

CITY OF HUXLEY

TUESDAY – JULY 26, 2016 – HUXLEY CITY HALL

CITY COUNCIL MEETING – 6:00 PM

PUBLIC NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF HUXLEY, IOWA, WILL MEET AT THE HUXLEY CITY HALL 515 N. MAIN AVE., HUXLEY, IOWA, FOR THEIR REGULAR COUNCIL MEETING AT 6:00 PM ON TUESDAY THE 12TH DAY OF JULY, 2016 TO DISCUSS THE MATTERS ENUMERATED IN THE AGENDA LISTED BELOW AND MOVE INTO A WORKSESSION TO IMMEDIATELY FOLLOW.

ROLL CALL – QUORUM PRESENT

- 1.00) COMMENTS FROM THE PUBLIC AND RECEIVING OF PETITIONS AND/OR WRITTEN COMMUNICATIONS TO THE CITY COUNCIL ON AGENDA AND NONAGENDA ITEMS.
- 2.00) PRESENTATION(S): NONE
- 3.00) PROCLAMATION(S): NONE
- 4.00) CONSENT AGENDA:

ALL ITEMS LISTED WITHIN THIS SECTION ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OR ACTION ON THESE ITEMS UNLESS A COUNCIL MEMBER OR CITIZEN SO REQUESTS, IN WHICH EVENT, THE ITEM WILL BE REMOVED FROM THE GENERAL ORDER OF BUSINESS. AND CONSIDERED SEPARATELY.

- 4.01) TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:
July 12, 2016 -- Regular Council Meeting & Worksession
- 4.02) TO APPROVE FINANCIAL REPORTS AND PAYMENT OF BILLS.
- 4.03) TO APPROVE BEER, WINE AND LIQUOR LICENSES AND CIGARETTE PERMITS/ RENEWALS.
- 5.00) PUBLIC HEARING(S); NONE

AGENDA ITEMS:

- 6.00) COMMUNITY BETTERMENT:
 - 6.01) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 16-064 DELETING PROPERTY FROM THE HUXLEY URBAN RENEWAL AREA.
 - 6.02) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 16-065 TO FIX A DATE FOR A PUBLIC HEARING ON DESIGNATION OF NEW URBAN RENEWAL AREA AND ON URBAN RENEWAL PLAN AND PROJECTS.
 - 6.03) DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO. 453 AN ORDINANCE DELETING PROPERTY FROM THE TAX INCREMENT FINANCING DISTRICT FOR THE HUXLEY URBAN RENEWAL AREA OF THE CITY OF HUXLEY, IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA. (POSSIBLE WAIVING OF 2ND AND 3RD READING).

7.00) PUBLIC SAFETY:

7.01) DISCUSSION AND POSSIBLE ACTION ON MOTION APPROVING STREET CLOSING FOR BLOCK PARTY.

7.02) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 16-066 APPROVING APPOINTMENT TO THE POLK COUNTY E-911 BOARD.

8.00) FINANCE: NONE

9.00) LEISURE ACTIVITIES:

9.01) DISCUSSION AND POSSIBLE ACTION ON MOTION APPROVING STRUCTURE NAME.

10.00) ADMINISTRATIVE BUSINESS: NONE

COMMENTS FROM STAFF, COUNCIL AND MAYOR.

ADJOURNMENT

WORKSESSION:

THE CITY COUNCIL WILL MEET FOR AN INFORMAL WORKSESSION TO WORK ON ITEMS AND NOT TAKE ANY ACTION ON THOSE ITEMS DURING THE WORKSESSION.

DISCUSSION TOPICS; THAT THE FOLLOWING TOPICS ARE SUGGESTED AND THEY DO NOT REFLECT ALL POSSIBLE ITEMS THAT COULD BE DISCUSSED OR NOT. THE LISTING BELOW DOES NOT NECESSARILY REFLECT THE ORDER IN WHICH THE ITEMS WILL BE DISCUSSED OR IF THEY WOULD BE DISCUSSED AT THIS MEETING. NO ACTION WILL BE TAKEN ON ANY OF THE ITEMS AND THE LIST MAY CHANGE PRIOR TO OR AT THE MEETING.

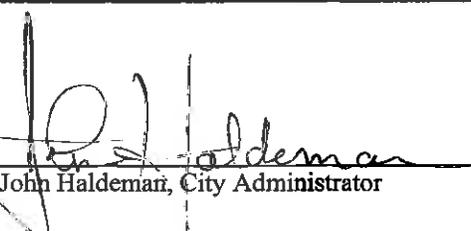
WORKSESSION TOPIC(S):

Presentation from Mike Maloney from the Davidson firm.

Personnel

ADJOURNMENT

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE AND VIEWABLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.


John Haldeman, City Administrator

CONSENT AGENDA

7-26-16 COUNCIL

	A	B	C
1	VENDOR NAME	DESCRIPTION	GROSS AMOUNT
2	ABSTRACT AND TITLE SERVICE	LOTS 54-57 PRAIRIE RIDGE	\$ 200.00
3	ALLIANT ENERGY	ALLIANT ENERGY	\$ 75.87
4	BITUMINOUS MATERIALS & SUP	ASPHALT	\$ 361.16
5	BOUND TREE MEDICAL	MEDICAL SUPPLIES	\$ 3,873.66
6	CARPENTER UNIFORM CO.	BOOTS FOR DEATON & UNIFORM PARTS FOR HUGABOOM	\$ 346.95
7	CHOICE1 HEALTH CARE SERVIC	TEST STRIPS	\$ 74.85
8	DOLLAR GENERAL CORPORATION	PROGRAM SUPPLIES, CLEANING SUPPLIES, OFFICE SUPPLIES, CANDY, ETC.	\$ 217.26
9	ELECTRIC WHOLESALE CO.	PHOTO EYE	\$ 40.96
10	HAWKINS, INC.	MISC. CHEMICALS	\$ 1,879.84
11	HEARTLAND CO-OP	GENERIC ROUND-UP	\$ 50.50
12	HOKEL MACHINE SUPPLY	CYLINDER RENTAL	\$ 45.00
13	HOPKINS, ALEESHA	FILE CABINET	\$ 80.00
14	INTERSTATE BATTERIES	AAA BATTERIES	\$ 8.95
15	IOWA DOT	TRAFFIC PAINT, TRASH BAGS, BRAKE & CLUTCH CLEANER, GLOVES, SAFETY GLASSES, HARD HAT, ETC.	\$ 624.35
16	IOWA MUN. WORKERS' COMP. A	ANNUAL WORKERS COMP PREMIUM	\$ 53,074.00
17	IOWA ONE CALL	EMAIL LOCATES	\$ 20.70
18	JEREMY J. ARENDS	JUNE TREASURER'S REPORT	\$ 80.00
19	KEYSTONE LABORATORIES	MONTHLY WATER SAMPLING	\$ 151.70
20	LIBERTY READY MIX	CONCRETE FOR MAIN AVE. STORM AND ROAD PATCHES	\$ 4,160.00
21	LOGAN CONTRACTORS SUPPLY,	50# SPRING/FALL COLD PATCH	\$ 691.60
22	MANATTS	20 YARDS OF M4 FOR LYNWOOD	\$ 2,530.00
23	MARCO, INC.	COPIER MAINTENANCE AGREEMENT FOR CITY HALL	\$ 213.79
24	MARCO, INC.	PRINTER MAINTENANCE AGREEMENT FOR FD	\$ 200.55
25	MARTIN BROS	JANITORIAL SUPPLIES	\$ 344.51
26	MARY GREELEY MEDICAL CENTE	TIER	\$ 200.00
27	NAPA AUTO PARTS	FILTERS AND BRAKE PADS	\$ 467.73
28	OXEN TECHNOLOGY	MICROSOFT EXCHANGE ONLINE	\$ 84.00
29	PRAXAIR DISTRIBUTION INC.	CYLINDER RENTAL	\$ 110.93
30	SAFE BUILDING COMPLIANCE &	BUILDING INSPECTIONS	\$ 4,620.13
31	STAPLES ADVANTAGE	LAMINATE SHEETS AND LINED TABLETS	\$ 52.86
32	VERIZON WIRELESS	AMBULANCE & PD CELL PHONES	\$ 329.43
33	GRAND TOTAL		\$ 75,311.28
34			
35			
36			
37			
38			

7-26-16 COUNCIL

	A	B	C
39		FUND TOTALS	
40	001 GENERAL FUND	\$ 20,686.85	
41	002 LIBRARY	\$ 1,971.21	
42	003 RECREATION	\$ 1,721.80	
43	004 FIRE AND RESCUE	\$ 13,873.66	
44	014 AMBULANCE	\$ 3,489.02	
45	100 PRAIRIE RIDGE DEVELOPMENT	\$ 200.00	
46	110 ROAD USE TAX	\$ 19,145.67	
47	402 Main Ave Stormwater Sewer	\$ 3,224.00	
48	600 WATER UTILITY	\$ 7,406.29	
49	610 SEWER UTILITY	\$ 3,592.78	
50	GRAND TOTAL	\$ 75,311.28	

• LIBERTY READY MIX	M-4 CONCRETE	468.00
• LINCOLN FINANCIAL GROUP	DISABILITY INSURANCE	944.69
• LOWE'S	SEE ATTACHED	188.62
• MANAGERPLUS SOLUTIONS, LLC	SOFTWARE AGREE 8/13/16-8/12/17	449.00
• MARTIN OIL WHOLESALE	UNLEADED FUEL	1,667.31
• MASS MUTUAL RETIREMENT SER	DEFERRED COMPENSATION	250.00
• MUNICIPAL SUPPLY	MISC. SUPPLIES	32.50
• NAPA AUTO PARTS	SPOT MIRROR	3.64
• NICKOLAY CONSULTING, LLC	JUNE IT SUPPORT	264.99
• PESTICIDE BUREAU	PEST APPLICATOR CERT.-SMITH	15.00
• QUICK'S HARDWARE HANK	SEE ATTACHED	910.15
• RELIASTAR LIFE INSURANCE C	LIFE INSURANCE	374.14
• ROCKY SMITH	REIMBURSEMENT FOR PEST TEST	20.00
• ROUT, DARRELL	STUMP GRINDING ON S. 3RD ST.	200.00
• SAM'S CLUB MC/SYNCB	SEE ATTACHED	2,971.95
• SHAPPER'S AUTO BODY CO INC	REPAIR PARK'S TRUCK	3,642.59
• STAPLES ADVANTAGE	STAPLES ADVANTAGE	100.36
• STAR EQUIPMENT LTD.	TWO FALL KITS	119.90
• STITCHED CRAFTS	PD UNIFORM PATCHES	127.20
• STORY COUNTY SHERIFF'S OFF	1ST QTR DISPATCH CONTRACT	5,863.76
• TASC	FLEX BENEFIT PLANS	570.80
• TASC - CLIENT INVOICES	AUGUST FLEX ADMIN FEE	62.91
• THE SHERWIN-WILLIAMS CO.	PAIS OF YELLOW PAINT	336.25
• TREASURER, STATE OF IOWA	STATE WITHHOLDING	3,310.00
• UHC PLAN OF THE RIVER VALL	MEDICAL INSURANCE	15,309.20
• VALIC	DEFERRED COMPENSATION	125.82
• VAN-WALL EQUIPMENT INC.	WEED EATER PARTS	37.22
• VEENSTRA & KIHM, INC.	US 69/TIMBERLANE WATER MAIN	6,347.38
• VERIZON WIRELESS	CITY ADMIN PHONE	44.32
• VISA	SEE ATTACHED	247.34
• WINDSTREAM IOWA COMMUNICAT	DISPATCH PD PHONE	69.12
• PAYROLL		<u>49,571.30</u>
TOTAL		\$166,366.15

Roll Call: Kuhn, Roberts, Hemmen voted yes. Motion carried.

MOTION – Kuhn, Second – Roberts on Resolution No. 16-061 to Amend Resolution No. 16-054 Regarding the Disposition of Lots 54-57. Todd Petersen asked council to approve increase on number of units to be built on property from 24 to 32. Mr. Petersen stated he would prefer drives into and out of property to be off East 1st Street. Site plans will go through Planning and Zoning Commission. Roll Call: Roberts, Hemmen, Kuhn voted yes. Motion carried.

MOTION – Roberts, Second – Hemmen on Resolution No. 16-062 to Approve Contract for Services with Hospitality Consulting Group. John Hall, Ames Economic Development Commission, explained that a feasibility study would provide data on whether Huxley could support a hotel/motel. Roll Call: Hemmen, Roberts, Kuhn voted yes. Motion carried.

MOTION – Roberts, Second Hemmen to Receive and File Offer Received on Vacant Lot on E. 5th Street. 3 ayes, 0 nays. Motion carried.

MOTION – Hemmen, Second – Roberts on Resolution No. 16-063 to Approve Purchase Offer from Steve Quick of \$1,000 for Vacated Lot on E. 5th Street. Roll Call: Kuhn, Roberts, Hemmen voted yes. Motion carried.

MOTION – Roberts, Second – Hemmen to Approve the Proposal to Upgrade the City's Warning Sirens. Proposal submitted by Motorola for equipment and Moody Electric for installation. Council cautioned staff to keep costs to a minimum. 3 ayes, 0 nays. Motion carried.

Miscellaneous

Forrest Aldrich, city engineer, informed council that Main Avenue Storm Sewer project contractor had been completing items off of punch list.

John Haldeman, city administrator, let council know that there would be a closed session council meeting on Tuesday, August 2 to discuss the Wastewater facility litigation with legal counsel. He also asked council if weedy area on east side of 3C's building near street could be tilled and grass planted to replace the weed patch. Council agreed that area needed to be cleaned up.

ADJOURNMENT: Motion – Roberts, Second – Hemmen to adjourn meeting at 7:05pm. 3 ayes, 0 nays. MCU

Craig D. Henry, Mayor

Attest:

Jolene R. Lettow, City Clerk

**COMMUNITY
BETTERMENT**

Prepared by John Danos, City's Bond Consul and reformatted by John Haldeman, City Administrator,
for the City Council meeting to be held on the July 26, 2016

RESOLUTION NO. 16-064

**RESOLUTION DELETING PROPERTY FROM THE HUXLEY URBAN
RENEWAL AREA**

WHEREAS, the City Council (the "Council") of the City of Huxley, Iowa (the "City") has previously established the Huxley Urban Renewal Area (the "Urban Renewal Area") and has adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, on June 28, 2016, the Council approved Resolution No. 16.-056 to delete certain real property from the Huxley Urban Renewal Area; and

WHEREAS, the Council has determined that the legal description included in Resolution No. 16-056 was incorrect; and

WHEREAS, the Council now desires to use the updated legal description, as set out on Exhibit A hereto, to decrease the size of the Urban Renewal Area by deleting certain property (the "Property") from the Urban Renewal Area;

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

Section 1. The Property as described on Exhibit A hereto is hereby deleted from the Urban Renewal Area.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved July 26, 2016.

Roll Call	Aye	Nay	Absent
Kevin Deaton	—	—	—
Craig Hemmen	—	—	—
Dave Jensen	—	—	—
Dave Kuhn	—	—	—
Tracey Roberts	—	—	—

PASSED, ADOPTED AND APPROVED this ___ day of July, 2016.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 16-064** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this ____ day of July, 2016.

Craig D. Henry, Mayor

Attest:

Jolene Lettow, City Clerk

EXHIBIT A
Legal Description of
Property Deleted from the
Huxley Urban Renewal Area
July 26, 2016

OUTLOT 'X' AND 'Y', MEADOW LANE PLAT 1 EAST, AN OFFICIAL PLAT, LOCATED IN THE WEST ½ OF SECTION 24, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF HUXLEY, STORY COUNTY IOWA.

Prepared by John Danos, City's Bond Attorney and reformatted by John Haldeman, City Administrator,
for the City Council meeting to be held on the July 26, 2016

RESOLUTION NO. 16-065

**Resolution Setting Date for a Public Hearing on Designation of the 2016
Huxley Housing Urban Renewal Area and on Urban Renewal Plan and
Project**

WHEREAS, a proposal has been made which shows the desirability of designating a portion of the City of Huxley, Iowa (the "City") as the 2016 Huxley Housing Urban Renewal Area (the "Urban Renewal Area") for the facilitation of projects to promote economic development, pursuant to the provisions of Chapter 403, Code of Iowa; and

WHEREAS, under the proposal, the real property (the "Property") described on Exhibit A hereto would be designated as the Urban Renewal Area; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this designation; and

WHEREAS, a proposed urban renewal plan (the "Plan") has been prepared for the governance of projects and initiatives to be undertaken on the Property and which authorizes a certain initial urban renewal project to be undertaken in the Urban Renewal Area consisting of providing tax increment financing support to a developer in connection with the development of new residential housing and the corresponding construction of public infrastructure; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Urban Renewal Area and on the Plan;

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

Section 1. This City Council will meet at the City Council Chambers, Huxley, Iowa, on **August 23, 2016, at 6 o'clock p.m.**, at which time and place it will hold a public hearing on the designation of the proposed Urban Renewal Area described in the preamble hereof and on the proposed Plan for said Urban Renewal Area.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in Huxley, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator is hereby designated as the City’s representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Plan has been submitted to the City’s Planning and Zoning Commission for review and recommendations at their July 18, 2016 meeting as required by Section 403.5, Code of Iowa.

Roll Call	Aye	Nay	Absent
Kevin Deaton	—	—	—
Craig Hemmen	—	—	—
Dave Jensen	—	—	—
Dave Kuhn	—	—	—
Tracey Roberts	—	—	—

PASSED, ADOPTED AND APPROVED this ___ day of July, 2016.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 16-065** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this ____ day of July, 2016.

Craig D. Henry, Mayor

Attest:

Jolene Lettow, City Clerk

NOTICE OF A PUBLIC HEARING ON DESIGNATION OF THE 2016
HUXLEY HOUSING URBAN RENEWAL AREA, AND ON PROPOSED
URBAN RENEWAL PLAN AND PROJECT

Notice Is Hereby Given: That at 6 o'clock p.m., at the City Council Chambers, Huxley, Iowa, on August 23, 2016 the City Council will hold a public hearing on the question of designating as the 2016 Huxley Housing Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, the real property in the City of Huxley generally described as follows:

A PARCEL OF LAND IN OUTLOT X AND OUTLOT Y, MEADOW LANE PLAT 1 EAST, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 2005-00013561, CITY OF HUXLEY, STORY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS:

- BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'X', SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF SAID MEADOW LANE PLAT 1 EAST
- THENCE S89°46'56"E, 188.24 FEET ALONG THE NORTH LINE OF OUTLOT 'X', SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 11, TO THE SW CORNER OF LOT 'D' OF SAID MEADOW LANE PLAT 1 EAST
- THENCE N00°04'20"E, 10.89 FEET ALONG THE EAST LINE OF SAID LOT 'D', AND SAID NORTH LINE OF OUTLOT 'X', TO THE SW CORNER OF LOT 12 OF SAID MEADOW LANE PLAT 1 EAST
- THENCE N89°52'12"E, 125.02 FEET ALONG THE SOUTH LINE OF SAID LOT 12, AND SAID NORTH LINE OF OUTLOT 'X', TO THE SE CORNER OF SAID LOT 12, SAID POINT ALSO BEING THE NE CORNER OF SAID OUTLOT 'X'
- THENCE S00°04'36"W, 630.45 FEET ALONG THE EAST LINE OF SAID OUTLOT 'X' TO A POINT
- THENCE S21°29'12"E, 62.50 FEET TO A POINT
- THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING OF N70°59'44"E, AN ARC LENGTH OF 26.88 FEET TO A POINT
- THENCE S16°40'15"E, 60.00 FEET TO A POINT
- THENCE S00°17'53"W, 143.22 FEET TO A POINT
- THENCE N89°44'20"W, 376.42 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 'Y' TO THE SW CORNER OF OUTLOT 'Y', SAID POINT ALSO BEING THE SE CORNER OF OUTLOT Y, HUXLEY TOWNHOMES, HUXLEY, IOWA, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 02-20301 ON DECEMBER 13, 2002
- THENCE N00°01'26"W, 163.57 FEET ALONG THE WEST LINE OF OUTLOT 'Y' SAID LINE ALSO BEING THE EAST LINE OF SAID OUTLOT Y, HUXLEY TOWNHOMES, TO THE NE CORNER OF SAID OUTLOT Y, HUXLEY TOWNHOMES, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID OUTLOT 'X'
- THENCE N89°02'43"W, 30.06 FEET ALONG THE SOUTH LINE OF OUTLOT 'X', SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT Y, HUXLEY TOWNHOMES, TO THE SW CORNER OF OUTLOT 'X' AND THE SE CORNER OF LOT 7, MEADOW VIEW PLAT 1, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 96-07229
- THENCE N00°03'01"W, 138.95 FEET ALONG THE WEST LINE OF OUTLOT 'X' AND EAST LINE OF SAID LOT 7, TO THE NE CORNER OF SAID LOT 7, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 5TH STREET

- THENCE N89°31'14"E, 9.95 FEET ALONG SAID WEST LINE OF OUTLOT 'X' AND SAID SOUTH RIGHT-OF-WAY LINE
- THENCE N18°28'04"E, 63.21 FEET ALONG SAID WEST LINE OF OUTLOT 'X', TO THE SE CORNER OF LOT 8, SAID MEADOW VIEW PLAT 1
- THENCE N00°03'31"W, 505.32 FEET ALONG THE SAID WEST LINE OF OUTLOT 'X', AND THE EAST LINE OF SAID MEADOW VIEW PLAT 1, TO THE POINT OF BEGINNING

ALL CONTAINING 6.67 ACRES MORE OR LESS

PHASE II

A PARCEL OF LAND IN OUTLOT 'Y', MEADOW LANE PLAT 1 EAST, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 2005-00013561, CITY OF HUXLEY, STORY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF LOT 'A' IN SAID PLAT; THENCE N00°10'50"W, 225.10 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'Y'; THENCE N58°47'58"E, 136.64 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N89°11'53"E, 193.32 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S00°08'20"W, 1085.96 FEET TO A POINT; THENCE N89°51'40"W, 185.00 FEET TO A POINT; THENCE N00°08'20"E, 32.66 FEET TO A POINT; THENCE N89°51'40"W, 125.01 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT 'Y'; THENCE N00°08'20"E, 693.98 FEET ALONG SAID WEST LINE TO A POINT, SAID POINT ALSO BEING THE SE CORNER OF SAID LOT 'A'; THENCE N01°20'56"E, 60.00 FEET ALONG THE EAST LINE OF SAID LOT 'A' TO THE POINT OF BEGINNING AND CONTAINING 7.52 ACRES.

The subject matter of the public hearing will also include a proposed urban renewal plan and project for the Urban Renewal Area identified above, pursuant to Chapter 403, Code of Iowa, a copy of which plan is on file for public inspection in the office of the City Clerk.

The general scope of the proposed urban renewal plan, as more specifically described therein, includes the following:

Increasing the tax base and promoting economic growth in Huxley by encouraging economic development, constructing necessary public improvements and assisting private enterprise through tax increment financing incentives. The initial project to be undertaken under the plan will consist of providing tax increment financing support to a developer in connection with the development of new residential housing and the corresponding construction of public infrastructure in the Urban Renewal Area.

At the hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matter of the hearing.

Jolene Lettow
City Clerk

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On motion and vote the meeting adjourned.

Craig D. Henry, Mayor

Attest:

Jolene Lettow, City Clerk

EXHIBIT A
LEGAL DESCRIPTION
2016 HUXLEY HOUSING URBAN RENEWAL AREA

A PARCEL OF LAND IN OUTLOT X AND OUTLOT Y, MEADOW LANE PLAT 1 EAST, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 2005-00013561, CITY OF HUXLEY, STORY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS:

- BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'X', SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF SAID MEADOW LANE PLAT 1 EAST
- THENCE S89°46'56"E, 188.24 FEET ALONG THE NORTH LINE OF OUTLOT 'X', SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 11, TO THE SW CORNER OF LOT 'D' OF SAID MEADOW LANE PLAT 1 EAST
- THENCE N00°04'20"E, 10.89 FEET ALONG THE EAST LINE OF SAID LOT 'D', AND SAID NORTH LINE OF OUTLOT 'X', TO THE SW CORNER OF LOT 12 OF SAID MEADOW LANE PLAT 1 EAST
- THENCE N89°52'12"E, 125.02 FEET ALONG THE SOUTH LINE OF SAID LOT 12, AND SAID NORTH LINE OF OUTLOT 'X', TO THE SE CORNER OF SAID LOT 12, SAID POINT ALSO BEING THE NE CORNER OF SAID OUTLOT 'X'
- THENCE S00°04'36"W, 630.45 FEET ALONG THE EAST LINE OF SAID OUTLOT 'X' TO A POINT
- THENCE S21°29'12"E, 62.50 FEET TO A POINT
- THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING OF N70°59'44"E, AN ARC LENGTH OF 26.88 FEET TO A POINT
- THENCE S16°40'15"E, 60.00 FEET TO A POINT
- THENCE S00°17'53"W, 143.22 FEET TO A POINT
- THENCE N89°44'20"W, 376.42 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 'Y' TO THE SW CORNER OF OUTLOT 'Y', SAID POINT ALSO BEING THE SE CORNER OF OUTLOT Y, HUXLEY TOWNHOMES, HUXLEY, IOWA, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 02-20301 ON DECEMBER 13, 2002
- THENCE N00°01'26"W, 163.57 FEET ALONG THE WEST LINE OF OUTLOT 'Y' SAID LINE ALSO BEING THE EAST LINE OF SAID OUTLOT Y, HUXLEY TOWNHOMES, TO THE NE CORNER OF SAID OUTLOT Y, HUXLEY TOWNHOMES, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID OUTLOT 'X'
- THENCE N89°02'43"W, 30.06 FEET ALONG THE SOUTH LINE OF OUTLOT 'X', SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT Y, HUXLEY TOWNHOMES, TO THE SW CORNER OF OUTLOT 'X' AND THE SE CORNER OF LOT 7, MEADOW VIEW PLAT 1, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 96-07229
- THENCE N00°03'01"W, 138.95 FEET ALONG THE WEST LINE OF OUTLOT 'X' AND EAST LINE OF SAID LOT 7, TO THE NE CORNER OF SAID LOT 7, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 5TH STREET
- THENCE N89°31'14"E, 9.95 FEET ALONG SAID WEST LINE OF OUTLOT 'X' AND SAID SOUTH RIGHT-OF-WAY LINE
- THENCE N18°28'04"E, 63.21 FEET ALONG SAID WEST LINE OF OUTLOT 'X', TO THE SE CORNER OF LOT 8, SAID MEADOW VIEW PLAT 1

- THENCE N00°03'31"W, 505.32 FEET ALONG THE SAID WEST LINE OF OUTLOT 'X', AND THE EAST LINE OF SAID MEADOW VIEW PLAT 1, TO THE POINT OF BEGINNING

ALL CONTAINING 6.67 ACRES MORE OR LESS

PHASE II

A PARCEL OF LAND IN OUTLOT 'Y', MEADOW LANE PLAT 1 EAST, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 2005-00013561, CITY OF HUXLEY, STORY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF LOT 'A' IN SAID PLAT; THENCE N00°10'50"W, 225.10 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'Y'; THENCE N58°47'58"E, 136.64 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N89°11'53"E, 193.32 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S00°08'20"W, 1085.96 FEET TO A POINT; THENCE N89°51'40"W, 185.00 FEET TO A POINT; THENCE N00°08'20"E, 32.66 FEET TO A POINT; THENCE N89°51'40"W, 125.01 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT 'Y'; THENCE N00°08'20"E, 693.98 FEET ALONG SAID WEST LINE TO A POINT, SAID POINT ALSO BEING THE SE CORNER OF SAID LOT 'A'; THENCE N01°20'56"E, 60.00 FEET ALONG THE EAST LINE OF SAID LOT 'A' TO THE POINT OF BEGINNING AND CONTAINING 7.52 ACRES.

CITY OF HUXLEY, IOWA
URBAN RENEWAL PLAN
HUXLEY HOUSING URBAN RENEWAL AREA

AUGUST, 2016

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as “urban renewal areas,” and to exercise special powers within these areas. Urban renewal powers were initially provided to cities in order that conditions of blight and of deterioration within cities might be brought under control. Gradually, urban renewal has been found to be a useful tool, as well, for economic development in previously undeveloped areas and for retention of enterprises and jobs in other areas.

In order to facilitate the use of urban renewal for economic development, in 1985, the Iowa General Assembly amended Chapter 403 to authorize City Councils to create “economic development” areas. An economic development urban renewal area may be any area of a city which has been designated by the City Council as an area which is appropriate for commercial, industrial and/or residential housing enterprises and in which the city seeks to encourage further development.

As an additional expression of the role for local governments in private economic development, the General Assembly also enacted Chapter 15A of the Code of Iowa, which declares that economic development is a “public purpose” and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines “economic development” as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

The process by which an economic development urban renewal area may be created begins with a finding by the City Council that such an area needs to be established within the City. An urban renewal plan is then prepared for the area, which must be consistent with the City’s existing comprehensive or general plan. All other affected taxing entities must be notified and given an opportunity to comment on the plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan.

In 1996, the Iowa General Assembly again expanded the scope of urban renewal legislation relative to housing development in “economic development areas.” This legislation allows the use of tax increment financing (TIF) for housing projects beyond those that benefit only low and moderate income (LMI) families. Under the 1996 legislation, TIF can be used to support the construction of public infrastructure for any type of housing development as long as a percentage of the TIF revenues or funds from other sources, equal to or greater than the percentage of LMI families in the county, is set aside to help meet the housing needs on this group.

This document is intended to serve as the Urban Renewal Plan for the City of Huxley's (the "City") Huxley Housing Urban Renewal Area (the "Urban Renewal Area") and will guide the City in promoting economic growth through the encouragement of residential development in such area as detailed herein. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa and sets out proposed projects and activities within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

A description of all property (the "Property") that has been included within the Urban Renewal Area is attached hereto as Exhibit A.

III. URBAN RENEWAL OBJECTIVES

The primary objectives for the development of the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.
2. To assist in providing land and resources for new and expanded residential development in a manner that is efficient from the standpoint of providing municipal services.
3. To stimulate through public action and commitment, private investment in residential development through the use of various federal, state and local incentives, including tax increment financing.
4. To provide municipal infrastructure, services and facilities that enhance possibilities for economic development and community attractiveness to private enterprise.
5. To help finance the cost of streets, water, sanitary sewer, storm sewer, or other public improvements in support of new residential development.
6. To provide a more marketable and attractive investment climate.
7. To increase the number of housing units in the City that are safe, attractive and comfortable.
8. To provide public facilities to enhance City services and enhance the economic attractiveness of the community.
9. To provide assistance for housing on a City-wide basis to families whose incomes are no greater than 80% of the median family income in Story County.

IV. URBAN RENEWAL PROJECTS AND ACTIVITIES

The following types of activities are examples of the specific actions which may be undertaken by the City within the Urban Renewal Area:

1. Preparation of plans related to the development and implementation of the Urban Renewal Area and specific urban renewal projects.
2. Construction of public improvements and facilities, including streets, public utilities or other facilities in connection with an urban renewal project.
3. Construction of buildings or specific site improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections, and related activities.
4. Acquisition, preparation and disposition of property for development and/or redevelopment.
5. Making available, as appropriate, financing for development projects, including conventional municipal borrowing and tax increment financing resulting from increased property values in the Urban Renewal Area.
6. Pursuant to state law, provision of direct financial assistance, including grants, loans and tax increment rebate agreements, to private persons engaged in economic development, in such form and subject to such conditions as may be determined by the City Council.

V. SPECIFIC URBAN RENEWAL PROJECTS

The City has determined to undertake the following initiative in the Urban Renewal Area as economic development urban renewal project:

Name of Project: Meadow Lane Housing Development Project (Phase I and II)

Name of Urban Renewal Area: Huxley Housing Urban Renewal Area

Date of Council Approval of Project: August 23, 2016

Description of the Project: Meadow Lane Investments LLC (the “Developer”) is undertaking the development of a new residential housing subdivision and the corresponding construction of public infrastructure (the “Infrastructure Project”) on the Property. The City will use tax increment financing to support the Developer’s construction of the Infrastructure Project on the Property. The addition of new housing in the City will enhance the quality of life in the City thereby resulting in commercial and residential growth in the City.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete the Infrastructure Project. The costs of

the Infrastructure Project will include legal and administrative fees (the "Admin Costs") in an amount not to exceed \$8,000 associated with the initiation, authorization and carrying out of the City's participation therein.

Description of Use of TIF: The City intends to enter into an economic development agreement (the "Agreement") with the Developer with respect to the Infrastructure Project and to provide annual appropriation economic development payments (the "Payments") thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Infrastructure Project including the Payments, the Admin Costs and the LMI Set Aside (as described below) will not exceed \$1,785,000.

LMI Set Aside: Pursuant to the provisions of Section 403.22 of the Code of Iowa, the City will provide low and moderate income family housing assistance in its area of operation in an amount not less than 43.9% of the incremental property tax revenues (the "LMI Obligation") to be paid to the Developer under the Development Agreement. It is anticipated that the Developer will file an application with the Iowa Economic Development Authority to reduce the percentage of the LMI Obligation for the Meadow Lane Housing Development Project.

VI. LAND USE PLAN AND PROPOSED DEVELOPMENT

The City has adopted a Comprehensive Land Use Plan which guides the establishment of commercial, residential and industrial land uses throughout the incorporated area. Land use in the Urban Renewal Area will be carried out in a manner that will maintain consistency with the Comprehensive Land Use Plan.

VII. TAX INCREMENT FINANCING

In order to assist in the development or retention of private enterprises, the City may be requested to acquire land, construct public improvements or provide economic development loans, grants or other tax incentives for the benefit of private enterprises in order to enhance the value of property in the Urban Renewal Area. As part of the Urban Renewal Area, the City has adopted an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development may be used to pay costs of urban renewal projects for these types of activities, including reimbursing the City or paying debt service on obligations issued by the City. The use of these tax revenues is known as tax increment financing ("TIF").

Depending upon the date upon which the TIF District is legally established and the date on which debt is initially certified within the TIF District, an original taxable valuation is established for the property within the TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in the TIF District as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt payable from TIF revenues to be generated within that TIF District. When the value of the property inside the TIF District increases by virtue of new construction or any other reason,

the difference between the base valuation and the new property value is the “tax increment” or “incremental value.”

Procedurally, after tax increment debt has been incurred for the financing of improvements within the TIF District or for the payment of economic development incentives to private entities, property taxes levied by all local jurisdictions (city, county, school, area college) against the incremental value, with the exception of taxes levied to repay current or future debt incurred by local jurisdictions and the school district instructional support and physical plant and equipment levies, are allocated by state law to the City’s tax increment fund rather than to each local jurisdiction. These new tax dollars are then used to pay principal and interest on any tax increment debt incurred or to pay the costs of projects in the Urban Renewal Area.

VIII. ASSISTANCE TO FAMILIES OF LOW AND MODERATE INCOME

The City’s primary objective in the Urban Renewal Area is to promote new residential development and the corresponding construction of public infrastructure.

When a City utilizes TIF to support the provision of public infrastructure related to residential development, a percentage of the TIF revenues generated by the project (or other funds of the City) must be used to provide assistance (“LMI assistance”) to families of low and moderate income (“LMI families”).

Unless a reduction is approved by the Iowa Department of Economic Development, the percent of incremental revenues used to provide LMI assistance must be at least equal to the percentage of LMI families living in Story County. That percentage is currently 43.9%. LMI families are those whose incomes do not exceed 80% of the median county income.

The requirement to provide assistance for LMI housing may be met either by ensuring that at least 43.9% of the units constructed in the area are occupied by families whose incomes are at or below 80% of the median county income, or by setting aside an amount equal to 43.9% of the project costs for LMI housing activities elsewhere in the City.

If funds are set aside, as opposed to constructing affordable housing in the Urban Renewal Area, the type of assistance provided anywhere within the City may include but is not necessarily limited to:

1. Owner/renter-occupied housing rehabilitation.
2. Grants, credits or other direct assistance to LMI families.
3. Homeownership assistance.
4. Tenant -based rental assistance.
5. Down-payment assistance.

6. Mortgage interest buy-down assistance.
7. Infrastructure development for LMI housing.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. The collection of incremental property taxes in the Urban Renewal Area will continue for the maximum number of years authorized by Chapter 403 of the Code of Iowa unless otherwise determined by action of the City Council.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa to, for example, change the project boundaries, modify urban renewal objectives or activities, or to carry out any other purposes consistent with Chapter 403 of the Code of Iowa.

XI. FINANCIAL INFORMATION

CITY DEBT INFORMATION

1. Current constitutional debt limit	\$ <u>11,255,601</u>
2. Outstanding general obligation debt:	\$ _____
3. Proposed amount of TIF debt to be incurred*	\$ <u>1,785,000</u>

*Some or all of the debt incurred hereunder may be subject to annual appropriation by the City Council.

**EXHIBIT A
LEGAL DESCRIPTION
HUXLEY HOUSING URBAN RENEWAL AREA**

PHASE I

A PARCEL OF LAND IN OUTLOT X AND OUTLOT Y, MEADOW LANE PLAT 1 EAST, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 2005-00013561, CITY OF HUXLEY, STORY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS:

- BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'X', SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF SAID MEADOW LANE PLAT 1 EAST
- THENCE S89°46'56"E, 188.24 FEET ALONG THE NORTH LINE OF OUTLOT 'X', SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 11, TO THE SW CORNER OF LOT 'D' OF SAID MEADOW LANE PLAT 1 EAST
- THENCE N00°04'20"E, 10.89 FEET ALONG THE EAST LINE OF SAID LOT 'D', AND SAID NORTH LINE OF OUTLOT 'X', TO THE SW CORNER OF LOT 12 OF SAID MEADOW LANE PLAT 1 EAST
- THENCE N89°52'12"E, 125.02 FEET ALONG THE SOUTH LINE OF SAID LOT 12, AND SAID NORTH LINE OF OUTLOT 'X', TO THE SE CORNER OF SAID LOT 12, SAID POINT ALSO BEING THE NE CORNER OF SAID OUTLOT 'X'
- THENCE S00°04'36"W, 630.45 FEET ALONG THE EAST LINE OF SAID OUTLOT 'X' TO A POINT
- THENCE S21°29'12"E, 62.50 FEET TO A POINT
- THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CHORD BEARING OF N70°59'44"E, AN ARC LENGTH OF 26.88 FEET TO A POINT
- THENCE S16°40'15"E, 60.00 FEET TO A POINT
- THENCE S00°17'53"W, 143.22 FEET TO A POINT
- THENCE N89°44'20"W, 376.42 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 'Y' TO THE SW CORNER OF OUTLOT 'Y', SAID POINT ALSO BEING THE SE CORNER OF OUTLOT Y, HUXLEY TOWNHOMES, HUXLEY, IOWA, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 02-20301 ON DECEMBER 13, 2002
- THENCE N00°01'26"W, 163.57 FEET ALONG THE WEST LINE OF OUTLOT 'Y' SAID LINE ALSO BEING THE EAST LINE OF SAID OUTLOT Y, HUXLEY TOWNHOMES, TO THE NE CORNER OF SAID OUTLOT Y, HUXLEY TOWNHOMES, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID OUTLOT 'X'
- THENCE N89°02'43"W, 30.06 FEET ALONG THE SOUTH LINE OF OUTLOT 'X', SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT Y, HUXLEY TOWNHOMES, TO THE SW CORNER OF OUTLOT 'X' AND THE SE CORNER OF LOT 7, MEADOW VIEW PLAT 1, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 96-07229
- THENCE N00°03'01"W, 138.95 FEET ALONG THE WEST LINE OF OUTLOT 'X' AND EAST LINE OF SAID LOT 7, TO THE NE CORNER OF SAID LOT 7, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 5TH STREET
- THENCE N89°31'14"E, 9.95 FEET ALONG SAID WEST LINE OF OUTLOT 'X' AND SAID SOUTH RIGHT-OF-WAY LINE
- THENCE N18°28'04"E, 63.21 FEET ALONG SAID WEST LINE OF OUTLOT 'X', TO THE SE CORNER OF LOT 8, SAID MEADOW VIEW PLAT 1

- THENCE N00°03'31"W, 505.32 FEET ALONG THE SAID WEST LINE OF OUTLOT 'X', AND THE EAST LINE OF SAID MEADOW VIEW PLAT 1, TO THE POINT OF BEGINNING

ALL CONTAINING 6.67 ACRES MORE OR LESS

PHASE II

A PARCEL OF LAND IN OUTLOT 'Y', MEADOW LANE PLAT 1 EAST, AN OFFICIAL PLAT, RECORDED IN INSTRUMENT NUMBER 2005-00013561, CITY OF HUXLEY, STORY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF LOT 'A' IN SAID PLAT; THENCE N00°10'50"W, 225.10 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'Y'; THENCE N58°47'58"E, 136.64 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N89°11'53"E, 193.32 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S00°08'20"W, 1085.96 FEET TO A POINT; THENCE N89°51'40"W, 185.00 FEET TO A POINT; THENCE N00°08'20"E, 32.66 FEET TO A POINT; THENCE N89°51'40"W, 125.01 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT 'Y'; THENCE N00°08'20"E, 693.98 FEET ALONG SAID WEST LINE TO A POINT, SAID POINT ALSO BEING THE SE CORNER OF SAID LOT 'A'; THENCE N01°20'56"E, 60.00 FEET ALONG THE EAST LINE OF SAID LOT 'A' TO THE POINT OF BEGINNING AND CONTAINING 7.52 ACRES.

Prepared by John Danos, City's Bond Attorney for the City of Huxley, Iowa and reformatted by John Haldeman, City Administrator for the City Council meeting to be held on the 26th day of July, 2016.

ORDINANCE NO. 453

AN ORDINANCE DELETING PROPERTY FROM THE TAX INCREMENT FINANCING DISTRICT FOR THE HUXLEY URBAN RENEWAL AREA OF THE CITY OF HUXLEY, IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

WHEREAS, the City Council of the City of Huxley, Iowa (the "City") previously enacted an ordinance providing for the division of taxes levied on taxable property in the Huxley Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to that ordinance, a portion of the Huxley Urban Renewal Area in the City of Huxley was designated a "tax increment district;" and

WHEREAS, the City Council now desires to decrease the size of the "tax increment district" by deleting certain property;

BE IT ENACTED by the City Council of the City of Huxley, Iowa:

Section 1. Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing district for the Huxley Urban Renewal Area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"Deleted Property" shall mean the following described real property situated in the City of Huxley, County of Story, State of Iowa:

OUTLOT 'X' AND 'Y', MEADOW LANE PLAT 1 EAST, AN OFFICIAL PLAT, LOCATED IN THE WEST ½ OF SECTION 24, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF HUXLEY, STORY COUNTY IOWA.

Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Huxley Urban Renewal Area. No division of property tax revenues as provided under Section 403.19 of the Code of Iowa shall be done with respect to the Deleted Property without further action by the City Council.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the

ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the Council of the City of Huxley, Iowa, on July 26, 2016.

First Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Kevin Deaton	___	___	___
Craig Hemmen	___	___	___
David Jensen	___	___	___
Dave Kuhn	___	___	___
Tracey Roberts	___	___	___

Second Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Kevin Deaton	___	___	___
Craig Hemmen	___	___	___
David Jensen	___	___	___
Dave Kuhn	___	___	___
Tracey Roberts	___	___	___

Third Reading _____ (Date)

Roll Call	Aye	Nay	Absent
Kevin Deaton	___	___	___
Craig Hemmen	___	___	___
David Jensen	___	___	___
Dave Kuhn	___	___	___
Tracey Roberts	___	___	___

PASSED AND APPROVED this _____ day of _____ 2016.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

••••

Publication Date: _____

PUBLIC SAFETY

Date: 7/15/16

Date of Block Party: 8/27/16



HUXLEY
— CITY OF THE FUTURE —

City Hall/City Council
515 North Main Ave.
Huxley, IA 50124

Re: Neighborhood Block Party Request for Street Closing

PARKRIDGE AVE LARSON DR.

We request permission to block off E 3rd Street between ~~5th~~ Street and ~~10th~~ Street between 5 AM/PM and 10 AM/PM on 8/27/16, for purposes of a neighborhood block party. We have received a copy of the guidelines for neighborhood block parties and understand the conditions.

Thank you very much for your consideration.

Kwisten Moore
Signature of applicant

I have read and
Understand the
instructions on page 2

Affected properties (if more space is needed use 2nd sheet of paper)

<u>Name and Signature</u>	<u>Address</u>	<u>Initial Below</u>
<u>Heather McDonald</u>	<u>506 E 3rd St</u>	<u>HM</u>
<u>Melissa Whuk</u>	<u>523 E 3rd St</u>	<u>MW</u>
<u>Matt Massaro</u>	<u>522 E 3rd St</u>	<u>MM</u>

Approved by: [Signature]
City Administrator

Date: 07-21-16

[Signature]
Police Chief

20160721

Fire Chief _____

Public Works Director _____

[This request needs Council approval. Council meets 2nd and 4th Tuesdays of each month. Form must be turned in the Thursday before the Council meeting.]

RESOLUTION NO. 16-066

RESOLUTION APPROVING APPOINTMENT TO THE POLK COUNTY E-911 BOARD

WHEREAS, the City of Huxley was recently informed that we have a position on the Polk County E-911 Board that is from fire protection being provided into Polk County; and

WHEREAS, this position is currently vacant and the Mayor submits the following names to be considered by the Council to fill these position;

Primary Member – Garrett Fagen
Alternate Member – Scott Herman

PASSED, ADOPTED AND APPROVED this ___th day of July, 2016

Roll Call	Aye	Nay	Absent
Kevin Deaton	—	—	—
Craig Hemmen	—	—	—
Dave Jensen	—	—	—
Dave Kuhn	—	—	—
Tracey Roberts	—	—	—

APPROVAL BY MAYOR

I hereby approve the foregoing Resolution No. 16-066 by affixing below my official signature as Mayor of the City of Huxley, Iowa, this ___th day of July, 2016.

Craig D. Henry, Mayor

ATTEST:

Jolene Lettow, City Clerk

LEISURE ACTIVITIES