

**LIST OF EXHIBITS – CITY OF CENTER POINT
CAPITAL IMPROVEMENTS PLAN**

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EXHIBIT A

CITY OF CENTER POINT – CAPITAL IMPROVEMENTS PLAN SUMMARY OF PROJECTS – JANUARY, 2015 TO JUNE 30, 2016

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
1. Street	Valley Street Sidewalk Project	Construction of 5' wide sidewalk along both sides of street – 1,400" feet	\$75,000	LOST	21/A-
2. Equipment	2002 Ford F450	Replace Service Truck	\$55,000	RUT & Water Set-Aside & General Fund	23/A
3. Parks	Fross Park Storage Building		\$10,000	Gen Fund	23/A
4. Street	Green St. Sidewalk Project (combine with Iowa Street)	Construction of 2,900' – 5" wide sidewalk on Green St. on both sides.	\$207,000	LOST	20/B+
5. Miscellaneous	Gateway Signage	Welcome Signs	\$51,000	Grants/G.O. Loan	23/A+
6. Miscellaneous	Lewis Access Street Lights	Install 10 new lights	\$209,000	LOST	24/A+
7. Street	South Main Street Extension Project	Installation of 1,100 ft. of concrete street, watermain and sanitary sewer extensions	\$750,000	LOST	19/B+

April 27, 2015

**CITY OF CENTER POINT – CAPITAL IMPROVEMENTS PLAN
SUMMARY OF PROJECTS JULY 1, 2016 TO JUNE 30, 2017**

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
1. Water	Water System Management Program	Guide for water system improvements	\$120,000	LOST	18/B
2. Miscellaneous	City Hall - generator	Purchase new generator	\$40,000	General Fund	23/A
3. Miscellaneous	Library Parking Lot	Adding parking lot to Main Street and purchase of building	\$250,000	Donations/Grants	21/A
4. Miscellaneous	Disaster Recovery Plan		\$25,000	General Fund	21/A
5. Water	Water System Analysis	Comprehensive review of water system needs and cost estimates	\$25,000	Water Fund	22/A-
6. Public Works	Emergency Communication Radios	For Public Works Dept.	\$15,000	General Fund	21/A-
7. Equipment	2007 Ford F250	Replace P.W. Truck	\$30,000	RUT & Water Set-Aside & Gen. Fund	18/B
8. Street	Iowa Street Sidewalk	Installation of 8' Sidewalk along Iowa Street from Summit to Franklin – 1,400 feet	\$155,000	LOST/G.O. Loan	16/B-

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**CITY OF CENTER POINT – CAPITAL IMPROVEMENTS PLAN
SUMMARY OF PROJECTS – JULY 1, 2017 TO JUNE 30, 2018**

Department	Project Name	Project Descriptions	Cost Estimate	Funding Sources	Council Ranking
1. Water	Well #4 & #5 Upgrades	Pull & Inspect pumps	\$150,000	LOST	21/A-
2. Building	Fire Station	Construction of New Building	\$2,700,000	Donations/G.O. Loan	18/B
3. Miscellaneous	Signage/Wayfinding	Signs to identify city heritage and values	\$50,000	Grants/General Fund	20/B+
4. Miscellaneous	Citywide Security Syst.	Park Cameras	\$15,000	General Fund	20/B+
5. Equipment	2004 Volvo	Replace small bobcat	\$65,000	RUT & Water Set-Aside & Gen. Fund	14/C+
6. Equipment	2006 Sterling	Replace Dump Truck	\$100,000	RUT & Water Set-Aside & Gen. Fund	16/B-
7. Equipment	2009 Case III Tractor	Mowing Equipment	\$25,000	RUT/G.O. Loan	15/B-
8. Parks	Fross Park Hall Field Lights – Two Fields	Installation on 4 ball fields & 3 soccer fields	\$280,000	Fund Raiser/ Donations	17/B-

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**CITY OF CENTER POINT – CAPITAL IMPROVEMENTS PLAN
SUMMARY OF PROJECTS – JULY 1, 2018 TO JUNE 30, 2019**

Department	Project Name	Project Descriptions	Cost Estimate	Funding Sources	Council Ranking
1. Street	Iowa Street Reconstruction & Sanitary Sewer (combine with Green Street)	From Franklin Street to East Corporate Limits – 2,000 feet	\$1,460,000	G.O. Loan/LOST	16/B-
2. Sewer	Sanitary Sewer Management Program	Guide for oversight, management, & maintenance of sanitary sewer infrastructure	\$150,000	LOST	20/B+
3. Sewer	WWTP Construction	Replace aerated lagoon	\$6,000,000	LOST/SRF Loan	15/B-
4. Sewer	Apple Creek Trunk Line	In Facility Study	\$2,290,000	SRF Loan	15/B-
5. Equipment	2002 John Deere Backhoe	Replace Backhoe	\$95,000	RUT & Water Set-Aside & Gen. Fund	15/B-
6. Equipment	Jetter Trailer	Replace Equip. Trailer	\$65,000	RUT & Water Set-Aside & Gen Fund	13/C+

April 27, 2015

**CITY OF CENTER POINT – CAPITAL IMPROVEMENTS PLAN
SUMMARY OF PROJECTS – JULY 1, 2019 TO JUNE 30, 2020**

Department	Project Name	Project Descriptions	Cost Estimate	Funding Sources	Council Ranking
1. Equipment	1990 Elgin St. Sweeper	Replace Sweeper	\$130,000	RUT/ G.O. Loan	12/C

April 27, 2015

EXHIBIT B

CITY OF CENTER POINT – ROAD USE TAX FUND – CASH FLOW PROJECTIONS – April 23, 2015

Fiscal Year	F.Y. 2013-14	F.Y. 2014-15	F.Y. 2015-16	F.Y. 2016-17	F.Y. 2017-18	F.Y. 2018-19	F.Y. 2019-20
Start Balance – July 1	-	18,777	21,227	23,856	87,756	94,657	107,157
Revenue – Est.	244,743	237,050	239,570	280,000	280,000	280,000	280,000
Total Available							
Expenditures							
1. Salary & Wages & Benefits	32,167	80,700	80,190	82,600	84,200	86,700	89,300
2. Repairs & Utilities	20,669	25,400	20,500	21,100	21,700	22,400	23,000
3. Commodities/ Contracts	52,384	38,500	41,250	42,400	43,700	45,000	46,400
4. Street Repair	51,353	50,000	60,000	60,000	60,000	60,000	33,457
5. Transfers Out	30,000	40,000	35,000				
6. Equipment Purchases				10,000	63,500	53,400	130,000
Total Expendit.	186,573	234,600	236,940	216,100	273,100	267,500	322,157
End Bal -June 30	18,777	21,227	23,857	87,757	94,657	107,157	65,000

EXHIBIT C

**CITY OF CENTER POINT – CIP EQUIPMENT PURCHASES
COST SHARING PLAN – ALLOCATION OF COST – April 23, 2015**

Equipment	Fiscal Year	Cost	RUT Fund	Water Fund	General Fund
1.Service Truck – F-450	2015-16	\$55,000	18,400	18,300	18,300
2. P.W. Truck – F-250	2016-17	\$30,000	10,000	10,000	10,000
3.Bobcat	2017-18	\$65,000	21,700	21,650	21,650
4.Dump Truck - 2006	2017-18	\$100,000	33,400	33,300	33,300
5.Tractor/Mower	2017-18	\$25,000	8,400	8,300	8,300
6. Backhoe	2018-19	\$95,000	31,700	31,650	31,650
7. Jetter Trailer	2018-19	\$65,000	21,700	21,650	21,650
8.Street Sweeper	2019-20	\$130,000	130,000	-	-
Total		\$565,000	\$275,300	\$144,850	\$144,850

EXHIBIT D – 1 (3.5% Rate Increases)

CITY OF CENTER POINT – SEWER UTILTY – CASH FLOW PROJECTIONS – APRIL 23, 2015

Fiscal Year	F.Y. 2013-14	F.Y. 2014-15	F.Y. 2015-16	F.Y. 2016-17	F.Y. 2017-18	F.Y. 2018-19	F.Y. 2019-20
Start Balance – July 1	?	255,119	208,110	211,110	216,310	223,660	(14,340)
Charges for Service	204,830	203,000	228,300	236,300	244,500	253,100	262,000
Other Revenue	297						
Total Revenue	205,127	203,000	228,300	236,300	244,500	253,100	262,000
Expenditures							
1. Personnel Costs	75,918	110,460	113,585	117,000	120,500	124,000	127,800
2. Repairs & Utilities	124,544	64,400	64,500	66,400	68,400	70,500	72,600
3. Contractual Services	21,661	39,329	7,300	7,500	7,700	6,000	8,200
4. Commodities	10,921	20,030	22,350	23,000	23,700	24,400	25,000
5. Other Expenses & Transfers							
6. Debt Service Transfers	13,885	16,890	17,565	17,200	16,850	17,500	17,100
7. SRF Loan – WWTP Plant & Applecreek Trunk Line						248,700	590,000
8. Equipment Purchases			-	-	-	-	-
Total	246,929	251,009	225,300	231,100	237,150	491,100	840,700
End Balance – June 30	256,119	208,110	211,110	216,310	223,660	(14,340)	(593,040)

EXHIBIT D – 2 (10% Rate Increases)

CITY OF CENTER POINT – SEWER UTILTY – CASH FLOW PROJECTIONS – APRIL 23, 2015

Fiscal Year	F.Y. 2013-14	F.Y. 2014-15	F.Y. 2015-16	F.Y. 2016-17	F.Y. 2017-18	F.Y. 2018-19	F.Y. 2019-20
Start Balance – July 1	?	255,119	208,110	211,110	231,110	270,160	82,860
Charges for Service	204,830	203,000	228,300	251,100	276,200	303,800	334,200
Other Revenue	297						
Total Revenue	205,127	203,000	228,300	251,100	276,200	303,800	334,200
Expenditures							
1. Personnel Costs	75,918	110,460	113,585	117,000	120,500	124,000	127,800
2. Repairs & Utilities	124,544	64,400	64,500	66,400	68,400	70,500	72,600
3. Contractual Services	21,661	39,329	7,300	7,500	7,700	6,000	8,200
4. Commodities	10,921	20,030	22,350	23,000	23,700	24,400	25,000
5. Other Expenses & Transfers							
6. Debt Service Transfers	13,885	16,890	17,565	17,200	16,850	17,500	17,100
7. SRF Loan – WWTP Plant & Apple Creek Trunk Line						248,700	590,000
8. Equipment Purchases			-	-	-	-	-
Total	246,929	251,009	225,300	231,100	237,150	491,100	840,700
End Balance – June 30	256,119	208,110	211,110	231,110	270,160	82,860	(423,640)

EXHIBIT E

CITY OF CENTER POINT – WATER UTILITY – CASH FLOW PROJECTIONS – APRIL 23, 2015

Fiscal Year	F.Y. 2013-14	F.Y. 2014-15	F.Y. 2015-16	F.Y. 2016-17	F.Y. 2017-18	F.Y. 2018-19	F.Y. 2019-20
Start Balance – July 1		458,304	474,916	472,268	495,893	495,455	504,355
Charge for Service	340,961	357,000	366,300	375,400	384,800	394,400	404,300
Other Revenue	5,150	100	4,100	4,000	4,000	4,000	4,000
Total Revenue	346,111	357,100	366,300	379,400	388,800	398,400	408,300
Expenditures							
1. Personnel Costs	76,086	108,650	113,935	117,300	120,800	124,500	128,200
2. Repairs & Utilities	59,042	54,900	65,000	67,000	69,000	71,000	73,000
3. Contract Services	7,512	8,300	7,500	7,700	8,000	8,200	8,400
4. Commodities	17,459	26,750	36,750	37,800	39,000	40,100	41,300
5. Meter Inventory & Refunds	2,561	5,000	2,500	2,500	2,500	2,500	2,500
6. Debt Service Transfers	88,478	86,888	90,263	88,475	86,688	89,900	87,950
7. Transfers Out		50,000	53,000				
8. Water System Analysis				25,000			
9. Equipment Purchase				10,000	63,250	53,300	
Total	251,138	340,488	368,948	355,775	389,238	389,500	341,350
End Balance	458,304	474,916	472,268	495,893	495,455	504,355	571,305

EXHIBIT F

CITY OF CENTER POINT – LOCAL OPTION SALES TAX – CASH FLOW PROJECTIONS – APRIL 27, 2015

Fiscal Year	F.Y. 2013-14	F.Y. 2014-15	F.Y. 2015-16	F.Y. 2016-17	F.Y. 2017-18	F.Y. 2018-19	F.Y. 2019-20
Start Balance – July 1		977,054	1,210,804	189,804	134,804	204,804	204,804
Revenue – Est.	300,754	275,000	275,000	275,000	275,000	275,000	275,000
Total Available		1,252,054	1,485,804	563,804	508,804	578,804	648,804
Expenditures							
1.General Fund Transfer			55,000	55,000	55,000	55,000	55,000
2.Valley St. Sidewalk			75,000				
3.Green St. Sidewalk			207,000				
4.Lewis St. Lights			209,000				
5.South Main St. Extension			750,000				
6.Well #4 & #5 Upgrades					150,000		
7.Iowa St. Sidewalk				155,000			
8. Sewer Manmt Program						150,000	
9.Water Manmt Program				120,000			
10. Iowa St. Reconstruction						70,000	
11. Capital Proj.	693,176	41,250	1,296,000	330,000		275,000	
Total Expendit.	693,176	41,250			205,000	175,000	55,000
End Bal-June 30	977,054	1,210,804	189,804	134,804	204,804	204,804	424,804

EXHIBIT G

CITY OF CENTER POINT – SUMMARY OF OUTSTANDING DEBT – April 21, 2015

1.Type of Loan	G.O. Loan	G.O. Loan	G.O. Loan	G.O. Loan	Sewer SRF Rev Loan	Water SRF Rev Loan
2. Purpose of Loan	Water Project	Fire Equipment	Street Projects	Street Projects	Sewer Project	Water Project
3. Date - Year	2005	2007	2008	2011	2010	2011
4.Amount Borrowed	\$540,000	\$151,311	\$1,720,000	\$2,955,000	\$250,000	\$1,285,000
5. Interest Rate	4.85 to 6.0%	4.85%	3.30 to 5.05%	2.25 to 4.0%	3.0%	3.0%
6. Bal. – July, 2014	\$70,000	\$45,993	\$1,235,000	\$2,675,000	\$212,000	\$1,135,000
7. Average Annual Payment	\$74,700	\$16,823	\$171,525	\$221,880	\$17,210	\$87,835
8.Sources of Payments						
A.Property Taxes - Debt Service Levy	74,700	16,807	107,525	105,895	0	0
B.TIF Funds	0	0	67,727	124,672	0	0
C. Water Revenue	0	0	0	0	0	\$87,835
D. Sewer Revenues	0	0	0	0	\$17,210	0
Final Payments	2015	2017	2023	2030	2030	2031

Note: 2008 G.O. Loan is callable on June 1, 2017

2011 G.O. Loan is callable on June 1, 2021

EXHIBIT H

CITY OF CENTER POINT – GENERAL OBLIGATION DEBT CAPACITY PROJECTIONS 2015 TO 2020

Date – July 1st	2014	2015	2016	2017	2018	2019	2020	2021
G.O. Debt Limit – 5%	7,232,456	7,339,656	7,450,000	7,560,000	7,675,000	7,790,000	7,907,000	8,025,000
Outstanding Obligations								
1. G.O. Water - 2005	70,000	0						
2. G.O. Fire - 2007	39,920	24,589	9,258	0				
3. G.O. Streets - 2008	1,230,000	1,115,000	995,000	870,000	740,000	605,000	465,000	315,000
4. G.O. Streets - 2011	2,675,000	2,535,000	2,385,000	2,235,000	2,080,000	1,915,000	1,745,000	1,570,000
5. G.O. Fire Bldg. - 2018					2,700,000	2,700,000	2,470,000	2,225,000
6. Iowa Street Reconstruction- 2019						1,390,000	1,280,000	1,170,000
7. TIF Rebates			30,000	30,000	30,000	30,000	30,000	30,000
Total Outstanding	4,014,920	3,674,589	3,419,258	3,135,000	5,550,000	6,640,000	5,990,000	5,310,000
Percentage Used	55.6%	50.1%	45.9%	41.5%	72.3%	85.2%	75.8%	66.2%
Balance Available	3,217,536	3,665,067	4,030,742	4,425,000	2,125,000	1,150,000	1,917,000	2,715,000

May 7, 2015

EXHIBIT I

CITY OF CENTER POINT – DEBT SERVICE FUND & DEBT SERVICE LEVY PROJECTIONS

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
1.G.O. - Water-2005	70,700	0					
2. G.O. – Fire - 2007	17,701	16,807	0				
3. G.O. – Streets - 2008	105,430	107,525	107,434	107,125	106,514	105,678	107,718
4. G.O. – Streets - 2011	104,748	105,895	104,580	105,310	108,250	108,670	108,900
5. G.O. Fire Bldg. - 2018				333,000	333,000	333,000	333,000
6. G.O. Iowa St. Reconstruction - 2019					170,000	170,000	170,000
Total Payments	\$302,577	\$230,227	\$212,014	\$545,435	\$717,764	\$717,348	\$719,618
Debt Service Levy (Per \$1,000) (\$87,050,000)	\$3.54	\$2.64	\$2.44	\$6.27	\$8.24	\$8.24	\$8.27
D.S.Cost- \$200,000 Home Rollback – 55.73%	\$395	\$294	\$272	\$699	\$918	\$918	\$922
Total City Tax \$10.35 + D.S.	\$1,528	\$1,448	\$1,426	\$1,852	\$2,071	\$2,071	\$2,075

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EXHIBIT J

CITY OF CENTER POINT – CAPITAL IMPROVEMENTS PLAN SUMMARY OF PROJECTS – BEYOND JULY 1, 2020

Department	Project Name	Project Descriptions	Cost Estimate	Funding Source	Council Ranking
1. Street	Northeast St. Reconstruction Project	1 st Ave., Park Ave, Grade Ave, to 2 nd St., and 2 nd Street from Central to Park Ave. – 2,550 feet	\$1,200,000	G.O. Loan	16/B-
2. Street	Northeast Storm Sewer Project	Installation of ___ ft. of storm sewer and 1,000 ft. of water and sanitary sewer	\$775,000	G.O. Loan/Assess	17/B-
3. Street	State Street Reconstruction Project	Street reconstruction from Apple Creek to Main St. – 900 feet including Water St. and ½ block of alley	\$700,000	G.O. Loan	16/B-
4. Street	Wakema Parking Lot & Bridge	Parking Lot - \$200,000 Bridge - \$215,000	\$415,000	G.O. Loan Grants	13/C+
5. Street	East Center Streets & Storm Sewer Project – Phase One	Construction on 1 st St. from Franklin to Park to 2 nd 1,900 ft, plus installation of storm sewer to Apple Creek	\$1,500,000	G.O. Loan	13/C+
6. Street	Central Ave. Street & Storm Sewer Construction Project	Construction on Water St. from Olive to Maiden Streets and storm sewer connection to Main Street – 2,500 ft	\$1,600,000	G.O. Loan	13/C+
7. Street	Grain Lane	PCC Reconstruction Project	\$600,000	G.O. Loan	16/B-

Department	Project Name	Project Descriptions	Cost Estimate	Funding Source	Council Ranking
8. Street	East Central Streets – Storm Sewer Project – Phase Three	Construction on Park Ave. From 1 st to Olive and on Green, Washington, State, and Olive Streets from Park to Central – 2,600 feet	\$1,400,000	G.O. Loan	9/C-
9. Street	Franklin Street Reconstruction – Phase One	Construction on Franklin St. from Apple Creek to Grubbs – 2,650 feet	\$1,000,000	G.O. Loan	10/C-
10. Water	North Water Loop	Franklin to 1 st Ave.	\$600,000	SRF Loan	11/C-
11. Parks	Casey's to Cedar Valley Nature Trail	Pave trail to allow better access to city	\$277,000	Grants/County Funds	13/C+
12. Parks	Fross Park to Cedar Valley Nature Trail		\$345,000	G.O. Loan/ Donations	12/C
13. Water	New Well	Drill to Jordon Aquifer	\$1,000,000	SRF Loan	12/C
14. Fire	Pumper Truck	New Truck	\$400,000	G.O. Loan	12/C
15. Miscellaneous	Downtown Streetscape	Beautifying Main Street	\$2,000,000	G.O. Loan	12/C
16. Street	Franklin Street – Road Width Expansion – Phase Two	Maiden to Apple Creek – Widen to 3 lanes – 3,275 feet	\$2,350,000	G.O. Loan	8/D
17. Street	Franklin Street Reconstruction – Phase Three	Construction on Franklin St. from Grubb St. north to corporate limits – 1,300 feet	\$425,000	G.O. Loan	8/D

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