-407305 Water Reclamation / Operating Equipment							
10/05/2026	443636	V00006554	O'DONNELL ACE HARDWARE	TUBE BRAID			16.90
10/05/2026	S012280235001	V00002732	ECHO GROUP, INC.	WHITE #12 WIRE			135.57
						Account 5526665-407305 Total	**152.47**
5526665-407306 Water Reclamation / Building Repair							
10/05/2026	444203	V00006554	O'DONNELL ACE HARDWARE	PLANT BUILDING SUPPLIES			124.43
10/05/2026	444238	V00006554	O'DONNELL ACE HARDWARE	ELECTRICAL SUPPLIES			65.06
						Account 5526665-407306 Total	**189.49**
5526665-407331 Water Reclamation / Lab Supplies & Equipment							
10/05/2026	540345	V00005028	NORTH CENTRAL LABORATORIES	LAB SUPPLIES			171.59
10/05/2026	540705	V00005028	NORTH CENTRAL LABORATORIES	LAB SUPPLIES			114.49
10/05/2026	7176850	V00004928	MIDLAND SCIENTIFIC, INC.	LAB SUPPLIES			233.51
10/05/2026	7181106	V00004928	MIDLAND SCIENTIFIC, INC.	LAB SUPPLIES			99.41
						Account 5526665-407331 Total	**619.00**
5526665-407368 Water Reclamation / Polymer							
10/05/2026	26IA10149	V00002959	MSD ENVIRONMENTAL	POLYMER			5,094.92

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			SERVICES, IN				
						Account 5526665-407368 Total	**5,094.92**
5526665-407405 Water Reclamation / Operation Equip-Collection Sys							
10/05/2026	19780	V00002957	MENARDS-CEDAR FALLS	EXTENSION CORD			28.99
10/05/2026	444193	V00006554	O'DONNELL ACE HARDWARE	NUTS AND BOLTS HYDRO NOZZLE			15.48
						Account 5526665-407405 Total	**44.47**
5526665-407406 Water Reclamation / Buildings&Grounds-Lift Station							
10/05/2026	444279	V00006554	O'DONNELL ACE HARDWARE	CLEANING SUPPLIES			55.37
						Account 5526665-407406 Total	**55.37**
5526665-407413 Water Reclamation / PW Repair Equipment & Supplies							
10/05/2026	238473	V00000037	BENTON'S READY MIX CONCRETE, I	ROWND AND PLEASANT BOX OUT			860.00
10/05/2026	238527	V00000037	BENTON'S READY MIX CONCRETE, I	BLUEBELL BOX OUT			250.00
10/05/2026	238784	V00000037	BENTON'S READY MIX CONCRETE, I	ROWND BOXOUTS			500.00
10/05/2026	238976	V00000037	BENTON'S READY MIX CONCRETE, I	WILD HORSE BOXOUTS			1,053.00
						Account 5526665-407413 Total	**2,663.00**
5526665-408609 Water Reclamation / Office Machine Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			0.76
						Account 5526665-408609 Total	**0.76**
5526665-408612 Water Reclamation / Towels							
10/05/2026	4281864575	V00001657	CINTAS FIRST AID & SAFETY	MOPS AND TOWELS			72.73
						Account 5526665-408612 Total	**72.73**
5526665-409201 Water Reclamation / Structure Improvement & Bldgs							
10/05/2026	5275	V00006179	RESTORATION SERVICES, INC.	17TH ST TUCK POINTING			12,200.00
						Account 5526665-409201 Total	**12,200.00**
						Fund 552 Total	**21,338.39**
Fund: 555 - Storm Water							
5556630-407334 Storm Water / Storm Sewers							
10/05/2026	238419	V00000037	BENTON'S READY MIX CONCRETE, I	COVENTRY INTAKE			500.00
10/05/2026	238470	V00000037	BENTON'S READY MIX CONCRETE, I	MAPLEWOOD STORM			698.75
						Account 5556630-407334 Total	**1,198.75**
5556630-408304 Storm Water / Dues & Memberships							
10/05/2026	11881	V00006117	EAST CENTRAL IOWA COUNCIL OF G	FY27 MIDDLE CEDAR WATERSHED MA			3,700.00
						Account 5556630-408304 Total	**3,700.00**
5556630-408601 Storm Water / Repair & Maintenance							
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			5.81
						Account 5556630-408601 Total	**5.81**

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5556630-409201 Storm Water / Structure Improvement & Bldgs							
10/05/2026	3367.1	V00006652	ARENDS EXCAVATING	3367-WALTERS POND STORMWATER			40,216.54
						Account 5556630-409201 Total	**40,216.54**
						Fund 555 Total	**45,121.10**
Fund: 606 - Information Systems							
6061078-407101 Information Systems / Office Supplies							
10/05/2026	189464	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	COPY PAPER			1.98
10/05/2026	190596	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	11x17 COPY PAPER			0.91
10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			28.36
						Account 6061078-407101 Total	**31.25**
6061078-407201 Information Systems / Operating Supplies							
10/05/2026	188370	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	'27 PLANNER-STEPH			31.46
						Account 6061078-407201 Total	**31.46**
6061078-408170 Information Systems / Contract Services							
10/05/2026	66946	V00002262	IP PATHWAYS, LLC	IP PATHWAYS SUPPORT			969.50
						Account 6061078-408170 Total	**969.50**
6061078-408610 Information Systems / Software Support Agreements							
10/05/2026	598655002	V00005814	DE LAGE LANDEN FINANCIAL SERVI	UMBRELLA SUBSCRIPTION			3,354.94
						Account 6061078-408610 Total	**3,354.94**
						Fund 606 Total	**4,387.15**
Fund: 685 - Vehicle Maintenance							
6856689-407101 O&M - Vehicle Maintenance / Office Supplies							
10/05/2026	188145	V00005910	OFFICE EXPRESS OFFICE PRODUCTS	PAPER, PENS, SHARPIES			10.63
10/05/2026	PINV1331260	V00004324	STOREY KENWORTHY	TIME OFF REQUESTS			31.90
						Account 6856689-407101 Total	**42.53**
6856689-407205 O&M - Vehicle Maintenance / Gas & Oil							
10/05/2026	0001673	V00001747	NEXUS COOPERATIVE	GAS DELIVERY TO BLUFF ST			30,603.60
10/05/2026	0001702	V00001747	NEXUS COOPERATIVE	GAS DELIVERY TO 2200 TECH			31,944.96
10/05/2026	1165302	V00000410	SUPERIOR WELDING SUPPLY	WELDING GAS			7.00
10/05/2026	INVNP0355401	V00000322	NORTHLAND PRODUCTS CO.	USED OIL COLLECTION			118.60
10/05/2026	SI1983792	V00002559	HTP ENERGY	#2 DIESEL AT BLUFF ST			38,580.20
						Account 6856689-407205 Total	**101,254.36**
6856689-407304 O&M - Vehicle Maintenance / Vehicle Supplies							
10/05/2026	88146	V00003073	C & C WELDING & SANDBLASTING	MISC STOCK STEEL			661.92
						Account 6856689-407304 Total	**661.92**
6856689-408609 O&M - Vehicle Maintenance / Office Machine Maintenance							

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10/05/2026	IN15776927	V00000006	GORDON FLESCH COMPANY	COPIER FEES - 09/22 - 10/21/26			10.52
						Account 6856689-408609 Total	**10.52**
6856689-408708 O&M - Vehicle Maintenance / Work By Outside Agency							
10/05/2026	22110	V00006728	STONER'S RADIATOR SERVICE	RADIATOR #2193			1,235.00
10/05/2026	325061	V00000363	RASMUSSON CO., THE	#372 TOWED TO TRUCK CENTER			440.00
10/05/2026	5526786594	V00000310	AIRGAS USA, LLC	WELDING TANKS			157.98
10/05/2026	5526786759	V00000310	AIRGAS USA, LLC	WELDING TANKS			157.98
10/05/2026	651670900	V00005711	SUNSOURCE	#294 WING CYLINDER REPAIR			4,248.17
10/05/2026	88145	V00003073	C & C WELDING & SANDBLASTING	#250 PLOW REPAIRS			745.37
10/05/2026	90327	V00000921	D & D TIRE INC.	LRI TIRE REPLACED			425.00
10/05/2026	90773	V00000921	D & D TIRE INC.	#373 LF TIRE			590.00
10/05/2026	90775	V00000921	D & D TIRE INC.	#384 TIRE REPLACE			405.00
10/05/2026	I045442	V00002954	CEDAR VALLEY AUTO GLASS INC.	PD08 WINDSHEILD REPAIR			360.00
10/05/2026	INV26108	V00005582	MACQUEEN EQUIPMENT	#492 HOSE CLAMP			145.29
						Account 6856689-408708 Total	**8,909.79**
6856689-409301 O&M - Vehicle Maintenance / Equipment							
10/05/2026	TC42163	V00000133	DAN DEERY MOTOR	CAMRY POOL VEHICLE VM00689			30,505.00
10/05/2026	TT42169	V00000133	DAN DEERY MOTOR	TACOMA PICK UP PW VM00690			43,398.00
						Account 6856689-409301 Total	**73,903.00**
						Fund 685 Total	**184,782.12**
Fund: 688 - Life & LTD							
6881902-405103 LTD / Ltd Insurance							
10/05/2026	1799713	V00004396	MADISON NATIONAL LIFE INS.CO.,	LTD - OCT'26			5,285.93
						Account 6881902-405103 Total	**5,285.93**
6881902-405104 LTD / Life Insurance							
10/05/2026	1799713	V00004396	MADISON NATIONAL LIFE INS.CO.,	GROUP LIFE (CITY)-OCT'26			3,178.53
10/05/2026	1799713	V00004396	MADISON NATIONAL LIFE INS.CO.,	GROUP LIFE (SUPP)-OCT'26			1,732.49
						Account 6881902-405104 Total	**4,911.02**
						Fund 688 Total	**10,196.95**
Fund: 689 - Liability Insurance							
6891902-405105 Liability Insurance / Liability Insurance							
10/05/2026	395	V00001632	MILLER FENCE CO., INC.	DOL:8/3/26-LOGAN LIFT STN FENC			2,616.23
10/05/2026	88134	V00003073	C & C WELDING & SANDBLASTING	SUMMER'26-FLOODWWATER DMG RAIL			4,838.94
10/05/2026	S101827065.001	V00005203	PLUMB SUPPLY COMPANY, LLC	9/2/26-VANDALISM PARK BATHROOM			1,079.38

Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
10/05/2026	S101827372.001	V00005203	PLUMB SUPPLY COMPANY, LLC	9/2/26-VANDALISM PARK BATHROOM			140.07
10/05/2026	S101829335.001	V00005203	PLUMB SUPPLY COMPANY, LLC	9/2/26-VANDALISM PARK BATHROOM			12.39
10/05/2026	S101829369.001	V00005203	PLUMB SUPPLY COMPANY, LLC	9/2/26-VANDALISM PARK BATHROOM			(24.79)
10/05/2026	S101831442.001	V00005203	PLUMB SUPPLY COMPANY, LLC	9/2/26-VANDALISM PARK BATHROOM			38.05
					Account 6891902-405105 Total		**8,700.27**
					Fund 689 Total		**8,700.27**
					Total Council Invoices		**1,804,326.02**
Daily Invoices							
Fund: 101 - General							
1011008-407299 Public Records / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	115.33
					Account 1011008-407299 Total		**115.33**
1011008-408201 Public Records / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	8.69
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	36.12
					Account 1011008-408201 Total		**44.81**
1011008-408306 Public Records / Education							
09/22/2026	IN005923	V00005528	IMFOA	REG:FALL CONF.-A.EGGLESTON	00155197	09/22/2026	175.00
09/22/2026	IN005924	V00005528	IMFOA	REG:FALL CONF.-KIM KERR	00155197	09/22/2026	175.00
					Account 1011008-408306 Total		**350.00**
1011026-408201 Administration / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	5.48
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	58.19
					Account 1011026-408201 Total		**63.67**
1011026-408306 Administration / Education							
09/22/2026	3144447	V00000713	GOVERNMENT FINANCE OFFICERS AS	REG:GAAP UPDATE-S.BRAUN-WAGNER	00155196	09/22/2026	175.00
09/22/2026	IN005925	V00005528	IMFOA	REG:FALL CONF.-J.RODENBECK	00155197	09/22/2026	175.00
					Account 1011026-408306 Total		**350.00**
1011028-407299 Financial Services / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	64.83
					Account 1011028-407299 Total		**64.83**
1011028-408201 Financial Services / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	9.56
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU	00155226	09/28/2026	36.12

City of Cedar Falls
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Selected Criteria: All Divisions
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Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
				9/20/26			
					Account 1011028-408201 Total		**45.68**
1011028-408306 Financial Services / Education							
09/22/2026	IN005926	V00005528	IMFOA	REG:FALL CONF.-LISA ROEDING	00155197	09/22/2026	175.00
					Account 1011028-408306 Total		**175.00**
1011038-407299 Human Resources / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	175.95
					Account 1011038-407299 Total		**175.95**
1011038-408109 Human Resources / Human Rights Commission							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	1.56
					Account 1011038-408109 Total		**1.56**
1011038-408201 Human Resources / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	10.37
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	108.36
					Account 1011038-408201 Total		**118.73**
1011048-407101 Legal / Office Supplies							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	5.46
					Account 1011048-407101 Total		**5.46**
1011048-408201 Legal / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	2.66
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	72.24
					Account 1011048-408201 Total		**74.90**
1011060-407299 Library / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	46.78
					Account 1011060-407299 Total		**46.78**
1011060-408201 Library / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	39.48
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	108.36
					Account 1011060-408201 Total		**147.84**
1011118-407299 City Administrator / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	16.42
					Account 1011118-407299 Total		**16.42**
1011118-408125 City Administrator / Promotional Tapes&Advertising							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	0.00
					Account 1011118-408125 Total		**0.00**
1011118-408201 City Administrator / Telephone							

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Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	9.25
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	107.57
					Account 1011118-408201 Total		**116.82**
1011158-407101 Mayor / Office Supplies							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	3.96
					Account 1011158-407101 Total		**3.96**
1011158-407201 Mayor / Operating Supplies							
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	36.12
					Account 1011158-407201 Total		**36.12**
1011158-408201 Mayor / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	2.45
					Account 1011158-408201 Total		**2.45**
1011194-408005 Admin/Cultural & Recreation / Grants - Cultural Service							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	19.50
					Account 1011194-408005 Total		**19.50**
1011196-408103 Admin/General Government / Recording Fees							
09/22/2026	IN005414RI	V00000464	BLACK HAWK CO.RECORDER	RCD:NTC.FINAL ASSESS.PROCEED.	00155191	09/22/2026	82.00
09/22/2026	IN005927	V00000464	BLACK HAWK CO.RECORDER	RCD:NTC.FINAL ASSESS.PROCEED.	00155192	09/22/2026	92.00
09/28/2026	IN005951	V00000464	BLACK HAWK CO.RECORDER	RCD:RESOLUTION #24,742	00155222	09/28/2026	27.00
09/28/2026	IN005952	V00000464	BLACK HAWK CO.RECORDER	RCD:NTC.FINAL ASSESS.PROCEED.	00155221	09/28/2026	87.00
09/28/2026	IN005953	V00000464	BLACK HAWK CO.RECORDER	RCD:NTC.FINAL ASSESS.PROCEED.	00155221	09/28/2026	107.00
					Account 1011196-408103 Total		**395.00**
1011196-408107 Admin/General Government / CF Community Foundation							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	0.00
					Account 1011196-408107 Total		**0.00**
1011196-408913 Admin/General Government / Contingency							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	0.00
					Account 1011196-408913 Total		**0.00**
1012205-407299 CD-Administration / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	15.11
					Account 1012205-407299 Total		**15.11**
1012205-408201 CD-Administration / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	2.34
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	36.12

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Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
					Account 1012205-408201 Total		**38.46**
1012235-407107 Inspection Services / Code Enforcement Supplies							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	413.86
					Account 1012235-407107 Total		**413.86**
1012235-407299 Inspection Services / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	345.89
					Account 1012235-407299 Total		**345.89**
1012235-408201 Inspection Services / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	22.46
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	288.96
					Account 1012235-408201 Total		**311.42**
1012245-407299 Planning Services / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	101.43
					Account 1012245-407299 Total		**101.43**
1012245-408201 Planning Services / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	12.70
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	36.12
					Account 1012245-408201 Total		**48.82**
1012253-407101 Recreation - Admin / Office Supplies							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	337.61
					Account 1012253-407101 Total		**337.61**
1012253-408201 Recreation - Admin / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	55.59
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	215.93
					Account 1012253-408201 Total		**271.52**
1012253-408501 Recreation - Admin / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	7,584.96
					Account 1012253-408501 Total		**7,584.96**
1012253-408505 Recreation - Admin / The Falls Pool Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	19,531.70
					Account 1012253-408505 Total		**19,531.70**
1012253-408914 Recreation - Admin / Refunds							
09/16/2026	IN005906	T000126	RICHARDSON FUNERAL HOME	REFUND - SHELTER AND DEPOSIT	00155048	09/16/2026	145.00
09/18/2026	IN005907	T000127	MARIA IGNACIO	REFUND-SECURITY DEPOSIT	00155056	09/18/2026	500.00
09/24/2026	IN005930	T000129	CHAMBERLIN, ANGEL	REFUND-SHELTER DEPOSIT-GATEWAY	00155204	09/24/2026	75.00
09/24/2026	IN005931	T000126	RICHARDSON FUNERAL	REFUND-SECURITY	00155214	09/24/2026	500.00

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Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
			HOME	DEPOSIT			
09/28/2026	IN005955	T000130	NANKE, TRACY	REFUND-SHELTER DEPOSIT-GATEWAY	00155225	09/28/2026	30.00
					Account 1012253-408914 Total		**1,250.00**
1012280-407299 Tourism - Cultural Services / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	18.72
					Account 1012280-407299 Total		**18.72**
1012280-408201 Tourism - Cultural Services / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	12.02
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	36.12
					Account 1012280-408201 Total		**48.14**
1012280-408501 Tourism - Cultural Services / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	877.05
					Account 1012280-408501 Total		**877.05**
1014511-407299 Fire Operations / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	67.06
					Account 1014511-407299 Total		**67.06**
1014511-408201 Fire Operations / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	44.36
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	417.37
					Account 1014511-408201 Total		**461.73**
1014511-408305 Fire Operations / Travel (Food/Mileage/Lodging)							
09/18/2026	IN005908	V00010141	BECKNER, MARTIN	RMB:MEALS-FIRE @ 2235 LINCOLN	00155049	09/18/2026	53.46
					Account 1014511-408305 Total		**53.46**
1014511-408501 Fire Operations / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	5,521.25
					Account 1014511-408501 Total		**5,521.25**
1015521-407201 Police Operations / Operating Supplies							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	272.13
					Account 1015521-407201 Total		**272.13**
1015521-407220 Police Operations / Officers Equipment							
09/24/2026	IN005948	V00013737	RUSSELL, PRESTON	RMB:OPT.EQUIP.-MULITCAM TOOL	00155215	09/24/2026	149.90
09/24/2026	IN005949	V00013747	REIMERS, LIESEL	RMB:OPT.EQUIP.-TOURN.SYSTEM	00155213	09/24/2026	122.91
					Account 1015521-407220 Total		**272.81**
1015521-407299 Police Operations / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	71.03
					Account 1015521-407299 Total		**71.03**
1015521-408201 Police Operations / Telephone							

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09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	88.07
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	1,029.42
					Account 1015521-408201 Total		**1,117.49**
1015521-408305 Police Operations / Travel (Food/Mileage/Lodging)							
09/28/2026	IN005954	V00013807	LUCK, ASHLEY	RMB:TRAVEL-BASIC SRO TRNG.	00155224	09/28/2026	192.57
					Account 1015521-408305 Total		**192.57**
1015521-408501 Police Operations / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	4,064.05
					Account 1015521-408501 Total		**4,064.05**
1015521-408605 Police Operations / Equipment Repairs							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	77.16
					Account 1015521-408605 Total		**77.16**
1015521-408940 Police Operations / Uniform Allowance							
09/24/2026	IN005938	V00010175	BELLIS, RYAN	RMB:UNIFORM ALLOWANCE-SCHEELS	00155201	09/24/2026	233.26
09/24/2026	IN005939	V00010156	BELZ, MATTHEW	RMB:UNIFORM ALLOWANCE-AMAZON	00155202	09/24/2026	92.95
09/24/2026	IN005940	V00012777	HAISLET, CHRIS	RMB:UNIFORM ALLOWANCE-SCHEELS	00155206	09/24/2026	107.00
09/24/2026	IN005941	V00013801	JENSEN, CARSON	RMB:UNIFORM ALLOWANCE-VIKTOS	00155208	09/24/2026	173.82
09/24/2026	IN005942	V00013801	JENSEN, CARSON	RMB:UNIF.ALLOW.-5.11 TACTICAL	00155208	09/24/2026	50.08
09/24/2026	IN005943	V00010667	KRUEGER, MATT	RMB:UNIFORM ALLOWANCE-SCHEELS	00155209	09/24/2026	32.10
09/24/2026	IN005944	V00103719	MARCOTTE, MIKE	RMB:UNIFORM ALLOWANCE-AMAZON	00155211	09/24/2026	74.90
09/24/2026	IN005945	V00103719	MARCOTTE, MIKE	RMB:UNIFORM ALLOWANCE-AMAZON	00155211	09/24/2026	157.90
09/24/2026	IN005946	V00013759	PUTNEY, TYLER	RMB:UNIFORM ALLOWANCE-COVERALL	00155212	09/24/2026	92.00
09/24/2026	IN005947	V00012726	TYLER, DREW	RMB:UNIFORM ALLOWANCE-GALLS	00155219	09/24/2026	100.79
					Account 1015521-408940 Total		**1,114.80**
1016613-407201 O&M - Cemetery / Operating Supplies							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	4.97
					Account 1016613-407201 Total		**4.97**
1016613-408201 O&M - Cemetery / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	8.95
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	58.19
					Account 1016613-408201 Total		**67.14**
1016613-408501 O&M - Cemetery / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	223.80
					Account 1016613-408501 Total		**223.80**

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1016616-408201 O&M - Public Buildings / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	2.30
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	65.34
					Account 1016616-408201 Total		**67.64**
1016616-408501 O&M - Public Buildings / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	1,351.97
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	5,851.67
					Account 1016616-408501 Total		**7,203.64**
1016623-408501 O&M - Golf / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	753.34
					Account 1016623-408501 Total		**753.34**
1016625-407299 Engineering / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	408.83
					Account 1016625-407299 Total		**408.83**
1016625-408201 Engineering / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	33.42
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	703.14
					Account 1016625-408201 Total		**736.56**
1016625-408305 Engineering / Travel (Food/Mileage/Lodging)							
09/22/2026	IN005922	V00014864	PEREZ GONZALEZ, MARIA	RMB:MEALS-IOWA WATER CONF.	00155199	09/22/2026	86.04
09/24/2026	IN005929	V00000240	IOWA STATE UNIVERSITY	'26 FALL IA LUNCH & LEARN-8	00155207	09/24/2026	40.00
					Account 1016625-408305 Total		**126.04**
1016633-407101 O&M - Parks / Office Supplies							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	42.05
					Account 1016633-407101 Total		**42.05**
1016633-408201 O&M - Parks / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	27.59
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	210.69
					Account 1016633-408201 Total		**238.28**
1016633-408501 O&M - Parks / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	2,077.96
					Account 1016633-408501 Total		**2,077.96**
						Fund 101 Total	**58,801.29**
Fund: 206 - Street Construction							
2066637-407299 O&M - Street / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	36.46

Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
					Account 2066637-407299 Total		**36.46**
2066637-408201 O&M - Street / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	32.10
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	174.57
					Account 2066637-408201 Total		**206.67**
2066637-408501 O&M - Street / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	2,557.13
					Account 2066637-408501 Total		**2,557.13**
2066647-407101 O&M - Traffic Operations / Office Supplies							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	7.02
					Account 2066647-407101 Total		**7.02**
2066647-408201 O&M - Traffic Operations / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	6.14
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	94.31
					Account 2066647-408201 Total		**100.45**
2066647-408501 O&M - Traffic Operations / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	3,596.33
					Account 2066647-408501 Total		**3,596.33**
						Fund 206 Total	**6,504.06**
Fund: 215 - Hospital							
2151230-408945 Hospital / Farm Taxes							
09/28/2026	183758	V00004661	GRUNDY COUNTY TREASURER	PROPERTY TAXES-BELZ FARM	00155223	09/28/2026	5,982.00
					Account 2151230-408945 Total		**5,982.00**
						Fund 215 Total	**5,982.00**
Fund: 217 - Housing - Section 8							
2172214-407299 Housing / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00042346	09/18/2026	139.63
					Account 2172214-407299 Total		**139.63**
2172214-408201 Housing / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00042347	09/22/2026	3.28
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00042349	09/28/2026	72.24
					Account 2172214-408201 Total		**75.52**
2172214-408306 Housing / Education							
09/24/2026	IN005928	V00000811	NAN MCKAY & ASSOCIATES, INC.	REG:FAIR HOUISING-M.DENNING	00042348	09/24/2026	630.00
					Account 2172214-408306 Total		**630.00**
						Fund 217 Total	**845.15**
Fund: 223 - Community Development Block Gr							
2232224-407299 CDBG / Postage							

Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00005082	09/18/2026	10.92
					Account 2232224-407299 Total		**10.92**
2232224-408201 CDBG / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00005083	09/22/2026	2.79
					Account 2232224-408201 Total		**2.79**
						Fund 223 Total	**13.71**
Fund: 254 - Cable TV							
2541088-407201 Cable TV / Operating Supplies							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	15.60
					Account 2541088-407201 Total		**15.60**
2541088-408201 Cable TV / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	8.42
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	108.36
					Account 2541088-408201 Total		**116.78**
2541088-408918 Cable TV / Community Programming							
09/18/2026	IN005909	V00000318	SIMPSON, MARK	CF VBALL-IC WEST-ANNOUNCER	00155058	09/18/2026	125.00
09/18/2026	IN005910	V00000317	LONGNECKER, JEREMIAH	CF VBALL-IC WEST-ANNOUNCER	00155055	09/18/2026	100.00
09/18/2026	IN005911	V00005002	DEWITT, JASON	CF VBALL-IC WEST-CAMERA OP.	00155054	09/18/2026	100.00
09/18/2026	IN005912	V00006151	WALTERS, CLAYTON	CF VBALL-IC WEST-CAMERA OP.	00155060	09/18/2026	100.00
09/18/2026	IN005913	V00004507	SURMA, JOSEPH EDWARD	CF VBALL-IC WEST-CAMERA OP.	00155059	09/18/2026	100.00
09/22/2026	IN005918	V00000317	LONGNECKER, JEREMIAH	9TH GD.FBALL-IC HIGH-ANNOUNCER	00155198	09/22/2026	100.00
09/22/2026	IN005919	V00006023	WILLIAMS, BRETT L	9TH GD.FBALL-IC HIGH-ANNOUNCER	00155200	09/22/2026	100.00
09/22/2026	IN005920	V00005002	DEWITT, JASON	9TH GD.FBALL-IC HIGH-CAMERA OP	00155195	09/22/2026	100.00
09/24/2026	IN005932	V00000318	SIMPSON, MARK	CF VBALL-CR KENNEDY-ANNOUNCER	00155216	09/24/2026	125.00
09/24/2026	IN005933	V00000317	LONGNECKER, JEREMIAH	CF VBALL-CR KENNEDY-ANNOUNCER	00155210	09/24/2026	100.00
09/24/2026	IN005934	V00005002	DEWITT, JASON	CF VBALL-CR KENNEDY-CAMERA OP.	00155205	09/24/2026	100.00
09/24/2026	IN005935	V00006151	WALTERS, CLAYTON	CF VBALL-CR KENNEDY-CAMERA OP.	00155220	09/24/2026	100.00
09/24/2026	IN005936	V00004507	SURMA, JOSEPH EDWARD	CF VBALL-CR KENNEDY-CAMERA OP.	00155218	09/24/2026	100.00
09/24/2026	IN005937	V00010091	STOW, CHRISTIAN	CF VBALL-CR KENNEDY-CAMERA OP.	00155217	09/24/2026	100.00
					Account 2541088-408918 Total		**1,450.00**
						Fund 254 Total	**1,582.38**
Fund: 258 - Parking							

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Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
2581031-407201 Parking / Operating Supplies							
09/16/2026	IN005905	T000125	BURMAN, BRADYN	REFUND - PARKING	00155047	09/16/2026	15.00
						Account 2581031-407201 Total	**15.00**
2581031-407299 Parking / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	8.58
						Account 2581031-407299 Total	**8.58**
2581031-408201 Parking / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	7.84
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	130.43
						Account 2581031-408201 Total	**138.27**
2581031-408601 Parking / Repair & Maintenance							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	16.80
						Account 2581031-408601 Total	**16.80**
						Fund 258 Total	**178.65**
Fund: 261 - Tourism							
2612281-407299 Tourism / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	117.49
						Account 2612281-407299 Total	**117.49**
2612281-408201 Tourism / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	7.38
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	108.36
						Account 2612281-408201 Total	**115.74**
2612281-408501 Tourism / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	779.30
						Account 2612281-408501 Total	**779.30**
						Fund 261 Total	**1,012.53**
Fund: 262 - Community Center							
2621062-407299 Community Center / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	5.46
						Account 2621062-407299 Total	**5.46**
2621062-408201 Community Center / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	1.23
						Account 2621062-408201 Total	**1.23**
2621062-408501 Community Center / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	148.40
						Account 2621062-408501 Total	**148.40**
						Fund 262 Total	**155.09**
Fund: 430 - TIF BOND							
4301225-409472 TIF Bond / Ridgeway Avenue Bridge Replace							

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Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
09/22/2026	IN005408RI	V00000464	BLACK HAWK CO.RECORDER	RCD:RESOLUTION #24,731	00155191	09/22/2026	27.00
09/22/2026	IN005409RI	V00000464	BLACK HAWK CO.RECORDER	RCD:RESOLUTION #24,731	00155191	09/22/2026	32.00
09/22/2026	IN005410RI	V00000464	BLACK HAWK CO.RECORDER	RCD:RESOLUTION #24,731	00155191	09/22/2026	32.00
					Account 4301225-409472 Total		**91.00**
						Fund 430 Total	**91.00**
Fund: 434 - 2024 Bond							
4341225-409479 2024 Bond / W 22nd St Realignment & Expan							
09/22/2026	IN005411RI	V00000464	BLACK HAWK CO.RECORDER	RCD:RESOLUTION #24,730	00155191	09/22/2026	27.00
09/22/2026	IN005412RI	V00000464	BLACK HAWK CO.RECORDER	RCD:RESOLUTION #24,730	00155191	09/22/2026	27.00
09/22/2026	IN005413RI	V00000464	BLACK HAWK CO.RECORDER	RCD:RESOLUTION #24,730	00155191	09/22/2026	27.00
					Account 4341225-409479 Total		**81.00**
						Fund 434 Total	**81.00**
Fund: 443 - Capital Projects							
4431220-409435 Capital Projects / Property Buyout							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	61.03
					Account 4431220-409435 Total		**61.03**
4431220-409439 Capital Projects / 224 W Seerley Blvd.							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	227.76
					Account 4431220-409439 Total		**227.76**
						Fund 443 Total	**288.79**
Fund: 551 - Refuse							
5516675-407299 PW - Administration / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	75.82
					Account 5516675-407299 Total		**75.82**
5516675-408201 PW - Administration / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	5.22
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	96.60
					Account 5516675-408201 Total		**101.82**
5516685-407264 O&M - Refuse / Automated Carts							
09/24/2026	261011297RI	V00005161	CASCADE ENGINEERING INC	AUTOMATED CARTS	00155203	09/24/2026	29,026.00
09/24/2026	261011342RI	V00005161	CASCADE ENGINEERING INC	YW LIDS	00155203	09/24/2026	3,095.00
					Account 5516685-407264 Total		**32,121.00**
5516685-407299 O&M - Refuse / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	97.43
					Account 5516685-407299 Total		**97.43**
5516685-408201 O&M - Refuse / Telephone							

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Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	22.60
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	58.19
						Account 5516685-408201 Total	**80.79**
5516685-408501 O&M - Refuse / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	3,742.51
						Account 5516685-408501 Total	**3,742.51**
5516685-408634 O&M - Refuse / Billing & Collecting							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	7,286.67
						Account 5516685-408634 Total	**7,286.67**
						Fund 551 Total	**43,506.04**
Fund: 552 - Sewer							
5526665-407299 Water Reclamation / Postage							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	31.49
						Account 5526665-407299 Total	**31.49**
5526665-408201 Water Reclamation / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	26.04
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	174.57
						Account 5526665-408201 Total	**200.61**
5526665-408501 Water Reclamation / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	27,333.31
						Account 5526665-408501 Total	**27,333.31**
5526665-408634 Water Reclamation / Billing & Collecting							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	7,286.67
						Account 5526665-408634 Total	**7,286.67**
						Fund 552 Total	**34,852.08**
Fund: 555 - Storm Water							
5556630-407201 Storm Water / Operating Supplies							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	0.78
						Account 5556630-407201 Total	**0.78**
5556630-408140 Storm Water / Public Information Program							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	2.34
						Account 5556630-408140 Total	**2.34**
5556630-408201 Storm Water / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	8.02
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	58.19
						Account 5556630-408201 Total	**66.21**
5556630-408501 Storm Water / Utilities							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	60.67

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						Account 5556630-408501 Total	**60.67**
5556630-408634 Storm Water / Billing & Collecting							
09/18/2026	90126	V00000090	CEDAR FALLS UTILITIES	UTILITIES THRU 9/1/26	00155051	09/18/2026	7,286.67
						Account 5556630-408634 Total	**7,286.67**
						Fund 555 Total	**7,416.67**
Fund: 606 - Information Systems							
6061078-407201 Information Systems / Operating Supplies							
09/18/2026	072326	V00004996	CMRS-POC	POC#8031880-REPL.POSTAGE	00155053	09/18/2026	13.64
						Account 6061078-407201 Total	**13.64**
6061078-408143 Information Systems / Library Computer Services							
09/22/2026	IN005917	V00000090	CEDAR FALLS UTILITIES	LIBRARY STATIC IP ADDRESS	00155194	09/22/2026	10.00
						Account 6061078-408143 Total	**10.00**
6061078-408201 Information Systems / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	14.10
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	180.60
						Account 6061078-408201 Total	**194.70**
6061078-408230 Information Systems / Fiber Optics							
09/22/2026	IN005917	V00000090	CEDAR FALLS UTILITIES	FIBER POINT:8/11-9/10/26	00155194	09/22/2026	3,307.50
						Account 6061078-408230 Total	**3,307.50**
						Fund 606 Total	**3,525.84**
Fund: 685 - Vehicle Maintenance							
6856689-408201 O&M - Vehicle Maintenance / Telephone							
09/22/2026	0769735810SEP202	V00000090	CEDAR FALLS UTILITIES	CFU Phone Thru 09/10/26	00155193	09/22/2026	11.51
09/28/2026	2073555214SEP26	V00006481	T-MOBILE	TMOBILE SRV THRU 9/20/26	00155226	09/28/2026	94.31
						Account 6856689-408201 Total	**105.82**
						Fund 685 Total	**105.82**
Fund: 686 - Payroll							
6860000-210110 Payroll / Other Deductions Payable							
09/18/2026	IN005914	V00000091	CEDAR VALLEY UNITED WAY	3RD QTR. 2026 CONTRIBUTION	00155052	09/18/2026	55.00
09/18/2026	IN005915	V00000853	BLACK HAWK CO.CLERK OF COURT	GARNISHMENT #CDDM055175	00155050	09/18/2026	150.00
09/18/2026	IN005916	V00006716	POTTAWATTAMIE COUNTY SHERIFF'S	CASE#SCSC014565;LEVI LYNCH	00155057	09/18/2026	368.03
						Account 6860000-210110 Total	**573.03**
						Fund 686 Total	**573.03**
Fund: 689 - Liability Insurance							
6891902-405105 Liability Insurance / Liability Insurance							
09/22/2026	IN005921	T000128	BILL HEACOCK	RMB:DAMAGE TO MAILBOX-1/21/26	00155190	09/22/2026	75.00
						Account 6891902-405105 Total	**75.00**

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Authorization Dates Between Sep 16, 2026 and Sep 28, 2026

Selected Criteria: All Divisions
Report Generated on Sep 29, 2026 9:32:24 AM

Authorized Date	Invoice	Vendor	Vendor Name	Description	Ck #	Chk Date	Amount
						Fund 689 Total	**75.00**
						Total Daily Invoices	**165,590.13**
						Report Total	**1,969,916.15**