

MINUTES  
CHARLES CITY HOUSING AND REDEVELOPMENT AUTHORITY  
December 18, 2014 7:00 a.m.

Members Present: Stewart Coulson, Jeremy Heyer, Trey Becker, Susan Andersen and Jenna Haglund. Absent: None. Others present: Heidi Nielsen, staff and Reed Wessman, Waggoner & Wineinger Architects.

Call to Order. Chairperson Becker called the meeting to order at 7:00 a.m.

Public Comment. None

Amend-Approve Minutes of November 20, 2014. Coulson moved, Heyer seconded the motion to approve the minutes of November 20, 2014 as presented. Ayes: 5, Nays: 0. Motion carried.

Approval of Bills. Heyer moved, Andersen seconded the motion to approve payment of the revised bill listing totaling \$76,740.09. Ayes: 5, Nays: 0. Motion carried.

Communications. Items under Communications were reviewed but no action required.

Hearing to Approve Rent Increase.  
Chairperson Becker declared the hearing open.

Filing of Affidavit of Publication. The notice of public hearing was published in the Charles City Press on 10/27/2014. Confirmation of publication was provided in the agenda.

Written Comments or Objections. Nielsen noted that there were no written comments or objections received.

Oral Comments or Objections. None were presented.

Motion to Close Hearing. Haglund moved to close the hearing and Coulson seconded the motion. Roll call: Ayes: Haglund, Coulson, Heyer, Andersen, and Becker. Nays: None. Motion carried.

Old Business.

Approve Purchase of Replacement Cameras at Morningside. Nielsen explained that at the October 2014 meeting the request was made to purchase a replacement camera for the system at Morningside. At that time the Board requested that more quotes be obtained. Nielsen reported that after consulting with area vendors the determination was made that the only cameras that will work with our system are manufactured by Pelco and CEC is the only authorized distributor in Iowa. As a result the Board was requested to approve the purchase of two cameras from CEC for \$2,976.40 plus approximately \$1000 for installation. Coulson approved the purchase and Andersen seconded the motion. Ayes: 5, Nays: 0. Motion carried.

New Business.

Review Financial Reports. Nielsen reported that it appears we are on track with spending, she will be taking a closer look at the budget in April to determine if any budget amendments need to be done. There were no questions or concerns

Approve Resolution 11-14 to Adopt Passbook Rate. Nielsen discussed the requirements for determination of a passbook rate. Based on the Savings National Rate and area passbook rates, the request was made to keep the rate at .10%. Heyer moved to approve Resolution 11-14 adopting a passbook rate. Andersen seconded the motion. Motion carried on roll call vote. Ayes: Becker, Heyer, Andersen, Haglund, and Coulson. Nays: 0

Review Plans for 2015 Capital Improvement Projects. Reed Wessman presented the plans and cost estimates for the proposed improvements for 2015. The board was given the opportunity for questions. The plans will be up for approval at the February 2015 meeting.

Being no further business, Coulson moved, Andersen seconded the motion to adjourn. Ayes: 5, Nays: 0. Motion carried.

Charles City Housing and Redevelopment Authority

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Jeremy Heyer, Vice Chairperson

ATTEST:

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Heidi Nielsen, Director