



CITY COUNCIL MEETING NOTICE

ZOOM MEETING-INFORMATION Join Zoom Meeting

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Meeting ID: 934 1604 1199

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+13126266799,,93416041199# US (Chicago)

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TUESDAY DECEMBER 22, 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 December 8 Regular Meeting
 - b. Approve Payment of Bills
 - c. Approve Resolution No. 20-120 Payment Application No. 5 Heart of Iowa Nature Trail Project
 - d. Approve Resolution No 20-121 Agreement Addendum with IDOT for East 1st Street Project
 - e. Approve Resolution No. 20-122 Re-appointment of Members to Central Iowa Transportation Planning Alliance (CIRTPA)
 - f. Approve Resolution No. 20-123 Amendment to Procurement Policy
 - g. Approve Resolution No. 20-124 Agreement with Allendar Butzke Engineers, Inc for Water Treatment Plant Expansion Project
 - h. Approve Appointments to Huxley Fire & Emergency Services Department
7. **BUSINESS ITEMS**
8. **INFORMATIONAL ITEMS**
9. **CITY ADMINISTRATOR AND DIRECTOR REPORTS**
10. **MAYOR AND COUNCIL REPORTS**
11. **ADJOURNMENT**
12. **WORKSESSION -Various Topics**
 - a. 2020 Goal Setting Session Overview

- b. Tax Increment Finance Policy and Analysis
- c. Highway 69 ROW Treatment between Centennial and 306th Avenue

UPCOMING WORK SESSION TOPICS

FY 21/22 Budget and Capital Improvement Plan (January 2021)

Sidewalk Infill Program

Zoning Ordinance Review and Amendments

Economic Development Proposals

Main Avenue Revitalization

New City Mapping Capabilities

Other Topics of Interest to Mayor and Council

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.

HUXLEY CITY COUNCIL MEETING MINUTES

Tuesday, December 8, 2020

These minutes are as recorded by the City Clerk and are subject to City Council approval at the next regular council meeting.

COUNCIL MEETING: The Huxley City Council held a Zoom meeting on the above date pursuant to rules of the council, notice posted at City Hall, onto website and emailed to news media. Mayor Deaton called the meeting to order at 6:03 pm.

ROLL CALL: Kuhn, Roberts, Easter, Mulder, Peterson

AGENDA APPROVAL: Motion by Mulder, second by Easter to approve agenda as presented. Roll Call: Kuhn, Roberts, Easter, Mulder, Peterson voted yes. Motion carried.

CITY STAFF PRESENT: Rita Conner – City Administrator, Jolene Lettow – City Clerk, Heather Denger – Parks and Recreation Director, Cathy Van Maanen – Library Director, Gerry Stoll – Police Chief

PUBLIC HEARING: Consideration of an Amendment to the Huxley Code of Ordinance, Chapter 170, Floodplain Management as required by FEMA regulations. Mayor opened meeting at 6:05pm. There was no discussion. Motion – Roberts, second – Peterson to close the hearing. 5 ayes. Motion carried.

Motion – Kuhn, second – Peterson to Approve First Reading of Ordinance 511 Amending the Huxley Code of Ordinances, Chapter 170, Floodplain Management. Roll Call: Roberts, Mulder, Kuhn, Peterson, Easter voted yes. Motion carried.

Motion – Roberts, second – Easter to Waive Second and Third Reading of Ordinance 511. Roll Call: Roberts, Mulder, Kuhn, Peterson, Easter voted yes. Motion carried.

CONSENT AGENDA:

Motion by Peterson, second by Easter to approve Consent Agenda items as presented below:

- a. Minutes from November 24 Regular Council Meeting and December 1, 2020 Goal Setting Session
- b. Payment of Bills
- c. Resolution No. 20-115 Project Payment Application No. 4 for 560th Avenue Project
- d. Resolution No. 20-116 Change Order No. 1 Manatt's Water and Streets Project
- e. Resolution no. 20-117 Payment Application No. 5 (Final) Manatt's Water and Streets Project
- f. Resolution No. 20-118 Notice of Acceptability Manatt's Water and Streets Project
- g. Resolution No. 20-119 Purchase of Police Patrol Vehicle and Associated Equipment

Roll Call: Roberts, Kuhn, Easter, Mulder, Peterson voted yes. Motion carried.

CITY ADMINISTRATOR AND DIRECTOR REPORTS:

- Jolene Lettow, City Clerk, reminded council of approaching budget meetings that are scheduled for every Tuesday evening in January and February
- Cathy VanMaanen, Library Director, announced she was halfway through her fundraising activities
- Heather Denger, Parks and Recreation Director, informed council of status of skating rink and meeting held with Kreg Tool regarding installation of a Splash Pad in Centennial Park
- Police Chief Stoll reported that officers were taking an online course on de-escalation

Next meeting topics: ROW along Highway 69, Strategic Planning, Residential TIF

ADJOURNMENT: Motion - Kuhn, second - Peterson to adjourn meeting at 6:27pm. 5 ayes, 0 nays. Motion carried.

Attest:

Kevin Deaton, Mayor

Jolene R. Lettow, City Clerk

12-22-20 Council Claims

	A	B	C
1	VENDOR NAME	DESCRIPTION	GROSS AMOUNT
2	ACCUJET LLC	CLEANING OF MAINLINE & LIFTS	\$ 10,660.00
3	AMES FORD LINCOLN	TPMS SENSOR FOR 2016 FORD	\$ 83.62
4	ANKENY SANITATION	CITY BUILDINGS TRASH PICKUP	\$ 257.94
5	ARNOLD MOTOR SUPPLY	VEHICLE MAINTENANCE	\$ 147.89
6	AWS SERVICE CENTER	FD TRASH PICKUP	\$ 25.68
7	BAKER & TAYLOR ENTERTAINME	BOOKS	\$ 575.36
8	BLM ENTERPRISES	GIS SERVICES AND CONSULTING	\$ 2,036.25
9	BOOK SYSTEMS, INC.	ATRIUM & EZCAT ANNUAL CONTRACT	\$ 595.00
10	BOOT BARN, INC.	UNIFORM PARTS	\$ 238.26
11	BUD'S AUTO REPAIR INC	REPAIR TIRES ON PD VEHICLE	\$ 1,205.45
12	CARDMEMBER SERVICE	SEE ATTACHED	\$ 7,446.82
13	CENTER FOR CREATIVE JUSTIC	DONATION	\$ 100.00
14	COMPASS MINERALS AMERICA	COARSE ROCK SALT	\$ 3,634.55
15	COMPUTER RESOURCE SPECIALI	IT WORK ON COMPUTERS	\$ 652.50
16	CONCRETE TECHNOLOGIES	560TH STREET PAVING-PAY #3	\$ 1,090,156.69
17	CONSUMERS ENERGY	GAS AND ELECTRIC	\$ 9,335.32
18	DEWEY FORD	NEW POLICE VEHICLE	\$ 33,890.00
19	DOLLAR GENERAL-REGIONS 410	JANITORIAL SUPPLIES	\$ 160.35
20	G & L CLOTHING	UNIFORM PARTS	\$ 305.95
21	GALLS, LLC- DBA CARPENTER	UNIFORM PARTS FOR OFFICER	\$ 608.15
22	GCMOA	ANNUAL MEMBERSHIP	\$ 25.00
23	GREENLAND HOMES	BUILDING PERMIT DEPOSIT REFUND	\$ 1,000.00
24	HOMES BY ADVANTAGE LLC	BUILDING PERMIT DEPOSIT REFUND	\$ 1,000.00
25	HUXLEY COMMUNICATIONS COOP	PHONE, INTERNET, CABLE	\$ 1,419.87
26	I.S.C.I.A.	ISCIA ANNUAL CONFERENCE	\$ 300.00
27	IMAGE TREND	ANNUAL FEE	\$ 655.64
28	INTERNAL REVENUE SERVICE	PAYROLL TAXES	\$ 12,300.23
29	IOWA DOT	POSTS, ZIP TIES, PAPER TOWELS, ETC.	\$ 1,147.00
30	J.A. KING	METTLER SCALE CALIBRATION	\$ 125.00
31	JEREMY J. ARENDS	NOVEMBER TREASURER'S REPORT	\$ 80.00
32	KEMPKER'S TRUE VALUE AND R	MISC. SUPPLIES	\$ 255.49
33	LIBERTY READY MIX	CONCRETE FOR 560TH PROJECT	\$ 520.00
34	MANATTS	MIX FOR CEDAR LANE PATCHWORK	\$ 885.59
35	MARCO, INC.	B/W AND COLOR COPIES	\$ 367.32
36	MUNICIPAL SUPPLY	HYDRANT	\$ 1,403.57
37	NCL OF WISCONSIN, INC.	BOD SEED	\$ 112.33
38	NEW CENTURY FS INC	UNLEADED FUEL	\$ 941.39
39	NICKOLAY CONSULTING, LLC	MONTHLY IT SUPPORT	\$ 115.00
40	OXEN TECHNOLOGY	MONTHLY MICROSOFT 365 AND EXCH	\$ 262.00
41	PLUMB SUPPLY	UNION CHECK VALVES	\$ 155.58
42	PRAETORIAN DIGITAL	POLICE ONE ACADEMY	\$ 1,214.58
43	PREMIER	COPIER MAINTENANCE AGREEMENTS	\$ 64.82
44	SAFE BUILDING COMPLIANCE &	BUILDING INSPECTIONS	\$ 15,734.31
45	SLATER ANIMAL HOSPITAL	BOARDING STRAYS	\$ 281.78
46	STAPLES BUSINESS CREDIT	6 CHAIRS FOR COUNCIL & SUPPLIES	\$ 1,848.86

12-22-20 Council Claims

	A	B	C
47	STORY COUNTY EXTENSION	TRAINING	\$ 140.00
48	TASC	FSA BENEFIT FUNDS DUE 12/7/20	\$ 597.89
49	TRI COUNTY TIMES	ANNUAL SUBSCRIPTION	\$ 46.00
50	TRICKLE'S L.L.C.	NEW TIRE, DISMOUNT, AND BALANC	\$ 227.99
51	U.S. BANK EQUIPMENT FINANC	COPIER LEASE	\$ 101.68
52	USA BLUEBOOK	DIPPER & SPIGOT	\$ 235.81
53	WINDSTREAM IOWA COMMUNICAT	DISPATCH PHONES	\$ 79.71
54	Payroll Expense		\$ 55,021.54
55	GRAND TOTAL		\$ 1,260,781.76
56			
57		FUND TOTALS	
58	001 GENERAL FUND	70,557.33	
59	002 LIBRARY	3,254.78	
60	003 RECREATION	2,229.25	
61	004 FIRE AND RESCUE	271.66	
62	014 AMBULANCE	940.77	
63	110 ROAD USE TAX	5,144.99	
64	339 560TH AVENUE PAVING	1,090,676.69	
65	398 DEREUCHE STORM	1,537.68	
66	600 WATER UTILITY	9,812.44	
67	610 SEWER UTILITY	21,334.63	
68	Payroll	55,021.54	
69	GRAND TOTAL	1,260,781.76	
70			
71	Cardmember Services (Visa)		
72	Admin	amazon prime, zoom, adobe acropro, stamps, workshop	\$ 179.64
73	Streets	cutting edge, tarp, winter main operator cert., towels, wipes, brooms, coffee	\$ 862.75
74	Library	tech soup, pay pro us, hobby lobby, stamps, dvds	\$ 845.37
75	Parks and Rec	nsca membership & conference, ice rink liner, masks, basketballs, nets, fitness on demand, ice maker	\$ 954.29
76	Parks	memorial bench	\$ 1,140.66
77	FD	background check	\$ 15.00
78	Storm	flag poles	\$ 1,537.68
79	WW	masks, towels	\$ 189.80
80	PD	stamps, picture frames, window tint meters, aeds	\$ 1,721.63
81	Total		\$ 7,446.82

COUNCIL COMMUNICATION

AGENDA HEADING:

Approving Payment No. 5 for the Heart of Iowa Nature Trail Project

SUBMITTED BY:

Rita Conner, City Administrator

SYNOPSIS:

Veenstra and Kimm, Inc (Jordan Kappos, P.E., 3000 Westown Parkway West Des Moines, Iowa 50266) has submitted pay application No. 5 from Caliber Concrete, LLC (Jason Martin, PO Box 248 Adair, Iowa 50002) for work complete between October 7 and December 15, 2020 on the Heart of Iowa Nature Trail project.

Additional information is below and in the attachments.

FISCAL IMPACT:

Amount: \$11,184.63

Funding Source: City of Huxley: Org and Fund code provided by the City Clerk/Finance Officer

ADDITIONAL INFORMATION: YES

- Work in this pay request includes removal of erosion control and retainage.
- V & K is preparing for the final audit with DOT and will close out the project as soon as the audit is completed.
- Submittal for final reimbursement to the Iowa Department of Transportation Systems Planning Office will be completed at the project conclusion

PREVIOUS COUNCIL ACTION(S): YES

- October 13, 2020 Approval of Payment No. 4 for Heart of Iowa Nature Trail Project
- September 8, 2020 Approval of Payment No 3 for Heart of Iowa Nature Trail Project
- August 18, 2020 Approval of Payment No 2 for Heart of Iowa Nature Trail Project
- June 23, 2020 Approval of Payment No 1 for Heart of Iowa Nature Trail Project
- February 11, 2020: Approval of contract in the amount of \$374,253.64

CITY ADMINISTRATOR RECOMMENDATION: APPROVAL

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Close out and presentation of the public improvement for Council action and acceptance

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 Friday afternoon preceding Monday'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.

RESOLUTION NO. 20-120

**RESOLUTION APPROVING PAY APPLICATION NO. 5 FOR THE
HEART OF IOWA NATURE TRAIL PROJECT**

WHEREAS, the City of Huxley approved a contract with Caliber Concrete, LLCs on February 1, 2020 to conduct the Heart of Iowa Nature Trail Project Huxley and;

WHEREAS, Veenstra & Kimm, Inc has presented the fifth payment application from the contractor in the amount of \$11,184.63 and;

WHEREAS, the application has been reviewed and found to be appropriate and reasonable for seeding work completed between October 7 and December 15, 2020.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

Payment application No. 5 is hereby approved.

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

PASSED, ADOPTED AND APPROVED this 22nd day of December 2020.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-120** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 22nd day of December 2020

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk



VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848(FAX) • 800-241-8000 (WATS)

December 16, 2020

Rita Conner
City Administrator
City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

HUXLEY, IOWA
HEART OF IOWA NATURE TRAIL PAVING - HWY 69 TO 320TH STREET
PARTIAL PAY ESTIMATE NO. 5 (FINAL)

Attached is an electronic copy of Partial Pay Estimate No. 5 (Final) for work on the Heart of Iowa Nature Trail Paving – Hwy 69 to 320th Street project, under the contract between the City of Huxley and Caliber Concrete LLC dated March 18, 2020. The partial pay estimate is for the period October 7, 2020 to December 15, 2020.

Partial Pay Estimate No. 5 (Final) is for removal of erosion control and retainage. We have checked the estimate and recommend payment to Caliber Concrete LLC in the total amount of \$11,184.63.

Please sign Partial Pay Estimate No. 5 (Final) in the space provided and return a signed copy of the partial pay estimate to our office. Please return a signed copy of Partial Pay Estimate No. 5 (Final) to Caliber Concrete LLC with payment. A signed copy should also be kept for your files.

If you have any questions or comments, please contact us at 225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink that reads "Jordan Kappos".

Jordan Kappos

JDK
45250
Enclosures
cc: Caliber Concrete LLC

*West Des Moines, IA • Coralville, IA • Dubuque, IA • Mason City, IA • Sioux City, IA
Cedar Rapids, IA • Rock Island, IL • Springfield, IL • Liberty, MO • Rochester, MN*

Contract No.: 85-3630-092
County: Story
Project No.: TAP-R-3630(092)--8T-85
Accounting ID: 36528

QUANTITIES (EWO'S INCLUDED)	AMOUNTS (EWO'S INCLUDED)
-----------------------------	--------------------------

[illegible]

Form 181235

FINAL ESTIMATE OF ROAD OR BRIDGE WORK ON NONSTATE ROADS/STREETS
CITY OF HUXLEY - HEART OF IOWA NATURE TRAIL PAVING FROM HWY 69 TO 320TH STREET

Cost Center:
Type of Work: PCC Sidewalk/Trail
Date of This Est.: 12/15/2020
Estimate No.: 5
Sheet No.: 2 Total

Contract No.: 85-3630-092
County: Story
Project No.: TAP-R-3630(092)--8T-85
Accounting ID: 36528

Payable To: Caliber Concrete LLC
Address: PO Box 248
Adair, IA 50002

We, the undersigned certify that the items and amount listed hereon
are true and correct to the best of our knowledge.
Caliber Concrete LLC

Original Contract Amount	\$356,355.24	\$17,898.40							
Approved Contract Amount	\$323,415.97	\$18,235.67	\$	323,415.97	\$	18,235.67		100.00%	



Date 12/16/20

Total Completed To Date = \$ 341,651.63
Amount Retained @ 3% = \$ -
Eligible Amount = \$ 341,651.63
Previously Reimbursed = \$ 330,467.00
Amount Due & Payable = \$ 11,184.63

Veenstra & Kimm, Inc.



Project Engineer (Jordan Kappos) Date 12/15/2020

City of Huxley

() _____
Date

RESOLUTION NO. 20-121

**RESOLUTION APPROVING AGREEMENT ADDENDUM WITH THE IOWA
DEPARTMENT OF TRANSPORTATION FOR THE EAST 1ST STREET PROJECT**

WHEREAS, the City of Huxley entered into an agreement with the Iowa Department of Transportation (IDOT) for Surface Transportation Block Grant Program Federal-Aid Swap Project (STBG SWAP) funds for the East 1st Street Project and;

WHEREAS, IDOT has requested a change to the project number for the project with this addendum.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

The addendum is hereby approved.

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

PASSED, ADOPTED AND APPROVED this 22nd day of December 2020.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-121** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 22nd day of December 2020

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk

IOWA DEPARTMENT OF TRANSPORTATION
Addendum to
Agreement No. 1-19-STBG-SWAP-005

Recipient:	<u>Huxley</u>
Project No.	<u>STBG-SWAP-3630(093)—SG-85</u>
Iowa DOT	
Addendum No.	1-19-STBG-SWAP-005A

This Addendum, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the City of Huxley, Iowa, hereinafter designated the "Recipient". The DOT and the RECIPIENT previously entered into the following agreement for the above referenced project: Agreement No. 1-19-STBG-SWAP-005 for a Surface Transportation Block Grant Program Federal-SWAP Project was executed by the RECIPIENT and the DOT on August 27, 2019 and March 24, 2020, respectively; and

Subsequent to execution of the above referenced Agreement it was determined that a change was necessary to the project number for the project.

This Addendum reflects the current concept of this project which is subject to modification by mutual agreement between the RECIPIENT and the DOT; and

Now, therefore, it is agreed as follows:

- A. The project number utilized for this project shall be STBG-SWAP-3630(606)--SG-85

General Provisions

2. It is the intent of both (all) parties that no third party beneficiaries be created by this Addendum.
3. If any section, provision, or part of this Addendum shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Addendum as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Addendum cannot be fulfilled.
4. All previously executed agreement and or addendum will remain in effect except as amended herein.
5. This Addendum may be executed in two counterparts, each of which so executed will be deemed to be an original.
6. This Addendum, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the RECIPIENT and DOT regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, each of the parties hereto has executed this addendum, 1-19-STBG-SWAP-005A, as of the date shown opposite its signature below.

City Signature Block

By Rita Conner Date November 18, 2020
City Administrator
Title of city official

I, Jolene Lettow, certify that I am the City Clerk of Huxley, and
that Rita Conner, who signed said Agreement for and on behalf of the city was
duly authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city
on the _____ day of _____, 20____.

Signed Jolene Lettow Date _____, 20____
City Clerk of Huxley, Iowa

Iowa Department of Transportation:

By: _____ Date _____, 20____.
Brian J. Catus, P.E.
Local Systems Field Engineer

RESOLUTION NO. 20-122

**RESOLUTION APPROVING RE-APPOINTMENT OF MEMBERS TO CENTRAL
IOWA REGIONAL TRANSPORTATION PLANNING ALLIANCE(CIRTPA)**

WHEREAS, the City of Huxley is a member of the Central Iowa Regional Transportation Planning Alliance (CIRTPA) and;

WHEREAS, CIRTPA annually request that its member governments appoint or re-appoint representatives on the CIRTPA Transportation Policy Committee and the CIRTPA Transportation Technical Committee and;

WHEREAS, Rita Conner is re-appointed as the primary representative to the Transportation Policy Committee and Jeff Peterson is re-appointed as the alternate and

WHEREAS, Rita Conner is re-appointed as the primary representative to the Transportation Technical Committee and Jeff Peterson is re-appointed as the alternate.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

Re-appointments are hereby approved.

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

PASSED, ADOPTED AND APPROVED this 22nd day of December 2020.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-122** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 22nd day of December 2020

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk



420 Watson Powell Jr. Parkway, Suite 200
Des Moines, Iowa 50309
Phone: 515.334.0075
www.cirtpa.org

December 1, 2020

Mayor ~~Craig Henry~~
City of Huxley
515 N Main Ave
Huxley, IA 50124

Kevin Deaton

RE: Calendar Year 2021 CIRTPA Representation

Dear Mayor Henry,

The Central Iowa Regional Transportation Planning Alliance (CIRTPA) annually requests its member governments to appoint or to reappoint, by City Council action, persons to represent that member government on the CIRTPA Transportation Policy Committee (TPC) and on the CIRTPA Transportation Technical Committee (TTC).

The City of Huxley, through the Amended and Substituted Agreement Establishing the Central Iowa Regional Transportation Planning Alliance under Chapter 28E, Code of Iowa (28E Agreement) is entitled to one primary representative and to one alternate representative to both the CIRTPA TPC and to the CIRTPA TTC. The City of Huxley's current representation is:

CIRTPA TPC Primary Representative	Rita Conner
CIRTPA TPC Alternate Representative	Jeff Peterson
CIRTPA TTC Primary Representative	Rita Conner
CIRTPA TTC Alternate Representative	Jeff Peterson

There should be a strong link between the City of Huxley City Council and its CIRTPA representatives to enhance communication among our member governments through the CIRTPA process. The CIRTPA, in accordance with Title VI of the Civil Rights Act of 1964, urges our member governments to consider minority individuals when making these appointments.

This correspondence is to request the City of Huxley submit the names and contact information of each appointed or reappointed representatives to the CIRTPA TPC and to the CIRTPA TTC on the enclosed forms. **These forms are due to the CIRTPA on or before January 15, 2021.**

Thank you for your assistance. If you have any questions regarding this request, please contact Tracey Deckard by telephone at 515-334-0075 or by email at tdeckard@dmampo.org.

Respectfully yours,

R. Todd Ashby
Program Coordinator

Boone County • Dallas County • Jasper County • Madison County
Marion County • Polk County • Story County • Warren County
Adel • Boone • Huxley • Indianola • Knoxville • Nevada
Newton • Pella • Perry • Story City • Winterset

2021 Representative Information

CIRTPA POLICY COMMITTEE

Primary Representative:

Name: Rita Conner Title: City Administrator
Address: 515 N. Main Avenue
City, State, Zip: Huxley, Iowa 50124
Email: rconner@huxleyiowa.org Phone: 515 597 2561
Jurisdiction/Agency: City of Huxley

Alternate Representative:

Name: Jeff Peterson Title: Public Works Director
Address: 515 N. Main Avenue
City, State, Zip: Huxley, Iowa 50124
Email: publicworks@huxleyiowa.org Phone: 515 597 2256
Jurisdiction/Agency: City of Huxley

If any additional staff member should receive copies of emails or notices for the representative, please provide the following:

Name: _____

Email: _____

Please return this form to:

Tracey Deckard, Office Manager
CIRTPA Office
420 Watson Powell Jr. Way, Suite 200
Des Moines, IA 50309
tdeckard@dmampo.org

2021 Representative Information

CIRTPA Transportation Technical Committee (TTC)

Primary Representative:

Name: Rita Conner Title: City Administrator
Address: 515 N. Main Avenue
City, State, Zip: Huxley, Iowa 50124
Email: rconner@huxleyiowa.org Phone: 515 597 2561
Jurisdiction/Agency: City of Huxley

Alternate Representative:

Name: Jeff Peterson Title: Public Works Director
Address: 515 N. Main Avenue
City, State, Zip: Huxley, IA 50124
Email: publicworks@huxleyiowa.org Phone: 515-597-2256
Jurisdiction/Agency: City of Huxley

If any additional staff member should receive copies of emails or notices for the representative, please provide the following:

Name: _____
Email: _____

Please return this form to:

Tracey Deckard, Office Manager
CIRTPA Office
420 Watson Powell Jr. Way, Suite 200
Des Moines, IA 50309
tdeckard@dmampo.org

RESOLUTION NO. 20-123

RESOLUTION APPROVING AMENDMENT TO PROCUREMENT POLICY

WHEREAS, the City of Huxley has submitted applications to the Iowa Department of Homeland Security/Emergency Management (IDHSEM) for funding programs responding to Covid 19 and the 2020 Derecho and;

WHEREAS, IDHSEM has requested that the City of Huxley amend its current procurement policy in order to meet requirements for the receipt of funds; and

WHEREAS, under Federal Grants the City of Huxley Purchasing Policy is amended to include:

APPLICATION

This policy applies to the procurement of all supplies, equipment, and construction and services of and for City of Huxley that include any federal program funding. In regards to any such federal programs, all procurement will be done in accordance with Title 2 Code of Federal Regulations (CFR) Grants and Agreements; Part 200. All other appropriate sections of Iowa Code and Local Code shall also apply. When federal requirements conflict with local or state requirements, the federal requirement, or most restrictive requirement will be followed.

METHODS OF PROCUREMENT

Procurement under grants shall be made by one of the following methods: (a) micro-purchase procedures; (b) small purchase procedures; (c) sealed bids (formal advertising); (d) competitive proposals; (e) noncompetitive proposals.

A. Micro-Purchase Procedures 200.320(a)

- i. The acquisition of supplies or services, the aggregate dollar amount of which does not exceed the micro-purchase threshold - \$10,000 (200.67)
- ii. To the extent practicable, must distribute micro-purchases equitably among qualified suppliers
- iii. May be awarded without soliciting competitive quotations if the non-Federal entity considers the price to be reasonable

CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS (200.321)

- A. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- B. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- C. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
- D. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;

- E. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
- F. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (a) through (e).

PROCUREMENT RECORDS

City of Huxley shall maintain records sufficient to detail the significant history of a procurement, including the rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price.

(200.324)

(a) City of Huxley must make available, upon request of the Federal awarding agency or pass-through entity, technical specifications on proposed procurements where the Federal awarding agency or pass-through entity believes such review is needed to ensure that the item or service specified is the one being proposed for acquisition.

(b) City of Huxley must make available upon request, for the Federal awarding agency or pass-through entity pre-procurement review, procurement documents, such as requests for proposals or invitations for bids, or independent cost estimates, when:

(1) City of Huxley's procurement procedures or operation fails to comply with the procurement standards in this Part;

(2) The procurement is expected to exceed the Simplified Acquisition Threshold and is to be awarded without competition or only one bid or offer is received in response to a solicitation;

(3) The procurement, which is expected to exceed the Simplified Acquisition Threshold, specifies a "brand name" product;

(4) The proposed contract is more than the Simplified Acquisition Threshold and is to be awarded to other than the apparent low bidder under a sealed bid procurement; or

(5) A proposed contract modification changes the scope of a contract or increases the contract amount by more than the Simplified Acquisition Threshold.

(c) City of Huxley is exempt from the pre-procurement review in paragraph (b) of this section if the Federal awarding agency or pass-through entity determines that its procurement systems comply with the standards of this Part.

(1) City of Huxley may request that its procurement system be reviewed by the Federal awarding agency or pass-through entity to determine whether its system meets these standards in order for its system to be certified. Generally, these reviews must occur where there is continuous high-dollar funding, and third party contracts are awarded on a regular basis;

(2) City of Huxley may self-certify its procurement system. Such self-certification must not limit the Federal awarding agency's right to survey the system. Under a self-certification procedure, the Federal awarding agency may rely on written assurances from City of Huxley that it is complying with these standards. City of Huxley must cite specific policies, procedures, regulations, or standards as being in compliance with these requirements and have its system available for review.

AWARDED CONTRACTS

- A. City of Huxley will not award a contract to a party listed as debarred, suspended, or otherwise excluded in the System for Award Management (SAM). www.sam.gov (200.213)

- B. Contracts awarded shall contain the applicable contract provisions described in 2 CFR 200.326 and Appendix II to Part 200.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

The amendment to the City of Huxley Procurement Policy is hereby approved.

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

PASSED, ADOPTED AND APPROVED this 22nd day of December 2020.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-123** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 22nd day of December 2020

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk

RESOLUTION NO. 20-124

**RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
ALLENDAR BUTZKE ENGINEERS INC FOR WATER TREATMENT PLANT
EXPANSION PROJECT**

WHEREAS, the City of Huxley proposes to hire professional geotechnical engineering services for the design and construction process for the Water Treatment Plant Expansion Project and;

WHEREAS, Allendar Butzke Engineers Inc. have presented an agreement describing the geotechnical services to be provided and the associated cost in the amount of \$6,100 and;

WHEREAS, following investigation, exploration and design, work on the project is estimated to be initiated in Spring 2021.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

The professional engineering services agreement from Allendar Butzke Engineers, Inc is hereby approved.

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

PASSED, ADOPTED AND APPROVED this 22nd day of December 2020.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 20-124** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 22nd day of December 2020.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk



STANDARD AGREEMENT FOR PROFESSIONAL SERVICES

PROJECT NAME: Huxley Water Treatment Improvements **PN:** 201460
PROJECT ADDRESS: E-63 and 570th Avenue
Huxley, Iowa
CLIENT: City of Huxley
ADDRESS: c/o V&K, Inc. – Attn: Larry Spellerberg, P.E., S.E.
3000 Westown Parkway – West Des Moines, IA 50266-1320

SCOPE: Geotechnical Exploration - Mobilization with truck mounted drilling equipment, utility locations (Iowa One Call), drill and sample 4 test borings 20 to 35 feet deep, installation of a 20-foot temporary piezometer, laboratory testing (moisture contents, dry densities, and unconfined compression tests), engineering analysis*, and written report.

* Per the Geotechnical Requirements provided by V&K – V&K Job 45268 dated 12/8/2020.

COMPENSATION TERMS: Total cost for above scope of services will be \$6,100.00. If a consolidation test is desired to determine settlement of the upper glacial till soils, then add \$680.00 per soil sample. If borings need to be deepened, then add \$28.00 per lineal foot. Add \$350.00 if soft, wet, or snow-covered ground conditions require the use of all-terrain drilling equipment at the time of drilling. Snow removal is not included. Consultation subsequent to completion of report will be billed at current engineering rates.

REMARKS: Field exploration could be scheduled to be conducted within two to three weeks of receiving authorization, weather permitting. A verbal report of our findings and recommendations will be available one week after drilling, followed one to two weeks later with the written report. Location of private utilities and service lines (if any) are the owner's responsibility and should be properly marked prior to the drill crew arriving at the site.

Services covered by the Agreement will be performed in accordance with the GENERAL CONDITIONS stated on the following page and any attachments or schedules. This Agreement supersedes all prior agreements and understandings and may only be changed by written amendment executed by both parties.

PROPOSED BY ABE INC.

By:

Stacy G. Brocka, P.E.

Title: Senior Project Engineer

Date: December 9, 2020

ACCEPTED FOR CLIENT

By:

Printed Name

Title: _____

Date: _____

PLEASE SIGN AND RETURN ACCEPTANCE AGREEMENT TO OUR OFFICE, THANK YOU!

Email – Above

1. PARTIES AND SCOPE OF WORK: Allender Butzke Engineers (hereinafter referred to as "ABE") shall perform the work as set forth in ABE's proposal, the client's acceptance thereof if accepted by ABE and these General Conditions. "Client" refers to the person or business entity ordering the work to be done by ABE. If the client is ordering the work on behalf of another, the client represents and warrants that the client is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, the client assumes sole responsibility for determining whether the quantity and the nature of the work ordered by the client is adequate and sufficient for the client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom the client transmits any part of ABE's work. ABE shall have no duty or obligation to any third party greater than that set forth in ABE's proposal, client's acceptance thereof and these General Conditions. ABE may issue a third party reliance letter to a party the client identifies in writing provided ABE solely determines that the report is still reliable and that the third party, its successors, assigns, and agents agree in writing to these General Conditions and agree to pay ABE the greater of either 10 percent of the contract amount or \$250.00 for issuing the reliance letter. The ordering of work from ABE shall constitute acceptance of the terms of ABE's proposal and these General Conditions.

2. TESTS AND INSPECTIONS: Client shall cause all tests and inspections of the site, materials and work performed by ABE or others to be timely and properly performed in accordance with the plans, specifications and contract documents and ABE's recommendations. No claims for loss, damage or injury shall be brought against ABE by client or any third party unless all tests and inspections have been so performed and unless ABE's recommendations have been followed. Client agrees to indemnify, defend and hold ABE, its officers, employees and agents harmless from any and all claims, suits, losses, costs and expenses, including, but not limited to, court costs and reasonable attorney's fees in the event that all such tests and inspections are not so performed or ABE's recommendations are not so followed except to the extent that such failure is the result of the negligence, willful or wanton act or omission of ABE, its officers, agents or employees, subject to the limitation contained in paragraph 9.

3. SCHEDULING OF WORK: The services set forth in ABE's proposal and client's acceptance will be accomplished in a timely, workmanlike and professional manner by ABE personnel at the prices quoted. If ABE is required to delay commencement of the work or if, upon embarking upon its work, ABE is required to stop or interrupt the progress of its work as a result of changes in the scope of the work requested by the client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the direct reasonable control of ABE, additional charges will be applicable and payable by client.

4. ACCESS TO SITE: Client will arrange and provide such access to the site as is necessary for ABE to perform the work. ABE shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its work or the use of its equipment; however, ABE has not included in its fee the cost of restoration of damage which may occur. If client desires or requires ABE to restore the site to its former condition, upon written request ABE will perform such additional work as is necessary to do so and client agrees to pay ABE the cost thereof.

5. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that he has advised ABE of any known or suspected hazardous materials, utility lines and pollutants at any site at which ABE is to do work hereunder, and unless ABE has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, client agrees to defend, indemnify and save ABE harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to ABE's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof was not revealed to ABE by client.

6. RESPONSIBILITY: ABE's work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. ABE shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. ABE's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. ABE has no right or duty to stop the contractor's work.

7. SAMPLE DISPOSAL: Unless otherwise agreed, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed thirty (30) days after submission of ABE's report.

8. PAYMENT: Client shall be invoiced as work is completed and reported, either periodically or at end of project. Client agrees to pay each invoice within

thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay ABE's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees. ABE shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, and provision wherein ABE waives any rights to a mechanics' lien, or any provision conditioning ABE's right to receive payment for its work upon payment to client by any third party. These General Conditions are notice, where required, that ABE shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of ABE from any and all claims which client may have, either in tort or contract, and whether known or unknown at the time.

9. STANDARD OF CARE: ABE'S SERVICES WILL BE PERFORMED, ITS FINDINGS OBTAINED AND ITS REPORTS PREPARED IN ACCORDANCE WITH THIS AGREEMENT AND WITH GENERALLY ACCEPTED PRINCIPLES AND PRACTICES. IN PERFORMING ITS PROFESSIONAL SERVICES, ABE WILL USE THAT DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY MEMBERS OF ITS PROFESSION. STATEMENTS MADE IN ABE REPORTS ARE OPINIONS BASED UPON ENGINEERING JUDGMENT AND ARE NOT TO BE CONSTRUED AS REPRESENTATIONS OF FACT.

10. LIMITATION OF LIABILITY: SHOULD ABE OR ANY OF ITS PROFESSIONAL EMPLOYEES BE FOUND TO HAVE BEEN NEGLIGENT IN THE PERFORMANCE OF ITS WORK, OR TO HAVE MADE AND BREACHED ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION OR CONTRACT, CLIENT, ALL PARTIES CLAIMING THROUGH CLIENT AND ALL PARTIES CLAIMING TO HAVE IN ANY WAY RELIED UPON ABE'S WORK AGREE THAT THE MAXIMUM AGGREGATE AMOUNT OF THE LIABILITY OF ABE, ITS OFFICERS, EMPLOYEES, AND AGENTS SHALL BE LIMITED TO \$50,000.

11. INDEMNITY: Subject to the foregoing limitations, ABE agrees to indemnify and hold client harmless from and against any and all claims, suits, costs and expenses including reasonable attorney's fees and court costs arising out of ABE's negligence to the extent of ABE's negligence. Client shall provide the same protection to the extent of its negligence. In the event that client or client's principal shall bring any suit, cause of action, claim or counterclaim against ABE, the party initiating such action shall pay to ABE the costs and expenses incurred by ABE to investigate, answer and defend it, including reasonable attorney's and witness fees and court costs to the extent that ABE shall prevail in such suit.

12. TERMINATION: This Agreement may be terminated by either party upon seven day's prior written notice. In the event of termination, ABE shall be compensated by client for all services performed up to and including the termination date, including reimbursable expenses, and for the completion of such services, records and reports as are necessary to place ABE's files in order and/or protect its professional reputation.

13. WITNESS FEES: ABE's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay ABE's legal expenses, administrative costs and fees pursuant to ABE's then current fee schedule for ABE to respond to any subpoena.

14. HAZARDOUS MATERIALS: Nothing contained within this agreement shall be construed or interpreted as requiring ABE to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility as those terms appear within RCRA or within any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants. Client assumes full responsibility for compliance with the provisions of RCRA and any other Federal or State statute or regulation governing the handling, treatment, storage and disposal of pollutants.

15. PROVISIONS SEVERABLE: In the event any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.

16. ENTIRE AGREEMENT: This agreement constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, signed by each of the parties hereto.

COUNCIL COMMUNICATION

AGENDA HEADING:

Huxley Fire & Rescue Officer Appointments

SUBMITTED BY: Todd Moomaw, Fire Chief; Rita Conner, City Administrator

SYNOPSIS:

Recommend approval of Trang Pham and Tayler Denning for membership to the Huxley Fire & Rescue Department.

ADDITIONAL INFORMATION:

- The current total membership of the Huxley Fire and Rescue Department following these two appointments is 28 members
- Pham is employed as a Des Moines Firefighter/Paramedic and is a Lieutenant in the Iowa Army National Guard.
- Denning is a member of the U.S. Naval Reserve and has completed her EMT Basic Course.
- Both are recommended by Chief Moomaw as assets to the department.

PREVIOUS COUNCIL ACTION(S): NONE

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 Friday afternoon preceding Monday'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.



Huxley Fire and Rescue

104 Railway
Huxley, Iowa 50124

10 December 2020

Council:

Please consider the approval of **Trang Pham** for membership to the Huxley Fire Department. She is employed as a Des Moines Firefighter/Paramedic and is a Lieutenant in the Iowa Army National Guard.

I feel she will be a great asset to the department.

Todd Moomaw
Fire Chief



Huxley Fire and Rescue

104 Railway
Huxley, Iowa 50124

14 December 2020

Council:

Please consider the approval of **Tayler Denning** for membership to the Huxley Fire Department. She is a member of the U.S. Naval Reserve and has completed her EMT Basic Course.

I feel she will be a great asset to the department.

Todd Moomaw
Fire Chief

CITY OF HUXLEY
YEAR TO DATE TREASURERS REPORT
AS OF: NOVEMBER 30TH, 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	841,775.70	0.00	700,908.41	2,538.59	2,226,756.94	269,398.72	2,496,155.66
002-LIBRARY	0.00	60,111.50	0.00	73,439.57	307.71 (	13,020.36)	0.00 (	13,020.36)
003-RECREATION	0.00	68,011.48	0.00	89,063.99 (	776.97) (	21,829.48)	0.00 (	21,829.48)
004-FIRE AND RESCUE	0.00	0.00	0.00	23,244.68	0.00 (	23,244.68)	0.00 (	23,244.68)
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	24,518.39	0.00	32,597.77	105.41 (	7,973.97)	0.00 (	7,973.97)
110-ROAD USE TAX	508,839.58	217,186.80	0.00	166,957.43	629.39	559,698.34	0.00	559,698.34
121-LOCAL OPTION TAX	35,635.60	273,041.81	0.00	0.00	0.00	308,677.41	0.00	308,677.41
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	1,267,687.76	0.00 (	2,642.56)	0.00	1,270,330.32	0.00	1,270,330.32
140-CUSTOMER DEPOSITS	43,690.00	0.00	0.00	0.00	1,080.00	44,770.00	0.00	44,770.00
200-DEBT SERVICE FUND	632,763.18	403,051.60	0.00	0.00	0.00	1,035,814.78	0.00	1,035,814.78
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	0.00	223,700.00	0.00	223,700.00
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	0.00	447,806.50	0.00	447,806.50
340-Trail Paving Project	(58,185.01)	287,479.59	0.00	80,081.84	0.00	149,212.74	0.00	149,212.74
342-HMGP Generator Project	(168,343.45)	145,859.08	0.00	23,280.00	0.00 (	45,764.37)	0.00 (	45,764.37)
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	119,200.79	0.00 (	339,533.20)	0.00 (	339,533.20)
398-STORM DAMAGE-DEREUCHE	0.00	360,960.70	0.00	212,075.47	0.00	148,885.23	0.00	148,885.23
600-WATER UTILITY	406,565.29	439,925.88	0.00	238,165.57	462.22	608,787.82	579,355.22	1,188,143.04
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	413,946.99	0.00	259,504.84	471.51	862,109.29	481,855.22	1,343,964.51
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	4,803,557.28	0.00	3,220,973.41	4,817.86	8,332,856.00	1,330,609.16	9,663,465.16

*** END OF REPORT ***

FY 20/21 Capital Improvement Plan

	Cost Estimate	Funding Source	November 30 Fund Balance	FY 20/21 Operating	Notes
Public Works-Streets					
North 4th Avenue	\$144,600.00	Road Use Tax	\$559,698.34	\$425,568	560th already funded Story County \$1M Received November 2020 Road Use Tax Allocation Water Expansion sources reviewed 2020 Enterprise Funds Insurance PD Grants Additional LOST
New Pavement and Straightening of 560th from East 1st to Blue Sky					
City	\$1,368,511.00	Bond Issued Spring 2020	\$447,806.50		
Story County Cost Share	\$1,000,000.00	Story County	\$1,000,000		
Total	\$2,368,511.00				
Mill and Overlay					
East 4th Street from Highway 69 to North 2nd Ave.	\$90,356.00	Road Use Tax	See above Road Use balance		
Cedar Lane	\$117,858.00	Road Use Tax			
East 5th from Parkridge Avenue to Berhow Park	\$33,436.00	Road Use Tax			
Cypress Drive	\$18,200.00	Road Use Tax			
Total	\$259,850.00				
Sidewalk Infill	\$50,000.00	Proposed public assess bond	Public input process in 2021		
Public Works-Water					
Water Plant Expansion/Well Field Expansion	\$7,480,000.00	Spring 2021 Bond	\$1,188,143.04	\$739,887	
Engineering	\$660,000.00		Spring 2021 Bond Proceeds		
Total	\$8,140,000.00				
Public Works-Wastewater					
Diesel Mower	\$20,000.00	WW Enterprise Fund	\$1,343,964.51	\$719,708	
Upgrade UV Bulbs and Quartz Jackets	\$15,000.00	WW Enterprise Fund			
Line Sanitary Main on West 3rd	\$35,000.00	WW Enterprise Fund			
Manhole rehab	\$20,000.00	WW Enterprise Fund			
Total	\$90,000.00				
Parks & Recreation					
				\$355,030	
Police					
Patrol Vehicle	\$65,500.00	General Fund	\$2,496,155.66	\$680,379	
Radar Units	\$3,000.00	General Fund			
Patrol Cameras	\$10,000.00	General Fund			
Body cameras	\$5,600.00	General Fund			
Tasers	\$4,800.00	General Fund			
AEDs	\$2,000	General Fund			
Total	\$90,900.00				
Fire-EMS					
Generator	\$15,000.00	General Fund		\$251,105	
Knox Keyhole	\$5,000.00	General Fund			
Expansion Design	\$18,000.00	General Fund			
Total	\$38,000.00				
Administration/3C's Building					
HVAC Controls	\$100,000.00	General Fund	See General Fund Balance above	\$531,339	
Boiler					
Financial Software	\$10,000.00	General Fund			
New roof	\$205,407.00	Insurance-Derecho			
Total	\$315,407.00				
Total projects					
	\$11,588,168.00				

CITY OF HUXLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2020

398-DEREUCHE STORM
WIND DAMAGE 2020

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>							
REVENUES							
=====							
<u>Intergovernmental</u>							
398-4-750-3-4490 INSURANCE PROCEEDS	0.00	137,520.08	0.00	360,960.70	0.00 (	360,960.70)	0.00
398-4-750-3-4492 FEMA REVENUE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Intergovernmental	0.00	137,520.08	0.00	360,960.70	0.00 (	360,960.70)	0.00
<u>Other Financing Sources</u>							
398-4-750-4-4831 FEMA TRANSFER IN	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<hr/>							
TOTAL REVENUES	0.00	137,520.08	0.00	360,960.70	0.00 (	360,960.70)	0.00
<hr/>							
EXPENDITURES							
=====							
TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<hr/>							
REVENUE OVER/(UNDER) EXPENDITURES	0.00	137,520.08	0.00	360,960.70	0.00 (	360,960.70)	0.00

CITY OF HUXLEY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2020

398-DEREUCHE STORM
WIND DAMAGE 2020

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FUND TOTAL REVENUES	0.00	137,520.08	0.00	360,960.70	0.00 (	360,960.70)	0.00
FUND TOTAL EXPENDITURES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUE OVER/(UNDER) EXPENDITURES	0.00	137,520.08	0.00	360,960.70	0.00 (	360,960.70)	0.00
	=====	=====	=====	=====	=====	=====	=====

*** END OF REPORT ***

**CITY OF HUXLEY, IOWA
STRATEGIC PLANNING AND GOAL SETTING REPORT - 2021**

Mayor:
Kevin Deaton

City Council: 2020-21

David Kuhn
Greg Mulder
Nate Easter

Rick Peterson
Tracey Roberts

City Administrator:
Rita Conner

Department Heads:

City Clerk: Jolene Lettow
Fire Chief: Todd Moomaw
Public Works Director: Jeff Peterson

Police Chief: Gerry Stoll
Library Director: Cathy VanMaanen
Parks & Recreation: Heather Denger

DRAFT

(Picture or City Logo)

Facilitated by:
Patrick Callahan
Callahan Municipal Consultants, LLC
December 1, 2020

City of Huxley, Iowa

Strategic Planning and Goal Setting Session

2021

Introduction

The City of Huxley requested assistance from Patrick Callahan in October 2020, for a strategic planning and goal setting process. Mr. Callahan agreed to organize and facilitate a process that involved the following steps:

1. Prepare a questionnaire to identify department needs, capital projects, accomplishments, programs, issues, trends and team building suggestions.
2. Prepare a list of the overall capital projects and suggested initiatives and programs based upon the comments of the elected officials and city department heads.
3. Conduct a strategic planning and goal setting session with the elected officials.
4. Preparation of this final report.

Goal Setting Work Session

City Council Members and the Mayor held an informal non-binding work session that was conducted by Mr. Callahan on December 1, 2020. The City's elected officials and department heads were asked to do the following:

1. Identify the major accomplishments of the City in 2019 and 2020, as listed by the Mayor and Council, and by the City Department Heads (**Exhibits A & B**).
2. Review the list of most important issues, concerns and trends facing the City in 2021, as listed by the Mayor and Council Members and by the City Department Heads (**Exhibits C & D**).
3. Review and revise the list of potential initiatives, policies, and programs. (**Exhibit E/F**)
4. Indicate those initiatives and programs that are the most urgent or important at this time.
5. Review and revise the list of potential capital projects. (**Exhibit G/H**)
6. Indicate those capital projects that are the most urgent or important at this time.
7. Provide comments and suggestions regarding teamwork objectives. (**Exhibit I**)
8. Provide comments and suggestions from the City Department Heads – (**Exhibit J**)

Note: The Letter of Introduction, the Agenda for the Goal Setting Session, and the Preliminary Questionnaire are attached to this report as Appendix A, Appendix B and Appendix C, respectively.

THE CITY COUNCIL LIST OF “GIVENS”

After reviewing the list of proposed projects, programs and policies, the Mayor and City Council Members concluded that the City was already committed to the completion of the following projects:

1. Water Treatment Plant Expansion

Since the City Council had already committed to the completion of this item, it was agreed that the Mayor and City Council would not need to rank or prioritize this project.

INITIATIVES AND PROGRAMS – 2021

The Mayor and City Council identified the following initiatives and programs as the most urgent or important.

A. Top Priority Programs and Policies

1. Sidewalk infill program
2. Increase transparency
 - *Televised all City meetings
 - *Develop additional means of communications and messaging to the community – make it distinct, interesting, and effective.
3. Drafting and adoption of an updated comprehensive plan
4. Completing a detailed zoning and land use map and extend to the two mile fringe area.
5. Drafting a universal development agreement structure for residential development.
6. Prepare a TIF analysis and TIF Policy to have consistency in the future and develop Highway 210/Interstate 35 industrial incentives.

B. Moderate Priority Programs and Policies

1. Develop a plan to attract new businesses
2. Explore planned development opportunities with area large scale landowners to plan for highest and best use of land and manage utility expansion costs through connection fee districts.

NOTE: A complete list of all programs and initiatives, as ranked by the Mayor and City Council Members is attached as **Exhibit E/F**.

CAPITAL IMPROVEMENT PROJECTS – 2021

The Mayor and City Council identified the following capital projects and equipment purchases as the most urgent or important.

A. Top Priority Capital Projects & Equipment Purchases Project

1. Park improvements – Finish Centennial Park and restroom facilities at Larson Fields - \$500,000 - \$1,000,000.
2. Technology Improvement – Council Chambers
3. Main Avenue Administration, 3 c's, Library, Police Department, Public Works Relocation and Safe Rooms phase needs (10 years out), facility repair needs and systems.

4. Sidewalk in fill – construction.

TEAM BUILDING AGREEMENTS

The Mayor and City Council reviewed a list of ideas and suggestions relating to team building and building a better working relationship. The list of team building suggestions is identified as **Exhibits I & J**.

FUTURE PLANNING SUGGESTIONS

It is recommended that the city staff and management team prepare an “action plan” for the capital projects, and the initiatives & programs. The action plan for each goal would define the steps needed to accomplish the various tasks or objectives. This action plan could then be presented to the Mayor and City Council for review and approval and made a part of this Goal Setting Report.

It is recommended that the goals and objectives be posted in the Council Chambers at City Hall. The posting of the City Council’s goals and objectives will serve as a reminder to the City Department Heads and Staff Members as to the priorities that were established by the Mayor and City Council.

It is recommended that the City Council review the lists of capital projects/equipment purchases, and initiatives, programs, and monitor the progress that is made on each item on a quarterly basis. The City could use a format that shows the project or item side by side with a comment that updates the City Council and the residents of the City on the progress that has been made on each item at the end of each quarter. The tentative dates for the quarterly updates are: April 13, July 13, October 12, and January 10.

It is important to note that the prioritizing of all the capital projects and various initiatives is not “cast in stone.” The two lists can be modified as new circumstances may dictate. Hopefully, the Mayor and City Council will repeat this process in 2023, which may result in some additional modifications.

It is recommended that the City continue to update the capital improvements plan to identify the City’s capital projects over the next four to seven years. The plan will include cost estimates, descriptions of the projects, the justification, and sources of funding.

COMMUNICATION OF COUNCIL GOALS AND OBJECTIVES TO CITIZENS

Since the citizens of Huxley are basically the “shareholders” or owners of the City, it is important that they are informed about the goals and objectives that have been established by the Mayor and City Council. The following is a brief summary of various activities that have been used in other cities to communicate the City Council’s goals and objectives to local residents.

1. ***City Website.*** After the Mayor and City Council have reviewed and formally adopted the Goal Setting Report, a copy of the report can be placed on the City’s website for review by the citizens of Huxley.

2. **Newspaper Article.** The City could request that the local newspaper publish a list of the City Council's goals and objectives.
3. **Town Hall Meeting.** The City Council could schedule a town hall meeting or public forum to present a summary of the City's goals and objectives and to seek comments and observations from local residents.
4. **City Hall Posting of Goals.** The Council's goals and objectives could be posted in the lobby area at City Hall for interested residents to review.
5. **Open Houses – City Facilities.** Annual "open houses" at various City buildings, such as City Hall, Police Station, Fire Station, Public Works Shop, Wastewater Plant, Water Plant, and Library could be held to inform the citizens about the upcoming city projects and programs that have been proposed.
6. **Community Leaders' Meeting.** The Mayor and City Council could schedule an annual or semi-annual meeting with the School Board, and Chamber of Commerce Board of Directors, to review and discuss the City Council's goals and objectives. These meetings could also provide an opportunity to learn more about the projects, programs, and objectives under consideration by these same organizations.
7. **Presentations to Service Clubs.** The Mayor, Council Members, and City Administrator could make brief presentations to local services clubs and organizations outlining the goals and objectives.
8. **Public Places –Reading Material.** A copy of this goal setting report or a brief summary of the City's goals and objectives could be made available in public places, such as the Huxley Library, medical clinic, lawyer offices, or where local residents could read this report while waiting for appointments.

FINAL COMMENTS

It was a pleasure to assist the City of Huxley with this goal setting process. We were impressed with the level of cooperation of the city staff and the elected officials.

Once again, thanks to the City Administrator, City Clerk, Department Heads, the Mayor, and the City Council Members for the great cooperation and timely responses during this process.

Patrick Callahan
Callahan Municipal Consultants, LLC
December 1, 2020

**EXHIBIT A
CITY OF HUXLEY, IOWA
GOAL SETTING SESSION 2021**

Major Accomplishments – Mayor & Council Members Responses

1. Straightening and Paving of 560th Street
2. Trail improvements – paving the HOIT through town and under 560th to Slater
3. Selling out all lots in the Huxley Business Park
4. New 300 lot residential development in NW corner of town – three new housing developments
5. First City project East of the interstate – Kum and Go
6. New brewery/restaurant & bakery in old downtown area
7. Helping revitalize Main Street business and inspections to bring buildings into compliance with Codes
8. Water plant addition/planning
9. Derecho response and clean up in a timely manner
10. New grocery store
11. Main Street Paving and Sewer Project

EXHIBIT B
CITY OF HUXLEY, IOWA
GOAL SETTING SESSION 2021

Major Accomplishments – Department Heads' Responses

1. Hiring Administrator Rita Conner
2. Westview Heights Development
3. Meadow Brooke/Prairie Ridge Development
4. F.Y. 2019-2020 Capital Improvement Plan (CIP)
5. 560th Street improvements and cooperative effort to pave the bike trail
6. Opening of additional small businesses
7. City support of library re-model
8. City support of renegotiation between library and school
9. Park improvements – Centennial Park basketball, tennis and pickle ball courts – strategic planning, upgrading restrooms, buildings, playground equipment, and ball fields.
10. Downtown – Development
- 11. Strategic Planning Efforts**
12. Sidewalk Efforts
13. Updated and upgraded park restrooms and buildings
14. Worked on getting city sidewalks installed throughout town
15. Developing a group of local investors to provide housing and business growth opportunities
16. Recognizing and responding to quality of life elements for the citizens, particularly in regard to park and trail development, recreation services and library services.
17. Providing an environment that recognizes the need to grow and maintain at the same time, an example being by reinvesting in a pavement management program and preparing for adding new lane miles of streets and infrastructure to the system.
18. CIP, including moving forward with the water treatment plant expansion and evaluating water service needs, 560th, East 1st and HOINT.

19. Providing for diversification of tax base by seeking to target business incentives toward commercial and industrial growth, as well as infill development.
20. Exploring service sharing and regional opportunities for cost savings and efficiencies to taxpayers, including fire/EMS, school district, water agencies.
21. Recognizing Main Avenue opportunities to build community and economy.
22. Restore and build relationships with key partner agencies, including Story County.
23. Identifying the ability to remain a safe, well maintained city that provides strong public services through vetted adding of specific key positions and evaluating outsourcing.
24. Derecho response of Staff, Council and the community during COVID, during water conservation, during power outage, during economic downturn. Whew!
25. Recognition of growth impact to personnel and level of service by adding police officer.

EXHIBIT C
CITY OF HUXLEY, IOWA
GOAL SETTING SESSION 2021

Issues and Concerns – Mayor & City Council Member Responses

1. No consensus or clear plan on how to deal with rural water utilities
2. No plan for emergency water service connection as part of improvement project
3. Lack of staff support for considering outsourcing or regionalization to reduce costs
4. Building relationship in the past year between staff and council
5. Use of TIF for residential development – differing opinions by council members on appropriate and best use.
6. Losing department heads to retirement before replacements are identified – not getting their wealth of knowledge about the city's assets and infrastructure conveyed to subordinates.
7. Not having a clear, cohesive, and consistent message for development agreements regarding growth amongst the Council – where, how much, & what kind of incentives.
8. Maintaining and updating aging infrastructure.
9. Retention of enterprise employees – losing good employees to larger metro communities.
10. Will the City have enough staff/equipment to keep up with a growing population.
11. Will the City have the money to support the City, if another disaster should strike.
12. Need to get some additional restaurants into town.
13. Leverage the paved bike path for businesses on Main Street
14. Need for tree/branches recycling site.
15. Need for a dog park.
16. Support for and improvement of aging businesses.
17. Maintaining a reasonable property tax rate

EXHIBIT D
CITY OF HUXLEY, IOWA
GOAL SETTING SESSION 2021

Issues and Concerns – Department Heads' Responses

1. Growing pains from the fast growth rate in the City and not preparing for it
2. The potential growth at the Highway 210 & Interstate-35 corridor
3. Water service expansion potential
4. Annexation study - How will it be done and a timeline.
5. Continue to review job descriptions and pay matrix - Look for equity between departments.
6. Review and update City agreements with Ballard Schools
7. Work cooperatively with Ballard Schools, but do not create new binding agreement
8. Finishing projects in a timely manner
9. Increase the Parks Budget for additional parks
10. Access points to bike trail & trail plan
11. More commercial development
12. Additional restaurant
13. Paving gravel parking Lots
14. Permanent restrooms at Larson Fields
15. Acquiring park land and having funds to develop it.
16. More activities and opportunities for citizens available outside and inside.
17. The adoption of a framework that plans, not reacts - Comprehensive plan goals, CIP priorities, long range fiscal and capital planning for 5-10 years out.
18. Ability to work with a variety of individuals and agencies to move the City forward – Communicate, evaluate, & execute.
19. Reach an agreement on major goals and policies for being a growing city so that the City can be prepared for the coming changes growth will bring - Consensus on wanting to grow and the costs and benefits of growth.

20. Historic deferral of park investment and completion – need targeted goals, timelines, and fiscal strategy for these.
21. Succession planning for city employees.
22. Collaboration on fire/EMS delivery with partners, cities and agencies.
23. Need strong identification of short and long range plans for Highway 210 and Interstate-35 to secure commercial and industrial development future.
24. Sustainable ongoing fiscal resources from general fund for library, administration, fire/EMS, police, and parks & recreation.
25. Continued debt reduction and examination of new revenue sources and continued use of TIF for city debt reduction and capital projects.

**EXHIBIT E-F
CITY OF HUXLEY, IOWA
GOAL SETTING SESSION 2021**

Significant Initiatives, Programs & Policies – Mayor & City Council Members’ Rankings

A. Top Priority Programs and Policies	Votes
1. Sidewalk infill program.....	5
2. Increase transparency.....	5
*Televising all City meetings	
*Develop additional means of communication and messaging to the community – make it distinct, interesting, and effective	
3. Drafting and adoption of an updated comprehensive plan.....	5
4. Completing a detailed zoning and land use map and extend to the two mile fringe area.....	5
5. Drafting a universal development agreement structure for residential developments.....	5
6. Prepare a TIF analysis and TIF Policy to have consistency in the future and develop Highway 210/Interstate 35 industrial incentives.....	5
B. High Priority Programs and Policies	
7. Develop a plan to attract new businesses.....	4
8. Explore planned development opportunities with area large scale landowners to plan for highest and best use of land and manage utility expansion costs through connection fee districts.....	3
C. Additional Programs and Policies Considered	
9. Evaluate the Iowa DOT plan to improve the Highway 210 & Highway 69 Intersection.....	2
10. Clean-up dilapidated commercial buildings or properties.....	2
11. Keep new community members “in town” vs bedroom and use Huxley services.....	2
12. Involve new community members – Library patrons, recreation center Membership, local shopping, & joining community groups.....	2
13. Downtown improvement/revitalization program.....	1
14. Regional Fire/EMS evaluation.....	1

	Votes
15. Fully staff the city department to provide and maintain quality service In our growing community.....	1
16. Swimming pool feasibility study.....	1
17. Highway 69 corridor initiatives and resources.....	1
18. Review and modify the annual staff performance review program.....	0
19. Establish a building/planning department to manage development activity including comprehensive planning, oversee engineering consultants, CIP, subdivision development, zoning, code enforcement, site plans and oversee building services consultant.....	0
20. Mapping of job duties to see where the City lacks or excels within each Department.....	0
21. Keep sidewalk and bike trail plans moving forward.....	0
22. Annexation study move fire and combine with other cities in the Ballard Community.....	0
23. Annexation Plan of City's boundary for expansion and to shore up boundaries, service delivery, infrastructure needs and have a foundation of predictability for citizens and investors on costs.....	0
24. Living current Capital Improvements Plan and Equipment Replacement Plan – conduct an inventory of equipment in all departments and develop a replacement schedule.....	0
25. City Employee Wellness program.....	0
26. Shift Differential pay.....	0
27. Retirement/Health Insurance - early retirement packages.....	0
28. More outside equipment & activities for citizens.....	0
29. Plan and feasibility study for city wastewater expansion.....	0
30. EMS & Fire Services ....ensure they are supported, funded and expanded.....	0
31. City lighting – Main Street.....	0
32. Rate evaluation of all city facilities.....	0

**EXHIBIT G-H
CITY OF HUXLEY, IOWA
GOAL SETTING SESSION - 2021**

Capital Projects & Equipment Purchases – Mayor and Council Member Rankings

A. Capital Project and Equipment Purchase	Votes
1. Park improvements – Finish Centennial Park and bathroom facilities at Larson Fields - \$500,000 - \$1,000,000.....	5
2. Technology Improvements – Council Chambers.....	5
3. Main Avenue Administration, 3 c's, Library, Police Department and Safe Room space needs (10 years out), facility repair needs and systems.....	4
4. Sidewalk in fill – construction.....	4
B. Additional Projects Considered	
5. Fire department facility relocations & expansions.....	3
6. New larger Gym/Fitness Facility – community room, courts, & indoor pool....	2
7. Update and expand equipment for snow removal.....	2
8. Technology investment to be ongoing and reflect most current equipment, software, and resources available to maximize efficiencies and productivity..	2
9. Additional restroom in Administration/Council/Chambers area and plumbing for kitchen sink space.....	2
10. Trail plan process, taking steps towards completion and network connectivity and new trails & sidewalks for improved mobility.....	1
11. Community Center/City Hall heating/cooling - \$300,000 - \$400,000.....	0
12. New swimming pool.....	0
13. Paving into Centennial Park off North park entrance.....	0
14. Downtown improvements.....	0
15. Standards for local businesses – maintenance.....	0
16. Front deck mower that has a broom and snow blower	0
17. Compact tractor for spraying.....	0
18. New Huxley signage on south side of town.....	0

EXHIBIT I
CITY OF HUXLEY, IOWA
GOAL SETTING SESSION - 2021

Teamwork Suggestions – Mayor & City Council Members Responses

1. Clarify responsibilities and rolls of staff/council in decision making process
2. Provide staff recommendation as well as alternate options for council consideration on all agenda items
3. Provide list of all unresolved council items and status update with each council packet
4. Hold annual joint meetings with Council and each board – Library, Parks, Planning & Zoning Commission, etc.
5. Stay on task
6. Reduce use of committee work – schedule work sessions to review major topics
7. Take ideas from staff to Council/Administration, then work as a team to implement or reject. If not supported by the majority of the Council, then let it go.
8. Evaluate more and then move forward with solutions.
9. Enhanced and Consistent Communications
 - *Need direct answers to questions.
 - *Strive for earlier and consistent communication.
 - * Ask questions, but then a discussion at a Council meeting with all, prior to an item being placed on a Council meeting agenda for action.
 - * Communicate better – less emotion in some discussions and more objectivity – Be open and transparent.
 - * Provide training to staff on proper communication
 - *Enhanced two way communication with Mayor/Council and City Administrator through calls, texts, individual relationship building, and team building.

EXHIBIT J
CITY OF HUXLEY, IOWA
GOAL SETTING SESSION 2021

Teamwork Suggestions – Department Heads' Responses

1. Set a deadline for projects to avoid unnecessary delays
2. Team building training outside of Council meetings
3. Council job descriptions and expectations
4. Recognizing that the City is getting bigger and that more people will have opinions.
5. Set specific standards – don't deviate.
6. Support our City Administrator and employees.
7. Minimum one free-standing work session per month to cover items in process, email updates, proposals, questions from Council – Possible early time.
8. Working together to respond to questions in advance of the Council meetings to ensure that both Council and staff feel prepared.
9. When COVID times are behind us, propose to plan a bi-annual event where Mayor and Council can be available for the public in an informal setting, possibly combined with a Community Clean Up Day or holiday.
10. Annual or bi-annual meetings to include City Boards and Commissions, Ballard School District Board, Huxley Development Corporation Board, and Huxley Historical Society.

COUNCIL COMMUNICATION

AGENDA HEADING:

Worksession: TIF Analysis and Policy Discussion

SUBMITTED BY: Rita Conner, City Administrator

GOAL OF WORKSESSION: Understanding of City's current position and projections, identification of target areas for future TIF usage, types of development, areas of the City that will be focused on based on the Council's goal setting process.

SYNOPSIS

At the June 9, 2020 worksession, Council reviewed and discussed the following:

- What does Council see as Huxley's future, both best opportunities and challenges?
- How will economic development influence that future and what are the main goals?
- What does Council want to focus on for new development and re-investment parameters?

Discuss considerations for each category:

- New residential construction: what has been added in the last 15-20 years, valuation totals, and current residential development agreements. Has real estate market risk been reduced? Is there a population that we want to reach and are new housing construction incentives still needed to do this? Have we graduated from a higher- risk speculative market to more predictable economic variables for investors?
- New business-commercial and industrial, mixed use, retail, office
- Existing businesses and business infill
- Infill residential
- Does Council want to see City led targeted planning efforts for specific areas: Highway 69, Main Avenue, Highway 210, East of I-35, etc.

In the Council's goal setting session on December 1, several topics were covered and resulted in the draft report included in this worksession for Council review. Discussion occurred on focusing on business development incentives and some infill for older parts of town, and focusing again on Highway 69, Main Avenue, Highway 210, and the I-35 corridor. Council's final approval of goals for the community will set a foundation for moving forward with prioritizing development incentives for these areas and according to the land use plans set out for these areas.

ADDITIONAL INFORMATION

- The City of Huxley has 19 TIF districts City wide in three Urban Renewal Plan boundaries. Staff is working with consultants and the Story County Auditor to update a TIF map of these areas. Of the 19 districts, most were established for residential development. The Iowa Legislature has modified the ability of cities to have TIF districts that do not sunset; unless they were also established to address slum and blight conditions, economic development TIF districts will sunset after 20 years.

- The TIF districts that were established in Huxley that are limited to a 20-year life are being evaluated along with the updating of the TIF map. If the development agreements in these 20-year TIF districts also have a 20-year timeframe, there will generally not be a TIF cash surplus for other projects (public or private) at the end of the life of the district. Sunset of these TIF districts will still allow the city to use tax dollars collected and the value of real estate will still go to the City's overall taxable valuation picture.
- Beginning in 2023, the City is projected to have a TIF surplus estimated at \$1,202,462 and increasing through 2038. This projection will depend on the actual TIF generated and the timing of paying off the existing TIF obligations.
- Combined from all districts, the outstanding TIF debt for the City on 7-1-2019 was \$15,577,231.00. Rebate expenditures totaled \$582,379 and non-rebate expenditures totaled \$1,963,257 in the fiscal year, for a total of \$2,545,636 in expenditures. End of year TIF obligations total on 6-30-20 was \$12,980,710.
- The City's TIF obligations through FY 19/20 are made up of three residential development agreements (Trail Ridge, Meadowlane 1, 2 & 3) five business development agreements (South Story Bank, Mr. Storage, Vision Bank, Fareway and Iowa Irrigation) and service to four City debt obligations. These obligations will conclude by 2031. Westview (estimated \$5,146,780 over 20 years) and Innovative Technologies (\$170,000 over a 15-year term) are development agreements that are not currently included in the tables but will come online in the next 1-2 years when their payment schedules start.
- Council has expressed a preference for turning a page on TIF for single family subdivision residential projects. The resource has done what was intended: increase housing and population, offset risk to early market investors, and increase the City's taxable valuation overall. Growth of taxable value for debt service over approximately 15 years beginning in 2007-8 was approximately \$130,000,000 at an estimated 8.24% a year.
- Council's interest going forward is to diversify the tax base and seek to focus on business investment on the corridors of Highway 69, Main Avenue, Highway 210 and I-35. There are TIF districts in existence in some of these areas, which will be better defined with the completion of the updated TIF map for Council review.

Staff can respond to questions on any of the above analysis at the December 22 meeting. Supplemental materials for this report are attached.

For Council consideration, also included is the 2015 economic development guidelines document that was provided this fall. General Council consensus was that the document was workable for meeting Council goals for the use of development incentives going forward. The guidelines provide a framework that can be further edited to solidify the targeted corridors and business categories of most interest to Council for these corridors (Heavy industry? Manufacturing? Small business? Retail? Mixed use? Professional office? Combination in planned development form?).

The work done by Council to firm up targeted investment areas and preferred categories, as well as providing guidelines for use of incentives is the most critical work cities can do, and will help staff and our partner entities of AEDC and HDC have clarity on how to proceed with bringing investment to the Huxley market.

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

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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

♣ 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 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**

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**

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

CITY OF HUXLEY
EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2020

125-TIF

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
ECONOMIC DEVELOPMENT =====							
<u>Repair, Maint, & Commodi</u>							
<u>Contractual Services</u>							
125-5-520-2-6434 PROFESSIONAL SERVICES	11,000.00	0.00	0.00	2,500.00	0.00	8,500.00	22.73
TOTAL Contractual Services	11,000.00	0.00	0.00	2,500.00	0.00	8,500.00	22.73
<u>Capital Outlay</u>							
<u>Dept Service</u>							
<u>Transfers</u>							
TOTAL ECONOMIC DEVELOPMENT	11,000.00	0.00	0.00	2,500.00	0.00	8,500.00	22.73
TIF RESERVE =====							
<u>Contractual Services</u>							
DEV. AGREEMENT =====							
<u>Contractual Services</u>							
<u>Dept Service</u>							
125-5-599-4-6826 TRAILRIDGE DEV- PHASE	63,000.00	0.00	0.00	27,593.80	0.00	35,406.20	43.80
125-5-599-4-6832 NORTHVIEW-PHASE III	759,000.00	0.00	0.00	358,712.90	0.00	400,287.10	47.26
125-5-599-4-6833 MEADOWLANE PLAT 1 EAS	77,730.00	0.00	0.00	36,566.96	0.00	41,163.04	47.04
125-5-599-4-6839 SOUTH STORY BANK AGRE	47,450.00	23,779.49	0.00	47,558.98	0.00 (	108.98)	100.23
125-5-599-4-6840 MR. STORAGE AGREEMENT	11,818.00	10,781.46	0.00	10,781.46	0.00	1,036.54	91.23
125-5-599-4-6841 VISIONBANK DEVELOP AG	9,791.00	4,906.60	0.00	9,813.20	0.00 (	22.20)	100.23
125-5-599-4-6842 FAREWAY DEVELOP AGREE	33,550.00	1,812.91	0.00	3,625.82	0.00	29,924.18	10.81
125-5-599-4-6843 IOWA IRRIGATION	3,000.00	1,321.28	0.00	2,642.56	0.00	357.44	88.09
125-5-599-4-6844 CONTINENTAL MANU CHEM	8,940.00	0.00	0.00	0.00	0.00	8,940.00	0.00
125-5-599-4-6875 TRAN. FEE TO LMI	375,470.00	0.00	0.00	0.00	0.00	375,470.00	0.00
TOTAL Dept Service	1,389,749.00	42,601.74	0.00	497,295.68	0.00	892,453.32	35.78
TOTAL DEV. AGREEMENT	1,389,749.00	42,601.74	0.00	497,295.68	0.00	892,453.32	35.78

125-TIF

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
GENERAL ADMINISTRATION							
=====							
<u>Contractual Services</u>							
125-5-620-2-6437 WEBSITE MAINTENANCE	<u>3,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,808.45</u>	<u>0.00</u>	<u>191.55</u>	<u>93.62</u>
TOTAL Contractual Services	3,000.00	0.00	0.00	2,808.45	0.00	191.55	93.62
<u>Transfers</u>							
125-5-620-5-6911 TIF TO GF ADMIN	<u>60,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>60,000.00</u>	<u>0.00</u>
TOTAL Transfers	60,000.00	0.00	0.00	0.00	0.00	60,000.00	0.00
TOTAL GENERAL ADMINISTRATION	63,000.00	0.00	0.00	2,808.45	0.00	60,191.55	4.46
DEBT SERVICE							
=====							
<u>Transfers</u>							
125-5-710-5-6910 TRAN TIF TO DEBT SERV	<u>1,627,801.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,627,801.00</u>	<u>0.00</u>
TOTAL Transfers	1,627,801.00	0.00	0.00	0.00	0.00	1,627,801.00	0.00
TOTAL DEBT SERVICE	1,627,801.00	0.00	0.00	0.00	0.00	1,627,801.00	0.00
FUND TOTAL EXPENDITURES	<u>3,091,550.00</u>	<u>42,601.74</u>	<u>0.00</u>	<u>502,604.13</u>	<u>0.00</u>	<u>2,588,945.87</u>	<u>16.26</u>



City Of Huxley, Iowa

2020 Debt Book Update

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September 16, 2020

Huxley Debt Book
as of September 16, 2020

General Obligation Debt Summary - Current Outstanding Debt														
Total General Obligation Debt					Revenue Sources									
Fiscal Year	Principal	Interest	Annual Debt Payment	Fiscal Total	Sewer Utility	Water Utility	LOST	TIF	RUT	LMI	Other	Debt Service Levy		Taxable Valuation *
2017 - 2018	1,685,000	409,844	2,094,844	2,094,844	-	-	-	1,084,387	119,448	315,000	-	576,009	3.75004	153,600,539
2018 - 2019	1,892,500	373,971	2,266,471	2,266,471	-	-	-	1,202,493	110,864	313,440	-	639,674	3.75000	170,579,602
2019 - 2020	1,965,000	314,640	2,279,640	2,279,640	-	-	-	1,195,664	74,218	320,340	6,342	683,077	3.75000	182,153,659
2020 - 2021	2,313,000	347,443	2,660,443	2,660,443	244,075	-	-	1,238,706	91,643	324,000	-	762,018	3.75000	203,204,861
2021 - 2022	2,460,000	293,389	2,753,389	2,753,389	246,675	-	-	1,265,579	55,156	393,480	-	792,499	3.75000	211,333,055
2022 - 2023	2,003,000	227,408	2,230,408	2,230,408	248,875	-	-	725,238	106,345	469,035	-	680,915	3.09808	219,786,378
2023 - 2024	2,054,000	179,541	2,233,541	2,233,541	249,775	-	-	732,589	72,716	464,160	-	714,301	3.12498	228,577,833
2024 - 2025	1,696,000	128,390	1,824,390	1,824,390	245,575	-	-	733,742	-	221,610	-	623,463	2.62267	237,720,946
2025 - 2026	1,130,000	83,334	1,213,334	1,213,334	246,375	-	-	462,319	-	182,310	-	322,330	1.30377	247,229,784
2026 - 2027	550,000	54,834	604,834	604,834	247,075	-	-	155,569	-	-	-	202,190	0.78637	257,118,975
2027 - 2028	560,000	42,835	602,835	602,835	241,850	-	-	157,125	-	-	-	203,860	0.76237	267,403,734
2028 - 2029	570,000	30,628	600,628	600,628	246,625	-	-	153,563	-	-	-	200,440	0.72075	278,099,884
2029 - 2030	425,000	18,183	443,183	443,183	241,163	-	-	-	-	-	-	202,020	0.69849	289,223,879
2030 - 2031	435,000	9,210	444,210	444,210	245,700	-	-	-	-	-	-	198,510	0.65996	300,792,834
2031 - 2032	-	-	-	-	-	-	-	-	-	-	-	-	-	312,824,548
2032 - 2033	-	-	-	-	-	-	-	-	-	-	-	-	-	325,337,529
2033 - 2034	-	-	-	-	-	-	-	-	-	-	-	-	-	338,351,031
2034 - 2035	-	-	-	-	-	-	-	-	-	-	-	-	-	351,885,072
2035 - 2036	-	-	-	-	-	-	-	-	-	-	-	-	-	365,960,475
2036 - 2037	-	-	-	-	-	-	-	-	-	-	-	-	-	380,598,894
2037 - 2038	-	-	-	-	-	-	-	-	-	-	-	-	-	395,822,849
Total	19,738,500	2,513,649	22,252,149	22,252,149		-	-	9,106,973	630,390	3,003,375	6,342	6,801,306		

*Assumes an annual 4.00% growth taxable valuation based on average growth of 8.24% between fiscal 2007 to 2020

Huxley Debt Book
as of September 16, 2020

Debt Capacity Analysis																
Fiscal Year	Actual Valuation	Legal Debt Limit	Outstanding Debt Issues Subject to Debt Limit										Projected Debt	Debt Against Legal Debt Limit	Available Legal Capacity	Percent Debt is of Legal Debt Limit
			GO 2003	GO 2012A	Annual Approp. 2013A	Note 2015	GO 2016A	Note 2016	Annual Approp. 2017A	GO 2019A	GO 2020	*TIF Agree. Combined				
FY 2018	253,336,171	12,666,809	155,000	2,860,000	693,693	43,500	3,315,000	290,000	975,238					8,332,430	4,334,379	65.78%
FY 2019	287,586,104	14,379,305	126,000	2,685,000	604,743	29,500	3,315,000	258,000	988,938			1,320,870		9,328,050	5,051,255	64.87%
FY 2020	303,933,996	15,196,700	96,000		596,663	15,000	3,065,000	225,000	1,002,038	3,695,000	-	1,614,452		10,309,152	4,887,548	67.84%
FY 2021	345,656,844	17,282,842	65,000		606,813	-	2,810,000	191,000	1,009,538	3,490,000	2,265,000	1,540,370		11,977,720	5,305,122	69.30%
FY 2022	359,483,118	17,974,156	33,000		509,850	-	2,545,000	155,000	756,538	3,305,000	1,945,000	1,500,000		10,749,388	7,224,768	59.80%
FY 2023	373,862,442	18,693,122	-		-	-	1,915,000	118,000	881,575	2,980,000	1,670,000	1,500,000		9,064,575	9,628,547	48.49%
FY 2024	388,816,940	19,440,847	-		-	-	1,265,000	80,000	876,450	2,640,000	1,500,000	1,500,000		7,861,450	11,579,397	40.44%
FY 2025	404,369,618	20,218,481	-		-	-	590,000	41,000	868,900	2,295,000	1,325,000	1,500,000		6,619,900	13,598,581	32.74%
FY 2026	420,544,402	21,027,220	-		-	-	295,000	-	303,850	1,945,000	1,150,000	1,500,000		5,193,850	15,833,370	24.70%
FY 2027	437,366,179	21,868,309	-		-	-	-	-	-	1,585,000	970,000	1,500,000		4,055,000	17,813,309	18.54%
FY 2028	454,860,826	22,743,041	-		-	-	-	-	-	1,220,000	785,000	1,500,000		3,505,000	19,238,041	15.41%
FY 2029	473,055,259	23,652,763	-		-	-	-	-	-	850,000	595,000	1,500,000		2,945,000	20,707,763	12.45%
FY 2030	491,977,469	24,598,873	-		-	-	-	-	-	470,000	405,000	1,500,000		2,375,000	22,223,873	9.65%
FY 2031	511,656,568	25,582,828	-		-	-	-	-	-	240,000	210,000	1,500,000		1,950,000	23,632,828	7.62%
FY 2032	532,122,831	26,606,142	-	-	-	-	-	-	-	-	15,000			15,000	26,591,142	0.06%
FY 2033	553,407,744	27,670,387	-	-	-	-	-	-	-	-	15,000			15,000	27,655,387	0.05%
FY 2034	575,544,054	28,777,203	-	-	-	-	-	-	-	-	15,000			15,000	28,762,203	0.05%
FY 2035	598,565,816	29,928,291	-	-	-	-	-	-	-	-	15,000			15,000	29,913,291	0.05%
FY 2036	622,508,448	31,125,422	-	-	-	-	-	-	-	-	15,000			15,000	31,110,422	0.05%
FY 2037	647,408,786	32,370,439	-	-	-	-	-	-	-	-	15,000			15,000	32,355,439	0.05%
FY 2038	673,305,138	33,665,257	-	-	-	-	-	-	-	-	15,000	-		15,000	33,650,257	0.04%
Original Issue Par Amount			500,000	3,720,000	4,590,000	70,000	3,315,000	360,000	6,855,000	3,695,000	2,250,000					

Assumed Valuation Growth	4.00%	Refunded by 2019A Bonds
Debt Limit (as % of 100% valuation)	5.00%	

*TIF Agreements Estimated

Debt Service Schedule & Payment Source													
General Obligation Bonds, Series 2020A													
Date	Principal	Coupon	Interest	Total	Fiscal Total	Sewer Utility	Water Utility	LOST	TIF	RUT	Special Assmnt	Other	Debt Service Levy
12/01/20			20,467.75	20,467.75									
06/01/21	320,000	2.000%	21,545.00	341,545.00	362,012.75								362,013 1.78152
12/01/21			18,345.00	18,345.00									
06/01/22	275,000	2.000%	18,345.00	293,345.00	311,690.00								311,690 1.47488
12/01/22			15,595.00	15,595.00									
06/01/23	170,000	2.000%	15,595.00	185,595.00	201,190.00								201,190 0.91539
12/01/23			13,895.00	13,895.00									
06/01/24	175,000	2.000%	13,895.00	188,895.00	202,790.00								202,790 0.88718
12/01/24			12,145.00	12,145.00									
06/01/25	175,000	2.000%	12,145.00	187,145.00	199,290.00								199,290 0.83834
12/01/25			10,395.00	10,395.00									
06/01/26	180,000	2.000%	10,395.00	190,395.00	200,790.00								200,790 0.81216
12/01/26			8,595.00	8,595.00									
06/01/27	185,000	1.800%	8,595.00	193,595.00	202,190.00								202,190 0.78637
12/01/27			6,930.00	6,930.00									
06/01/28	190,000	1.800%	6,930.00	196,930.00	203,860.00								203,860 0.76237
12/01/28			5,220.00	5,220.00									-
06/01/29	190,000	1.800% *	5,220.00	195,220.00	200,440.00								200,440 0.72075
12/01/29			3,510.00	3,510.00									-
06/01/30	195,000	1.800%	3,510.00	198,510.00	202,020.00								202,020 0.69849
12/01/30			1,755.00	1,755.00									-
06/01/31	195,000	1.800%	1,755.00	196,755.00	198,510.00								198,510 0.65996
Total	2,250,000		234,783	2,484,783	2,484,783	-	-	-	-	-	-	-	2,484,783

Issue Size \$2,250,000 **Purposes** 560TH Street, HOI Trail and E 1st St project
Call Date 6/1/2028

Notes: [Final]

*Assumes an annual 4.00% growth taxable valuation based on average growth of 8.24% between fiscal 2007 to 2020

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule & Payment Source													
General Obligation Corporate Purpose and Refunding Bonds, Series 2019A													
Date	Principal	Coupon	Interest	Total	Fiscal Total	Sewer Utility	Water Utility	LOST	TIF	RUT	Special Assmnt	Other	Debt Service Levy
12/01/19				-									-
06/01/20	205,000	4.000%	55,440.21	260,440.21	260,440.21	-			-			6,342.00	254,098 1.39497
12/01/20	-		42,971.88	42,971.88					-				-
06/01/21	185,000	4.000%	42,971.88	227,971.88	270,943.76	244,075.00			26,868.76				-
12/01/21			39,271.88	39,271.88					-				-
06/01/22	325,000	4.000%	39,271.88	364,271.88	403,543.76	246,675.00			156,868.76				-
12/01/22			32,771.88	32,771.88					-				-
06/01/23	340,000	2.000%	32,771.88	372,771.88	405,543.76	248,875.00			156,668.76				-
12/01/23			29,371.88	29,371.88					-				-
06/01/24	345,000	2.000%	29,371.88	374,371.88	403,743.76	249,775.00			153,968.76				-
12/01/24			25,921.88	25,921.88					-				-
06/01/25	350,000	2.000%	25,921.88	375,921.88	401,843.76	245,575.00			156,268.76				-
12/01/25			22,421.88	22,421.88					-				-
06/01/26	360,000	2.000%	22,421.88	382,421.88	404,843.76	246,375.00			158,468.76				-
12/01/26			18,821.88	18,821.88					-				-
06/01/27	365,000	2.375%	18,821.88	383,821.88	402,643.76	247,075.00			155,568.76				-
12/01/27			14,487.50	14,487.50					-				-
06/01/28	370,000	2.375% *	14,487.50	384,487.50	398,975.00	241,850.00			157,125.00				-
12/01/28			10,093.75	10,093.75					-				-
06/01/29	380,000	2.375% *	10,093.75	390,093.75	400,187.50	246,625.00			153,562.50				-
12/01/29			5,581.25	5,581.25					-				-
06/01/30	230,000	2.375% *	5,581.25	235,581.25	241,162.50	241,162.50							-
12/01/30			2,850.00	2,850.00									-
06/01/31	240,000	2.375% *	2,850.00	242,850.00	245,700.00	245,700.00							-
Total	3,695,000		544,572	4,239,572	4,239,572	2,703,763	-	-	1,275,369	-	-	6,342	254,098

Issue Size \$3,695,000

Purposes

Finance extensions and improvements to the municipal sanitary sewer system and the municipal waterworks system, current refund the City's General Obligation Refunding Bonds, Series 2012A on October 29, 2019

Notes:

Call Date 6/1/2027

*Assumes an annual 4.00% growth taxable valuation based on average growth of 8.24% between fiscal 2007 to 2020

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule & Payment Source													
General Obligation Annual Appropriation Refunding, Series 2017													
Date	Principal	Coupon	Interest	Total	Fiscal Total	Sewer Utility	Water Utility	LOST	TIF	RUT	LMI	Other	Debt Service Levy
12/01/19			63,518.75	63,518.75									
06/01/20	875,000	2.000%	63,518.75	938,518.75	1,002,037.50				263,763.52	74,217.76	303,465.00		360,591.22 1.97960
12/01/20			54,768.75	54,768.75									
06/01/21	900,000	2.000%	54,768.75	954,768.75	1,009,537.50				264,507.62	91,643.40	307,125.00		346,261.48 1.70400
12/01/21			45,768.75	45,768.75									
06/01/22	665,000	2.250%	45,768.75	710,768.75	756,537.50				262,487.92	55,155.62	157,605.00		281,288.96 1.33102
12/01/22			38,287.50	38,287.50									
06/01/23	805,000	2.500% *	38,287.50	843,287.50	881,575.00				262,481.28	106,345.42	232,635.00		280,113.30 1.27448
12/01/23			28,225.00	28,225.00									
06/01/24	820,000	2.750% *	28,225.00	848,225.00	876,450.00				264,407.96	72,715.93	227,385.00		311,941.11 1.36470
12/01/24			16,950.00	16,950.00									
06/01/25	835,000	3.000% *	16,950.00	851,950.00	868,900.00				265,510.83	-	221,610.00		381,779.17 1.60600
12/01/25			4,425.00	4,425.00									
06/01/26	295,000	3.000% *	4,425.00	299,425.00	303,850.00					-	182,310.00		121,540.00 0.49161
12/01/26			-	-									
Total	6,855,000		808,063	7,663,063	7,663,063	-	-	-	2,135,474	630,390	2,243,700	-	2,653,498

Issue Size \$6,855,000
Call Date 6/1/2022

Purposes **Refunding** of Series 2009A [2018-2025] and Series 2010D [2018-2026]. Series 2009A original purpose - Ambulance, Police Vehicles, Vehicles for Street Department, street, water, sewer improvements and urban renewal projects consisting of Community Center and park improvements and the redemption of Anticipation Notes series 2008B - 2010D D Original Purpose street improvements, sanitary sewer improvements, storm sewer and drainage improvements and water system improvements; installation of street lights and street signalization improvements; acquisition and demolition of dangerous and dilapidated properties; and the funding of a program for the acquisition, demolition and restoration of housing as part of a municipal housing project

Notes: **Annual Appropriation**

*Assumes an annual 4.00% growth taxable valuation based on average growth of 8.24% between fiscal 2007 to 2020

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule & Payment Source													
General Obligation Refunding Series 2016													
Date	Principal	Coupon	Interest	Total	Fiscal Total	Sewer Utility	Water Utility	LOST	TIF	RUT	LMI	Other	Debt Service Levy
12/01/19			37,721.25	37,721.25									
06/01/20	255,000	2.000%	37,721.25	292,721.25	330,442.50				302,317.50		16,875.00		11,250 0.06176
12/01/20			35,171.25	35,171.25									
06/01/21	265,000	1.700%	35,171.25	300,171.25	335,342.50				307,217.50		16,875.00		11,250 0.05536
12/01/21			32,918.75	32,918.75									
06/01/22	630,000	2.500% *	32,918.75	662,918.75	695,837.50				302,712.50		235,875.00		157,250 0.74409
12/01/22			25,043.75	25,043.75									
06/01/23	650,000	2.500% *	25,043.75	675,043.75	700,087.50				306,087.50		236,400.00		157,600 0.71706
12/01/23			16,918.75	16,918.75									
06/01/24	675,000	2.500% *	16,918.75	691,918.75	708,837.50				314,212.50		236,775.00		157,850 0.69057
12/01/24			8,481.25	8,481.25									
06/01/25	295,000	2.750% *	8,481.25	303,481.25	311,962.50				311,962.50				- -
12/01/25			4,425.00	4,425.00									
06/01/26	295,000	3.000% *	4,425.00	299,425.00	303,850.00				303,850.00				- -
Total	3,315,000		482,245	3,797,245	3,797,245	-	-	-	2,519,870	-	759,675	-	517,700

Issue Size \$3,315,000

Call Date 6/1/2021

Purposes **Crossover Refund** of Series 2010C , 2019-2026 and a Portion of Series 2010D, 2022 for \$1,110,000 - 2010D D Original Purpose street improvements, sanitary sewer improvements, storm sewer and drainage improvements and water system improvements; installation of street lights and street signalization improvements; acquisition and demolition of dangerous and dilapidated properties; and the funding of a program for the acquisition, demolition and restoration of housing as part of a municipal housing project

Notes:

*Assumes an annual 4.00% growth taxable valuation based on average growth of 8.24% between fiscal 2007 to 2020

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule & Payment Source															
Emergency Vehicle Note															
Date	Principal	Coupon	Interest	Total	Paying Agent	Fiscal Total	Sewer Utility	Water Utility	LOST	TIF	RUT	Special Assmnt	Other	Debt Service Levy	
12/01/17			4,930.00	4,930.00											
06/01/18	32,000	3.400% *	4,930.00	36,930.00		41,860.00								41,860	0.27253
12/01/18			4,386.00	4,386.00											
06/01/19	33,000	3.400% *	4,386.00	37,386.00		41,772.00								41,772	0.24488
12/01/19			3,825.00	3,825.00											
06/01/20	34,000	3.400% *	3,825.00	37,825.00		41,650.00								41,650	0.22865
12/01/20			3,247.00	3,247.00											
06/01/21	36,000	3.400% *	3,247.00	39,247.00		42,494.00								42,494	0.20912
12/01/21			2,635.00	2,635.00											
06/01/22	37,000	3.400% *	2,635.00	39,635.00		42,270.00								42,270	0.20002
12/01/22			2,006.00	2,006.00											
06/01/23	38,000	3.400% *	2,006.00	40,006.00		42,012.00								42,012	0.19115
12/01/23			1,360.00	1,360.00											
06/01/24	39,000	3.400% *	1,360.00	40,360.00		41,720.00								41,720	0.18252
12/01/24			697.00	697.00											
06/01/25	41,000	3.400% *	697.00	41,697.00		42,394.00								42,394	0.17834
12/01/25			-	-											
06/01/26			-	-		-								-	-
Total	290,000		46,172	336,172	-	336,172	-	-	-	-	-	-	-	336,172	

Issue Size \$360,000

Purposes Emergency Vehicle Acquisition Note

Notes:

Call Date

*Assumes an annual 4.00% growth taxable valuation based on average growth of 8.24% between fiscal 2007 to 2020

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule & Payment Source Vehicle Acquisition Note													
Date	Principal	Coupon	Interest	Total	Fiscal Total	Sewer Utility	Water Utility	LOST	TIF	RUT	Special Assmnt	Other	Debt Service Levy
12/01/17			706.88	706.88									
06/01/18	14,000	3.250% *	706.88	14,706.88	15,413.76								15,414 0.10035
12/01/18			479.38	479.38								-	
06/01/19	14,500	3.250% *	479.38	14,979.38	15,458.76								15,459 0.09062
12/01/19			243.75	243.75								-	
06/01/20	15,000	3.250% *	243.75	15,243.75	15,487.50								15,488 0.08502
12/01/20			-	-								-	
Total	43,500		2,860	46,360	46,360	-	-	-	-	-	-	-	46,360

Issue Size \$70,000

Purposes Vehicle Acquisition

Notes:

Call Date

*Assumes an annual 4.00% growth taxable valuation based on average growth of 8.24% between fiscal 2007 to 2020

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule & Payment Source														
General Obligation Annual Appropriation Refunding, Series 2013A														
Date	Principal	Coupon	Interest	Total	Paying Agent	Fiscal Total	Sewer Utility	Water Utility	LOST	TIF	RUT	Special Assmnt	Other	Debt Service Levy
12/01/17			36,846.25	36,846.25										
06/01/18	620,000	2.250%	36,846.25	656,846.25		693,692.50				693,692.50				- -
12/01/18			29,871.25	29,871.25						-				
06/01/19	545,000	2.400%	29,871.25	574,871.25		604,742.50				604,742.50				- -
12/01/19			23,331.25	23,331.25						-				
06/01/20	550,000	2.700% *	23,331.25	573,331.25		596,662.50				596,662.50				- -
12/01/20			15,906.25	15,906.25						-				
06/01/21	575,000	2.950% *	15,906.25	590,906.25		606,812.50				606,812.50				- -
12/01/21			7,425.00	7,425.00						-				
06/01/22	495,000	3.000% *	7,425.00	502,425.00		509,850.00				509,850.00				- -
Total	2,785,000		226,760	3,011,760	-	3,011,760	-	-	-	3,011,760	-	-	-	-

Issue Size \$4,590,000

Purposes

Crossover advance refund of the series 2006C with maturities from 2015-2022 - original purpose was for financing street, water, sanitary sewer, storm sewer and sidewalk improvements that are all within the city's urban renewal area. Projects include Southeast Annexation Project and First Street Project

Notes:

Annual Appropriation

Call Date 6/1/2019

*Assumes an annual 4.00% growth taxable valuation based on average growth of 8.24% between fiscal 2007 to 2020

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule & Payment Source													
General Obligation Refunding Series 2012													
Date	Principal	Coupon	Interest	Total	Fiscal Total	Sewer Utility	Water Utility	LOST	TIF	RUT	Special Assmnt	Other	Debt Service Levy
12/01/17			40,548.75	40,548.75									
06/01/18	175,000	2.000%	40,548.75	215,548.75	256,097.50								256,098 1.66730
12/01/18			38,798.75	38,798.75		-							
06/01/19	175,000	2.000%	38,798.75	213,798.75	252,597.50								252,598 1.48082
12/01/19			-	-		-							
06/01/20			-	-	-								- -
12/01/20			-	-									
06/01/21			-	-	-								- -
12/01/21			-	-									
06/01/22			-	-	-								- -
12/01/22			-	-									
06/01/23			-	-	-								- -
12/01/23			-	-									
06/01/24			-	-	-								- -
12/01/24			-	-									
06/01/25			-	-	-								- -
12/01/25			-	-									
06/01/26			-	-	-								- -
12/01/26			-	-									
06/01/27			-	-	-								- -
12/01/27			-	-									
06/01/28			-	-	-								- -
12/01/28			-	-									
06/01/29			-	-	-								- -
12/01/29			-	-									
06/01/30			-	-	-								- -
12/01/30			-	-									
06/01/31			-	-	-								- -
12/01/31			-	-									
												-	
Total	350,000		158,695	508,695	508,695	-	-	-	-	-	-	-	508,695

Issue Size \$3,720,000

Purposes

Current refunding on a portion of SRF Series 2009 - Sewer - Refunded with the 2019A issue

Notes:

Refunded with the 2019A issue

*Assumes an annual 4.00% growth taxable valuation based on average growth of 8.24% between fiscal 2007 to 2020

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule & Payment Source													
2003 GO SRF													
Date	Principal	Coupon	Interest	Total	Fiscal Total	Sewer Utility	Water Utility	LOST	TIF	RUT	Special Assmnt	Other	Debt Service Levy
12/01/17			1,550.00	1,550.00									
06/01/18	29,000	2.000% *	1,550.00	30,550.00	32,100.00				32,100.00				- -
12/01/18			1,260.00	1,260.00					-				
06/01/19	30,000	2.000% *	1,260.00	31,260.00	32,520.00				32,520.00				- -
12/01/19			960.00	960.00					-				
06/01/20	31,000	2.000% *	960.00	31,960.00	32,920.00				32,920.00				- -
12/01/20			650.00	650.00					-				
06/01/21	32,000	2.000% *	650.00	32,650.00	33,300.00				33,300.00				- -
12/01/21			330.00	330.00					-				
06/01/22	33,000	2.000% *	330.00	33,330.00	33,660.00				33,660.00				- -
12/01/22			-	-									
Total	155,000		9,500	164,500	164,500	-	-	-	164,500	-	-	-	-

Issue Size \$500,000

Purposes Water Improvement - Urban Renewal Docs

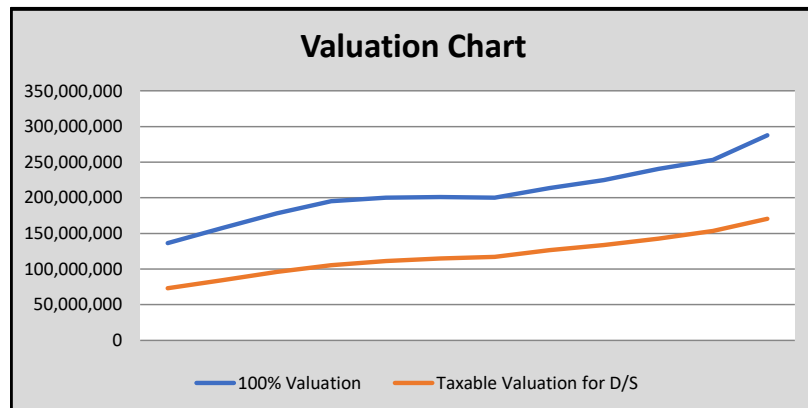
Notes: paid from TIF per Urban Renewal report

Call Date

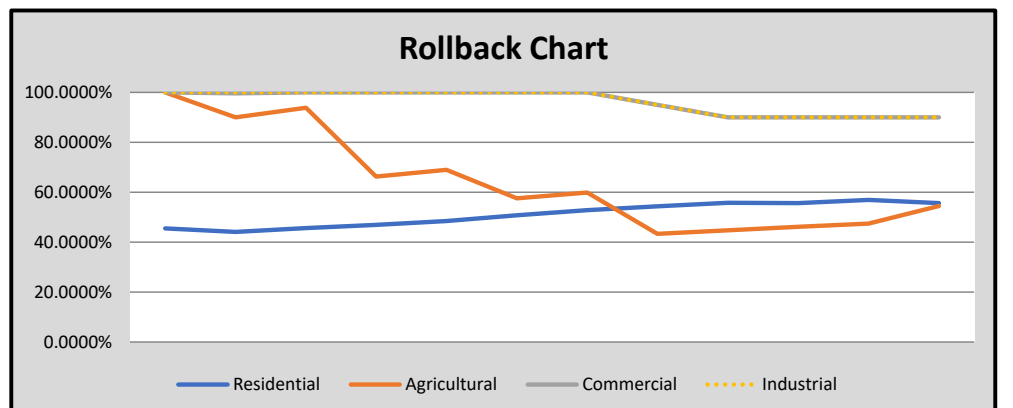
*Assumes an annual 4.00% growth taxable valuation based on average growth of 8.24% between fiscal 2007 to 2020

Huxley Debt Book
as of September 16, 2020

City Of Huxley, Iowa Valuation Data				
	100% Valuation	Growth in 100% Value	Taxable Value for Debt Service	Growth in Taxable Value
2007 - 2008	136,220,059		73,174,801	
2008 - 2009	157,452,063	15.59%	84,381,525	15.32%
2009 - 2010	178,273,309	13.22%	95,807,011	13.54%
2010 - 2011	195,062,809	9.42%	105,644,496	10.27%
2011 - 2012	200,033,057	2.55%	111,059,767	5.13%
2012 - 2013	200,963,408	0.47%	114,750,396	3.32%
2013 - 2014	200,086,662	-0.44%	117,035,645	1.99%
2014 - 2015	213,458,295	6.68%	126,356,095	7.96%
2015 - 2016	225,112,026	5.46%	133,637,367	5.76%
2016 - 2017	240,639,287	6.90%	142,512,786	6.64%
2017 - 2018	253,336,171	5.28%	153,600,539	7.78%
2018 - 2019	287,586,104	13.52%	170,579,602	11.05%
2019 - 2020	303,933,996	5.68%	182,153,659	6.79%
2020 - 2021	345,656,844	13.73%	203,204,861	11.56%
2021 - 2022				
2022 - 2023				
2023 - 2024				
2024 - 2025				
2025 - 2026				
2026 - 2027				
2027 - 2028				
2028 - 2029				
2029 - 2030				
2030 - 2031				
2031 - 2032				
2032 - 2033				
Average Growth		7.54%		8.24%



Historical Rollback Data							
Fiscal Year	Residential	Agricultural	Commercial	Industrial	Utilities	Multi-residential	Railroad
2007 - 2008	45.5596%	100.0000%	100.0000%	100.0000%	100.0000%	-	100.0000%
2008 - 2009	44.0803%	90.1023%	99.7312%	100.0000%	100.0000%	-	99.7312%
2009 - 2010	45.5893%	93.8568%	100.0000%	100.0000%	100.0000%	-	100.0000%
2010 - 2011	46.9094%	66.2715%	100.0000%	100.0000%	100.0000%	-	100.0000%
2011 - 2012	48.5299%	69.0152%	100.0000%	100.0000%	100.0000%	-	100.0000%
2012 - 2013	50.7518%	57.5411%	100.0000%	100.0000%	100.0000%	-	100.0000%
2013 - 2014	52.8166%	59.9334%	100.0000%	100.0000%	100.0000%	-	100.0000%
2014 - 2015	54.4002%	43.3997%	95.0000%	95.0000%	100.0000%	-	95.0000%
2015 - 2016	55.7335%	44.7021%	90.0000%	90.0000%	100.0000%	-	90.0000%
2016 - 2017	55.6259%	46.1068%	90.0000%	90.0000%	100.0000%	86.2500%	90.0000%
2017 - 2018	56.9391%	47.4996%	90.0000%	90.0000%	100.0000%	82.5000%	90.0000%
2018 - 2019	55.6209%	54.4480%	90.0000%	90.0000%	100.0000%	78.7500%	90.0000%
2019 - 2020	56.9180%	56.1324%	90.0000%	90.0000%	100.0000%	75.0000%	90.0000%
2020 - 2021	55.0743%	81.4832%	90.0000%	90.0000%	100.0000%	71.2500%	90.0000%
2021 - 2022							



Huxley Debt Book
as of September 16, 2020

**City of Huxley, Iowa
Revenue Debt Issues
Currently Outstanding**

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule						
Water Revenue Refunding Bonds, Series 2013B						
Date	Principal	Coupon	Interest	Total	Pay ing	Fiscal Total
12/01/17			4,995.00	4,995		
06/01/18	110,000	1.450%	4,995.00	114,995.00		119,990.00
12/01/18			4,197.50	4,197.50		
06/01/19	110,000	1.450%	4,197.50	114,197.50		118,395.00
12/01/19			3,400.00	3,400.00		
06/01/20	110,000	2.000% *	3,400.00	113,400.00		116,800.00
12/01/20			2,300.00	2,300.00		
06/01/21	115,000	2.000% *	2,300.00	117,300.00		119,600.00
12/01/21			1,150.00	1,150.00		
06/01/22	115,000	2.000% *	1,150.00	116,150.00		117,300.00
12/01/22			-	-		
Total	560,000		32,085	592,085	-	592,085

Issue Size \$985,000

Call Date 6/1/2019

Purposes Refunding of Series 2002 Bonds with
maturities of 2014-2022

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule					
Sewer Revenue Refunding Bonds, Series 2013C					
Date	Principal	Coupon	Interest	Total	Fiscal Total
12/01/17			6,805.00	6,805.00	
06/01/18	75,000	1.450%	6,805.00	81,805.00	88,610.00
12/01/18			6,261.25	6,261.25	
06/01/19	75,000	1.450%	6,261.25	81,261.25	87,522.50
12/01/19			5,717.50	5,717.50	
06/01/20	75,000	2.100% *	5,717.50	80,717.50	86,435.00
12/01/20			4,930.00	4,930.00	
06/01/21	80,000	2.100% *	4,930.00	84,930.00	89,860.00
12/01/21			4,090.00	4,090.00	
06/01/22	80,000	2.100% *	4,090.00	84,090.00	88,180.00
12/01/22			3,250.00	3,250.00	
06/01/23	80,000	2.600% *	3,250.00	83,250.00	86,500.00
12/01/23			2,210.00	2,210.00	
06/01/24	85,000	2.600% *	2,210.00	87,210.00	89,420.00
12/01/24			1,105.00	1,105.00	
06/01/25	85,000	2.600% *	1,105.00	86,105.00	87,210.00
12/01/25			-	-	
Total	635,000		68,738	703,738	703,738

Issue Size \$925,000

Call Date 6/1/2019

Purposes Refunding of Series
2009 with Maturities

Huxley Debt Book
as of September 16, 2020

Debt Service Schedule SRF 2009 Sewer Revenue					
Date	Principal	Coupon	Interest	Total	Fiscal Total
12/01/17			22,945.00	22,945	
06/01/18	10,000	3.250% *	22,945.00	32,945.00	55,890.00
12/01/18			22,782.50	22,782.50	
06/01/19	10,000	3.250% *	22,782.50	32,782.50	55,565.00
12/01/19			22,620.00	22,620.00	
06/01/20	10,000	3.250% *	22,620.00	32,620.00	55,240.00
12/01/20			22,457.50	22,457.50	
06/01/21	10,000	3.250% *	22,457.50	32,457.50	54,915.00
12/01/21			22,295.00	22,295.00	
06/01/22	10,000	3.250% *	22,295.00	32,295.00	54,590.00
12/01/22			22,132.50	22,132.50	
06/01/23	10,000	3.250% *	22,132.50	32,132.50	54,265.00
12/01/23			21,970.00	21,970.00	
06/01/24	10,000	3.250% *	21,970.00	31,970.00	53,940.00
12/01/24			21,807.50	21,807.50	
06/01/25	10,000	3.250% *	21,807.50	31,807.50	53,615.00
12/01/25			21,645.00	21,645.00	
06/01/26	77,000	3.250% *	21,645.00	98,645.00	120,290.00
12/01/26			20,393.75	20,393.75	
06/01/27	79,000	3.250% *	20,393.75	99,393.75	119,787.50
12/01/27			19,110.00	19,110.00	
06/01/28	82,000	3.250% *	19,110.00	101,110.00	120,220.00
12/01/28			17,777.50	17,777.50	
06/01/29	84,000	3.250% *	17,777.50	101,777.50	119,555.00
12/01/29			16,412.50	16,412.50	
06/01/30	87,000	3.250% *	16,412.50	103,412.50	119,825.00
12/01/30			14,998.75	14,998.75	
06/01/31	90,000	3.250% *	14,998.75	104,998.75	119,997.50
12/01/31			13,536.25	13,536.25	
06/01/32	93,000	3.250% *	13,536.25	106,536.25	120,072.50
12/01/32			12,025.00	12,025.00	
06/01/33	96,000	3.250% *	12,025.00	108,025.00	120,050.00
12/01/33			10,465.00	10,465.00	
06/01/34	99,000	3.250% *	10,465.00	109,465.00	119,930.00
12/01/34			8,856.25	8,856.25	
06/01/35	102,000	3.250% *	8,856.25	110,856.25	119,712.50
12/01/35			7,198.75	7,198.75	
06/01/36	106,000	3.250% *	7,198.75	113,198.75	120,397.50
12/01/36			5,476.25	5,476.25	
06/01/37	109,000	3.250% *	5,476.25	114,476.25	119,952.50
12/01/37			3,705.00	3,705.00	
06/01/38	112,000	3.250% *	3,705.00	115,705.00	119,410.00
12/01/38			1,885.00	1,885.00	
06/01/39	116,000	3.250% *	1,885.00	117,885.00	119,770.00
12/01/39			-	-	
Total	1,296,000		701,220	1,997,220	1,997,220

Issue Size \$1,296,000

Purposes Sewer Debt - Plant

Call Date

RESOLUTION NO. 20-091

A RESOLUTION APPROVING FISCAL YEAR 2020 BALANCE TRANSFERS FOR THE CITY OF HUXLEY

WHEREAS, The Huxley City Council approves interfund transfers as needed for budget balancing purposes; and

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Huxley, Iowa, that the transfers outlined below are hereby approved with an effective date of September 22, 2020 and the City Clerk is authorized to make the transfers in accord with this resolution.

General Fund

From: Fund 002/Library
To: Fund 001/General Fund
Amount: - \$100,065.24

From: Fund 003/Recreation
To: Fund 001/General Fund
Amount: - \$65,442.47

From: Fund 004/Fire and Rescue
To: Fund 001/General Fund
Amount: - \$143,179

From: Fund 014/Ambulance
To: Fund 001/General Fund
Amount: - \$105,696.36

Capitol Funds

From: Fund 100/Prairie Ridge Development
To: Fund 001/General Fund
Amount: \$7,891.89

From: Fund 126/Huxley Dev Corp
To: Fund 001/General Fund
Amount: \$3,565.79

From: Fund 300/CIP
To: Fund 001/General Fund
Amount: - \$2,300.00

From: Fund 321/Development Donations
To: Fund 001/General Fund
Amount: \$250,072.00

From: Fund 322/CIP
To: Fund 001/General Fund
Amount: \$270,947.72

From: Fund 324/Property Sales
To: Fund 001/General Fund
Amount: \$525,343.91

From: Fund 402/Main Avenue Stormwater
To: Fund 001/General Fund
Amount: \$14,264.99

From: Fund 403/U.S. 69-Timberlane
To: Fund 001/General Fund
Amount: - \$12,478.94

Tax Increment Financing (TIF)

From: Fund 125/TIF (Residential Agreements)
To: Fund 124/LMI
Amount: \$418,408.02

From: Fund 125/TIF (Admin Fees)
To: 001/General Fund
Amount: \$91,729.64

From: Fund 125/TIF (Residential Agreements)
To: Fund 200/Debt Service
Amount: \$480,595.04

From: Fund 125/TIF (Commercial Agreements)
To: Fund 200/Debt Service
Amount: \$101,779.42

From: Fund 125/TIF Fund
To: Fund 200/Debt Service (\$4,590,000 Bond)
Amount: \$596,662.50

From: Fund 125/TIF
To: Fund 200/Debt Service (\$6,855,000 Bond)
Amount: \$490,095.89

From: Fund 124 LMI
To: Fund 200 Debt Service
Amount: \$240,000

Proprietary Funds

From: Fund 601 Water Sinking Fund
To: Fund 600 Water Fund
Amount: \$149,330.00

From: Fund 611 Sewer Sinking Fund
To: Fund 610/Sewer Fund
Amount: \$133,425.00

Miscellaneous

From: Fund 121/Local Option Sales Tax
To: Fund 001/General Fund
Amount: \$401,954.26

Interest Earned on Two \$100,000 CD's
Amount: \$8,710.00

Pass and Approved this 2nd day of September 2020.

Kevin Deaton, Mayor

Attest:

Jolene R. Lettow, City Clerk



HUXLEY FINANCIAL INCENTIVE PROGRAM

STRATEGY/PURPOSE

To provide guidelines for assisting businesses in the expansion and new construction of industrial and commercial facilities, to expand employment opportunities, where such assistance would encourage the business expansion and/or new construction. The intent of this strategy is to expand full time equivalent employment opportunities in Huxley and the south Story County (Ballard Community Schools) area and to increase the non-residential tax bases in the city of Huxley.

The incentives provided by the City of Huxley may be used with other available economic incentive programs that do not draw upon property values or taxation.

Incentives are designed to utilize a portion of additional property taxes paid by new or expanding businesses through one or more of the following incentives. The eligible business and the City will enter into an agreement that specifies the type(s) of economic development support that may be provided by the City and requirements of the applicant.

- Constructing public infrastructure and/or improving existing public infrastructure in support of an economic development project.
- Acquiring and/or disposing of land used in an economic development project.
- Providing for the rebate of property taxes in Urban Renewal Areas utilizing Tax Increment Financing as outlined above.

ALL FINAL DECISIONS ON REQUEST FOR ASSISTANCE WILL BE MADE BY THE HUXLEY CITY COUNCIL. THE HUXLEY CITY COUNCIL WILL HAVE THE FINAL DECISION WHETHER TO GRANT OR NOT TO GRANT ASSISTANCE. THESE ARE GUIDELINES AND MAY CHANGE WITH THE SIZE AND NEED OF THE PROJECT.

- 1) To be considered for a new valuation tax rebate you must have at least \$125,000 and/or create at least 1 FTE.
- 2) To be considered for a tax rebate for existing business applicant must create at least 1 new FTE for two years from agreement date.
- 3) All incentive funding will be paid from City T.I.F. funds so any valuations must occur with the T.I.F. area.
- 4) Taxable valuations will be determined by the Story County Assessor's office at the time the site plan process is completed with the city.
- 5) Development agreements will be done for each approved project and public hearing held. Any default on the agreement the applicant must repay amount received for the period of time of the development agreement. No verbal agreements.
- 6) The process to determine whether assistance will be given, the City will consider, but not limited to, the following items;
 - Need for the project and the positive impact on the community
 - Jobs created by the project-both temporary and permanent
 - Potential of future revenues to the City from property taxes, water user fees, sewer user fees and local option tax revenue.
 - Level of risk to the City in a "worst case scenario".

In order to minimize the risk to the City, the City Council may require a minimum assessment agreement be executed by the City and the applicant pursuant to Section 403.6(19) of the Code of Iowa, fixing a minimum taxable valuation at which property is to be assessed by the Story County Assessor for the duration of the specified amortization period

TAX REBATE SCHEDULE GUIDELINE

	NET INCREASE IN INCREMENTAL VALUE (NIIV)					
Net New Full Time Equivalent (FTE) Jobs Created	\$125,000 to \$499, 000			\$500,000 to \$999,000		\$1,000,000 and up
	3, 5, 7 Year Property Tax Rebatement %					
	3		5		7	
1 to 6 FTE	25%	20%	15%	5 years at 45%		9% of NIIV paid over 7 years
7 to 13 FTE	30%	25%	20%	5 years at 50%		10% of NIIV paid over 7 years
14 to 25 FTE	40%	35%	30%	5 years at 60%		12% of NIIV paid over 7 years
26 or more FTE	50%	40%	35%	5 years at 70%		15% of NIIV paid over 7 years

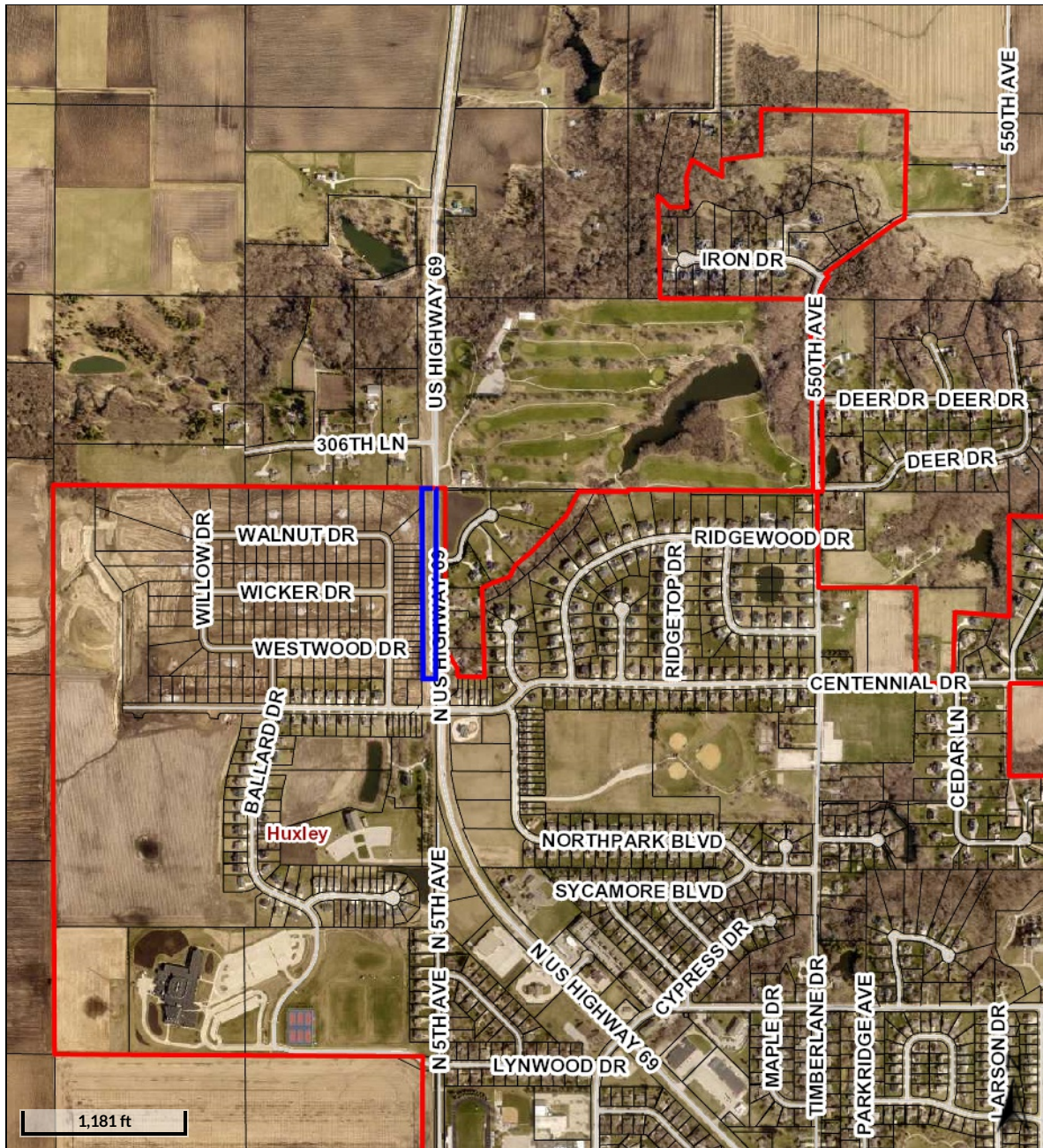
Number of new FTEs	2-Year Rebate	Valuation Increase to \$124,999
1-4 FTE	25% each year	
5-8 FTE	30% each year	
9-14 FTE	40% each year	
15 -25 FTE	50% each year	
26 + FTE	60% each year	

ALL FINAL DECISIONS ON REQUEST FOR ASSISTANCE WILL BE MADE BY THE HUXLEY CITY COUNCIL. THE HUXLEY CITY COUNCIL WILL HAVE THE FINAL DECISION WHETHER TO GRANT OR NOT TO GRANT ASSISTANCE.

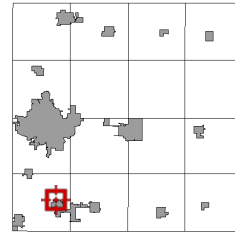


Beacon™

Story County, IA / City of Ames



Overview



Legend

- Parcels
- Lots
- Corporate Limits
- Road Centerlines

Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:

The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines can be recognized for building permit or zoning purposes. If you have questions regarding the legal description or parcel measurements, please contact the Story County Auditor's office (515-382-7210).

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