



CITY COUNCIL MEETING NOTICE
TUESDAY OCTOBER 12th 2021 6:00 P.M.

CITY COUNCIL CHAMBERS

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

- a) Public hearing on Meadow Lane Rezoning
 - i. Mayor Opens Public Hearing
 - ii. Discussion
 - iii. Motion to Close Public Hearing
- b) Public Hearing on proposed plans, specifications, form of contract and estimate of cost for the Street Repair Projects, and the taking of bids therefor
 - i. Mayor Opens Public Hearing
 - ii. Discussion
 - iii. Motion to Close Public Hearing

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 the September 14, 2021, September 28, 2021, Regular Meeting and October 5th, Worksession
- b) Approve Payment of Bills
- c) Second Reading of Ordinance No. 519 on Hard Surface Paving
- d) First Reading of Ordinance No. 521 Meadowlane Rezoning

7. BUSINESS ITEMS

- a) Approve Resolution No. 21-085 Awarding Contract for the Water Treatment Plant Improvements Project
- b) Approve Resolution No. 21-086 Awarding Contract for the Water System Improvements-Shallow Well No. 7 Project
- c) Approve Resolution No. 21-095 Authorizing the use of a Preliminary Official Statement for the Sale of General Obligation Water Revenue Improvement and Refunding Bonds, Series 2021A
- d) Approve Resolution No. 21- 092 FY 2022 Capital Improvement Plan (CIP)
- e) Approve Resolution No. 21-094 Plans, Specifications, form of contract and estimated cost for the Street Repair Projects

8. INFORMATIONAL ITEMS

9. CITY ADMINISTRATOR AND DIRECTOR REPORTS

10. MAYOR AND COUNCIL REPORTS

11. ADJOURNMENT

UPCOMING WORK SESSION TOPICS AND REGULAR AGENDA ITEMS

Final Report August 2020 Derecho (November 2)
Space Needs Analysis/Comprehensive Plan (November 2)
FY 2023 Budget
Annexation
Meadow Lane Plat 4 Development Agreement
Blue Sky Estates Development Agreement
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.

CITY COUNCIL COMMUNICATION

AGENDA HEADING:

First Reading of Ordinance No. 521 Meadow Lane Residential Rezoning A-1 to R-2

SUBMITTED BY

Rita Conner, City Administrator

SYNOPSIS:

Meadow Lane Investments, LLC (Steve Quick, PO Box 396 Huxley, Iowa 50124) has submitted a rezoning request for 3.60 acres of land located south of Oak Bend Road, east of Prairie View Drive and Oak Blvd. A link to the property involved is found below.

<https://beacon.schneidercorp.com/Application.aspx?AppID=165&LayerID=2145&PageTypeID=1&PageID=1110&KeyValue=1324200375>

The Planning & Zoning Commission acted April 19, 2021 to recommend to Council the approval of the property being annexed into the City, and also recommended to Council the approval of the 2021 Preliminary Plat for the Meadow Lane development. On September 28, 2021, City Council approved the annexation of the property. The property will become part of the next plat (5) of the Meadow Lane development.

Additional information is below and in the attachment.

ADDITIONAL INFORMATION: YES

- Rezoning of the property is required, as the property will automatically have an A-1 zoning classification upon completion of the annexation.

CITY ADMINISTRATOR COMMENTS: YES

- The 2013 Comprehensive Plan shows this area as low density residential, which is consistent with the rezoning proposal.
- Oak Bend Road improvements will be included as part of Plat 5.
- Future phases of Meadow Lane to the east will include the completion of the pond development and amenities, which have been reviewed with City staff and the development and design team.

BOARD, COMMISSION OR COUNCIL PRIOR ACTIONS: YES

- September 28, 2021 City Council Approval of Annexation
- April 19, 2021 Planning & Zoning Commission Action on Meadow Lane Investments, LLC Annexation and 2021 Preliminary Plat
- May 17, 2021 Planning & Zoning Commission rezoning

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: YES

- Second and Third Ordinance Readings at City Council and Publication
- Submittal of construction drawings and review of final plat for plat 5.

NOTICE OF PUBLIC HEARINGS OF THE PLANNING & ZONING COMMISSION AND CITY COUNCIL ON THE REZONING OF CERTAIN PROPERTY OWNED BY MEADOW LANE INVESTMENTS LLC FROM (A-1) AGRICULTURE TO (R-1A) SINGLE FAMILY RESIDENTIAL CLASSIFICATION IN THE CITY OF HUXLEY, IOWA

TO: ALL CITIZENS AND RESIDENTS OF THE CITY OF HUXLEY, IOWA, AND TO ALL OTHER PERSONS WHO MAY BE ENTITLED TO NOTICE OF A PUBLIC HEARING ON THE REZONING OF PROPERTY IN THE CITY OF HUXLEY, IOWA.

YOU ARE HEREBY NOTIFIED that the Planning & Zoning Commission and City Council are considering the rezoning of certain property in the City of Huxley, Iowa:

A-1 ZONING – BEGINNING AT THE SOUTHEAST CORNER OF LOT SEVEN (7) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), WEST 28.5 RODS, NORTH 13 RODS 3 FEET, TO ROAD, NORTHEAST ALONG SOUTH LINE OF ROAD 30 RODS 6 FEET, SOUTH 27 RODS TO PLACE OF BEGINNING; ALL IN SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., STORY COUNTY, IOWA AND CONTAINING 3.60 ACRES (156,816 S.F.)

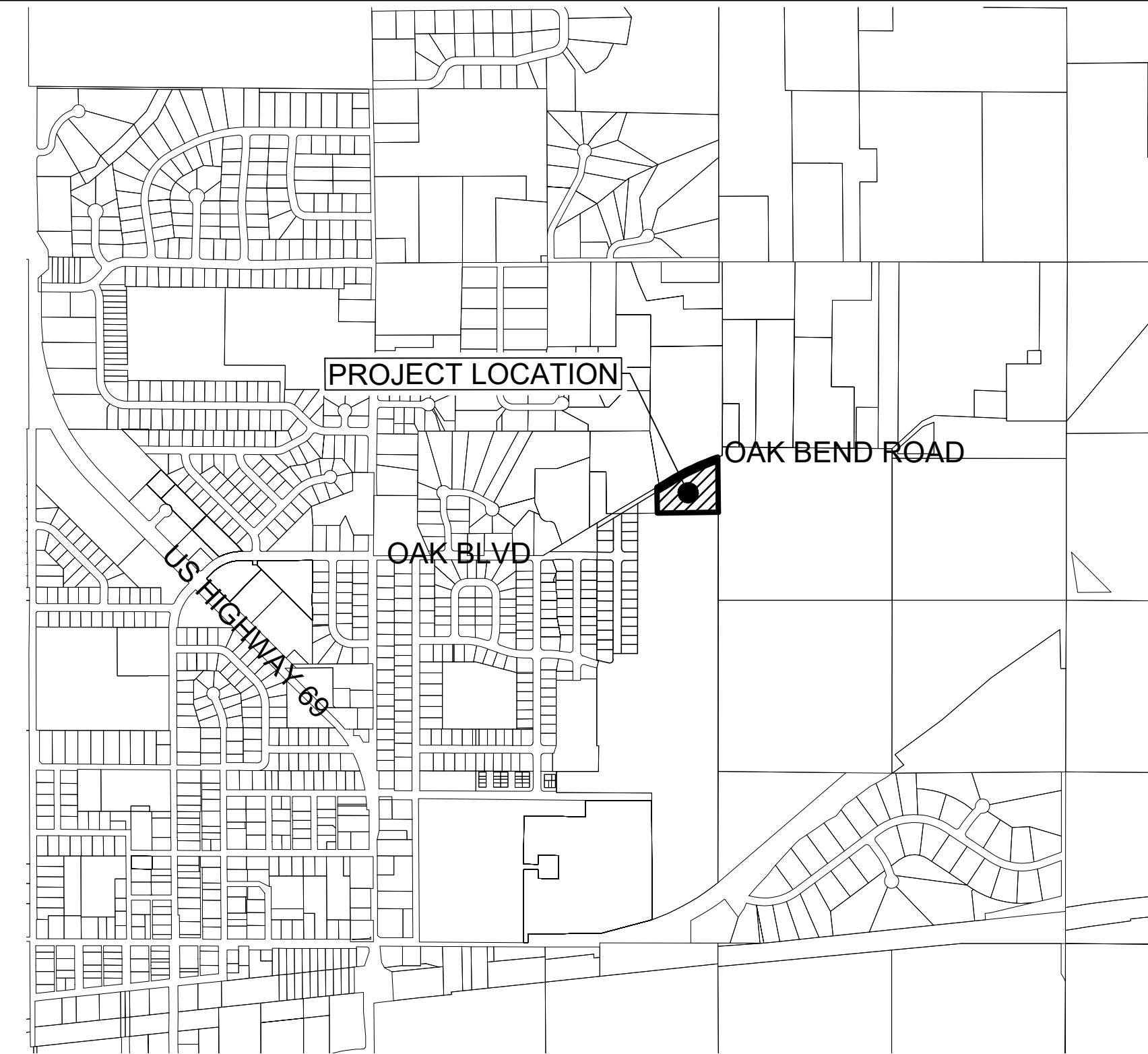
-to-

R-1A ZONING-BEGINNING AT THE SOUTHEAST CORNER OF LOT SEVEN (7) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), WEST 28.5 RODS, NORTH 13 RODS 3 FEET, TO ROAD, NORTHEAST ALONG SOUTH LINE OF ROAD 30 RODS 6 FEET, SOUTH 27 RODS TO PLACE OF BEGINNING; ALL IN SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., STORY COUNTY, IOWA AND CONTAINING 3.60 ACRES (156,816 S.F.)

LAYMAN'S DESCRIPTION:

South of Oak Bend Road and north of Oak Blvd.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a virtual hearing before the Planning & Zoning Commission to consider rezoning in light of the requested rezoning has been set to commence on the 17th day of May 2021 at 6 p.m. at which time and place any person wishing to speak for or against said rezoning will be given the opportunity to be heard. Zoom information is located below. The formal hearing at City Council is set to commence on the 12th of October at 6 p.m. in the Huxley City Council Chambers located at 515 N Main Avenue.

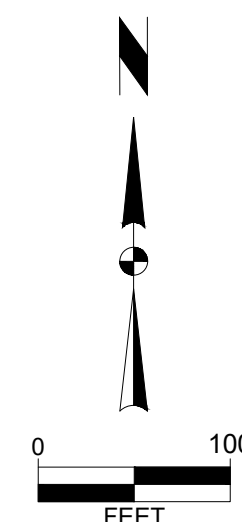


PROPERTY DESCRIPTION
BEGINNING AT THE SOUTHEAST CORNER OF LOT SEVEN (7) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), WEST 28.5 RODS, NORTH 13 RODS 3 FEET, TO ROAD, NORTHEAST ALONG SOUTH LINE OF ROAD 30 RODS 6 FEET, SOUTH 27 RODS TO PLACE OF BEGINNING; ALL IN SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M. STORY COUNTY, IOWA AND CONTAINING 3.60 ACRES (156,816 S.F.)

OWNER / DEVELOPER
MEADOW LANE INVESTMENTS LLC
PO BOX 396
HUXLEY, IOWA 50123

ZONING
EXISTING: A-1 - AGRICULTURE
PROPOSED: R-1A - SINGLE FAMILY RESIDENTIAL

ADJACENT OWNERS	LEGAL DESCRIPTION	MAILING ADDRESS	SF WITHIN 250' OF REZONING	% OF PROPERTY WITHIN 250' OF REZONING	% CONSENTING	% NON-CONSENTING
1. QUICK, STEPHEN B & ANNE L	SECTION:24 TOWNSHIP:82 RANGE:24 W1/2 NE LOT 1 EX N446.96' & EX	PO BOX 396 HUXLEY IA 50124	111,221 SF	25.12%		
2. ERICKSON, MARK & SHARON	SECTION:24 TOWNSHIP:82 RANGE:24 W1/2 NE CM 33 'E SW CR LT 1	55665 OAK BEND RD HUXLEY IA 50124-8074	11,434 SF	2.58%		
3. VANPELT, JEFFREY J & KIMBERLY G	SECTION:24 TOWNSHIP:82 RANGE:24 SE NW COMM NW COR LOT 7	55581 OAK BEND RD HUXLEY IA 50124-8073	44,235 SF	9.99%		
4. HOMES BY ADVANTAGE LLC	MEADOW LANE PLAT 3 EAST LOT:45 HUXLEY	6250 NW BEAVER DR STE A6 JOHNSTON IA 50131	6,151 SF	1.39%		
5. SCHMERBACH, RANDY T & JOAN B	MEADOW LANE PLAT 3 EAST LOT:46 HUXLEY	706 PRAIRIE VIEW DR HUXLEY IA 50124	1,190 SF	0.27%		
6. MEADOW LANE INVESTMENTS LLC	MEADOW LANE PLAT 4 EAST OUTLOT X HUXLEY AND SECTION:24 TOWNSHIP:82 RANGE:24 LOT 3 SW NE & E3 AC SL2	PO BOX 396 HUXLEY IA 50124	268,496 SF	60.65%	60.65%	
TOTAL			442,727 SF	100.00%	60.65%	



HUXLEY CITY COUNCIL MEETING MINUTES

Tuesday, September 14, 2021

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 meeting on the above date pursuant to rules of the council, notice posted at City Hall and onto website. Mayor Deaton called the meeting to order at 6:00 pm.

ROLL CALL: Roberts, Kuhn, Peterson, Easter; absent - Mulder

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

CITY STAFF PRESENT: Rita Conner – City Administrator, Jolene Lettow – City Clerk, Cathy Van Maanen – Library Director, Gerry Stoll – Police Chief, Jeff Peterson, Public Works Director, Todd Moomaw – Fire Chief, Keith Vitzthum – Asst. Public Works Director, Sydney Steinle – Intern, Heather Denger – Parks and Rec Director

CONSULTANTS PRESENT: Chip Schutlz – city financial advisor/Northland Public Finance; Forrest Aldrich – city engineer/Veenstra & Kimm

PUBLIC HEARINGS:

Plans, specifications, form of contract and estimated cost for the Water Treatment Plant improvements project

Mayor opened meeting at 6:02pm. Representatives from Westek and Woodruff spoke to council regarding interest in bid award. Motion – Kuhn, second – Peterson to close the hearing at 6:08pm.

Plans, specifications, form of contract and estimated cost for the Water System Improvements – Shallow Well No. 7 project

Mayor opened hearing at 6:09 pm. There were no comments from public. Motion – Peterson, second – Easter to close hearing at 6:10pm.

CONSENT AGENDA:

Motion by Easter, second by Peterson to approve Consent Agenda as listed below with *Item f* to be pulled from Consent Agenda for separate discussion.

- a) Approve Minutes from the August 24, 2021, Regular Meeting and September 7, 2021 Worksession
- b) Approve Payment of Bills
- c) Motion to Approve Alcohol Permit for Fenceline
- d) Approve Resolution No. 21-079 Payment Application No. 3 East 1st Street Project
- e) Approve Resolution No. 21-080 Interfund Transfers
- f) *Approve Resolution No. 21-081 Set Hearing on proposed plans, specifications, form of contract and estimate of cost for the Street Repair Projects, and the taking of bids therefor. Hearing scheduled for October 12.*
- g) Approve Resolution No. 21-082 Setting the date for a Public Hearing on a Proposal to enter into a Water Revenue Improvement and Refunding Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$7,425,000. Hearing scheduled for September 28.

Claims:

A KING'S THRONE, LLC	PORTO-JOHNS	305.90
ACCUJET LLC	CAMERA TO FIND HOLE IN PIPE	618.26
AFLAC	AFLAC	216.96
ALLIANT ENERGY	GAS AND ELECTRIC	12,335.51
AMBER JUNGST	PRAIRIEFEST RUN REFUND	30.00
ARNOLD MOTOR SUPPLY	BLOWER MOTOR RESISTOR	190.98
AYMI PARADISE-FLORES	BURN BOOT CAMP REFUND	42.00
BIG 8 TYRE CENTER	TUBES & RIMS	558.40
BOUND TREE MEDICAL	AMBULANCE SUPPLIES	204.89
BRICK GENTRY P.C.	HUXLEY FIRE AND RESCUE	1,162.50
CENTRAL STATES ROOFING	REPAIR ROOF AT FIRE STATION	330.54
CLAMAN CONSTRUCTION, INC.	BUILDING PERMIT DEPOSIT REFUND	1,000.00
COMPASS MINERALS AMERICA	COARSE ROCK SALT	3,787.92
COMPUTER RESOURCE SPECIALI	COMPUTER WORK	1,965.41
DELTA DENTAL PLAN OF IOWA	DENTAL INSURANCE	1,490.22
EBS	MEDICAL INSURANCE	17,590.70
EDWARD JONES	IRA	250.00

FIDELITY SECURITY LIFE
 GABRIEL SEHMANN
 GALLS, LLC- DBA CARPENTER
 GARBAGE GUYS
 GPM
 GRIMES ASPHALT & PAVING
 HAWKINS, INC.
 HOKEL MACHINE SUPPLY
 HUXLEY COMMUNICATIONS COOP
 I-80 CONCRETE
 INNOVATIONAL WATER SOLUTIO
 INTERNAL REVENUE SERVICE
 INTERSTATE BATTERIES
 IOWA DNR
 IOWA ONE CALL
 IOWA STATE UNIVERSITY
 IPERS
 JASPERING ELECTRIC INC
 KASSI HARDER
 KEMPKER'S TRUE VALUE AND R
 KEYSTONE LABORATORIES
 LINCOLN FINANCIAL GROUP
 LISA GROTE
 MARCO, INC.
 MARY GREELEY MEDICAL CENTE
 MASS MUTUAL RETIREMENT SER
 MELISSA RIESENBERG
 MENARDS - AMES
 METERING & TECHNOLOGY SOLU
 MIKE DEE
 MISCELLANEOUS VENDOR
 MK SERVICES
 MUNICIPAL SUPPLY
 NATHAN PICK
 NEVADA PARKS AND RECREATIO
 OTIS ELEVATOR COMPANY
 OXEN TECHNOLOGY
 PPG ARCHITECTURAL FINISHES
 REDWOOD BUILDERS, LLC
 SAFE BUILDING COMPLIANCE &
 STAPLES BUSINESS CREDIT
 STORY COUNTY TREASURER
 SUNSET LAW ENFORCEMENT
 TASC
 TASC - CLIENT INVOICES
 THE SHERWIN-WILLIAMS CO.
 TIFFANY MATNEY
 TRANE U.S. INC.
 TREASURER, STATE OF IOWA
 U.S. CELLULAR
 UNITYPOINT CLINIC
 USA BLUEBOOK
 VEENSTRA & KIMM, INC.
 VERIZON WIRELESS

VISION INS 318.49
 PRAIRIEFEST RUN REFUND 30.00
 PD UNIFORM PARTS 229.46
 FD DUMP AND PICKUP 396.00
 CALIBRATE FLOW METERS 669.50
 COLD PATCH 544.58
 WATER TREATMENT CHEMICALS 3,008.90
 BOLTS, LOCKNUTS FOR JOHN DEERE 24.72
 PHONE, CABLE, INTERNET 1,567.96
 C4 CONCRETE MIX 2,015.00
 HYDRONIC TESTING- GEOTHERMAL 2,150.00
 FED WITHHOLDING TAX 27,777.65
 BATTERY FOR JD 1445 107.95
 CONST PERMIT-SHALLOW WELL NO 7 10,800.00
 EMAIL LOCATES 81.90
 RADIO SUBSCRIBER FEES FY22 11,401.33
 IPERS 17,848.85
 INSTALL STREET LIGHTS DAMAGED 1,500.00
 PRAIRIEFEST RUN REFUND 30.00
 SEE ATTACHED 594.15
 PILOT STUDY & MONTHLY SAMPLING 4,974.10
 DISABILITY INSURANCE 1,315.95
 PRAIRIEFEST RUN REFUNDS 20.00
 PD COPIER CONTRACT 430.63
 BLOOD WITHDRAWAL-PD 76.50
 DEFERRED COMPENSATION 250.00
 PRAIRIEFEST RUN REFUND 30.00
 NK DUGOUT REPAIRS 481.85
 METERS AND BACK PLATES 1,170.00
 PRAIRIEFEST RUN REFUND 60.00
 RIVERA, MADELINE :US REFUND 1,263.15
 ANNUAL BACKFLOW CERTIFICATIONS 500.00
 METER COUPS & MARKING FLAGS 702.80
 PRAIRIEFEST RUN REFUND 40.00
 CIRL WEBSITE FEE & TEAM FEES 675.00
 9/1-11/30/21 ELEVATOR SERVICE 232.68
 MICROSOFT 365 AND EXCHANGE 262.00
 LIGHT IVORY PAINT 84.82
 BUILDING PERMIT DEPOSIT REFUND 1,000.00
 BUILDING INSPECTIONS 22,794.62
 OFFICE SUPPLIES 521.74
 601 OAK BLVD PROPERTY TAX 22.00
 AMMO 1,656.69
 FLEX BENEFIT PLANS 1,154.10
 JULY FLEX PLAN 320.82
 PARTS FOR PAINT SPRAYER 251.86
 FLAG FOOTBALL REFUND 67.00
 QUARTERLY CONTRACT 8,929.75
 STATE WITHHOLDING 4,668.00
 AMBULANCE CELL PHONES 91.40
 PRE-EMPLOYMENT PHYSICAL 160.00
 WATER/WASTEWATER SUPPLIES 428.77
 ANNEXATION STUDY MAP 158,777.03
 PD CELL AND MDTs 201.55

	<u>Expenses</u>	<u>Revenues</u>
001 General Fund	86,059.61	9,266.88
002 Library	6,372.44	200.58
003 Recreation	6,571.44	8,620.05
004 Fire and Rescue	9,828.84	
014 Ambulance	1,539.33	192.90
110 Street	17,116.02	136.85
325 E. 1 st St. Construction	13,489.05	
338 Water Meters	1,170.00	
345 Water Plant Expansion	155,943.38	
398 Derecho	1,931.39	52,391.86
600 Water	20,628.19	111,630.05
610 Sewer	16,141.75	<u>86,188.70</u>
Payroll	<u>62,268.09</u>	
Grand Total	\$ 399,059.53	\$ 268,627.87

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

Pulled from Consent Agenda: Motion – Roberts, second – Easter to Approve Resolution No. 21-081 to set hearing on proposed plans, specifications, form of contract and estimate of cost for the Street Repair Projects, and the taking of bids therefor. Councilman Kuhn asked if bids were for street projects listed in FY21 CIP. Street repair projects are behind a year due to no street projects being completed last year due to Derecho. Roll Call: Roberts, Kuhn, Easter, Peterson voted yes.

BUSINESS ITEMS:

Motion – Roberts, second – Easter to Approve Resolution No. 21-083 to Approve and Confirm Plans, Specifications, Form of Contract and Estimate of Cost for the Water Treatment Plant Expansion Project. Roll Call: Easter, Peterson, Kuhn, Roberts voted yes. Motion carried.

Motion – Peterson, second – Easter to TABLE Resolution No. 21-084 to September 28th Council Meeting to Award Contract for the Water Treatment Plant Improvements Project and Fix the Amount of Performance and/or Payment Bonds. Council decided to table vote until all council members could be present. Roll Call: Easter, Peterson, Kuhn, Roberts voted yes. Motion carried.

Motion – Easter, second – Peterson to Approve Resolution No. 21-085 to Approve and Confirm Plans, Specifications, Form of Contract and Estimate of Cost for the Water System Improvements for Shallow Well No. 7 Project. Roll Call: Peterson, Kuhn, Easter, Roberts voted yes. Motion carried.

Motion – Peterson, second – Easter to TABLE Resolution No 21-086 to September 28th Council Meeting to Award Contract for the Water System Improvements – Shallow Well No. 7 Project and Fix Amount of Performance and/or Payment of Bonds. Council decided to table vote until all council members could be present. Roll Call: Peterson, Kuhn, Easter, Roberts voted yes. Motion carried.

Motion – Roberts, second – Easter to Approve Draft Agreement for Huxley Fire Rescue Services to Kelley and Direct City Administrator to Continue Agreement Review Process with Huxley Fire Rescue Chief, City of Kelley, Related Agencies. Council Kuhn calculated cost to be \$300+ for each Kelley call and council agreed \$300 should be billable amount in agreement. Councilman Easter commented that City of Kelley should be billed as opposed to individual residents in Kelley. Mayor asked Fire Chief to research what Kelley and West Story had budgeted for service. 4 ayes, 0 nays. Motion carried.

Motion - Roberts, second – Easter to TABLE Resolution No. 21-087 Vehicle Purchase Huxley Police Department FY22 CIP. Council wanted to review all CIP projects together instead of pulling out separate projects for approval. Peterson, Kuhn, Easter, Roberts voted yes. Motion carried.

INFORMATIONAL ITEMS:

Accessory Building Addition Site: structure is oversized for Code. Council discussed amending code but didn't have research as to reason for Code language.

32701 560th Avenue Huxley Utility Services and Annexation Update: property owners will tie into city's utility services but do not want to annex into city.

ADJOURNMENT: Motion – Easter, second – Roberts to adjourn meeting at 8:43pm. 4 ayes, 0 nays. Motion carried.

Attest:

Kevin Deaton, Mayor

Jolene R. Lettow, City Clerk

HUXLEY CITY COUNCIL MEETING MINUTES

Tuesday, September 28, 2021

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 meeting on the above date pursuant to rules of the council, notice posted at City Hall and onto website. Mayor Deaton called the meeting to order at 6:00 pm.

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

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

CITY STAFF PRESENT: Rita Conner – City Administrator, Jolene Lettow – City Clerk, Gerry Stoll – Police Chief, Jeff Peterson, Public Works Director, Keith Vitzthum – Asst. Public Works Director, Sydney Steinle – Intern, Heather Denger – Parks and Rec Director

CONSULTANTS PRESENT: Chip Schultz – city financial advisor/Northland Public Finance; Forrest Aldrich – city engineer/Veenstra & Kimm

PRESENTATION: Jeff Peterson, Public Works Director, was awarded the prestigious William D. Hatfield Award. The award is presented to operators of wastewater treatment plants for outstanding performance and professionalism. The award was established in honor of Dr. William D. Hatfield, Superintendent of the Decatur, Illinois Sanitary District, who was President of the Central States Sewage Works Association in 1944-45 and served as President of the Federation in 1958-59. The award consists of a plaque suitably inscribed with the recipient's name and was presented by a Federation representative.

PUBLIC HEARINGS:

Proposal to Enter into a Water Revenue Improvement and Refunding Loan Agreement

Mayor opened meeting at 6:06pm. There were no public comments. Motion – Kuhn, second – Peterson to close hearing at 6:06pm.

Meadow Lane Investments, LLC Annexation

Mayor opened meeting at 6:07pm. There were no public comments. Motion – Mulder, second – Peterson to close hearing at 6:07pm.

CONSENT AGENDA:

Motion by Kuhn, second by Peterson to approve Consent Agenda as listed below with *Items b and d* to be pulled from Consent Agenda for separate discussion.

- a. Approve Minutes from the September 14, 2021, Regular Meeting
- b. *Approve Payment of Bills*
- c. Approve Resolution No. 21-088 Set Public Hearing for Rezoning of Property for Meadow Lane Investments, LLC. Hearing scheduled for October 12.
- d. *Motion to Approve Purchase of Tree Spade by the Parks & Recreation Department*
- e. Motion to Approve Hannah Hawkins for 6 Month Probationary Membership with Huxley Fire & Rescue Department

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

Items Pulled from Consent Agenda:

b) Motion – Peterson, second – Easter to Approve Payment of Bills: Councilman Mulder noted that payment of tree should not be included on Claims List since purchase was listed as a separate item on agenda. Claims should be approved without tree spade included. Roll Call: Mulder, Peterson, Kuhn, Roberts, Easter voted yes. Motion carried.

Claims::

A KING'S THRONE, LLC
AFLAC

PORT-O-JOHN'S FOR SOCCER FIELD
AFLAC

305.90
216.96

ARNOLD MOTOR SUPPLY	FILTER, GREASE TUBES, WIPERS	317.33
BAKER & TAYLOR ENTERTAINME	BOOKS	629.96
BOLTEN & MENK, INC.	STREET & WATER MAIN	4,845.50
BROWNELLS, INC.	RIFLE PARTS	738.73
BUD'S AUTO REPAIR INC	TIRE FOR PD VEHICLE	1,224.87
CARDMEMBER SERVICE	SEE ATTACHED	9,165.34
CASCADE PUBLIC LIBRARY	DVD	22.00
CENTRAL IOWA IMPACT, LLC	GUN INSPECTION	50.00
CINTAS CORPORATION	FIRST AID SUPPLIES	43.63
COMFORT FOOD CATERING OF H	DOWNTOWN REVITAL TEAM LUNCHEON	375.00
CONSUMERS ENERGY	ELECTRIC	9,990.08
DELTA DENTAL PLAN OF IOWA	DENTAL INSURANCE	1,395.68
DES MOINES STAMP MFG. CO.	NOTARY STAMP	33.00
DOLLAR GENERAL-REGIONS 410	AIR FRESHENERS	33.00
EBS	MEDICAL INSURANCE	17,590.70
EDWARD JONES	IRA	250.00
ENVIRONMENTAL RESOURCE ASS	NUTRIENTS RETEST	104.30
FIDELITY SECURITY LIFE	VISION INS	303.01
GALLS, LLC- DBA CARPENTER	PD UNIFORM PARTS	888.69
HEARTLAND CO-OP	SUMMER PROPANE FILL	112.96
INTERNAL REVENUE SERVICE	FED WITHHOLDING TAX	14,250.34
INTERSTATE BATTERIES	REPLACEMENT BATTERIES	285.90
IOWA LAW ENFORCEMENT ACADE	DEF. TACTIC INSTRUCTOR SCHOOL	432.00
IPERS	IPERS	18,168.40
KEYSTONE LABORATORIES	MONTHLY WATER SAMPLING	207.10
KIM REMSBURG	YOUTH SOCCER REFUND	42.00
LINCOLN FINANCIAL GROUP	DISABILITY INSURANCE	1,315.95
MARCO TECHNOLOGIES LLC	ADMIN COPIER CONTRACT	381.75
MASS MUTUAL RETIREMENT SER	DEFERRED COMPENSATION	250.00
MENARDS - AMES	LUMBER	219.12
NEW CENTURY FS INC	DIESEL, UNLEADED & SUMMER LP	4,953.85
OVERDRIVE, INC.	BRIDGES E-BOOK CONTENT FEE	897.06
PEPSI-COLA	VENDING PRODUCT	293.78
POPULAR SUBSCRIPTION SERVI	MAGAZINES	323.07
POSTMASTER	POSTMASTER	483.28
PREMIER	LIBRARY COPIER FEES	106.76
RUBY REFRIGERATION	FREON, VALVE, LABOR FOR WWTP	132.95
SAGE HOMES, INC.	BUILDING PERMIT DEPOSIT REFUND	1,000.00
SUNSET LAW ENFORCEMENT	AMMO	101.45
SWANK MOVIE LICENSING USA	COPYRIGHT COMPLIANCE LICENSE	412.00
SYNCB/AMAZON	BOOKS	391.50 TASC
FLEX BENEFIT PLANS		577.05
THE CLEAN MACHINE OF IOWA,	LIBRARY CARPET CLEANING	1,650.00
TREASURER, STATE OF IOWA	STATE WITHHOLDING	4,665.00
TRENT MEINERS	REPLACEMENT BATTERIES	194.73
U.S. BANK EQUIPMENT FINANC	COPIER LEASE	103.22
USA BLUEBOOK	LMI KIT	403.43
VAN-WALL EQUIPMENT INC.	REAR RIMS FOR JD 2950	2,189.72
VERIZON WIRELESS	PUBLIC WORKS CELL PHONES	1,009.23
WINDSTREAM IOWA COMMUNICAT	DISPATCH PHONE	80.13

		<u>Expenses</u>	<u>Revenues</u>
001	General Fund	40,257.52	9,266.88
002	Library	8,315.17	200.58
003	Recreation	7,401.15	8,620.05
004	Fire and Rescue	696.60	
014	Ambulance	718.77	192.90
110	Street	12,795.93	136.85
345	Water Plant Expansion	51.12	
398	Derecho	6,350.00	52,391.86
600	Water	14,410.41	111,630.05
610	Sewer	19,510.44	<u>86,188.70</u>
	Payroll	<u>62,655.14</u>	
	Grand Total	\$ 173,162.55	\$ 268,627.87

Roll Call: Roberts, Kuhn, Peterson, Easter, voted yes; Mulder voted no. Motion carried.

d) Motion – Peterson, second – Roberts to Approve Purchase of Tree Spade. Parks and Rec Director explained the need to purchase tree spade to replant trees in city that were destroyed by Derecho. Roll Call: Mulder, Peterson, Roberts, Easter, Kuhn voted yes. Motion carried.

BUSINESS ITEMS:

Motion – Easter, second – Roberts to TABLE Resolution No. 21-084 and Resolution 21-086 to September 28th Council Meeting to Award Contract for the Water Treatment Plant Improvements Project, Shallow Well No. 7 Project and Fix the Amount of Performance and/or Payment Bonds. Council decided to table vote until all funding resources could be identified. Roll Call: Mulder, Peterson, Roberts, Easter, Kuhn voted yes. Motion carried.

Motion – Easter, second – Peterson to Approve Resolution No. 21-089 to Take Additional Action on Proposal to Enter into a Water Revenue Improvement and Refunding Loan Agreement. Roll Call: Mulder, Peterson, Roberts, Easter, Kuhn voted yes. Motion carried.

Motion – Mulder, second – Kuhn to Approve First Reading or Ordinance No. 519 on Hard Surface Paving as modified and followed by Code which will be included on Ordinance at second and third readings. Roll Call: Mulder, Peterson, Roberts, Easter, Kuhn voted yes. Motion carried.

Motion – Mulder, second – Kuhn on Resolution No. 21-090 for Hale Trailer Site Plan. Site plan must include easements along Highway 210 for water and sewer as directed by DOT. No grass islands on property and hard surface parking as stipulated in modified Ordinance 519. Roll Call: Mulder, Peterson, Roberts, Easter, Kuhn voted yes. Motion carried.

Motion – Roberts, second – Easter to Approve Resolution No. 21-091 for Huxley Communications Site Plan. Roll Call: Mulder, Peterson, Roberts, Easter, Kuhn voted yes. Motion carried.

Motion – Easter, second – Roberts to TABLE Resolution No. 21-092 FY2022 Capital Improvements Plan (CIP). Council asked staff to provide fund balance information and table to work session for further council discussion. Roll Call: Mulder, Peterson, Roberts, Easter, Kuhn voted yes. Motion carried.

Motion – Peterson, second – Mulder to Approve Resolution No. 21-093 Meadow Lane Investments LLC Annexation. Roll Call: Mulder, Peterson, Roberts, Easter, Kuhn voted yes. Motion carried.

First Reading or Ordinance No. 520 Parking Regulations: council discussed options for parking on Timberlane near Larson Sports Complex.

INFORMATIONAL ITEMS:

- 32701 560th Avenue Huxley Utility Services and Annexation Update: staff continuing to work with property owners on offer of graduated abatement. Costs have decreased on utility service connection fees. Staff asked council to determine abatement schedule for future annexations.
- Accessory Building Addition Site: no changes
- Planning & Zoning Commission Fence Height Review – commission members concerned with allowing increase of fence height due to other residents wanting same allowance
- Report on Community Connectivity Public Input Process – survey results were distributed to council.

ADJOURNMENT: Motion – Roberts, second – Kuhn to adjourn meeting at 8:50pm. 5 ayes, 0 nays. Motion carried.

Attest:

Kevin Deaton, Mayor

Jolene R. Lettow, City Clerk

HUXLEY CITY COUNCIL WORK SESSION MINUTES

Tuesday, October 5, 2021

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 work session on the above date pursuant to rules of the council, notice posted at City Hall and onto website. Mayor Deaton called the meeting to order at 6:00 pm.

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

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

CITY STAFF PRESENT: Rita Conner – City Administrator, Jolene Lettow – City Clerk, Keith Vitzthum – Asst. Public Works Director, Syndey Steinle – intern, Nate Albaugh – Police Sargeant

CONSULTANTS PRESENT: Chip Schultz – financial advisor/Northland Public Finance; Forrest Aldrich – city engineer/Veenstra & Kimm

BUSINESS ITEMS:

Motion – Kuhn, second – Peterson to Approve Wastewater Treatment Plant Headworks Control Room HVAC Unit Replacement. Low bid: AJ Allen - \$54,161.00. 5 ayes, 0 nays. Motion carried.

First Reading or Ordinance No. 520 Parking Regulations: Council decided that there should be no parking on the east side of Timberlane between Northpark and Centennial between 11pm and 6am. Roll Call: Mulder, Peterson, Roberts, Easter, Kuhn voted yes. Motion carried.

Motion – Roberts, second – Easter to waive Second and Third Readings of Ordinance 520 Parking Regulations. Roll Call: Mulder, Peterson, Roberts, Easter, Kuhn voted yes. Motion carried.

Motion – Roberts, second – Mulder to Approve 6' Fence Height for 124 Lynwood. P & Z did not support change. 4 ayes, 1 nay (Kuhn). Motion carried.

ADJOURNMENT: Motion – Peterson, second – Kuhn to adjourn meeting at 7:50pm. 5 ayes, 0 nays. Motion carried.

Attest:

Kevin Deaton, Mayor

Jolene R. Lettow, City Clerk

10-12-21 Council Claims

	A	B	C
1	VENDOR NAME	DESCRIPTION	GROSS AMOUNT
2	ALLIANT ENERGY	GAS AND ELECTRIC	\$ 12,314.79
3	AMERICAN BUSINESS PHONES	PHONES AT WWTP, WP, & STR DEPT	\$ 1,673.22
4	AMERICAN MECHANICAL	TRADE PERMIT REFUND	\$ 77.00
5	BRICK GENTRY P.C.	LEGAL FEES	\$ 1,148.75
6	BROWN SUPPLY CO. INC.	COUPLINGS AND ADAPTERS	\$ 294.44
7	COMPASS MINERALS AMERICA	COARSE ROCK SALT	\$ 7,556.25
8	DAVID WILCOX	BOOT CAMP INSTRUCTOR	\$ 140.00
9	ERIN LUENSE	YOGA INSTRUCTOR	\$ 290.00
10	GALLS, LLC- DBA CARPENTER	PD UNIFORM PARTS	\$ 383.07
11	GARBAGE GUYS	AUG, SEPT, OCT TRASH REMOVAL	\$ 830.00
12	GATEHOUSE-DB IOWA HOLDINGS	LEGAL PUBLICATIONS	\$ 269.35
13	GREENLAND HOMES	BUILDING PERMIT DEPOSIT REFUND	\$ 1,000.00
14	GREENTECH OF IOWA, LLC	INTAKE BASKET	\$ 100.00
15	HAWKINS, INC.	WATER TREATMENT CHEMICALS	\$ 2,849.32
16	HILLYARD/DES MOINES	HAND SOAP DISPENSERS	\$ 97.08
17	HOMES BY ADVANTAGE LLC	BUILDING PERMIT DEPOSIT REFUND	\$ 1,000.00
18	HUXLEY COMMUNICATIONS COOP	PHONE, CABLE, INTERNET	\$ 1,584.55
19	IAWEA	FIVE REGISTRATIONS	\$ 200.00
20	INNOVATIONAL CONCEPTS, INC	HYDRONIC TESTING-GEOTHERMAL	\$ 250.00
21	INTEGRATED PRINT SOLUTIONS	VOLLEYBALL & SOCCER JERSEYS	\$ 1,558.30
22	INTERNAL REVENUE SERVICE	PAYROLL TAXES	\$ 14,067.65
23	IOWA BOARD OF PHARMACY	IOWA BOARD OF PHARMACY	\$ 90.00
24	IOWA DNR	2022 ANNUAL WATER USE FEE	\$ 95.00
25	LISA MADISON	CIRL BASKETBALL REFUND	\$ 75.00
26	MADISON WILCOX	BARRE INSTRUCTOR	\$ 65.00
27	MARCO TECHNOLOGIES LLC	CITY ADMIN COPIER AGREEMENT	\$ 306.75
28	MCFARLAND CLINIC	PRE-EMPLOYMENT PHYSICAL	\$ 34.00
29	MID-IOWA SOLID WASTE EQUIP	NEW CAMERA TRAILER	\$ 193,478.29
30	MIDWEST ALARM SERVICES	SERVICE CALL AT 3C'S	\$ 445.08
31	MISCELLANEOUS VENDOR	UTILITY DEPOSIT REFUNDS	\$ 278.46
32	NICKOLAY CONSULTING, LLC	MONTHLY IT SUPPORT	\$ 115.00
33	OXEN TECHNOLOGY	EMAILS & MICRO OFFICE/365	\$ 415.00
34	ROBERTS, SUSAN	MILEAGE REIMBURSEMENT	\$ 20.16
35	SAFE BUILDING COMPLIANCE &	BUILDING INSPECTIONS	\$ 2,662.71
36	SIGNARAMA	DECALS FOR CAMERA TRAILER	\$ 479.36
37	STAPLES BUSINESS CREDIT	OFFICE SUPPLIES	\$ 326.71
38	TASC	FLEX BENEFIT PLANS	\$ 577.05
39	TASC - CLIENT INVOICES	NOVEMBER FLEX PLAN ADMIN FEES	\$ 69.82
40	TONYA BECKER	TRX FUSION	\$ 60.00
41	VEENSTRA & KIMM, INC.	ENGINEERING FEES	\$ 59,981.34
42	Payroll Expense		\$ 63,678.61
43	GRAND TOTAL		\$ 370,937.11
44			
45			
46			

10-12-21 Council Claims

	A	B	C
47		FUND TOTALS	
48	001 GENERAL FUND	\$ 22,757.60	
49	002 LIBRARY	\$ 3,046.76	
50	003 RECREATION	\$ 3,701.08	
51	004 FIRE AND RESCUE	\$ 1,274.71	
52	014 AMBULANCE	\$ 419.31	
53	110 ROAD USE TAX	\$ 6,870.05	
54	325 E. 1ST ST RECONSTRUCTION	\$ 10,166.07	
55	345 WATER PLANT EXPANSION	\$ 47,033.27	
56	600 WATER UTILITY	\$ 13,987.37	
57	610 SEWER UTILITY	\$ 198,002.28	
58	01 PAYROLL EXPENSE	\$ 63,678.61	
59	GRAND TOTAL	\$ 370,937.11	

ORDINANCE NO. 519

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

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

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

165.33.5 Off Street Parking and Loading

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

PASSED AND APPROVED this 12th day of October 2021.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

First Reading:

Second Reading:

Third Reading:

Date Adopted:

Date of Publication by posting:

ORDINANCE NO. 521

**AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY
OF HUXLEY, IOWA, BY REZONING PROPERTY OWNED BY
MEADOWLANE INVESTMENTS, LLC FROM A-1 (AGRICULTURAL)
TO R-1A (RESIDENTIAL).**

WHEREAS, on the 21st day of June 2021, the Planning and Zoning Commission of the City of Huxley, Iowa, recommended to the City Council that the below described property be considered for rezoning from A-1 (Agricultural) to R-1A (Residential); and

WHEREAS, on the 12th day of October 2021, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to rezone said property.

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

Section 1: That the Municipal Code of the City of Huxley, Iowa, be and it is hereby amended by rezoning from the present A-1 (Agricultural) to R-1A (Residential) for the following described real property:

A-1 ZONING – BEGINNING AT THE SOUTHEAST CORNER OF LOT SEVEN (7) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), WEST 28.5 RODS, NORTH 13 RODS 3 FEET, TO ROAD, NORTHEAST ALONG SOUTH LINE OF ROAD 30 RODS 6 FEET, SOUTH 27 RODS TO PLACE OF BEGINNING; ALL IN SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., STORY COUNTY, IOWA AND CONTAINING 3.60 ACRES (156,816 S.F.)

-to-

R-1A ZONING-BEGINNING AT THE SOUTHEAST CORNER OF LOT SEVEN (7) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), WEST 28.5 RODS, NORTH 13 RODS 3 FEET, TO ROAD, NORTHEAST ALONG SOUTH LINE OF ROAD 30 RODS 6 FEET, SOUTH 27 RODS TO PLACE OF BEGINNING; ALL IN SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., STORY COUNTY, IOWA AND CONTAINING 3.60 ACRES (156,816 S.F.)

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

PASSED AND APPROVED this _____ day of _____,
2021.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

Publication Date: _____

Record Of Vote of Ordinance No. 521

First Reading _____

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

Second Reading _____

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

Third Reading _____ (Date)

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

STATE OF IOWA
COUNTY OF STORY
CITY OF HUXLEY

SS:

I, the undersigned, City Clerk of the City of Huxley, Iowa, do hereby certify that the attached is a true, correct and complete copy of all the records of the City Council of the City relating to the adoption of an ordinance entitled "Ordinance No. 521. An Ordinance Amending Chapter 165 of the Huxley Municipal Code of Iowa.

WITNESS MY HAND this ___ day of _____, 2021.

Jolene Lettow, City Clerk

RESOLUTION NO. 21-085

Resolution awarding contract for the Water Treatment Plant Improvements Project

WHEREAS, pursuant to notice duly posted in the manner and form prescribed by resolution of the City Council of the City of Huxley, Iowa, and as required by law, bids and proposals were received by this Council for the Water Treatment Plant Improvements Project (the "Project"); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contract for the Project;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Huxley, Iowa, as follows:

Section 1. The bid for the Project submitted by the following contractor is fully responsive to the plans and specifications for the Project, is heretofore approved by the City Council, and is the lowest responsible bid received, such bid being as follows:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
<hr/>	\$ <hr/>
<hr/>	
<hr/>	
<hr/>	

Section 2. The contract for the Project is hereby awarded to such contractor at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contract to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications and the terms of the bidder's written proposal.

Section 3. The Mayor and City Clerk are hereby authorized and ordered to enter into a written contract with said contractor for the Project, said contract not to be binding until approved by resolution of this City Council.

Section 4. The amount of the contractor's performance and/or payment bonds is hereby fixed and determined to be 100% of the amount of the contract.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved _____, 2021.

Mayor

Attest:

City Clerk

RESOLUTION NO. 21-086

Resolution awarding contract for the Water System Improvements – Shallow Well
No. 7 Project

WHEREAS, pursuant to notice duly posted in the manner and form prescribed by resolution of the City Council of the City of Huxley, Iowa, and as required by law, bids and proposals were received by this Council for the Water System Improvements – Shallow Well No. 7 Project (the “Project”); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contract for the Project;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Huxley, Iowa, as follows:

Section 1. The bid for the Project submitted by the following contractor is fully responsive to the plans and specifications for the Project, is heretofore approved by the City Council, and is the lowest responsible bid received, such bid being as follows:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
_____	\$ _____

Section 2. The contract for the Project is hereby awarded to such contractor at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contract to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications and the terms of the bidder’s written proposal.

Section 3. The Mayor and City Clerk are hereby authorized and ordered to enter into a written contract with said contractor for the Project, said contract not to be binding until approved by resolution of this City Council.

Section 4. The amount of the contractor’s performance and/or payment bonds is hereby fixed and determined to be 100% of the amount of the contract.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved _____, 2021.

Mayor

Attest:

City Clerk

• • • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

MINUTES OF MEETING TO APPROVE
CONTRACT AND BONDS

419996-62

Huxley, Iowa

_____, 2021

The City Council of the City of Huxley, Iowa, met at the _____,
Huxley, Iowa, at _____ o'clock _____.m., on _____, 2021, pursuant to the rules
of the Council.

The meeting was called to order by the Mayor and the roll being called, there were present
the following named Council Members:

Present: _____

Absent: _____.

After due consideration and discussion, Council Member _____
introduced and moved the adoption of the resolution next hereinafter set out, the same being a
resolution approving an executed contract and performance and/or payment bonds for the Water
System Improvements – Shallow Well No. 7 Project. The motion was seconded by Council
Member _____ and passed with record vote as follows:

Ayes: _____

Nays: _____.

Thereupon, the resolution was declared adopted, as follows:



VEENSTRA & KIMM, INC.

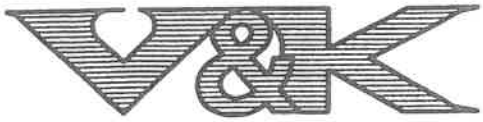
3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

BID SUMMARY

Project: Water Treatment Plant Improvements
Huxley, Iowa

Bid Date: Thursday, September 9, 2021, 2:00 P.M.

CONTRACTOR	BID BOND (x)	ADD. No. 1 (x)	ADD. No. 2 (x)	ADD. No. 3 (x)	BIDDERS STATUS FORM (x)	BASE BID	ALTERNATE A WESTECH	ALTERNATE B TONKA
Shenck Const.	X	x	x	x	X	10,321,376. ⁰⁰	790,124. ⁰⁰	623,500. ⁰⁰
Woodruff	X				X	10,053,700. ⁰⁰	941,700. ⁰⁰	981,700. ⁰⁰
BrzB	X	x	x	x	X	10,994,000. ⁰⁰	966,600. ⁰⁰	1,033,100. ⁰⁰
Peterson Const.	X					10,367,000. ⁰⁰	840,000. ⁰⁰	876,000. ⁰⁰



VEENSTRA & KIMM, INC.

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

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

BID SUMMARY

Project: Water System Improvements – Shallow Well 7
Huxley, Iowa

Bid Date: Thursday, September 9, 2021, 2:00 P.M.

CONTRACTOR	BID BOND (x)	BIDDERS STATUS FORM (x)	ADD. No. 1 (x)	TOTAL BID
Rieschick	X	X		605,194.35
Keller	X	X		630,419.30
Cahoy	X	X		668,640.00
Northway	X	X		593,514.00

MINUTES TO AUTHORIZE
PRELIMINARY OFFICIAL STATEMENT
FOR SALE OF BONDS

419996-62

Huxley, Iowa

October 12, 2021

The City Council of the City of Huxley, Iowa, met on October 12, 2021, at ____ p.m., at the _____, in the City.

The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present: _____

Absent: _____.

After due consideration and discussion, Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

• • • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. 21-095

Resolution authorizing the use of a preliminary official statement for the sale of Water Revenue Improvement and Refunding Bonds, Series 2021A

WHEREAS, the City of Huxley (the “City”), in Story County, State of Iowa, did heretofore establish a Municipal Waterworks Utility System (the “Utility”) in and for the City which has continuously supplied water service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the “Council”) and no board of trustees exists for this purpose; and

WHEREAS, pursuant to a prior resolution of the Council (the “Series 2013B Bond Resolution”), the City has heretofore issued its Water Revenue Refunding Bonds, Series 2013B, dated April 30, 2013 (the “Series 2013B Bonds”) in the aggregate principal amount of \$985,000, a portion of which remain outstanding, maturing on June 1 in the year, and in such amount, and bearing interest at such rate as follows:

<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>
2022	\$115,000	2.00%

; and

WHEREAS, pursuant to the Series 2013B Bond Resolution, the City reserved the right to call the Series 2013B Bonds maturing in the year 2022 (the “Callable Series 2013B Bonds”) for optional early redemption on June 1, 2019, or on any date thereafter on terms of par and accrued interest; and

WHEREAS, the City heretofore proposed to enter into a loan agreement (the “Loan Agreement”), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$7,425,000 for the purpose of paying the costs, to that extent, of (1) planning, designing and constructing improvements and extensions to the Utility; and (2) current refunding the Callable Series 2013B Bonds; and pursuant to law and duly published noticed published notice of the proposed action has held a hearing thereon on September 28, 2021; and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared to facilitate the sale of the Water Improvement and Refunding Bonds, Series 2021A (the “Bonds”) in evidence of the obligation of the City under the Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by Northland Securities, Inc. (the “Underwriter”) as the underwriter of the issuance of the Bonds;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Huxley, Iowa, as follows:

Section 1. The City Administrator and/or City Clerk are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Underwriter, to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Underwriter of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Underwriter is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Administrator and/or City Clerk are hereby authorized and directed to execute a final Official Statement for the Bonds, if requested. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Further action with respect to the Loan Agreement and the Bonds is hereby adjourned to the City Council meeting scheduled for October 26, 2021.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved October 12, 2021.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTY OF STORY
CITY OF HUXLEY

SS:

I, the undersigned, City Clerk of the City of Huxley, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records relating to the hearing on and authorization of certain a Loan Agreement and the approval of a preliminary official statement for the sale of bonds thereunder, and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto.

WITNESS MY HAND this _____ day of _____, 2021.

City Clerk

October 6, 2021

Via Email

Rita Conner
City Administrator/City Hall
Huxley, Iowa

Re: Water Improvement and Refunding Bonds, Series 2021A
Our File No. 419996-62

Dear Rita:

We have prepared and attach the necessary proceedings providing for the adoption of a resolution authorizing the use of a preliminary official statement (the "P.O.S.") in connection with the sale of Water Improvement and Refunding Bonds, Series 2021A (the "Bonds") for the October 12, 2021 City Council meeting.

The proceedings attached include the following items:

1. Minutes of the meeting, followed by the resolution authorizing the P.O.S., approving its use by Northland Securities, Inc.
2. Attestation Certificate with respect to the validity of the transcript.

Prior to the adoption of the resolution, you and the City Council should review the proposed P.O.S., which Northland Securities, Inc. is preparing, carefully for accuracy and to ensure that there are no important facts being left out of the document that might bear on potential risks to bond holders. It should be noted that, while we will review and comment on the portions of the document that are pertinent to our role as bond counsel, we have not been engaged as disclosure counsel, and we will not engage in a full due diligence process to investigate the accuracy of financial data or any bond holder risks that are unknown to us, nor will we be providing any legal opinions with respect to the documents offering the Bonds for sale.

As soon as possible after the City Council meeting, please return one fully executed copy of all of the completed pages in these proceedings. If you have any questions, please contact Erin Regan, Cheryl Ritter or me.

Best regards,

John P. Danos

Attachments

cc: Jolene Lettow
Northland Securities, Inc.
Diana VanVleet

Finance Plan

City of Huxley, Iowa

\$7,315,000

**Water Revenue Improvement and Refunding
Bonds, Series 2021A**

October 12, 2021



6903 Vista Drive

West Des Moines, IA 50266

and

150 South 5th Street, Suite 3300

Minneapolis, MN 55402

612-851-5900 800-851-2920

www.northlandsecurities.com

Member FINRA and SIPC | Registered with SEC and MSRB

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Executive Summary

The following is a summary of the recommended terms for the issuance of \$7,315,000 Water Revenue Improvement and Refunding Bonds, Series 2021A (the “Bonds”). Additional information on the proposed finance plan and issuing process can be found after the Executive Summary, in the Issue Overview and Attachment 4 – Related Considerations.

Purpose	Proceeds from the Bonds will be used to finance a portion of the Water Treatment Plant Expansion Project; to current refund the 2022 maturity of the City’s Water Revenue Refunding Bonds, Series 2013B on November 30, 2021; and to pay costs associated with the issuance of the Bonds.
Security	The City will pledge net revenues of the municipal water system for payment of the Bonds.
Bonds Repayment Term	The Bonds will mature annually each June 1 in the years 2022 through 2043. Interest on the Bonds will be payable on June 1, 2022 and semiannually thereafter on each December 1 and June 1.
Estimated Interest Rate	True Interest Cost (TIC): 1.87% Arbitrage Yield: 1.77%
Prepayment Option	The Bonds maturing on and after June 1, 2030 will be subject to redemption on June 1, 2029 and any date thereafter at a price of par plus accrued interest.
Rating	A rating will be requested from Standard and Poor’s (S&P). The City’s revenue debt is not currently rated.
Bonds Tax Status	The Bonds will be tax-exempt, bank qualified obligations.
Risk Factors	There are certain risks associated with all debt. Risk factors related to the Bonds are discussed in Attachment 3.
Type of Sale	Negotiated with Northland Securities, Inc.
Pricing Date	Tuesday, October 26, 2021
Council Consideration	Tuesday, October 26, 2021

Issue Overview

Purpose

Proceeds from the Bonds will be used to finance:

- a portion of the Water Treatment Plant Expansion Project (the “New Money Portion”) and
- a current refunding of the 2022 maturity of the City’s Water Revenue Refunding Bonds, Series 2013B (the “Series 2013B Bonds”) on November 30, 2021 (the “Refunding Portion”).

Proceeds of the Bonds will also be used to pay costs associated with the issuance of the Bonds. The Bonds have been sized based on construction bids received on September 9, 2021, for the New Money Portion and on the amount of proceeds needed to current refund \$115,000 of outstanding principal of the Series 2013B Bonds. The City will use \$1,143.61 from the Water Sinking Fund for the Series 2013B Bonds to pay the accrued interest (June 1, 2021 to November 30, 2021) on the Series 2013B Bonds.

A portion of the Water Treatment Plant Expansion Project will also be funded by the issuance of General Obligation Water Improvement and Refunding Bonds, Series 2022A (the “Series 2022A Bonds”). Currently, the amount of project costs to be funded by the Series 2022A is estimated to be approximately \$6,000,000 (which includes \$600,000 of City American Rescue Plan dollars, and will be updated based on any award of Story County American Rescue Plan dollars), based on current project cost estimates; however, the final amount of project costs to be financed by the Series 2022A Bonds will depend on the City’s determined project costs, selected contingency and any Story County American Rescue Plan dollars.

The table below contains the sources and uses of funds and for the issues.

	Water Treatment Plant & Ground Storage	Current Refund 2013B (2022 Maturity)	Issue Summary
Sources Of Funds			
Par Amount of Bonds	\$7,195,000.00	\$120,000.00	\$7,315,000.00
Reoffering Premium	206,108.50	1,053.60	207,162.10
Transfers from Prior Issue DSR Funds	90,961.04	7,538.96	98,500.00
Transfers from Prior Issue Water Sinking Fund	-	1,143.61	1,143.61
Total Sources	\$7,492,069.54	\$129,736.17	\$7,621,805.71
Uses Of Funds			
Water Treatment Plant, Well & Storage	6,890,000.00	-	6,890,000.00
Deposit to Debt Service Reserve Fund (DSRF)	452,023.54	7,538.96	459,562.50
Deposit to Current Refunding Fund	-	116,143.61	116,143.61
Total Underwriter's Discount (1.200%)	86,340.00	1,440.00	87,780.00
Gross Bond Insurance Premium	33,086.17	448.46	33,534.63
Costs of Issuance	29,901.30	998.70	30,900.00
Rounding Amount	718.53	3,166.44	3,884.97
Total Uses	\$7,492,069.54	\$129,736.17	\$7,621,805.71

The Series 2013B Bonds became eligible for prepayment on June 1, 2019. The 2022 maturity, the final outstanding maturity for the Series 2013B Bonds, will be called for prepayment on November 30, 2021. A portion of the proceeds of the Bonds will be wired to BOKF, the Paying Agent on the Series 2013B Bonds, on November 30, 2021 to prepay the outstanding principal on the Series 2013B Bonds. The City will wire funds in the amount of \$1,143.61 to cover the accrued interest on the Series 2013B Bonds. The 2013B Bonds are being refunded in order to apply the

existing Debt Service Reserve Funds toward the new Series 2021A Debt Service Reserve Fund, to eliminate the need for the Parity Bonds test and to reset the legal covenants to best position the City to receive a favorable bond rating. Meaningful interest cost savings is not expected to be realized.

Authority

The Bonds will be issued pursuant to the authority of Code of Iowa, Sections 384.24A.

Structure

The Bonds have been structured to result in a gradual increase in debt service payments to align with the increase in user rates over the next five years and then level debt service payments for the years 2027 through 2042.

The proposed structure for the issue and preliminary debt service projections are illustrated in Attachment 1.

Security and Source of Repayment

The finance plan relies on the following assumptions for the revenues used to pay debt service, as provided by City staff:

- Water Revenues. Net revenues of the City's municipal water system will be pledged for payment of the Bonds. The City will covenant to institute water rates and charges that are sufficient to produce net revenues equal to at least 120% of the annual debt service requirements on the Bonds. The expected coverage is illustrated in Attachment 2.
- Debt Service Reserve ("DSR") Fund. A DSR Fund will be established for the Bonds. Bond proceeds will be deposited into a DSR Fund in the amount of approximately \$459,562.50 (representing the estimated maximum annual debt service payment) as further security for the bondholders. The DSR Fund will be a segregated account and any interest earnings on the DSR Fund may be used to pay a portion of the annual principal and interest payment due on the Bonds. The amount of the DSR Funds for the Series 2013B Bonds will be transferred as a contribution to the new issue.

Issuing Process

The City has engaged Northland to act as underwriter for the Bonds pursuant to federal securities regulations. Northland will purchase the Bonds in an "arm's length" negotiated sale. The calendar of events for the issuing process can be found on page 3.

Underwriter: Northland Securities, Inc., Minneapolis, Minnesota

Bond Counsel: Dorsey & Whitney LLP, Des Moines, Iowa

Paying Agent: BOKF, N.A., Lincoln, Nebraska

Calendar of Events

The following checklist of items denotes each milestone activity as well as the members of the finance team who will have the responsibility to complete it. *Please note this proposed timetable assumes regularly scheduled City Council meetings.*

September 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

	Holiday
	Important Date

Date	Action	Responsible Party
September 14	Set Hearing Resolution Adopted	City Council Action, Bond Counsel
September 22	Preliminary Official Statements sent to Rating Agency to start Rating Process	Northland
September 28	Public Hearing Held	City Council Action, Bond Counsel
September 29	Preliminary Official Statements sent to Insurance companies for insurance quotes	Northland, City, Bond Counsel
Week of October 4 or October 11	Rating Call (questions received from S&P the week of September 27)	Northland, City, Rating Agency
October 7	Finance Plans sent to City for Council Packets	Northland
October 12	Adopt Resolutions approving Preliminary Official Statements and Review of Finance Plans - 6:00 p.m.	City Council Action, Northland, Bond Counsel
October 18	Rating Received	Northland, City, Rating Agency
October 26	Pricing Date Bond Purchase Contract Signed - 6:00 p.m.	Northland, Bond Counsel, City Council Action

November 9	Issuance Resolutions adopted – 6:00 p.m.	City Council Action
November 30	Closing on the Bonds (Proceeds Available) Portion of Series 2021A Bonds wired to Paying Agent of the Refunded Bonds for prepayment	Northland, City Staff, Bond Counsel

Attachment 1 – Preliminary Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/30/2021	-	-	-	-	-
06/01/2022	120,000.00	2.000%	74,115.73	194,115.73	194,115.73
12/01/2022	-	-	72,506.25	72,506.25	-
06/01/2023	230,000.00	2.000%	72,506.25	302,506.25	375,012.50
12/01/2023	-	-	70,206.25	70,206.25	-
06/01/2024	240,000.00	2.000%	70,206.25	310,206.25	380,412.50
12/01/2024	-	-	67,806.25	67,806.25	-
06/01/2025	255,000.00	2.000%	67,806.25	322,806.25	390,612.50
12/01/2025	-	-	65,256.25	65,256.25	-
06/01/2026	280,000.00	2.000%	65,256.25	345,256.25	410,512.50
12/01/2026	-	-	62,456.25	62,456.25	-
06/01/2027	330,000.00	2.000%	62,456.25	392,456.25	454,912.50
12/01/2027	-	-	59,156.25	59,156.25	-
06/01/2028	340,000.00	2.000%	59,156.25	399,156.25	458,312.50
12/01/2028	-	-	55,756.25	55,756.25	-
06/01/2029	345,000.00	2.000%	55,756.25	400,756.25	456,512.50
12/01/2029	-	-	52,306.25	52,306.25	-
06/01/2030	350,000.00	2.000%	52,306.25	402,306.25	454,612.50
12/01/2030	-	-	48,806.25	48,806.25	-
06/01/2031	360,000.00	2.000%	48,806.25	408,806.25	457,612.50
12/01/2031	-	-	45,206.25	45,206.25	-
06/01/2032	365,000.00	2.000%	45,206.25	410,206.25	455,412.50
12/01/2032	-	-	41,556.25	41,556.25	-
06/01/2033	375,000.00	2.000%	41,556.25	416,556.25	458,112.50
12/01/2033	-	-	37,806.25	37,806.25	-
06/01/2034	380,000.00	2.000%	37,806.25	417,806.25	455,612.50
12/01/2034	-	-	34,006.25	34,006.25	-
06/01/2035	390,000.00	2.000%	34,006.25	424,006.25	458,012.50
12/01/2035	-	-	30,106.25	30,106.25	-
06/01/2036	395,000.00	2.000%	30,106.25	425,106.25	455,212.50
12/01/2036	-	-	26,156.25	26,156.25	-
06/01/2037	405,000.00	2.000%	26,156.25	431,156.25	457,312.50
12/01/2037	-	-	22,106.25	22,106.25	-
06/01/2038	415,000.00	2.000%	22,106.25	437,106.25	459,212.50
12/01/2038	-	-	17,956.25	17,956.25	-
06/01/2039	420,000.00	2.000%	17,956.25	437,956.25	455,912.50
12/01/2039	-	-	13,756.25	13,756.25	-
06/01/2040	430,000.00	2.000%	13,756.25	443,756.25	457,512.50
12/01/2040	-	-	9,456.25	9,456.25	-
06/01/2041	440,000.00	2.125%	9,456.25	449,456.25	458,912.50
12/01/2041	-	-	4,781.25	4,781.25	-
06/01/2042	450,000.00	2.125%	4,781.25	454,781.25	459,562.50
Total	\$7,315,000.00	-	\$1,748,415.73	\$9,063,415.73	-

Yield Statistics

Bond Year Dollars	\$86,307.82
Average Life	11.799 Years
Average Coupon	2.0257906%
Net Interest Cost (NIC)	1.8874693%
True Interest Cost (TIC)	1.8661087%
Bond Yield for Arbitrage Purposes	1.7760325%
All Inclusive Cost (AIC)	1.9511390%

IRS Form 8038

Net Interest Cost	1.7563137%
Weighted Average Maturity	11.666 Years

Optional Redemption

06/01/2029	@100.000%
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Attachment 2 - Debt Service Coverage

NET REVENUES AVAILABLE FOR DEBT SERVICE:		FY 2020 \$221,692	Unaudited FY 2021 \$340,705	Projected FY 2022 \$387,930	Projected FY 2023 \$511,245	Projected FY 2024 \$611,920	Projected FY 2025 \$661,818	Projected FY 2026 \$712,091
Purpose:	Water Revenue Improvement & Refunding Bonds, Series 2021A	Coverage Ratio on 2020 Audited	Coverage Ratio on 2021 Unaudited	Coverage Ratio on 2022 Projected Net Revenues (with 2021)	Coverage Ratio on 2023 Projected Net Revenues (with 2022)	Coverage Ratio on 2024 Projected Net Revenues (with 2023)	Coverage Ratio on 2025 Projected Net Revenues (with 2024)	Coverage Ratio on 2026 Projected Net Revenues (with 2025)
Dated:	11/30/21	2020 Audited	2021 Unaudited	2022 Projected	2023 Projected	2024 Projected	2025 Projected	2026 Projected
Original Amount:	\$7,315,000	Net Revenues	Net Revenues	Rate Increase) ¹	Rate Increase) ¹	Rate Increase) ¹	Rate Increase) ¹	Rate Increase) ¹
Maturity:	1-Jun	(Fiscal Year)	(Fiscal Year)	(Fiscal Year)	(Fiscal Year)	(Fiscal Year)	(Fiscal Year)	(Fiscal Year)
2021	\$0.00							
2022	194,115.73	1.14 X	1.76 X	2.00 X	2.63 X	3.15 X	3.41 X	3.67 X
2023	375,012.50	0.59 X	0.91 X	1.03 X	1.36 X	1.63 X	1.76 X	1.90 X
2024	380,412.50	0.58 X	0.90 X	1.02 X	1.34 X	1.61 X	1.74 X	1.87 X
2025	390,612.50	0.57 X	0.87 X	0.99 X	1.31 X	1.57 X	1.69 X	1.82 X
2026	410,512.50	0.54 X	0.83 X	0.94 X	1.25 X	1.49 X	1.61 X	1.73 X
2027	454,912.50	0.49 X	0.75 X	0.85 X	1.12 X	1.35 X	1.45 X	1.57 X
2028	458,312.50	0.48 X	0.74 X	0.85 X	1.12 X	1.34 X	1.44 X	1.55 X
2029	456,512.50	0.49 X	0.75 X	0.85 X	1.12 X	1.34 X	1.45 X	1.56 X
2030	454,612.50	0.49 X	0.75 X	0.85 X	1.12 X	1.35 X	1.46 X	1.57 X
2031	457,612.50	0.48 X	0.74 X	0.85 X	1.12 X	1.34 X	1.45 X	1.56 X
2032	455,412.50	0.49 X	0.75 X	0.85 X	1.12 X	1.34 X	1.45 X	1.56 X
2033	458,112.50	0.48 X	0.74 X	0.85 X	1.12 X	1.34 X	1.44 X	1.55 X
2034	455,612.50	0.49 X	0.75 X	0.85 X	1.12 X	1.34 X	1.45 X	1.56 X
2035	458,012.50	0.48 X	0.74 X	0.85 X	1.12 X	1.34 X	1.44 X	1.55 X
2036	455,212.50	0.49 X	0.75 X	0.85 X	1.12 X	1.34 X	1.45 X	1.56 X
2037	457,312.50	0.48 X	0.75 X	0.85 X	1.12 X	1.34 X	1.45 X	1.56 X
2038	459,212.50	0.48 X	0.74 X	0.84 X	1.11 X	1.33 X	1.44 X	1.55 X
2039	455,912.50	0.49 X	0.75 X	0.85 X	1.12 X	1.34 X	1.45 X	1.56 X
2040	457,512.50	0.48 X	0.74 X	0.85 X	1.12 X	1.34 X	1.45 X	1.56 X
2041	458,912.50	0.48 X	0.74 X	0.85 X	1.11 X	1.33 X	1.44 X	1.55 X
2042	459,562.50	0.48 X	0.74 X	0.84 X	1.11 X	1.33 X	1.44 X	1.55 X
	<u>\$9,063,415.73</u>	<u>0.53 X</u>						

Attachment 3 – Risk Factors

System Revenues: The City pledges the net revenues of the water system to the payment of principal and interest on the Bonds. The failure to adjust rates and charges as needed and the loss of significant customers could affect available net revenues. Other changes, such as regulatory changes or unforeseen problems with the system, could negatively impact net revenues available for debt service. Bondholders will be relying on the City maintaining all of the revenue covenants in the issuance resolution, including annual debt service coverage of at least 120% from net water system revenues over the life of the issue, and maintaining the debt service reserve fund at the required level.

- Failure to comply with covenants in the issuance resolutions.
- Failure to comply with Undertaking for continuing disclosure.
- Failure to comply with IRS regulations, including regulations related to use of the proceeds and arbitrage/rebate. The IRS regulations govern the ability of the City to issue its bonds as tax-exempt securities and failure to comply with the IRS regulations may lead to loss of tax-exemption.

Attachment 4 – Related Considerations

Bank Qualification

We understand the City (in combination with any subordinate taxing jurisdictions or debt issued in the City name by 501(c)3 corporations) anticipates issuing \$10,000,000 or less in tax-exempt debt during this calendar year. Therefore, the Bonds will be designated as “bank qualified” obligations pursuant to Federal Tax Law.

Arbitrage Compliance

All tax-exempt issues are subject to federal rebate requirements which require all arbitrage earned in relation to the investment of bond proceeds to be rebated to the U.S. Treasury. The City may utilize one of the following exemptions: “6-month exemption,” “18-month exemption,” or “24-month exemption.”.

The City must also maintain a bona fide debt service fund for the Bonds or be subject to yield restriction in the debt service fund. A bona fide debt service fund involves an equal matching of revenues to debt service expense with a balance forward permitted equal to the greater of the investment earnings in the fund during that year or 1/12 of the debt service of that year.

The debt service reserve fund must also be sized in an amount that meets the federal arbitrage requirements. We will assist the City with this in the final sizing of the issue.

The City should become familiar with the various Arbitrage Compliance requirements for this issue. The resolution for the Bonds prepared by Bond Counsel explains the requirements in greater detail.

Continuing Disclosure

Type: Full

Dissemination Agent: Northland Securities

The requirements for continuing disclosure are governed by SEC Rule 15c2-12. The primary requirements of Rule 15c2-12 actually fall on underwriters. The Rule sets forth due diligence needed prior to the underwriter’s purchase of municipal securities. Part of this requirement is obtaining commitment from the issuer to provide continuing disclosure.

The City will undertake “full” continuing disclosure. Full disclosure requires annual posting of the audit and a separate continuing disclosure report, as well as the reporting of certain “material events.” Material events set forth in the Rule, including, but not limited to, bond rating changes, call notices, and issuance of “financial obligations” (such as SRF Loans, TIF Rebate Agreements, leases, or bank placements) must be reported within ten business days of occurrence. The report contains annual financial information and operating data that “mirrors” material information presented in the Official Statement. The specific contents of the annual report will be described in the Undertaking that appears in the appendix of the Official Statement. Northland currently serves as dissemination agent for the City, assisting with the annual reporting. The information for the Bonds will be incorporated into our reporting.

Premiums

In the current market environment, it is likely that the proposed pricing will include premiums. A premium price occurs when the underwriter pays the City an amount in excess of the par amount of a maturity in exchange for a higher coupon (interest rate). The use of premiums reflects the underwriter’s view on future market conditions, tax considerations for investors and other factors. Ultimately, the true interest cost calculation (“TIC”) will indicate the overall cost to the City, regardless of premium.

A premium price produces additional funds that can be used in several ways:

- The premium means that the City needs less bond proceeds and can reduce the size of the issue by the amount of the premium.
- The premium can be deposited in the Construction Fund and used to pay additional project costs, rather than used to reduce the size of the issue.
- The premium can be deposited in the Debt Service Fund and used to pay principal and interest.

Northland will work with City staff prior to the day of pricing to determine use of premium (if any).

Rating

The City currently does not have any revenue debt outstanding that is rated. Northland recommends the City request a rating from Standard & Poor's ("S&P"). The rating process will include a conference call with the rating analyst. Northland will assist City staff in preparing for and conducting the rating call.

Insurance

Northland recommends the City request bond insurance for the Bonds. Northland will assist the City in requesting bids from insurance companies and determining the benefit of utilizing insurance.

RESOLUTION NO. 21-092

RESOLUTION APPROVING FY 2022 CAPITAL IMPROVEMENT PLAN

WHEREAS, Council has reviewed the long-range Capital Improvement Plan developed by staff including the projects for FY 2022 and;

WHEREAS, the total estimated cost of the projects is \$14,762,336 and will be funded through financing sources in the accompanying tables to this resolution and;

WHEREAS, work on the FY 2022 Capital Improvement Plan will be conducted between October 1 and June 30 , 2021.

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

The FY 2022 Capital Improvement Plan is hereby approved.

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

PASSED, ADOPTED AND APPROVED this 12th day of October.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 21-092** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 12th day of October, 2021

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk

FY 2022 Capital Improvement Plan

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

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

TOTAL
Remove East 1st
TOTAL

\$15,383,872.00
\$621,536.00
\$14,762,336.00

FUND BALANCES

w/ FY22 Budget and Capital Projects

	BEGINNING CASH BALANCE	FY22 BUDGETED REVENUES	FY22 BUDGETED EXPENSES	FY22 CAPITAL PROJECTS	FUND BALANCE	FUND BALANCE w/All General Funds
General Fund	2,850,943.03	1,356,282.00	914,560.00	87,467.00	3,205,198.03	1,701,650.03
Police	0.00	77,691.00	688,699.00	48,374.00	-659,382.00	
Library	0.00	84,200.00	296,600.00	0.00	-212,400.00	
Parks	0.00	340,000.00	113,006.00	557,000.00	-330,006.00	
Recreation	0.00	165,500.00	248,335.00	0.00	-82,835.00	
Fire and Rescue	0.00	25,500.00	94,425.00	150,000.00	-218,925.00	
Ambulance	0.00	60,000.00	154,677.00	15,000.00	-109,677.00	
Cemetery	4,517.62	0.00	500.00	0.00	4,017.62	
Street	353,504.20	613,267.92	542,005.00	568,495.00	-143,727.88	
Local Option Tax	0.00	503,278.17	0.00		503,278.17	
LMI	639,849.08	418,408.00	0.00		1,058,257.08	
TIF	66,332.12	2,600,186.00	2,381,206.00		285,312.12	
Customer Deposits	48,420.00	0.00	0.00		48,420.00	
Debt Service Fund	745,154.85	2,155,500.00	2,721,862.00		178,792.85	
Library Project Fund	8,079.69	0.00	0.00		8,079.69	
Recreation New Equipment	14,868.78	0.00	0.00		14,868.78	
E. 1st Street Reconstruction	184,954.28	0.00	0.00		184,954.28	
Centennial West	46,917.69	0.00	0.00		46,917.69	
560th Avenue Paving	89,071.66	0.00	0.00		89,071.66	
Trail Paving Project	128,289.28	0.00	0.00		128,289.28	
Kum N Go	202,938.54	0.00	0.00		202,938.54	
Water Plant Expansion	190,567.01	0.00	0.00		-190,567.01	
DeRecho	165,639.37	121,916.72	0.00		-43,722.65	
Water	1,386,560.34	1,053,000.00	607,639.00	171,000.00	1,660,921.34	
Water Sinking	0.00	0.00	151,128.00		-151,128.00	
Water Reserve	98,500.00	0.00			98,500.00	
Sewer	1,551,254.47	962,000.00	597,284.00	270,000.00	1,645,970.47	
Sewer Sinking Fund	0.00	0.00	143,320.00		-143,320.00	
Sewer Reserve Fund	90,565.00	0.00			90,565.00	
TOTALS	8,866,927.01	10,536,729.81	9,655,246.00	1,867,336.00	7,881,074.82	

RESOLUTION NO. 21-094

**APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED
COST FOR THE STREET REPAIR PROJECTS**

WHEREAS, the plans, specifications, form of contract and cost estimate for the Street Repair Projects (“Projects”) are on file for review in the City of Huxley’s City Clerk’s Office and;

WHEREAS, the Projects will include the repair of N. 4th Avenue, East 4th Street from Highway 69 to N 2nd Avenue, Cypress Drive, East 5th from Parkridge to Berhow Park and Cedar Lane

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

The plans, specifications, form of contract and cost estimate for the Street Repair Projects are hereby approved

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

PASSED, ADOPTED AND APPROVED this 12th day of October 2021.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 21-094** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 12th day of October 2021.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk