



WAUKON CITY COUNCIL  
TENTATIVE AGENDA  
MONDAY NOVEMBER 15, 2021– 7:00 P.M.

November 12, 2021

1. Call to order by the Mayor.
2. Approval of the consent agenda
  - a. Agenda – Recommendation, approval of agenda.
  - b. Minutes – Approval of November 1, 2021 regular session
  - c. Resolution –
    1. Ordering Preparation of Detailed Plans, Specifications, Notice of Hearing, Notice to Bidders and Form of Contract – 2022 Street Improvements Project
    2. Agreeing to the transfer from the TIF Fund to the Debt Service Fund for the bond fees certified to the County Auditor on the 2020 General Obligation Corporate Purpose and Refunding Bonds
    3. Agreeing to the transfer from the TIF Fund to the Debt Service Fund for the bond fees certified to the County Auditor on the 2015 General Obligation Corporate Purpose and Refunding Bonds.
    4. Agreeing to the transfer from the TIF Fund to the Debt Service Fund for the City’s equalization interest payment due December 1, 2021 to the County for the Fire Station
    5. Authorizing Internal Advance to Tax Increment Sub fund. (Sept Incurred Costs)
    6. Authorizing Internal Advance to Tax Increment Sub fund. (Oct. Incurred Costs)
    7. Proposing Disposition of Interest in Real Property by the City of Waukon, Iowa
    8. Agreeing to the transfer from the Sewer Fund to the Water Resource Restoration Fund for engineering costs for the Water Resource Restoration Sponsored Project, with the understanding that, when reimbursements are received through the Clean Water State Revolving Fund the amount will be paid back to the Sewer Fund.
  - d. Approval of Professional Services Agreement with Fehr Graham – 2022 Street Improvements Project
  - e. Approval of Engagement Letter with Piper Sandler for GO Financing
  - f. Approval of Academy Payoff/Contract – Mason Kwilinski
  - g. Approval of City Clerk’s/Treasurer’s Report – October, 2021
  - h. Approval of Change Order #5 – 2021 Street Improvement Project
  - i. Approval of Pay Estimate #5 – 2021 Street Improvement Project
  - j. Claims – Approval of claims
3. Public Comments - citizens may speak to the Council at this time of the meeting.
4. Department Reports; Cate, Jeremy, Jim, Keith, Paul
5. Finance Director’s Report
6. Street Improvement Project Report
7. City Attorney’s Report
8. City Manager’s Report
9. Mayor’s Report.
10. City Council Reports.
11. Public Hearing – Proposed Amendment to the Southeast Urban Renewal Area
12. Resolution – To Declare Necessity and Establish and Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Southeast Urban Renewal Area
13. Ordinance –
  - a. Providing for the Division of Taxes Levied on Taxable Property in the November, 2021 Addition to the Southeast Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (First Reading)
  - b. Amending the Provisions Pertaining to Ward and Election Precinct Boundaries (First Reading)
14. Resolution 1)–



- a. Authorizing Internal Advance for Funding of Urban Renewal Project (McMillan Property Expansion Project)
- b. Authorizing Internal Advance for Funding of Urban Renewal Project (Downtown Building Rehabilitation Project)
- c. Authorizing Internal advance for Funding of Urban Renewal Project (2021 NW Public Infrastructure Project)
- d. Certifying Amount of Available TIF Increment Tax Requested for the 2023 Fiscal Year

15. Resolution 2) -

- a. Approving 28E Agreement with Northeast Iowa Community Action Corporation for Funding for Services
- b. Awarding Sale of 2021 GO Bonds and Authorizing Call of 2015 and 2016 GO Bonds

16. Considerations/Requests for Direction

- a. Approval of Annual Urban Renewal Report, Fiscal Year 2020-2021
- b. Discuss moving January 2022 meeting dates & Establishing Christmas Holiday Dates
- c. Closed Session: Per Iowa Code Chapter 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. (x2)

17. Adjournment

Meetings are also offered via zoom; Go to [zoom.us](https://zoom.us); Join a meeting; Enter Meeting ID: 5635683491.