

COUNCIL MINUTES  
SPECIAL SESSION  
NOVEMBER 25, 2019

Charles City city council met in a special session on November 25, 2019 at 6:00 p.m. in council chambers. Mayor Dean Andrews presided and the following council members were present: Keith Starr, DeLaine Freeseaman, Jerry Joerger, Dan Mallaro and Michael Hammond. Also present were city administrator Steve Diers, city engineer John Fallis and city attorney Brad Slotter.

Motion by Freeseaman, second Joerger to approve the agenda. Ayes - 5

The annual urban renewal report has been prepared and was distributed for review. This report lists all of the receipts and disbursements out of our TIF districts and also lists any new projects and updated urban renewal plans that have been adopted through the end of fiscal year 2019. It is due December 1 each year. Motion by Joerger, second Mallaro to approve the annual urban renewal report. Ayes - 5

The annual TIF certification was presented. This report is due December 1 and it lists what we are certifying for debt for next fiscal in our TIF districts. We also request any specific amounts that we want to receive for the next fiscal year and we can also list any debt we want to de-certify. There is no new certification in Southwest Bypass TIF and we are requesting \$172,959 for receipts. Next year, the tax rebate for Croell will be certified. For South Grand, we certified \$2,506,000 which includes \$2,406,000 for the certified site purchase and \$100,000 for Molstead rebate. We requested an amount of \$200,000 for the certified site first loan payment and \$2,300 for Molstead payment. We will de-certify \$264,500. Park Avenue TIF has no new certified amounts. A specific request of \$15,000 was made here which includes \$7700 for ADC support, \$4300 debt service and \$3000 for city administrative costs. In Riverside TIF, we had no new certifications. Specific request of \$83,080 for next fiscal year which consists of \$16,800 for ADC support, \$23000 for Main Street, \$10,632 for Cultural/Entertainment, \$24648 for Façade and \$8000 for city administrative fees. We are de-certifying \$64,374 here to bring our accounts into reconciliation with the county's numbers. No new certification in East Park and no request. We will de-certify \$11,355 which will leave about \$9,000 there. Motion by Freeseaman, second Joerger to approve the TIF certification report. Ayes - 5

We need to set a public hearing on the loan for the purchase of the certified site. This will be held December 2 at 6:00 p.m. and will be for a not to exceed amount of \$2,500,000. This will be paid with a TIF revenue bond, not a general obligation bond. Council member Joerger introduced Resolution 156-19 entitled, "RESOLUTION TO FIX A DATE OF MEETING AT WHICH IT IS PROPOSED TO TAKE ACTION FOR THE ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$2,500,000" and moved for adoption. Second to adopt Starr. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none

Council has discussed the purchase of property at 808 N. Main to be used for the broadband utility operations. A purchase option has been prepared by the city attorney and will cost \$2,000 for a three month option. City staff will inspect the property to see if it will work for this operation. If it is determined that it will work, we can then finalize our business plan for the broadband. Council member Joerger introduced Resolution 168-19 entitled, "RESOLUTION APPROVING OPTION AGREEMENT FOR THE PURCHASE OF REAL ESTATE" and moved for adoption. Second to adopt Starr. Resolution duly passed on roll call vote as follows: Ayes - Starr, Joerger, Freeseaman, Hammond, Mallaro. Nays - none

Motion by Freeseaman, second Mallaro to adjourn. Ayes - 5.

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Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk