

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

May 10, 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 Vice Chair Richard L. McAlister. Upon call of the roll, present were: Trustees: Debra S. Iehl (electronically), Richard L. McAlister, Jeffrey J. Engel, Leslie J. Prideaux, and MaraBeth K. Soneson. Absent: None. Others present: Steven E. Bernard, General Manager/CEO; John C. Larsen, Board Counsel; Brad Strouse, Board Counsel; Andy Milone, Waterloo Courier reporter; and Jack Yates (electronically), customer.

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

General Manager Bernard acknowledged Customer Jack Yates' recent correspondence to the Board requesting information on cryptocurrency mining operations. General Manager Bernard will prepare a response to Mr. Yates.

New employees Macey Spilman, Jeremy Humpal, and Fritz Sauer were introduced.

Moved by Trustee Engel, seconded by Trustee Soneson to approve the minutes of the April 12, 2023, regular meeting as printed and distributed; and to approve the Schedule of Bills for the month of April that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of April 1, 2023, through April 30, 2023; check numbers: 152801-152804; 152809-152812; 152855-152858; 152886-152888; 152892-152947; 152962-152971; 153019-153030; 153045-153058; 153119-153125; 153150-153153; 228695-228977; 056730327269; 367723325493; 442640624765; 496973762240; 539616700222; 553683903392; 598948292788; 633264970295; 712040666915; 765084587102; 765454791522; 821725540840. 875556829344; 999440792411; 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.

Jim Brown, Katy Susong, and Mark Kittrell of Cedar Falls Economic Development Corporation presented an overview of their organization and progress since its incorporation in 2021.

Moved by Trustee Engel, seconded by Trustee Prideaux to adopt the following Resolutions by one motion:

No. 6517 Resolution approving projects to submit to the City of Cedar Falls for approval of urban renewal projects prior to commencement of projects under the Development Agreement for the Unified Highway 58 Corridor Urban Renewal Plan.

No. 6521 Resolution approving and authorizing delivery of a written 180-day notice of intent to exercise purchase option to Altus Power America, Inc. for the purchase of the Cedar Falls Solar Farm.

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

Moved by Trustee Soneson, seconded by Trustee Engel to adopt **Resolution No. 6519** approving and authorizing execution of an agreement with I&S Group, of Waterloo, Iowa, for professional services and authorizing the preparation of plans, specifications, proposed form of contract and estimated cost for construction and installation of miscellaneous projects related to the Long-Range Facilities Plan, Phase 2; and authorizing a purchase requisition with I&S Group for architectural services in the amount of \$29,500. Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. Motion carried.

Moved by Trustee Soneson, seconded by Trustee Engel to adopt **Resolution No. 6520** authorizing the preparation of plans, specifications, proposed form of contract and estimate cost for construction of a solar array. Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. Motion carried.

Moved by Trustee Soneson, seconded by Trustee Engel to postpone action on **Resolution No. 6522** approving and adopting as preliminary, the plans, specifications, proposed form of contract, and estimated cost for the Long-Range Facilities Plan, Phase 2 Main Office Back Lot Paving Project; authorizing the publication of a notice of hearing and the receiving of bids; setting the date for the receiving of bids and the date of public hearing; and authorizing the General Manager or

his designated representative to receive and open bids for said project; and approving and authorizing execution of Supplemental Agreement No. 2 and a purchase requisition with AECOM for engineering services. Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. Motion carried.

The following items were presented for information purposes only: an update on current state legislative items; financial dashboard, investment and balance sheet reports; the current electric reliability report; Health and Dental Plan reports; a capacity sales summary; an overview of the process for bank qualified bonds; and Strategic Plan revisions were discussed.

Tom Risse, Electric Production Manager, and John Osterhaus, Construction Services Manager, presented an overview of Electric Emergency Operation Plans.

Board requests to staff included an update on the engineering study in relation to a potential reciprocating engine power plant project and moving the General Manager's Mid-Year review to June.

Moved by Trustee Soneson, seconded by Trustee Prideaux to adjourn to closed session in accordance with Code of Iowa, Chapter 21.5(1)(k). Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. The meeting adjourned to closed session at 4:35 p.m.

The meeting returned to open session at 4:51 p.m.

Moved by Trustee Prideaux, seconded by Trustee Engel to adjourn the meeting. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. The meeting adjourned at 4:52 p.m.

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

May 10, 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 Vice Chair Richard L. McAlister. Upon call of the roll, present were: Trustees: Debra S. Iehl (electronically), Richard L. McAlister, Jeffrey J. Engel, Leslie J. Prideaux, and MaraBeth K. Soneson. Absent: None. Others present: Steven E. Bernard, General Manager/CEO; John C. Larsen, Board Counsel; Brad Strouse, Board Counsel; Andy Milone, Waterloo Courier reporter; and Jack Yates (electronically), customer.

Moved by Trustee Engel, seconded by Trustee Prideaux 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 Macey Spilman, Jeremy Humpal, and Fritz Sauer were introduced.

Moved by Trustee Engel, seconded by Trustee Soneson to approve the minutes of the April 12, 2023, regular meeting as printed and distributed; and to approve the Schedule of Bills for the month of April that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of April 1, 2023, through April 30, 2023; check numbers: 152801-152804; 152809-152812; 152855-152858; 152886-152888; 152892-152947; 152962-152971; 153019-153030; 153045-153058; 153119-153125; 153150-153153; 228695-228977; 056730327269; 367723325493; 442640624765; 496973762240; 539616700222; 553683903392; 598948292788; 633264970295; 712040666915; 765084587102; 765454791522; 821725540840; 875556829344; 999440792411; 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.

Jim Brown, Katy Susong, and Mark Kittrell of Cedar Falls Economic Development Corporation presented an overview of their organization and progress since its incorporation in 2021.

Moved by Trustee Engel, seconded by Trustee Prideaux to adopt **Resolution No. 6517** approving projects to submit to the City of Cedar Falls for approval of urban renewal projects prior to commencement of projects under the Development Agreement for the Unified Highway 58 Corridor Urban Renewal Plan. Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. Motion carried.

Moved by Trustee Soneson, seconded by Trustee Engel to adopt **Resolution No. 6519** approving and authorizing execution of an agreement with I&S Group, of Waterloo, Iowa, for professional services and authorizing the preparation of plans, specifications, proposed form of contract and estimated cost for construction and installation of miscellaneous projects related to the Long-Range Facilities Plan, Phase 2; and authorizing a purchase requisition with I&S Group for architectural services in the amount of \$29,500. Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. Motion carried.

Moved by Trustee Soneson, seconded by Trustee Engel to postpone action on **Resolution No. 6522** approving and adopting as preliminary, the plans, specifications, proposed form of contract, and estimated cost for the Long-Range Facilities Plan, Phase 2 Main Office Back Lot Paving Project; authorizing the publication of a notice of hearing and the receiving of bids; setting the date for the receiving of bids and the date of public hearing; and authorizing the General Manager or his designated representative to receive and open bids for said project; and approving and authorizing execution of Supplemental Agreement No. 2 and a purchase requisition with AECOM for engineering services. Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. Motion carried.

The following items were presented for information purposes only: an update on current state legislative items; financial dashboard, investment and balance sheet reports; Health and Dental Plan reports; an overview of the process for bank qualified bonds; and Strategic Plan revisions were discussed.

The Board requested the General Manager's Mid-Year review be moved to June.

Moved by Trustee Soneson, seconded by Trustee Prideaux to adjourn to closed session in accordance with Code of Iowa, Chapter 21.5(1)(k). Upon call of the roll, the following Trustees voted

aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. The meeting adjourned to closed session at 4:35 p.m.

The meeting returned to open session at 4:51 p.m.

Moved by Trustee Prideaux, seconded by Trustee Engel to adjourn the meeting. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. The meeting adjourned at 4:52 p.m.

Debra S. Iehl – Chair

Jeffrey J. Engel – Secretary

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

May 10, 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 Vice Chair Richard L. McAlister. Upon call of the roll, present were: Trustees: Debra S. Iehl (electronically), Richard L. McAlister, Jeffrey J. Engel, Leslie J. Prideaux, and MaraBeth K. Soneson. Absent: None. Others present: Steven E. Bernard, General Manager/CEO; John C. Larsen, Board Counsel; Brad Strouse, Board Counsel; Andy Milone, Waterloo Courier reporter; and Jack Yates (electronically), customer.

Moved by Trustee Engel, seconded by Trustee Prideaux 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 Macey Spilman, Jeremy Humpal, and Fritz Sauer were introduced.

Moved by Trustee Engel, seconded by Trustee Soneson to approve the minutes of the April 12, 2023, regular meeting as printed and distributed; and to approve the Schedule of Bills for the month of April that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of April 1, 2023, through April 30, 2023; check numbers: 152801-152804; 152809-152812; 152855-152858; 152886-152888; 152892-152947; 152962-152971; 153019-153030; 153045-153058; 153119-153125; 153150-153153; 228695-228977; 056730327269; 367723325493; 442640624765; 496973762240; 539616700222; 553683903392; 598948292788; 633264970295; 712040666915; 765084587102; 765454791522; 821725540840; 875556829344; 999440792411; 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.

Jim Brown, Katy Susong, and Mark Kittrell of Cedar Falls Economic Development Corporation presented an overview of their organization and progress since its incorporation in 2021.

Moved by Trustee Engel, seconded by Trustee Prideaux to adopt **Resolution No. 6516** accepting the bid, awarding the contract, and approving and authorizing execution of the contract with O&J Coatings, Inc. of Hurst, TX in the amount of \$490,000 for the Recoating of the Terrace Drive Water Tower; subject to receipt and approval of the Certificate of Insurance and endorsements; and authorizing execution of an amendment to an agreement and approving and authorizing a revised purchase order for an additional amount of \$58,075, for a total contract amount of \$83,325 with Dixon Engineering for engineering services. The bid received from O&J Coatings, Inc. was the lowest responsible, responsive bid received. Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. Motion carried.

Moved by Trustee Soneson, seconded by Trustee Engel to adopt **Resolution No. 6519** approving and authorizing execution of an agreement with I&S Group, of Waterloo, Iowa, for professional services and authorizing the preparation of plans, specifications, proposed form of contract and estimated cost for construction and installation of miscellaneous projects related to the Long-Range Facilities Plan, Phase 2; and authorizing a purchase requisition with I&S Group for architectural services in the amount of \$29,500. Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. Motion carried.

Moved by Trustee Soneson, seconded by Trustee Engel to postpone action on **Resolution No. 6522** approving and adopting as preliminary, the plans, specifications, proposed form of contract, and estimated cost for the Long-Range Facilities Plan, Phase 2 Main Office Back Lot Paving Project; authorizing the publication of a notice of hearing and the receiving of bids; setting the date for the receiving of bids and the date of public hearing; and authorizing the General Manager or his designated representative to receive and open bids for said project; and approving and authorizing execution of Supplemental Agreement No. 2 and a purchase requisition with AECOM for engineering services. Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. Motion carried.

The following items were presented for information purposes only: an update on current state legislative items; financial dashboard, investment and balance sheet reports; Health and Dental Plan reports; an overview of the process for bank qualified bonds; and Strategic Plan revisions were discussed.

The Board requested the General Manager's Mid-Year review be moved to June.

Moved by Trustee Soneson, seconded by Trustee Prideaux to adjourn to closed session in accordance with Code of Iowa, Chapter 21.5(1)(k). Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. The meeting adjourned to closed session at 4:35 p.m.

The meeting returned to open session at 4:51 p.m.

Moved by Trustee Prideaux, seconded by Trustee Engel to adjourn the meeting. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. The meeting adjourned at 4:52 p.m.

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

May 10, 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 Vice Chair Richard L. McAlister. Upon call of the roll, present were: Trustees: Debra S. Iehl (electronically), Richard L. McAlister, Jeffrey J. Engel, Leslie J. Prideaux, and MaraBeth K. Soneson. Absent: None. Others present: Steven E. Bernard, General Manager/CEO; John C. Larsen, Board Counsel; Brad Strouse, Board Counsel; Andy Milone, Waterloo Courier reporter; and Jack Yates (electronically), customer.

Moved by Trustee Engel, seconded by Trustee Prideaux 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 Macey Spilman, Jeremy Humpal, and Fritz Sauer were introduced.

Moved by Trustee Engel, seconded by Trustee Soneson to approve the minutes of the April 12, 2023, regular meeting as printed and distributed; and to approve the Schedule of Bills for the month of April that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of April 1, 2023, through April 30, 2023; check numbers: 152801-152804; 152809-152812; 152855-152858; 152886-152888; 152892-152947; 152962-152971; 153019-153030; 153045-153058; 153119-153125; 153150-153153; 228695-228977; 056730327269; 367723325493; 442640624765; 496973762240; 539616700222; 553683903392; 598948292788; 633264970295; 712040666915; 765084587102; 765454791522; 821725540840; 875556829344; 999440792411; 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.

Jim Brown, Katy Susong, and Mark Kittrell of Cedar Falls Economic Development Corporation presented an overview of their organization and progress since its incorporation in 2021.

Moved by Trustee Engel, seconded by Trustee Prideaux to adopt the following Resolutions by one motion:

No. 6513 Resolution approving and authorizing execution of an agreement to provide specialized communications services.

No. 6514 Resolution approving and authorizing execution of an agreement to provide specialized communications services.

No. 6515 Resolution approving and authorizing execution of an agreement with Hawkeye Community College Automation and Robotics Center to provide specialized communications services.

No. 6517 Resolution approving projects to submit to the City of Cedar Falls for approval of urban renewal projects prior to commencement of projects under the Development Agreement for the Unified Highway 58 Corridor Urban Renewal Plan.

No. 6518 Resolution approving and authorizing execution of Change Order No. 2 to the original contract dated January 8, 2020, with MP Nexlevel LLP; and accepting as final the contract for the Replacement of Communications Customer Premise Equipment for Years 2020-2022; and approving and authorizing the release of retainage funds in the amount of \$2,341.02 to be paid 30 days after the date of this resolution. Said Change Order provides for a decrease of \$677,472.18 due to unit quantity adjustments; making the total contract \$945,241.37.

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

The following items were presented for information purposes only: an update on current state legislative items; financial dashboard, investment and balance sheet reports; Health and Dental Plan reports; an overview of the process for bank qualified bonds; and Strategic Plan revisions were discussed.

The Board requested the General Manager's Mid-Year review be moved to June.

Moved by Trustee Soneson, seconded by Trustee Prideaux to adjourn to closed session in accordance with Code of Iowa, Chapter 21.5(1)(k). Upon call of the roll, the following Trustees voted aye: Iehl, McAlister, Engel, Prideaux, and Soneson. Nay: None. Absent: None. The meeting adjourned to closed session at 4:35 p.m.

The meeting returned to open session at 4:51 p.m.

Moved by Trustee Prideaux, seconded by Trustee Engel to adjourn the meeting. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. The meeting adjourned at 4:52 p.m.

Debra S. Iehl – Chair

Jeffrey J. Engel – Secretary