

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

October 9, 2024

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. Chair Jeffrey J. Engel. Upon call of the roll, present were: Trustees: Jeffrey J. Engel, MaraBeth K. Soneson, Nick A. Evens (electronically), Debra S. Iehl, and Richard L. McAlister. Absent: None. Others present: Susan M. Abernathy, General Manager/CEO; Bradley M. Strouse, Board Counsel; and Sue Green, customer.

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

Chair Engel congratulated the Utility on being recognized as one of the Waterloo Courier's Employer of Choice for 2024.

New employees Neil Brandt and Hadley Weifenbach were introduced.

Customer Sue Green expressed appreciation to Utility line workers that traveled to Florida to assist with Hurricane Milton restoration efforts and provided the Board information on a climate change publication.

Moved by Trustee Soneson, seconded by Trustee Iehl to approve the minutes of the September 11, 2024, regular meeting as printed and distributed. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. Moved by Trustee Soneson, seconded by Trustee Iehl to approve the Schedule of Bills for the month of September that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of September 1, 2024, through September 30, 2024; check numbers: 159291-159312; 159340-159342; 159352-159378; 159422-159427; 159443-159476; 159518-159521; 159541-159581; 159624-159631; 159639-159642; 259647-159650; 232984-233183; 042360455218; 102299114302; 106063270286; 131848523349; 136040953012; 160071278319; 178123407542; 199373605388; 212666255059; 218246960750; 229811917031; 256202785275; 293077339629; 331179618285; 348151522622; 357304421777; 357710436102; 370307375286; 376881433437; 400591856671;

438560310624; 474442512368; 495010465400; 498908070241; 513512353217; 621143627536; 630873208707; 669527922449; 674355007928; 713995484108; 730657455133; 753365593184; 847171651034; 848718828180; 852757192389; 852870202090; 926302960589; 946565323772; 971157871306; a detailed itemized copy of which has been submitted to the Board of Trustees.

Upon call for the vote, all Trustees voted aye: Engel, Soneson, Evens, Iehl, and McAlister. Nay: None. Absent: None. Motion carried.

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

No. 6626 Resolution accepting the bid of \$101,209.27, awarding the contract and approving and authorizing execution of a contract with Midwest Warehouse Solutions, Inc. for the Water Garage Mezzanine and Lift project. The bid from Midwest Warehouse Solutions, Inc. was the lowest responsive, responsible bid received.

No. 6628 Resolution approving and adopting a revision to the Cash Reserve Policy. Said revision includes a newly established Water Reserve Fund.

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

Moved by Trustee McAlister, seconded by Trustee Soneson to adopt **Resolution No. 6629** approving and authorizing execution of an agreement with PFM Financial Advisors, LLC of Des Moines, Iowa, for professional financial consulting services for the proposed bond issuance. Said agreement is not to exceed \$77,500.00 for up to two bond issues. Upon call of the roll, the following Trustees voted aye: Engel, Soneson, Evens, Iehl, and McAlister. Nay: None. Absent: None. Motion carried.

A public hearing was held on the proposed lease of real property near the Streeter Station Power Plant for the placement of structures used for crypto mining.

Moved by Trustee Evens, seconded by Trustee Soneson to receive and file proof of publication of the Notice of Hearing. Upon call of the roll, the following Trustees voted aye: Engel,

Soneson, Evens, Iehl, and McAlister. Nay: None. Absent: None. Motion carried.

There were no written objections filed with the General Manager of Utilities. No oral objections were heard at the hearing. Chair Engel declared the hearing closed.

Moved by Trustee Soneson, seconded by Trustee Iehl to adopt **Resolution No. 6630** approving an amended and restated lease agreement with Simple Mining, LLC to utilize additional property near the Streeter Station Power Plant for placement of structures used for crypto mining. Upon call of the roll, the following Trustees voted aye: Engel, Soneson, Evens, Iehl, and McAlister. Nay: None. Absent: None. Motion carried.

The following items were presented for information purposes only: the current safety status of the Utility; status of the Solar Garden output; a review of customer satisfaction survey results; an overview of future Energy Services Planning; an update on the Reciprocating Engine Electric Generating Plant timeline; a Residential Rate review; and an update on the Advanced Metering Infrastructure (AMI) Metering Plan.

The Board requested a possible strategy to accelerate the Advanced Metering Infrastructure (AMI) Metering Plan to year-end 2026, instead of the original forecasted completion of 2029, and follow-up with the City of Cedar Falls on the status of their Resilience Plan.

Moved by Trustee Soneson, seconded by Trustee Iehl to adopt **Resolution No. 6631** approving fact-findings in accordance with the Code of Iowa, Chapter 388.9(1). Upon call of the roll, the following Trustees voted aye: Engel, Soneson, Evens, Iehl, and McAlister. Nay: None. Absent: None. Motion carried. The meeting adjourned to closed session at 3:49 p.m.

Trustee Evens electronically exited the meeting at 4:08 p.m.

The meeting returned to open session at 4:52 p.m.

Moved by Trustee Soneson, seconded by Trustee McAlister to adjourn the meeting. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: Evens. Motion carried. The meeting adjourned at 4:54 p.m.

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

October 9, 2024

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. Chair Jeffrey J. Engel. Upon call of the roll, present were: Trustees: Jeffrey J. Engel, MaraBeth K. Soneson, Nick A. Evens (electronically), Debra S. Iehl, and Richard L. McAlister. Absent: None. Others present: Susan M. Abernathy, General Manager/CEO; Bradley M. Strouse, Board Counsel; and Sue Green, customer.

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

Chair Engel congratulated the Utility on being recognized as one of the Waterloo Courier's Employer of Choice for 2024.

New employees Neil Brandt and Hadley Weifenbach were introduced.

Customer Sue Green provided the Board information on a climate change publication.

Moved by Trustee Soneson, seconded by Trustee Iehl to approve the minutes of the September 11, 2024, regular meeting as printed and distributed. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. Moved by Trustee Soneson, seconded by Trustee Iehl to approve the Schedule of Bills for the month of September that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of September 1, 2024, through September 30, 2024; check numbers: 159291-159312; 159340-159342; 159352-159378; 159422-159427; 159443-159476; 159518-159521; 159541-159581; 159624-159631; 159639-159642; 259647-159650; 232984-233183; 042360455218; 102299114302; 106063270286; 131848523349; 136040953012; 160071278319; 178123407542; 199373605388; 212666255059; 218246960750; 229811917031; 256202785275; 293077339629; 331179618285; 348151522622; 357304421777; 357710436102; 370307375286; 376881433437; 400591856671; 438560310624; 474442512368; 495010465400; 498908070241; 513512353217; 621143627536;

630873208707; 669527922449; 674355007928; 713995484108; 730657455133; 753365593184; 847171651034; 848718828180; 852757192389; 852870202090; 926302960589; 946565323772; 971157871306; a detailed itemized copy of which has been submitted to the Board of Trustees.

Upon call for the vote, all Trustees voted aye: Engel, Soneson, Evens, Iehl, and McAlister. Nay: None. Absent: None. Motion carried.

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

No. 6625 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. 6626 Resolution accepting the bid of \$101,209.27, awarding the contract and approving and authorizing execution of a contract with Midwest Warehouse Solutions, Inc. for the Water Garage Mezzanine and Lift project. The bid from Midwest Warehouse Solutions, Inc. was the lowest responsive, responsible bid received.

No. 6628 Resolution approving and adopting a revision to the Cash Reserve Policy. Said revision includes a newly established Water Reserve Fund.

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

The following items were presented for information purposes only: the current safety status of the Utility; a review of customer satisfaction survey results; an overview of future Energy Services Planning; an update on the Reciprocating Engine Electric Generating Plant Timeline; and an update on the Advanced Metering Infrastructure (AMI) Metering Plan.

The Board requested follow-up with the City of Cedar Falls on the status of their Resilience Plan.

Trustee Evens electronically exited the meeting at 4:08 p.m.

Moved by Trustee Soneson, seconded by Trustee McAlister to adjourn the meeting.
Upon call for the vote, all Trustees voted aye. Nay: None. Absent: Evens. Motion carried. The meeting adjourned at 4:54 p.m.

Jeffrey J. Engel – Chair

Nick A. Evens – Secretary

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

October 9, 2024

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. Chair Jeffrey J. Engel. Upon call of the roll, present were: Trustees: Jeffrey J. Engel, MaraBeth K. Soneson, Nick A. Evens (electronically), Debra S. Iehl, and Richard L. McAlister. Absent: None. Others present: Susan M. Abernathy, General Manager/CEO; Bradley M. Strouse, Board Counsel; and Sue Green, customer.

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

Chair Engel congratulated the Utility on being recognized as one of the Waterloo Courier's Employer of Choice for 2024.

New employees Neil Brandt and Hadley Weifenbach were introduced.

Moved by Trustee Soneson, seconded by Trustee Iehl to approve the minutes of the September 11, 2024, regular meeting as printed and distributed. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. Moved by Trustee Soneson, seconded by Trustee Iehl to approve the Schedule of Bills for the month of September that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of September 1, 2024, through September 30, 2024; check numbers: 159291-159312; 159340-159342; 159352-159378; 159422-159427; 159443-159476; 159518-159521; 159541-159581; 159624-159631; 159639-159642; 259647-159650; 232984-233183; 042360455218; 102299114302; 106063270286; 131848523349; 136040953012; 160071278319; 178123407542; 199373605388; 212666255059; 218246960750; 229811917031; 256202785275; 293077339629; 331179618285; 348151522622; 357304421777; 357710436102; 370307375286; 376881433437; 400591856671; 438560310624; 474442512368; 495010465400; 498908070241; 513512353217; 621143627536; 630873208707; 669527922449; 674355007928; 713995484108; 730657455133; 753365593184; 847171651034; 848718828180; 852757192389; 852870202090; 926302960589; 946565323772;

971157871306; a detailed itemized copy of which has been submitted to the Board of Trustees.

Upon call for the vote, all Trustees voted aye: Engel, Soneson, Evens, Iehl, and McAlister. Nay: None. Absent: None. Motion carried.

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

No. 6622 Resolution approving and authorizing execution of an agreement with USCOC of Greater Iowa, LLC d/b/a US Cellular for the lease of real property located at 1114 West Lone Tree Road for the placement of communications equipment.

No. 6626 Resolution accepting the bid of \$101,209.27, awarding the contract and approving and authorizing execution of a contract with Midwest Warehouse Solutions, Inc. for the Water Garage Mezzanine and Lift project. The bid from Midwest Warehouse Solutions, Inc. was the lowest responsive, responsible bid received.

No. 6628 Resolution approving and adopting a revision to the Cash Reserve Policy. Said revision includes a newly established Water Reserve Fund.

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

Moved by Trustee McAlister, seconded by Trustee Iehl to adopt **Resolution No. 6627** establishing a Water Utility Reserve Fund. The purpose of this fund is to set aside funds for future replacement and improvements to the water distribution system. Upon call of the roll, the following Trustees voted aye: Engel, Soneson, Evens, Iehl, and McAlister. Nay: None. Absent: None. Motion carried.

The following items were presented for information purposes only: the current safety status of the Utility; a review of customer satisfaction survey results; an overview of future Energy Services Planning; and an update on the Advanced Metering Infrastructure (AMI) Metering Plan.

The Board requested follow-up with the City of Cedar Falls on the status of their Resilience Plan.

Trustee Evens electronically exited the meeting at 4:08 p.m.

Moved by Trustee Soneson, seconded by Trustee McAlister to adjourn the meeting.
Upon call for the vote, all Trustees voted aye. Nay: None. Absent: Evens. Motion carried. The meeting adjourned at 4:54 p.m.

Jeffrey J. Engel – Chair

Nick A. Evens – Secretary

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

October 9, 2024

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. Chair Jeffrey J. Engel. Upon call of the roll, present were: Trustees: Jeffrey J. Engel, MaraBeth K. Soneson, Nick A. Evens (electronically), Debra S. Iehl, and Richard L. McAlister. Absent: None. Others present: Susan M. Abernathy, General Manager/CEO; Bradley M. Strouse, Board Counsel; and Sue Green, customer.

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

Chair Engel congratulated the Utility on being recognized as one of the Waterloo Courier's Employer of Choice for 2024. Chair Engel also recognized the Utility on 30 years of services. In 1994, Cedar Falls voters approved the formation of Iowa's first municipal broadband and communications system.

New employees Neil Brandt and Hadley Weifenbach were introduced.

Moved by Trustee Soneson, seconded by Trustee Iehl to approve the minutes of the September 11, 2024, regular meeting as printed and distributed. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: None. Motion carried. Moved by Trustee Soneson, seconded by Trustee Iehl to approve the Schedule of Bills for the month of September that by reference is made a part hereof and placed in permanent files of said Board of Trustees. Said schedule covers the dates of September 1, 2024, through September 30, 2024; check numbers: 159291-159312; 159340-159342; 159352-159378; 159422-159427; 159443-159476; 159518-159521; 159541-159581; 159624-159631; 159639-159642; 259647-159650; 232984-233183; 042360455218; 102299114302; 106063270286; 131848523349; 136040953012; 160071278319; 178123407542; 199373605388; 212666255059; 218246960750; 229811917031; 256202785275; 293077339629; 331179618285; 348151522622; 357304421777; 357710436102; 370307375286; 376881433437; 400591856671; 438560310624; 474442512368; 495010465400; 498908070241; 513512353217; 621143627536;

630873208707; 669527922449; 674355007928; 713995484108; 730657455133; 753365593184; 847171651034; 848718828180; 852757192389; 852870202090; 926302960589; 946565323772; 971157871306; a detailed itemized copy of which has been submitted to the Board of Trustees.

Upon call for the vote, all Trustees voted aye: Engel, Soneson, Evens, Iehl, and McAlister. Nay: None. Absent: None. Motion carried.

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

No. 6625 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. 6628 Resolution approving and adopting a revision to the Cash Reserve Policy. Said revision includes a newly established Water Reserve Fund.

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

The following items were presented for information purposes only: the current safety status of the Utility and a review of customer satisfaction survey results.

The Board requested follow-up with the City of Cedar Falls on the status of their Resilience Plan.

Trustee Evens electronically exited the meeting at 4:08 p.m.

Moved by Trustee Soneson, seconded by Trustee McAlister to adjourn the meeting. Upon call for the vote, all Trustees voted aye. Nay: None. Absent: Evens. Motion carried. The meeting adjourned at 4:54 p.m.