



PLANNING & ZONING COMMISSION MEETING

**MONDAY OCTOBER 18, 2021
6:00 P.M.**

AGENDA

1. Roll Call
2. Motion to approve the minutes from the September 20, 2021 Planning & Zoning Commission Meeting
3. Public Comments (5-minutes limit for items not on this agenda)
4. Business Items
 - a. North Prairie View Plat 2-Final Plat
 - b. Roden Plat of Survey-Boundary Adjustment
5. Informational Items/City Administrator Comments
 - a. Water Treatment Plant Expansion Update
 - b. Main Avenue
 - c. FY 2022 Capital Improvement Plan (CIP)
 - d. Comprehensive Plan & Space Needs Analysis RFP Update
6. Planning and Zoning Commission Comments
8. Adjournment

For more information on this and other agenda items, please call the City Clerk's Office at 515-597-2561 or visit the Clerk's Office, City Administration Building at 515 N. Main Ave. Agendas are available to the public at the City Clerk's Office on Friday morning preceding Monday's Planning & Zoning Commission meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email.

Huxley Planning & Zoning Commission Minutes

Monday, September 20, 2021

Chairman Roger Bierbaum called the meeting to order at 6:01 P.M.

ROLL CALL: Mosher, Bierbaum, Murphy, Patterson, Frantz present. Ebel and Schonhorst absent.

CITY STAFF PRESENT: Amy Kaplan – Zoning Clerk, Rita Conner- City Administrator, Sydney Steinle- Intern

CONSULTANTS PRESENT: Forrest Aldrich—City Engineer

GUESTS PRESENT: Barry Hale, Scott McBride, Kelly Iversen, Trent Smith, Michael Huff, Lincoln Boehmer.

MINUTES APPROVAL: Motion –Murphy, second –Frantz to approve minutes from the August 23rd, 2021 meeting. 5 Aye. 0 Nay.

PUBLIC COMMENTS: None

PUBLIC HEARING: None

BUSINESS ITEMS:

Amendment to Code of Ordinances: Paved surfacing for storage of materials and off-season equipment-

Motion by Mosher, second- Bierbaum to recommend the following ordinance modification to Council regarding Chapter 165 Zoning Regulations Iowa 977-165.33(5) Off Street Loading and Parking:

- A. As written
- B. As Written
- C. Areas used for storage of materials or equipment shall be surfaced with HMA, Portland cement pavement, asphalt millings or crushed limestone to provide a durable surface with approved screening and dust control. Customer and employee parking shall be on hard surfaces only.

Mosher, Bierbaum, Murphy, Patterson, Frantz voted yes. Motion carried 5/0.

Hale Trailer Site Plan- Motion by Bierbaum, second- Patterson to recommend approval of the site plan to City Council pending the following two concerns addressed by Aldrich:

- 1. An agreement must be established stating the property cannot be sold until platted, and water/sewer are extended across the driveway and under the monument sign.
- 2. The Commission would like to acknowledge the inaccessible piece of property to the west that is still owned by Leonard Larson and is currently being farmed.

Mosher, Bierbaum, Murphy, Patterson, Frantz voted yes. Motion carried 5/0.

Barry Hale Sr stated that Hale is a family-owned business with 50+ years of history. He stated the Huxley location will run, grow, thrive just as Hale has at their 14 other locations.

Huxley Communications Site Plan- Motion by Mosher, second- Patterson to recommend approval of the site plan to City Council. Mosher, Bierbaum, Murphy, Patterson, Frantz voted yes. Motion carried 5/0.

Amendment to Code of Ordinances: Zoning requirements for lot width for R-1 and R-1A and Discussion of

Affordable Housing Types- Motion by Patterson, Second- Frantz to table discussion. Mosher, Bierbaum, Murphy, Patterson, Frantz voted yes. Motion carried 5/0.

Action on Recommendation to City Council for Amendment to Code of Ordinances: Fence Height on Corner Lots- After a discussion regarding acceptable fence height in a front yard, the Commission has no desire to change the current fence code. No action taken.

INFORMATIONAL ITEMS/CITY ADMINISTRATOR COMMENTS:

Main Avenue-The Main Avenue Revitalization meetings were a success. In 4-6 weeks, the City will receive a formal report with fiscal resources. It is a strong desire of the City's to implement the plan and not leave in the planning stages. A committee will be established. More details to follow.

FY 2022 Capital Improvement Plan (CIP)- The working draft will be sent to the Commission. Feedback is welcome.

Park and Recreation Board/Planning & Zoning Commission-A joint meeting will be scheduled in the future with a Main Avenue Revitalization and capital projects focus.

Sidewalk/ Trail Connectivity- Public meetings will be held Tuesday September 21st and Thursday September 23rd in the Safe Room from 6-7:30 PM. All are welcome.

PLANNING AND ZONING COMMISSION COMMENTS:

- Murphy asked about the sidewalk at the school. Aldrich indicated that sidewalk design is being worked on and will be installed in the near future.
- Frantz suggested that the Main Avenue Revitalization presentation include the Parks & Recreation Board as the current parks downtown need enhancements and a connection from one park to the other.
- Mosher asked about the new flagpole that was installed on the north side of town. He indicated that the flag was up for one day and has not been up since. Conner indicated that the flagpole will be maintained by Chris Gardner. Murphy has a suggestion on a solar light if needed.
- Murphy indicated that he would like to see the weeds around the "Welcome to Huxley" sign cleaned up.
- Conner introduced Sydney Steinle, the City's intern from Iowa State University.
- Bierbaum indicated the next P&Z Meeting will be Monday October 18th.

ADJOURNMENT: Motion – Patterson, second-Frantz to adjourn meeting at 7:43 P.M. 5 ayes, 0 nays. MCU.

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval

PLANNING & ZONING COMMUNICATION

AGENDA HEADING:

North Prairie View Development Plat 2 Final Plat

SUBMITTED BY

Rita Conner, City Administrator

SYNOPSIS:

MR Properties, L.C. (Chris Gardner, 506 East 1st Street Huxley, Iowa 50124) has submitted a final plat for the commercial development of Lot 1, North Prairie View Development Plat 2. MR Properties owns three separate lots that were acquired from the City of Huxley in 2020, totaling approximately 3.62 acres. A link to the properties involved is found below.

<https://beacon.schneidercorp.com/Application.aspx?AppID=165&LayerID=2145&PageTypeID=1&PageID=1110&KeyValue=1323226010>

A one-story building, the Landing, with 6 retail/commercial tenant spaces including a restaurant, is under construction on the property.

Additional information is below and in the attachments.

ADDITIONAL INFORMATION: YES

City staff will inspect the following work and sign off prior to City Council review:

- Vacuum and pressure testing of the main and manholes.
- Mandrel test on the sanitary main.
- Pressure cleaning and video of the sanitary main.

CITY ADMINISTRATOR COMMENTS: NO

BOARD, COMMISSION OR COUNCIL PRIOR ACTIONS: YES

- Site plan for the Landing reviewed by Planning & Zoning Commission and City Council in May 2021

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: YES

- October 26 City Council

INDEX LEGEND

COUNTY:

STORY COUNTY, IOWA

CITY:

HUXLEY

LOCATION:

NORTH PRAIRIE VIEW PLAT 2 : LOT 1 & OUTLOT "A"

SECTION 23 - TWP 82 - RGE 24 WEST :

PARCEL AC OF PARCEL P OF NW 1/4 OF NE 1/4

PROPRIETOR & REQUESTED BY:

MR STORAGE, LC

c/o CHRIS GARDNER

PO BOX 242

HUXLEY, IOWA 50124

PHONE: (515) 401-8615

SURVEYOR:

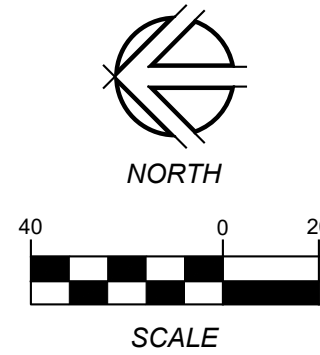
THAREN J. HELGERSON, PLS #18530

SURVEY COMPANY:

NILLES ASSOCIATES, INC.

RETURN TO:

THAREN J. HELGERSON,
NILLES ASSOCIATES, INC.
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023 PH: (515) 965-0123



BENCHMARKS

1.

Top of rim of existing sanitary manhole, located on the southeasterly line of Lot 1, NORTH PRAIRIE VIEW DEVELOPMENT PLAT 2, at the west edge of the concrete sidewalk, approximately 16 southwesterly of the easterly corner of said Lot 1. Elevation = 1014.88' (NAVD88)
2.

Cut "X" on top of the concrete curb in the north corner of the Fareway parking lot, approximately 88 feet southeasterly of Benchmark #1 along the existing sidewalk. Elevation = 1016.80' (NAVD88)

LEGEND

- ▲

Found section corner monument as noted
- Found monument 5/8" IR with yellow cap #17758 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- IR

Round iron rebar (outside diameter)
- IP

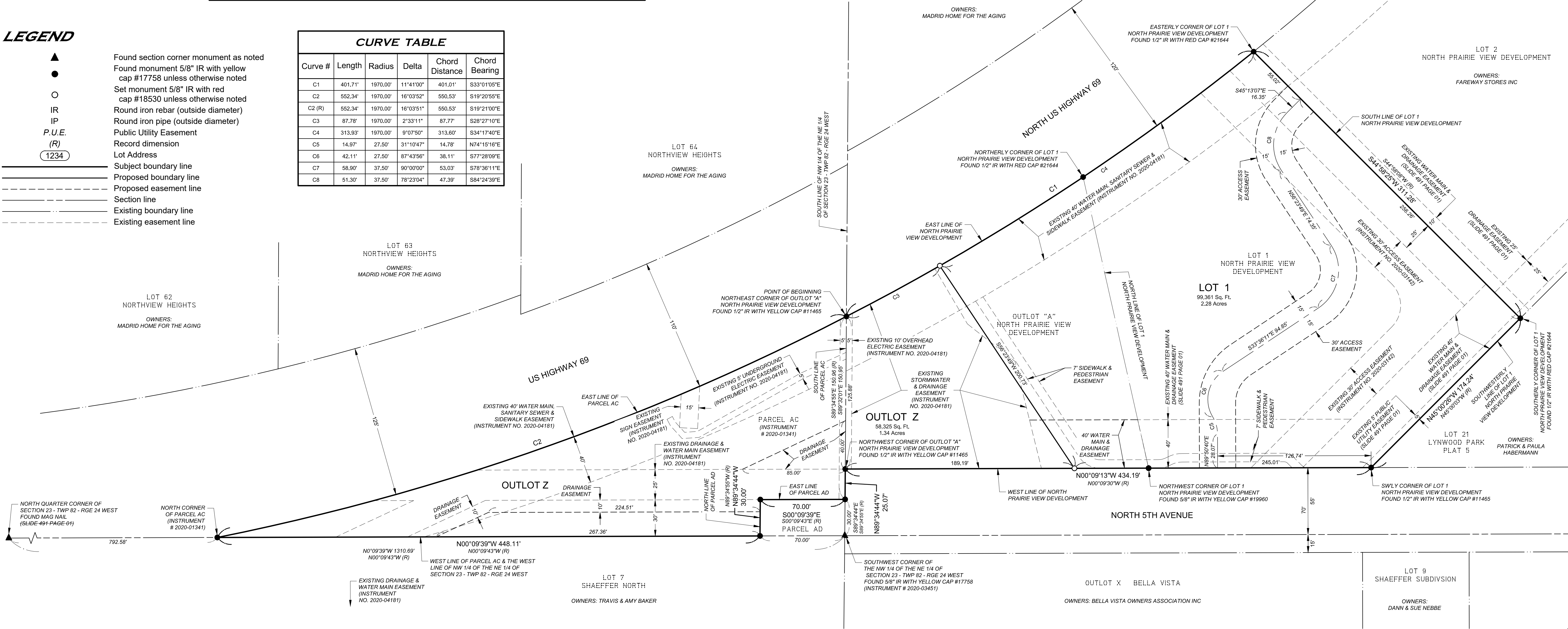
Round iron pipe (outside diameter)
- P.U.E.

Public Utility Easement
- (R)

Record dimension
- 1234

Lot Address
- Subject boundary line
- Proposed boundary line
- Proposed easement line
- Section line
- Existing boundary line
- Existing easement line

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	401.71'	1970.00'	11°41'00"	401.01'	S33°01'05"E
C2	552.34'	1970.00'	16°03'52"	550.53'	S19°20'55"E
C2 (R)	552.34'	1970.00'	16°03'51"	550.53'	S19°21'00"E
C3	87.78'	1970.00'	2°33'11"	87.77'	S28°27'10"E
C4	313.93'	1970.00'	9°07'50"	313.60'	S34°17'40"E
C5	14.97'	27.50'	31°10'47"	14.78'	N74°15'16"E
C6	42.11'	27.50'	87°43'56"	38.11'	S77°28'09"E
C7	58.90'	37.50'	90°00'00"	53.03'	S78°36'11"E
C8	51.30'	37.50'	78°23'04"	47.39'	S84°24'39"E



LEGAL DESCRIPTION

Lot 1 and Outlot "A", NORTH PRAIRIE VIEW DEVELOPMENT, an official plat, located in the City of Huxley, Story County, Iowa; AND Parcel AC of Parcel "P" of the Northwest Quarter of the Northeast Quarter of Section 23, Township 82 North, Range 24 West of the Fifth Principal Meridian, located in the City of Huxley, Story County, Iowa, as shown on the plat of survey recorded as Instrument No. 2020-01341, and being more particularly described as follows:

Beginning at the northeast corner of said Outlot "A", NORTH PRAIRIE VIEW DEVELOPMENT; thence southeasterly 401.71 feet along a curve to the left, along the east line of said NORTH PRAIRIE VIEW DEVELOPMENT, having a radius of 1970.00 feet, a delta angle of 11 degrees 41 minutes 00 seconds and a chord distance of 401.01 feet which bears South 33 degrees 01 minute 05 seconds East, to the south line of said Lot 1, NORTH PRAIRIE VIEW DEVELOPMENT; thence South 44 degrees 58 minutes 25 seconds West, not tangent to the last described line curve, along said south line of Lot 1, NORTH PRAIRIE VIEW DEVELOPMENT, a distance of 311.28 feet, to the southwesterly line of said Lot 1, NORTH PRAIRIE VIEW DEVELOPMENT; thence North 45 degrees 00 minutes 26 seconds West, along said southwesterly line of Lot 1, NORTH PRAIRIE VIEW DEVELOPMENT, a distance of 174.24 feet, to the west line of said NORTH PRAIRIE VIEW DEVELOPMENT; thence North 00 degrees 09 minutes 13 seconds West, along said west line of NORTH PRAIRIE VIEW DEVELOPMENT, a distance of 434.19 feet, to the south line of said Parcel AC; thence North 89 degrees 34 minutes 44 seconds West, along said south line of Parcel AC, a distance of 25.07 feet, to the east line of Parcel AD of Parcel "P" of the Northwest Quarter of the Northeast Quarter of Section 23, Township 82 North, Range 24 West of the Fifth Principal Meridian, located in the City of Huxley, Story County, Iowa, as shown on the plat of survey recorded as Instrument No. 2020-01341; thence North 00 degrees 09 minutes 39 seconds West, a distance of 70.00 feet, to the north line of said Parcel AD; thence North 89 degrees 34 minutes 44 seconds West, along said south line of Parcel AD, a distance of 30.00 feet, to the west line of said Parcel AC; thence North 00 degrees 09 minutes 39 seconds West, along said west line of Parcel AC, a distance of 448.11 feet, to the east line of said Parcel AC; thence southeasterly 552.34 feet along a curve to the left, not tangent to the last described line, along said east line of Parcel AC, having a radius of 1970.00 feet, a delta angle of 16 degrees 03 minutes 52 seconds and a chord distance of 550.53 feet which bears South 19 degrees 20 minutes 55 seconds East, to said south line of Parcel AC and the Point of Beginning.

Containing 3.62 acres more or less.

Said parcel is subject to all easements and restrictions.

GENERAL NOTES

1.

The south line of Lot 1, NORTH PRAIRIE VIEW DEVELOPMENT, is assumed to bear South 44 degrees 58 minutes 25 seconds West.
2.

The site lies within Zone X with areas of minimal flood hazard, as shown on the Flood Insurance Rate Map Community Panel Number 19169 C0290 F, with an effective date of January 15, 2021.

ZONING

Zoning: C-2 District - General Commercial District

Bulk Regulations:

- Front Yard Setback - 25 feet
- Rear Yard Setback - 25 feet
- Side Yard Setback - 0 feet unless abutting residential lot, then 15 feet

CERTIFICATION

THAREN J. HELGERSON

LICENSED

18530

IOWA

PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

SIGNATURE

DATE

6/8/2021

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET FP-1 ONLY

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

DATE OF SURVEY: 04/07/21

PLAT OF SURVEY

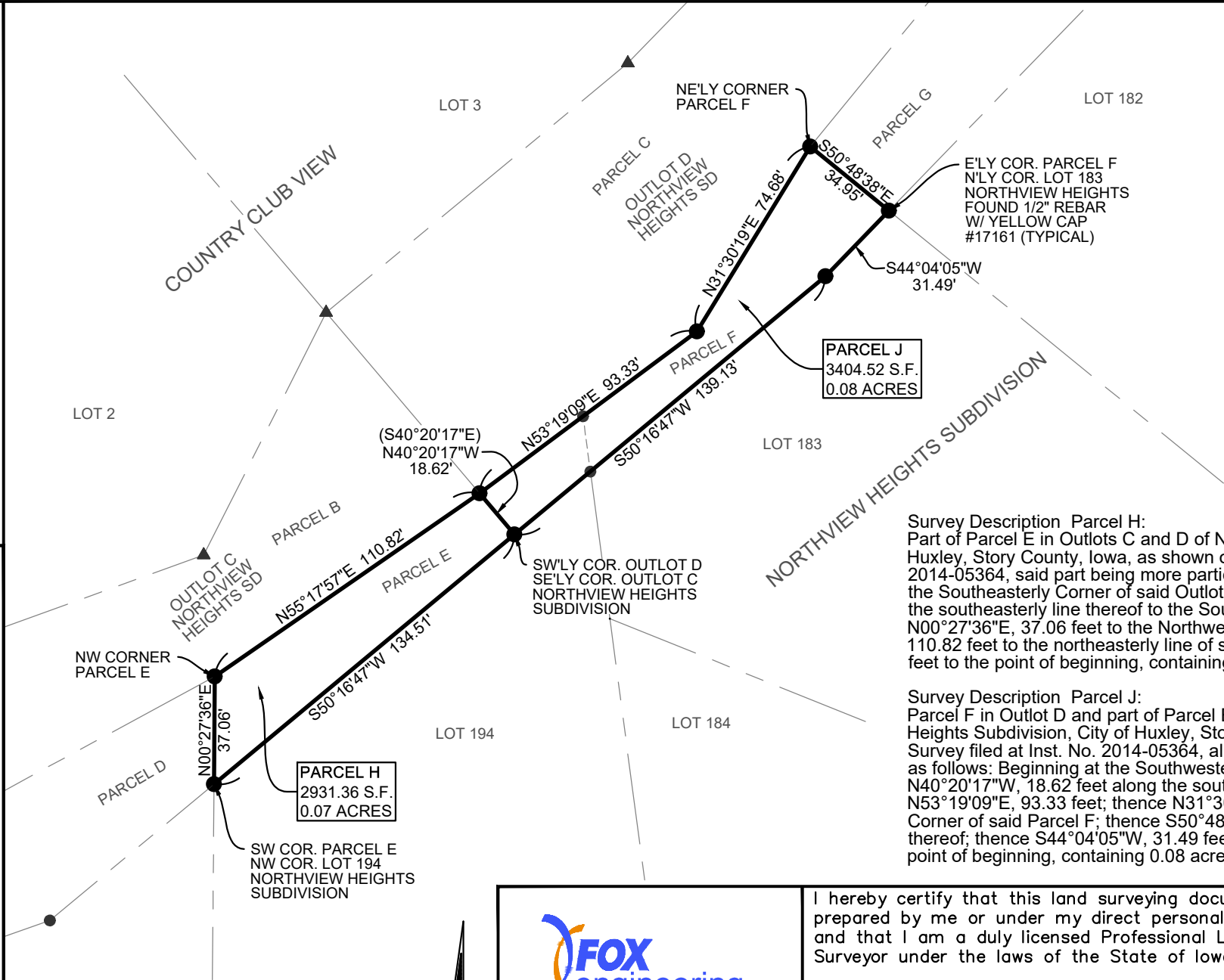
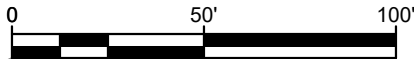
LOCATION: PARCELS E & F IN OUTLOTS C & D, NORTHVIEW HEIGHTS SUBDIVISION, CITY OF HUXLEY, STORY COUNTY, IOWA

PROPRIETOR: OUTLOT C: LAWRENCE N. RODEN
OUTLOT D: SIDNEY A. & CAROL W. RENAUD

REQUESTED BY: LARRY RODEN

SURVEYOR: R. BRADLEY STUMBO, PLS #17161
FOX ENGINEERING ASSOCIATES, INC.
AMES, IA 50010
515-233-0000

This plat was prepared to amend the plat of Parcels E and F, recorded on July 2, 2014 at Inst. No. 2014-05364.



Survey Description Parcel H:
Part of Parcel E in Outlots C and D of Northview Heights Subdivision, City of Huxley, Story County, Iowa, as shown on the Plat of Survey filed at Inst. No. 2014-05364, said part being more particularly described as follows: Beginning at the Southeasterly Corner of said Outlot C; thence S50°16'47"W, 134.51 feet along the southeasterly line thereof to the Southwest Corner of said Parcel E; thence N00°27'36"E, 37.06 feet to the Northwest Corner thereof; thence N55°17'57"E, 110.82 feet to the northeasterly line of said Outlot C; thence S40°20'17"E, 18.62 feet to the point of beginning, containing 0.07 acres.

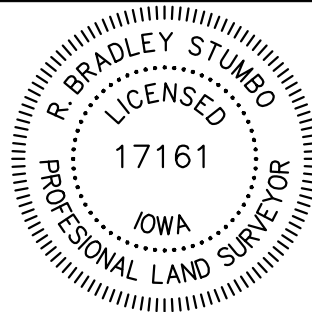
Survey Description Parcel J:
Parcel F in Outlot D and part of Parcel E in Outlots C and D, all of Northview Heights Subdivision, City of Huxley, Story County, Iowa, as shown on the Plat of Survey filed at Inst. No. 2014-05364, all together being more particularly described as follows: Beginning at the Southwesterly corner of said Outlot D; thence N40°20'17"W, 18.62 feet along the southwesterly line thereof; thence N53°19'09"E, 93.33 feet; thence N31°30'19"E, 74.68 feet to the Northeasterly Corner of said Parcel F; thence S50°48'38"E, 34.95 feet to the Easterly Corner thereof; thence S44°04'05"W, 31.49 feet; thence S50°16'47"W, 139.13 feet to the point of beginning, containing 0.08 acres.



FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. BRADLEY STUMBO, PLS
License number 17161
My license renewal date is December 31, 2021.



ORDINANCE NO. 519

**AN ORDINANCE AMENDING
CHAPTER 165 ZONING REGULATIONS-OFF STREET LOADING AND PARKING**

BE IT ORDAINED by the City Council of the City of Huxley, Iowa, that:

Section 1. Chapter 165, of the Huxley Code of Ordinances; Off Street Loading and Parking is hereby amended as follows:

165.33.5 Off Street Parking and Loading

B. Areas used for storage of materials or equipment shall be surfaced with HMA, Portland cement pavement, asphalt millings or crushed limestone to provide a durable surface with approved screening and dust control. Customer and employee parking shall be on hard surfaces only.

PASSED AND APPROVED this 12th day of October 2021.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

First Reading:

Second Reading:

Third Reading:

Date Adopted:

Date of Publication by posting:



City of Huxley, Iowa

Standard & Poor's Rating Agency Presentation

\$7,315,000* Water Revenue Improvement and Refunding Bonds, Series 2021A

October 13, 2021

2:00 p.m. Central

Dial 1-888-450-5996; Passcode 959 229#

* Preliminary, subject to change

Call Participants

City Staff

- City Administrator Rita Conner
- Finance Director/City Clerk Jolene Lettow
- Utilities & Zoning/Deputy City Clerk Amy Kaplan
- Public Works Director Jeff Peterson
- Water Superintendent Keith Vitzhum

Engineers – Veenstra & Kimm

- Forrest Aldrich, P.E.
- Vince Driscoll, E.I.

Underwriting / Financing, Rate Study Matters – Northland Public Finance

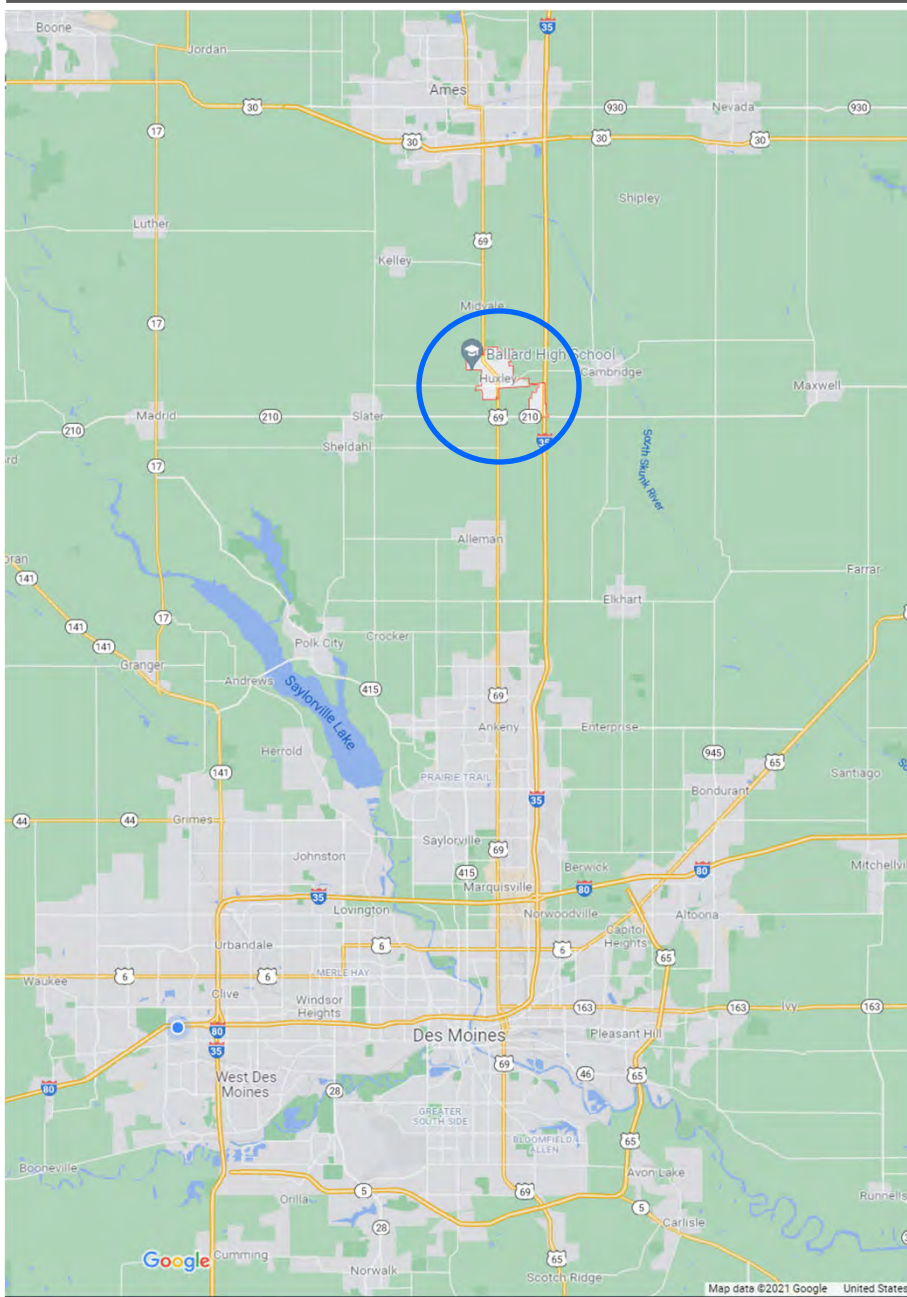
- Chip Schultz, Managing Director, Public Finance
- Amy Novak, Senior Analyst

Transaction Summary and Overview

Issuer	City of Huxley, Iowa
Estimated Par Amount	\$7,315,000 * Water Revenue Improvement and Refunding Bonds, Series 2021A
Rating	Requested from Standard & Poor's Global Ratings
Tax Status	Federal Tax Exempt, Bank Qualified; State Taxable
Use of Funds	Proceeds of the Bonds will be used to finance a portion of the planning, designing and construction of improvements and extensions to the Municipal Waterworks Utility System; to current refund the June 1, 2022 maturity, of the City's Water Revenue Refunding Bonds, Series 2013B on November 30, 2021 *.
Security	The Bonds and the interest thereon shall be payable solely and only out of the Net Revenues received by the Utility and amounts on deposit in the Sinking Fund and the Reserve Fund, and shall be a valid claim of the owner thereof only against the Net Revenues and said funds and accounts. The Bonds shall not be general obligations of the Issuer, nor payable in any manner by taxation. As provided by Section 384.84, Subsection 3, Code of Iowa, unpaid water charges constitute a lien upon the premises served by the Utility upon certification by the City to the County Treasurer that the rates and charges are past due.
Parity Debt	No other Parity debt will be outstanding
Bond Structure	Fixed rate bonds with annual maturities from June 1, 2022 to June 1, 2042 *
Optional Redemption	June 1, 2029 * @ Par
Interest	Semiannually, beginning June 1, 2022
Proposed Pricing Date	October 25 th or October 26 th (Preliminary order period / indications of interest) *
Proposed BPA Consideration	October 26, 2021 * (Proposed City Council consideration)
Closing Date	November 30, 2021 *

* Preliminary, Subject to Change

Location of Huxley – Positioned for Continued Future Growth



The location of Huxley relative to the Ames and Des Moines metro areas provides an optimal array of employment, cultural and recreation alternatives for City residents.

Source: Google Maps



City Population History

Huxley is the most rapidly-growing City in Story County and among the fastest growing cities in the State of Iowa.

1980 Census	1,884
1990 Census	2,047
2000 Census	2,316
2006 Census (special)	2,956
2010 Census	3,317
2020 Census	4,266

NEWS

Ames, Huxley see growth while Boone population lags, 2020 Census shows

Danielle Gehr Ames Tribune

Published 7:54 p.m. CT Aug. 13, 2021 | Updated 3:47 p.m. CT Aug. 18, 2021



Source: U.S. Census Bureau; Ames Tribune

Population Projections – Assuming 3% or 5% Growth

	POPULATION GROWTH SCENARIOS					
	Year	3% Growth Population	Growth over Prior	5% Growth Population	Growth over Prior	Notes / Remarks
	2020	4,266		4,266		Actual
1	2021	4,394	▲	4,479	213	Estimate
2	2022	4,526	▲	4,703	224	Estimate
3	2023	4,662	▲	4,938	235	Estimate
4	2024	4,801	▲	5,185	247	Estimate
5	2025	4,945	▲	5,445	259	Estimate
6	2026	5,094	▲	5,717	272	Estimate
7	2027	5,247	▲	6,003	286	Estimate
8	2028	5,404	▲	6,303	300	Estimate
9	2029	5,566	▲	6,618	315	Estimate
10	2030	5,733	▲	6,949	331	Estimate
11	2031	5,905	▲	7,296	347	Estimate
12	2032	6,082	▲	7,661	365	Estimate
13	2033	6,265	▲	8,044	383	Estimate
14	2034	6,453	▲	8,446	402	Estimate
15	2035	6,646	▲	8,869	422	Estimate
16	2036	6,846	▲	9,312	443	Estimate
17	2037	7,051	▲	9,778	466	Estimate
18	2038	7,263	▲	10,267	489	Estimate
19	2039	7,480	▲	10,780	513	Estimate
20	2040	7,705	▲	11,319	539	Estimate
21	2041	7,936	▲	11,885	566	Estimate
22	2042	8,174	▲	12,479	594	Estimate

City Comparative Income Data – Exceptionally Strong

Comparative income levels are listed below for the City, State and the United States

<u>Description</u>	<u>Huxley</u>	<u>State of Iowa</u>	<u>United States</u>
Median Family Income	\$113,264	\$77,099	\$77,263
Per Capita Income	\$40,111	\$32,176	\$34,103



Source: American Community Survey; U.S. Census Bureau

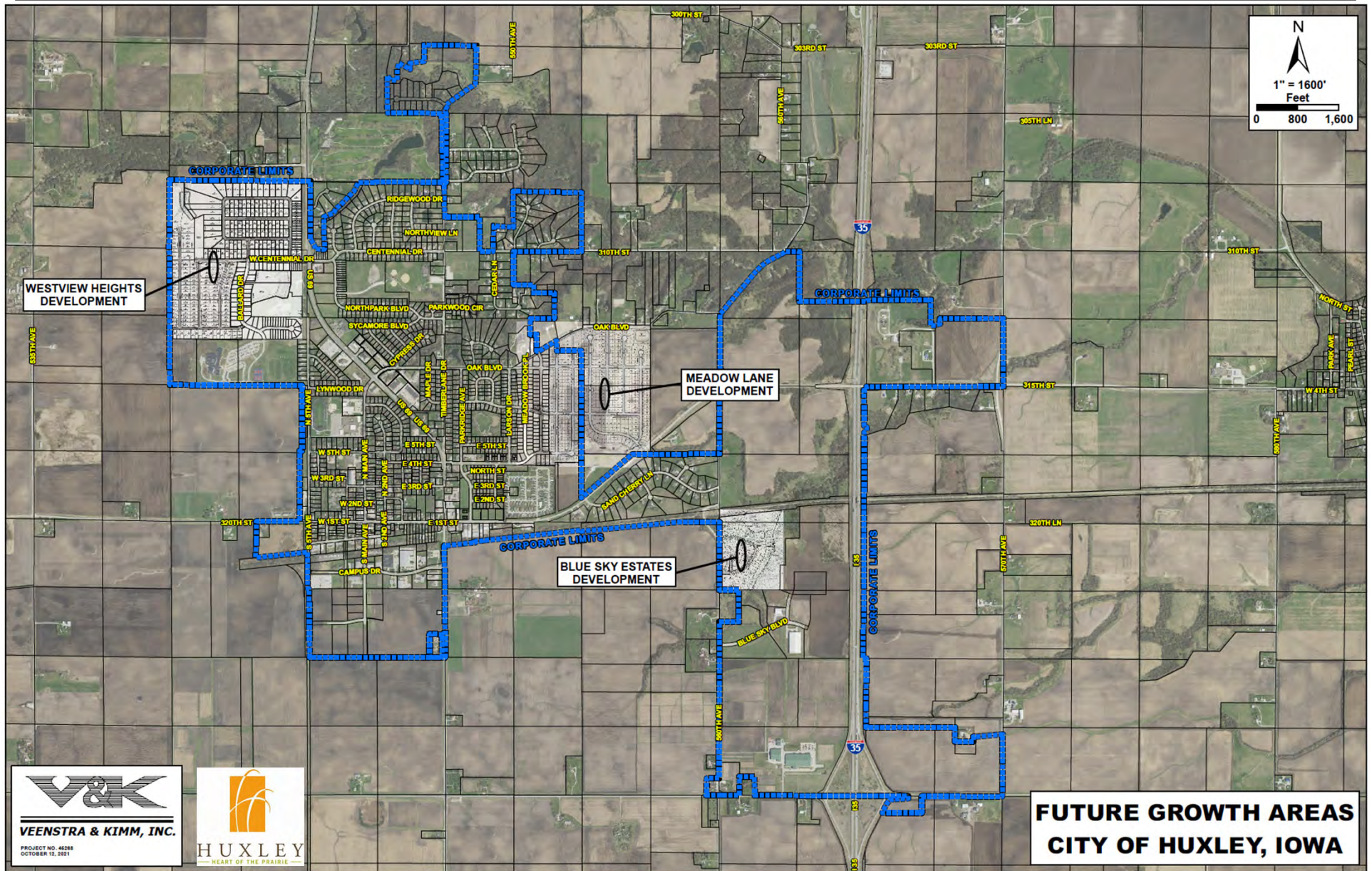
Building Permit History – Existing and Future Customer Growth

The City's strong building permit history is expected to continue, even increase, with three (known) significant residential developments.

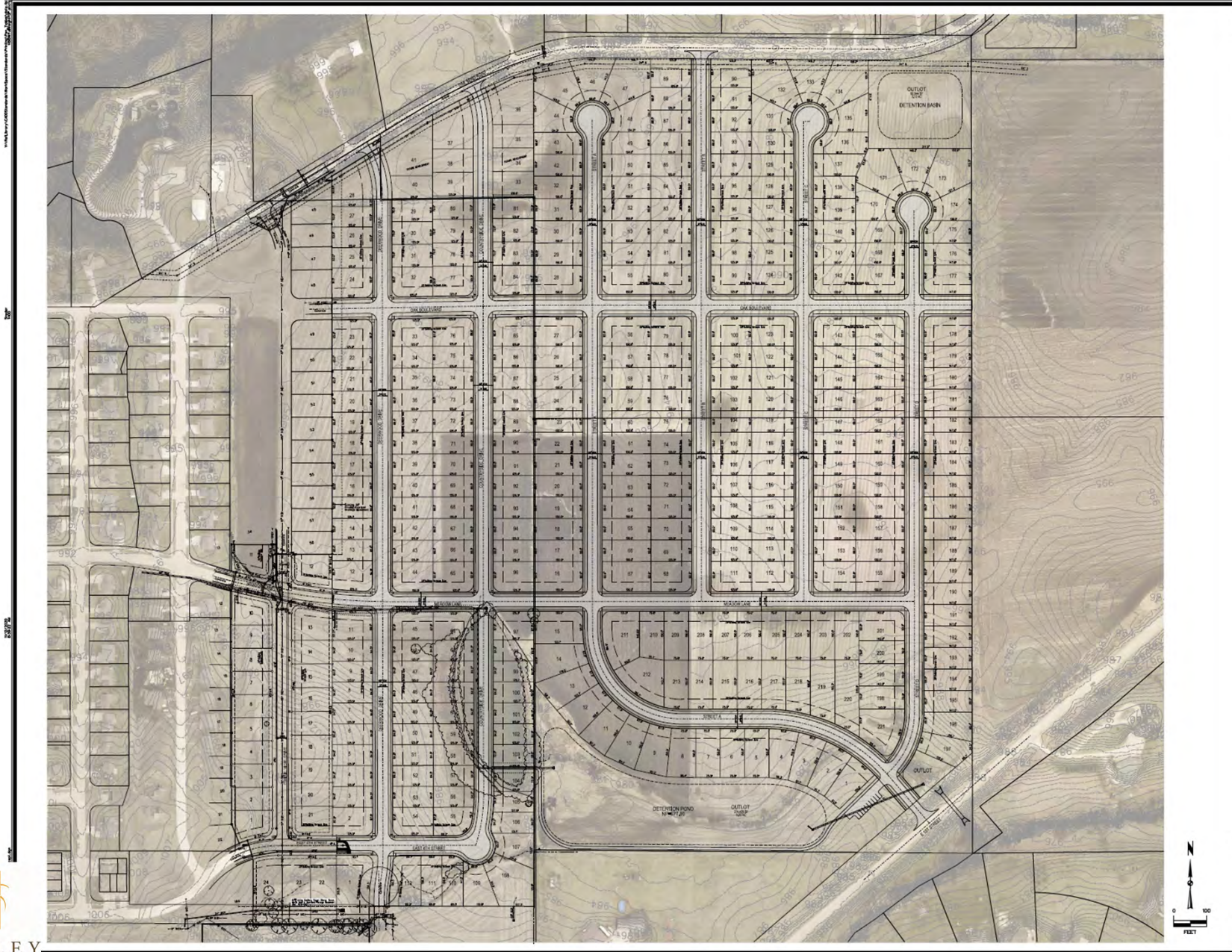
More homes = Greater revenue for Water Utility.

BUILDING PERMIT HISTORY				
Calendar Year Permits (January 1 to December 31)	Commercial / Industrial Number of Permits	Residential Number of Permits	Total Number of Permits	Total Permit Valuation (estimated)
2021 (as of July 31, 2021)	1	22	23	\$5,929,684
2020	3	45	48	15,153,185
2019	4	40	44	15,701,950
2018	1	67	68	17,563,109
2017	-	52	52	17,493,985
2016	2	67	69	18,177,585
Average (based on completed years)	2	54	56	16,817,963

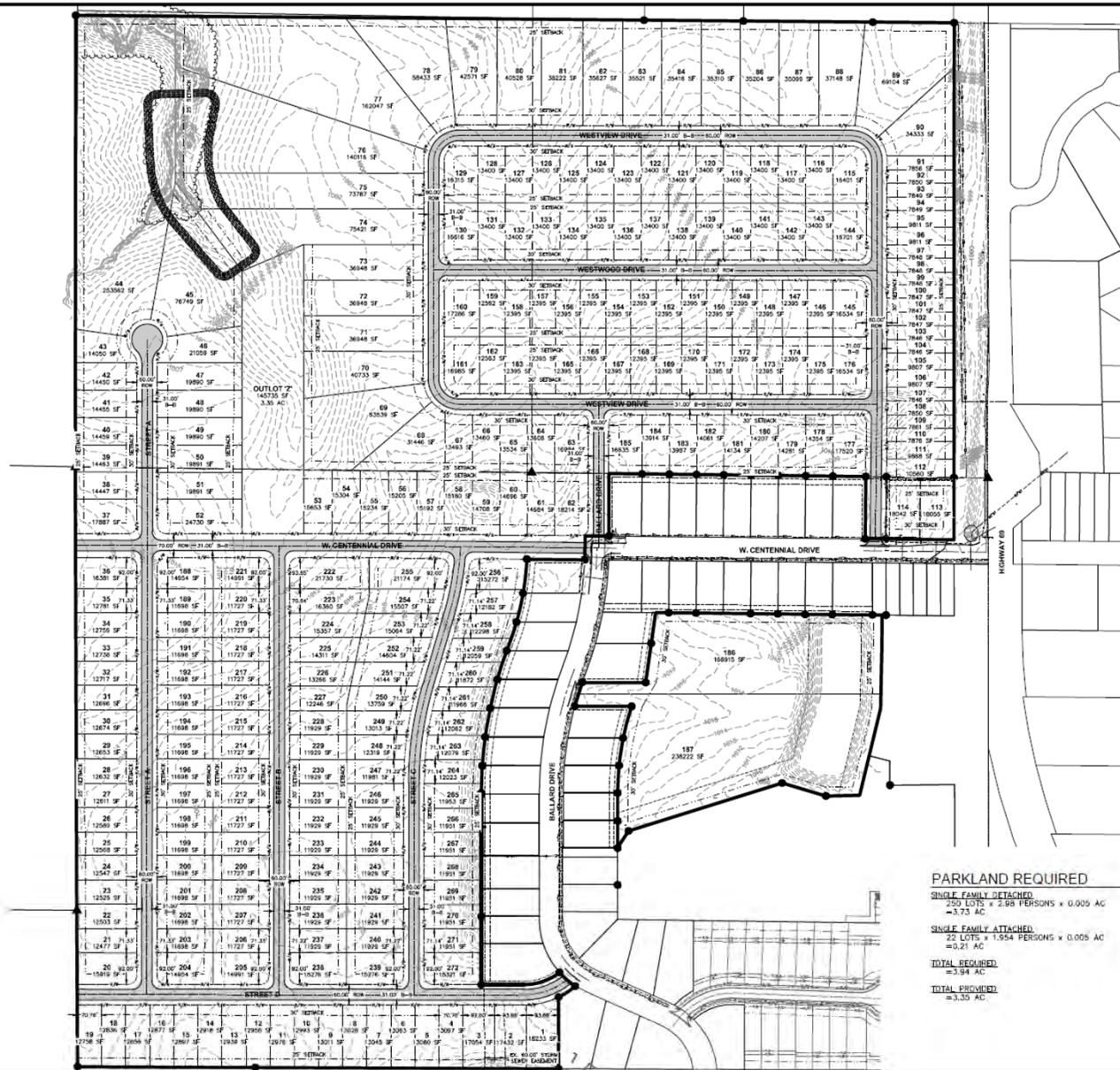
Huxley Aerial Map with Current (New) Developments (Underway)



Plat Map for Meadow Lane Development (~380 Residential lots)



Plat Map for Westview Heights Development (~272 Residential lots)



Plat Map for Blue Sky Estates Development

~ 36 Residential lots, ranging from .30 acre to 1.00 acre

BLUE SKY ESTATES PRELIMINARY PLAT - 2021 CITY OF HUXLEY, STORY COUNTY, IOWA

LEGEND

FEATURES
Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Plotted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Causative Distance
Public Utility Easement
Minimum Protection Elevation
Cardinal
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FEATURES
Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Steel)
Tree Line
Tree Stump
Deciduous Tree 1/2 Shrub
Coniferous Tree 1/2 Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/d

(*) Denotes the survey quality service level for utilities

Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
conspicuous road
Irrigation Control Valve

7' SIDEWALK
7' POC
2' MIN.
2%
1.5%
4%
7' SIDEWALK
7' POC
2' MIN.
2%
1.5%
4%
7' SIDEWALK
7' POC
2' MIN.
2%
1.5%
4%

TYPICAL STREET CROSS SECTION
NO SCALE

FOUND

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Plotted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Causative Distance
Public Utility Easement
Minimum Protection Elevation
Cardinal
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FEATURES
Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Steel)
Tree Line
Tree Stump
Deciduous Tree 1/2 Shrub
Coniferous Tree 1/2 Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/d

(*) Denotes the survey quality service level for utilities

Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
conspicuous road
Irrigation Control Valve

7' SIDEWALK
7' POC
2' MIN.
2%
1.5%
4%
7' SIDEWALK
7' POC
2' MIN.
2%
1.5%
4%
7' SIDEWALK
7' POC
2' MIN.
2%
1.5%
4%

TYPICAL STREET CROSS SECTION
NO SCALE

PROPOSED

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Plotted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Causative Distance
Public Utility Easement
Minimum Protection Elevation
Cardinal
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

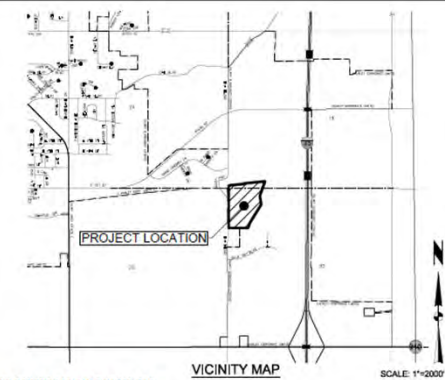
FEATURES
Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Steel)
Tree Line
Tree Stump
Deciduous Tree 1/2 Shrub
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Fiber Optic Handhole
Gas Valve
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Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
conspicuous road
Irrigation Control Valve

7' SIDEWALK
7' POC
2' MIN.
2%
1.5%
4%
7' SIDEWALK
7' POC
2' MIN.
2%
1.5%
4%
7' SIDEWALK
7' POC
2' MIN.
2%
1.5%
4%

TYPICAL STREET CROSS SECTION
NO SCALE



PROPERTY DESCRIPTION

A PART OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30 AND A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 19 LOCATED SOUTH OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT-OF-WAY ALL IN TOWNSHIP 82 NORTH, RANGE 23 WEST OF THE 5TH P.M. NOW INCLUDED IN AND FORMING A PART OF THE CITY OF HUXLEY, STORY COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30; THENCE NORTH 0° 00' 01" EAST ALONG THE WEST LINE OF SAID NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30, A DISTANCE OF 1,324.61 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30; THENCE NORTH 0° 00' 15" EAST ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 19, A DISTANCE OF 36.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT-OF-WAY; THENCE NORTH 84° 12' 20" EAST ALONG SAID SOUTH LINE 510.44 FEET; THENCE NORTH 5° 47' 30" WEST CONTINUING ALONG SAID SOUTH LINE 15.00 FEET; THENCE NORTH 84° 12' 20" EAST CONTINUING ALONG SAID SOUTH LINE 712.32 FEET; THENCE SOUTH 31° 58' 22" WEST 709.85 FEET; THENCE SOUTH 20° 07' 18" WEST 184.13 FEET TO THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30; THENCE NORTH 80° 51' 24" WEST ALONG SAID SOUTH LINE OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30, A DISTANCE OF 647.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.17 ACRES (1,444,542 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

VAN HOUWELING, CO II
14427 WILSON DR
URBANDALE, IA 50323
CONTACT: DON VAN HOUWELING
PHONE: 515-465-5681

DEVELOPER

INTERSTATE LAND PROPERTIES, LLC
14427 WILSON DR
URBANDALE, IA 50323
CONTACT: DON VAN HOUWELING
PHONE: 515-465-5681

SURVEYOR

SHYDER & ASSOCIATES, INC.
2727 SW DIVIDER BLVD.
ANKENY, IA 50023
515-964-2020
TERRY CODY, P.L.S.

ZONING

EXISTING: A-1 AGRICULTURE HOLDING DISTRICT
M-1 INDUSTRIAL DISTRICT
PROPOSED: R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

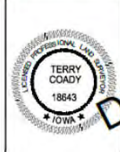
MINIMUM LOT AREA 10,000 SF
MINIMUM LOT WIDTH 80'
FRONT YARD SETBACK 30'
REAR YARD SETBACK 25'
SIDE YARD SETBACK 5' EACH SIDE
1-1/2 STORIES
2 OR 3 STORIES 10' EACH SIDE

NOTES

1. OUTLOTS "X" AND "Y" TO BE RETAINED BY CURRENT OWNER.
2. THE GREEN SPACE DEDICATION REQUIREMENT: 36 LOTS X 2,950 INDIVIDUALS X 0.005 ACRES/INDIVIDUAL = 0.5364 ACRES.

ADJACENT OWNERS

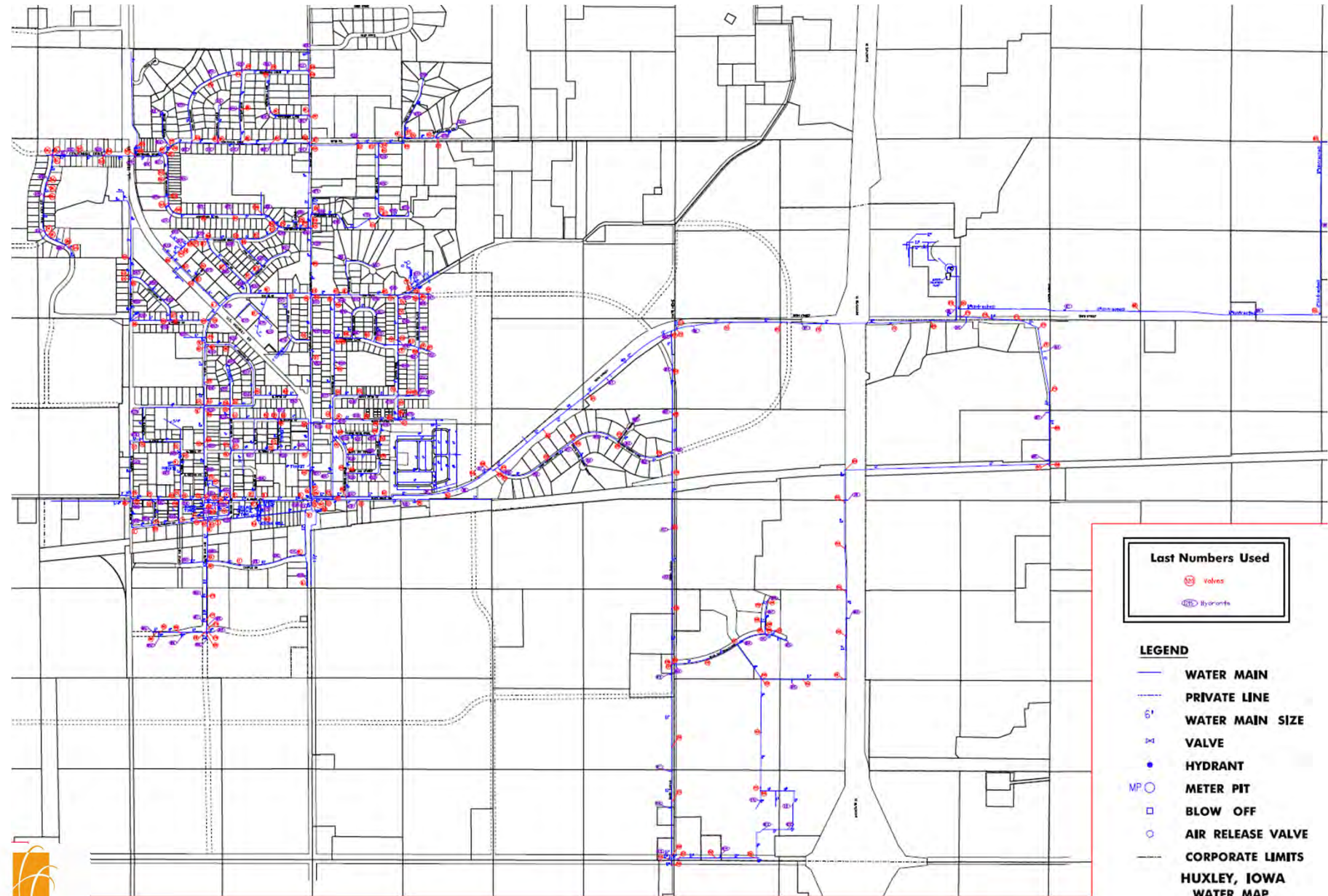
1. PERSEVERANCE, LLC
#15313-COWWIE FARM
PO BOX 540218
OMAHA, NE 68154-8016
2. STORY COUNTY CONSERVATION BOARD
56461 150TH ST
AMES, IA 50010
3. VAN HOUWELING, CO II
14427 WILSON DR
URBANDALE, IA 50323
4. 3-D PARTNERS, LLC
1545 BLUE SKY BLVD
HUXLEY, IA 50124
5. INTERSTATE LAND PROPERTIES, LLC
14427 WILSON DR
URBANDALE, IA 50323
6. CHARLES & SHARON BOWERS
32310 560TH AVE
HUXLEY, IA 50124
7. LEONARD LARSON
56552 HIGHWAY 210
CAMBRIDGE, IA 50045-5555



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
Terry Cody
18643
Date
Issue Renewal Date is December 31, 2021
Pages or sheets covered by this set:

Water Service Area

Interstate 35



Review of Planned Water Utility Improvements

Three Components Bid Under Two Construction Contracts

City-imposed water conservation order in July of 2020, driven by greater demand for Water, brought the City to the point of moving forward with an expansion of its Water Treatment Plant facility.

- 1) Expansion of the City's Water Treatment Plant which will expand the daily treatment capacity to approximately 1,540,800 gallons (per day), from the current 1,000,000 gallons per day, based on the utilization of two reverse osmosis treatment units (770,400 gallons per unit, per day) and one unit on standby. The design capacity of the expanded plant is 2,310,000 gallons per day which assumes full utilization of three reverse osmosis units. Additional equipment would need to be added to the plant, in the future, in order to fully use three reverse osmosis treatment units. *[Contract #1]*
- 2) Installation of additional storage capacity at Water Plant, including a 360,000 gallon storage tank. *[Contract #1]*
- 3) Construction of an additional well (Well No. 7). *[Contract #2]*

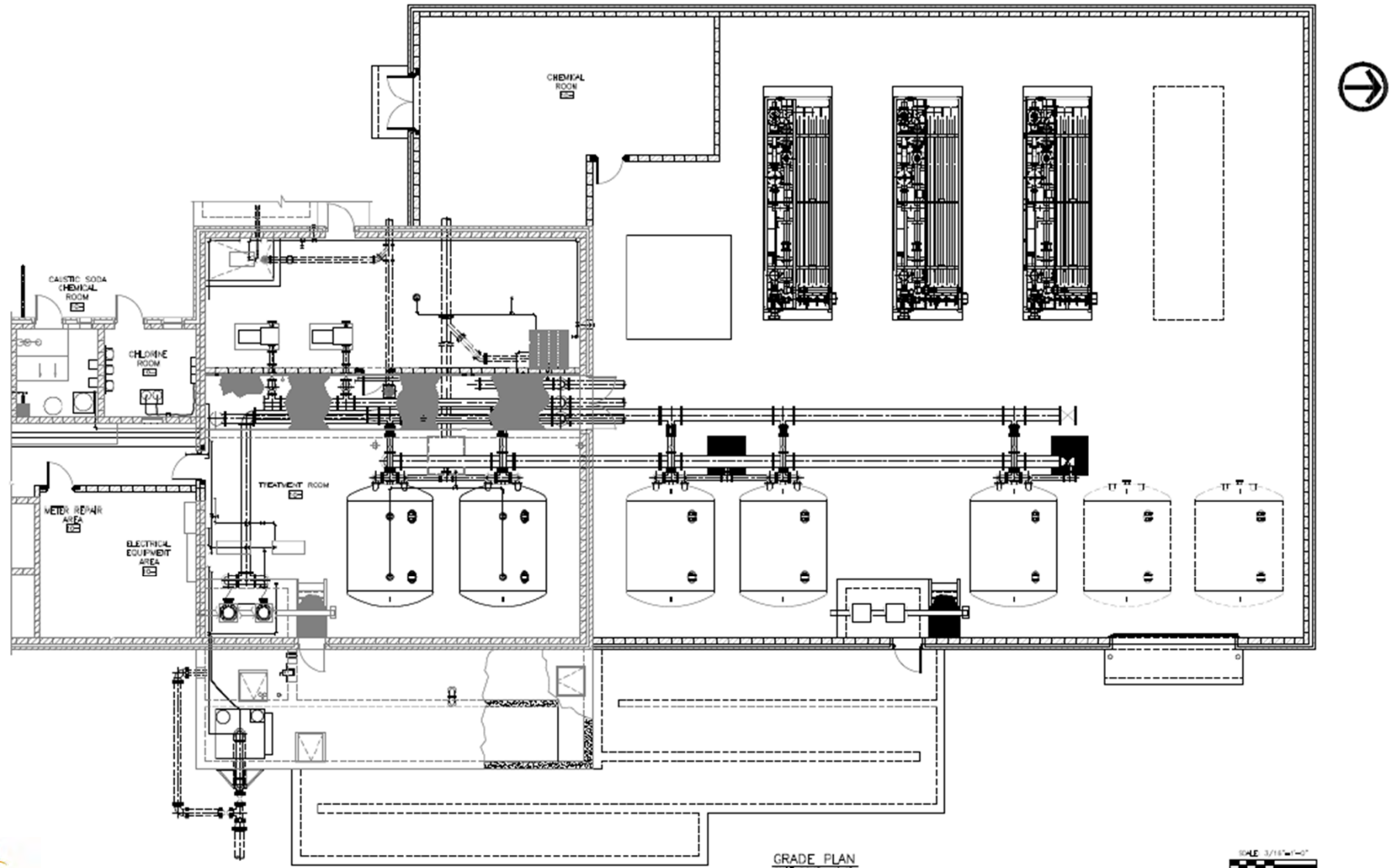
Water Plant Improvements: Design Capacity of Expanded Treatment Plant

Plant expansion design is intended to treat 1.54 million gallons per day with the ability to expand (with additional equipment) to 2.31 million gallons per day.

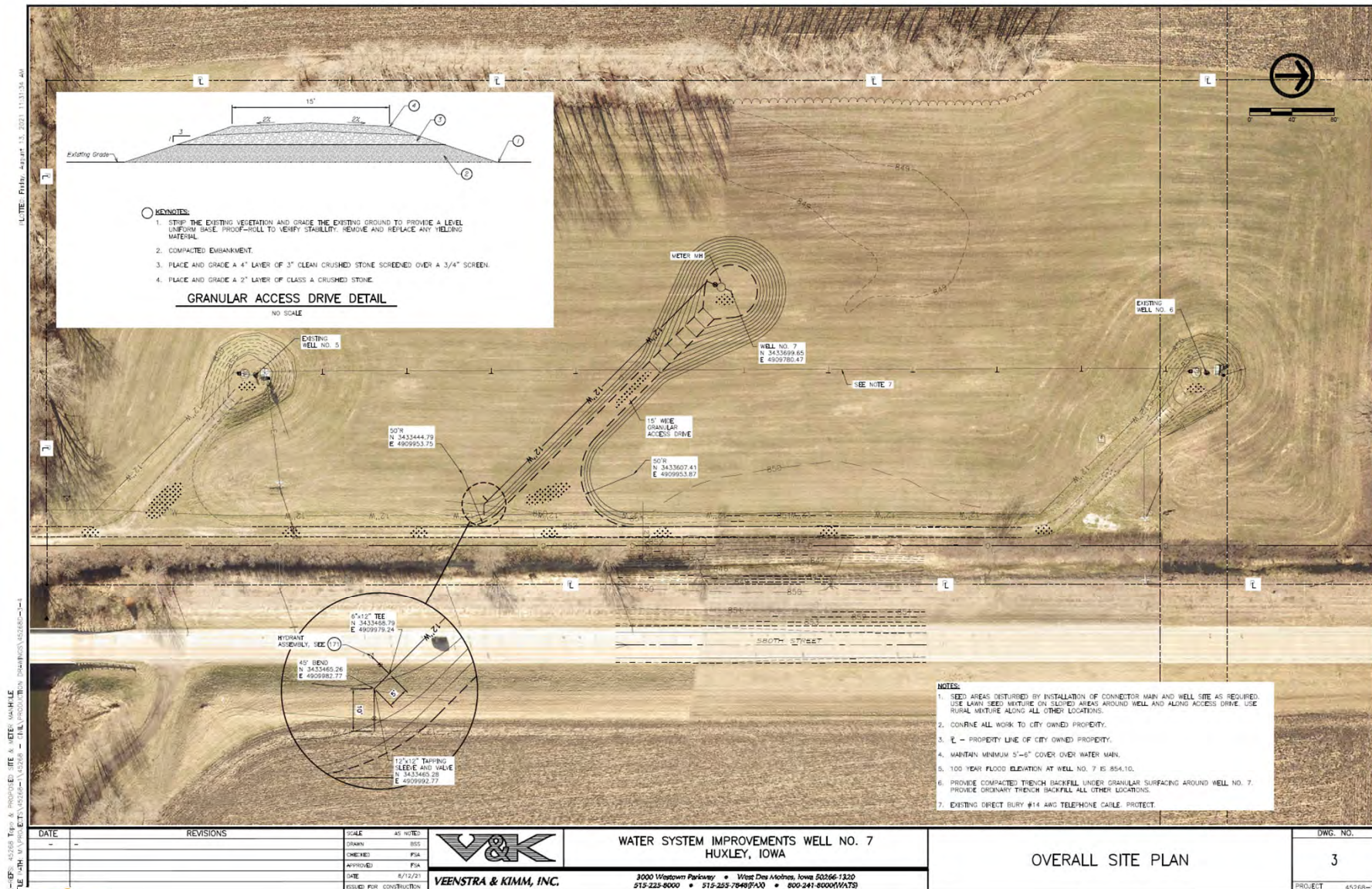
Huxley WTP Expansion - Flow Scenarios											
Year	Population	Residential Water Demand	Reserved Industrial Water Demand	Total Water Demand	Aerator + Detention Tank Size	Building Addition	No. Pressure Filters (With 1 on standby)	No. Reverse Osmosis Skids (With 1 on standby)	Estimated WTP Project Cost	No. Wells (With 1 on standby)	Estimated Well Project Cost
		GPD	GPD	GPD	MGD	SF					
2020	5,300	816,200	34,980	851,180			4	3	\$6,500,000	3	Cost Included in WTP Project Cost
2025	6,144	946,199	40,551	986,751			4	3		3	
2030	7,123	1,096,905	47,010	1,143,915			4*	3		3	
2035	8,257	1,271,613	54,498	1,326,111			5	3	\$345,000	3	
2040	9,600	1,478,400	63,360	1,541,760	1.93	3,900	5*	3		3	
AVG 3%											* 23 - hour runtime; additional filter needed soon

Year	Population	Residential Water Demand	Reserved Industrial Water Demand	Total Water Demand	Aerator + Detention Tank Size	Building Addition	No. Pressure Filters (With 1 on standby)	No. Reverse Osmosis Skids (With 1 on standby)	Estimated WTP Project Cost	No. Wells (With 1 on standby)	Estimated Well Project Cost
		GPD	GPD	GPD	MGD	SF					
2020	5,300	816,200	58,300	874,500			4	3	\$7,480,000	3	Cost Included in WTP Project Cost
2025	6,764	1,041,701	74,407	1,116,108			4	3		3	
2030	8,633	1,329,504	94,965	1,424,468			5	3		3	
2035	11,018	1,696,821	121,202	1,818,023			6	4	\$820,000	4	
2040	14,000	2,156,000	154,000	2,310,000	2.89	4,550	*7	4	\$345,000	4	
AVG 5%											* 23 - hour runtime; additional filter needed soon

Water Plant Improvements: (1) Reverse Osmosis Filters



Water Utility Improvements: (3) Well Number 7



Water Utility Improvements – Sources / Uses

PROPOSED SOURCES and USES OF FUNDS

Description / Construction or Project Cost	Amount	Notes / Remarks
Uses of Funds		
Water Treatment Plant Bid	\$10,995,400	Assumes Woodruff Construction, Alternate A
Potential Project Deduct.	(83,000)	Update for Generator & Glass-Lined Stor. Tank
Well No. 7 Bid	593,914	Assumes Northway Well & Pump
Subtotal	11,506,314	Construction Only
Potential Contingency	580,000	5.04% of Construction
Subtotal (Const. + Cont.)	12,086,314	Construction & Contingency
Engineering/Legal/Admin.	900,000	
TOTAL USES	\$12,986,314	

Sources of Funds		
Water Revenue Bonds	\$6,890,000	Net Water Revenue Bond Proceeds
General Obligation (GO) Bonds	5,496,314	[Final Amount to be Determined]
Subtotal - Water & GO	12,386,314	
American Rescue Plan \$	600,000	[100% of City ARPA Dollars]
American Rescue Plan \$	-	[Story County ARPA Dollars; Requested \$1.0 Million]
TOTAL SOURCES	\$12,986,314	

Active Management of Water Utility User Rates, Increased Base Charge

- Increases to user rates have been adopted annually since July 1, 2016 and are currently Council-approved through July 1, 2025.
- In 2020 and early 2021, the Council reviewed over 20 user rate scenarios.
- Current user rates were adopted by three City Council ordinance readings on the following dates: May 25, 2021, June 8, 2021 and June 22, 2021.

										[Current]				
Fiscal Year:		FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Period Ending:		6/30/2014	6/30/2015	6/30/2016	6/30/2017	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	6/30/2023	6/30/2024	6/30/2025	6/30/2026
		Audited	Audited	Audited	Audited	Audited	Audited	Audited	Unaudited	Projected	Projected	Projected	Projected	Projected
1	WATER USAGE	<i>Change vs. Prior:</i>	-3.81%	3.03%	-2.38%	7.44%	-3.51%	12.09%	7.40%	3.00%	3.00%	3.00%	3.00%	3.00%
2	Water Gallons Sold (Regular Usage)	73,951,191	71,133,849	73,286,533	71,540,411	76,862,662	74,161,588	83,127,470	89,275,110	91,953,363	94,711,964	97,553,323	100,479,923	103,494,321
3	Water Gallons Sold (2nd Meter)				5,028,500	7,021,700	5,605,900	5,998,400	6,853,800	6,500,000	6,695,000	6,895,850	7,102,726	7,315,807
	Total Water Gallons Sold	73,951,191	71,133,849	73,286,533	76,568,911	83,884,362	79,767,488	89,125,870	96,128,910	98,453,363	101,406,964	104,449,173	107,582,648	110,810,128
4	WATER RATES													
5	Monthly Minimum Bill [includes 0 Gallons]	\$15.15	\$15.15	\$15.15	\$16.15	\$17.15	\$17.15	\$17.15	\$17.15	\$18.15	\$19.15	\$19.15	\$19.15	\$19.15
6	Rate per 1,000 Gallons [Regular]	\$4.35	\$4.35	\$4.35	\$4.45	\$4.45	\$4.45	\$4.72	\$5.00	\$5.93	\$6.77	\$7.54	\$7.77	\$8.00
7	2nd Meter Base Charge	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$6.00	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00	\$10.50
8	2nd Meter Rate per 1,000 Gallons	\$4.35	\$4.35	\$4.35	\$4.45	\$4.45	\$4.45	\$5.34	\$6.41	\$7.70	\$9.25	\$10.75	\$12.00	\$13.00
9	2nd Meter Flow Increase (per 1,000 Gallons):							20.00%	20.04%	20.12%	20.13%	16.22%	11.63%	8.33%
10	Change (% vs. Prior Year):		1.72%	2.39%	5.36%	5.54%	0.12%	1.54%	5.17%	3.00%	3.00%	3.00%	3.00%	3.00%
11	Change (# Accounts):		+24	+34	+78	+85	+2	+25	+85	+52	+53	+55	+57	+58
12	NUMBER OF METERS (Regular) (as of June 30)	1,397	1,421	1,455	1,533	1,618	1,620	1,645	1,730	1,782	1,835	1,890	1,947	2,006
13	NUMBER OF METERS (2nd Meter) (as of June 30)	114	114	117	122	131	132	134	144	148	153	157	162	167
14	Average Bill and Revenue Summary	(actual)	(actual)	(actual)	(actual)	(actual)	(actual)	(actual)	(actual)	(estimated)	(estimated)	(estimated)	(estimated)	(estimated)
15	Average Revenue per 1,000 Gallons (All Rev.)	\$7.78	\$7.98	\$7.96	\$8.60	\$8.78	\$8.95	\$8.79	\$8.99	\$10.15	\$11.22	\$11.99	\$12.22	\$12.45
16	Average Revenue per 1,000 Gal. (Flow only)	\$4.35	\$4.35	\$4.35	\$4.45	\$4.45	\$4.45	\$4.72	\$5.00	\$5.93	\$6.77	\$7.54	\$7.77	\$8.00
17	Average Monthly Bill (assumes 3,000 Gal.)	\$28.20	\$28.20	\$28.20	\$29.50	\$30.50	\$30.50	\$31.31	\$32.15	\$35.93	\$39.46	\$41.77	\$42.45	\$43.15
18	Average Monthly Bill (assumes 5,000 Gal.)	\$36.90	\$36.90	\$36.90	\$38.40	\$39.40	\$39.40	\$40.75	\$42.15	\$47.78	\$53.00	\$56.85	\$57.98	\$59.14

Adopted Water Utility User Rates and Adjustments

- Increases to user rates have been adopted annually since July 1, 2016 and are currently Council-approved through July 1, 2025, as listed below.

PART 1: USER RATES – Base Charges and Flow Charges (per 1,000 gallons)

Effective Date:	<u>Prior Status</u> 7/1/2020	<u>* Current *</u> 7/1/2021	<u>Update</u> 7/1/2022	<u>Update</u> 7/1/2023	<u>Update</u> 7/1/2024	<u>Update</u> 7/1/2025
Base Rate:	\$17.15	\$18.15	\$19.15	\$19.15	\$19.15	\$19.15
Flow Charge:	\$5.00	\$5.93	\$6.77	\$7.54	\$7.77	\$8.00
2nd Meter (Base):	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00	\$10.50
Flow Charge (2nd Meter)	\$6.41	\$7.70	\$9.25	\$10.75	\$12.00	\$13.00

PART 2: PERCENTAGE ADJUSTMENTS TO USER RATES (Flow Charge, per 1,000 gallons)

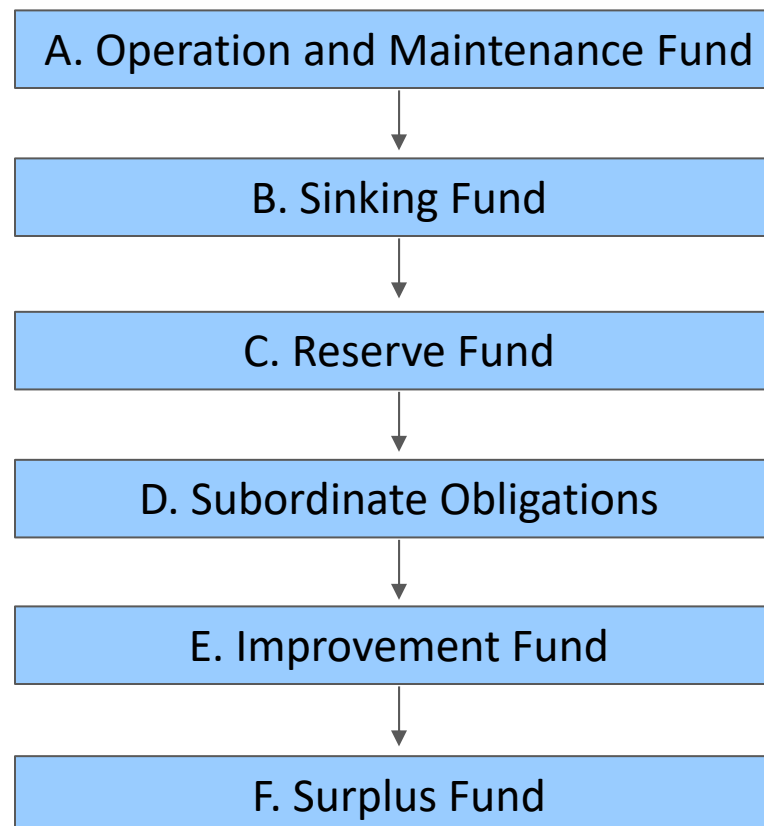
	<u>Prior Status</u> 5.932%	<u>* Current *</u> 18.500%	<u>Update</u> 14.250%	<u>Update</u> 11.375%	<u>Update</u> 3.000%	<u>Update</u> 3.000%
<i>Adjustments to Flow Charge:</i>	<i>[Effective on July 1, 2020]</i>	<i>[Effective on July 1, 2021]</i>	<i>[Effective on July 1, 2022]</i>	<i>[Effective on July 1, 2023]</i>	<i>[Effective on July 1, 2024]</i>	<i>[Effective on July 1, 2025]</i>
Monthly Bill - 3,000 Gallons (Sample)	\$32.15	\$36.45	\$40.42	\$43.35	\$44.07	\$44.82
Monthly Bill - 5,000 Gallons (Sample)	\$42.15	\$48.65	\$54.61	\$59.48	\$60.69	\$61.94

Flow of Funds

- **Rate Covenant** - The City shall establish, impose, adjust and provide for the collection of rates to be charged to customers of the Utility, including the City, to produce gross revenues (hereinafter sometimes referred to as the "Gross Revenues") at least sufficient to pay the expenses of operation and maintenance of the Utility, which shall include salaries, wages, cost of maintenance and operation, materials, supplies, insurance, and all other items normally included under recognized accounting practices (but does not include allowances for depreciation in the valuation of physical property) (which such expenses are hereinafter sometimes referred to as the "Operating Expenses") and to leave a balance of net revenues (herein referred to as the "Net Revenues") equal to at least one hundred twenty percent (120%) of the amount of annual payments of principal of and interest on all of the Bonds and any Parity Obligations.

- **Bond Reserve Fund** - The City is required to establish a Reserve Fund subaccount (the "Series 2021A Reserve Account") relating to the Bonds, and the minimum amount required to remain on deposit therein shall be and remain at \$_____ (maximum annual debt service) (the "Series 2021A Required Reserve Account Balance"). The Series 2021A Required Reserve Account Balance is equal, as of the date of calculation, to the least of (i) ten percent of the principal amount of the Bonds, (ii) the maximum amount of principal and interest payable on the Bonds in the current or any future fiscal year, or (iii) 125% of the average debt service on the Bonds. Funded from cash on hand (existing Reserve) and bond proceeds.

- **Improvement Fund** - The Required Improvement Fund Balance shall remain at \$300,000, and such funds shall be maintained on deposit in the Improvement Fund until such time as all of the Outstanding Bonds and the Bonds have been paid in full, both principal and interest, or provision for such payment has been made. Whenever the sum on deposit in the Improvement Fund has been reduced to less than the Required Improvement Fund Balance by the expenditure of all or a portion of such funds for any of the permitted purposes, monthly payments of \$____ shall be deposited into such Improvement Fund from the Net Revenues remaining after first making the required deposits into the Sinking Fund and the Reserve Fund, and after the Reserve Fund contains the Required Reserve Fund Balance, until the sum on deposit in the Improvement Fund has been restored to the Required Improvement Fund Balance.



Key Bond Covenants

- A. Rate Maintenance Requirement: 1.20 X Annual Debt Service
- B. Parity / Additional Bonds Test: 1.30 X Existing and Proposed Maximum Annual Water Revenue Debt Service
- C. Reserve Fund: Lesser of 3 Test – (1) Maximum annual debt service; (2) 125% of the average amount of principal of and interest becoming due on Water Revenue Bonds; or (3) 10% of the stated principal amount of the Bonds and Parity Obligations.
- D. Improvement Fund: \$300,000 Water Fund cash for Improvement Fund. This fund can be "spent down" on Water Utility improvements, but must be replenished to required level. Backup funding source for Debt Service Reserve Fund.

Composition of Water Utility Revenue – Base Rate Revenue

- Approximately 45% of annual Water Utility gross revenue is generated from “Base” charges, not subject to usage fluctuations.

Fiscal Year:		FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Period Ending:		6/30/2014	6/30/2015	6/30/2016	6/30/2017	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	6/30/2023	6/30/2024	6/30/2025	6/30/2026
		Audited	Audited	Audited	Audited	Audited	Audited	Audited	Unaudited	Projected	Projected	Projected	Projected	Projected
1	OPERATING REVENUE													
2	Charges for Services - Base (Meter) Charge	253,975	258,338	264,519	297,095	332,984	333,396	338,541	356,034	388,098	421,765	434,418	447,451	460,874
3	Usage Revenue (per 1,000 Gallons)	321,688	309,432	318,796	318,355	342,039	330,019	392,362	446,376	544,824	641,135	735,486	780,277	827,796
4	2nd Meter Base Charge	4,104	4,104	4,212	4,392	4,716	4,752	9,648	10,368	12,459	14,666	16,994	19,449	21,034
5	2nd Meter per 1,000 Gallons Revenue	-	-	-	22,377	31,247	24,946	32,031	43,933	50,050	61,929	74,130	85,233	95,105
6	Adjustments to Revenue (to match Audit/Actual)	(11,532)	79,617	15,229	38,166	14,605	7,590	28,510	25,638	-	-	-	-	-
7	Total Charges for Services	568,234	651,491	602,756	680,385	725,591	700,703	801,092	882,349	995,430	1,139,495	1,261,028	1,332,409	1,404,809
8	Licenses & Permits	23,000	12,500	28,500	35,500	30,975	82,817	29,500	35,700	35,000	35,000	35,000	35,000	35,000
9	Other Operating Revenue	33,150	19,308	18,030	21,903	74,945	85,345	81,607	27,248	30,000	30,000	30,000	30,000	30,000
10	TOTAL Operating Revenues	624,384	683,299	649,286	737,788	831,511	868,865	912,199	945,296	1,060,430	1,204,495	1,326,028	1,397,409	1,469,809

Debt Service Coverage Reflecting Council-Adopted User Rates

	Fiscal Year	WATER REVENUE DEBT			TOTAL Water Debt	Net Revenue for Debt Service and Coverage			
		2021A Water Revenue			TOTAL	FY 2024-25 Est. Rev. Avail. For Debt		FY 2025-26 Est. Rev. Avail. For Debt	
		Principal	[Estimated] Interest	Fiscal Year Total	Aggregate Water Debt Fiscal Year Total	Net Revenues Available for Debt	Coverage Ratio	Net Revenues Available for Debt	Coverage Ratio
				[Prin + int]	[Prin + int]				
	FY 2021-22	120,000	74,116	194,116	194,116	\$661,818	3.409 X	\$712,091	3.668 X
	FY 2022-23	230,000	145,013	375,013	375,013	661,818	1.765 X	712,091	1.899 X
1	FY 2023-24	240,000	140,413	380,413	380,413	661,818	1.740 X	712,091	1.872 X
2	FY 2024-25	255,000	135,613	390,613	390,613	661,818	1.694 X	712,091	1.823 X
3	FY 2025-26	280,000	130,513	410,513	410,513	661,818	1.612 X	712,091	1.735 X
4	FY 2026-27	330,000	124,913	454,913	454,913	661,818	1.455 X	712,091	1.565 X
5	FY 2027-28	340,000	118,313	458,313	458,313	661,818	1.444 X	712,091	1.554 X
6	FY 2028-29	345,000	111,513	456,513	456,513	661,818	1.450 X	712,091	1.560 X
7	FY 2029-30	350,000	104,613	454,613	454,613	661,818	1.456 X	712,091	1.566 X
8	FY 2030-31	360,000	97,613	457,613	457,613	661,818	1.446 X	712,091	1.556 X
9	FY 2031-32	365,000	90,413	455,413	455,413	661,818	1.453 X	712,091	1.564 X
10	FY 2032-33	375,000	83,113	458,113	458,113	661,818	1.445 X	712,091	1.554 X
11	FY 2033-34	380,000	75,613	455,613	455,613	661,818	1.453 X	712,091	1.563 X
12	FY 2034-35	390,000	68,013	458,013	458,013	661,818	1.445 X	712,091	1.555 X
13	FY 2035-36	395,000	60,213	455,213	455,213	661,818	1.454 X	712,091	1.564 X
14	FY 2036-37	405,000	52,313	457,313	457,313	661,818	1.447 X	712,091	1.557 X
15	FY 2037-38	415,000	44,213	459,213	459,213	661,818	1.441 X	712,091	1.551 X
16	FY 2038-39	420,000	35,913	455,913	455,913	661,818	1.452 X	712,091	1.562 X
17	FY 2039-40	430,000	27,513	457,513	457,513	661,818	1.447 X	712,091	1.556 X
18	FY 2040-41	440,000	18,913	458,913	458,913	661,818	1.442 X	712,091	1.552 X
19	FY 2041-42	450,000	9,563	459,563	459,563	661,818	1.440 X	712,091	1.549 X

\$7,315,000 \$1,748,416 \$9,063,416 \$9,063,416



Maximum Annual Debt Service: 459,563

Using FY 2024-25 Rev for Debt
Minimum Coverage:
 1.440 X

Using FY 2025-26 Rev for Debt
Minimum Coverage:
 1.549 X

Larger Water Customers for FY 2020-21 (ended June 30, 2021)

Larger Customers (for the year ended June 30, 2021)

<i><u>Customer Name</u></i>	<i><u>Total Gallons</u></i>	<i><u>Annual Billing</u></i>	<i><u>Percent (%) of Gallons Sold</u></i>	<i><u>Percent (%) of 2021 Total Revenue</u></i>
New Horizons of Huxley LLC	3,857,800	\$99,673	4.01%	10.93%
Oakview Apartments	2,033,200	64,001	2.12	7.02
Monsanto	3,672,900	32,651	3.82	3.58
Ballard Community Schools	3,360,600	31,079	3.50	3.41
Ballard Creek Community	620,000	26,917	0.64	2.95
Huxley Laser Wash	969,000	10,140	1.01	1.11
DOT Rest Area	1,095,000	7,873	1.14	0.86
Kum & Go	738,100	4,097	0.77	0.45
The Whistle Stop	288,800	3,963	0.30	0.43
Schuessler Five, LLC	<u>306,000</u>	<u>3,654</u>	<u>0.32</u>	<u>0.40</u>
Totals:	<u>16,941,400</u>	<u>\$ 284,048</u>	<u>17.62%</u>	<u>31.14%</u>

Credit Highlights

- 1) Diversified Water Utility with large, expanding customer base and modest user concentration.
- 2) City has taken a very careful, deliberate and thorough review of user rate adjustments, in the context of increased project costs.
- 3) No impact on Water Utility revenue due to COVID-19, in fact a water conservation order was implemented in July 2020 (reflecting too much demand).
- 4) Active approach to user rate adjustments reflects rate adjustments already in place, or approved, from July 1, 2016 through July 1, 2025 (nine consecutive years).
- 5) User rates required to be maintained at 120% (rate maintenance) of annual debt service.
- 6) Additional bonds test of 130% of existing/proposed maximum debt service.
- 7) Fully funded Debt Service Reserve Fund (lesser of three, likely maximum annual debt service).
- 8) Strong community wealth factors with a significantly-growing customer base.
- 9) Future (underway) development will ensure strong revenue base.

Summary and Questions

Thank you!
We are grateful for your time.

City of Huxley, Iowa



**Water Utility Cash Flow Model
and Adopted User Rates**

Date: October 13, 2021



www.northlandsecurities.com

Member FINRA and SIPC / Registered with SEC and MSRB

CITY OF HUXLEY, IOWA
WATER ENTERPRISE FUND CASH FLOW (Cash Basis)

PRELIMINARY DRAFT; SUBJECT TO CHANGE

Date Prepared: 10/1/2021

EXHIBIT 3

Cost Update to \$12.986 Million; Apply \$600,000 American Rescue Plan Funds; Fund Balance from GO Bonds

Assumptions		Effective Date: 7/1/20197/1/20207/1/20217/1/20227/1/20237/1/20247/1/20257/1/2026								
Usage Growth (Regular Gallons Sold)	3.00%	Change to FLOW Rate [\$]:	\$0.27	\$0.28	\$0.93	\$0.84	\$0.77	\$0.23	\$0.23	\$0.24
Usage Growth (2nd Meter Gallons)	3.00%		Change to FLOW Rate [%]:	6.07%	5.93%	18.50%	14.25%	11.375%	3.00%	3.00%
Meter Growth	3.00%	Change to BASE Rate [\$]:	\$0.00	\$0.00	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating Expenses (Growth)	3.00%		Change to BASE Rate [%]:	0.00%	0.00%	5.83%	5.51%	0.00%	0.00%	0.00%
Interest Rate (for Earnings)	0.50%									

[Current]

Fiscal Year:		FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Period Ending:		6/30/2014	6/30/2015	6/30/2016	6/30/2017	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	6/30/2023	6/30/2024	6/30/2025	6/30/2026	6/30/2027
		Audited	Audited	Audited	Audited	Audited	Audited	Audited	Unaudited	Projected	Projected	Projected	Projected	Projected	Projected
1	WATER USAGE	Change vs. Prior:	-3.81%	3.03%	-2.38%	7.44%	-3.51%	12.09%	7.40%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
2	Water Gallons Sold (Regular Usage)	73,951,191	71,133,849	73,286,533	71,540,411	76,862,662	74,161,588	83,127,470	89,275,110	91,953,363	94,711,964	97,553,323	100,479,923	103,494,321	106,599,150
3	Water Gallons Sold (2nd Meter)				5,028,500	7,021,700	5,605,900	5,998,400	6,853,800	6,500,000	6,695,000	6,895,850	7,102,726	7,315,807	7,535,281
	Total Water Gallons Sold	73,951,191	71,133,849	73,286,533	76,568,911	83,884,362	79,767,488	89,125,870	96,128,910	98,453,363	101,406,964	104,449,173	107,582,648	110,810,128	114,134,432
4	WATER RATES														
5	Monthly Minimum Bill [includes 0 Gallons]	\$15.15	\$15.15	\$15.15	\$16.15	\$17.15	\$17.15	\$17.15	\$17.15	\$18.15	\$19.15	\$19.15	\$19.15	\$19.15	\$19.15
6	Rate per 1,000 Gallons [Regular]	\$4.35	\$4.35	\$4.35	\$4.45	\$4.45	\$4.45	\$4.72	\$5.00	\$5.93	\$6.77	\$7.54	\$7.77	\$8.00	\$8.24
7	2nd Meter Base Charge	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$6.00	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00	\$10.50	\$10.50
8	2nd Meter Rater per 1,000 Gallons	\$4.35	\$4.35	\$4.35	\$4.45	\$4.45	\$4.45	\$5.34	\$6.41	\$7.70	\$9.25	\$10.75	\$12.00	\$13.00	\$13.00
9	2nd Meter Flow Increase (per 1,000 Gallons):							20.00%	20.04%	20.12%	20.13%	16.22%	11.63%	8.33%	0.00%
10	Change (% vs. Prior Year):		1.72%	2.39%	5.36%	5.54%	0.12%	1.54%	5.17%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
11	Change (# Accounts):		+24	+34	+78	+85	+2	+25	+85	+52	+53	+55	+57	+58	+60
12	NUMBER OF METERS (Regular) (as of June 30)	1,397	1,421	1,455	1,533	1,618	1,620	1,645	1,730	1,782	1,835	1,890	1,947	2,006	2,066
13	NUMBER OF METERS (2nd Meter) (as of June 30)	114	114	117	122	131	132	134	144	148	153	157	162	167	172
14	Average Bill and Revenue Summary	(actual)	(actual)	(actual)	(actual)	(actual)	(actual)	(actual)	(actual)	(estimated)	(estimated)	(estimated)	(estimated)	(estimated)	(estimated)
15	Average Revenue per 1,000 Gallons (All Rev.)	\$7.78	\$7.98	\$7.96	\$8.60	\$8.78	\$8.95	\$8.79	\$8.99	\$10.15	\$11.22	\$11.99	\$12.22	\$12.45	\$12.69
16	Average Revenue per 1,000 Gal. (Flow only)	\$4.35	\$4.35	\$4.35	\$4.45	\$4.45	\$4.45	\$4.72	\$5.00	\$5.93	\$6.77	\$7.54	\$7.77	\$8.00	\$8.24
17	Average Monthly Bill (assumes 3,000 Gal.)	\$28.20	\$28.20	\$28.20	\$29.50	\$30.50	\$30.50	\$31.31	\$32.15	\$35.93	\$39.46	\$41.77	\$42.45	\$43.15	\$43.87
18	Average Monthly Bill (assumes 5,000 Gal.)	\$36.90	\$36.90	\$36.90	\$38.40	\$39.40	\$39.40	\$40.75	\$42.15	\$47.78	\$53.00	\$56.85	\$57.98	\$59.14	\$60.34
19	OPERATING REVENUE	Service Charge:	14.65%	-7.48%	12.88%	6.64%	-3.43%	14.33%	10.14%	12.82%	14.47%	10.67%	5.66%	5.43%	4.82%
20	Charges for Services - Base (Meter) Charge	253,975	258,338	264,519	297,095	332,984	333,396	338,541	356,034	388,098	421,765	434,418	447,451	460,874	474,700
21	Usage Revenue (per 1,000 Gallons)	321,688	309,432	318,796	318,355	342,039	330,019	392,362	446,376	544,824	641,135	735,486	780,277	827,796	878,209
22	2nd Meter Base Charge	4,104	4,104	4,212	4,392	4,716	4,752	9,648	10,368	12,459	14,666	16,994	19,449	21,034	21,665
23	2nd Meter per 1,000 Gallons Revenue	-	-	-	22,377	31,247	24,946	32,031	43,933	50,050	61,929	74,130	85,233	95,105	97,959
24	Adjustments to Revenue (to match Audit/Actual)	(11,532)	79,617	15,229	38,166	14,605	7,590	28,510	25,638	-	-	-	-	-	-
25	Total Charges for Services	568,234	651,491	602,756	680,385	725,591	700,703	801,092	882,349	995,430	1,139,495	1,261,028	1,332,409	1,404,809	1,472,532
26	Licenses & Permits	23,000	12,500	28,500	35,500	30,975	82,817	29,500	35,700	35,000	35,000	35,000	35,000	35,000	35,000
27	Other Operating Revenue	33,150	19,308	18,030	21,903	74,945	85,345	81,607	27,248	30,000	30,000	30,000	30,000	30,000	30,000
28	TOTAL Operating Revenues	624,384	683,299	649,286	737,788	831,511	868,865	912,199	945,296	1,060,430	1,204,495	1,326,028	1,397,409	1,469,809	1,537,532
29	OPERATING EXPENSES		-9.39%	-8.20%	16.47%	4.62%	9.63%	20.62%	-12.79%	11.65%	3.00%	3.00%	3.00%	3.00%	3.00%
30	Business Type Activities	517,322	468,722	430,275	501,161	524,293	574,759	693,274	604,592	675,000	695,250	716,108	737,591	759,718	782,510
31	Other Operating Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-
35	TOTAL Operating Expenses	517,322	468,722	430,275	501,161	524,293	574,759	693,274	604,592	675,000	695,250	716,108	737,591	759,718	782,510
36	OPERATING INCOME	107,062	214,577	219,011	236,627	307,218	294,106	218,925	340,704	385,430	509,245	609,921	659,818	710,091	755,022

CITY OF HUXLEY, IOWA
WATER ENTERPRISE FUND CASH FLOW (Cash Basis)

PRELIMINARY DRAFT; SUBJECT TO CHANGE
Cost Update to \$12.986 Million; Apply \$600,000 American Rescue Plan Funds; Fund Balance from GO Bonds

Date Prepared: 10/1/2021

EXHIBIT 3

Assumptions		Effective Date: 7/1/20197/1/20207/1/20217/1/20227/1/20237/1/20247/1/20257/1/2026								
Usage Growth (Regular Gallons Sold)	3.00%	Change to FLOW Rate [\$]:	\$0.27	\$0.28	\$0.93	\$0.84	\$0.77	\$0.23	\$0.23	\$0.24
Usage Growth (2nd Meter Gallons)	3.00%		Change to FLOW Rate [%]:	6.07%	5.93%	18.50%	14.25%	11.375%	3.00%	3.00%
Meter Growth	3.00%	Change to BASE Rate [\$]:	\$0.00	\$0.00	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating Expenses (Growth)	3.00%		Change to BASE Rate [%]:	0.00%	0.00%	5.83%	5.51%	0.00%	0.00%	0.00%
Interest Rate (for Earnings)	0.50%									

[Current]														
Fiscal Year:	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Period Ending:	6/30/2014	6/30/2015	6/30/2016	6/30/2017	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	6/30/2023	6/30/2024	6/30/2025	6/30/2026	6/30/2027
	Audited	Audited	Audited	Audited	Audited	Audited	Audited	Unaudited	Projected	Projected	Projected	Projected	Projected	Projected
37 Non-Operating Revenues / (Expenses)														
38 Add Back: Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39 Investment Interest Income	-	-	-	-	-	2,151	2,767	-	2,500	2,000	2,000	2,000	2,000	2,000
40 Rental Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41 Miscellaneous Revenue / (Expense)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
42 Other Non-Oper. Revenue / (Expense)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
43 Subtotal of Non-Oper. Revenues/(Expenses)	-	-	-	-	-	2,151	2,767	-	2,500	2,000	2,000	2,000	2,000	2,000
44 Net Revenues Available for Debt Service	107,062	214,577	219,011	236,627	307,218	296,257	221,692	340,704	387,930	511,245	611,921	661,818	712,091	757,022
45 WATER DEBT SERVICE														
46 2002 Water Revenue SRF Debt	97,920	-	-	-	-	-	-	-	-	-	-	-	-	-
47 2013C Water Revenue Bonds	-	119,785	117,930	117,248	121,145	119,990	118,395	116,800	1,144	-	-	-	-	-
48 Proposed 2021A Water Revenue	-	-	-	-	-	-	-	-	190,003	376,878	382,278	392,478	412,378	456,778
49 Total Parity Water Revenue Debt	97,920	119,785	117,930	117,248	121,145	119,990	118,395	116,800	191,147	376,878	382,278	392,478	412,378	456,778
50 2003 Gen. Oblig. Water SRF (paid by TIF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
51 Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-
52 Total Other Water Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-
53 Total Water Debt (Parity and Other)	97,920	119,785	117,930	117,248	121,145	119,990	118,395	116,800	191,147	376,878	382,278	392,478	412,378	456,778
54 DEBT SERVICE COVERAGE														
55 Net Revenues / Revenue Debt Only	1.093 X	1.791 X	1.857 X	2.018 X	2.536 X	2.469 X	1.872 X	2.917 X	2.029 X	1.357 X	1.601 X	1.686 X	1.727 X	1.657 X
56 Net Revenues / All Debt	1.093 X	1.791 X	1.857 X	2.018 X	2.536 X	2.469 X	1.872 X	2.917 X	2.029 X	1.357 X	1.601 X	1.686 X	1.727 X	1.657 X
57 NET INCOME AFTER DEBT SERVICE	9,142	94,792	101,081	119,379	186,073	176,267	103,297	223,904	196,784	134,367	229,643	269,341	299,713	300,245
58 Other Revenues / (Expenses)														
59 Bond Proceeds	-	-	-	-	-	-	-	-	6,890,000	-	-	-	-	-
60 Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
61 Capital Outlays / Projects	-	(65,448)	(85,576)	(29,363)	(3,531)	-	-	(104,484)	(5,075,000)	(1,860,516)	(100,000)	(100,000)	(100,000)	(100,000)
62 Transfer to Tower Painting Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
63 Transfer to Tower Inspection Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
64 Insurance Proceeds	-	-	-	-	51,170	-	-	-	-	-	-	-	-	-
65 Other Sources / (Uses) of Cash	(202,809)	-	-	(136,000)	-	20,655	(31,840)	-	-	-	-	-	-	-
66 Total Other Revenues / (Expenses)	(202,809)	(65,448)	(85,576)	(165,363)	47,639	20,655	(31,840)	(104,484)	1,815,000	(1,860,516)	(100,000)	(100,000)	(100,000)	(100,000)
67 Annual Surplus / (Deficit)	(193,667)	29,344	15,505	(45,984)	233,712	196,922	71,457	119,420	2,011,784	(1,726,149)	129,643	169,341	199,713	200,245

CITY OF HUXLEY, IOWA
WATER ENTERPRISE FUND CASH FLOW (Cash Basis)

PRELIMINARY DRAFT; SUBJECT TO CHANGE
Cost Update to \$12.986 Million; Apply \$600,000 American Rescue Plan Funds; Fund Balance from GO Bonds

Date Prepared: 10/1/2021

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Assumptions		Effective Date: 7/1/20197/1/20207/1/20217/1/20227/1/20237/1/20247/1/20257/1/2026								
Usage Growth (Regular Gallons Sold)	3.00%	Change to FLOW Rate [\$]:	\$0.27	\$0.28	\$0.93	\$0.84	\$0.77	\$0.23	\$0.23	\$0.24
Usage Growth (2nd Meter Gallons)	3.00%		Change to FLOW Rate [%]:	6.07%	5.93%	18.50%	14.25%	11.375%	3.00%	3.00%
Meter Growth	3.00%	Change to BASE Rate [\$]:	\$0.00	\$0.00	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating Expenses (Growth)	3.00%		Change to BASE Rate [%]:	0.00%	0.00%	5.83%	5.51%	0.00%	0.00%	0.00%
Interest Rate (for Earnings)	0.50%									

		[Current]													
	Fiscal Year:	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
	Period Ending:	6/30/2014	6/30/2015	6/30/2016	6/30/2017	6/30/2018	6/30/2019	6/30/2020	6/30/2021	6/30/2022	6/30/2023	6/30/2024	6/30/2025	6/30/2026	6/30/2027
		Audited	Audited	Audited	Audited	Audited	Audited	Audited	Unaudited	Projected	Projected	Projected	Projected	Projected	Projected
68	UNRESTRICTED CASH														
69	Unrestricted Cash Beginning Balance	583,507	390,569	459,948	471,882	417,501	731,839	929,856	988,790	1,108,210	3,119,994	1,393,845	1,523,488	1,692,829	1,892,542
70	Transfer (to) / from Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71	Accounting Adjustments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72	Annual Surplus/(Deficit) (from row 67)	(193,667)	29,344	15,505	(45,984)	233,712	196,922	71,457	119,420	2,011,784	(1,726,149)	129,643	169,341	199,713	200,245
73	Other Sources / (Uses) of Cash	729	40,035	(3,571)	(8,397)	80,626	1,095	(12,523)	-	-	-	-	-	-	-
74	Unrestricted Cash Ending Balance	390,569	459,948	471,882	417,501	731,839	929,856	988,790	1,108,210	3,119,994	1,393,845	1,523,488	1,692,829	1,892,542	2,092,787
75	Unrestricted Cash as % of Expenses	75.5%	98.1%	109.7%	83.3%	139.6%	161.8%	142.6%	183.3%	462.2%	200.5%	212.7%	229.5%	249.1%	267.4%
76	RESTRICTED / DESIGNATED CASH														
77	Water Meter Deposit Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
78	Water Bond Sinking Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
79	Water Bond Reserve Fund	288,498	170,318	174,571	178,571	98,500	98,500	98,500	460,178	460,178	460,178	460,178	460,178	460,178	460,178
80	Water Improvement Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
81	Bond Proceeds (Balance End of Fiscal Year)	-	-	-	-	-	-	-	-	1,785,516	-	-	-	-	-
82	Water Tower Painting Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-
83	Health Plan Trustee	-	-	-	-	-	-	13,428	-	-	-	-	-	-	-
84	Transfers (To) / From Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
85	Other Sources / (Uses) of Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-
86	Restricted Cash Ending Balance	288,498	170,318	174,571	178,571	98,500	98,500	111,928	460,178	2,245,693	460,178	460,178	460,178	460,178	460,178
87	TOTAL CASH BALANCE	679,067	630,266	646,453	596,072	830,339	1,028,356	1,100,718	1,568,387	5,365,687	1,854,022	1,983,666	2,153,007	2,352,720	2,552,965
88	CAPITAL OUTLAY DETAIL (reflected in row 61)														
89	Water Treatment Plant/Storage/Well	-	-	-	-	-	-	-	104,484	5,000,000	1,785,516	-	-	-	-
90	Other Water System Improverments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91	Water Main Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92	Equipment Acquisition	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93	Other Capital Outlays 1	-	65,448	85,576	29,363	3,531	-	-	-	75,000	75,000	100,000	100,000	100,000	100,000
94	Other Capital Outlays 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95	TOTAL CAPITAL OUTLAYS	-	65,448	85,576	29,363	3,531	-	-	104,484	5,075,000	1,860,516	100,000	100,000	100,000	100,000

FY 2022 Capital Improvement Plan

	Cost Estimate	Funding Source
Public Works-Streets		
East 1st Street Rehabilitation (1500' x 28'=4667 Sq. Yds.)(1500'x28' = 4667 S.Y.)		
(Funded and work is completed, timing of project carried over into FY 22)	\$621,536.00	CIRPTA Grants, Spring 2020 Bond
Mill and 2" Overlay		
North 4th Avenue (4"water)	\$190,883.33	Road Use Tax/WWW
East 4th Street from Highway 69 to North 2nd Ave. and water main	\$236,488.11	Road Use Tax/WWW
Cypress Drive	\$87,354.20	Road Use Tax/WWW
East 5th from Parkridge Ave to Berhow Park	\$84,430.22	Road Use Tax/WWW
Cedar Lane	\$140,339.14	
Total	\$739,495.00	
Sidewalk infill and Public Area Paving Work		Evaluation of assessment, TIF, LMI
Centennial Park North Park Drive Entrance & Trail	\$25,467.00	
Connection near 560th-Sand Cherry HOINT	\$12,000.00	
Total	\$37,467.00	
Public Works-Water		
Water Plant Expansion/Well Field Expansion	\$12,900,000.00	Summer 2021 Bond Issuance, GO/ TIF, ARA
Total	\$12,900,000.00	
Public Works-Wastewater		
Jetter	\$120,000.00	WW Enterprise Fund
Lining and lateral launching	\$40,000.00	WW Enterprise Fund
Manhole Rehab	\$20,000.00	WW Enterprise Fund
Barnacle removal and main lining under 69 on E 5th to Timberlane	\$30,000.00	WW Enterprise Fund
Upgrade 2500 Utility Truck	\$60,000.00	WW Enterprise Fund
Total	\$270,000.00	
Police		
Patrol Vehicle	\$48,374.00	General Fund
Total	\$48,374.00	
Parks & Recreation		
Splash Pad Planning, Design, Construction after January 1, 2021	\$340,000.00	Kreg Donation, General Fund, TIF
Sewer and Drainage-Berhow Park	\$85,000.00	WW Enterprise Fund
Larson Restroom	\$57,000.00	General Fund/WW Enterprise Fund
Centennial Sewer	\$75,000.00	WW Enterprise Fund

Total	\$557,000.00	
Fire-EMS		
Replace 2002 Ford 606 Attack Truck	\$150,000.00	General Fund
EMS Vending Machine-Medical Supplies	\$15,000.00	General Fund
Total	\$165,000.00	
Administration/3C's Building/Library		
Space Needs Analysis and Comprehensive Plan	\$45,000.00	General Fund

TOTAL	\$15,383,872.00
Remove East 1st	\$621,536.00
TOTAL	\$14,762,336.00