



CITY COUNCIL MEETING NOTICE

ZOOM MEETING-INFORMATION Join Zoom Meeting
<https://zoom.us/j/96175807594>

Meeting ID: 961 7580 7594
One tap mobile
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TUESDAY NOVEMBER 24, 2020 6:00 P.M.

AGENDA

1. ROLL CALL
2. APPROVE AGENDA AS PRESENTED AND/OR AMENDED
3. PRESENTATION/RECOGNITION
4. PUBLIC COMMENT (5 MINUTE TIME LIMIT FOR ITEMS NOT ON THIS AGENDA)
5. PUBLIC HEARINGS
6. **CONSENT AGENDA – *These are routine business items and will be acted upon by one Roll Call Vote without separate discussion unless a Councilmember or citizen requests an item to be removed or considered separately.***
 - a. Approve Minutes from November 10, 2020 Regular Meeting
 - b. Approve Payment of Bills
 - c. Approve Resolution No. 20-107 Urban Renewal Report
 - d. Approve Resolution No. 20-108 Annual Financial Report
 - e. Approve Resolution No. 20-109 Story County TIF Certification for FY 2022
 - f. Approve Resolution No. 20-110 December 2020 Council Meeting Date
 - g. Approve Resolution No. 20-111 560th Avenue Street Lights Proposals with Consumers Energy
 - h. Approve Resolution No. 20-112 Contract with Callahan Municipal Consultants Council Goal Setting Session
 - i. Approve Resolution No 20-113 Loveland Plat of Survey
 - j. Approve Resolution No. 20-114 Setting Date of Public Hearing to Consider an Amendment to Chapter 170, Floodplain Management, of the City of Huxley Code of Ordinances
7. BUSINESS ITEMS
8. INFORMATIONAL ITEMS
9. CITY ADMINISTRATOR AND DIRECTOR REPORTS
10. MAYOR AND COUNCIL REPORTS
11. ADJOURNMENT
12. WORKSESSION

UPCOMING WORK SESSION TOPICS

Zoning Ordinance Review and Amendments

Economic Development Proposals
Main Avenue Revitalization
New City Mapping Capabilities
FY 21/22 Budget and Capital Improvement Plan

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. Council agendas are available to the public at the City Clerk's Office on Monday morning preceding Tuesday's council 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.

11-24-20 Council Claims

	A	B	C
1	VENDOR NAME	DESCRIPTION	GROSS AMOUNT
2	ALLIANT ENERGY	GAS AND ELECTRIC	\$ 9,172.24
3	BAKER & TAYLOR ENTERTAINME	BOOKS	\$ 530.45
4	BOOT BARN, INC.	UNIFORM PARTS	\$ 161.97
5	BUD'S AUTO REPAIR INC	CHARGER MAINTENANCE & REPAIR	\$ 1,288.05
6	CARDMEMBER SERVICE	SEE ATTACHED	\$ 4,909.71
7	CENTRAL IOWA DISTRIBUTING	VIRAL SCREENS, GLOVES, DEGREASER	\$ 325.00
8	CINTAS CORPORATION	REFILL MEDICINE CABINET	\$ 119.61
9	CITY OF ATLANTIC	BRAINFUSE/HELPNOW SUBSCRIPTION	\$ 500.00
10	CONSUMERS ENERGY	GAS AND ELECTRIC	\$ 11,057.18
11	DACIA BUSS	SITE SUPERVISOR FOR SOCCER	\$ 276.00
12	DIGITAL ALLY	NEW PATROL IN-CAR CAMERA	\$ 4,015.00
13	DOLLAR GENERAL-REGIONS 410	JANITORIAL SUPPLIES	\$ 35.40
14	DR. ANTHONY TATMAN	PROFILE TESTS	\$ 75.00
15	GALLS, LLC- DBA CARPENTER	PD UNIFORM PARTS	\$ 334.48
16	GATEHOUSE-DB IOWA HOLDINGS	LEGAL PUBLICATIONS	\$ 120.23
17	HACH COMPANY	WATER & WASTEWATER CHEMICALS	\$ 223.38
18	HEARTLAND CO-OP	CHEMICALS FOR PARKS	\$ 112.00
19	HUXLEY COMMUNICATIONS COOP	PHONE, CABLE, INTERNET	\$ 1,419.87
20	I & S GROUP, INC.	WATER MAIN & STREET IMPROVEMEN	\$ 598.75
21	IDALS	PESTICIDE APPLICATOR LICENSES	\$ 30.00
22	INTEGRATED PRINT SOLUTIONS	YOUTH BASKETBALL TSHIRTS	\$ 263.50
23	INTERNAL REVENUE SERVICE	PAYROLL TAXES	\$ 11,690.59
24	INTERSTATE BATTERIES	ECONO-BATTERY	\$ 50.00
25	IOWA DOT	WASHER FLUID & TRASH BAGS, HAND SOAP, JANITORIAL SUPPLIES	\$ 585.27
26	IOWA ONE CALL	EMAIL LOCATES	\$ 154.80
27	IOWA POLICE CHIEFS ASSOCIA	MEMBERSHIP RENEWAL	\$ 125.00
28	IOWA PRISON INDUSTRIES	SPEED LIMIT SIGNS	\$ 219.12
29	JEREMY J. ARENDS	MONTHLY TREASURER REPORTS	\$ 400.00
30	KEYSTONE LABORATORIES	OCTOBER WASTEWATER SAMPLES	\$ 625.20
31	LIBERTY READY MIX	M4 CONCRETE FOR STREET PATCH	\$ 520.00
32	MARCO	COLOR AND B/W COPIES	\$ 306.69
33	MARCO, INC.	PD MAINTENANCE AGREEMENT	\$ 229.29
34	MENARDS - AMES	DOWN SPOUT/LADDER	\$ 226.55
35	MIDWEST ALARM SERVICES	FIRE ALARM MONITORING	\$ 472.08
36	MIDWEST UNDERGROUND SUPPLY	PARTS FOR CHIPPER	\$ 76.41
37	NCL OF WISCONSIN, INC.	TSS QUARTERLY	\$ 16.13
38	NEW CENTURY FS INC	UNLEADED FUEL	\$ 1,451.74
39	ON TRACK CONSTRUCTION	RETAINAGE-MAIN AVE STORM REP.	\$ 9,604.00
40	OXEN TECHNOLOGY	MICROSOFT 365 ONLINE	\$ 249.50
41	PREMIER	LIBRARY PRINTER USAGE	\$ 76.95
42	SAGE HOMES, INC.	BUILDING PERMIT DEPOSIT REFUND	\$ 1,000.00
43	SARAH BRENDLAND	CIRL BASKETBALL	\$ 65.00
44	SLATER ANIMAL HOSPITAL	BOARDING STRAY ANIMALS	\$ 91.00
45	SUNSET LAW ENFORCEMENT	AMMUNITION	\$ 72.88

11-24-20 Council Claims

	A	B	C
46	SYNCB/AMAZON	BOOKS AND JANITORIAL	\$ 46.93
47	TASC	FLEX BENEFIT PLANS	\$ 597.89
48	THE SHERWIN-WILLIAMS CO.	KIT FILTER	\$ 29.62
49	TRANE U.S. INC.	REPAIR OF HEATING UNIT	\$ 2,090.00
50	U.S. BANK EQUIPMENT FINANC	COPIER LEASE	\$ 101.68
51	VERIZON WIRELESS	PUBLIC WORKS CELL PHONES	\$ 331.68
52	WINDSTREAM IOWA COMMUNICAT	DISPATCH PHONE	\$ 79.71
53	Payroll Expense		\$ 52,480.81
54	GRAND TOTAL		\$ 119,634.34
55			
56		FUND TOTALS	
57	001 GENERAL FUND	31,188.27	
58	002 LIBRARY	3,395.36	
59	003 RECREATION	5,151.37	
60	004 FIRE AND RESCUE	395.28	
61	014 AMBULANCE	361.84	
62	110 ROAD USE TAX	6,843.80	
63	344 STREET & WATER REPAIRS	598.75	
64	398 STORM DAMAGE-DEREUCHE	76.41	
65	600 WATER UTILITY	7,988.12	
66	610 SEWER UTILITY	11,154.33	
67	01 PAYROLL EXPENSE	52,480.81	
68	GRAND TOTAL	119,634.34	
69			
70	Cardmember Services (Visa)		
71	Admin	amazon prime, adobe acropro, annual membership, monthly zoom, sam's club renewal, postage, 2021 pet license tags	\$ 336.68
72	Streets	staff tshirts, guage, sight, reservoir, gis term license, auto repair forms, ink,	\$ 751.15
73	Library	fareway, postage	\$ 25.16
74	Parks and Rec	basketballs, brushroll, vending product, forever envelopes, face painter, center grove orchard, vacuums, fire cover plate, fareway, aed battery, mouth guards, cabinet, fitness on demand	\$ 2,845.30
75	PD	postage	\$ 25.74
76	WW	exam manual, face masks, meals for irwa meeting, hotel for irwa meeting, gis term license, post	\$ 780.62
77	Water	exam manual, gas to get to conference, irwa meeting meals, squeeze bottles,	\$ 145.06
78	Total		\$ 4,909.71
79	Cardmember Services (Visa)		

RESOLUTION NO. 20-107

RESOLUTION APPROVING ANNUAL URBAN RENEWAL REPORT FOR FY 2020 TO THE IOWA DEPARTMENT OF MANAGEMENT

BE IT RESOLVED, THEREFORE, the City of Huxley, Iowa has completed the Annual Urban Renewal Report that is due December 1, 2020 and now approves its submittal to the Iowa Department of Management and authorizes the Mayor to sign.

PASSED, ADOPTED AND APPROVED this 24th day of November 2020.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-107** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 24th day of November 2020.

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: HUXLEY
Local Government Number: 85G816

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HUXLEY URBAN RENEWAL	85004	15
HUXLEY HOUSING URBAN RENEWAL AREA	85027	2
HUXLEY IRON BRIDGE URBAN RENEWAL AREA	85028	2

TIF Debt Outstanding: 15,777,231

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	2,796,521	255,848	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	582,379
Non-Rebate Expenditures:	1,963,257
Returned to County Treasurer:	0
Total Expenditures:	2,545,636

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	250,885	441,060	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 12,980,710

Urban Renewal Area Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL
 UR Area Number: 85004

UR Area Creation Date: 02/1988

UR Area Purpose: Primary goal of the plan is to stimulate, through public involvement and commitment, private investments in commercial and industrial development and the creation of a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL TIF INCREM	850506	850106	0
HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL TIF INCREM	850507	850107	0
PALESTINE TWP/BALLARD SCH/HUXLEY URBAN RENEWAL PALESTINE TWP TIF INCREM	850508	850108	0
UNION TWP/BALLARD SCH/HUXLEY URBAN RENEWAL 2ND ENLARGEMENT UNION TW TIF INCREM	850525	850125	0
HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT TIF INCREM	850529	850129	95,245,317
HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT TIF INCREM	850530	850130	0
PALESTINE TWP/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT PALESTINE TWP TIF INCREM	850531	850131	0
HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM	850532	850132	0
UNION TWP/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	850567	850167	0
HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	850568	850168	0
HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	850569	850169	0
HUXLEY CITY/BALLARD SCH/HUXLEY UR 2ND ENLARGEMENT ANNEXED FROM UNION TWP TIF INCREM	850578	850178	0
HUXLEY CITY AG/BALLARD SCH/HUXLEY UR 2ND ENLARGEMENT ANNEXED FROM UNION TWP TIF INCREM	850579	850179	0
HUXLEY CITY/BALLARD SCH/HUXLEY UR 3RD ENLARGEMENT ANNEXED FROM UNION TWP TIF INCREM	850580	850180	0
HUXLEY CITY AG/BALLARD SCH/HUXLEY UR 3RD ENLARGEMENT ANNEXED FROM UNION TWP TIF INCREM	850581	850181	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	165,993,300	2,291,700	0	0	-100,008	170,387,392	0	170,387,392
Taxable	0	94,480,076	2,062,530	0	0	-100,008	98,094,398	0	98,094,398
Homestead Credits									528

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **2,596,521** **255,848** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0

Asset Sales & Loan Repayments:	0
Total Revenue:	0
Rebate Expenditures:	574,587
Non-Rebate Expenditures:	1,963,257
Returned to County Treasurer:	0
Total Expenditures:	2,537,844

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	58,677	434,156	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For HUXLEY URBAN RENEWAL

TrailRidge Development IV

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Northview Phase III

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Meadow Lane - Plat I East

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Mr. Storage

Description:	Commercial Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

South Story Bank & Trust

Description:	Commercial Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Vision Bank

Description:	Commercial Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Fareway

Description:	Commercial Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Meadow Lane - Plat 2 East

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Iowa Irrigation

Description:	Commercial Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Public Infrastructure Improvements

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For HUXLEY URBAN RENEWAL

Trail Ridge Development

Debt/Obligation Type:	Rebates
Principal:	27,594
Interest:	0
Total:	27,594
Annual Appropriation?:	Yes
Date Incurred:	07/06/2005
FY of Last Payment:	2020

Meadow Lane Development

Debt/Obligation Type:	Rebates
Principal:	1,735,070
Interest:	0
Total:	1,735,070
Annual Appropriation?:	Yes
Date Incurred:	10/22/2010
FY of Last Payment:	2032

Northview Development

Debt/Obligation Type:	Rebates
Principal:	358,713
Interest:	0
Total:	358,713
Annual Appropriation?:	Yes
Date Incurred:	11/02/2004
FY of Last Payment:	2020

LMI Incentives

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	434,156
Interest:	0
Total:	434,156
Annual Appropriation?:	Yes
Date Incurred:	05/08/2003
FY of Last Payment:	2021

South Story Bank & Trust

Debt/Obligation Type:	Rebates
Principal:	188,000
Interest:	0
Total:	188,000
Annual Appropriation?:	Yes
Date Incurred:	02/12/2013

FY of Last Payment: 2023

Mr. Storage LLP

Debt/Obligation Type: Rebates
Principal: 5,594
Interest: 0
Total: 5,594
Annual Appropriation?: Yes
Date Incurred: 12/08/2015
FY of Last Payment: 2021

Vision Bank

Debt/Obligation Type: Rebates
Principal: 87,971
Interest: 0
Total: 87,971
Annual Appropriation?: Yes
Date Incurred: 06/09/2015
FY of Last Payment: 2025

Fareway

Debt/Obligation Type: Rebates
Principal: 1,501,517
Interest: 0
Total: 1,501,517
Annual Appropriation?: Yes
Date Incurred: 06/24/2014
FY of Last Payment: 2037

Iowa Irrigation

Debt/Obligation Type: Rebates
Principal: 2,589
Interest: 0
Total: 2,589
Annual Appropriation?: Yes
Date Incurred: 06/09/2015
FY of Last Payment: 2021

\$4,590,000 Corporate Purpose Loan

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 1,620,000
Interest: 93,325
Total: 1,713,325
Annual Appropriation?: Yes
Date Incurred: 06/30/2010
FY of Last Payment: 2026

\$500,000 SRF GO Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	65,000
Interest:	245
Total:	65,245
Annual Appropriation?:	Yes
Date Incurred:	04/16/2003
FY of Last Payment:	2022

\$3,315,000 GO Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,065,000
Interest:	321,360
Total:	3,386,360
Annual Appropriation?:	Yes
Date Incurred:	04/27/2016
FY of Last Payment:	2026

\$6,855,000 GO Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,195,000
Interest:	503,888
Total:	5,698,888
Annual Appropriation?:	Yes
Date Incurred:	05/04/2017
FY of Last Payment:	2026

Non-Rebates For HUXLEY URBAN RENEWAL

TIF Expenditure Amount:	34,113
Tied To Debt:	\$500,000 SRF GO Loan
Tied To Project:	Public Infrastructure Improvements

TIF Expenditure Amount:	596,663
Tied To Debt:	\$4,590,000 Corporate Purpose Loan
Tied To Project:	Public Infrastructure Improvements

TIF Expenditure Amount:	330,443
Tied To Debt:	\$3,315,000 GO Refunding Bond
Tied To Project:	Public Infrastructure Improvements

TIF Expenditure Amount:	1,002,038
Tied To Debt:	\$6,855,000 GO Refunding Bond
Tied To Project:	Public Infrastructure Improvements

Rebates For HUXLEY URBAN RENEWAL

Trail Ridge Phase IV

TIF Expenditure Amount:	27,593
Rebate Paid To:	Central States Bank/Roger Wheeler
Tied To Debt:	Trail Ridge Development
Tied To Project:	TrailRidge Development IV
Projected Final FY of Rebate:	2020

Northview Phase III

TIF Expenditure Amount:	358,713
Rebate Paid To:	Dickson & LuAnn Jensen
Tied To Debt:	Northview Development
Tied To Project:	Northview Phase III
Projected Final FY of Rebate:	2019

Meadow Lane - Plat I East

TIF Expenditure Amount:	36,567
Rebate Paid To:	Meadow Lane Investments
Tied To Debt:	Northview Development
Tied To Project:	Meadow Lane - Plat I East
Projected Final FY of Rebate:	2020

South Story Bank & Trust

TIF Expenditure Amount:	47,559
Rebate Paid To:	South Story Bank & Trust
Tied To Debt:	South Story Bank & Trust
Tied To Project:	South Story Bank & Trust
Projected Final FY of Rebate:	2023

Mr. Storage

TIF Expenditure Amount:	10,781
Rebate Paid To:	Mr. Storage LLP
Tied To Debt:	Mr. Storage LLP
Tied To Project:	Mr. Storage
Projected Final FY of Rebate:	2021

Vision Bank

TIF Expenditure Amount:	9,818
Rebate Paid To:	Vision Bank
Tied To Debt:	Vision Bank
Tied To Project:	Vision Bank
Projected Final FY of Rebate:	2025

Fareway

TIF Expenditure Amount:	33,626
Rebate Paid To:	Fareway
Tied To Debt:	Fareway
Tied To Project:	Fareway
Projected Final FY of Rebate:	2037

Meadow Lane - Plat 2 East

TIF Expenditure Amount:	49,930
Rebate Paid To:	Meadow Lane Investments
Tied To Debt:	Meadow Lane Development
Tied To Project:	Meadow Lane - Plat 2 East
Projected Final FY of Rebate:	2032

Income Housing For HUXLEY URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850106

TIF Taxing District Base Year:	1987	UR Designation
FY TIF Revenue First Received:	1989	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 02/1988

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,636,550	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850107

TIF Taxing District Base Year:	1987	UR Designation
FY TIF Revenue First Received:	1989	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 02/1988

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)
TIF Taxing District Name:	PALESTINE TWP/BALLARD SCH/HUXLEY URBAN RENEWAL PALESTINE TWP
TIF INCREM	
TIF Taxing District Inc. Number:	850108
TIF Taxing District Base Year:	1987
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	42,360	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)
TIF Taxing District Name:	UNION TWP/BALLARD SCH/HUXLEY URBAN RENEWAL 2ND ENLARGEMENT
UNION TW TIF INCREM	
TIF Taxing District Inc. Number:	850125
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1997

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	168,740	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)
TIF Taxing District Name:	HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT
TIF INCREM	
TIF Taxing District Inc. Number:	850129
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1991

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	165,993,300	2,291,700	0	0	-100,008	170,387,392	0	170,387,392
Taxable	0	94,480,076	2,062,530	0	0	-100,008	98,094,398	0	98,094,398
Homestead Credits									528

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,682,468	98,094,398	95,245,317	2,849,081	80,205

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)
TIF Taxing District Name:	HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL
ENLARGEMENT TIF INCREM	
TIF Taxing District Inc. Number:	850130
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1991

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	60,233	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)
TIF Taxing District Name:	PALESTINE TWP/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT
PALESTINE TWP TIF INCREM	
TIF Taxing District Inc. Number:	850131
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1992

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,720,088	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)
TIF Taxing District Name:	HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL 2ND
ENLARGEMENT TIF INCREM	
TIF Taxing District Inc. Number:	850132
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1997

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	5,127,904	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)
TIF Taxing District Name:	UNION TWP/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD ENLARGEMENT
TIF INCREM	
TIF Taxing District Inc. Number:	850167
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	493,900	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)
TIF Taxing District Name:	HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD
ENLARGEMENT TIF INCREM	
TIF Taxing District Inc. Number:	850168
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	768,235	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD
 ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850169
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	74,500	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY/BALLARD SCH/HUXLEY UR 2ND ENLARGEMENT ANNEXED
 FROM UNION TWP TIF INCREM
 TIF Taxing District Inc. Number: 850178
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1997

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH/HUXLEY UR 2ND ENLARGEMENT
 ANNEXED FROM UNION TWP TIF INCREM
 TIF Taxing District Inc. Number: 850179
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1997

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY/BALLARD SCH/HUXLEY UR 3RD ENLARGEMENT ANNEXED
 FROM UNION TWP TIF INCREM
 TIF Taxing District Inc. Number: 850180
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH/HUXLEY UR 3RD ENLARGEMENT
 ANNEXED FROM UNION TWP TIF INCREM
 TIF Taxing District Inc. Number: 850181
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	77,900	0	0	0	0

FY 2020 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY HOUSING URBAN RENEWAL AREA
 UR Area Number: 85027

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HUXLEY CITY/BALLARD SCH HUXLEY HOUSING URA INCREM	850635	850235	0
HUXLEY CITY AG/BALLARD SCH HUXLEY HOUSING URA INCREM	850636	850236	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY HOUSING URBAN RENEWAL AREA (85027)
 TIF Taxing District Name: HUXLEY CITY/BALLARD SCH HUXLEY HOUSING URA INCREM
 TIF Taxing District Inc. Number: 850235

TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	14,960	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY HOUSING URBAN RENEWAL AREA (85027)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH HUXLEY HOUSING URA INCREM
 TIF Taxing District Inc. Number: 850236

TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	130,340	0	0	0	0

FY 2020 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY IRON BRIDGE URBAN RENEWAL AREA
 UR Area Number: 85028
 UR Area Creation Date: 11/2017
 UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HUXLEY CITY/BALLARD SCH/IRON BRIDGE URBAN RENEWAL INCREM	850643	850243	323,066
HUXLEY CITY AG/BALLARD SCH/IRON BRIDGE URBAN RENEWAL INCREM	850644	850244	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	567,600	0	0	0	0	567,600	0	567,600
Taxable	0	323,066	0	0	0	0	323,066	0	323,066
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	200,000	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	7,792
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	7,792

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	192,208	6,904	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For HUXLEY IRON BRIDGE URBAN RENEWAL AREA

Iron Bridge Development

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For HUXLEY IRON BRIDGE URBAN RENEWAL AREA

Iron Bridge Development

Debt/Obligation Type:	Rebates
Principal:	572,209
Interest:	0
Total:	572,209
Annual Appropriation?:	No
Date Incurred:	11/28/2017
FY of Last Payment:	2031

Rebates For HUXLEY IRON BRIDGE URBAN RENEWAL AREA

Iron Bridge

TIF Expenditure Amount:	7,792
Rebate Paid To:	Iron Bridge Development
Tied To Debt:	Iron Bridge Development
Tied To Project:	Iron Bridge Development
Projected Final FY of Rebate:	2031

Income Housing For HUXLEY IRON BRIDGE URBAN RENEWAL AREA

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	200,000
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY IRON BRIDGE URBAN RENEWAL AREA (85028)
 TIF Taxing District Name: HUXLEY CITY/BALLARD SCH/IRON BRIDGE URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 850243

TIF Taxing District Base Year: 2017

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	567,600	0	0	0	0	567,600	0	567,600
Taxable	0	323,066	0	0	0	0	323,066	0	323,066
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	86,400	323,066	323,066	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY IRON BRIDGE URBAN RENEWAL AREA (85028)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH/IRON BRIDGE URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 850244

TIF Taxing District Base Year: 2017

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	31,800	0	0	0	0

FY 2020 TIF Revenue Received: 0

RESOLUTION NO. 20-108

RESOLUTION APPROVING THE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR ENDING JUNE 30, 2020

WHEREAS, the Iowa Legislature adopted legislation that mandates that a city shall prepare an Annual Financial Report; and

WHEREAS, the Annual Financial Report for FY 2020 for the City of Huxley has been completed by the City's auditors, Faller, Kincheloe & Co., PLC; and

WHEREAS, the Annual Financial Report for FY 2020 for the City of Huxley has been reviewed by Jolene Lettow, City Clerk, and found to be in order.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HUXLEY, IOWA, that the Huxley City Council has received and reviewed the FY 2020 Annual Financial Report for fiscal year ending June 30, 2020 and does hereby approve the report as printed and attached.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this 24th day of November 2020

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-108** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 24th day of November 2020.

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk

STATE OF IOWA 2020 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2020 CITY OF HUXLEY, IOWA DUE: December 1, 2020	
	16208500600000
	CITY OF HUXLEY
	515 North Main
	HUXLEY IA 50124
	POPULATION: 3317

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	1,371,703		1,371,703	1,372,332
Less: Uncollected Property Taxes-Levy Year	0		0	
Net Current Property Taxes	1,371,703		1,371,703	1,372,332
Delinquent Property Taxes	0		0	
TIF Revenues	2,605,569		2,605,569	2,489,537
Other City Taxes	557,051	0	557,051	555,146
Licenses and Permits	156,088	44,870	200,958	116,300
Use of Money and Property	65,344	0	65,344	117,135
Intergovernmental	918,854	0	918,854	808,960
Charges for Fees and Service	205,038	1,661,553	1,866,591	2,265,107
Special Assessments	1,112	0	1,112	1,000
Miscellaneous	576,493	60,454	636,947	3,326,590
Other Financing Sources	3,462,656	0	3,462,656	0
Transfers In	3,500,678	0	3,500,678	1,870,737
Total Revenues and Other Sources	13,420,586	1,766,877	15,187,463	12,922,844
Expenditures and Other Financing Uses				
Public Safety	974,186		974,186	1,055,039
Public Works	629,644		629,644	1,237,224
Health and Social Services	11,535		11,535	15,250
Culture and Recreation	621,405		621,405	690,061
Community and Economic Development	839,024		839,024	1,243,709
General Government	531,923		531,923	603,687
Debt Service	2,249,280		2,249,280	2,559,483
Capital Projects	2,272,550		2,272,550	2,305,306
Total Governmental Activities Expenditures	8,129,547	0	8,129,547	9,709,759
BUSINESS TYPE ACTIVITIES		1,578,627	1,578,627	2,974,654
Total All Expenditures	8,129,547	1,578,627	9,708,174	12,684,413
Other Financing Uses	0	0	0	0
Transfers Out	3,500,678	0	3,500,678	1,870,737
Total All Expenditures/and Other Financing Uses	11,630,225	1,578,627	13,208,852	14,555,150
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	1,790,361	188,250	1,978,611	-1,632,306
Beginning Fund Balance July 1, 2019	3,916,949	2,241,658	6,158,607	5,018,973
Ending Fund Balance June 30, 2020	5,707,310	2,429,908	8,137,218	3,386,667

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:	
Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2020	Amount	Indebtedness at June 30, 2020	Amount
General Obligation Debt	14,196,000	Other Long-Term Debt	0
Revenue Debt	2,022,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	15,196,699

CERTIFICATION	
The forgoing report is correct to the best of my knowledge and belief	
	Publication 11/17/2020
Signature of Preparer	
Printed name of Preparer Jolene Lettow	Phone Number 5155972561
	Date Signed
Signature of Mayor or other City official (Name and Title)	
PLEASE PUBLISH THIS PAGE ONLY	

REVENUE P2
CITY OF HUXLEY
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2020
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section A - Taxes	1									1
Taxes levied on property	2	695,696		676,007			1,371,703		1,371,703	2
Less: Uncollected Property Taxes - Levy Year	3						0		0	3
Net Current Property Taxes	4	695,696	0	676,007	0	0	1,371,703		1,371,703	4
Delinquent Property Taxes	5						0		0	5
Total Property Tax	6	695,696	0	676,007	0	0	1,371,703		1,371,703	6
TIF Revenues	7		2,605,569				2,605,569		2,605,569	7
Other City Taxes										
Utility Tax Replacement Excise Taxes	8	12,306		5,698			18,004		18,004	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9	129,295					129,295		129,295	9
Parimutuel Wager Tax	10						0		0	10
Gaming Wager Tax	11						0		0	11
Mobile Home Tax	12	3,715		4,083			7,798		7,798	12
Hotel / Motel Tax	13						0		0	13
Other Local Option Taxes	14	401,954					401,954		401,954	14
Total Other City Taxes	15	547,270	0	9,781	0	0	557,051	0	557,051	15
Section B - Licenses and Permits	16	156,088					156,088	44,870	200,958	16
Section C - Use of Money and Property	17									17
Interest	18	26,726					26,726		26,726	18
Rents and Royalties	19	38,618					38,618		38,618	19
Other Miscellaneous Use of Money and Property	20						0		0	20
	21						0		0	21
Total Use of Money and Property	22	65,344	0	0	0	0	65,344	0	65,344	22
Section D - Intergovernmental	24									24
Federal Grants and Reimbursements	26									26
Federal Grants	27						0		0	27
Community Development Block Grants	28						0		0	28
Housing and Urban Development	29						0		0	29
Public Assistance Grants	30				112,960		112,960		112,960	30
Payment in Lieu of Taxes	31						0		0	31
	32						0		0	32
Total Federal Grants and Reimbursements	33	0	0	0	112,960	0	112,960	0	112,960	33

REVENUE P3
CITY OF HUXLEY
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2020
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41									41
State Shared Revenues	43									43
Road Use Taxes	44	461,997					461,997		461,997	44
Other state grants and reimbursements	48									48
State grants	49	11,724			16,352		28,076		28,076	49
Iowa Department of Transportation	50						0		0	50
Iowa Department of Natural Resources	51				7,500		7,500		7,500	51
Iowa Economic Development Authority	52						0		0	52
CEBA grants	53						0		0	53
Commercial & Industrial Replacement Claim	54	28,937	76,305	13,397			118,639		118,639	54
	55						0		0	55
	56						0		0	56
	57						0		0	57
	58						0		0	58
	59						0		0	59
Total State	60	40,661	76,305	13,397	23,852	0	616,212	0	616,212	60
Local Grants and Reimbursements										
County Contributions	63	15,497					15,497		15,497	63
Library Service	64	7,819					7,819		7,819	64
Township Contributions	65	33,397					33,397		33,397	65
Fire/EMT Service	66						0		0	66
City of Cambridge - 28E	67	55,227					55,227		55,227	67
School - 28E	68	77,742					77,742		77,742	68
	69						0		0	69
Total Local Grants and Reimbursements	70	189,682	0	0	0	0	189,682	0	189,682	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	230,343	461,997	13,397	136,812	0	918,854	0	918,854	71
Section E -Charges for Fees and Service	72									72
Water	73						0	811,296	811,296	73
Sewer	74						0	844,737	844,737	74
Electric	75						0		0	75
Gas	76						0		0	76
Parking	77						0		0	77
Airport	78						0		0	78
Landfill/garbage	79						0		0	79
Hospital	80						0		0	80

REVENUE P4

CITY OF

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81									81
Transit	82							0	0	82
Cable TV	83							0	0	83
Internet	84							0	0	84
Telephone	85							0	0	85
Housing Authority	86							0	0	86
Storm Water	87							0	0	87
Other:	88									88
Nursing Home	89							0	0	89
Police Service Fees	90							0	0	90
Prisoner Care	91							0	0	91
Fire Service Charges	92							0	0	92
Ambulance Charges	93	46,185					46,185		46,185	93
Sidewalk Street Repair Charges	94						0		0	94
Housing and Urban Renewal Charges	95						0		0	95
River Port and Terminal Fees	96						0		0	96
Public Scales	97						0		0	97
Cemetery Charges	98						0		0	98
Library Charges	99						0		0	99
Park, Recreation, and Cultural Charges	100	158,853					158,853		158,853	100
Animal Control Charges	101						0		0	101
	102						0		0	102
Meter Deposits	103									103
Total Charges for Service	104	205,038	0	0	0	0	205,038	5,520	5,520	104
Section F - Special Assessments	106	1,112					1,112	1,661,553	1,866,591	106
Section G - Miscellaneous	107									107
Contributions	108	3,394			307,840		311,234		311,234	108
Deposits and Sales/Fuel Tax Refunds	109						0		0	109
Sale of Property and Merchandise	110						0		0	110
Fines	111	7,185					7,185		7,185	111
Internal Service Charges	112						0		0	112
	113						0		0	113
Refunds/Reimbursements	114	45,373	20,926		11,431		77,730	60,454	138,184	114
P&Z/Engineering/Site Plan	115	137,545					137,545		137,545	115
Passport	116	11,950					11,950		11,950	116
Salvage Vehicle Inspections	117	10,120					10,120		10,120	117
Concession/Candy	118	11,298					11,298		11,298	118
Insurance Claim	119	9,431					9,431		9,431	119
Total Miscellaneous	120	236,296	20,926	0	319,271	0	576,493	60,454	636,947	120

REVENUE P5
CITY OF
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121 2,137,187	482,923	2,681,874	699,185	456,083	0	6,457,252	1,766,877	8,224,129	121
Section H - Other Financing Sources	123									123
Proceeds of capital asset sales	124	3,927			91,635		95,562		95,562	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125				3,367,094		3,367,094		3,367,094	125
Proceeds of anticipatory warrants or other short- term debt	126						0		0	126
Regular transfers in and interfund loans	127 1,058,329				22,979		1,081,308		1,081,308	127
Internal TIF loans and transfers in	128 91,729		418,408	1,909,233			2,419,370		2,419,370	128
	129						0		0	129
	130						0		0	130
Total Other Financing Sources	131 1,150,058	3,927	418,408	1,909,233	3,481,708	0	6,963,334	0	6,963,334	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132 3,287,245	486,850	3,100,282	2,608,418	3,937,791	0	13,420,586	1,766,877	15,187,463	132
Beginning Fund Balance July 1, 2019	134 1,644,077	647,784	255,851	273,627	1,095,610		3,916,949	2,241,658	6,158,607	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136 4,931,322	1,134,634	3,356,133	2,882,045	5,033,401	0	17,337,535	4,008,535	21,346,070	136

EXPENDITURES P6
CITY OF HUXLEY
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2020
NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (f) through (g))	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
Section A — Public Safety	1										1
Police Department/Crime Prevention	2	649,174						649,174		649,174	2
Jail	3							0		0	3
Emergency Management	4	1,525						1,525		1,525	4
Flood control	5							0		0	5
Fire Department	6	178,097						178,097		178,097	6
Ambulance	7	142,720						142,720		142,720	7
Building Inspections	8							0		0	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	2,670						2,670		2,670	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	974,186	0		0	0	0	974,186		974,186	14
Section B — Public Works	15										15
Roads, Bridges, Sidewalks	16		509,408					509,408		509,408	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18	11,908	42,135					54,043		54,043	18
Traffic Control Safety	19		3,547					3,547		3,547	19
Snow Removal	20		24,414					24,414		24,414	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23							0		0	23
Garbage (if not an enterprise)	24	38,232						38,232		38,232	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	50,140	579,504		0	0	0	629,644		629,644	28
Section C — Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33	11,535						11,535		11,535	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	11,535	0		0	0	0	11,535		11,535	39
Section D — Culture and Recreation	40										40
Library Services	41	208,387						208,387		208,387	41
Museum, Band, Theater	42							0		0	42
Parks	43	162,646						162,646		162,646	43
Recreation	44	235,513						235,513		235,513	44
Cemetery	45							0		0	45
Community Center, Zoo, Marina, and Auditorium	46	14,859						14,859		14,859	46
Other Culture and Recreation	47							0		0	47
	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	621,405	0		0	0	0	621,405		621,405	50

EXPENDITURES P7

CITY OF
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E — Community and Economic Development	51										51
Community beautification	52							0		0	52
Economic development	53	30,000						30,000		30,000	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55	306,420						306,420		306,420	55
Other community and economic development	56							0		0	56
TIF Rebates	57			502,604				502,604		502,604	57
	58							0		0	58
Total Community and Economic Development	59	336,420	0	502,604	0	0	0	839,024		839,024	59
Section F — General Government	60										60
Mayor, Council and City Manager	61	40,820						40,820		40,820	61
Clerk, Treasurer, Financial Administration	62	307,067	319					307,386		307,386	62
Elections	63							0		0	63
Legal Services and City Attorney	64	59,796						59,796		59,796	64
City Hall and General Buildings	65	123,921						123,921		123,921	65
Tort Liability	66							0		0	66
Other General Government	67							0		0	67
	68							0		0	68
	69							0		0	69
Total General Government	70	531,604	319		0	0	0	531,923		531,923	70
Section G — Debt Service	71				2,249,280			2,249,280		2,249,280	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	2,249,280	0	0	2,249,280		2,249,280	74
Section H — Regular Capital Projects — Specify	75										75
Kum and Go	76					1,093,694		1,093,694		1,093,694	76
Various	77					1,178,856		1,178,856		1,178,856	77
Subtotal Regular Capital Projects	78	0	0		0	2,272,550	0	2,272,550		2,272,550	78
TIF Capital Projects — Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	0	0		0	2,272,550	0	2,272,550		2,272,550	83
Total Governmental Activities Expenditures	84	2,525,290	579,823	502,604	2,249,280	2,272,550	0	8,129,547		8,129,547	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

EXPENDITURES P8

CITY OF

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i)	Line
Section 1 — Business Type Activities	87										87
Water — Current Operation	88								657,437	657,437	88
Capital Outlay	89									0	89
Debt Service	90								149,330	149,330	90
Sewer and Sewage Disposal — Current Operation	91								638,435	638,435	91
Capital Outlay	92									0	92
Debt Service	93								133,425	133,425	93
Electric — Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility — Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking — Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport — Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage — Current operation	106									0	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital — Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit — Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet — Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority — Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water — Current Operation	120									0	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type — Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds — Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								1,578,627	1,578,627	129

EXPENDITURES P9

CITY OF HUXLEY
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2020 -- Continued
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	2,525,290	579,823	502,604	2,249,280	2,272,550	0	8,129,547	1,578,627	9,708,174	130
Section J — Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	20,680				1,060,628		1,081,308		1,081,308	132
Internal TIF loans/repayments and transfers out	133			2,419,370				2,419,370		2,419,370	133
	134							0		0	134
Total Other Financing Uses	135	20,680	0	2,419,370	0	1,060,628	0	3,500,678	0	3,500,678	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	2,545,970	579,823	2,921,974	2,249,280	3,333,178	0	11,630,225	1,578,627	13,208,852	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140							0		0	140
Restricted	141	15,420	554,811	434,159	632,765	1,700,223		3,337,378		3,337,378	141
Committed	142							0		0	142
Assigned	143	4,250						4,250		4,250	143
Unassigned	144	2,365,682						2,365,682		2,365,682	144
Total Governmental	145	2,385,352	554,811	434,159	632,765	1,700,223	0	5,707,310		5,707,310	145
Proprietary	146								2,429,908	2,429,908	146
Total Ending Fund Balance June 30,	147	2,385,352	554,811	434,159	632,765	1,700,223	0	5,707,310	2,429,908	8,137,218	147
Total Requirements (Sum of lines 136 and 147)	148	4,931,322	1,134,634	3,356,133	2,882,045	5,033,401	0	17,337,535	4,008,535	21,346,070	148

OTHER P10

Part III Intergovernmental Expenditures Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments	Purpose	Amount paid to State
Correction		Highways	
Health		All other	
Highways			
Transit Subsidies			
Libraries			
Police protection	24,937		
Sewerage			
Sanitation			
All other			

Part IV Wages & Salaries Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID			Amount
Total Salaries and Wages Paid			1,511,544

Part V Debt Outstanding, Issued, and Retired
Transit subsidies
A. Long-Term Debt

Debt During the Fiscal Year									
Purpose	Line	Debt Outstanding JULY 1, 2019	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	340,000		110,000			230,000		6,800
Sewer Utility	2.	1,877,000		85,000			1,792,000		44,495
Electric Utility	3.								
Gas Utility	4.								
Transit-Bus	5.								
Industrial Revenue	6.								
Mortgage Revenue	7.								
TIF Revenue	8.								
Other Purposes / Miscellaneous	9.								
GO	10.	12,726,000	5,945,000	4,475,000	14,196,000				343,645
Parking	11.								
Airport	12.								
Stormwater	13.								
Section 108	14.								
Total Long-Term		14,943,000	5,945,000	4,670,000	14,196,000	0	2,022,000	0	394,940

B. Short-Term Debt Amount
Outstanding as of July 1, 2019
Outstanding as of JUNE 30, 2020

DEBT LIMITATION FOR GENERAL OBLIGATIONS			Amount
Part VI	Actual valuation -- January 1, 2018		303,933,996
		x 0.5 = \$	15,196,699.8

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2020

Type of asset					Amount		
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.					Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)
					632,763	2,079,161	5,425,294
					Total (e)		
					8,137,218		

If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds P1: Ending fund balance, column C PLUS the amounts in the shaded Note area.

REMARKS
The GO-Annual Appropriation Bonds and Notes assume all future principal and interest payments on this debt will be made by the City.

RESOLUTION NO. 20-109

RESOLUTION APPROVING CERTIFICATION OF TIF DEBT FOR HUXLEY URBAN RENEWAL AREA AND THE IRON BRIDGE DEVELOPMENT, PER CODE OF IOWA SECTION 403.19, TO THE STORY COUNTY AUDITOR BY DECEMBER 1, 2020 FOR FISCAL YEAR 2022 (YEAR ENDING JUNE 30, 2022)

WHEREAS, the Iowa Legislature adopted legislation that mandates that a City shall prepare an Annual Tax Increment Financing (TIF) Indebtedness Report; and

WHEREAS, the reports are due to Story County on or before December 1 for appropriation of the TIF funds for the next fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HUXLEY, IOWA, that the Huxley City Council has considered the FY 2022 Annual Tax Increment Financing (TIF) Indebtedness Reports for fiscal year ending June 30, 2022 and does hereby approve the reports as printed and attached.

PASSED, ADOPTED AND APPROVED this 24th day of November 2020.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-109** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 24th day of November 2020.

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Revenue Is Requested
Use One Certification Per Urban Renewal Area

County: Story

Urban Renewal Area Name: Huxley Urban Renewal Area

Urban Renewal Area Number: 85004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the County named above the County has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 2,452,041

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'COUNTY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the County. However, for any fiscal year a County may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'COUNTY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A County reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'COUNTY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 24th day of November, 2020

Signature of Authorized Official

515-597-2561
Telephone

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested

Use One Certification Per Urban Renewal Area

City: Huxley County: Story

Urban Renewal Area Name: Iron Bridge Urban Renewal Area

Urban Renewal Area Number: 85028 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ **43,659**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 24th day of November, 2020

Signature of Authorized Official

515-597-2561
Telephone

RESOLUTION NO. 20-110

RESOLUTION APPROVING DECEMBER 2020 COUNCIL MEETING DATE

WHEREAS, City Council traditionally meets only once in the month of December and;

WHEREAS, December 8 is proposed as the date for the 2020 December Council meeting.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:
The Council December 2020 meeting date of December 8 is hereby approved.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this 24th day of November 2020.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-110** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 24th day of November 2020.

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk

RESOLUTION NO. 20-111

RESOLUTION APPROVING 560TH AVENUE STREETLIGHT PROPOSALS FROM CONSUMERS ENERGY

WHEREAS, the City's project on 560th Avenue is nearing final completion and the road is open to traffic and;

WHEREAS, installation of streetlights is warranted for the area and;

WHEREAS, Consumer's Energy has provided a proposal for services to install six (6) streetlights and electric service to existing poles on 560th Avenue in the amount of \$11,545.00 and a proposal for ongoing monthly billing in the amount of \$48 and;

WHEREAS, the cost for streetlight installation will be paid from the 560th Avenue Paving project contingency budget.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows: Proposals from Consumers Energy for 560th Avenue Streetlights are hereby approved.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this 24th day of November 2020.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-111** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 24th day of November 2020.

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk



PROPOSAL FOR SERVICES

A Touchstone Energy® Cooperative 

City of Huxley

12-5 Line

515-597-2256

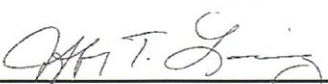
Huxley, IA

50124

Description	Quantity	Unit of Measure	Unit Price	Extended Price	Totals
Install street lights on existing poles.	6		\$750.00		\$4,500.00
Total					\$4,500.00
Trenching fee if frost is present Area must be at or close to grade and free of obstructions before trenching can begin. Signing and returning this proposal to Consumers Energy will indicate your desire to have us proceed with this work. Total due within 30 days of completion.		foot			

Variances from this proposal are to be agreed upon by Consumers Energy and the member-customer.

This proposal is valid for 30 days from date of signature.



Consumers Energy Employee

Member-Customer

November 16, 2020

Date

Date

Form #81, 9/20/19, kjg



PROPOSAL FOR SERVICES

A Touchstone Energy® Cooperative

City of Huxley 12-5 Line 515-597-2256
Huxley, IA 50124

Description	Quantity	Unit of Measure	Unit Price	Extended Price	Totals
Install URD service to lights.	372	foot	\$16.25		\$6,045.00
Install street lights.	2		\$2,750.00		\$5,500.00
Total					\$11,545.00
Trenching fee if frost is present Area must be at or close to grade and free of obstructions before trenching can begin. Signing and returning this proposal to Consumers Energy will indicate your desire to have us proceed with this work. Total due within 30 days of completion.		foot			

Variances from this proposal are to be agreed upon by Consumers Energy and the member-customer.
This proposal is valid for 30 days from date of signature.


Consumers Energy Employee

Member-Customer

November 16, 2020

Date

Date

Form #81, 9/20/19, kjg



PROPOSAL FOR SERVICES

A Touchstone Energy® Cooperative 

City of Huxley

12-5 Line

515-597-2256

Huxley, IA

50124

Description	Quantity	Unit of Measure	Unit Price	Extended Price	Totals
Monthly billing for street lights. Member owned/Coop maintained.	8		\$6.00		\$48.00
Total					
Trenching fee if frost is present Area must be at or close to grade and free of obstructions before trenching can begin. Signing and returning this proposal to Consumers Energy will indicate your desire to have us proceed with this work. Total due within 30 days of completion.		foot			

Variances from this proposal are to be agreed upon by Consumers Energy and the member-customer.

This proposal is valid for 30 days from date of signature.


Consumers Energy Employee

Member-Customer

November 17, 2020

Date

Date

Form #81, 9/20/19, kjg

RESOLUTION NO. 20-112

RESOLUTION APPROVING AGREEMENT FOR SERVICES WITH CALLAHN MUNICIPAL CONSULTANTS FOR THE COUNCIL GOAL SETTING SESSION

WHEREAS, City Council is interested in conducting a goal setting session to review and discuss plans, projects and processes that are important to guiding the City's future and;

WHEREAS, a goal setting session will provide ability for Council to identify priorities and goals for the City and;

WHEREAS, Callahan Municipal Consultants has been identified as the preferred service provider to conduct the goal setting process for the City and;

WHEREAS, the cost for services agreement in the amount of \$1,300 is included with this resolution.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows: Agreement with Callahan Municipal Consultants to conduct the Huxley City Council goal setting session is hereby approved.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this 24th day of November 2020.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-112** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 24th day of November 2020.

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk



STANDARD PROFESSIONAL SERVICES AGREEMENT (Short Form)

NOW ON THIS ____ day of November, 2020, **Callahan Municipal Consultants, LLC** (hereinafter, Professional), 417 Kaitlynn Avenue, Anamosa, Iowa 52205 and **City of Huxley, Iowa** (hereinafter, Client). 515 North Main Street, Huxley, Iowa 50124

1. **PROJECT:** Professional agrees to provide Professional Services (Services) for Client's project known and identified as: **Goal Setting Session**
2. **SCOPE AND FEES:** The Scope of and the fees to be paid for said Services are set forth on Exhibit A attached hereto and by this reference made a part of this Agreement. Any Services not shown on Exhibit A shall be considered Additional Services. Additional Services may only be added by written change order, amendment or supplement to this agreement signed by both parties.
3. **TIMELINESS:** Professional will perform its services with reasonable diligence and expediency consistent with sound professional practices and within the time period(s), if any, set forth in Exhibit A.
4. **STANDARD OF CARE:** In providing Services under this Agreement, the Professional shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same professional discipline currently practicing under similar circumstances at the same time and in the same or similar locality. Professional makes no warranty, express or implied, as to its professional services rendered under this Agreement. Client shall promptly report to Professional any defects or suspected defects in the Professional's Services of which Client becomes aware. Withholdings, deductions or offsets shall not be made from the Professional's compensation for any reason unless the professional has been found to be legally liable for such amounts by a court of competent jurisdiction.
5. **INVOICE, PAYMENT, INTEREST, SUSPENSION:** Professional shall prepare invoices in accordance with its standard invoicing practices and submit the invoice(s) to Client as outlined in Exhibit. Client agrees to timely pay each invoice within 30 days of the invoice date. Payments not paid within said 30 days shall accrue interest on unpaid balances at the rate of 0.2% per month (or the maximum rate of interest permitted by law, if less) from said 30th day. In addition, Professional may, after giving 7 days written notice to Client, suspend services under this Agreement until Professional has been paid in full for Services, interest, expenses and other related charges rendered, accrued, advanced and/or incurred by Professional to the date of suspension. Client waives any and all claims against Professional arising out of or resulting from said suspension.
6. **RELIANCE:** The Client shall furnish, at its expense, all information, requirements, reports, data, surveys and instructions required by this Agreement and Professional may use such furnished information and material in performing its services and is entitled to rely upon the accuracy and completeness thereof. The Professional shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the Client and/or the Client's consultants and contractors.
7. **ASSIGNMENT:** Client shall not transfer, sublet or assign any rights or duties under or interest in this Agreement, without the prior written consent of Professional.
8. **OWNERSHIP OF INSTRUMENTS OF SERVICE:** All reports, drawings, specifications, electronic and hard copy files, field data, notes and other documents and instruments prepared by Professional for the Project are acknowledged to be instruments of service and shall remain the property of the Professional. The Professional shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto. If Professional agrees to allow transfer of its electronic media file(s), Client understands and agrees that as a condition precedent, it will sign the Professional's "Electronic Media Transfer Agreement" form prior to the transfer of an electronic media file.

ADDITIONAL TERMS AND CONDITIONS

9. **MUTUAL INDEMNIFICATION:** The Professional and the Client mutually agree, to the fullest extent permitted by law, to indemnify and hold each other harmless from any and all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from their own negligent acts, errors or omissions, or willful misconduct in the performance of their services, duties and responsibilities under this Agreement, to the extent that each party is responsible for such damages, liabilities and costs on a comparative basis of fault.
10. **MUTUAL WAIVERS:** Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Professional, their respective officers, directors, partners, employees, contractors or sub-consultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement.
11. **LIMITATION:** In allocating the risks of this Project and notwithstanding any other provision of this Agreement, the Client agrees to limit, to the maximum extent permitted by law, the Professional's liability for the Client's damages to the aggregate sum of the Professional's fee for this Project. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.
12. **DISPUTE RESOLUTION:** Any disputes that arise during the Project or following the completion of the Project will be resolved by representatives from each party who have authority to settle. Those issues not resolved shall be submitted to formal nonbinding mediation prior to submission to a court of competent jurisdiction. Each party shall endeavor to include a similar dispute resolution in all agreements with other consultants, contractors and subcontractors of any tier who are retained for the project so that formal mediation is required as the primary form of dispute resolution.
13. **SEVERABILITY:** If any term or provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect.
14. **SURVIVAL:** Notwithstanding completion or termination of this Agreement for any reason, all rights duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.
15. **GOVERNING LAW AND JURISDICTION:** The Client and the Professional agree that this Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Iowa, without regard to any conflict of laws provisions, which may apply the laws of other jurisdictions. It is further agreed that any legal action between the Client and the Professional arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in the State of Iowa.
16. **ATTORNEYS FEES, COSTS:** In the event legal action is necessary to enforce the payment terms of this Agreement, Professional shall be entitled to collect from Client and Client agrees to pay to Professional any judgment or settlement sum(s) due, plus reasonable attorneys' fees, court costs and other expenses incurred by Professional for such collection action and, in addition, the reasonable value of the Professional's time and expenses spent for such collection action, computed according to the Professional's prevailing fee schedule and expense policy.
17. **INCORPORATION BY REFERENCE:** It is understood and agreed that the provisions of the following attached Exhibits are incorporated herein and by this reference made a part of this Agreement:

Exhibit A Goal Setting Session

City of Huxley, Iowa(Client)

By: _____
(Authorized agent)

(Printed or typed signature)

Callahan Municipal Consultants, LLC
(Professional)

By:  _____

Patrick Callahan, Member
(Printed or typed signature)



Callahan Municipal Consultants, LLC

417 Kaitlynn Ave Anamosa, IA 52205 Cell: 563-599-3708 callahan.cmc@gmail.com

November 8, 2020

Rita Connor
City Administrator
City Hall – 515 North Main Avenue
Huxley, Iowa 50124

Re: City Council Goal Setting Session - 2021

Dear Rita:

You recently contacted us regarding a City Council Goal Setting Session. We have conducted numerous city council goal setting sessions and we would be pleased to facilitate such a session for the Mayor and City Council in Huxley.

There is enclosed for your review an overview of the process that we have used for goal setting sessions for various cities in Iowa. We can modify this process to meet the City Council's needs and expectations.

The consulting fee for a goal setting session will depend upon the steps in the process that are completed by us and the steps that are completed by the City. The steps and the fee for each step in the goal setting process are as follows:

Steps in Process	Fee
1. Preparation of an advance questionnaire to be completed by the mayor, council members, and department heads	\$ 100.
2. Tabulation and summarization of the questionnaires.....	\$ 250.
3. Preparation of the agendas, large sheets, and handouts for the goal setting session.....	\$ 200.
4. Facilitation of one meeting with the mayor and city council members for goal setting session.....	\$ 550.
5. Preparation of the final report summarizing the results of the goal setting session.....	\$ 200.
Total Consulting fee for all five steps.....	<u>\$1,300.</u>

Some cities request that we complete all five steps in the process for \$1,300, which includes the consulting fee and all expenses. There are other cities that request that we merely facilitate the session for \$550, and the City Staff Members complete the

remaining four steps in the process.

We have provided to you a copy of the Goal Setting Report that we completed for the City of Polk City, Iowa, which is a community of 3,412 people. We would envision that the format for the report that we would prepare for the City of Huxley would be similar to this type of report. If you would prefer that we change the format for the Huxley report, please advise us and we will modify our proposal.

If you have any questions or need additional information, please feel free to contact us at callahan.cmc@gmail.com or call 563-599-3708.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Callahan". The signature is fluid and cursive, with the first name "Patrick" and last name "Callahan" clearly distinguishable.

Patrick Callahan
Callahan Municipal Consultants, LLC

RESOLUTION NO. 20-113

RESOLUTION APPROVING LOVELAND PLAT OF SURVEY

WHEREAS, Bert and Terri Loveland have submitted a plat of survey to demonstrate the new boundary of their property at 505 Parkwood Circle and;

WHEREAS, the plat of survey is drawn to identify new boundaries following acquisition of property by Bert and Terri Loveland from the owner of 1004 Timberlane Drive and;

WHEREAS, the plat of survey was reviewed by the Planning & Zoning Commission on November 16, 2020 and recommended for approval.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:
The Loveland Plat of Survey is hereby approved.

Roll Call	Aye	Nay	Absent
Nate Easter	___	___	___
David Kuhn	___	___	___
Greg Mulder	___	___	___
Rick Peterson	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this 24th day of November 2020.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-113** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 24th day of November 2020.

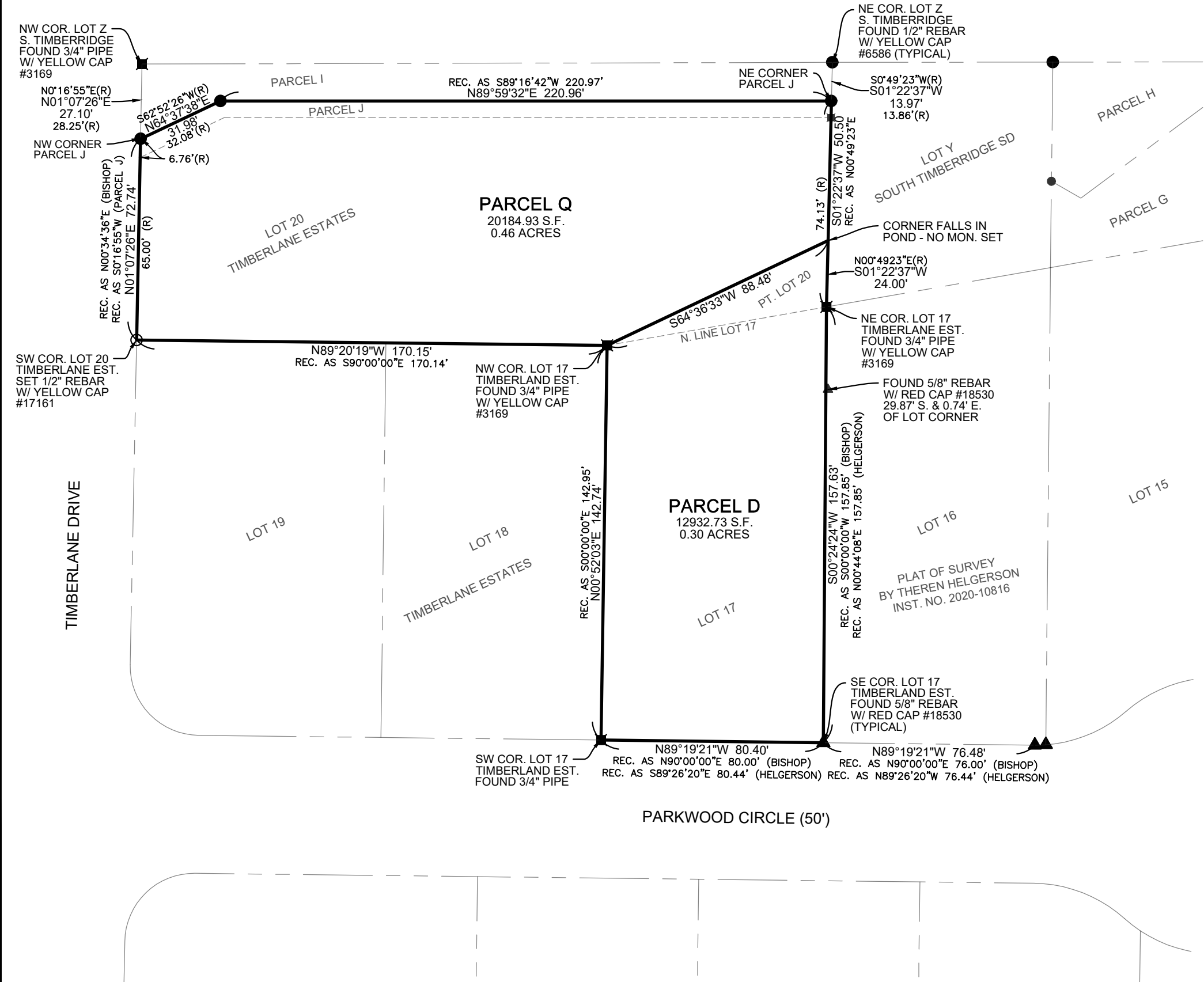
Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk

Draft Print

10/20/2020 2:27:42 PM



Survey Description - Parcel D:
Lot 17 and part of Lot 20, all in Timberlane Estates, City of Huxley, Story County, Iowa, being all together described as follows: Beginning at the Southwest Corner of said Lot 17; thence N00°52'03"E, 142.74 feet to the Northwest Corner thereof; thence N64°36'33"E, 88.48 feet to a point on the east line of said Lot 20, said point being located in the existing pond; thence S01°22'37"W, 24.00 feet to the Northeast Corner of said Lot 17; thence S00°24'24"W, 157.63 feet to the Southeast Corner of said Lot 17; thence N89°19'21"W, 80.40 feet to the point of beginning, containing 0.30 acres.

Survey Description - Parcel Q:
Part of Lot 20 in Timberlane Estates and Parcel J, being part of Lot Z in South TimberRidge Subdivision, all in the City of Huxley, Story County, Iowa, and all together being more particularly described as follows: Beginning at the Southwest Corner of said Lot 20; thence N01°07'26"E, 72.74 feet to the Northwest Corner of said Parcel J; thence N64°37'38"E, 31.98 feet; thence N89°59'32"E, 220.96 feet to the Northeast Corner thereof; thence S01°22'37"W, 50.50 feet along the east line of said Parcel J and Lot 20; thence S64°36'33"W, 88.48 feet to a corner on the southerly line of said Lot 20; thence N89°20'19"W, 170.15 feet to the point of beginning, containing 0.46 acres.

This survey has been prepared to amend the boundary line between existing Lots 17 and 20. New deeds must be prepared for the new parcels shown on this plat.



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

PLAT OF SURVEY

LOTS 17 & 20 IN TIMBERLAND ESTATES AND PARCEL J
OF LOT Z IN SOUTH TIMBERRIDGE SUBDIVISION,
CITY OF HUXLEY, STORY COUNTY, IOWA

JOB# 14235-20A DATE: 10/20/20 PAGE 1 OF 1

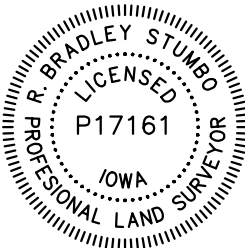
PROPRIETORS:
LOT 17: BERTRAM EARL & TERRI GAIL LOVELAND
LOT 20: KIM L. BOESEN - 1/2
 KIM L. DIETZ - 1/2
PARCEL J: STEVEN A. & KIM L. DIETZ

SURVEY REQUESTED BY:
BERT LOVELAND

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 P17161
My license renewal date is December 31, 2021.

DATE



RESOLUTION NO. 20-114

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER AN
AMENDMENT TO CHAPTER 170, FLOODPLAIN MANAGEMENT, OF THE CODE
OF ORDINANCES OF THE CITY OF HUXLEY, IOWA

WHEREAS, the City Council of the City of Huxley, Iowa (the "City") desires to consider the adoption of an amendment to Chapter 170, Floodplain Management, of the Code of Ordinances of the City of Huxley; and

WHEREAS, a public hearing upon the proposed adoption should be held and a time and place for hearing thereon should be fixed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA:

1. That a public hearing be held by the Huxley City Council on the proposed adoption of an amendment to Chapter 170, Floodplain Management, of the Code of Ordinances of the City of Huxley, Iowa, at 6:00 p.m. on December 8, 2020 at which time the City Council will consider any objections to the proposed adoption and will hear all interested persons.
2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.

PASSED AND APPROVED THIS 24th day of November 2020.

Kevin Deaton, Mayor

ATTEST

Jolene Lettow, City Clerk/Finance Officer

ORDINANCE NO. 511

AN ORDINANCE AMENDING CHAPTER 170, FLOODPLAIN MANAGEMENT ORDINANCE

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

Section 1. Chapter 170, of the Huxley Code of Ordinances; Floodplain Management Ordinance is hereby amended by repealing the entire chapter and replacing with the following:

CHAPTER 170 FLOODPLAIN MANAGEMENT ORDINANCE

170.01 Definitions	170.08 General Floodplain (Overlay District (GJ)
170.02 Statutory Authority, Findings of Fact and Purpose	170.09 Appointment and Duties of Board of Adjustment
170.03 General Provisions	170.10 Nonconforming Uses
170.04 Administration	170.11 Penalties for Violation
170.05 Establishment of Zoning (Overlay) Districts	170.12 Amendments
170.06 Floodway (Overlay) District (FW)	
170.07 Floodway Fringe (Overlay) District FF	

170.01 - Definitions

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

1. APPURTENANT STRUCTURE - A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.
2. BASE FLOOD - The flood having one (1) percent chance of being equaled or exceeded in any given year. (Also commonly referred to as the "100-year flood").
3. BASE FLOOD ELEVATION (BFE) - The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.
4. BASEMENT - Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see "lowest floor."
5. DEVELOPMENT - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.
6. ENCLOSED AREA BELOW LOWEST FLOOR - The floor of the lowest enclosed area in a building when all the following criteria are met:
 - A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of (SECTION 170.07(2)(D)(1) of this Ordinance, and

- B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and
 - C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the base flood elevation, and
 - D. The enclosed area is not a “basement” as defined in this section.
7. EXISTING CONSTRUCTION - Any structure for which the “start of construction” commenced before the effective date of the first floodplain management regulations adopted by the community.
 8. EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.
 9. EXPANSION OF EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION - The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
 10. FACTORY-BUILT HOME - Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Ordinance factory-built homes include mobile homes, manufactured homes, and modular homes; and also include “recreational vehicles” which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.
 11. FACTORY-BUILT HOME PARK OR SUBDIVISION - A parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.
 12. FIVE HUNDRED (500) YEAR FLOOD - A flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.
 13. FLOOD - A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.
 14. FLOOD INSURANCE RATE MAP (FIRM) - The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.
 15. FLOOD INSURANCE STUDY (FIS) - A report published by FEMA for a community issued along with the community’s Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.
 16. FLOODPLAIN - Any land area susceptible to being inundated by water as a result of a flood.
 17. FLOODPLAIN MANAGEMENT - An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

18. **FLOODPROOFING** - Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.
19. **FLOODWAY** - The channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.
20. **FLOODWAY FRINGE** - Those portions of the Special Flood Hazard Area outside the floodway.
21. **HIGHEST ADJACENT GRADE** - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
22. **HISTORIC STRUCTURE** - Any structure that is:
 - A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;
 - B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,
 - D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either i) an approved state program as determined by the Secretary of the Interior or ii) directly by the Secretary of the Interior in states without approved programs.
23. **LOWEST FLOOR** - The floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of Enclosed Area below Lowest Floor are met.
24. **MAXIMUM DAMAGE POTENTIAL DEVELOPMENT** - Hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.
25. **MINOR PROJECTS** - Small development activities (except for filling, grading and excavating) valued at less than \$500.
26. **NEW CONSTRUCTION** - (new buildings, factory-built home parks) - Those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.
27. **NEW FACTORY-BUILT HOME PARK OR SUBDIVISION** - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.
28. **RECREATIONAL VEHICLE** - A vehicle which is:
 - A. Built on a single chassis;
 - B. Four hundred (400) square feet or less when measured at the largest horizontal projection;

- C. Designed to be self-propelled or permanently towable by a light duty truck; and
 - D. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.
29. ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES - Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:
- A. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
 - B. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
 - C. Basement sealing;
 - D. Repairing or replacing damaged or broken window panes;
 - E. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.
30. SPECIAL FLOOD HAZARD AREA (SFHA) - The land within a community subject to the “base flood”. This land is identified on the community’s Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.
31. START OF CONSTRUCTION - Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.
32. STRUCTURE - Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar uses.
33. SUBSTANTIAL DAMAGE - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.
34. SUBSTANTIAL IMPROVEMENT - Any improvement to a structure which satisfies either of the following criteria:
- A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (i) before the “start of construction” of the improvement, or (ii) if the structure has been “substantially damaged” and is being restored, before the damage occurred.

The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions. The term also does not include any alteration of

an “historic structure”, provided the alteration will not preclude the structure’s designation as an “historic structure”.

- B. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

35. VARIANCE - A grant of relief by a community from the terms of the floodplain management regulations.

36. VIOLATION - The failure of a structure or other development to be fully compliant with the community’s floodplain management regulations.

170.02 - Statutory Authority, Findings of Fact and Purpose

- 1. The Legislature of the State of Iowa has in Chapter 414, Code of Iowa, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

- 2. Findings of Fact

- A. The flood hazard areas of the City of Huxley are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare of the community.

- B. These flood losses, hazards, and related adverse effects are caused by: (i) The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.

- C. This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.

- 3. Statement of Purpose

It is the purpose of this Ordinance to protect and preserve the rights, privileges and property of the City of Huxley and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in (Section 170.02(2)(A)) of this Ordinance with provisions designed to:

- A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
 - B. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
 - C. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
 - D. Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
 - E. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

170.03 - General Provisions

- 1. Lands to Which Ordinance Apply

The provisions of this Ordinance shall apply to all lands within the jurisdiction of the City of Huxley shown on the Official Floodplain Zoning Map as being within the boundaries of the Floodway, Floodway Fringe, General Floodplain and Shallow Flooding (Overlay) Districts, as established in (Section V).

2. Establishment of Official Floodplain Zoning Map

The Flood Insurance Rate Map (FIRM) for Story County and Incorporated Areas, City of Huxley, Panels 19169C0286F, 0287F, 0290F, 0293F, dated January 15, 2021, which were prepared as part of the Flood Insurance Study for Story County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The flood profiles and all explanatory material contained with the Flood Insurance Study are also declared to be a part of this ordinance.

3. Rules for Interpretation of District Boundaries

The boundaries of the zoning district areas shall be determined by scaling distances on the Official Floodplain Zoning Map. When an interpretation is needed as to the exact location of a boundary, the Zoning Administrator shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Zoning Administrator in the enforcement or administration of this Ordinance.

4. Compliance

No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.

5. Abrogation and Greater Restrictions

It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provision of this Ordinance shall prevail. All other ordinances inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency only.

6. Interpretation

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

7. Warning and Disclaimer of Liability

The standards required by this Ordinance are considered reasonable for regulatory purposes. This Ordinance does not imply that areas outside the designated Floodplain (Overlay) District areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of Huxley or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made there under.

8. Severability

If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

170.04 - Administration

1. Appointment, Duties and Responsibilities of Local Official

- A. The Zoning Administrator is hereby appointed to implement and administer the provisions of this Ordinance and will herein be referred to as the Administrator.
- B. Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:
 - 1) Review all floodplain development permit applications to assure that the provisions of this Ordinance will be satisfied.
 - 2) Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.
 - 3) Record and maintain a record of (i) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or

substantially improved structures or (ii) the elevation to which new or substantially improved structures have been floodproofed.

- 4) Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.
- 5) Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this Ordinance.
- 6) Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.
- 7) Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.
- 8) Review subdivision proposals to insure such proposals are consistent with the purpose of this ordinance and advise the Board of Adjustment of potential conflict.
- 9) Maintain the accuracy of the community's Flood Insurance Rate Maps when;
 - a. Development placed within the Floodway (Overlay) District results in any of the following:
 - (i) An increase in the Base Flood Elevations, or
 - (ii) Alteration to the floodway boundary
 - b. Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or
 - c. Development relocates or alters the channel.

Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

- 10) Perform site inspections to ensure compliance with the standards of this Ordinance.
- 11) Forward all requests for Variances to the Board of Adjustment for consideration. Ensure all requests include the information ordinarily submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

2. Floodplain Development Permit

- A. Permit Required - A Floodplain Development Permit issued by the Administrator shall be secured prior to any floodplain development (any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, excavation or drilling operations), including the placement of factory-built homes.
- B. Application for Permit - Application shall be made on forms furnished by the Administrator and shall include the following:
 - 1) Description of the work to be covered by the permit for which application is to be made.
 - 2) Description of the land on which the proposed work is to be done (i.e., lot, block, track, street address or similar description) that will readily identify and locate the work to be done.
 - 3) Location and dimensions of all structures and additions
 - 4) Indication of the use or occupancy for which the proposed work is intended.
 - 5) Elevation of the base flood.
 - 6) Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of structures or of the level to which a structure is to be floodproofed.
 - 7) For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.
 - 8) Such other information as the Administrator deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this Ordinance.

- C. Action on Permit Application - The Administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this Ordinance and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for variances except as directed by the Board of Adjustment.
- D. Construction and Use to be as Provided in Application and Plans - Floodplain Development Permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, structure floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Ordinance, prior to the use or occupancy of any structure.

170.05 - Establishment of Zoning (Overlay) Districts

The floodplain areas within the jurisdiction of this ordinance are hereby divided into the following districts:

1. Floodway (Overlay) District (FW) - those areas identified as Floodway on the Official Floodplain Zoning Map;
2. Floodway Fringe (Overlay) District (FF) - those areas identified as Zone AE on the Official Floodplain Zoning Map but excluding those areas identified as Floodway;
3. General Floodplain (Overlay) District (GF) - those areas identified as Zone A on the Official Floodplain Zoning Map,

The boundaries shall be as shown on the Official Floodplain Zoning Map. Within these districts, all uses not allowed as Permitted Uses are prohibited unless a variance to the terms of this ordinance is granted after due consideration by the Board of Adjustment.

170.06 - Floodway (Overlay) District (FW)

1. Permitted Uses

All development within the Floodway District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway District.

2. Performance Standards

All Floodway District uses allowed as a Permitted Use shall meet the following standards.

- A. No development shall be permitted in the Floodway District that would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
- B. All development within the Floodway District shall:
 - 1) Be consistent with the need to minimize flood damage.
 - 2) Use construction methods and practices that will minimize flood damage.
 - 3) Use construction materials and utility equipment that are resistant to flood damage.
- C. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.
- D. Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the Floodway Fringe District and shall be constructed or aligned to present the minimum possible resistance to flood flows.
- E. Structures, if permitted, shall have a low flood damage potential and shall not be for human habitation.

- F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the Floodway District within the time available after flood warning.
- G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.
- H. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.
- I. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

170.07 - Floodway Fringe (Overlay) District FF

1. Permitted Uses

All development within the Floodway Fringe District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway Fringe District.

2. Performance Standards

All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

A. All development shall:

- 1) Be designed and adequately anchored to prevent flotation, collapse or lateral movement.
- 2) Use construction methods and practices that will minimize flood damage.
- 3) Use construction materials and utility equipment that are resistant to flood damage.

- B. Residential structures - All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one (1) foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than 1.0 ft. above the base flood elevation and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers or extended foundations) may be allowed where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

- C. Non-residential structures - All new or substantially improved non-residential structures shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and

other factors associated with the base flood; and that the structure, below the base flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator.

D. All new and substantially improved structures

- 1) Fully enclosed areas below the “lowest floor” (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:
 - a. A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.
 - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access and low damage potential storage.

- 2) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- 3) New and substantially improved structures shall be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities elevated or floodproofed to a minimum of one (1) foot above the base flood elevation).

E. Factory-built homes

- 1) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the base flood elevation.
- 2) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.

F. Utility and Sanitary Systems

- 1) On-site wastewater disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.
- 2) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one (1) foot above the base flood elevation.
- 3) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one (1) foot above the base flood elevation.
- 4) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

- G. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one (1) foot above the base flood elevation. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning.
- H. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.
- I. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, the Department of Natural Resources must approve such alterations or relocations.
- J. Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this Ordinance. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the base flood. Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include base flood elevation data for those areas located within the Floodway Fringe (Overlay) District.
- K. Accessory Structures to Residential Uses
 - 1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied:
 - a. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than 1 foot above the base flood elevation must be constructed of flood-resistant materials.
 - b. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.
 - c. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
 - d. The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.
 - e. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation.
 - f. The structure's walls shall include openings that satisfy the provisions of (SECTION 170.07(2)(D)(1)) of this Ordinance.
 - 2) Exemption from the base flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.
- L. Recreational Vehicles
 - 1) Recreational vehicles are exempt from the requirements of (Section 170.07(2)(E)) of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied:
 - a. The recreational vehicle shall be located on the site for less than 180 consecutive days, and,
 - b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

- 2) Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of (Section 170.07(2)(E)) of this Ordinance regarding anchoring and elevation of factory-built homes.
- M. Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.
- N. Maximum Damage Potential Development - All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

170.08 - General Floodplain (Overlay) District (GF)

1. Permitted Uses
 - A. All development within the General Floodplain District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of the General Floodplain District.
 - B. Any development which involves placement of structures, factory-built homes, fill or other obstructions, storage of materials or equipment, excavation or alteration of a watercourse shall be reviewed by the Department of Natural Resources to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.
 - C. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where:
 - 1) The bridge or culvert is located on a stream that drains less than two (2) square miles, and
 - 2) The bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(2), Iowa Administrative Code.
2. Performance Standards
 - A. All development, or portions thereof, to be located in the floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway (Overlay) District (SECTION 170.06).
 - B. All development, or portions thereof, to be located in the floodway fringe as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway Fringe (Overlay) District (SECTION 170.07).

170.09 - Appointment and Duties of Board of Adjustment

1. Appointment and Duties of Board of Adjustment - A Board of Adjustment is hereby established which shall hear and decide (i) appeals and (ii) requests for variances to the provisions of this ordinance, and shall take any other action which is required of the Board.

2. Appeals - Where it is alleged there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance, the aggrieved party may appeal such action. The notice of appeal shall be filed with the Board of Adjustment and with the official from whom the appeal is taken and shall set forth the specific reason for the appeal. The official from whom the appeal is taken shall transmit to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.
3. Variance - The Board of Adjustment may authorize upon request in specific cases such variances from the terms of this Ordinance that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship. Variances granted must meet the following applicable standards:
 - A. Variances shall only be granted upon: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local codes or ordinances.
 - B. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood would result. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
 - C. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - D. In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.
 - E. All variances granted shall have the concurrence or approval of the Department of Natural Resources.
4. Hearings and Decisions of the Board of Adjustment
 - A. Hearings. Upon the filing with the Board of Adjustment of an Appeal or a request for a Variance, the Board shall hold a public hearing. The Board shall fix a reasonable time for the hearing and give public notice thereof, as well as due notice to parties in interest. At the hearing, any party may appear in person or by agent or attorney and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Department of Natural Resources.
 - B. Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in (Section 170.09(4)(B)(2)).
 - 1) Factors Upon Which the Decision of the Board of Adjustment Shall be Based. In passing upon applications for Variances, the Board shall consider all relevant factors specified in other sections of this Ordinance and:
 - a. The danger to life and property due to increased flood heights or velocities caused by encroachments.
 - b. The danger that materials may be swept on to other land or downstream to the injury of others.

- c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - e. The importance of the services provided by the proposed facility to the City.
 - f. The requirements of the facility for a floodplain location.
 - g. The availability of alternative locations not subject to flooding for the proposed use.
 - h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - i. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
 - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - k. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
 - l. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges.
 - m. Such other factors which are relevant to the purpose of this Ordinance.
- 2) Conditions Attached to Variances - Upon consideration of the factors listed above, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purpose of this Ordinance. Such conditions may include, but not necessarily be limited to:
- a. Modification of waste disposal and water supply facilities.
 - b. Limitation of periods of use and operation.
 - c. Imposition of operational controls, sureties, and deed restrictions.
 - d. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this Ordinance.
 - e. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.
5. Appeals to the Court - Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board.

170.10 - Nonconforming Uses

- 1. A structure or the use of a structure or premises which was lawful before the passage or amendment of this Ordinance, but which is not in conformity with the provisions of this Ordinance, may be continued subject to the following conditions:
 - A. If such use is discontinued for six (6) consecutive months, any future use of the building premises shall conform to this Ordinance.
 - B. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.

- C. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty (50) percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this Ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.
2. Except as provided in (Section 170.10(1)(B)), any use which has been permitted as a Variance shall be considered a conforming use.

170.11 - Penalties for Violation

Violations of the provisions of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of Variances) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$(500.00 (FIVE HUNDRED DOLLARS)) or imprisoned for not more than (30 (THIRTY)) days. Each day such violation continues shall be considered a separate offense. Nothing herein contained prevent the City of Huxley from taking such other lawful action as is necessary to prevent or remedy violation.

170.12 - Amendments

The regulations and standards set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.

Section 2. All Ordinances or parts of any Ordinance in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

Section 3. This Ordinance shall be in full force after its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of ____ 2020.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

First Reading:

Second Reading:

Third Reading:

Date Adopted:

Date of Publication by posting:

NOTICE OF PUBLIC HEARING

NOTICE OF A PUBLIC HEARING TO CONSIDER AMENDMENT TO CHAPTER 170, FLOODPLAIN MANAGEMENT, OF THE CODE OF ORDINANCES OF THE CITY OF HUXLEY.

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO, UNDER THE PROVISIONS OF THE *CODE OF IOWA*, MAY BE ENTITLED TO NOTICE OF AN AMENDMENT TO CHAPTER 170, FLOODPLAIN MANAGEMENT, OF THE CODE OF ORDINANCE OF THE CITY OF HUXLEY, IOWA.

NOTICE IS HEREBY GIVEN that on the 8th day of December 2020, at 6:00 P.M., in the Council Chambers of the Municipal Building in Huxley, Iowa, a public hearing will be held by the City Council of the City of Huxley, Iowa, in connection with the proposed amendment to Chapter 170, Floodplain Management, of the Code of Ordinances of the City of Huxley, Iowa. A copy of the proposed amendment to the Code of Ordinances is available for review at the City Clerk's office.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the proposed adoption of the amendment to the Code of Ordinances of the City of Huxley, Iowa, at the time and place aforesaid and that at such time and place, all parties in interest and citizens shall have an opportunity to be heard.

Due to the COVID-19 Pandemic, the City of Huxley is currently hosting its meetings virtually on Zoom for those who do not wish to attend in person. Comments may be submitted prior or during the public hearing to jlettow@huxleyiowa.org. All comments submitted will become a part of the public hearing. The Council may take action to adopt the amendment to the Code of Ordinances after said hearing.

This Notice is published by order of the City Council of the City of Huxley, Iowa on _____, 2020.

Jolene Lettow, City Clerk

Huxley P&R Board Meeting Minutes – October 5, 2020

City staff present: Heather Denger

Board members present: Cindy Drummond, Amanda DeMaris, Zach Van Cleave, Lisa Pitchford, Ian Knutson

- Fall Festival update--Two sponsors for the Fall Festival; Ethan Hokel sponsored the petting zoo. Pitt's Tree Service is sponsoring the face painting. Cider and donuts will be provided by the Park Board. Pumpkins will be either donated or purchased and wagon rides will be available. 14 vendors and 2 food trucks have signed on.
- Tree Board acquired 200 seedlings to give out to the community.
- Tik Tok – Could be used to promote the park board and events. 😊
- New Park Development Project – Quick is the developer, 3-4 acres, front 1 ½ acres will be built up and leveled. Ideas: water feature, prairie grass, water fountains, water aeration to keep moss away, playground equipment, educational plaques, bird houses, trail connection, tree planting, benches/seating, ...
- Questions: Is there any liability for having a water feature near a playground? What were the results of the ISU study done a few years ago?
- Planning & Zoning would like to meet with the P&R Board to get input on the direction of Huxley.
- Comprehensive Planning – Sewer hook-up at Centennial and Berhow Parks in 2021; Heather will share the spreadsheet with the major plans.
- 3Cs memberships are down slightly (due to COVID?). Equipment needs to be added to our budget. Youth programs participation is up. Suggestion: Survey non-renewals for reasons? Survey/welcome new members?
- Next meeting date: November 2, 2020 at 6 PM

Huxley Planning & Zoning Commission Minutes

Monday, November 16, 2020

Chairman Roger Bierbaum called the Zoom meeting to order at 6:03 P.M.

ROLL CALL: Mosher, Wilson, Bierbaum, Patterson, present. Schonhorst, Scott, Frantz absent.

CITY STAFF PRESENT: Rita Conner – City Administrator, Amy Kaplan – Zoning Clerk

CONSULTANTS PRESENT: Forrest Aldrich—City Engineer

GUESTS PRESENT: Brad Stumbo

MINUTES APPROVAL: Motion –Mosher, second –Wilson to approve minutes from October 19, 2020 meeting. 4 Aye. 0 Nay.

PUBLIC COMMENTS: None

BUSINESS ITEMS:

Loveland Plat of Survey -505 Parkwood Circle: Bert and Terri Loveland (505 Parkwood Circle Huxley, Iowa 50124) submitted a plat of survey for the conveyance of property between their address and the owner of 1004 Timberlane Drive. Staff requested that the surveyor perform a complete boundary line adjustment that would re-survey and redefine both lots, as the City of Huxley owns approximately 0.15 acres to the north and east of 505 Parkwood Circle and 1004 Timberlane Drive. The property was then presented to the City of Huxley for waiver of City subdivision regulations. Motion—Patterson to recommend approval of the movement of the boundary line and transfer of property to City Council, second- Wilson. Mosher, Bierbaum, Patterson, Wilson, voted yes. Motion carried 4/0.

INFORMATIONAL ITEMS:

Conner asked the commission if they recall the annexation in 2004 which was approximately 338 acres. Bierbaum provided that it was Centennial Park & surrounding development. Grading began in 2004.

Conner updated commission on council action taken at the last meeting.

CITY ADMINISTRATOR COMMUNICATIONS: None

PLANNING AND ZONING COMMISSION COMMENTS:

Bierbaum:

- The joint meeting with Parks & Rec and the Tree Board was a good one.
- Further discussion needs to be had about the trail along Highway 69.
- Discussion was had regarding the sidewalk along Westview and Highway 69.
- The commission discussed the interest to have master plans/large preliminary plats more time to digest plans and make recommendations prior to the meeting. This would allow more time for coordination with Comp Plan and trail /park planning. Westview was the example of more time being helpful at the early stages

Mosher:

- Agrees with Roger needing more time to review master plans/large preliminary plats prior to meeting. Revisions provided to the developer need to be completed and brought back to P&Z instead of moving on to council in good faith.

Patterson:

- Asked for details regarding the review process.

Conner:

- Overview of the review process
- In agreement with more time for review of master plans/large preliminary plats. This has begun with future phases of Meadow Lane being prepared as a Master Plan after discussion with City staff; it will be provided early in the process for P & Z.
- Kreg Tool will be leaving Huxley September 2021.
- Asked how the Commission feels about M1 and PUD zoning. Examples will be gathered and will discuss over the winter months.

Bierbaum:

Next meeting is Monday December 21, 2020 at 6PM. This meeting will potentially be canceled due to the Holiday week.

ADJOURNMENT: Motion – Patterson, Second- Mosher to adjourn meeting at 6:47 P.M. 4 ayes, 0 nays. Motion carried.

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval

Huxley Planning & Zoning Commission, Tree Board and Parks & Rec Meeting Minutes

Monday, November 2, 2020

The Zoom/in-person meeting began at 6:04 PM

Introduction of members:

Planning & Zoning: Bierbaum, Patterson, Frantz, Schonhorst, Scott, Mosher-present. Wilson-Absent.

Parks & Rec: VanCleave, Pitchford, Johnson-present. Knutsen, DeMaris, Drummond, Compton- Absent.

Tree Board: Cole-present. Uselding, Betz, Judge, Godbold-Absent.

City Staff Present: Rita Conner – City Administrator, Amy Kaplan – Zoning Clerk, Kevin Deaton- Mayor, Heather Denger- Parks & Rec Director, Nate Easter-City Council.

Overview of Comprehensive Plans:

Discussion took place using the following maps:

- City Map
- City Growth Map

Members discussed the city's future growth boundaries with emphasis on commercial and industrial growth on the east side of Interstate 35.

Overview of Park System and Trails/Sidewalk Infill:

- Current plan rough draft (not adopted by City Council to date) is a phased approach over 13-15 years.
- Trails would connect all parks.
- Sidewalk infill connections are being worked on by staff to recommend to Council
- Highway 69 is an important trail connection. Current plan identifies the west side of 69 as the location for the trail with protective poles. This needs to be discussed further in great detail.
- Members would like to explore the option of rear access to Casey's and other businesses along Highway 69 as well as safe crossing points on Highway 69.

Growth and development:

Conner asked members to think about what are the priorities and how do we connect people to them?

Main Avenue Corridor:

The City will work to evaluate Main Ave and possible improvements to revive the area. Funding/grant sources will also be explored.

Discussion and questions:

Schonhorst: The Comp Plan needs to dictate growth, trails, etc. so that as we grow, the areas are completed.

Bierbaum: Once the Comp Plan is adopted by Council, it must be upheld as historically the excitement of a new development leads to wavering away from the Comp Plan.

Johnson: The land donated to the City by a developer is typically land that is not conducive for a home. If we take the cash instead of the land, we could put the money towards a trail instead.

Mosher: We need to take care of the areas/things we currently have in place and not let those things deteriorate.

Mosher: Future park land should be indicated in the Comp Plan.

Pitchford: If the City sticks to the Comp Plan, it will solve a lot of problems.

Mosher: Moving forward, all boards/commissions should share minutes with each other including City Council and the Mayor.

Bierbaum: The Planning & Zoning Commission has not historically had adequate time to review master plans and large plats prior to the meeting, which will assist with incorporating parks and trails elements.

Bierbaum: The City of Huxley did a phenomenal job with storm clean up.

Future meetings—It is desired for Parks & Rec, Planning & Zoning and the Tree Board to meet with each other a couple times a year.

ADJOURNMENT: 7:22 PM

Amy Kaplan, Zoning Clerk

Roger Bierbaum, Chairman

Date of Approval

Utility Report

September	2020				
	Water Service:	Sewer Service:	Water Consumption (gallons):	Amount Billed (Water):	Sewer Consumption (gallons):
Commercial	93	89	863,000	\$5,843.47	806,400
Schools	4	3	372,800	\$1,932.60	206,800
Rural	67	6	336,900	\$3,933.20	37,000
No Charge	21	14	1,113,300	\$0.00	1,033,500
Residential	1,755	1,651	5,987,600	\$59,778.45	5,698,800
Second Meter	141	N/A	1,142,500	\$7,915.52	N/A
Master Meters	12	N/A	328,200	N/A	N/A
Wells	2	N/A	11,731,000	N/A	N/A
TOTAL:	2,095	1,763	21,875,300	\$79,403.24	7,782,500

	Water:	Sewer:	
Total Billed Consumption (gallons):	8,702,800	6,749,000	TOTAL:
Total Billed:	\$79,403.24	\$75,568.98	\$154,972.22

September	2019				
	Water Service:	Sewer Service:	Water Consumption (gallons):	Amount Billed (Water):	Sewer Consumption (gallons):
Commercial	87	85	2,685,700	\$14,151.38	672,500
Schools	4	3	206,000	\$1,040.92	200,300
Rural	66	6	281,400	\$3,370.81	29,300
No Charge	20	14	1,148,400	\$0.00	986,900
Residential	1,612	1,596	4,745,071	\$49,682.21	4,655,171
Second Meter	135	N/A	470,000	\$3,313.76	N/A
Master Meters	12	N/A	274,400	N/A	N/A
Wells	2	N/A	9,792,000	N/A	N/A
TOTAL:	1,938	1,704	19,602,971	\$71,559.08	6,544,171

	Water:	Sewer:	
Total Billed Consumption (gallons):	8,388,171	5,557,271	TOTAL:
Total Billed:	\$71,559.08	\$67,561.17	\$139,120.25

Key:

Schools: Bus Barn, Middle School, Athletic Field, High School
 Rural: includes Deer Creek and East First Street (across from water plant)
 No Charge: City Hall, Fire Station, city flushing, Nord Kalsem, Trinity Methodist Church
 Master Meters: master meters, bike trail, etc.
 Deer Creek & 11 rural

Amount Billed (Sewer):
\$6,233.43
\$1,051.10
\$486.96
\$0.00
\$67,797.49
N/A
N/A
N/A
\$75,568.98

Amount Billed (Sewer):
\$5,421.58
\$992.37
\$426.30
\$0.00
\$60,720.92
N/A
N/A
N/A
\$67,561.17

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CITY OF HUXLEY
YEAR TO DATE TREASURERS REPORT
AS OF: OCTOBER 31ST, 2020

FUND	BEGINNING CASH BALANCE	Y-T-D REVENUES	NET CHANGE IN ASSETS	Y-T-D EXPENDITURES	NET CHANGE IN LIABILITIES	CLOSING BALANCE	INVESTMENTS YTD BALANCE	CHECKING BALANCE
001-GENERAL FUND	2,083,351.06	656,742.19	0.00	569,093.80	9,755.72	2,180,755.17	269,398.72	2,450,153.89
002-LIBRARY	0.00	46,100.69	0.00	56,740.34	7.76 (	10,631.89)	0.00 (	10,631.89)
003-RECREATION	0.00	57,595.30	0.00	65,596.37 (	298.32)	8,299.39)	0.00 (	8,299.39)
004-FIRE AND RESCUE	0.00	0.00	0.00	22,679.86	178.75 (	22,501.11)	0.00 (	22,501.11)
006-CEMETERY	4,199.76	0.00	0.00	308.14	0.00	3,891.62	0.00	3,891.62
014-AMBULANCE	0.00	20,869.06	0.00	26,417.83	190.44 (	5,358.33)	0.00 (	5,358.33)
110-ROAD USE TAX	508,839.58	175,620.44	0.00	133,116.22	5,155.83	556,499.63	0.00	556,499.63
121-LOCAL OPTION TAX	35,635.60	153,647.95	0.00	0.00	0.00	189,283.55	0.00	189,283.55
124-LMI	434,156.26	0.00	0.00	0.00	0.00	434,156.26	0.00	434,156.26
125-TIF	0.00	1,177,075.24	0.00	0.00	0.00	1,177,075.24	0.00	1,177,075.24
140-CUSTOMER DEPOSITS	43,690.00	0.00	0.00	0.00	1,440.00	45,130.00	0.00	45,130.00
200-DEBT SERVICE FUND	632,763.18	333,898.94	0.00	0.00	0.00	966,662.12	0.00	966,662.12
303-LIBRARY PROJECT FUND	2,504.80	0.00	0.00	0.00	0.00	2,504.80	0.00	2,504.80
319-RECREATION NEW EQUIPMENT	14,868.78	0.00	0.00	0.00	0.00	14,868.78	0.00	14,868.78
325-E. 1ST ST RECONSTRUCTION	230,462.59	0.00	0.00	6,762.59	6,520.63	230,220.63	0.00	230,220.63
332-CENTENNIAL WEST	46,917.69	0.00	0.00	0.00	0.00	46,917.69	0.00	46,917.69
338-WATER METERS	3,560.00	0.00	0.00	0.00	0.00	3,560.00	0.00	3,560.00
339-560TH AVENUE PAVING	1,593,765.75	0.00	0.00	1,145,959.25	24,124.98	471,931.48	0.00	471,931.48
340-Trail Paving Project	(58,185.01)	52,071.75	0.00	80,081.84	1,305.30 (	84,889.80)	0.00 (	84,889.80)
342-HMGP Generator Project	(168,343.45)	130,289.61	0.00	23,280.00	0.00 (	61,333.84)	0.00 (	61,333.84)
343-KUM N GO WATER & SEWER	255,004.17	0.00	0.00	52,065.63	0.00	202,938.54	0.00	202,938.54
344-STREET & WATER REPAIRS	(220,332.41)	0.00	0.00	118,602.04	0.00 (	338,934.45)	0.00 (	338,934.45)
398-STORM DAMAGE-DEREUCHE	0.00	223,440.62	0.00	208,423.06	6,884.47	21,902.03	0.00	21,902.03
600-WATER UTILITY	406,565.29	351,341.41	0.00	192,503.75	23,559.65	588,962.60	579,355.22	1,168,317.82
602-WATER RESERVE FUND	98,500.00	0.00	0.00	0.00	0.00	98,500.00	0.00	98,500.00
610-SEWER UTILITY	707,195.63	331,154.38	0.00	216,710.84 (	17.91)	821,621.26	481,855.22	1,303,476.48
611-SEWER SINKING FUND	(230.00)	0.00	0.00	0.00	0.00 (	230.00)	0.00 (	230.00)
612-SEWER RESERVE FUND	90,565.00	0.00	0.00	0.00	0.00	90,565.00	0.00	90,565.00
GRAND TOTAL	6,745,454.27	3,709,847.58	0.00	2,918,341.56	78,807.30	7,615,767.59	1,330,609.16	8,946,376.75
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*** END OF REPORT ***