



CITY COUNCIL MEETING NOTICE
TUESDAY MARCH 15, 2022, 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) Urban Renewal Plan Amendment for the Huxley Housing Urban Renewal Area
 - b) Urban Renewal Plan Amendment for the Huxley Urban Renewal Area
- 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) Resolution No. 22-022 Setting the Date for the Public Hearing on the Proposed Fiscal Year 2023 Annual Budget for Fiscal Year Ending June 30, 2023
 - b) Resolution No. 22-023 Replace 2002 Ford 606 Attack Truck and 2003 Chevy 806 Rescue Truck by Vehicle Purchase: Huxley Fire Rescue Department (FY 22 CIP)
- 7. BUSINESS ITEMS**
 - a) Resolution No. 22-024 to Approve Urban Renewal Plan Amendment for the Huxley Housing Urban Renewal Area
 - i. Resolution No. 22-025 Approving Development Agreement with Meadow Lane Investments, L.L.C., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement (*Partial Rebate of Future Taxes for Developer Up-front Contributions to Public Improvements in the Meadow Lane Residential 24 Lot Subdivision, Plat 4*)
 - b) Resolution No. 22-026 to Approve Urban Renewal Plan Amendment for the Huxley Urban Renewal Area
 - i. Resolution 22-027 Approving Development Agreement with Huxley Plaza, LLC Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement (*Partial Rebate of Future Taxes for Developer Up-front Costs on Rehabilitation of the Ballard Plaza Commercial Center*)
 - ii. Resolution No. 22-028 Approving Development Agreement with Van Houweling, CD II, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement (*Partial Rebate of Future Taxes for*

8. INFORMATIONAL ITEMS

9. CITY ADMINISTRATOR AND DIRECTOR REPORTS

10. MAYOR AND COUNCIL REPORTS

11. ADJOURNMENT TO WORKSESSION

12. WORKSESSION: DISCUSSION AND DIRECTION TO CITY ADMINISTRATOR

UPCOMING WORK SESSION TOPICS AND REGULAR COUNCIL AGENDA ITEMS

Public Hearing for FY 23 Budget March 29
Joint Meeting/Council/Park & Recreation Board
Joint Meeting/Council-Ballard School Board
Comprehensive Plan/Future Space and Facility Needs
Growth, Development and Annexation-Mapping Update
Main Avenue Revitalization
Development Concept East 1st and Deerwood Drive
City Noise Ordinance March 22
Construction Site Erosion Control & Sediment Ordinance March 22
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.

RESOLUTION NO. 22-022

Resolution Setting the Date for the Public Hearing on the Proposed Fiscal Year 2023 Annual Budget for Fiscal Year Ending June 30, 2023

WHEREAS, the Iowa Legislature adopted legislation that mandates that a city shall prepare and adopt a budget and shall certify taxes; and

WHEREAS, the Iowa Legislature requires each city to conduct a public hearing on the proposed budget prior to adoption; and

WHEREAS, the Huxley City Council invites and welcomes the public to participate in the budget process; and

WHEREAS, the City Clerk shall publish the budget estimates and notice of hearing no less than ten (10) days and no more than twenty (20) days prior to the date of the hearing.

WHEREAS, the detail budget must be made available for public review no less than ten (10) days and no more than twenty (20) days prior to the date of the hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HUXLEY, IOWA, that the Huxley City Council sets the date of March 29, 2022 at 6:00 p.m. for the public hearing on the Proposed FY 2023 Budget and directs the City Clerk to prepare and publish notice of said hearing.

PASSED AND APPROVED this 15th day of March 2022.

Roll Call	Aye	Nay	Absent
Tracey Roberts	___	___	___
David Kuhn	___	___	___
Niko Pilcher	___	___	___
Rory Echer	___	___	___
Kevin Thompson	___	___	___

PASSED, ADOPTED AND APPROVED this 15th day of March 2022.

I hereby execute the foregoing **Resolution No. 22-** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 15th day of March 2022

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
POLICE DEPARTMENT - 110									4%
Personnel Expenses									
001.5.110.1.6010	FULL-TIME SALARIES	275,000	310,489	379,366	371,620	423,045	400,232	448,428	470,125
001.5.110.1.6020	OVERTIME			9,500	-	-			-
001.5.110.1.6110	FICA - CITY'S SHARE	17,400	18,872	23,521	22,916	26,229	24,516	27,803	29,148
001.5.110.1.6120	MEDICARE - CITY'S SHARE	4,200	4,414	5,501	5,360	6,134	5,734	6,502	6,817
001.5.110.1.6130	IPERS - CITY'S SHARE	29,000	30,082	37,595	34,680	40,655	38,532	41,749	43,769
001.5.110.1.6150	HEALTH INSURANCE	59,400	39,118	60,704	42,934	64,346	54,700	46,369	56,888
001.5.110.1.6160	WORKER'S COMP	12,875	4,815	11,330	6,187	11,670	5,069	6,958	7,236
001.5.110.1.6181	UNIFORM ALLOWANCE	3,000	3,799	7,100	6,327	7,100	4,208	8,000	12,000
Subtotal Personnel Expenses		400,875	411,589	534,617	490,024	579,179	532,991	585,809	625,983
001.5.110.2.6210	MEMBERSHIPS & SUBSCRIPTIONS	-	-	-	-	-	-	125	300
001.5.110.2.6230	TRAINING AND REGISTRATION	10,500	7,091	6,000	5,890	15,000	8,000	6,610	9,000
001.5.110.2.6240	TRAVEL EXPENSES	-	-	1,000	1,305	1,000	465	1,000	1,000
001.5.110.2.6310	BUILDING MAINTENANCE	1,000	1,205	3,000	2,269	3,000	2,198	3,000	3,500
001.5.110.2.6331	VEHICLE OPERATION EXPENSE	18,000	24,237	18,000	15,066	18,000	21,065	24,000	26,000
001.5.110.2.6350	DISPATCH PHONES	250	151	-	-	900	1,085	1,000	1,050
001.5.110.2.6371	UTILITIES	4,200	4,112	4,500	4,581	4,800	4,217	4,800	5,300
001.5.110.2.6373	MDT/CELL PHONES	2,500	1,337	1,600	1,420	2,400	1,978	2,400	3,000
001.5.110.2.6375	OFFICE PHONES	2,500	5,080	2,500	2,530	2,000	1,704	2,000	2,000
001.5.110.2.6402	RADIO SERVICE CONTRACT	-	-	-	-	770	-	850	1,620
001.5.110.2.6408	LIABILITY INSURANCE	4,800	4,573	4,600	5,484	5,060	9,976	6,361	7,315
001.5.110.2.6410	RECORDS MGMT SERVICES	150	55	-	-	4,200	6,223	5,200	5,200
001.5.110.2.6411	LEGAL SERVICES	4,000	3,063	4,000	4,050	4,000	1,370	4,000	4,000
001.5.110.2.6419	COMPUTER EXPENSE	2,500	2,862	41,285	37,431	5,000	7,134	5,000	6,000
001.5.110.2.6447	STORY COUNTY TOWER FEES	1,800	1,548	48,429	48,180	5,700	3,054	3,055	3,055
001.5.110.2.6499	STORY CO DISPATCH	25,000	24,325	25,000	24,937	25,320	25,320	25,700	28,511

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
001.5.110.2.6504	SMALL EQUIPMENT	350	432	3,240	1,716	350	400	350	8,615
001.5.110.2.6505	AMMUNITION	200	187	200	250	500	2,506	2,000	4,000
001.5.110.2.6506	OFFICE SUPPLIES	2,400	2,584	2,400	2,075	2,400	1,686	3,000	3,000
001.5.110.2.6508	POSTAGE	200	319	300	131	300	283	300	300
001.5.110.2.6599	MISC EXPENSE	-	489	500	200	500	22,505	750	750
Subtotal - Services & Commodities		80,350	83,650	166,554	157,515	101,200	121,169	101,501	123,516
TOTAL POLICE DEPT EXPENDITURES		481,225	495,239	701,171	647,539	680,379	654,160	687,310	749,499

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
FIRE DEPARTMENT - 150									
Personnel Expenses									
004.5.150.1.6021	CALL & MEETING STIPEND	9,500	10,719	9,500	6,840	9,500	6,250	9,500	9,500
004.5.150.1.6022	FIRE CHIEF STIPEND	1,200	1,200	1,200	1,100	1,200	1,200	2,400	3,600
004.5.150.1.6110	FICA - CITY'S SHARE	681	739	589	492	589	462	589	589
004.5.150.1.6120	MEDICARE - CITY'S SHARE	175	173	138	115	138	108	138	138
004.5.150.1.6130	IPERS - CITY'S SHARE	1,000	801	1,060	371	1,028	623	1,108	1,220
004.5.150.1.6160	WORKER'S COMP	18,328	5,951	18,878	8,618	19,444	16,659	9,135	17,325
Subtotal Personnel Expenses		30,884	19,583	31,365	17,536	31,899	25,302	22,870	32,372
Services & Commodities									
004.5.150.2.6205	EMPLOYMENT PHYSICAL	600	45	2,000	-	1,000	-	1,000	1,000
004.5.150.2.6210	MEMBERSHIPS & SUBSCRIPTIONS	550	831	1,000	389	1,000	827	750	750
004.5.150.2.6230	TRAINING AND REGISTRATION	3,800	3,818	4,800	4,860	4,000	3,317	4,000	2,000
004.5.150.2.6231	COMMUNITY OUTREACH	1,000	-	-	-	-	-	-	2,000
004.5.150.2.6310	BLDG & GROUNDS MAINTENANCE	1,500	1,738	2,000	1,872	3,500	2,501	3,500	5,000
004.5.150.2.6313	ACCESSORIES - NEW & REPAIR	4,200	8,164	4,200	7,897	10,800	16,132	10,800	22,000
004.5.150.2.6331	VEHICLE OPERATING EXPENSE	9,600	4,737	14,500	12,595	12,000	12,240	12,000	16,500
004.5.150.2.6350	EQUIPMENT MAINTENANCE/REPAIR	2,500	1,857	2,500	4,239	2,500	6,447	4,000	4,000
004.5.150.2.6371	UTILITIES	5,151	6,522	6,000	5,832	6,000	4,665	6,000	10,620
004.5.150.2.6375	TELEPHONE	2,500	4,484	2,500	1,436	1,500	1,314	1,500	1,500
004.5.150.2.6408	LIABILITY INSURANCE	5,100	5,000	5,300	6,384	5,830	9,314	7,405	10,711
004.5.150.2.6411	LEGAL EXPENSES	-	-	500	63	500	313	500	500
004.5.150.2.6495	EE/RAY COM TOWER FEES	7,000	3,826	10,500	3,542	13,000	8,347	15,000	15,000
004.5.150.2.6499	MISC CONTRACTS	2,000	1,065	2,000	981	2,000	3,162	2,000	2,000
004.5.150.2.6504	SMALL EQUIPMENT	500	460	3,000	3,020	3,000	1,056	3,000	3,000
004.5.150.2.6508	POSTAGE/SHIPPING	-	12	-	-	-	-	-	-
004.5.150.2.6599	MISC COMMODITIES	100	96	100	4,467	100	2,823	100	100
Subtotal Services & Commodities		46,101	42,655	60,900	57,577	66,730	72,458	71,555	96,681
TOTAL FIRE DEPARTMENT EXPENDITURES		76,985	62,238	92,265	75,113	98,629	97,760	94,425	129,053

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
AMBULANCE - 165									
Personnel Expenses									
014.5.165.1.6021	CALL & MEETING STIPEND	35,000	106,362	80,000	91,323	80,000	46,845	80,000	100,000
014.5.165.1.6022	DIRECTOR STIPEND	1,200	1,100	1,200	800	1,200	2,200	1,200	1,200
014.5.165.1.6110	FICA - CITY'S SHARE	2,170	6,663	4,960	5,712	4,960	2,966	1,177	5,034
014.5.165.1.6120	MEDICARE - CITY'S SHARE	508	1,558	1,160	1,336	1,160	694	1,500	1,522
014.5.165.1.6130	IPERS - CITY'S SHARE	3,574	6,515	7,928	5,707	7,928	4,019	6,500	9,422
014.5.165.1.6160	WORKER'S COMP	3,090	1,078	3,183	2,130	3,278	1,509	2,500	2,600
014.5.165.1.6181	UNIFORM EXPENSE	2,200	2,253	4,000	1,413	4,000	4,270	-	2,000
Subtotal		47,741	125,529	102,431	108,421	102,526	62,503	92,877	121,778
Services & Commodities									
014.5.165.2.6205	PHYSICALS	-	-	-	-	-	-	2,000	2,000
014.5.165.2.6230	TRAINING AND REGISTRATION	5,600	2,588	5,600	5,533	4,500	738	4,500	4,500
014.5.165.2.6313	ACCESSORIES - NEW & REPAIR	2,500	434	2,500	-	2,500	484	2,500	1,000
014.5.165.2.6331	VEHICLE OPERATING EXPENSE	5,000	2,830	5,000	3,578	5,000	123	5,000	9,500
014.5.165.2.6350	EQUIPMENT MAINTENANCE/REPAIR	1,500	547	1,500	105	1,500	216	1,500	1,500
014.5.165.2.6373	CELL PHONES	1,500	1,268	1,500	1,171	750	720	1,000	1,200
014.5.165.2.6402	ADVERTISING	300	-	300	99	300	-	300	300
014.5.165.2.6408	LIABILITY INSURANCE	7,500	7,500	7,500	9,039	7,950	9,963	9,762	11,457
014.5.165.2.6411	LEGAL EXPENSES	500	-	500	100	500	-	500	500
014.5.165.2.6496	TIER SERVICE AGREEMENTS	600	-	1,400	400	750	704	750	400
014.5.165.2.6497	MEDICAL DIRECTOR CONTRACT	-	-	-	-	-	-	1,200	1,200
014.5.165.2.6498	BILLING CONTRACT	5,500	6,363	5,500	4,100	5,500	4,346	5,500	5,500
014.5.165.2.6499	MISC CONTRACTS	5,000	2,837	5,000	1,126	5,000	2,712	5,000	3,000
014.5.165.2.6504	SMALL EQUIPMENT	6,500	4,305	6,500	3,439	6,500	2,657	6,500	4,500
014.5.165.2.6508	POSTAGE/SHIPPING	-	-	-	-	-	-	3,000	1,000
014.5.165.2.6509	AMBULANCE SUPPLIES	3,000	2,184	3,000	2,156	3,000	3,416	1,200	4,000
014.5.165.2.6599	OFFICE SUPPLIES/MISC	1,200	1,770	1,200	710	1,200	3,060	-	1,200
Subtotal		46,200	32,626	47,000	31,556	44,950	29,139	50,212	52,757
			-						
TOTAL AMBULANCE EXPENDITURES		93,941	158,155	149,431	139,977	147,476	91,642	143,089	174,535

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
COMMUNITY PROTECTION									
CIVIL DEFENSE - 180									
001.5.180.2.6335	MAINTENANCE AND REPAIR	100	-	100	751	100	-	1,000	1,000
001.5.180.2.6371	UTILITIES - SIRENS	700	-	700	692	800	260	800	800
001.5.180.2.6408	INSURANCE	60		60	82	60	-	90	90
Subtotal Services & Commodities		860	-	860	1,525	960	260	1,890	1,890
ANIMAL CONTROL - 190									
001.5.190.2.6420	ANIMAL CONTROL CONTRACT	1,500	-	1,500	2,591	2,000	-	500	1,000
001.5.190.2.6511	SUPPLIES & EQUIPMENT	300	-	300	80	300	-	300	300
Subtotal Services & Commodities		1,800	-	1,800	2,671	2,300	-	800	1,300
COMMUNITY PROTECTION EXPENDITURES		2,660	-	2,660	4,196	3,260	260	2,690	3,190
GRAND TOTAL		654,811	715,632	945,526	866,825	929,744	843,822	927,514	1,056,277

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
ROADWAY MAINTENANCE - 210									4%
Personnel Expenses - 1									
110.5.210.1.6010	FULL-TIME SALARIES	131,000	131,051	159,125	159,506	158,912	147,868	168,447	153,783
110.5.210.1.6020	PART-TIME SALARIES	12,000	16,288	15,000	13,662	15,000	5,992	15,000	15,000
110.5.210.1.6110	FICA - CITY'S SHARE	8,866	8,681	10,796	10,343	10,343	9,140	11,374	10,465
110.5.210.1.6120	MEDICARE - CITY'S SHARE	2,074	2,030	2,525	2,419	2,522	2,138	2,660	2,447
110.5.210.1.6130	IPERS - CITY'S SHARE	13,499	12,305	16,437	14,651	16,417	13,954	17,317	15,933
110.5.210.1.6150	HEALTH INSURANCE	27,000	29,849	28,620	34,614	30,337	33,111	34,000	35,999
110.5.210.1.6160	WORKERS COMP	15,450	4,193	15,914	4,359	16,391	4,335	4,763	4,954
110.5.210.1.6181	CLOTHING ALLOWANCE	1,500	922	1,500	300	1,500	808	1,500	1,500
Subtotal Personnel Expenses		211,389	205,319	249,917	239,854	251,423	217,346	255,061	240,080
Services & Commodities - 2									
110.5.210.2.6205	EMPLOYMENT PHYSICAL	100	-	100	-	100	-	100	100
110.5.210.2.6210	MEMBERSHIPS & SUBSCRIPTIONS	350	261	350	409	350	1,117	500	500
110.5.210.2.6230	TRAINING EXPENSES	350	865	550	75	550	145	700	700
110.5.210.2.6314	BLDG MAINTENANCE	6,000	5,168	12,000	4,162	12,000	5,051	12,000	12,000
110.5.210.2.6320	GROUNDS MAINTENANCE	3,000	6,189	9,000	2,216	9,000	1,080	9,000	9,000
110.5.210.2.6331	VEHICLE OPERATION EXPENSE	16,000	14,910	20,000	12,719	20,000	15,228	37,000	37,000
110.5.210.2.6350	EQUIPMENT REPAIRS	2,500	2,606	2,500	3,782	4,500	3,210	4,500	5,000
110.5.210.2.6371	UTILITIES	8,000	9,231	8,500	8,815	9,000	7,745	9,500	10,250
110.5.210.2.6373	CELL PHONES	1,500	1,167	1,500	1,163	1,250	1,534	1,300	1,750
110.5.210.2.6374	GIS/MAPPING	-	-	-	-	-	-	-	1,500
110.5.210.2.6375	TELEPHONE	650	3,359	1,100	1,173	1,375	1,340	1,500	1,500
110.5.210.2.6379	STORM SEWER MAINTENANCE	7,000	14,772	20,000	2,662	20,000	2,093	20,000	20,000
110.5.210.2.6380	SIDEWALK REPAIR AND MAINT	7,000	1,645	7,000	1,861	7,000	260	7,000	7,000
110.5.210.2.6401	ANNUAL AUDIT EXPENSE	3,500	2,988	4,000	3,188	4,000	2,635	4,000	4,000
110.5.210.2.6402	ADVERTISING	150	-	150	128	150	-	150	150
110.5.210.2.6408	LIABILITY INSURANCE	5,500	7,270	5,665	7,208	6,005	16,166	7,785	18,591
110.5.210.2.6419	COMPUTER EXPENSE	750	2,096	800	4,113	5,000	2,641	5,000	5,000
110.5.210.2.6434	PROFESSIONAL SERVICES	1,500	4,437	1,500	-	-	6,523	1,000	1,000
110.5.210.2.6450	REQUIRED TESTING	150	195	150	107	150	158	150	150
110.5.210.2.6504	SMALL EQUIPMENT	2,000	1,368	5,000	4,905	5,000	1,220	5,000	5,000

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
110.5.210.2.6506	OFFICE SUPPLIES	100	39	100	240	100	237	500	500
110.5.210.2.6514	STREET MAINT SUPPLIES	10,000	13,705	20,000	17,573	25,000	13,333	25,000	25,000
110.5.210.2.6599	MISC EXPENSES	1,800	1,254	1,800	1,061	1,800	152	1,800	1,800
110.5.210.3.6710	VEHICLE REPLACEMENT	-	-	-	-	4,000	-	-	4,000
110.5.210.3.6723	STREET PROJECTS	-	-	-	-	-	22,974	18,000	18,000
110.5.210.3.6725	NEW EQUIPMENT	-	-	-	186,284	-	-	3,500	-
110.5.210.3.6734	STREET EQUIPMENT	3,500	100	3,500	3,082	3,500	16	-	-
Subtotal Services & Commodities		81,400	93,625	125,265	266,926	139,830	104,858	174,985	189,491
TOTAL EXPENDITURES		292,789	298,944	375,182	506,780	391,253	322,204	430,046	429,571
STREET LIGHTING - 230									
Services & Commodities									
110.5.230.2.6371	UTILITIES	32,000	34,562	38,000	42,135	50,000	43,819	55,000	59,000
001.5.230.2.6371	NEW STREET LIGHTS	24,000	7,386	-	11,908	8,000	4,901	5,000	5,000
Subtotal Services & Commodities		56,000	34,562	38,000	42,135	58,000	48,720	60,000	64,000
TOTAL EXPENDITURES		56,000	41,948	38,000	54,043	58,000	48,720	60,000	64,000
TRAFFIC SAFETY - 240									
Services & Commodities									
110.5.240.2.6504	SMALL EQUIPMENT	1,000	-	1,000	391	1,000	297	1,000	1,000
110.5.240.2.6509	STREET SIGNS	2,000	1,725	3,500	3,548	3,500	4,060	3,500	3,500
110.5.240.2.6511	SUPPLIES/EQUIPMENT	1,000	278	1,000	-	1,000	1,907	1,000	1,000
Subtotal Services & Commodities		4,000	2,003	5,500	3,939	5,500	6,264	5,500	5,500
TOTAL EXPENDITURES		60,000	36,565	43,500	46,074	63,500	54,984	65,500	69,500
SNOW REMOVAL - 250									
Personnel Expenses									
110.5.250.1.6010	FULL-TIME SALARIES	2,000	6,884	2,140	5,232	6,300	10,340	6,615	10,754
110.5.250.1.6020	PART-TIME SALARIES	1,500	870	1,500	131	1,500	386	3,000	1,000
110.5.250.1.6110	FICA - CITY'S SHARE	217	465	226	321	484	643	596	729
110.5.250.1.6120	MEDICARE - CITY'S SHARE	51	109	53	75	113	150	139	170
110.5.250.1.6130	IPERS - CITY'S SHARE	330	650	344	494	736	976	908	1,110
110.5.250.1.6150	HEALTH INSURANCE	540	1,829	572	1,313	606	2,450	1,366	2,548
110.5.250.1.6160	WORKER'S COMP	225	290	238	232	245	757	268	255
Subtotal Personnel Expenses		4,863	11,097	5,072	7,798	9,984	15,702	12,892	16,565

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
Services & Commodities									
110.5.250.2.6331	VEHICLE OPERATING EXPENSE	3,000	3,300	3,000	11,707	3,500	4,067	5,000	7,500
110.5.250.2.6504	SMALL EQUIPMENT	2,000	7,331	2,000	619	2,000	1,101	2,000	2,000
110.5.250.2.6511	ICE & SNOW CONTROL SUPPLIES/EQUIP	5,000	3,105	7,000	4,290	8,000	3,787	8,000	8,000
Subtotal Services & Commodities		10,000	13,736	12,000	16,616	13,500	8,955	15,000	17,500
TOTAL EXPENDITURES		14,863	24,833	17,072	24,414	23,484	24,657	27,892	34,065
STREET CLEANING - 270									
Personnel Expenses									
110.5.270.1.6010	FULL-TIME SALARIES	2,000	-	2,140	-	2,151	-	2,258	2,237
110.5.270.1.6020	PART-TIME SALARIES	1,500	-	1,500	-	1,500	-	1,500	-
110.5.270.1.6110	FICA - CITY'S SHARE	217	-	226	-	226	-	233	139
110.5.270.1.6120	MEDICARE - CITY'S SHARE	51	-	53	-	53	-	54	32
110.5.270.1.6130	IPERS - CITY'S SHARE	330	-	344	-	345	-	355	211
110.5.270.1.6150	HEALTH INSURANCE	540	-	540	-	-	-	-	-
110.5.270.1.6160	WORKER'S COMP	225	186	238	692	245	757	268	255
Subtotal Personnel Expenses		4,863	186	5,040	692	4,520	757	4,668	2,874
Services & Commodities									
110.5.270.2.6331	VEHICLE OPERATING EXPENSE	3,000	25	5,000	472	5,000	63	5,000	5,000
110.5.270.2.6511	SUPPLIES AND EQUIPMENT	1,400	302	1,400	-	1,400	304	1,400	1,400
110-5-620-2-6419	COMPUTER EXPENSE		100		1,072	3,500	547	5,000	5,000
Subtotal Services & Commodities		4,400	327	6,400	472	9,900	914	11,400	11,400
TOTAL EXPENDITURES		9,263	513	11,440	1,164	14,420	1,671	16,068	14,274
SOLID WASTE - 290									
Services & Commodities									
001.5.290.2.6429	LANDFILL ASSESSMENT	32,000	30,185	32,000	34,829	35,000	34,829	35,000	40,000
001.5.290.2.6430	CITY GARBAGE COLLECTION	3,700	3,331	3,700	3,403	3,700	2,435	3,700	3,700
Subtotal Services & Commodities		35,700	33,516	35,700	38,232	38,700	37,264	38,700	43,700
TOTAL EXPENDITURES		49,826	34,215	52,180	40,088	38,700	39,692	38,700	43,700
GRAND TOTAL		426,741	395,070	499,374	618,520	531,357	443,208	578,206	655,110

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY23 BUDGET
PROGRAM III - HEALTH AND SOCIAL SERVICES								
Cemetery Services - 310								
Services & Commodities								
006.5.310.2.6434	PROFESSIONAL SERVICES	-	-	50	-	-	-	-
006.5.310.2.6508	POSTAGE	-	-	50	-	-	-	-
006.5.310.2.6599	MISCELLANEOUS	-	-	150	309	-	-	500
Subtotal Services & Commodities		-	-	250	309	-	-	500
Community Services - 350								
Services & Commodities								
001.5.350.2.6421	MOSQUITO CONTROL CONTRACT	12,000	11,535	12,000	11,535	12,000	11,535	12,000
Subtotal Services & Commodities		12,000	11,535	12,000	11,535	12,000	11,535	12,000
Community Services - 390								
Outside Agency Donations								
001.5.390.2.6417	OUTSIDE AGENCY DONATIONS	3,000	-	3,000	-	-	-	-
Subtotal Services & Commodities		3,000	-	3,000	-	-	-	-
GRAND TOTAL		15,000	11,535	15,250	11,844	12,000	11,535	12,500

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
PROGRAM IV - EDUCATION AND LEISURE									
Library - 410									
Personnel Expenses									
002.5.410.1.6010	FULL-TIME SALARIES	44,000	25,385	44,880	47,012	45,000	46,752	74,400	74,400
002.5.410.1.6018	JANITORIAL SALARIES	9,100	-	-	-	-			-
002.5.410.1.6020	PART-TIME SALARIES	62,000	81,464	73,100	82,384	90,000	63,660	110,110	110,110
002.5.410.1.6110	FICA - CITY'S SHARE	6,572	6,498	7,315	7,886	8,370	6,815	11,440	11,440
002.5.410.1.6120	MEDICARE - CITY'S SHARE	1,537	1,520	1,711	1,844	1,958	1,594	2,675	2,675
002.5.410.1.6130	IPERS - CITY'S SHARE	10,006	9,766	11,137	11,970	12,744	10,205	17,418	17,418
002.5.410.1.6150	HEALTH INSURANCE	15,000	11,843	12,000	12,213	14,693	7,887	16,493	16,493
002.5.410.1.6160	WORKER'S COMP	2,060	62	2,122	352	2,185	714	2,251	2,273
Subtotal Personnel Expenses		150,275	136,538	152,265	163,661	174,950	137,627	234,787	234,808
Services and Commodities									
002.5.410.2.6210	MEMBERSHIP & SUBSCRIPTIONS	100	-	100	154	100	90	150	150
002.5.410.2.6230	TRAINING EXPENSES	100	114	100	105	100	-	100	100
002.5.410.2.6310	BLDG MAINT AND REPAIRS	5,000	5,564	5,000	2,342	5,000	3,112	10,000	10,000
002.5.410.2.6371	UTILITIES	16,500	17,622	17,000	18,934	18,000	17,218	20,000	20,000
002.5.410.2.6375	TELEPHONE	1,200	3,868	1,200	847	1,000	714	1,000	800
002.5.410.2.6401	ANNUAL AUDIT	-	-	-	-	-	2,635	1,300	1,500
002.5.410.2.6408	LIABILITY INSURANCE	3,200	3,473	3,300	3,994	3,630	2,314	4,314	4,054
002.5.410.2.6410	JANITORIAL SUPPLIES	250	196	250	92	250	105	-	250
002.5.410.2.6419	COMPUTER EXPENSE	250	606	250	1,676	600	1,055	4,000	4,000
002.5.410.2.6445	GRANT EXPENDITURES	5,000	859	5,000	2,610	5,000	11,434	1,900	5,000
002.5.410.2.6499	MISC CONTRACTS	3,000	3,608	3,700	4,196	4,000	4,507	4,500	7,500
002.5.410.2.6502	BOOKS/FILMS	3,000	7,151	6,000	3,425	6,000	8,154	7,200	7,500
002.5.410.2.6503	DVD's	1,000	1,037	1,000	1,191	1,200	674	1,200	1,000
002.5.410.2.6506	OFFICE SUPPLIES	500	481	500	466	500	631	500	600
002.5.410.2.6507	PERIODICALS	900	698	650	715	650	634	600	675
002.50410.2.6508	POSTAGE	1,500	952	1,300	630	1,000	370	250	250
002.5.410.2.6510	PROGRAMS	3,000	2,096	3,000	1,795	3,000	2,961	3,000	3,500
002.5.410.2.6512	COMPUTER/COPIER SUPPLIES	800	527	500	537	500	557	500	500
002.5.410.2.6516	BOOK PROCESSING	1,000	979	1,000	1,000	1,000	989	1,000	1,200
Subtotal Services and Commodities		46,300	49,831	49,850	44,709	51,530	58,154	61,514	68,579
LIBRARY TOTAL EXPENDITURES		196,575	186,369	202,115	208,370	226,480	195,781	296,301	303,387

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
PARKS - 430									
Personnel Services									4%
001.5.430.1.6010	FULL-TIME SALARIES	15,000	29,169	32,188	34,401	33,844	30,791	35,874	37,309
001.5.430.1.6020	PART-TIME SALARIES	15,200	14,254	19,500	16,190	19,500	17,341	19,500	19,500
001.5.430.1.6110	FICA - CITY'S SHARE	1,872	2,670	3,205	3,107	3,307	2,950	3,433	3,522
001.5.430.1.6120	MEDICARE - CITY'S SHARE	438	624	749	727	773	690	803	824
001.5.430.1.6130	IPERS - CITY'S SHARE	2,851	2,756	4,879	3,247	5,036	2,907	5,227	5,363
001.5.430.1.6150	HEALTH INSURANCE	2,940	5,328	5,300	5,594	5,618	4,926	5,843	6,077
001.5.430.1.6160	WORKER'S COMP	2,340	1,036	2,485	2,064	2,560	1,519	2,797	2,662
001.5.430.1.6181	UNIFORM ALLOWANCE	1,000	393	1,000	662	700	411	700	700
Subtotal Personnel Expenses		41,641	56,230	69,306	65,992	71,338	61,535	74,177	75,956
Services and Commodities									
001.5.430.2.6210	DUES AND MEMBERSHIPS	-	15	50	105	100	85	250	250
001.5.430.2.6310	BLDG MAINT AND REPAIR	2,500	2,924	2,500	1,962	2,500	3,389	2,500	2,500
001.5.430.2.6320	GROUND MAINTENANCE	8,000	6,195	8,000	9,654	8,000	7,675	8,000	8,000
001.5.430.2.6331	VEHICLE OPERATING EXPENSE	5,250	4,516	5,250	4,660	5,250	3,422	5,250	5,250
001.5.430.2.6350	EQUIPMENT REPAIR	3,000	3,203	3,000	3,429	3,000	1,458	3,000	3,000
001.5.430.2.6371	UTILITIES	3,500	2,886	3,500	2,729	3,500	3,215	3,500	3,500
001.5.430.2.6375	TELEPHONE	-	-	-	-	-	-	-	-
001.5.430.2.6408	LIABILITY INSURANCE	1,500	1,826	1,800	1,825	1,980	9,199	2,138	10,579
001.5.430.2.6410	JANITORIAL SUPPLIES	690	223	690	442	690	449	690	690
001.5.430.2.6424	TREE BOARD	2,500	2,885	5,500	169	3,000	4,455	3,000	3,000
001.5.430.2.6426	TREE BOARD - GRANT	3,000	-	3,000	-	-	-	3,000	3,000
001.5.430.2.6427	PARK IMPROVEMENTS	6,090	4,714	6,000	5,898	6,000	9,091	6,000	6,000
001.5.430.2.6434	PROFESSIONAL SERVICES	-	-	-	-	-	-	-	1,500
001.5.430.2.6434	SMALL EQUIPMENT-Operations	-	-	1,500	1,113	1,500	229	1,500	4,000
001.5.430.2.6504	SMALL EQUIPMENT-Programming	-	-	-	-	-	-	-	1,500
001.5.430.2.6599	MISCELLANEOUS	-	-	-	64	-	-	-	-
Subtotal for Services and Commodities		36,030	29,387	40,790	32,050	35,520	42,667	38,828	52,769
PARKS TOTAL EXPENDITURES		77,671	85,617	110,096	98,042	106,858	104,202	113,005	128,725

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
Recreation - 440									
Personnel Services									4%
003.5.440.1.6010	FULL-TIME SALARIES	90,325	82,897	104,500	106,302	107,635	109,083	114,093	118,657
003.5.440.1.6020	PART-TIME SALARIES	25,500	30,672	28,000	24,345	30,000	27,990	30,000	30,000
003.5.440.1.6110	FICA - CITY'S SHARE	7,181	6,846	8,215	7,873	8,533	8,269	8,934	9,217
003.5.440.1.6120	MEDICARE - CITY'S SHARE	1,679	1,601	1,921	1,841	1,996	1,934	2,089	2,156
003.5.440.1.6130	IPERS - CITY'S SHARE	8,527	7,687	9,865	10,035	10,161	10,962	13,602	14,033
003.5.440.1.6150	HEALTH INSURANCE	19,000	8,479	19,000	9,765	20,140	10,013	10,351	10,765
003.5.440.1.6160	WORKER'S COMP	1,260	692	1,298	1,799	1,337	1,146	1,461	1,390
Subtotal Personnel Expenses		153,472	138,874	172,799	161,960	179,802	169,397	180,530	186,217
Services and Commodities									
003.5.440.2.6210	DUES AND MEMBERSHIPS	280	330	400	-	250	65	250	250
003.5.440.2.6230	TRAINING/CONFERENCES	600	461	1,500	620	1,000	598	1,000	1,000
003.5.440.2.6350	FITNESS CENTER EQUIPMENT REPAIRS	4,800	7,076	4,800	7,003	8,800	5,726	4,000	5,000
003.5.440.2.6375	TELEPHONE	1,000	3,532	1,000	754	600	557	600	600
003.5.440.2.6402	PUBLICATIONS	1,500	1,440	2,000	247	1,500	751	1,500	3,500
003.5.440.2.6408	LIABILITY INSURANCE	4,900	5,273	5,200	6,162	5,720	5,484	6,655	7,653
003.5.440.2.6410	JANITORIAL SUPPLIES	1,500	2,025	3,000	2,013	2,000	1,166	2,000	2,500
003.5.440.2.6419	COMPUTER EXPENSE	1,040	1,837	1,100	3,916	5,000	1,991	5,000	5,000
003.5.440.2.6499	MISC CONTRACTS	500	533	500	375	500	526	500	500
003.5.440.2.6506	OFFICE SUPPLIES	1,500	1,395	1,500	2,331	2,300	2,226	2,300	2,300
003.5.440.2.6515	PROGRAMS/OUTREACH	500	632	500	416	500	485	3,000	4,000
003.5.440.2.6519	PROGRAM REIMBURSEMENTS	-	-	-	-	-	-	-	1,000
003.5.440.2.6457	ADULT PROGRAMS	13,150	9,236	2,000	9,619	9,000	10,228	9,000	7,000
003.5.440.2.6548	YOUTH PROGRAMS	14,000	20,328	18,000	22,229	18,000	19,344	15,000	15,000
003.5.440.2.6549	OTHER PROGRAMS	-	2,166	-	2,312	-	3,117	-	3,000
003.5.440.2.6555	CONCESSIONS	4,200	5,374	7,000	7,684	7,000	2,802	3,000	2,500
003.5.440.3.6720	FITNESS QUIPMENT						-	5,000	5,000
Subtotal Services & Commodities		49,470	61,638	48,500	65,681	62,170	55,066	53,805	65,803
RECREATION TOTAL EXPENDITURES		202,942	200,512	221,299	227,641	241,972	224,463	234,335	252,021

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
Nord Kalsem Community Center - 460									
001.5.460.2.6310	BLDG MAINT AND REPAIR	3,500	27,721	3,500	10,041	3,500	1,712	13,500	10,000
001.5.460.2.6371	UTILITIES	2,400	2,703	2,400	2,505	2,600	2,902	2,750	3,500
001.5.460.2.6408	INSURANCE	1,700	1,800	1,800	2,168	1,980	820	2,515	2,892
001.5.460.2.6599	MISCELLANEOUS	200	173	200	144	200	-	200	200
Subtotal Services and Commodities		7,800	32,397	7,900	14,858	8,280	5,434	18,965	16,592
TOTAL EXPENDITURES		7,800	32,397	7,900	14,858	8,280	5,434	18,965	16,592
GRAND TOTAL		484,989	504,895	541,410	548,911	583,589	529,880	662,606	700,725

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
PROGRAM V - COMMUNITY & ECONOMIC DEVELOPMENT									
Community Beautification - 510									
Services and Commodities									
001.5.510.2.6439	LANDSCAPING	-	-	-	-	-	-	-	-
001.5.510.2.6517	HOLIDAY DECORATIONS	500	202	500	-	5,000	-	-	20,000
001.5.510.2.6599	MISC	250	-	250	-	250	-	-	250
TOTAL EXPENDITURES		750	202	750	-	5,250	-	-	20,250
PLANNING AND ZONING - 540									
Services and Commodities									
001.5.520.2.6431	AEDC	14,000	30,000	30,000	30,000	30,000	31,500	31,500	31,500
001.5.540.2.6434	PROFESSIONAL SERVICES	5,500	6,507	5,500	2,546	5,500	245	5,500	5,500
001.5.540.2.6438	REIMBURSED PROFESSIONAL SVCS.	3,500	60,572	3,500	98,225	50,000	54,647	50,000	50,000
001.5.540.2.6497	BUILDING INSPECTION SVCS	25,000	162,960	100,000	100,930	100,000	127,721	100,000	100,000
Subtotal		48,000	260,039	139,000	231,701	185,500	214,113	187,000	187,000
Development Agreements - 599									
	WESTVIEW	-		-		-	-	-	32,880
	NORTHVIEW							275,000	113,401
125.5.599.4.6833	MEADOW LANE	85,316	36,142	77,730	36,567	77,730	39,485	77,000	125,800
125.5.599.4.6839	SOUTH STORY BANK	49,180	47,449	47,450	47,559	47,450	51,168	51,168	144,060
125.5.599.4.6840	MR. STORAGE	10,665	11,818	11,818	10,781	11,818	11,745	21,745	9,271
125.5.599.4.6841	VISION BANK	7,420	9,790	9,791	9,813	9,791	10,611	10,611	11,738
125.5.599.4.6842	FAREWAY	36,834	33,548	33,550	3,625	33,550	26,512	26,512	20,410
	Innovative Technologies	-	-	-	-	54,487	-	54,210	34,265
	CMC	-	-	-	-	8,940	25,331	47,000	96,260
	Iron Bridge	-	-	-	-	-	-	89,956	144,040
	Kading	-	-	-	-	20,000	14,602	50,000	95,000
	Pacific Drywall					-		-	3,095
	Iowa Earthworks								96,590
Subtotal		189,415	138,747	180,339	108,345	263,766	179,454	703,202	926,810
GRAND TOTAL		238,165	398,988	320,089	340,046	454,516	393,567	890,202	1,134,060

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
PROGRAM VI - GENERAL GOVERNMENT AND SUPPORT ADMINISTRATION									
Council - 610									
Personnel Expenses									
001.5.610.1.6020	SALARIES	4,500	4,425	4,500	4,500	4,500	4,500	6,000	4,500
001.5.610.1.6110	FICA - CITY'S SHARE	60	107	60	112	115	112	115	115
001.5.610.1.6120	MEDICARE - CITY'S SHARE	70	64	70	65	70	65	70	70
001.5.610.1.6130	IPERS - CITY'S SHARE	350	255	350	255	350	255	350	350
Subtotal Personnel Expenses		4,980	4,851	4,980	4,932	5,035	4,932	6,535	5,035
Services and Commodities									
001.5.610.2.6210	MEMBERSHIPS & SUBSCRIPTIONS	50	-	50	-	50	-	50	50
001.5.610.2.6230	TRAINING EXPENSES	300	-	300	-	300	-	400	400
001.5.610.2.6252	COUNCIL CONTINGENCY	1,250	20	1,250	27,011	1,250	227	1,250	1,250
001.5.610.2.6253	EMPLOYEE RECOGNITION	150	-	150	-	150	-	150	150
001.5.610.2.6255	COMMUNITY EVENTS	800	-	800	9	800	299	800	800
	AUDIO EQUIPMENT	-	-	-	-	-	19,843	-	-
Subtotal Services and Commodities		2,550	20	2,550	27,020	2,550	526	2,650	2,650
Mayor - 611									
001.5.611.1.6020	SALARIES	1,800	1,800	1,800	1,800	1,800	1,800	2,400	1,800
001.5.611.1.6110	FICA - CITY'S SHARE	100	-	100	-	100	-	100	100
001.5.611.1.6120	MEDICARE - CITY'S SHARE	30	26	30	26	30	26	30	30
001.5.611.1.6130	IPERS - CITY'S SHARE	175	170	175	170	175	170	175	175
Subtotal		2,105	1,996	2,105	1,996	2,105	1,996	2,705	2,105
Services and Commodities									
001.5.611.2.6230	TRAINING EXPENSES	100	-	100	464	100	-	100	100
001.5.611.2.6252	CONTINGENCY	500	595	500	290	500	-	500	500
Subtotal		600	595	600	754	600	-	600	600

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
Administration - 620									
Personnel Expenses									4%
001.5.620.1.6010	SALARIES	69,000	92,638	88,991	115,524	151,000	110,370	160,060	156,000
001.5.620.1.6020	PART-TIME SALARIES	-	1,913	7,700	2,755		617	7,500	10,000
001.5.620.1.6110	FICA	4,278	5,617	5,156	6,928	2,755	6,392	9,924	10,292
001.5.620.1.6120	MEDICARE	1,001	1,314	1,206	1,620	2,190	1,495	2,321	2,407
001.5.620.1.6130	IPERS	6,514	9,079	7,851	10,576	14,254	10,368	15,110	15,670
001.5.620.1.6150	HEALTH INSURANCE	17,300	21,098	18,338	19,338	19,438	19,021	20,216	21,025
001.5.620.1.6160	WORKERS COMP	4,525	422	4,661	2,263	4,801	1,281	2,473	2,354
Subtotal Personnel Expenses		102,617	132,081	133,903	159,004	194,438	149,544	217,604	217,748
Services and Commodities									
001.5.620.2.6205	EMPLOYMENT PHYSICAL	-	-	-		200	-	200	200
001.5.620.2.6210	MEMBERSHIPS AND SUBSCRIPTIONS	3,000	2,146	3,000	2,452	3,000	4,676	3,000	3,000
001.5.620.2.6230	TRAINING/TRAVEL EXPENSES	2,500	829	4,000	1,949	4,000	115	4,000	4,000
001.5.620.2.6253	EMPLOYEE RECOGNITION	250	-	250	-	250	25	100	100
001.5.620.2.6310	BUILDING MAINTENANCE	1,500	1,259	1,500	64,638	1,500	15,537	2,000	2,000
001.5.620.2.6331	VEHICLE EXPENSES	500	845	500	166	500	786	-	-
001.5.620.2.6373	CELL PHONES	1,000	540	750	183	750	134	750	750
001.5.620.2.6375	TELEPHONE	6,200	9,008	6,000	6,683	6,000	7,645	4,500	7,500
001.5.620.2.6401	ANNUAL AUDIT EXPENSE	3,500	3,413	4,000	3,612	4,000	3,260	4,000	4,000
001.5.620.2.6402	ADVERTISING/PUBLICATIONS	8,500	5,164	7,000	5,547	7,000	4,328	7,000	7,000
001.5.620.2.6403	CODIFICATION	3,500	-	3,500	-	3,500	2,000	3,500	5,000
001.5.620.2.6405	RECORDING FEES	800	386	800	1,291	800	218	800	800
001.5.620.2.6408	LIABILITY INSURANCE	16,995	18,565	17,490	24,687	20,420	8,151	28,637	32,933
001.5.620.2.6410	JANITORIAL SUPPLIES	200	153	200	1,275	200	-	200	300
001.5.620.2.6415	COPIER MAINTENANCE	1,500	5,749	4,600	5,367	4,600	4,469	5,500	5,500
001.5.620.2.6419	COMPUTER EXPENSES	3,000	2,756	3,500	7,153	5,000	4,454	5,000	5,000
110.5.620.2.6419	I.T. ADMINISTRATION	3,500	100	3,500	1,071	5,000	360	5,000	20,000
001.5.620.2.6434	PROFESSIONAL SERVICES	7,500	6,942	7,500	2,469	7,500	7,396	7,500	10,000
001.5.620.2.6436	INCODE MAINT COSTS	3,000	3,030	3,000	-	3,300	6,523	6,500	8,000
001.5.520.2.6437	WEBSITE UPGRADE/MAINTENANCE	1,000	-	1,000	808	1,000	-	1,000	25,000

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
001.5.620.2.6499	MISC CONTRACTS	1,000	878	1,000	313	1,000	619	1,000	1,000
001.5.620.2.6506	OFFICE SUPPLIES	4,000	4,937	4,000	4,921	4,000	5,217	4,000	4,000
001.5.620.2.6508	POSTAGE	1,500	2,397	1,500	1,421	1,500	1,524	1,500	1,500
001.5.620.2.6599	MISC	1,500	2,355	2,500	9,095	2,500	26,035	1,500	1,500
Subtotal		75,945	71,452	81,090	145,101	87,520	103,472	97,187	149,083
ELECTIONS - 630									
001.5.630.2.6433	ELECTION EXPENSES	-	-	3,500	1,315	3,500	-	3,000	4,000
Subtotal		-		3,500	1,315	3,500	-	3,000	4,000
LEGAL SERVICES - 640									
001.5.640.2.6407	OUTSIDE LEGAL SERVICES	3,500	34,740	5,000	12,000	7,500	2,000	7,500	7,500
001.5.640.2.6411	LEGAL SERVICES	40,000	49,130	40,000	36,795	40,000	22,045	100,000	50,000
001.5.645.2.6411	BOND COUNSEL	-	-	-	11,000	5,000	24,949	15,000	20,000
Subtotal		43,500	83,870	45,000	48,795	52,500	24,045	122,500	77,500

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
CITY GROUNDS AND BUILDINGS - 650									
001.5.650.1.6012	BLDG GRNDS UNEMPLOY	-	-	-	-	-	6,224	-	-
001.5.650.1.6018	JANITORIAL WAGES	-	1,869	-	17,245	-	14,338	41,600	41,600
001.5.650.1.6110	FICA	-	116	-	1,015	-	856	1,746	2,579
001.5.650.1.6120	MDIC	-	27	-	238	-	200	408	603
001.5.650.1.6130	IPERS	-	176	-	1,628	-	1,326	2,670	3,927
001.5.650.1.50	HEALTH INSURANCE	-	421	-	6,228	-	3,893	5,798	6,030
001.5.650.1.6160	WORKERS COMP	-	832	-	1,245	-	1,620	3,240	3,370
001.5.650.2.6310	3C's BLDG MAINT AND REPAIR	26,728	40,121	30,000	6,267	30,000	1,093	50,000	50,000
001.5.650.2.6312	MAINTENANCE CONTRACT	24,000	31,919	26,728	30,674	26,728	33,991	33,500	33,500
001.5.650.2.6313	SAFE ROOM MAINT CONTRACT	-	-	-	-	2,900	3,000	-	3,000
001.5.650.2.6312	SAFE ROOM MAINT & REPAIRS	-	1,653	-	3,164	-	770	3,140	3,000
001.5.650.2.6315	ELEVATOR MAINTENANCE	1,420	1,968	1,750	1,571	1,750	1,600	1,750	1,750
001.5.650.2.6371	UTILITIES	47,000	37,007	35,000	39,762	35,000	36,117	45,000	50,000
001.5.650.2.6408	LIABILITY INSURANCE	7,600	7,600	7,600	9,160	8,360	6,514	10,625	12,219
001.5.650.2.6410	JANITORIAL SUPPLIES	1,500	520	1,500	2,816	1,500	305	5,000	5,000
001.5.650.2.6439	GROUNDS IMPROVEMENTS	2,500	1,260	2,000	1,170	2,000	-	2,000	2,000
Subtotal		110,748	122,048	104,578	94,584	108,238	111,847	206,477	218,578
GRAND TOTAL		343,045	416,913	378,306	483,501	456,486	396,362	659,258	673,298

PROGRAM VII - DEBT ADMINISTRATION						
Debt Administration - 710		FY19 Budget	FY20 Budget	FY21 Budget	FY22 Budget	FY23 Budget
	REFINANCED DEBT					
200.5.710.4.6818	\$3,695,000 GO Refunding/Kum N Go Prin				330,000	340,000.00
200.5.710.4.6819	\$3,695,000 GO Refunding /Kum N Go Int				69,738	65,544.00
200.5.710.4.6880	\$2,250,000 Trails/E. 1st Street/560th Prin				275,000	170,000.00
200.5.710.4.6881	\$2,250,000 Trails/E. 1st Street/560th Int				36,690	31,190.00
200.5.710.4.6859	\$6,855,000 GO Annual App Refund Prin	845,000	875,000	900,000	665,000	805,000.00
200.5.710.4.6860	\$6,855,000 GO Annual App Refund Int	143,938	127,038	109,538	91,538	76,575.00
	G.O. Water Plant Expansion				630,000	650,000.00
200.5.710.4.6899	Loan Service Fees	2,315	5,418	6,500	6,500	6,500
Subtotal		991,253	1,007,456	1,016,038	2,104,466	2,144,809
GRAND TOTAL		991,253	1,007,456	1,016,038	2,104,466	2,144,809

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
Water Treatment and Distribution - 810									
Personnel Expenses									4%
600.5.810.1.6010	FULL-TIME SALARIES	208,000	200,448	193,000	186,826	195,031	196,909	225,752	259,030
600.5.810.1.6020	PART-TIME SALARIES	3,000	3,783	6,500	4,521	8,000	3,809	8,000	5,000
600.5.810.1.6110	FICA - CITY'S SHARE	13,082	11,992	12,369	11,774	12,588	12,144	14,493	16,370
600.5.810.1.6120	MEDICARE - CITY'S SHARE	3,060	2,805	2,893	2,754	2,944	2,840	3,389	3,828
600.5.810.1.6130	IPERS - CITY'S SHARE	19,635	18,923	18,219	17,799	18,411	18,752	21,311	24,452
600.5.810.1.6150	HEALTH INSURANCE	42,120	37,494	37,494	29,622	39,744	31,277	30,807	30,807
600.5.810.1.6160	WORKERS COMP	6,695	2,110	6,896	2,936	7,103	1,931	3,208	3,053
600.5.810.1.6181	CLOTHING ALLOWANCE	1,000	828	1,000	755	1,200	623	1,500	1,500
Subtotal		296,592	278,383	278,371	256,987	285,020			344,041
Services & Commodities									
600.5.810.2.6205	EMPLOYMENT PHYSICAL	-	-	-	-	-			100
600.5.810.2.6210	MEMBERSHIPS & SUBSCRIPTIONS	1,160	1,461	1,000	1,218	1,500	1,416	1,500	1,800
600.5.810.2.6230	TRAINING/CONF/TRAVEL	600	1,630	1,800	340	1,800	966	1,800	2,000
600.5.810.2.6298	CERTIFICATE RENEWAL	300	315	300	220	300	320	300	300
600.5.810.2.6310	BUILDING MAINTENANCE	11,000	9,473	11,000	69,695	11,000	425	11,000	11,000
600.5.810.2.6320	GROUNDS MAINTENANCE	1,500	1,052	3,000	75	3,000	555	3,000	3,000
600.5.810.2.6331	VEHICLE OPERATIONAL EXPENSE	5,000	3,332	6,500	4,677	6,500	4,034	6,500	6,500
600.5.810.2.6336	DISTRIBUTION OPERATION	12,500	6,055	15,000	15,537	15,000	11,949	15,000	15,000
600.5.810.2.6337	TOWER & GROUNDS MAINT/OPER	3,000	4,494	15,000	6,100	15,000	250	15,000	15,000
600.5.810.2.6338	PLANT OPERATION/MAINT	15,000	6,996	15,000	39,701	15,000	10,351	15,000	15,000
600.5.810.2.6339	EQUIPMENT IMPROVEMENT	30,000	38,108	35,000	50,453	35,000	11,486	35,000	35,000
600.5.810.2.6340	OFFICE EQUIPMENT	100	-	100	134	100	280	100	100
600.5.810.2.6342	WELL OPERATION	11,000	24,305	11,000	795	1,500	117	1,500	2,500
600.5.810.2.6350	EQUIP MAINT/REPAIR	1,000	875	1,500	292	1,500	597	1,500	1,500
600.5.810.2.6371	UTILITIES	50,000	46,607	50,000	43,654	50,000	44,527	50,000	58,000
600.5.810.2.6373	CELL PHONES	1,250	1,079	1,250	1,462	1,600	1,615	1,600	2,000
600.5.810.2.6374	INFRASTRUCTURE/LAND MAP		-	-	-	-	-	-	500
600.5.810.2.6375	TELEPHONE	3,000	5,709	3,000	3,379	3,000	3,472	3,000	4,000
600.5.810.2.6401	ANNUAL AUDIT EXPENSE	3,500	2,988	3,500	3,188	4,500	2,635	4,000	4,000
600.5.810.2.6402	ADVERTISING	200	239	200	55	200	-	200	200
600.5.810.2.6408	LIABILITY INSURANCE	14,200	16,270	16,269	17,712	17,896	19,507	19,328	24,000
600.5.810.2.6410	JANITORIAL SUPPLIES	750	197	750	179	400	152	500	500

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
600.5.810.2.6411	LEGAL SERVICES	1,000	-	1,000	44	-			-
600.5.810.2.6419	COMPUTER EXPENSES	5,000	7,699	5,000	7,099	7,500	12,168	7,500	7,500
600.5.810.2.6434	PROFESSIONAL SERVICES	3,000	3,750	3,000	24,251	2,000	104,484	5,000	5,000
600.5.810.2.6443	REQUIRED TESTING	2,700	1,440	2,700	2,118	3,000	956	3,000	3,000
600.5.810.2.6450	CDL TESTING	-	124	150	26	150	158	150	150
600.5.810.2.6501	TREATMENT CHEMICALS	72,000	67,831	75,000	93,228	90,000	94,244	90,000	100,000
600.5.810.2.6504	SMALL EQUIPMENT	2,000	1,169	2,000	1,030	2,000	855	2,000	2,000
600.5.810.2.6506	OFFICE SUPPLIES	1,100	292	1,100	2,274	2,000	3,048	2,000	2,000
600.5.810.2.6508	POSTAGE	2,600	2,287	2,600	2,541	2,600	2,908	2,600	2,600
600.5.810.2.6599	MISC.	600	2,184	1,100	299	1,000	985	1,000	1,000
Subtotal		255,060	257,961	284,819	391,776	295,046	334,460	299,078	325,250
Sinking Fund - 811									
Water Revenue Bond	REVENUE BOND/PRINCIPAL								170,000
	REVENUE BOND/INTEREST								31,190
601.5.810.4.6899	LOAN FEES								650
Subtotal		-	-	-	-	-	-	-	201,840
GRAND TOTAL		551,652	536,344	563,190	648,763	580,066			871,131

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
Wastewater Treatment and Distribution - 815									
Personnel Expenses									4%
610.5.815.1.6010	FULL-TIME SALARIES	175,000	143,915	199,480	202,750	203,419	207,854	235,462	244,880
610.5.815.1.6020	PART-TIME SALARIES	6,000	3,785	6,000	4,400	6,000	9,266	6,000	6,000
610.5.815.1.6110	FICA - CITY'S SHARE	11,222	8,533	12,740	12,423	12,984	12,902	14,971	15,555
610.5.815.1.6120	MEDICARE - CITY'S SHARE	2,625	1,995	2,979	2,905	3,037	3,017	3,501	3,638
610.5.815.1.6130	IPERS - CITY'S SHARE	16,520	13,424	18,831	19,012	19,203	19,730	22,228	23,117
610.5.815.1.6150	HEALTH INSURANCE	40,000	31,197	42,400	42,344	44,944	44,914	46,742	46,742
610.5.815.1.6160	WORKERS COMP	5,150	1,303	5,305	2,227	5,464	1,545	5,970	5,682
610.5.815.1.6181	CLOTHING ALLOWANCE	1,200	824	1,500	670	1,500	796	1,500	1,500
Subtotal		257,717	57,276	289,235	79,581	296,550	300,024	336,374	347,113
Services & Commodities									
610.5.815.2.6205	EMPLOYMENT PHYSICAL	-	198	250	55	250	-	250	250
610.5.815.2.6210	MEMBERSHIPS & SUBSCRIPTIONS	500	416	500	649	500	372	650	1,000
610.5.815.2.6230	TRAINING/CONF/TRAVEL	2,000	2,299	3,000	390	3,000	466	3,000	5,000
610.5.815.2.6298	CERTIFICATE RENEWAL	650	525	800	370	800	430	-	750
610.5.815.2.6310	BUILDING MAINTENANCE	14,000	96,927	17,000	36,631	17,000	5,109	17,000	17,000
610.5.815.2.6320	GROUNDS MAINT EXPENSE	800	-	8,000	2,000	8,000	2,038	8,000	8,000
610.5.815.2.6331	VEHICLE OPERATIONAL EXPENSE	5,500	3,778	13,500	48,579	8,000	6,319	8,000	8,000
610.5.815.2.6336	DISTRIBUTION SYSTEM/MAINT	-	-	65,000	47,334	65,000	80,971	65,000	65,000
610.5.815.2.6338	PLANT OPERATION	20,000	25,813	20,000	20,355	20,000	24,877	20,000	30,000
610.5.815.2.6350	EQUIP MAINT/REPAIR	3,000	705	3,000	4,021	3,000	2,343	3,000	3,000
610.5.815.2.6371	UTILITIES	82,250	79,538	82,250	77,133	82,500	91,263	83,500	100,000
610.5.815.2.6373	CELL PHONES	2,000	1,207	2,000	1,217	2,000	1,548	2,000	2,000
610.5.815.2.6374	INFRASTRUCTURE/LAND MAP	-	-	-	-	-	-	-	1,000
610.5.815.2.6375	TELEPHONE	3,500	6,304	3,500	3,916	3,500	3,732	3,500	3,500
610.5.81.2.6401	ANNUAL AUDIT EXPENSE	3,500	2,988	4,000	3,188	4,500	2,635	4,000	4,000
610.5.815.2.6402	PUBLICATIONS	250	-	250	-	250	-	500	500
610.5.815.2.6408	PROPERTY INSURANCE	9,900	11,769	10,200	12,418	10,200	16,641	13,411	16,891
610.5.815.2.6410	JANITORIAL SUPPLIES	600	448	700	1,034	700	812	700	700
610.5.815.2.6419	COMPUTER EXPENSES	7,000	10,841	7,000	7,831	8,000	11,784	8,000	10,500
610.5.815.2.6434	PROFESSIONAL SERVICES	500	1,407	2,000	44	-	-	-	

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
610.5.815.2.6443	REQUIRED TESTING	2,000	2,450	2,500	1,907	2,500	2,485	2,500	4,500
610.5.815.2.6450	CDL TESTING	-	60	100	42	100	191	100	100
610.5.815.2.6455	PRE-TESTING TREATMENT	-	-	9,100	5,441	3,000	-	1,000	1,000
610.5.815.2.6501	TREATMENT CHEMICALS	4,500	2,982	4,500	5,372	4,500	2,037	4,500	5,500
610.5.815.2.6504	SMALL EQUIPMENT	6,800	6,679	6,800	4,175	5,000	2,813	5,000	5,000
610.5.815.2.6506	OFFICE SUPPLIES	1,800	354	1,800	2,707	2,500	3,312	2,500	2,500
610.5.815.2.6508	POSTAGE	2,500	2,265	2,500	2,522	2,500	2,908	2,500	2,500
610.5.815.2.6599	MISC.	500	1,711	1,000	387	1,000	1,061	1,500	1,500
Subtotal		174,050	261,664	271,250	289,718	258,300	266,147	260,111	299,691
WASTEWATER SINKING FUND - 816									
	SRF 6,330,000 BOND PRINCIPAL	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	SRF BOND INTEREST	42,060	42,060	41,760	41,760	41,460	41,460	41,160	40,860
611.5.816.4.6899	LOAN FEES	3,505	3,505	3,480	3,480	3,455	3,455	3,430	3,405
Subtotal		55,565	55,565	55,240	55,240	54,915	54,915	54,590	54,265
GRAND TOTAL		487,332	374,505	615,725	424,539	609,765	621,086	651,075	701,069

GENERAL FUND REVENUES - 001									
		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
001.4.000.4.4000	GENERAL PROPERTY TAX	627,855	620,059	627,855	677,196	731,371	900,879	819,136	1,009,808
001.4.000.4.4001	AGRICULTURAL PROPERTY TAX	2,092	2,091	2,092	2,008	2,092	2,295	2,092	2,100
001.4.000.4.4004	HOMESTEAD	6,878	1,344	6,878	16,491	10,413	10,413	6,878	10,000
001.4.000.4.4060	UTILITY REPLACEMENT	13,615	11,422	13,615	12,305	12,422	11,746	12,422	11,000
001.4.000.4.4080	MOBILE HOME TAX	3,861	4,163	3,361	3,714	4,054	4,754	4,054	4,000
001.4.000.1.4105	ALCOHOL/CIGARETTE PERMITS	300	1,518	200	2,951	500	2,951	500	2,900
001.4.000.1.4120	BUILDING INSPECTION FEES	60,000	138,724	60,000	55,050	80,000	83,067	80,000	80,000
001.4.000.1.4122	BUILDING PERMITS	40,000	53,536	40,000	74,155	55,000	83,421	80,000	80,000
001.4.000.1.4190	BUSINESSES LICENSES	500	950	500	725	600	660	700	500
001.4.000.4.4300	INTEREST EARNED	10,000	19,999	10,000	26,726	18,000	101,007	12,000	25,000
001.4.000.4.4310	SAFEROOM RENTALS	2,000	3,923	2,000	2,905	5,000	2,820	2,000	3,000
001.4.000.4.4312	NORD KALSEM RENTALS	2,000	2,470	2,000	2,820	5,000	3,100	2,000	3,000
001.4.000.4.4320	CELLULAR LEASE	25,000	25,567	25,000	28,276	25,000	24,401	25,000	25,000
001.4.000.4.4434	CABLE TV FRANCHISE FEES	15,000	21,666	15,000	20,752	20,000	19,025	20,000	20,000
001.4.000.1.4501	ZONING & SITE PLAN FEES	500	1,200	500	325	500	10,446	500	500
001.4.000.1.4600	SPECIAL ASSESSMENTS	-	979	-	1,112	-	651	-	500
001.4.000.1.4735	SALES TAX REFUNDS	-	4,196	-	-	-	2,256	-	2,000
001.4.540.4.4799	PLANNING & ZONING MISC	-	119,000	-	39,000	32,050	51,412	32,000	32,000
001.4.620.4.4070	UTILITY FRANCHISE FEES	100,000	130,029	100,000	138,202	130,000	123,834	135,000	130,000
001.4.000.4.4760	P7Z/ENG/SITE PLAN FEE REIMBURSE	-	81,586	-	98,545	-	39,877	-	-
001.4.000.4.4799	MISC	15,000	14,580	15,000	25,039	15,000	173,465	20,000	20,000
	NORD KALSEM DONATION	-	-	-	-	-	-	40,000	30,000
	CHRISTMAS LIGHTS DONATION	-	-	-	-	-	-	20,000	20,000
Subtotal		924,601	1,259,002	924,001	1,228,297	1,147,002	1,652,480	1,314,282	1,511,308

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
POLICE GENERATED FUNDS									
001.4.110.1.4402	CAMBRIDGE DISPATCH CONTRACT	47,817	47,817	47,817	55,227	57,000	56,514	57,691	59,164
001.4.110.2.4441	STATE MUNICIPAL ASSIST	2,000	8,086	2,000	8,542	8,000	12,820	8,000	14,000
001.4.110.1.4765	SALVAGE VEHICLE INSPECTION	5,000	9,200	5,000	10,120	7,500	11,160	7,500	7,500
001.4.110.1.4766	LOCAL FINES	2,500	1,752	2,500	5,052	1,500	3,718	1,500	2,000
001.4.110.1.4770	MAGISTRATE COURT REVENUE	4,000	3,619	4,000	2,093	3,000	1,525	3,000	3,000
Subtotal		61,317	70,474	61,317	81,034	77,000	85,737	77,691	85,664
LIBRARY - 002									
001.4.410.2.4443	PASSPORT REVENUE	-	-	-	-	-	-	-	10,000
002.4.410.2.4444	ENRICH IOWA- OPEN ACCESS	1,600	1,391	1,600	1,246	1,300	1,360	1,300	2,000
002.4.410.2.4446	ENRICH IOWA - DIRECT STATE AID	1,800	1,984	1,800	2,025	1,900	1,995	1,900	2,000
002.4.410.2.4447	SCHOOL - 28E AGREEMENT	77,000	77,741	77,000	77,741	52,000	25,000	52,000	25,000
002.4.410.2.4461	GRANT MONIES	5,000	1,091	5,000	7,819	5,000	11,376	5,000	5,000
002.4.410.2.4465	STORY COUNTY CONTRACT	20,000	19,190	20,000	15,498	15,000	21,788	20,000	24,000
002.4.410.2.4705	DONATIONS	1,500	764	1,500	1,690	1,500	1,759	1,500	1,500
002.4.410.4.4799	MISC REV. COPY, FAX, LATE FEES	2,500	7,261	2,500	2,302	2,500	1,487	2,500	2,500
Subtotal		109,400	109,422	109,400	108,321	79,200	64,765	84,200	72,000
RECREATION									
003.4.440.1.4313	RENTALS	2,000	3,565	2,000	4,617	3,000	3,925	3,000	3,000
003.4.440.1.4551	MEMBERSHIPS	105,000	113,200	105,000	97,123	113,000	93,950	113,000	113,000
003.4.440.1.4583	SPECIAL EVENTS	-	1,496	-	1,292	5,000	3,799	5,000	6,000
003.4.440.1.4584	ADULT PROGRAMS	20,000	26,022	20,000	24,435	20,000	16,959	15,000	8,000
003.4.440.1.4585	YOUTH PROGRAMS	30,000	39,455	30,000	35,946	35,000	34,057	25,000	35,000
003.4.440.1.4755	CONCESSIONS	2,500	6,006	2,500	2,463	9,500	4,500	4,500	2,500
Subtotal		159,500	189,744	159,500	165,876	185,500	157,190	165,500	167,500

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
004 - FIRE DEPARTMENT									
004.4.150.2.4476	PALESTINE TOWNSHIP	18,000	31,178	18,000	23,144	18,000	24,790	18,000	24,000
004.4.150.2.4477	LINCOLN TOWNSHIP	7,500	13,390	7,500	10,253	7,500	11,037	7,500	11,000
Subtotal		25,500	44,568	25,500	33,397	25,500	35,827	25,500	35,000
014 - AMBULANCE									
014.4.165.2.4484	AMBULANCE PYMTS	35,000	57,491	35,000	46,185	50,000	52,991	60,000	60,000
Subtotal		35,000	57,491	35,000	46,185	50,000	52,991	60,000	60,000
GENERAL FUND TOTAL REVENUES		1,315,318	1,730,701	1,314,718	1,663,110	1,564,202	2,048,990	1,727,173	1,931,472
110 - STREET DEPARTMENT									
110.4.210.2.4430	ROAD USE TAX	403,015	428,509	415,000	426,362	406,332	496,430	406,332	536,866
110.4.210.4.4799	MISC REVENUE	-	11,649	-	24,853	6,000	11,080	6,000	11,000
Subtotal		403,015	440,158	415,000	451,215	412,332	507,510	412,332	547,866
LOCAL OPTION SALES TAX									
121.4.390.4.4090	LOST REVENUE	417,000	416,349	417,000	437,590	333,600	533,733	417,000	624,467
Subtotal		417,000	416,349	417,000	437,590	333,600	533,733	417,000	624,467
LMI FUND									
124.4.599.5.4831	LMI FROM DEV AGRMNTS	325,000	320,000	325,000	350,000	438,177	219,609	418,408	383,241
Subtotal		325,000	320,000	325,000	350,000	438,177	219,609	418,408	383,241
TAX INCREMENT FUND									
125.4.520.4.4000	PROPERTY TAX	2,557,542	2,541,200	2,557,542	2,596,521	2,562,186	2,419,096	2,562,186	2,989,581
125.4.520.4.4004	HOMESTEAD	60,000	37,502	60,000	76,304	38,152	32,250	38,000	32,000
Subtotal		2,617,542	2,578,702	2,617,542	2,672,825	2,600,338	2,451,346	2,600,186	3,021,581
200 DEBT SERVICE									
200.4.710.4.4000	DEBT SERVICE REVENUE	635,006	623,047	635,000	658,207	625,000	736,829	625,000	862,625

		FY19 BUDGET	FY19 ACTUAL	FY20 BUDGET	FY20 ACTUAL	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET	FY23 BUDGET
200.4.710.4.4004	HOMESTEAD REPLACEMENT	8,000	8,324	8,000	17,799	8,324	18,303	10,000	10,000
200.4.710.4.4015	ROLLBACK REPLACEMENT	7,000	13,781	7,000	13,397	13,781	14,410	13,300	10,000
200.4.710.4.4060	UTILITY REPLACEMENT	6,000	5,960	6,000	5,697	5,959	5,438	5,700	5,000
200.4.710.4.4080	MOBILE HOME TAX	1,000	1,892	1,000	4,082	1,500	2,201	1,500	1,000
Subtotal		657,006	653,004	657,000	699,182	654,564	777,181	655,500	888,625
TOTAL REVENUES		5,734,881	6,138,914	5,746,260	6,273,922	6,003,213	6,538,369	6,230,599	7,397,252

WATER FUND REVENUE								
		FY19 BUDGET	<i>FY19 ACTUAL</i>	FY20 BUDGET	<i>FY20 ACTUAL</i>	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET
600.4.810.1.4122	PERMIT FEES	25,000	82,817	30,000	29,500	35,000	35,700	35,000
600.4.810.1.4500	WATER SALES	675,000	700,703	700,000	801,091	927,000	882,349	993,000
600.4.810.4.4799	MISC REVENUE	20,000	42,559	20,000	34,370	25,000	27,248	25,000
TOTAL WATER REVENUES		720,000	826,079	750,000	864,961	987,000	945,297	1,053,000
WASTEWATER FUND REVENUE								
		FY19 BUDGET	<i>FY19 ACTUAL</i>	FY20 BUDGET	<i>FY20 ACTUAL</i>	FY21 BUDGET	FY21 ACTUAL	FY22 BUDGET
610.4.815.1.4122	PERMIT FEES	20,000	50,380	20,000	15,370	20,000	21,930	20,000
610.4.815.1.4510	SEWER SALES	700,000	780,624	750,000	841,636	900,000	908,911	927,000
610.4.815.4.4799	MISC REVENUE	15,000	36,935	15,000	26,084	15,000	19,607	15,000
TOTAL WASTEWATER REVENUES		735,000	867,939	785,000	883,090	935,000	950,448	962,000

REVENUES			EXPENSES		
General Fund: Police, Library, Recreation, Ambulance, Fire	1,931,472		Program I - Community Protection: Police, Fire Dept., Ambulance, Civil Defense, Animal Control	1,056,277	
Street	547,866		Program II- Roadway Maintenance: Street, Solid Waste	655,110	
Local Option Sales Tax	624,467		Program III- Health & Social Services: Cemetery, Community Services	12,500	
Low to Moderate Income (LMI)	383,241		Program IV - Education & Leisure: Library, Parks, Recreation, Community Center	700,725	
Tax Increment Fund (TIF)	2,989,581		Program V - Community & Economic Development: Community Beautification, Planning & Zoning, Development Agreements	1,134,060	
Debt Service	862,625		Program VI - General Government & Support Administration: Council, Administration, Elections, City Grounds & Buildings	673,298	
Water	1,053,000		Program VII - Debt Administration	2,144,809	
Wastewater	962,000		Program VII - Water Treatment/Distribution & Wastewater Treatment/Distribution	1,572,200	
TOTAL REVENUES	9,354,252		TOTAL EXPENSES	7,948,979	
			TOTAL REVENUES	9,354,252	
			TOTAL EXPENSES	7,948,979	
				1,405,273	

COUNCIL COMMUNICATION

AGENDA HEADING:

Resolution No. 22-023 Replace 2002 Ford 606 Attack Truck and 2003 Chevy 806 Rescue Truck by Vehicle Purchase: Huxley Fire Rescue Department (FY 22 CIP)

SUBMITTED BY: Rita Conner, City Administrator; Travis Woodbeck, Huxley Fire and Rescue Department Chief

SYNOPSIS:

Recommend approving purchase of replacement vehicle for Huxley Fire Rescue Department that will retire two (2) pieces of apparatus from the fleet that are at or nearing twenty (20) years of age.

Included in current Fiscal Year 22 Capital Improvement Plan (CIP) approved by Council Resolution 21-092 on October 12, 2021.

FISCAL IMPACT: YES

Amount: \$218,000

Funding Source: FY 22 City of Huxley Budget, General Fund

ADDITIONAL INFORMATION: YES

- This purchase improves the safety of HFR members and the community by having one truck that can do rescue operations and provide water simultaneously.
- One vehicle will do the work of the current two. HFR can't currently fight fire on accident scene due to no water on the truck

PREVIOUS COUNCIL ACTION(S): YES

- Council Resolution No. 21-092 October 12, 2021

BOARD/COMMISSION ACTION(S): NONE

CITY ADMINISTRATOR RECOMMENDATION: APPROVAL

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: YES

- Order and purchase apparatus prior to June 30, 2022.

RESOLUTION NO. 22-023

**RESOLUTION APPROVING REPLACEMENT OF 2002 FORD 606 ATTACK TRUCK
AND 2003 CHEVY 806 RESCUE TRUCK BY VEHICLE PURCHASE: HUXLEY FIRE
RESCUE DEPARTMENT (FY 22 CIP)**

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

WHEREAS, the Huxley Fire Rescue Department has worked to vet the purchase of a replacement vehicle in the fleet that will combine features of two existing apparatus that are at or nearing twenty (20) years of age and;

WHEREAS, the total estimated cost of the apparatus is \$218,000 and will be funded through the City's 2022 general fund budget and;

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

The apparatus purchase is hereby approved.

Roll Call	Aye	Nay	Absent
Kevin Thompson	___	___	___
David Kuhn	___	___	___
Niko Pilcher	___	___	___
Rory Echer	___	___	___
Tracey Roberts	___	___	___

PASSED, ADOPTED AND APPROVED this 15th day of March, 2022

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 22-023** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 15th day of March, 2022

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk



March 9, 2022

VIA EMAIL

Rita Conner
City Administrator/City Hall
Huxley, IA

Re: 2022 Amendment to the Huxley Housing Urban Renewal Area
Our File No. 419996-67

Dear Rita:

Attached please find proceedings covering the City Council's action in holding a public hearing on and adopting a resolution to approve the 2022 urban renewal plan amendment.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please contact John Danos, Erin Regan or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Jolene Lettow

RESOLUTION NO. 22-024

Resolution to Approve Urban Renewal Plan Amendment for the Huxley Housing Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Huxley, Iowa (the “City”), by prior resolution established the Huxley Housing Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, an amendment to the Plan has been prepared which would authorize the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Meadow Lane Investments, L.L.C. in connection with the construction of public infrastructure necessary for the development of a residential subdivision; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on March 15, 2022; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Story County and the Ballard Community School District; the consultation meeting was held on the ____ day of _____, 20__; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The Project proposed under the Amendment conforms to the general plan for the development of the City;

B. The Project proposed under the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives; and

C. It is not anticipated that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved March 15, 2022.

Mayor

Attest:

City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

• • • •

Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
STORY COUNTY
CITY OF HUXLEY

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Huxley, Iowa and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the Huxley Housing Urban Renewal Area in the City of Huxley, Iowa.

WITNESS MY HAND this ____ day of _____, 2022.

City Clerk

HEARING ON AND APPROVAL OF
AMENDMENT TO THE HUXLEY
HOUSING URBAN RENEWAL AREA

419996-67

Huxley, Iowa

March 15, 2022

The City Council of the City of Huxley, Iowa, met on March 15, 2022, at 6:00 o'clock, p.m., at the City Hall, in the City for the purpose of conducting a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled “Resolution to Approve Urban Renewal Plan Amendment for the Huxley Housing Urban Renewal Area,” seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.



March 9, 2022

VIA EMAIL

Rita Conner
City Administrator/City Hall
Huxley, IA

Re: Meadow Lane Investments, L.L.C. Development Agreement
File No. 419996-67

Dear Rita:

Attached please find the proceedings covering the City Council's approval of the proposed Development Agreement with Meadow Lane Investments, L.L.C., followed by a resolution pledging certain incremental property tax revenues to make the payments under the Agreement.

We would appreciate receiving one fully executed copy of these proceedings and of the executed Development Agreement as soon as they are available.

Please call John Danos, Erin Regan, or me with questions.

Kind regards,

Amy Bjork

Attachments

cc: Jolene Lettow

RESOLUTION 22-025

Resolution Approving Development Agreement with Meadow Lane Investments, L.L.C., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Huxley, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Huxley Housing Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, a certain development agreement (the “Agreement”) between the City and Meadow Lane Investments, L.L.C. (the “Developer”) has been prepared, pursuant to which the Developer would undertake the construction of public infrastructure necessary for the development of a residential subdivision in the Urban Renewal Area (the “Project”); and

WHEREAS, under the Agreement, the City would provide annual appropriation tax increment payments to the Developer in a total amount not exceeding \$560,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on March 1, 2022, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Huxley and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new job and housing opportunities, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Developer thereunder.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Meadow Lane Investments Plat 4 Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

A PART OF OUTLOT "Z", MEADOW LANE PLAT 3 EAST, AN OFFICIAL PLAT IN THE CITY OF HUXLEY, STORY COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "Z"; THENCE NORTH 00°09'19" EAST ALONG THE WEST LINE OF SAID OUTLOT "Z" 203.22 FEET; THENCE NORTH 16°48'49" WEST CONTINUING ALONG THE WEST LINE OF SAID OUTLOT "Z", 60.00 FEET; THENCE WESTERLY CONTINUING ALONG THE WEST LINE OF SAID OUTLOT "Z" AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 26.89 FEET AND WHOSE CHORD BEARS SOUTH 70°51'10" WEST, 26.88 FEET; THENCE NORTH 21°37'46" WEST CONTINUING ALONG THE WEST LINE OF SAID OUTLOT "Z", 62.50 FEET; THENCE NORTH 00°03'58" WEST CONTINUING ALONG THE WEST LINE OF SAID OUTLOT "Z", 630.45 FEET; THENCE NORTH 00°01'42" WEST CONTINUING ALONG THE WEST LINE OF SAID OUTLET "Z", 84.07 FEET; THENCE NORTH 14°14'40" EAST CONTINUING ALONG THE WEST LINE OF SAID OUTLOT "Z", 60.00 FEET; THENCE WESTERLY CONTINUING ALONG THE WEST LINE OF SAID OUTLOT "Z" AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1970.00 FEET, WHOSE ARC LENGTH IS 15.35 FEET AND WHOSE CHORD BEARS NORTH 75°29'48" WEST, 15.35 FEET; THENCE NORTH 00°03'41" WEST CONTINUING ALONG THE WEST LINE OF SAID OUTLOT "Z", 80.93 FEET; THENCE NORTH 89°56'19" EAST CONTINUING ALONG THE

WEST LINE OF SAID OUTLOT "Z", 125.00 FEET; THENCE SOUTH 00°03'41" EAST CONTINUING ALONG THE WEST LINE OF SAID OUTLOT "Z", 30.00 FEET; THENCE NORTH 89°56'19" EAST CONTINUING ALONG THE WEST LINE OF SAID OUTLOT "Z", 185.00 FEET; THENCE SOUTH 00°04'19" EAST, 862.76 FEET; THENCE NORTH 89°55'57" EAST, 11.90 FEET; THENCE SOUTH 00°04'03" EAST, 275.50 FEET TO THE SOUTH LINE OF SAID OUTLOT "Z"; THENCE NORTH 89°52'54" WEST ALONG SAID SOUTH LINE, 257.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.86 ACRES (342,472 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Section 5. The City hereby pledges to the payment of the Agreement the Meadow Lane Investments Plat 4 Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the Meadow Lane Investments Plat 4 Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Story County to evidence the continuing pledging of the Meadow Lane Investments Plat 4 Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved March 15, 2022.

Mayor

Attest:

City Clerk

APPROVE DEVELOPMENT
AGREEMENT AND TAX INCREMENT
PAYMENTS

(Meadow Lane Investments, L.L.C.)

419996-67

Huxley, Iowa

March 15, 2022

A meeting of the City Council of the City of Huxley, Iowa, was held at 6:00 p.m., on March 15, 2022, at the City Hall, Huxley, Iowa, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
STORY COUNTY
CITY OF HUXLEY

SS:

I, the undersigned, Clerk of the City of Huxley, Iowa hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve a Development Agreement.

WITNESS MY HAND this _____ day of _____, 2022.

City Clerk

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
Assumed Increment Valuation Growth: 0.00%						ESTIMATED [I less J]				[Available for rebate]		Total TIF							
Table 1. TIF Cash Flow		INCREMENT VALUATION [Regular Valuation Only]				TOTAL ESTIMATED VALUATION AND INCREMENT				TIF LEVIES and RESULTING TIF REVENUE				POTENTIAL LMI and REBATE PAYMENT			TOTAL TIF	NET TIF	
Assessment / Fiscal Year		Estimated New Homes Each Year	Cumulative Number of Homes	Average Valuation per Home	Total Assessment	Increment 100% Assessment Total	Taxable Valuation After Rollback	Taxable Valuation for LMI	Net Taxable Valuation for Rebate	Net Tax Levy for TIF	Estimated TIF Revenue for LMI	Estimated Net TIF Revenue After LMI	Total Estimated TIF Revenue	LMI Set-Aside	Rebate Payment to Developer	Rebate as % of TIF Available	ESTIMATED ANNUAL TIF PAYMENTS	Annual TIF Surplus / (Deficit)	
		[Cumulative]				56.40940%		40.00000%	60.00000%	[per \$1,000]	[M + N]			40.00000%	60.00000%	[after LMI] [Q / N]	[P + Q]	[O less P & Q]	
	FY 2022-23 1/1/2021									\$28.10561									
1	FY 2023-24 1/1/2022	5	5	250,000	1,250,000	1,250,000	705,118	282,047	423,071	\$28.10561	7,927	11,891	19,818	7,927	11,891	100.003%		(0)	
2	FY 2024-25 1/1/2023	5	10	250,000	2,500,000	2,500,000	1,410,235	564,094	846,141	\$28.10561	15,854	23,781	39,636	15,854	23,781	99.999%		0	
3	FY 2025-26 1/1/2024	4	14	250,000	3,500,000	3,500,000	1,974,329	789,732	1,184,597	\$28.10561	22,196	33,294	55,490	22,196	33,294	100.001%		(0)	
4	FY 2026-27 1/1/2025	4	18	250,000	4,500,000	4,500,000	2,538,423	1,015,369	1,523,054	\$28.10561	28,538	42,806	71,344	28,538	42,806	99.999%		0	
5	FY 2027-28 1/1/2026	4	22	250,000	5,500,000	5,500,000	3,102,517	1,241,007	1,861,510	\$28.10561	34,879	52,319	87,198	34,879	52,319	100.000%		(0)	
6	FY 2028-29 1/1/2027	2	24	250,000	6,000,000	6,000,000	3,384,564	1,353,826	2,030,738	\$28.10561	38,050	57,075	95,125	38,050	57,075	100.000%		0	
7	FY 2029-30 1/1/2028		24	250,000	6,000,000	6,000,000	3,384,564	1,353,826	2,030,738	\$28.10561	38,050	57,075	95,125	38,050	57,075	100.000%		0	
8	FY 2030-31 1/1/2029		24	250,000	6,000,000	6,000,000	3,384,564	1,353,826	2,030,738	\$28.10561	38,050	57,075	95,125	38,050	57,075	100.000%		0	
9	FY 2031-32 1/1/2030		24	250,000	6,000,000	6,000,000	3,384,564	1,353,826	2,030,738	\$28.10561	38,050	57,075	95,125	38,050	57,075	100.000%		0	
10	FY 2032-33 1/1/2031		24	250,000	6,000,000	6,000,000	3,384,564	1,353,826	2,030,738	\$28.10561	38,050	57,075	95,125	38,050	57,075	100.000%		0	
11	FY 2033-34 1/1/2032		24	250,000	6,000,000	6,000,000	3,384,564	1,353,826	2,030,738	\$28.10561	38,050	57,075	95,125	38,050	57,075	100.000%		0	
12	FY 2034-35 1/1/2033					-	-	-	-	\$28.10561	-	-	-	-	-	-			
13	FY 2035-36 1/1/2034					-	-	-	-	\$28.10561	-	-	-	-	-	-			
14	FY 2036-37 1/1/2035					-	-	-	-	\$28.10561	-	-	-	-	-	-			
15	FY 2037-38 1/1/2036					-	-	-	-	\$28.10561	-	-	-	-	-	-			
											337,695	506,542	844,236	337,695	506,541			1	

Net TIF Not Rebated
[nor LMI Set Aside]

Table 2. Calculation of Consolidated Net Levy for TIF			
	Total Levy	Less: D/S, PPEL & Inst. Supp.	Net Tax Levy for TIF
Ballard Schools	\$19.60717	(\$6.67756)	\$12.92961
Story County	5.02778	(0.02585)	\$5.00193
City of Huxley	11.85000	(3.75000)	\$8.10000
County Ag Extension	0.07960	-	\$0.07960
County Assessor	0.44753	-	\$0.44753
County Hospital	0.90891	-	\$0.90891
Des Moines Area C.C.	0.63533	-	\$0.63533
State (Bruc./Tub.)	0.00270	-	\$0.00270
	\$38.55902	(\$10.45341)	\$28.10561

[based on FY 2020-21 tax levies]

Table 3 - Assumptions	
Summary of Inputs and Assumptions	
1. First homes are completed (construction) by January 1, 2022 [FY 2023-24].	
2. Assumes LMI % is reduced to 40.00%.	
3. Developer-provided estimated average valuation per home of \$250,000 [100% valuation, before rollback]	
4. Developer-provided estimated "pace" of build-out.	
5. Valuation is "rolled back" to 56.40940% (residential rollback).	
6. Assumes Consolidated Levy for TIF Revenue of \$28.10561 per \$1,000	
7. Assuming one phase of housing build-out	
8. Total TIF rebate to developer is capped at \$	
[subject to City Council and City Staff review]	

Table 4 - Developer Request	
Summary of Request	
1. Assumes total TIF rebate to developer of \$506,541 [subject to City Council and City Staff review]	
2. Reflects total estimated TIF revenue over 11 years of \$844,236. Developer rebate \$ 506,541 is approximately 60% of total available TIF revenue	

March 9, 2022

VIA EMAIL

Rita Conner
City Administrator/City Hall
Huxley, IA

Re: Huxley Urban Renewal Area (March, 2022 Amendment)
Our File No. 419996-65

Dear Rita:

Attached please find proceedings covering the City Council's action in holding a public hearing on and adopting a resolution to approve the March, 2022 urban renewal plan amendment.

We will appreciate receiving executed copies of these proceedings as soon as they are available. Please contact John Danos, Erin Regan, or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Jolene Lettow

RESOLUTION NO. 22-026

Resolution to Approve Urban Renewal Plan Amendment for the Huxley Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of Huxley, Iowa (the “City”) by resolution previously established the Huxley Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of initiatives and projects therein; and

WHEREAS, an amendment to the Plan has been prepared which would authorize the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (i) using tax increment financing to pay the costs of constructing the expansion of a municipal water treatment plant and wellfield; (ii) providing tax increment financing support to Van Houweling, CD II in connection with the construction of public infrastructure necessary for the development of a residential subdivision; (iii) providing tax increment financing support to Huxley Plaza, LLC in connection with the redevelopment and rehabilitation of the existing Ballard Plaza building for use in commercial/retail business operations; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the City Council has conducted said hearing on March 15, 2022; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Story County and the Ballard Community School District; the consultation meeting was held on the ____ day of _____, 2022; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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

Section 1. It is hereby determined by this City Council as follows:

A. The proposed Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. The proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not anticipated that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 2. The Amendment attached hereto and made a part hereof, is hereby in all respects approved.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved March 15, 2022.

Mayor

Attest:

City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

• • • •

Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
STORY COUNTY SS:
CITY OF HUXLEY

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Huxley, Iowa and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the Huxley Urban Renewal Area in the City.

WITNESS MY HAND this ____ day of _____, 2022.

City Clerk

HEARING ON AND APPROVAL OF
AMENDMENT TO THE HUXLEY
URBAN RENEWAL AREA

419996-65

Huxley, Iowa

March 15, 2022

The City Council of the City of Huxley, Iowa, met on March 15, 2022, , at 6:00 o'clock, p.m., at the City Hall in the City for the purpose of conducting a public hearing on a proposed urban renewal plan amendment.

The Mayor presided and the roll being called the following members of the City Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the City Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the City Council and that this is the time and place at which the City Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled “Resolution to Approve Urban Renewal Plan Amendment for the Huxley Urban Renewal Area,” seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

March 9, 2022

VIA EMAIL

Rita Conner
City Administrator/City Hall
Huxley, IA

Re: Huxley Plaza, LLC Development Agreement
File No. 419996-65

Dear Rita:

Attached please find the proceedings covering the City Council's approval of the proposed Development Agreement with Huxley Plaza, LLC, followed by a resolution pledging certain incremental property tax revenues to make the payments under the Agreement.

We would appreciate receiving one fully executed copy of these proceedings and of the executed Development Agreement as soon as they are available.

Please call John Danos, Erin Regan, or me with questions.

Kind regards,

Amy Bjork

Attachments

cc: Jolene Lettow

RESOLUTION 22-026

Resolution Approving Development Agreement with Huxley Plaza, LLC,
Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain
Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Huxley, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Huxley Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, a certain development agreement (the “Agreement”) between the City and Huxley Plaza, LLC (the “Company”) has been prepared, pursuant to which the Company would undertake the redevelopment and rehabilitation of the existing Ballard Plaza Building on certain real property situated in the Urban Renewal Area (the “Project”); and

WHEREAS, under the Agreement, the City would provide annual appropriation tax increment payments to the Company in a total amount not exceeding \$220,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on March 1, 2022, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Huxley and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new job opportunities, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Company thereunder.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Huxley Plaza Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Certain real property situated in the City of Huxley, Story County, State of Iowa more particularly described as:

LAKEWOOD PLAT 2 LOT:1 HUXLEY (LOCALLY KNOWN AS 708 N US HIGHWAY 69 HUXLEY IOWA 50124)

Section 5. The City hereby pledges to the payment of the Agreement the Huxley Plaza Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the Huxley Plaza Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Story County to evidence the continuing pledging of the Huxley Plaza Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

APPROVE DEVELOPMENT
AGREEMENT AND TAX INCREMENT
PAYMENTS

(Huxley Plaza, LLC)

419996-65

Huxley, Iowa

March 15, 2022

A meeting of the City Council of the City of Huxley, Iowa, was held at 6:00 p.m., on March 15, 2022, at the City Hall, Huxley, Iowa, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.
Passed and approved March 15, 2022.

Mayor

Attest:

City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
STORY COUNTY
CITY OF HUXLEY

SS:

I, the undersigned, Clerk of the City of Huxley, Iowa hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve a Development Agreement.

WITNESS MY HAND this _____ day of _____, 2022.

City Clerk

Plaza Rehab Estimate

6.22.21

620 Hwy 69, Huxley

Base Price and Options	Qty	Price	Total
Demo of Red Roof, Front Façade and sign monuments	15	\$ 1,600.00	\$ 24,000.00
Dumpsters/Hauling	15	\$ 550.00	\$ 8,250.00
Framing Material	446	\$ 75.00	\$ 33,450.00
Framing Labor	15	\$ 1,600.00	\$ 24,000.00
Steel Awnings	24	\$ 2,500.00	\$ 60,000.00
Thin Brick	6251	\$ 12.00	\$ 75,007.30
Hardi Siding Material	3500	\$ 4.23	\$ 14,791.67
Siding Labor	3500	\$ 2.50	\$ 8,750.00
Metal Caps/Flashing	648	\$ 20.00	\$ 12,960.00
Exterior Painting	15072	\$ 1.64	\$ 24,761.14
Roofing Tie In			\$ 9,500.00
Lights and Electrical	32	\$ 500.00	\$ 16,000.00
Security Systems for all three buildings			\$ 9,500.00
Miscellaneous			\$ 20,000.00
Contingency			\$ 40,000.00
Tear out and replace parking lot	40000	\$ 6.50	\$ 260,000.00
New Gravel for rear of buildings	12	\$ 475.00	\$ 5,700.00
Skid loader labor	7	\$ 120.00	\$ 840.00
New Utilities for new lots			\$ 165,000.00
Sub Total			\$ 812,510.11
Contracting Fee		10%	\$ 81,251.01
Total			\$ 893,761.12

Table 1. TIF Cash Flow															
Assumed Increment Valuation Growth: 0.00%															
ESTIMATED															
Total TIF Revenue Generated															
INCREMENT VALUATION (Includes Existing \$461,000)		TOTAL ESTIMATED VALUATION AND INCREMENT						TIF LEVIES and RESULTING TIF REVENUE			TIF Rebate Payments		TOTAL TIF	NET TIF	
[Regular Valuation Only]															
Assessment / Fiscal Year	Valuation Year	Gross Tax Levy Current Valuation	Taxes [Before TIF Deductions]	Total Assessment After Project	Increment 100% Assessment Total	Taxable Valuation After Rollback	Net Taxable Valuation for Rebate	Net Tax Levy for TIF	Estimated Net TIF Revenue	Total Estimated TIF Revenue	Rebate Payment to Developer	Rebate as % of TIF Available	ESTIMATED ANNUAL TIF PAYMENTS	Annual TIF Surplus / (Deficit)	
FY 2022-23	1/1/2021	\$ 461,600.00	\$38.55902	17,799	461,600			\$28.10561							
FY 2023-24	1/1/2022	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2024-25	1/1/2023	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2025-26	1/1/2024	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2026-27	1/1/2025	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2027-28	1/1/2026	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2028-29	1/1/2027	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2029-30	1/1/2028	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2030-31	1/1/2029	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2031-32	1/1/2030	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2032-33	1/1/2031	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2033-34	1/1/2032	\$ 461,600.00	\$38.55902	17,799	1,750,000	1,750,000	1,575,000	\$28.10561	44,266	44,266	20,000	45.181%	20,000	24,266	
FY 2034-35	1/1/2033				-	-	-	\$28.10561	-	-	-	-	-	-	
FY 2035-36	1/1/2034				-	-	-	\$28.10561	-	-	-	-	-	-	
FY 2036-37	1/1/2035				-	-	-	\$28.10561	-	-	-	-	-	-	
FY 2037-38	1/1/2036				-	-	-	\$28.10561	-	-	-	-	-	-	
Do nothing		213,586				Taxes for all political subdivisions			486,930	486,930	220,000		220,000	266,930	
										100.00%		45.18%		54.82%	
Net TIF Not Rebated															

Table 2. Calculation of Consolidated Net Levy for TIF			
	Total Levy	Less: D/S, PPEL & Inst. Supp.	Net Tax Levy for TIF
Ballard Schools	\$19.60717	(\$6.67756)	\$12.92961
Story County	5.02778	(0.02585)	\$5.00193
City of Huxley	11.85000	(3.75000)	\$8.10000
County Ag Extension	0.07960	-	\$0.07960
County Assessor	0.44753	-	\$0.44753
County Hospital	0.90891	-	\$0.90891
Des Moines Area C.C.	0.63533	-	\$0.63533
State (Bruc./Tub.)	0.00270	-	\$0.00270
	\$38.55902	(\$10.45341)	\$28.10561

[based on FY 2020-21 tax levies]

Table 3 - Assumptions	
Summary of Inputs and Assumptions	
1. Rehabilitation completed (construction) by January 1, 2022 [FY 2023-24].	
2. Assumes no LMI (since property is Commercial).	
3. Developer to provide proforma and cost estimates.	
4. Developer-provided estimated "pace" of build-out.	
5. Valuation is "rolled back" to 90% (commercial rollback).	
6. Assumes Consolidated Levy for TIF Revenue of \$28.10561 per \$1,000.	
7. Assuming one phase of commercial rehabilitation.	
8. Total TIF rebate to developer is capped at \$220,000.	
[subject to City Council and City Staff review]	

Table 4 - Developer Request	
Summary of Request	
1. Assumes total TIF rebate to developer of \$220,000.	
[subject to City Council and City Staff review]	
2. Reflects total estimated TIF revenue over 11 years	
of \$486,930 (see column M). \$220,000 (TIF rebate amount)	
is approximately 45% of estimated available TIF revenue.	



March 11, 2022

VIA EMAIL

Rita Conner
City Administrator/City Hall
Huxley, IA

Re: Van Houweling, CD II Development Agreement
File No. 419996-68

Dear Rita:

Attached please find the proceedings covering the City Council's approval of the proposed Development Agreement with Van Houweling, CD II, followed by a resolution pledging certain incremental property tax revenues to make the payments under the Agreement.

We would appreciate receiving one fully executed copy of these proceedings and of the executed Development Agreement as soon as they are available.

Please call John Danos, Erin Regan, or me with questions.

Kind regards,

Amy Bjork

Attachments

cc: Jolene Lettow

RESOLUTION 22-027

Resolution Approving Development Agreement with Van Houweling, CD II, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Huxley, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Huxley Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, a certain development agreement (the “Agreement”) between the City and Van Houweling, CD II (the “Developer”) has been prepared, pursuant to which the Developer would undertake the construction of public infrastructure necessary for the development of a residential subdivision in the Urban Renewal Area (the “Project”); and

WHEREAS, under the Agreement, the City would provide annual appropriation tax increment payments to the Developer in a total amount not exceeding \$644,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on March 1, 2022, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Huxley and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new job and housing opportunities, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Developer thereunder.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Van Houweling Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

A PART OF THE NORTHWEST FRACTIONAL ¼ OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 30 AND A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 19 LOCATED SOUTH OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT-OF-WAY ALL IN TOWNSHIP 82 NORTH, RANGE 23 WEST OF THE 5TH P.M. NOW INCLUDED IN AND FORMING A PART OF THE CITY OF HUXLEY, STORY COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30; THENCE NORTH 0° 00' 01" EAST ALONG THE WEST LINE OF SAID NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30, A DISTANCE OF 1,324.01 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30 AND BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 19; THENCE NORTH 0° 05' 19" EAST ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 19, A DISTANCE OF 98.43 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT-OF-WAY; THENCE NORTH 84° 12' 20" EAST ALONG SAID SOUTH LINE 510.44 FEET; THENCE NORTH 5° 47' 30" WEST CONTINUING ALONG SAID SOUTH LINE 15.00 FEET; THENCE NORTH 84° 12' 29" EAST CONTINUING ALONG SAID SOUTH LINE 712.82 FEET; THENCE SOUTH 19° 26' 20" WEST 516.42 FEET; THENCE SOUTH 9° 02' 08" EAST 294.68 FEET; THENCE SOUTH 31° 58' 22" WEST 709.85 FEET; THENCE SOUTH 20° 07' 18" WEST

APPROVE DEVELOPMENT
AGREEMENT AND TAX INCREMENT
PAYMENTS

(Van Houweling, CD II)

419996-68

Huxley, Iowa

March 15, 2022

A meeting of the City Council of the City of Huxley, Iowa, was held at 6:00 p.m., on March 15, 2022, at the City Hall, Huxley, Iowa, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

194.13 FEET TO THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30; THENCE NORTH 89° 51' 24" WEST ALONG SAID SOUTH LINE OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30, A DISTANCE OF 647.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.17 ACRES (1,444,842 S.F.).

Section 5. The City hereby pledges to the payment of the Agreement the Van Houweling Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the Van Houweling Subfund are appropriated for such purpose by the City Council.

Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Story County to evidence the continuing pledging of the Van Houweling Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved March 15, 2022.

Mayor

Attest:

City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
STORY COUNTY
CITY OF HUXLEY

SS:

I, the undersigned, Clerk of the City of Huxley, Iowa hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve a Development Agreement.

WITNESS MY HAND this _____ day of _____, 2022.

City Clerk

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
BLUE SKY ESTATES
CURB AND GUTTER SECTION ON 560TH AVENUE
9-INCH DEPTH x 42-INCH WIDTH
HUXLEY, IOWA
JUNE 22, 2021



S&A Project No. 121.0211.01

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION
SECTION 1 - EARTHWORK				
1.1.	Earthwork	1 LS	\$15,000.00	\$15,000.00
1.2.	Silt Fence	1,500 LF	\$3.50	\$5,250.00
1.3.	Subgrade Preparation, 6 inches	870 SY	\$3.50	\$3,045.00
1.4.	Granular Subbase, 6 inches	870 SY	\$15.00	\$13,050.00
1.5.	Storm Water Erosion Management	1 EA	\$3,000.00	\$3,000.00
1.6.	Seeding, Fertilizing and Mulch	1.2 AC	\$5,000.00	\$6,000.00
1.7.	Existing Utility Adjustment	1 LS	\$15,000.00	\$15,000.00
1.8.	Traffic Control	1 LS	\$15,000.00	\$15,000.00
TOTAL SECTION 1				\$75,345.00
SECTION 2 - STORM SEWER				
2.1.	15-inch RCP Storm Sewer	230 LF	\$55.00	\$12,650.00
2.2.	18-inch RCP Storm Sewer	445 EA	\$70.00	\$31,150.00
2.3.	24-inch RCP Storm Sewer	440 LF	\$90.00	\$39,600.00
2.4.	30-inch RCP Storm Sewer	100 EA	\$110.00	\$11,000.00
2.5.	30-inch RCP FES w/ Footing	1 EA	\$2,500.00	\$2,500.00
2.6.	Storm Sewer Intake	6 EA	\$7,000.00	\$42,000.00
2.7.	Storm Sewer Manhole	1 EA	\$8,500.00	\$8,500.00
2.8.	Class D Rip-Rap	40 TN	\$60.00	\$2,400.00
2.9.	Televise Storm Sewer	1,215 LF	\$2.50	\$3,037.50
TOTAL SECTION 2				\$152,837.50
SECTION 3 - PAVEMENT				
3.1.	9-inch depth Non-Reinforced P.C.C. Curb and Gutter (3.5-foot width)	1,423 LF	\$60.00	\$85,380.00
TOTAL SECTION 3				\$85,380.00
SUBTOTAL				\$313,562.50
CONTINGENCY (+/- 20%)				\$63,437.50
ENGINEERING AND STAKING				\$23,000.00
TOTAL PROJECTED PROJECT COST				\$400,000.00

This opinion of probable cost was completed using preliminary plat layout. Snyder & Associates, Inc. is not responsible for any discrepancies between this assumed layout and quantities and the actual bids of the final plans and final quantities.

	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
Assumed Increment Valuation Growth: 0.00%						ESTIMATED [I less J]				[for LMI]		[Available for rebate]		Total TIF					
Table 1. TIF Cash Flow		INCREMENT VALUATION [Regular Valuation Only]				TOTAL ESTIMATED VALUATION AND INCREMENT				TIF LEVIES and RESULTING TIF REVENUE				POTENTIAL LMI and REBATE PAYMENT			NET TIF	NET TIF	
Assessment / Fiscal Year		Estimated New Homes Each Year	Cumulative Number of Homes	Average Valuation per Home	Total Assessment	Increment 100% Assessment Total	Taxable Valuation After Rollback	Taxable Valuation for LMI	Net Taxable Valuation for Rebate	Net Tax Levy for TIF	Estimated TIF Revenue for LMI	Estimated Net TIF Revenue After LMI	Total Estimated TIF Revenue	LMI Set-Aside	Rebate Payment to Developer	Rebate as % of TIF Available	Annual TIF Surplus / (Deficit)	Cumulative TIF Surplus / (Deficit)	
		[Cumulative]				56.40940%		43.90000%	56.10000%	[per \$1,000]			[M + N]	43.90000%	[after LMI] [Q / N]		[O less P & Q]		
FY 2022-23 1/1/2021										\$28.10561									
FY 2023-24 1/1/2022										\$28.10561									
1	FY 2024-25 1/1/2023	2	2	475,000	950,000	950,000	535,889	235,255	300,634	\$28.10561	6,612	8,449	15,061	6,612	5,633	66.666%	2,817	2,817	
2	FY 2025-26 1/1/2024	4	6	475,000	2,850,000	2,850,000	1,607,668	705,766	901,902	\$28.10561	19,836	25,348	45,184	19,836	16,899	66.666%	8,450	11,266	
3	FY 2026-27 1/1/2025	5	11	475,000	5,225,000	5,225,000	2,947,391	1,293,905	1,653,486	\$28.10561	36,366	46,472	82,838	36,366	30,981	66.666%	15,491	26,757	
4	FY 2027-28 1/1/2026	5	16	475,000	7,600,000	7,600,000	4,287,114	1,882,043	2,405,071	\$28.10561	52,896	67,596	120,492	52,896	45,064	66.666%	22,532	49,290	
5	FY 2028-29 1/1/2027	5	21	475,000	9,975,000	9,975,000	5,626,838	2,470,182	3,156,656	\$28.10561	69,426	88,720	158,146	69,426	59,146	66.666%	29,574	78,864	
6	FY 2029-30 1/1/2028	5	26	475,000	12,350,000	12,350,000	6,966,561	3,058,320	3,908,241	\$28.10561	85,956	109,843	195,799	85,956	73,228	66.666%	36,615	115,479	
7	FY 2030-31 1/1/2029	3	29	475,000	13,775,000	13,775,000	7,770,395	3,411,203	4,359,192	\$28.10561	95,874	122,518	218,392	95,874	81,678	66.666%	40,840	156,319	
8	FY 2031-32 1/1/2030	3	32	475,000	15,200,000	15,200,000	8,574,229	3,764,086	4,810,142	\$28.10561	105,792	135,192	240,984	105,792	90,127	66.666%	45,065	201,384	
9	FY 2032-33 1/1/2031	3	35	475,000	16,625,000	16,625,000	9,378,063	4,116,970	5,261,093	\$28.10561	115,710	147,866	263,576	115,710	98,577	66.666%	49,290	250,673	
10	FY 2033-34 1/1/2032	2	37	475,000	17,575,000	17,575,000	9,913,952	4,352,225	5,561,727	\$28.10561	122,322	156,316	278,638	122,322	104,209	66.666%	52,106	302,780	
11	FY 2034-35 1/1/2033		37	475,000	17,575,000	17,575,000	9,913,952	4,352,225	5,561,727	\$28.10561	122,322	156,316	278,638	122,322	38,459	24.603%	117,857	420,637	
	FY 2035-36 1/1/2034					-	-	-	-	\$28.10561	-	-	-	-	-	-			
	FY 2036-37 1/1/2035					-	-	-	-	\$28.10561	-	-	-	-	-	-			
	FY 2037-38 1/1/2036					-	-	-	-	\$28.10561	-	-	-	-	-	-			

833,1121,064,6371,897,748833,112644,000420,637

Estimated total rebate: \$244,000 (bike trail) + \$400,000 original = \$644,000 Total

100.00%43.90%33.93%22.17%

Net TIF Not Rebated
[nor LMI Set Aside]

Table 2. Calculation of Consolidated Net Levy for TIF			
	Total Levy	Less: D/S, PP&L & Inst. Supp.	Net Tax Levy for TIF
Ballard Schools	\$19.60717	(\$6.67756)	\$12.92961
Story County	5.02778	(0.02585)	\$5.00193
City of Huxley	11.85000	(3.75000)	\$8.10000
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County Hospital	0.90891	-	\$0.90891
Des Moines Area C.C.	0.63533	-	\$0.63533
State (Bruc./Tub.)	0.00270	-	\$0.00270
	\$38.55902	(\$10.45341)	\$28.10561

[based on FY 2020-21 tax levies]

Table 3 - Assumptions	
Summary of Inputs and Assumptions	
1. First homes are completed (construction) by January 1, 2023 [FY 2024-25].	
2. Assumes LMI % is 43.9% (standard/given).	
3. Developer-provided estimated average valuation per home of \$475,000 [100% valuation, before rollback]	
4. Developer-provided estimated "pace" of build-out.	
5. Valuation is "rolled back" to 56.40940% (residential rollback).	
6. Assumes Consolidated Levy for TIF Revenue of \$28.10561 per \$1,000	
7. Assuming one phase of housing build-out	
8. Total TIF rebate to developer is capped at \$ _____	
[subject to City Council and City Staff review]	

Table 4 - Developer Request	
Summary of Request	
1. Assumes total TIF rebate to developer of \$644,000 [subject to City Council and City Staff review].	
2. Reflects total estimated TIF revenue over 11 years of \$1,897,748. Developer rebate \$644,000 is approximately 33.93% of total available TIF revenue .	