

MINUTES OF MEETING OF BOARD OF TRUSTEES OF THE
MUNICIPAL ELECTRIC UTILITY, CITY OF CEDAR FALLS, IOWA

September 13, 2023

The Board of Trustees of the Municipal Electric Utility of the City of Cedar Falls, Iowa, met on the above date in regular session, pursuant to law and the rules of said Board.

The meeting was called to order at 2:00 p.m. by Chair Richard L. McAlister. Upon call of the roll, present were: Trustees: Richard L. McAlister, Jeffrey J. Engel, MaraBeth K. Soneson, Nick Evens, and Debra S. Iehl. Absent: None. Others present: Steven E. Bernard, General Manager/CEO; Brad Strouse, Board Counsel; and Chris Zoeller, Waterloo Courier photographer; and Andy Milone, Waterloo Courier reporter.

Moved by Trustee Soneson, seconded by Trustee Engel to approve the agenda as printed and distributed. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

New employees Tonia Alderbashi and Devin Shields were introduced.

Moved by Trustee Engel, seconded by Trustee Soneson to approve the minutes of the August 9, 2023, regular meeting as printed and distributed; and to approve the Schedule of Bills for the month of August that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of August 1, 2023, through August 31, 2023; check numbers: 154299-154302; 154307-154317; 154353-154357; 154371-154387; 154424-154425; 154448-154469; 154511-154517; 154545-154579; 154625; 154627-154628; 154648-154667; 154708-154710; 154738-154739; 154796; 229884-230122; 035228444083; 877361698887; 877398204053; a detailed itemized copy of which has been submitted to the Board of Trustees. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

Moved by Trustee Engel, seconded by Trustee Soneson to receive and file personnel action reports and a report of contracts executed by the General Manager. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

Moved by Trustee Evens, seconded by Trustee Soneson to adopt the following Resolutions by one motion:

No. 6541 Resolution approving and authorizing execution of an agreement with the City of Cedar Falls, Iowa, to provide specialized electric and communications services.

No. 6543 Resolution approving and adopting an extension of a temporary exception to the Procurement and Operational Delegations to the General Manager relating to the acquisition of vehicles and construction or off-road equipment.

No. 6545 Resolution approving and authorizing an agreement for a cyber and physical security assessment.

No. 6547 Resolution approving and adopting as preliminary, the plans, specifications, proposed form of contract, and estimated cost (\$1,700,000) for a Generator Step-Up Transformer; authorizing the publication of a Notice of Hearing and the receiving of bids; setting the date as October 19, 2023, at 2:00 p.m. for receiving of bids and the date as November 8, 2023, at 2:00 p.m. the public hearing; and authorizing the General Manager or his designated representative to receive and open bids for said project.

Upon call of the roll, the following Trustees voted aye: McAlister, Engel, Soneson, Evens, and Iehl.

Nay: None. Absent: None.

Moved by Trustee Engel, seconded by Trustee Evens to adopt **Resolution No. 6549** approving and adopting pay range of \$232,000 to \$350,000 for the position of General Manager/Chief Executive Officer of Utilities. Trustee Engel moved to amend the motion so that the pay range would be \$215,700 to \$350,000, seconded by Trustee Soneson. Upon call of the roll, the following Trustees voted aye: McAlister, Engel, Soneson, Evens, and Iehl. Nay: None. Absent: None. Motion carried.

The following items were presented for information purposes only: Commercial and Industrial rate comparisons; Employee Classification and Compensation study recommendations; Investment Report update on money markets; and an update on 2024 Budget preparations.

Board requests to staff included an estimated impact on labor negotiations for the next union contract as a result of the proposed 2024 wage increases; an analysis of how proposed rate increases for 2024 would impact the Commercial and Industrial Rate comparisons; and an annual review during Strategic Planning of the Investment Policy.

Moved by Trustee Engel, seconded by Trustee Soneson to adjourn the meeting. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. The meeting adjourned at 3:53 p.m.

Richard L. McAlister – Chair

MaraBeth K. Soneson – Secretary

MINUTES OF MEETING OF BOARD OF TRUSTEES OF THE
MUNICIPAL GAS UTILITY, CITY OF CEDAR FALLS, IOWA

September 13, 2023

The Board of Trustees of the Municipal Gas Utility of the City of Cedar Falls, Iowa, met on the above date in regular session, pursuant to law and the rules of said Board.

The meeting was called to order at 2:00 p.m. by Chair Richard L. McAlister. Upon call of the roll, present were: Trustees: Richard L. McAlister, Jeffrey J. Engel, MaraBeth K. Soneson, Nick Evens, and Debra S. Iehl. Absent: None. Others present: Steven E. Bernard, General Manager/CEO; Brad Strouse, Board Counsel; and Chris Zoeller, Waterloo Courier photographer; and Andy Milone, Waterloo Courier reporter.

Moved by Trustee Soneson, seconded by Trustee Engel to approve the agenda as printed and distributed. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

New employees Tonia Alderbashi and Devin Shields were introduced.

Moved by Trustee Engel, seconded by Trustee Soneson to approve the minutes of the August 9, 2023, regular meeting as printed and distributed; and to approve the Schedule of Bills for the month of August that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of August 1, 2023, through August 31, 2023; check numbers: 154299-154302; 154307-154317; 154353-154357; 154371-154387; 154424-154425; 154448-154469; 154511-154517; 154545-154579; 154625; 154627-154628; 154648-154667; 154708-154710; 154738-154739; 154796; 229884-230122; 035228444083; 877361698887; 877398204053; a detailed itemized copy of which has been submitted to the Board of Trustees. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

Moved by Trustee Engel, seconded by Trustee Soneson to receive and file personnel action reports and a report of contracts executed by the General Manager. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

Moved by Trustee Evens, seconded by Trustee Soneson to adopt the following Resolutions by one motion:

No. 6542 Resolution designating the Director and Alternate Director to the Board of Directors of the Central Plains Energy Project (CPEP). Said Resolution designates the Director to be the Gas Operations Supervisor and the Alternate Director to be the Director of Operations.

No. 6543 Resolution approving and adopting an extension of a temporary exception to the Procurement and Operational Delegations to the General Manager relating to the acquisition of vehicles and construction or off-road equipment.

No. 6545 Resolution approving and authorizing an agreement for a cyber and physical security assessment.

Upon call of the roll, the following Trustees voted aye: McAlister, Engel, Soneson, Evens, and Iehl. Nay: None. Absent: None.

Moved by Trustee Engel, seconded by Trustee Evens to adopt **Resolution No. 6549** approving and adopting pay range of \$232,000 to \$350,000 for the position of General Manager/Chief Executive Officer of Utilities. Trustee Engel moved to amend the motion so that the pay range would be \$215,700 to \$350,000, seconded by Trustee Soneson. Upon call of the roll, the following Trustees voted aye: McAlister, Engel, Soneson, Evens, and Iehl. Nay: None. Absent: None. Motion carried.

The following items were presented for information purposes only: Commercial and Industrial rate comparisons; Employee Classification and Compensation study recommendations; Investment Report update on money markets; and an update on 2024 Budget preparations.

Board requests to staff included an estimated impact on labor negotiations for the next union contract as a result of the proposed 2024 wage increases; an analysis of how proposed rate increases for 2024 would impact the Commercial and Industrial Rate comparisons; and an annual review during Strategic Planning of the Investment Policy.

Moved by Trustee Engel, seconded by Trustee Soneson to adjourn the meeting. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. The meeting adjourned at 3:53 p.m.

Richard L. McAlister

MaraBeth K. Soneson – Secretary

MINUTES OF MEETING OF BOARD OF TRUSTEES OF THE
MUNICIPAL WATER UTILITY, CITY OF CEDAR FALLS, IOWA

September 13, 2023

The Board of Trustees of the Municipal Water Utility of the City of Cedar Falls, Iowa, met on the above date in regular session, pursuant to law and the rules of said Board.

The meeting was called to order at 2:00 p.m. by Chair Richard L. McAlister. Upon call of the roll, present were: Trustees: Richard L. McAlister, Jeffrey J. Engel, MaraBeth K. Soneson, Nick Evens, and Debra S. Iehl. Absent: None. Others present: Steven E. Bernard, General Manager/CEO; Brad Strouse, Board Counsel; and Chris Zoeller, Waterloo Courier photographer; and Andy Milone, Waterloo Courier reporter.

Moved by Trustee Soneson, seconded by Trustee Engel to approve the agenda as printed and distributed. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

New employees Tonia Alderbashi and Devin Shields were introduced.

Moved by Trustee Engel, seconded by Trustee Soneson to approve the minutes of the August 9, 2023, regular meeting as printed and distributed; and to approve the Schedule of Bills for the month of August that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of August 1, 2023, through August 31, 2023; check numbers: 154299-154302; 154307-154317; 154353-154357; 154371-154387; 154424-154425; 154448-154469; 154511-154517; 154545-154579; 154625; 154627-154628; 154648-154667; 154708-154710; 154738-154739; 154796; 229884-230122; 035228444083; 877361698887; 877398204053; a detailed itemized copy of which has been submitted to the Board of Trustees. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

Moved by Trustee Engel, seconded by Trustee Soneson to receive and file personnel action reports and a report of contracts executed by the General Manager. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

Moved by Trustee Evens, seconded by Trustee Soneson to adopt the following Resolutions by one motion:

No. 6543 Resolution approving and adopting an extension of a temporary exception to the Procurement and Operational Delegations to the General Manager relating to the acquisition of vehicles and construction or off-road equipment.

No. 6545 Resolution approving and authorizing an agreement for a cyber and physical security assessment.

No. 6548 Resolution setting the date as October 11, 2023, at 2:00 P.M. for a public hearing on proposed lease of real property.

Upon call of the roll, the following Trustees voted aye: McAlister, Engel, Soneson, Evens, and Iehl. Nay: None. Absent: None.

Moved by Trustee Engel, seconded by Trustee Evens to adopt **Resolution No. 6549** approving and adopting pay range of \$232,000 to \$350,000 for the position of General Manager/Chief Executive Officer of Utilities. Trustee Engel moved to amend the motion so that the pay range would be \$215,700 to \$350,000, seconded by Trustee Soneson. Upon call of the roll, the following Trustees voted aye: McAlister, Engel, Soneson, Evens, and Iehl. Nay: None. Absent: None. Motion carried.

The following items were presented for information purposes only: Commercial and Industrial rate comparisons; Employee Classification and Compensation study recommendations; Investment Report update on money markets; and an update on 2024 Budget preparations.

Board requests to staff included an estimated impact on labor negotiations for the next union contract as a result of the proposed 2024 wage increases; an analysis of how proposed rate increases for 2024 would impact the Commercial and Industrial Rate comparisons; and an annual review during Strategic Planning of the Investment Policy.

Moved by Trustee Engel, seconded by Trustee Soneson to adjourn the meeting. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. The meeting adjourned at 3:53 p.m.

MINUTES OF MEETING OF BOARD OF TRUSTEES OF THE
MUNICIPAL COMMUNICATIONS UTILITY, CITY OF CEDAR FALLS, IOWA

September 13, 2023

The Board of Trustees of the Municipal Communications Utility of the City of Cedar Falls, Iowa, met on the above date in regular session, pursuant to law and the rules of said Board.

The meeting was called to order at 2:00 p.m. by Chair Richard L. McAlister. Upon call of the roll, present were: Trustees: Richard L. McAlister, Jeffrey J. Engel, MaraBeth K. Soneson, Nick Evens, and Debra S. Iehl. Absent: None. Others present: Steven E. Bernard, General Manager/CEO; Brad Strouse, Board Counsel; and Chris Zoeller, Waterloo Courier photographer; and Andy Milone, Waterloo Courier reporter.

Moved by Trustee Soneson, seconded by Trustee Engel to approve the agenda as printed and distributed. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

New employees Tonia Alderbashi and Devin Shields were introduced.

Moved by Trustee Engel, seconded by Trustee Soneson to approve the minutes of the August 9, 2023, regular meeting as printed and distributed; and to approve the Schedule of Bills for the month of August that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of August 1, 2023, through August 31, 2023; check numbers: 154299-154302; 154307-154317; 154353-154357; 154371-154387; 154424-154425; 154448-154469; 154511-154517; 154545-154579; 154625; 154627-154628; 154648-154667; 154708-154710; 154738-154739; 154796; 229884-230122; 035228444083; 877361698887; 877398204053; a detailed itemized copy of which has been submitted to the Board of Trustees. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

Moved by Trustee Engel, seconded by Trustee Soneson to receive and file personnel action reports and a report of contracts executed by the General Manager. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried.

Moved by Trustee Evens, seconded by Trustee Soneson to adopt the following Resolutions by one motion:

No. 6540 Resolution approving and authorizing execution of an agreement with LTD Broadband, LLC to provide specialized communications services.

No. 6541 Resolution approving and authorizing execution of an agreement with the City of Cedar Falls, Iowa, to provide specialized electric and communications services.

No. 6543 Resolution approving and adopting an extension of a temporary exception to the Procurement and Operational Delegations to the General Manager relating to the acquisition of vehicles and construction or off-road equipment.

No. 6544 Resolution approving request to the City of Cedar Falls for reimbursement of Urban Renewal project costs for the Unified Highway 58 Corridor Renewal Area.

No. 6545 Resolution approving and authorizing an agreement for a cyber and physical security assessment.

Upon call of the roll, the following Trustees voted aye: McAlister, Engel, Soneson, Evens, and Iehl.
Nay: None. Absent: None.

Moved by Trustee Soneson, seconded by Trustee Engel to adopt **Resolution No. 6546** approving and authorizing execution of Change Order Nos. 1 and 2 to the original contract dated February 9, 2022, with MP Nexlevel LLC for the Installation of Conduits and Associated Equipment for Empower Rural Iowa Broadband Program for Years 2022 and 2023. Said Change Order No. 1 increased the contract price by \$21,660.00 for installation of locate marker posts at vault locations, which brought the contract total amount to \$2,777,365.00; and Change Order No. 2 provides for an increase in the contract price of \$1,042,805.00, as the County authorities now require additional boring, and the project has expanded to include additional houses; Change Order No. 2 results in a total contract amount of \$3,820,170.00. Upon call of the roll, the following Trustees voted aye: McAlister, Engel, Soneson, Evens, and Iehl. Nay: None. Absent: None. Motion carried.

Moved by Trustee Engel, seconded by Trustee Evens to adopt **Resolution No. 6549** approving and adopting pay range of \$232,000 to \$350,000 for the position of General Manager/Chief Executive Officer of Utilities. Trustee Engel moved to amend the motion so that the pay range would be \$215,700 to \$350,000, seconded by Trustee Soneson. Upon call of the roll, the

following Trustees voted aye: McAlister, Engel, Soneson, Evens, and Iehl. Nay: None. Absent: None. Motion carried.

The following items were presented for information purposes only: Commercial and Industrial rate comparisons; Employee Classification and Compensation study recommendations; Investment Report update on money markets; an update on 2024 Budget preparations; and discussion of the possibility of an additional transfer to the City of Cedar Falls to support economic development efforts.

Board requests to staff included an estimated impact on labor negotiations for the next union contract as a result of the proposed 2024 wage increases; an analysis of how proposed rate increases for 2024 would impact the Commercial and Industrial Rate comparisons; and an annual review during Strategic Planning of the Investment Policy.

Moved by Trustee Engel, seconded by Trustee Soneson to adjourn the meeting. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. The meeting adjourned at 3:53 p.m.