

CITY OF TREYNOR



INFRASTRUCTURE NEEDS STUDY AND STRATEGIC PLAN

Prepared by:
Treydor City Council
City of Treynor Employees
Omaha-Council Bluffs Metropolitan Area Planning Agency
Comprehensive Plan – Citizen Comments

2018

(BLANK PAGE)

RESOLUTION NO. 18-10-01

**A RESOLUTION ADOPTING AN UPDATED INFRASTRUCTURE NEEDS STUDY
AND STRATEGIC PLAN FOR THE CITY OF TREYNOR**

WHEREAS, the City Council of the City of Treynor, Iowa has committed to the development of an Infrastructure Needs Study and Strategic Plan for the City of Treynor; and,

WHEREAS, the Treynor Strategic Planning Committee has participated in the formulation of the original plan, and;

WHEREAS, the City of Treynor, Iowa has committed to updating the said plan on an as-needed basis.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Treynor, Iowa, herewith adopts said plan, incorporating citizen comment and recommendations.

PASSED AND ADOPTED on this _____ day of _____, _____.

Mayor

Attest: City Manager/City Clerk

(BLANK PAGE)

**TREYNOR INFRASTRUCTURE NEEDS STUDY
AND STRATEGIC PLAN**

Treynor, Iowa

2018

Prepared by:

Treynor City Council
City of Treynor Employees
Omaha-Council Bluffs Metropolitan Area Planning Agency
Comprehensive Plan – Citizen Comments

The City Manager/City Clerk prepared the Infrastructure Needs Study and Strategic Plan for Treynor, Iowa, with direction and assistance from Treynor City staff and City Council. Participation and cooperation to complete this project were provided by the following groups and persons:

Mayor

Thomas G. Lewis

City Council

Joseph Fisher

Allen Hadfield

Megan Heath

Kyle Plumb

David Waymier

City Manager/City Clerk

Kelly J. Groskurth

City Staff

Casey Baragary, Public Works Department

Marlon McKenzie, Public Works Department

Brook Jensen, Community Center Coordinator

Mary Smith, Deputy Clerk

Planning and Zoning Commission:

Bob Beattie

Austin Rath

Kevin VonWeihe

Robn Volkens

Roger Webster

Omaha-Council Bluffs Metropolitan Area Planning Agency

Grant Anderson

Lynn Dittmer – Assisted with kick-off meeting of Comprehensive Plan

Don Gross

Citizens:

Mick Gutttau

John Klein

Carol Klein

Bryce Poland, Former Mayor

Doug Wehring

The various Citizens that attended the Comprehensive Planning Sessions

TABLE OF CONTENTS

Section	Page
I. Introduction	1
II. Community Profile.....	2
History	2
Government Structure	2
Population and Demographics	2
Land Use/Growth Plan.....	3
III. Infrastructure and Public Facilities	4
Water Supply/Storage/Distribution	4
Wastewater Collection and Treatment	4
Storm Water Collection System	4
Streets/Roads.....	4
Utilities.....	5
Public Buildings	5
IV. Housing.....	6
Condition of Existing Stock	8
V. Economic Development	9
VI. Beautification.....	11
VII. Recreation.....	12
VIII. Safety	13
Emergency Services.....	13
Sidewalks and Pedestrian Safety.....	13
IX. Prioritized Project List	14
X. Financial Analysis	15
Revenues	15
Expenditures.....	15
Debt Service.....	16
Overall Budget Condition	17
XI. Conclusion.....	18
Appendices	19

LIST OF APPENDICES

Appendix

- A City Street & Facility Location Map – Treynor, Iowa
- B Project Location Map – Treynor, Iowa

I. Introduction

In recent years, many of Pottawattamie County's rural communities have experienced population growth and increased demand for housing as more people seek to move out of the Omaha/Council Bluffs metropolitan area. New subdivisions are appearing in many of the communities and housing prices have grown rapidly. At the same time, population increases in these communities translate to increased demand for utilities, services, and facilities. This increased demand comes at a time when all cities in Iowa are faced with declining tax revenues and cuts in state funding. As a result, capital improvement projects are becoming increasingly more difficult to undertake, while community leaders continue their economic development efforts.

By completing this plan, Treynor officials will be able to monitor the City's infrastructure and public facilities and properties; and perhaps be better prepared to address the City's needs. The first goal of this plan is to identify and prioritize needed improvements to existing infrastructure and public facilities and to determine the estimated costs to complete these projects. The second goal of this plan is to properly identify which projects the City can feasibly implement with and without outside assistance.

The City Manager of Treynor coordinated a series of meetings with Treynor City Council and the Treynor City staff (combined to mean "the committee") to discuss the infrastructure and capital improvements needs in the community. In these meetings, the committee identified the City's infrastructure needs and other projects that the City deemed necessary to improve living conditions and services throughout the community. The committee then prioritized these projects into short, medium, and long-term projects, and later ranked the projects in order of importance.

Cost estimates for each of the proposed projects were developed by an independent engineering firm. Using preliminary information, a price range for each project was developed for the committee. The estimates provided are intended to be used only for planning purposes, allowing the community the opportunity to organize financial resources for projects before they are to be implemented. Many of the projects will require detailed engineering and/or final design services prior to implementation, at which time the community will receive more detailed cost estimates for selected projects.

This document is intended to provide guidance to the community for future improvements to infrastructure and public facilities are planned and completed. The actual implementation of projects discussed in this plan will be the responsibility of the City Council, who will consider the availability of local financial resources, eligibility for outside funding assistance, and community support for each project in determining when and how to implement selected projects.

II. Community Profile

History

Treynor appeared east of Council Bluffs in the late 1880's with the establishment of Eyberg's General Store, August Olderog's dance hall and saloon, and St Paul's German Evangelical Church. The vicinity east of Middle Silver Creek had previously been known for its number of wolves. Local German farmers referred to the settlement as Four Corners or High Five, the name of a popular card game until the post office opened in the early 1890's as Treynor, named after the recently deceased Council Bluffs Postmaster.

When Treynor was incorporated in 1905 it included two general stores, two saloons, a furniture/implement house, a livery stable, several blacksmith shops, and the Treynor State Bank. In 1911 the community got its own railroad with the opening of the Iowa & Omaha Shortline which ran 12 miles to Neoga on the Wabash line southeast of Council Bluffs. The line was not particularly profitable and ended operations after just five years. With the completion of the railroad also came the construction of the town's first electrical power grid. During the Great Depression improvements began on the "Short-line" Road from Treynor to Council Bluffs that is now Iowa Highway 92. In 1939, the first telephone system was installed. 1955 brought the completion of Treynor's first municipal water system. An Air Force radar base and underground missile silo operated just outside of town during the early years of the Cold War.

Government Structure

The City of Treynor operates under a mayor-council form of government and has a professional City Manager/City Clerk. The mayor and five council members are elected at-large by a popular vote. The mayor is the chief executive officer of the City. The mayor is elected for a four-year term and acts as presiding officer at all regular and special City Council meetings. The mayor is not a member of the council and cannot vote as a member of the council.

Population and Demographics

In 1980, the population of Treynor was recorded at 981 persons and had nearly doubled during the 1970s. All in all, Treynor's population has grown steadily over the past century. The first recorded population for the community was 122 persons, in 1910. According to 2010 Census the population of the community was 919, a 3.3 percent decline from 2000. The Census Bureau, in 2016, estimated Treynor's population to be 950.

According to the 2010 Census, 48.6 percent of the population is male and 51.4 percent is female. The median age for Treynor is 40.7 years, and 99.9 percent of the population is white.

Population			
	2010	2016 est	% Change
Treynor	919	950	+3.26%
Total C.I.T.I.E.S. Communities	9,117	9,165	+.52%

U.S. Census Bureau

Median Age			
	2010*	2016 est.	% Change
Treynor	40.7	36.10	-12.74%
Total C.I.T.I.E.S. Communities*	40.7	40.47	-.56%

U.S. Census Bureau

*A weighted average of the 12 communities

Adjusted Median Household Income			
	2010*	2016 est.	% Change
Treynor	\$62,059	\$66,761	+7.57%
Total C.I.T.I.E.S. Communities°	\$59,095	\$62,321	+5.45%

U.S. Census Bureau

°A weighted average of the 12 communities

Land Use/Growth Plan

The arrangement and location of future land uses should be determined before the basic services for Treynor, such as utilities, community facilities and streets can be planned. Land use classifies land according to the way an area is utilized – residential, commercial, industrial, agricultural or public. Establishing suitable areas of town in which certain types of land use are acceptable is one of the founding principles of planning and is primary to the development of efficient, safe and economically sound cities. Treynor does follow a land use plan which is intended to guide land use decisions and become the basis for land use regulation.

III. Infrastructure and Public Facilities

Water Supply/Storage/Distribution

The City of Treynor obtains its water supply from two deep wells. Well #5 was completed in 2004 and was developed to provide up to 300 gpm. Well #6 was put online in 2010 and was also designed to provide up to 300 gpm. The water plant is currently set to run at 140 gpm; with the additional well capacity allowing for growth in demand.

The city has worked diligently over the last 10 years to replace the original 4" cast-iron mains with larger 8 to 10 inch PVC mains. There are presently 2 original 2" cast-iron mains in operation, both have new PVC main adjacent to them. The city will be moving the service lines on the 2" cast-iron mains to the new PVC lines in the near future.

The elevated water storage tank holds 150,000 gallons. City officials are concerned with the capacity of the water tower, and if development increases over the next several years, additional storage capacity will be necessary for the City to meet increased demand and maintain its current level of fire protection. The City currently has 400 residential and 40 non-residential water customers that pay an average bill of \$30.93 per month.

Overall, the water supply and distribution system in Treynor is adequate. Several improvements have been made to increase the efficiency of the system. The City completed a comprehensive evaluation of the water supply and distribution system in 2006, resulting in a multi-year capital improvements plan. The City has completed the many phases of the 2006 Water Supply Capital Improvement Plan, all mains identified in the plan to be replaced have been upgraded and replaced. The City will be establishing an updated facility plan.

Wastewater Collection and Treatment

Wastewater collection and treatment in Treynor are handled by a modern sanitary sewer system. Wastewater is directed to the lagoon cells located northwest of the community. The City's 3-cell lagoon, for the most part, is in good condition but will need to be expanded to provide additional treatment for ammonia removal and increased storage capacity. There are some locations where the sewer lines need to be replaced. There is also a problem with inflow/infiltration (I&I). The City televised the mains in 2005 to determine exactly where the I&I problems were, and critical repairs were made. The City is in the process of re-televising the system to determine areas of I&I. The City currently has 400 residential and 40 non-residential sewer customers that pay an average bill of \$23.65 per month.

Presently, the storm sewer and sanitary sewer systems are not connected. If development continues in the future it may be necessary to explore the expansion of the treatment system to increase the capacity.

Storm Water Collection System

The existing storm sewer system was televised in 2005, allowing the City to identify and prioritize needs. Two storm sewer rehabilitation projects have since been completed. Stormwater infrastructure, including curb and gutter on streets, is being added as new streets are constructed. However, installation of storm sewers in older parts of the community will prove to be very costly and will require adjustments to a number of right-of-way properties.

Streets/Roads

All of the streets in Treynor are paved or hard-surfaced and are generally in good condition. Currently, the City has named two streets as needing reconstruction work. The

majority of streets do not have any pressing concerns beyond normal maintenance. City leaders have identified the Stephens Ridge Subdivision to be the location of an additional east-west street in the community that would alleviate local traffic along Highway 92. They have further identified the need to extend Zion Drive to connect with Stephens Ridge Dr.

Utilities

Electric	MidAmerican Energy
Natural Gas	MidAmerican Energy
Telephone	Frontier Communications
Internet	Frontier Communications/Pointe Net/Spiral Communications
Solid Waste	MTS, Inc

Public Buildings

The City of Treynor is responsible for two primary facilities. Treynor City Hall is located at 7 South Eyberg Avenue and is in fair condition. However, the City has identified the need to provide accessibility to the building for disabled persons and to provide restrooms to meet the standards set forth in the Americans with Disabilities Act. The City recognizes the need to provide accessibility to the building and is investigating options.

The Treynor Community Center is located on the west side of the community along Highway 92. Constructed in 2003, the facility is in good condition. In 2013, the parking lot at the Community Center was paved in order to meet the demand at the facility.

IV. Housing

Overview

In general, the housing stock in Treynor is newer than in other rural communities in Pottawattamie County and southwest Iowa. Nearly 60% of the homes in the community were built after 1970, and only 66 homes (16.3%) in Treynor were built prior to 1950. Housing values in Treynor are also higher than in neighboring communities, as only 1.9% of homes in the City were valued below \$50,000. According to U.S. Census-American Community Survey 5-year estimates (2007-2011), the vast majority of houses in Treynor (84.9%) were valued between \$50,000 and \$199,000. Additionally, there were 42 owner-occupied homes in the community valued above \$200,000, a relatively high number of these homes for a community of Treynor's size. The median value of a single-family dwelling in Treynor was \$145,400 according to the American Community Survey.

Number of Owner Occupied Homes			
	2000	2010	% Change
Treynor	293	293	0.00%
Total C.I.T.I.E.S. Communities	2,749	2,869	4.18%

U.S. Census Bureau

Adjusted Median Housing Value			
	2000*	2010	% Change
Treynor	\$136,886	\$146,800	7.24%
Total C.I.T.I.E.S. Communities°	\$104,592	\$112,671	7.72%

U.S. Census Bureau

*Inflation-adjusted to 2010 buying power dollars

°A weighted average of the 12 communities

Condition of Existing Stock

The availability of quality housing stock at an affordable price is an important issue for economic development and growth of a community. One major consideration is evaluating whether there is sufficient housing for workers. Dilapidated properties cause concern for neighbors, neighborhoods and the overall presentation of the community. Such properties can affect health and safety while other site issues can decrease adjacent property values.

A building conditions inventory was completed in 2013 by MAPA (third party windshield survey based on the Assessment Legend on the proceeding page) and updated by City Staff in 2018 as part of this plan. The intention was to identify if building conditions are a concern for the community and what, if any, steps can be taken to improve those structures. Only the main structure was considered when determining the condition of each parcel. Vacant sites were also noted as they are important for managing growth and utilizing existing infrastructure.

Assessment Legend

Condition	Description
1 = Good	No obvious work needed.
2 = Minor Repairs Needed	Obvious problems with paint, broken steps, handrails, screens, gutters and downspouts or conditions of sidewalks within the property.
3 = Major Repairs Needed	In need of roofing, window repair or replacement, chimney leaning or crumbling; other serious signs of deterioration.
4 = Dilapidated	Imminent danger of collapse; major health and safety concerns.
5 = Vacant	Empty Lot

Using the Assessment Tool, the following building conditions map was created:

Place Housing Assessment Map Here

V. Economic Development

While there are a good number of retail and service-related businesses in Treynor, the community serves primarily as a bedroom community to the Omaha-Council Bluffs metropolitan area. Although the community’s original purpose was to serve as an agricultural service center, its proximity to the metro, coupled with the availability of quality housing and local services has made Treynor an appealing alternative for families that prefer a small town over a large city. While the population and housing stock within Treynor has remained stable in recent years, development in rural areas of the Treynor School District has been brisk over the last decade, helping to stabilize enrollment in the district. Additions to the elementary school in 1999 and 2004, as well as 1984 and 2000 additions to the high school, indicate substantial growth in the school district and increasing viability of Treynor as a bedroom community capable of drawing residents from the Omaha-Council Bluffs metro. Voters approved a \$3.7 million bond issue to finance further renovation and expansion of Treynor’s school facilities. This project was completed in 2009. In 2018, the community approved an \$11 million dollar bond to expand the high school facility and to build a new bus barn.

While space is somewhat limited for development in the community, there are some areas to be developed, and city officials are taking steps to make sure that improvements to those areas are designed to maximize potential growth in the community. In 2006, the City completed implementation of zoning and subdivision regulations. The process yielded immediate benefits for the community, as the Stephens Ridge Development, situated northeast of Highway 92 and N. Eyberg Avenue yielded 34 residential homes in the community. The City implemented a Comprehensive Plan in 2017 to work with the 2006 Zoning ordinances. This process has already seen a benefit to the community, as a developer has approached the City with plans to extend a residential development to the East of the Stephens Ridge Development. The Vision Treynor Group has begun building the Youth Sports Complex that will connect the housing development to the rest of the community.

Taxable Retail Sales per Capita			
	Annual Retail Sales per Capita (FY 2008-2012 Average)*	Annual Retail Sales per Capita (FY 2013-2017 Average)*	% Change
Treynor	\$4,696.	\$4,001	-14.79%

Iowa State Community Indicators Program – Taxable Retail Analysis, 2008-2017

*Inflation-adjusted to FY 2017 buying power dollars

Note: the total C.I.T.I.E.S. Communities could not be calculated due to a lack of data for some towns.

Number of Employed Individuals			
	Number Employed (2000)	Number Employed (2010)	% Change
Treynor	532	591	11.09%
Total C.I.T.I.E.S. Communities	4,655	5,025	7.95%

U.S. Census Bureau

Poverty and Unemployment		
	Poverty Rate (2016)	Unemployment Rate (2016)
Treynor	1.47%	.4%
Total C.I.T.I.E.S. Communities*	5.75%	2.06%

Areavibes.com

*A weighted average of the 12 communities

VI. Beautification

Beautification is the process of making visual improvements to a community. This can include all areas of the community, such as entryways, main corridors, and main streets while including various methods such as planting trees (or other greenery) or improving streetlights, pavement and facades. The overall feel is intended to create a sense of place while boosting community pride, tourism, and commerce.

The City of Treynor, in partnership with the Western Iowa Development Association, the Iowa Architectural Foundation and a grant from the Iowa West Foundation, participated in a community design program to identify the strengths and weaknesses of the community. The goal was to develop a multi-phase program that would upgrade the look of Main Street and enhance current community strengths. General suggestions included a better web presence, coordination with other area planning organizations, a revised community logo, and more private-public project interaction. The design project mainly focused on the center of town and the four corners. Revised streetscape ideas included work to slow traffic including bump-outs, upgraded street lighting, landscape upgrades to the Veterans Memorial, and a proposed town square park west of Treynor State Bank. Phase one of the project could include more pedestrian crosswalks, directional/way-finding signage, and entrance sign on the north side of town (L55), Veterans Memorial landscaping, a new town logo, a business brochure, and enhanced web presence. Phase two includes streetscape installation of new sidewalks, bump-outs, landscaping, lighting, banners, and planters, and working with existing building owners on Highway 92 on façade upgrades. Phase three would include the town center park, implementation of façade improvements, updates to high school signage, and incorporation of the Treynor Family Recreation Complex into city plans. The City recently established a new town logo. In 2017 rolled out a new website and in 2018 upgraded the City's Facebook page using the new town logo and branding. The estimated total project cost is \$500,000 to \$3 million dollars.

VII. Recreation

The City of Treynor community center is available for community gatherings such as Treynor Days and Legion events. It is also available to rent for weddings, conferences, and other gatherings. In addition, there are two parks in the City, one of which the City rents the shelter for use by citizens. The City received funding from the Land and Water Conservation Fund administered by the Iowa Department of Natural Resources for updated playground equipment at East Park, the City's primary park facility. In addition to the updated equipment, this park is also home to one of the City's baseball/softball diamonds. Treynor residents also have some access to the recreational facilities available through Treynor Community Schools, and the Treynor Recreation Association is responsible for operation and maintenance of the community's nine-hole golf course.

The Treynor Family Recreation Complex Project proposes a three-phase plan to acquire the 63-acre parcel of land designated for the project. The group proposes to develop the land for baseball/softball fields and soccer fields, complete with scoreboards, bleachers, concessions, water, drainage and lighting. Also included are plans for a playground, restroom facilities, a parking area and a 1.3 mile walking trail. Also proposed is a Family Aquatic Center with a family-friendly zero-entry pool, picnic areas for family gatherings and community celebrations, a fitness/family wellness center, and an outdoor amphitheater to accommodate concerts and events. The estimate project cost is \$10-\$20 million dollars.

VIII. Safety

Emergency Services

The City of Treynor's fire protection service is provided by a community-based volunteer fire and rescue department. Upon need, neighboring township and community departments will assist. The City's emergency response capabilities by a number of personnel and equipment are as follows:

- 17 firefighters; 8 rescue unit personnel
- 7 rescue/response vehicles
- 1 tornado siren

Treynor's tornado siren and E-911 communications are now connected to the county-wide system which is organized and operated by Pottawattamie County Communications/911.

The Treynor Community Center is the designated shelter in Treynor.

Sidewalks and Pedestrian Safety

Sidewalks are only present on about one-third of Treynor's streets and/or right-of-way properties. Installation of sidewalks would greatly improve the safety of pedestrians, especially school children, in the community and should be considered. The City recently completed a Sidewalk study determining the condition of the existing sidewalks and the 4 areas lacking connectivity. The City and KKAD25 are working to partner with the National Parks Services, Golden Hills Recreation and the University of Iowa to develop a conceptual plan for a walkable community.

IX. Prioritized Project List

Based on the present condition of infrastructure in the community, the strategic planning committee identified the following projects for implementation. The projects are prioritized into short, medium, and long-term projects, ranked by the committee in order of importance.

Immediate/Short-Range Projects (implementation in less than 24 months):

A. Top Priority Projects: Council determined the following to be the top 5 priorities of the 19 Immediate/short-range projects. It is understood financial planning may cause projects to be completed in a different order than presented.

1. Develop Subdivision and create Urban Renewal Plan Area
2. Upgrade the Community Center:
 - a. HVAC System – replace
 - b. Flooring replacement – carpeting/tile
 - c. PA System Update
 - d. Tuck Point Brick
 - e. Replace/Clean Awnings
 - f. Restroom: Update Fixtures and stall dividers
 - g. Archway Entry
 - h. Additional Landscaping
 - i. Lighting System – convert to LED/dimmer/timer for outside lights
 - j. Vet's Monument – Convert to LED
 - k. Security (Mag Locks)
 - l. Kitchen Equipment – Stove/Refrigerator
 - m. Marquee Update
3. Cast Iron Water Lines to PVC lines:
 - a. Park St: tie service lines to PVC Main
 - b. S. Eyberg St.: tie service lines to PVC line
 - c. Holst Street: 2" cast iron to 6" PVC
 - d. Ehrig Ave: Water Plant to Highway 4" cast iron to 6" PVC
 - e. Amery Cr.: 4" cast iron to 6" PVC
4. Radio Reads: Change water meters to radio read meters
5. School Crossing/Sidewalks/Trails:
 - a. Re-develop school crossing
 - b. Develop Conceptual Plan for a walkable community
 - c. Develop Sidewalk Improvement Plan
 - d. Develop connectivity from Highway 92 to Stephens Ridge Subdivision

B. The remaining Immediate/Short-Range Projects: (in no particular order)

6. Buck Street And Intersection at Heesch & Buck - Reconstruct
7. Water Facility Plan – Develop a Water Facility Plan
8. Sewer Facility: Develop Sewer Facility Plan
9. Ehrig Avenue – Reconstruction from Highway 92 to School Bus Barn entrance
10. Water Tower: Paint and/or Clean in 2019
11. Lift Station #1: Generator
12. Lamar Drive: Reconstruction from Highway 92 to east of Hillside Dr.
13. Banners: Purchase and install along Highway 92 and L55
14. Treynor Youth Sports Complex
 - a. Phase I Construction: Grading
 - b. Phase II Construction: Driveway/curb and gutter, road, parking area, completion of ballfield and soccer field, concession stand/restrooms
 - c. Develop Road from Highway 92 to L55 through Vision Treynor Recreation Area

15. Sewer Facility: Eliminate I & I
 - a. Video and Smoke Test Lines
 - b. Manhole – rehabilitation
 - c. Re-line sewer mains
16. Highway 92: finish edges at intersections
17. Splash Pad
18. City Hall/Council Chamber Improvements
19. East Park:
 - a. Bathrooms: Update/replace
 - b. Parking: add parking

Medium-Range Projects (implementation in 2-5 years):

1. Water Plant:
 - a. Regenerate Filters
 - b. Control Upgrades
 - c. New Treatment Process – Reverse Osmosis
2. Wastewater Improvements:
 - a. Develop Bid Specification
 - b. Construct upgrade/replace wastewater treatment facility per IDNR
 - c. Control Upgrades
 - d. Update Blower System
 - e. Lift Station #2 replace pumps
3. Ehrig Avenue to Sherwood Drive: Reconstruct to include sidewalk construction and stormwater improvements
4. East Park:
 - a. Shelter: Upgrade/replace to a 3-season shelter
5. Wells: Locate new water source (Big Silver Creek Valley Aquifer)
6. Alley Behind City Hall: Reconstruct/upgrade
7. Trails/Sidewalks:
 - a. Sidewalk Program: Construction/replacement Program
8. Water Distribution System:
 - a. Meters: replace meters in the homes and businesses

Long-Range Projects (implementation in more than 5 years):

1. Water Tower:
 - a. Locate and purchase site
 - b. Construct 2nd elevated storage tank
2. Establish and install utilities for an industrial/commercial growth area
 - a. Develop an incentive plan to encourage new business
3. Storm Water Improvements directly north and adjacent to Horn Avenue

X. Financial Analysis

Revenues

For the fiscal year ending June 30, 2018, the total revenues collected by the City of Treynor were \$1,934,551. Based on the City's total taxable value of \$36,994,608, the City received \$372,369 from taxes levied on property. The total levy rate for Treynor taxpayers is \$9.92859 per \$1,000 of taxable valuation, and the City's general levy rate of

8.10 per \$1,000 of taxable valuation is the maximum allowed by Iowa law. Property tax revenues support general expenditures and capital projects in the community.

Fee-based revenues, including those collected by the City for water, sewer, and garbage collection services totaled \$387,590. These revenues are used primarily to fund operation and maintenance of the City's water and sewer systems and to pay for garbage collection, with a small percentage of funds placed in reserve for future utility improvements.

Other significant revenue sources for the City include Local Option Sales Tax (LOST) funds and Road Use Tax (RUT) funds. The City received \$123,137 in LOST revenues in FY 2018 and \$117,255 through RUT revenues. RUT funds are used for maintenance and improvements to streets and right-of-way properties in the community and LOST revenues are used to support various community projects and to provide property tax and debt service relief in the community.

Various local taxes, fees for services, franchise agreements, and receipt of grants and donations for projects from outside sources comprise the remainder of the City's revenues. The Water Improvements Project took place in FY 2018 and will be completed in FY 2019, for a total grant amount of \$60,000. The remainder of the project was financed with a General Obligation Bond for the amount of \$740,000.

Expenditures

For the fiscal year ending 2018, total expenditures incurred by the City of Treynor were \$1,565,616. Those expenditures are broken down into seven main categories, listed in the following table:

Expenditure Category	Activities/Services Included	FYE 2018
Public Safety	Law enforcement; fire/rescue; animal control	\$58,854
Public Works	Street repair & maintenance; garbage collection; lighting	\$139,793
Culture & Recreation	Parks; Library; Community Center	\$80,717
General Government	Staff and elected officials' salaries; elections; City Hall	\$194,637
Business/Enterprises; Utilities	Municipal water & sewer utilities (including revenue-based debt service and projects)	\$356,861
Enterprise Capital Improvement	Enterprise Capital Improvement Project	\$538,225
Debt Service	Principal and Interest on debts: capital improvements	\$94,529
Transfers Out	Re-allocation of funds between budget categories	\$102,000

Property Tax Levy*			
	FY 2013	FY 2018	% Change
Treynor	9.73	9.92	+2.00%

Iowa Department of Management, 2013 & 2018
 *Dollar amount levied per \$1,000 of assessed value

City Revenue			
	FY 2011	FY 2018	% Change
Treynor	\$1,093,815	\$1,934,551 <small>Includes \$740K Go Bond</small>	+76.86%

City of Treynor's Financial Statements

Obligated City Debt			
	FY 2013	FY 2018	% Change
Treynor	\$431,000	\$690,000	+60.09%

Iowa Department of Management, 2013 and City of Treynor FYE 2018 Financials

Debt Service

Presently, the City of Treynor has one general obligation bond with an outstanding principal balance of \$690,000. The general obligation bonds were issued to finance the 2017 Water Improvements Project. The City's FY 2018 debt payments total \$94,529 which includes \$34,867 for final payment of GO Bond for Community Center Parking Lot and \$59,662 for GO Bond for 2017 Water Improvements Project

Based on a total assessed value of \$62,916,329 the City's current bonding capacity is \$3,145,816. The City is currently using about 21.93% of its general bonding capacity, with debt scheduled for retirement in the next 15 years. Some of the projects identified for completion in the next five years may require the issuance of some general obligation bond debt, but if it is necessary, the City should have the borrowing capacity to do so for those projects without losing a significant amount of financial flexibility. A debt service levy to assist in the retirement of these debts is currently not being used. In the future, the City may need to use the debt levy to generate revenues for debt payments.

Overall Budget Condition

Over the last three years, the City's fund balances have increased 21%. The City's utility reserves appear to be healthy, and with utility revenues slightly outpacing expenditures, the City is slowly accumulating funds that will be critical to assist in the implementation of some of Treynor's identified projects.

XI. Conclusion

Recent history in Treynor has been marked by population stability in a time when many rural communities are struggling. The City has a number of advantages to utilize in pursuing growth and development in the coming years. The City will have the financial flexibility to undertake some of its larger projects in the near future.

Treynor's proximity to the Omaha-Council Bluffs metropolitan area will benefit and foster development in the coming years. If necessary, the City has sufficient debt capacity to use Tax Increment Financing to provide utilities and infrastructure for new development. There are also no significant geographic barriers to growth in Treynor, as only Middle Silver Creek, located west of the City, creates a physical impediment to development.

In spite of these advantages, the City of Treynor also faces a number of challenges in the immediate future. Historically, the City has not been eligible for many outside sources of funding for infrastructure projects based on the median income of the community's households, as many sources of funding (CDBG, USDA) use median household income as a condition for eligibility. Therefore; it will be critical for city leaders to continue to accumulate reserves for needed projects and be prepared to take advantage of opportunities to leverage those funds whenever possible.

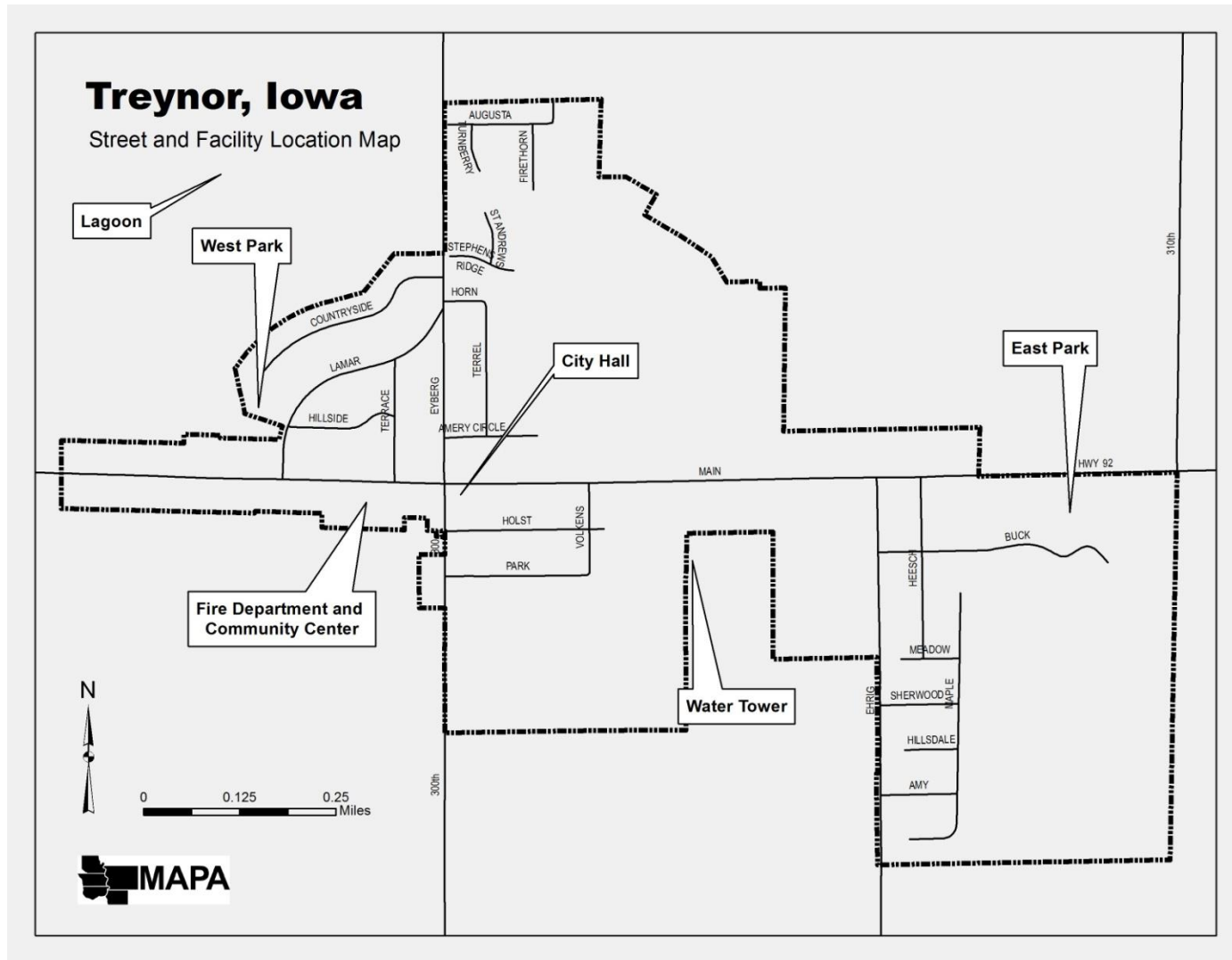
Evident within this plan is a commitment by city officials to be proactive in planning for anticipated growth and economic development opportunities. In 2007, the City developed and implemented a zoning ordinance and subdivision regulations. In 2017 developed and implemented a long-range comprehensive plan, that will provide for orderly growth in the community. Completion of these activities will provide assurances to potential developers that neighboring properties will be developed and maintained to their most suitable uses. Additionally, city staff is regularly assessing all areas of services provided and developing utility-specific capital improvement plans, which will address any capacity issues with the existing water and sewer systems, and if necessary, provide the impetus for the City to complete projects to provide adequate capacity for those services based on projected growth and development patterns. In the near future, the City hopes to address a long-term solution regarding a modernized building permit and inspection program intended to complement the implementation of the planning and zoning regulations and to provide for safe, quality construction activity throughout Treynor.

While the City is not directly responsible for the operation and maintenance of the golf course, the facility is faced with rising costs and increased competition, and if it cannot be maintained, the City's overall marketability could be compromised, as residents will have fewer recreational opportunities. While the City currently has very little flexibility to assist those entities financially, continued support of those enterprises is recommended for the overall betterment of the community.

In order for the City to feasibly implement the projects identified, it will be critical to be aware of all financial and technical resources available to the community for assistance. While this plan is one such resource, the City will find that as projects are completed and conditions change, the community's needs may change as well. In order to maximize the usefulness of this plan, it will be necessary to re-evaluate the plan as projects are completed and local resources are obligated or become available. At a minimum, the plan should be updated within five years to reflect the City's accomplishments and to identify any new challenges that may arise.

APPENDICES

APPENDIX A
Street and Facility Location Map – Treynor, Iowa



APPENDIX B
 Project Location Map – Treynor, Iowa

