



CITY COUNCIL WORKSESSION NOTICE
TUESDAY OCTOBER 5, 2021 6:00 P.M.

AGENDA

1. ROLL CALL

2. BUSINESS ITEMS

- 1) Wastewater Treatment Plant Headworks Control Room HVAC Unit Replacement
- 2) First Reading of Ordinance No. 520 Parking Regulations
 - i. Motion to Waive Second and Third Readings
- 3) Motion to Approve 6' Fence Height for 124 Lynwood Drive

3. DISCUSSION/REVIEW ITEMS/DIRECTION TO STAFF

- 1) FY 2022 Capital Improvement Plan (CIP) and Fund Balances for CIP and FY 2022 Budget
- 2) Water Treatment Plant Expansion Update-Story County American Rescue Plan (ARP) Application
- 3) Connecting Huxley Meetings and Survey Follow Up-Council Direction for Next Steps
- 4) Annexation Process-Council Priorities, Tax Exemption, Connection Fees

3. ADJOURNMENT

UPCOMING WORK SESSION TOPICS

Personnel Committee Priorities and Organizational Chart
FY 2023 Budget

Request for Proposals-Comprehensive Plan Update and Space Needs Analysis

Derecho Event Fiscal Update

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.

COUNCIL COMMUNICATION

AGENDA HEADING:

Worksession Items October 5

SUBMITTED BY:

Rita Conner, City Administrator

SYNOPSIS:

The information below summarizes the items for October 5, 2021 that staff requests Council action/direction on.

Business Items

- Wastewater Treatment Plant Headworks Control Room HVAC Unit Replacement. Essential unit for maintaining temperature controls. Please see accompanying memo from Wastewater Superintendent A.J. Strumpfner including bid materials and recommendation for Carrier unit from A.J. Allen Mechanical for \$11,096. Funded from Wastewater Enterprise Fund.
- First Reading of Amended Ordinance No. 520 Parking Regulations to allow short term parking for events and Centennial Park and Larson Park, as discussed by Council at the September 28, 2021, regular meeting. Motion to waive Second and Third Readings so that ordinance goes into immediate effect and is enforceable by the Huxley Police Department.
- Motion to Approve 6" Fence Height for 124 Lynwood Drive, Troy Harms (corner of Lynwood and North 5th Avenue). Mr. Harms attended the September 28th Council meeting to request the ability to install a 6' privacy fence in a portion of the front yard of his home, rather than the 4' limit in Chapter 165.37. The fence will replace existing tall landscaping on the northwest corner of the property, is not located at the vision triangle intersection of the corner lot and has the support of the adjacent property owner.

Capital Improvement Plan

- Following the September 28th Council meeting, City Administrator and City Clerk/Finance Officer worked on preparing additional information on current FY 22 budget and fund balances for Council review, updating street repair project information, water treatment project cost total and removing Please see attached tables.
- CIP Fundamentals
 - Staff evaluation of proposed public improvement projects, facilities and equipment to reflect needs of the community, prudent use of fiscal resources and presenting plans that reflect goals and priorities of Council
 - Balancing public service needs for all departments and reflecting community growth
 - Presenting plans that work in conjunction to balance Council debt reduction strategy, maintenance of tax levy, maximization of outside resources, and growing/maintaining the community at the same time.
 - Growth contributing to/paying for itself by contributing to public improvements including streets, utilities, parks and trails.

COUNCIL COMMUNICATION

Water Expansion Project Update

City Administrator and City Clerk/Finance Officer are working on the American Rescue Plan funding application with V & K and Northland.

Connecting Huxley Meetings and Survey Follow Up

Council direction requested on next steps for this process. Updated survey analysis was conducted by Sydney Steinle and is attached. Phasing and development of public assessment policy has been discussed at prior meetings.

Annexation Council Phasing Priorities

Council annexation priority areas and potential for graduated tax abatement and utility connections fee waivers [AnnexationStudy7-12-2021.pdf](#)..

Iowa Code 368.7(5) and 368.11(3) provides for the schedule below to be the maximum that a City can offer. A City can also provide a lesser schedule, such as a 5-year graduated scale.

- Year 1 and 2 75%
- Year 3 and 4 60%
- Year 5 and 6 45%
- Year 7 and 8 30%
- Year 9 and 10 15%

COUNCIL GOAL SETTING 2021 PRIORITIES

- | <u>High</u> | <u>Status</u> |
|---|----------------------------|
| • Sidewalk infill | Sept 21&23 mtgs |
| • Increase transparency-Council Chambers media, newsletter | Near completion |
| • Development agreement structures, TIF analysis and policy <ul style="list-style-type: none">○ Projects and cash flow information has been provided to EDC-Council | |
| • Update Land Use and Zoning Maps | Completed |
| • Facility and space needs analysis | RFP in development |
| • Comprehensive Plan | RFP in development |
| • Centennial and Larson Park improvements | FY 22 and LR CIP |
|
<u>Moderate</u> | |
| • Plan for new business attraction completed | HDC Strategic Plan |
| • Plan for development/landowners-utilities | Sewer service/annex. study |

MEMO



WASTEWATER DEPT.

To: Mayor, Council, City Administrator, Public Works Director and Asst. Director

Date: September 28th, 2021

Our current roof top HVAC unit for our headworks control room has failed and we have gotten the required bids for fixing the current unit or replacement. This unit is necessary to keep the control room at moderate temperatures and minimize damage to any of the drive units or controls.

The bids we got were from Baker Group, A.J. Allen, and Air-Con Mechanical. They bids are for replacement of the existing AAON unit or equivalent and repair of the current AAON unit. The bids were as follows,

Baker Group

- Replacement of AAON- \$26,244.50
- Repair of current AAON- \$11,325.00
- Replacement with new Carrier unit- \$14,566.00

Air-con Mechanical

- Replacement of AAON- \$25,450.00
- Repair of current AAON- \$10,516.00

A.J. Allen

- Replacement of AAON- \$33,073.00
- Repair of current AAON- \$9,992.00
- Replacement with new Carrier unit- \$11,096.00

My recommendation would be to go with the A.J. Allen bid to replace the unit with a new Carrier RTU. This new Carrier unit will have the same options of the current unit with a 5-year warranty. I have attached copies of all companies' bids.

Thank you for the consideration,

AJ Strumpher

Wastewater Superintendent



A. J. ALLEN

MECHANICAL CONTRACTORS, INC.

A. J. Allen Mechanical Contractors, Inc.
320 S.E. 6th Street - Des Moines, IA 50309
Phone: (515) 697-3500

TO: Huxley Wastewater
1701 East 1st St
Cambridge, Iowa 50046

Attn: AJ Strumpfer

DATE: September 15, 2021

PROJECT: Repair or Replace Roof Top Unit

Thank you for the opportunity to provide you pricing for Replacing Compressor, TXV, and Filter Dryer. Please review the provided scope of work and let us know if you have any further questions.

Repair AAON Roof Top Unit: Total \$9,992.00(Taxes Not Included)

Replace with AAON Roof Top Unit: Total \$33,073.00 (Taxes Not Included)

Replace with Two Stage Carrier Roof Top Unit \$11,906.00 (Taxes Not Included)

Scope of Work

Inclusions:

Option #1 Repair \$9,992.00

- Disconnect, remove, and dispose of properly condenser coil and fan motor & capacitor
- Provide and install new condenser coil, motor, and capacitor
- Pressure test with nitrogen
- Evacuate system
- Put refrigerant into system
- Reconnect electrical
- Start up and verify operation

Option #2 Replace Roof Top Unit AAON \$33,073.00

- Disconnect, remove, and dispose of properly old roof top unit
- Provide and install new AAON roof top unit
- Connect electrical and controls to new unit
- Start up and verify operation
- One-year parts and labor, Five-year compressor warranty

Option #3 Replace Roof Top Unit Carrier \$11,096.00

- Disconnect, remove, and dispose of properly old roof top unit
- Provide and install curb adapter for new roof top unit
- Provide and install new Carrier two stage cooling roof top unit
- Provide and install new t-stat and wire for new unit
- Connect electrical and controls to new unit
- Start up and verify operation
- One-year parts and labor, Five-year compressor warranty



A. J. Allen Mechanical Contractors, Inc.
320 S.E. 6th Street - Des Moines, IA 50313
Phone: (515) 697-3500

Exclusions:

- Overtime labor

If we can be of any further assistance, please let us know. Pricing on proposal is good for thirty (30) days.

Sincerely,

A handwritten signature in dark ink that reads 'Dale B McKowen'.

Dale McKowen

A. J. Allen Mechanical Contractors, Inc.

P:) (515) 697-3500

F:) (515) 697-3501

C:) (515) 202-2946

E:) dalem@ajallen.com

Accepted _____

Date _____



Baker Group
1600 SE Corporate Woods Drive
Ankeny, Iowa 50021-7501
Mobile Phone: 515.208.2380
carrolls@thebakergroup.com
Phone: 515.262.4000
855.262.4000
Fax: 515.266.1025
www.thebakergroup.com

September 1, 2021

AJ Strumpfer
Waste Water Supt.
Huxley Waste Water
huxleywwsupt@huxleyiowa.org

Dear AJ,

Baker Group is pleased to provide you with the requested proposals to replace the condenser coil in your AAON RTU 1 or to replace the unit

1st proposal: Replace the condenser coil.

Our scope of work will include the following:

- We will isolate power.
- We will remove and dispose of the bad condenser coil.
- We will provide and install the new condenser coil.
- We will need a crane to remove the coil from the roof and to put the new coil on the roof.
- We will evacuate the system down to 500 microns.
- We will install new refrigerant up to 10 # of R-410A.
- Upon completion we will test and check for proper operation.
- The work should take (1) day to complete.
- All work will be completed during our normal working hours.
- **This proposal is valid for 20 days.**

Not to Exceed Price for Above Work: \$11,325.00 (plus applicable taxes)

As always all work would be performed not to exceed the estimated price as long as the scope of work remains as stated.

2nd proposal: Replace the AAON unit.

Our scope of work will include the following:

- We will isolate power.
- We will remove and dispose of the old RTU
- We will provide and install the new RTU.
- We will need a crane to remove the RTU from the roof and to put the new RTU on the roof.
- Upon completion we will test and check for proper operation.
- The work should take (1) day to complete.
- All work will be completed during our normal working hours.
- **This proposal is valid for 20 days.**

Not to Exceed Price for Above Work: \$26,244.50 (plus applicable taxes)

As always all work would be performed not to exceed the estimated price as long as the scope of work remains as stated.

Thank you,



Steve Carroll
Service Repair Project Manager

Approved by:

Date:

PROJECT TERMS AND CONDITIONS

GENERAL

1. Baker Group agrees to perform all work in a careful and workman-like manner and to furnish only materials of good quality.
2. The customer will provide reasonable access to all areas and equipment, and will allow Baker Group to stop and start equipment as may be necessary to fulfill the terms of the project.
3. All work will be performed during normal working hours, 8:00 AM to 4:30 PM, Monday through Friday.
4. The customer will promptly pay invoices upon receipt. Should a payment become thirty (30) days or more delinquent, Baker Group may stop all work under this project without notice and/or cancel this project, and the entire project amount shall become due and payable immediately upon demand.
5. In addition to any price specified on the face hereof, the customer shall pay and be responsible for the gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated, applicable to the price, sale or delivery or any products, services or the work furnished hereunder or for their use by Baker Group on behalf of the customer whether such tax shall be local, state, or federal in nature.
6. In the event Baker Group must commence legal action in order to recover any amount payable under this Agreement, the customer shall pay Baker Group all court costs and attorney's fees incurred by Baker Group.
7. Any legal action relating to this agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.
8. This Proposal valid for a period of 20 days after issuance.
9. Any balance unpaid for 30 days shall bear a FINANCE CHARGE computed by a "periodic rate" of 1.5% per month, which is an ANNUAL PERCENTAGE OF 18%.
10. To pay with MasterCard or Visa, please visit www.thebakergroup.com and click on the link "Invoice Payment: near the bottom of the webpage. There is a 3% convenience fee for payment on line using a credit card. Remittance using E-check on line with no fee is available.

LIMITATIONS OF LIABILITY AND INDEMNITIES

1. Baker Group will not be liable for damage or loss caused by delay in installation or interrupted service due to fire, flood, corrosive substance in the air, strike lockout, dispute with workmen, inability to obtain material or services, commotion, war, act of God, or any other cause beyond Baker Group's reasonable control.
2. Adding, removing or making changes to your electrical power distribution system may affect your NFPA 70, 70B or 70E Electrical Arc Flash ratings. Unless specifically stated, our scope does not include creating or updating the code required power study for your facility.
3. In no event, whether as a result of breach of contract, or any tort including negligence or otherwise shall Baker Group or its suppliers, employees or agents be liable for any special, consequential, incidental, or penal damage including, but not limited to loss of profit or revenues, loss of use of any products, machinery, equipment, damage to associated equipment, cost of capital, cost of substitute products, facilities, services or replacement power, down time costs, lost profits, or claims of Buyer's customers for such damages.
4. No other warranty expressed or other liability is given and no other affirmation of Baker Group, by word or action, shall constitute a warranty. This warranty is expressly in lieu of any other express or implied warranty including any implied warranty of merchantability of fitness, and any other obligation on the part of Baker Group.
5. Baker Group warrants materials only to the extent and for the time period said materials are warranted to Baker Group by the manufacturer(s) of the same. Baker Group's liability, if any, upon any warranty, either expressed or implied, shall be limited to replacement of defective materials and correction of faulty workmanship which is in violation of local, state, or federal building codes at the time of performance of the work by Baker Group.



Baker Group Commercial and Industrial Services

Electrical:

Site Utilities and Facility Power Distribution
Switchgear, Bus Way and Cable Tray Systems
Variable Speed Drives
Lighting Systems – New and Upgrades
Electrical Power Monitoring Analysis
Hazardous Location Installations
Infrared Thermography Analysis
Lightning Protection / Systems Grounding
Industrial Instrumentation
Emergency Power – Generators and UPS Systems
Structured Cabling – Voice / Data / Video / Fiber

Mechanical:

Boiler Installation, Wiring and Service
Chiller / Cooling Tower Installation and Service
Power House Piping
Industrial Process Piping
Code Welding: ASME S, U & National Board R Stamp
Stainless Steel Piping
Medical Gas Piping
Underground Piping and Site Utilities
Plumbing Systems
Refrigeration
Air Compressors, Dryers, Piping and Accessories
Compressed Air Audits

Sheet Metal:

Heating, Cooling and Ventilation
Architectural Sheet Metal
Specialty Metal Fabrication & Installation
Dust Collection / Filtration Systems
Kitchen and Food Prep Surfaces
Generator Exhaust
Damper Installation and Repair

Engineering Services:

Design-Build Mechanical, Electrical and Plumbing
3-DVDC / Building Information Modeling (BIM)
USGBC LEED® – Accredited Professionals
Specialized Regulatory Commissioning
Custom Environmental Chamber Design
Energy Use Analysis and Benchmarking
Indoor Air Quality Analysis
Air Balancing – Active Pressurization Control

Advanced Manufacturing and Prefabrication:

Multi-Trade Prefabricated Assemblies
CAM Plasma Pipe Cutter
CAM Connected 20' Plasma Table
CAM Connected Duct Machine
TURBOBend for Architectural Metal
Electrical Assembly Prefabrication
UL 508A Labeled Electrical Panel Building

Millwright Services

Equipment Setting
Pulverizer Services
Process / Packaging
Rotary Kiln Dryers
Laser Alignment Optical
Heavy Rigging / Machinery Moving
Equipment Repair and Replacement
Conveying Equipment
Combustible Dust Collection
MSHA Qualified / Certified

Building and Process Automation:

Specialized Turnkey Systems Integration
Data Analytics
Industrial PLC Installation and Programming
SCADA (System Control and Data Acquisition)
Temperature and Pressure Transmitter Installation
Integrated Building Automation / Security Systems
Lighting Control
Real-time Energy Monitoring and Control
Refrigerant Monitoring – Leak Reporting
Laboratory and Critical Environment Controls

Technology:

Video Surveillance Systems with Analytics
Access Control / Biometric Systems / Photo ID
Intercom - Video and Audio
Electrified Door Hardware, Wireless Locks
Gas Detection Monitoring
Lightning Detection
Parking Lot Gate Controls
Parking Revenue Control Systems (PARCS)
Burglary Systems with Wireless Options
Fire Alarm Design, Install, Inspection and Service

Maintenance and Repair Services:

Scheduled Preventive Maintenance
Flat Fee Comprehensive Service Program
Vibration Analysis and Laser Shaft Alignment
Meg-Ohm Motor Winding Testing
Microlog Motor Condition Analysis
Equipment Start Up / Baseline Establishment
Ultra-sonic Gas Leak Detection
Boiler Combustion Efficiency Tuning
Back Flow Testing and Certification
Chiller Maintenance and Rebuilding
Refrigerant Management and Replacement
Building Operations Staffing



Baker Group
1600 SE Corporate Woods Drive
Ankeny, IA 50021

Main Phone: 515.262.4000
Main Fax: 515.266.1025
www.thebakergroup.com

09/22/2021

AJ Strumpfer
Wastewater Superintendent
City of Huxley
515 N Main Ave
Huxley, Iowa 50124

Dear AJ,

Baker Group is pleased to provide you with the requested proposal to replace (1) RTU at the City of Huxley Wastewater Treatment Plant.

Our scope of work will include the following:

- Disconnect electrical power and controls from (1) existing RTU.
- Remove and dispose of (1) existing RTU.
- Provide and install (1) replacement Carrier 3-ton RTU and curb adapter.
 - Replacement RTU will come with coated evaporator and condenser coils to protect and extend coil life.
- Reconnect electrical power and controls to replacement RTU.
- Program replacement unit to operate stand alone.
- We include crane mobilization in our price.
- Upon completion we will perform equipment start up and check for proper operation.
- Lead time on equipment/parts at this time is 12-14 weeks.
- We expect work duration to take (1) long working day.
- All work will be completed during our normal working hours.

Price for above work: \$14,566.00 (plus applicable taxes)

Due to current market volatility on material pricing this quote is valid for 10 days.

All work will be completed at a not to exceed price as long as the scope of work remains as stated above.

Thank you,

A handwritten signature in black ink that reads "Brandon Ophoff".

Brandon Ophoff | Project Manager
Direct: 515.299.1678 | Mobile: 515.499.6207
ophoffb@TheBakerGroup.com

APPROVED BY: _____

Name: _____

Title: _____

Date: _____

PROJECT TERMS AND CONDITIONS

GENERAL

1. Baker Group agrees to perform all work in a careful and workman-like manner and to furnish only materials of good quality.
2. The customer will provide reasonable access to all areas and equipment, and will allow Baker Group to stop and start equipment as may be necessary to fulfill the terms of the project.
3. All work will be performed during normal working hours, 8:00 AM to 4:30 PM, Monday through Friday.
4. The customer will promptly pay invoices upon receipt. Should a payment become thirty (30) days or more delinquent, Baker Group may stop all work under this project without notice and/or cancel this project, and the entire project amount shall become due and payable immediately upon demand.
5. In addition to any price specified on the face hereof, the customer shall pay and be responsible for the gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated, applicable to the price, sale or delivery or any products, services or the work furnished hereunder or for their use by Baker Group on behalf of the customer whether such tax shall be local, state, or federal in nature.
6. In the event Baker Group must commence legal action in order to recover any amount payable under this Agreement, the customer shall pay Baker Group all court costs and attorney's fees incurred by Baker Group.
7. Any legal action relating to this agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.
8. This Proposal valid for a period of 60 days after issuance.
9. Any balance unpaid for 30 days shall bear a FINANCE CHARGE computed by a "periodic rate" of 1.5% per month, which is an ANNUAL PERCENTAGE OF 18%.
10. To pay with MasterCard or Visa, please visit www.thebakergroup.com and click on the link "Invoice Payment: near the bottom of the webpage. There is a 3% convenience fee for payment on line using a credit card. Remittance using E-check on line with no fee is available.

LIMITATIONS OF LIABILITY AND INDEMNITIES

1. Baker Group will not be liable for damage or loss caused by delay in installation or interrupted service due to fire, flood, corrosive substance in the air, strike lockout, dispute with workmen, inability to obtain material or services, commotion, war, act of God, or any other cause beyond Baker Group's reasonable control.
2. Adding, removing or making changes to your electrical power distribution system may affect your NFPA 70, 70B or 70E Electrical Arc Flash ratings. Unless specifically stated, our scope does not include creating or updating the code required power study for your facility.
3. In no event, whether as a result of breach of contract, or any tort including negligence or otherwise shall Baker Group or its suppliers, employees or agents be liable for any special, consequential, incidental, or penal damage including, but not limited to loss of profit or revenues, loss of use of any products, machinery, equipment, damage to associated equipment, cost of capital, cost of substitute products, facilities, services or replacement power, down time costs, lost profits, or claims of Buyer's customers for such damages.
4. No other warranty expressed or other liability is given and no other affirmation of Baker Group, by word or action, shall constitute a warranty. This warranty is expressly in lieu of any other express or implied warranty including any implied warranty of merchantability of fitness, and any other obligation on the part of Baker Group.
5. Baker Group warrants materials only to the extent and for the time period said materials are warranted to Baker Group by the manufacturer(s) of the same. Baker Group's liability, if any, upon any warranty, either expressed or implied, shall be limited to replacement of defective materials and correction of faulty workmanship which is in violation of local, state, or federal building codes at the time of performance of the work by Baker Group.



AIR-CON MECHANICAL CORPORATION

3121 SE 14TH STREET • DES MOINES, IA 50320

PHONE: 515.243.5500 • FAX: 515.243.0126

Proposal Submitted To: **AJ Strumpfer** Phone: **(515) 520-9369** Date: **9/9/2021**

Company: **Huxley Wastewater** Email: **ajstrumpfer14@gmail.com**

Street: **302 W 1st Street** Job Name: **Install new 2 Ton AAON Rooftop Unit or Replace Condenser Coil**

City: **Huxley** State: **IA** Zip Code: **50124** Job Location: **1711 315th St**

We hereby submit specification and estimates for furnishing labor and material as follows:

Scope of Work:

- We propose to install (1) new 2 Ton AAON Rooftop Unit this Includes the following
 - AAON RQ-002 Rooftop Unit
 - Remove old outdoor unit and dispose
 - Includes Adapter Curb
 - Disconnect and reconnect Electrical
 - Includes factory start up
 - Crane included

Total Amount \$25,480.00

- Replace the Condenser Coil
 - Shut down Power to unit
 - Remove and dispose of old condenser coil
 - New R3654K condenser coil
 - Crane included
 - Install new R-410A refrigerant to system
 - Test and check system for proper operations

Total Amount \$10,516.00

Exclusions and Clarifications:

- All work done during our normal business hours unless otherwise stated.
- Any work not mentioned in the above scope of work is to be supplied/ installed by others

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

See Above for pricing options **Dollars**

Payment to be made as follows: Net 10 Days

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All labor is quoted to be performed during our normal working hours unless specifically spelled out in our scope of work otherwise. We specifically exclude the identification removal or abatement of any form of asbestos. Air-Con Mechanical Corporation shall not be liable for any delay in the performance of the work resulting from or attributed to acts or circumstances beyond Air-Con Mechanical Corporation's control, including, but not limited to, acts of God, fire, riots, labor disputes, acts or omissions of the Purchaser, Owner or other Contractors or delays caused by suppliers or subcontractors of Air-Con Mechanical Corporation. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

A finance charge is computed on past due balance at a periodic rate of 1 ½% per month, which is equal to an annual percentage rate of 18%. The undersigned agree to pay all attorney fees, costs of collection, interest or finance charges, incurred to enforce the liability on this account.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - The above prices, specification, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ DATE OF ACCEPTANCE _____ Signature Dave Fiala
Dave Fiala: Business Development Leader

A fax or photocopy of this authorization shall have the same validity as the original.
(Sign and return one copy.)

ORDINANCE NO. 520

**AN ORDINANCE AMENDING
CHAPTER 69 PARKING REGULATIONS**

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

Section 1. Chapter 69, of the Huxley Code of Ordinances; Parking Regulations Ordinance is hereby amended as follows:

69.08 23. Short term parking for events at Centennial Park and Larson Park is allowed on the east and west sides of the road between Centennial Drive and Northpark Blvd.

PASSED AND APPROVED this 5th day of October 2021.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

First Reading:

Second Reading:

Third Reading:

Date Adopted:

Date of Publication by posting:

FY 2022 Capital Improvement Plan

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

Total	\$557,000.00	
Fire-EMS		
Replace 2002 Ford 606 Attack Truck	\$150,000.00	General Fund
EMS Vending Machine-Medical Supplies	\$15,000.00	General Fund
Total	\$165,000.00	
Administration/3C's Building/Library		
Space Needs Analysis and Comprehensive Plan	\$45,000.00	General Fund
Total	\$45,000.00	
TOTAL	\$14,747,249.14	

FUND BALANCES
w/ FY22 Budget and Capital Projects

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

Community Connectivity Survey Results

Summary:

94 surveys returned

80 surveys completed online

14 paper copies of survey returned

The survey was open between 9/21 and 9/27. Paper copies were distributed and collected at two sidewalk feedback meetings. Below are the results of said survey for questions 2 through 9. Questions 1 and 10 were not directly related to sidewalks.

One paper survey did not answer questions, simply had comment noted in final section titled “Specific areas noted to lack sidewalks” under “Lily Pad”

General interpretations

Sidewalks are a much-used resource in Huxley, with 62% of respondents using the network at least once per week (figure 1). The top three uses were exercise, transportation to school/friend’s/neighbors including use by children, and walking the dog (figure 2). Many respondents indicated that a more connected sidewalk may affect the frequency with which they use the sidewalk (48%) but some (12%) were uncertain, perhaps because their response depends on the location of increased connections (figure 3). This would be supported by figure 4, in which 58% of respondents could think of gaps in the network which effect their ability to use it. Routes through parks and trails and along Highway 69 were the most frequently identified gaps, but Q6 should have allowed selection of multiple choices to better represent the community’s priorities. This information is displayed in table 1 on page 5. Figure 5 on page 6 of this document indicates that there’s a fairly even split between residents amenable to sidewalks on their property and those who are opposed. Figure 6 on page 6 of this document removes those who self-reported having sidewalks from the calculation. It shows that half of the respondents (n= 69) are opposed to sidewalks on their own property. This does not mean that they are necessarily opposed to a more connected community. Q9 revealed that city involvement in the cost or construction of the sidewalks did not change many opinions. Nine respondents changed from “no” answers to “yes” or “no” to “not sure” but 5 of them self-reported having sidewalks already. Pages 8 and 9 of this document highlight selected comments as well as areas that residents prioritized for sidewalk infill.

Figure 1. Q2: Do you utilize the sidewalk network in the City of Huxley?

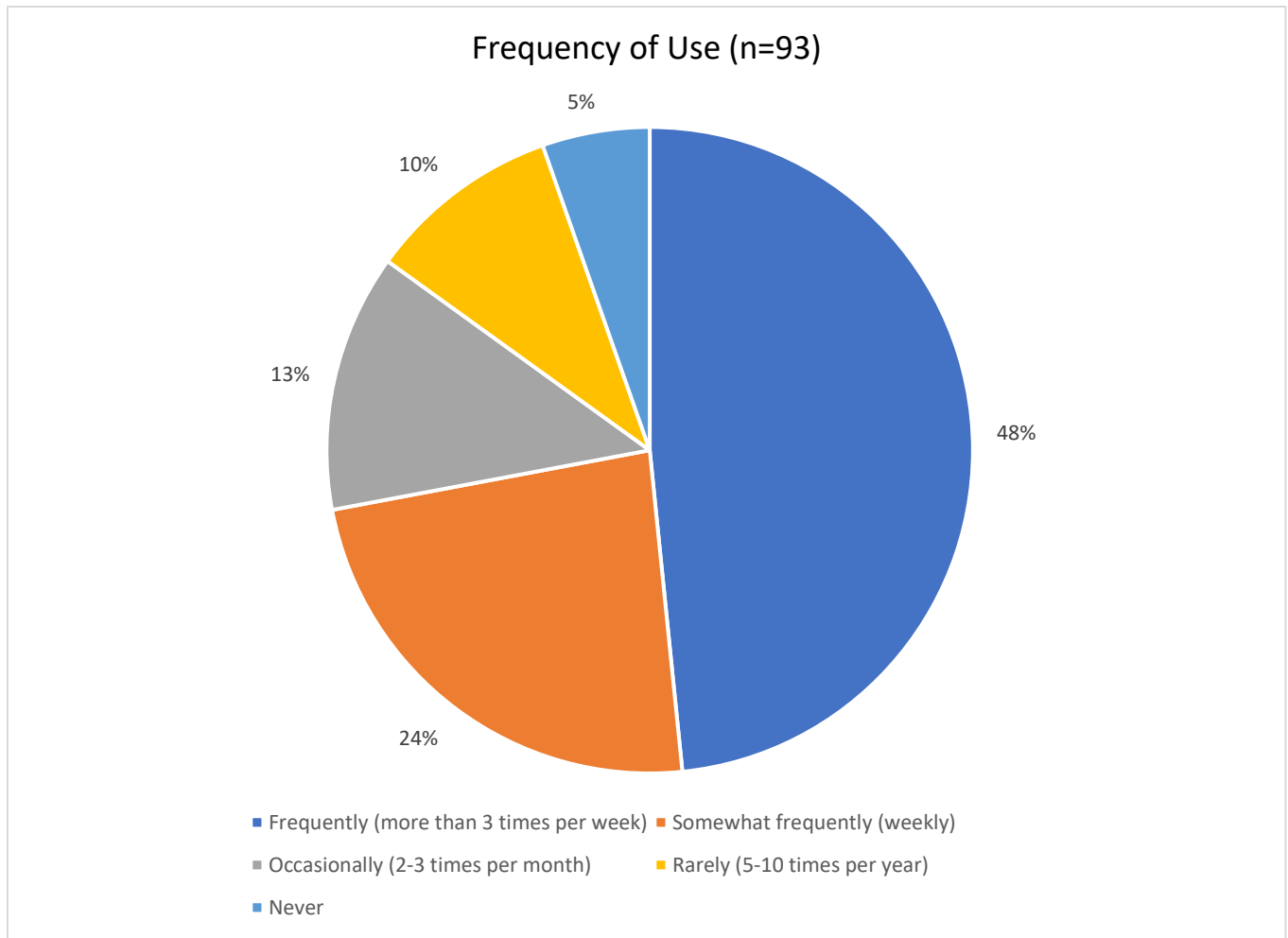
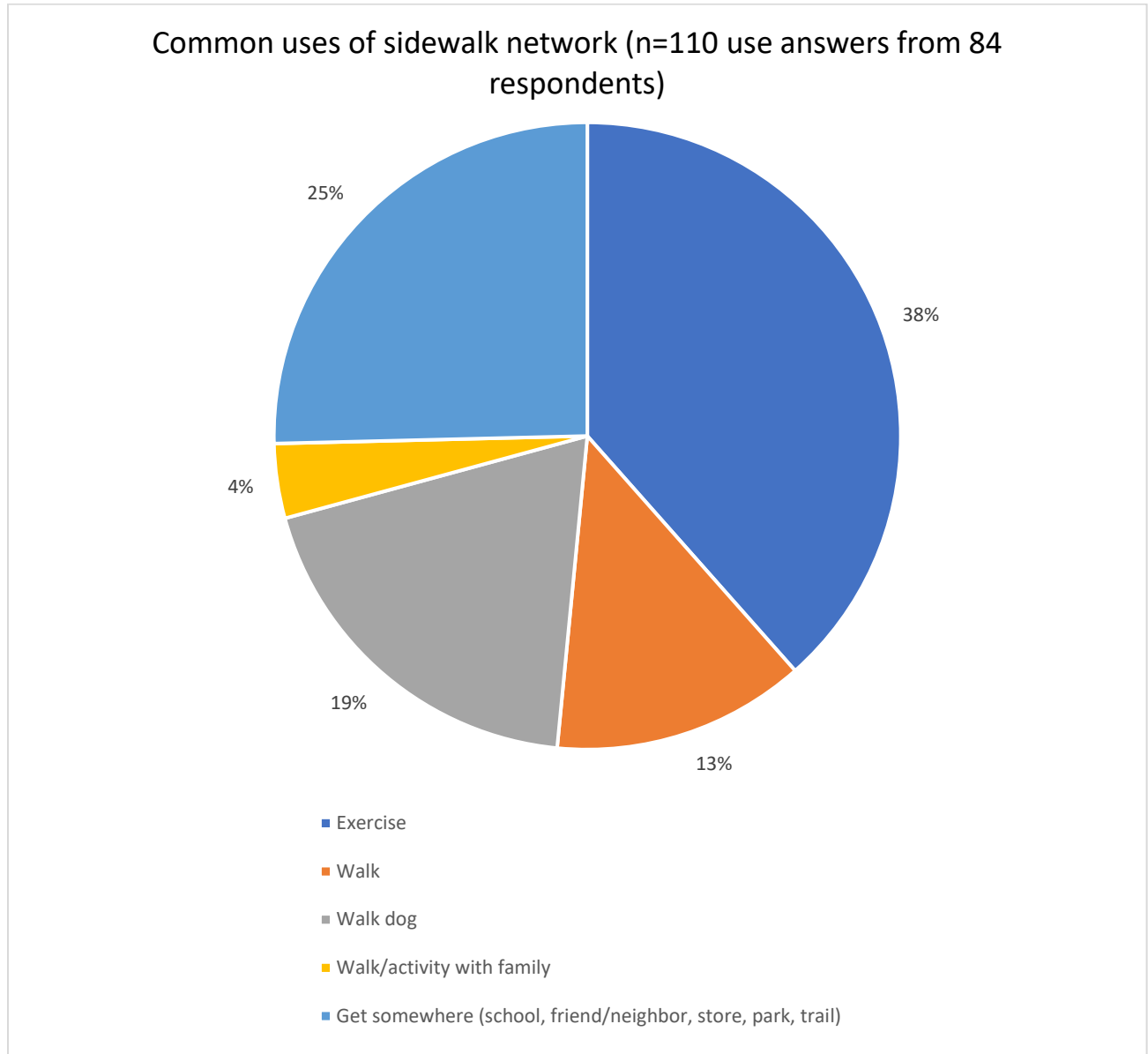


Figure 2. Q3: Below, briefly describe how you use the sidewalks. (Examples: Walk to store/park/trail, walk/jog/run for exercise, walk dog, walk to work/school)



NOTE: Above chart includes all use answers, 30 respondents listed more than one use. Answers were grouped by theme, exercise may include walking, jogging, running, biking, etc. "Walk" category implies more leisurely use. Answers were manually coded into these broad categories.

Figure 3. Q4: Would a more connected sidewalk system effect the frequency with which you use the system?

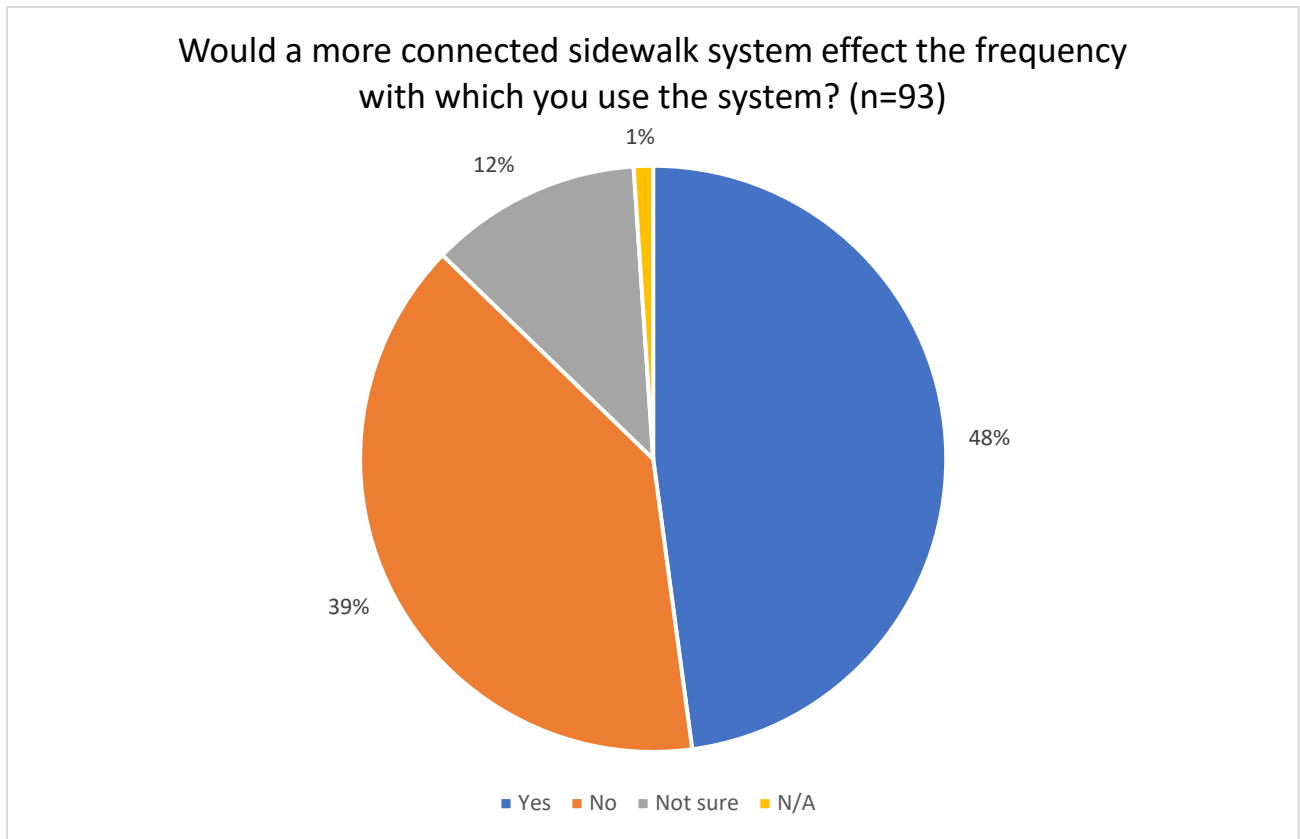


Figure 4. Q5: Are there gaps in the sidewalk network that effect your ability to use the network?

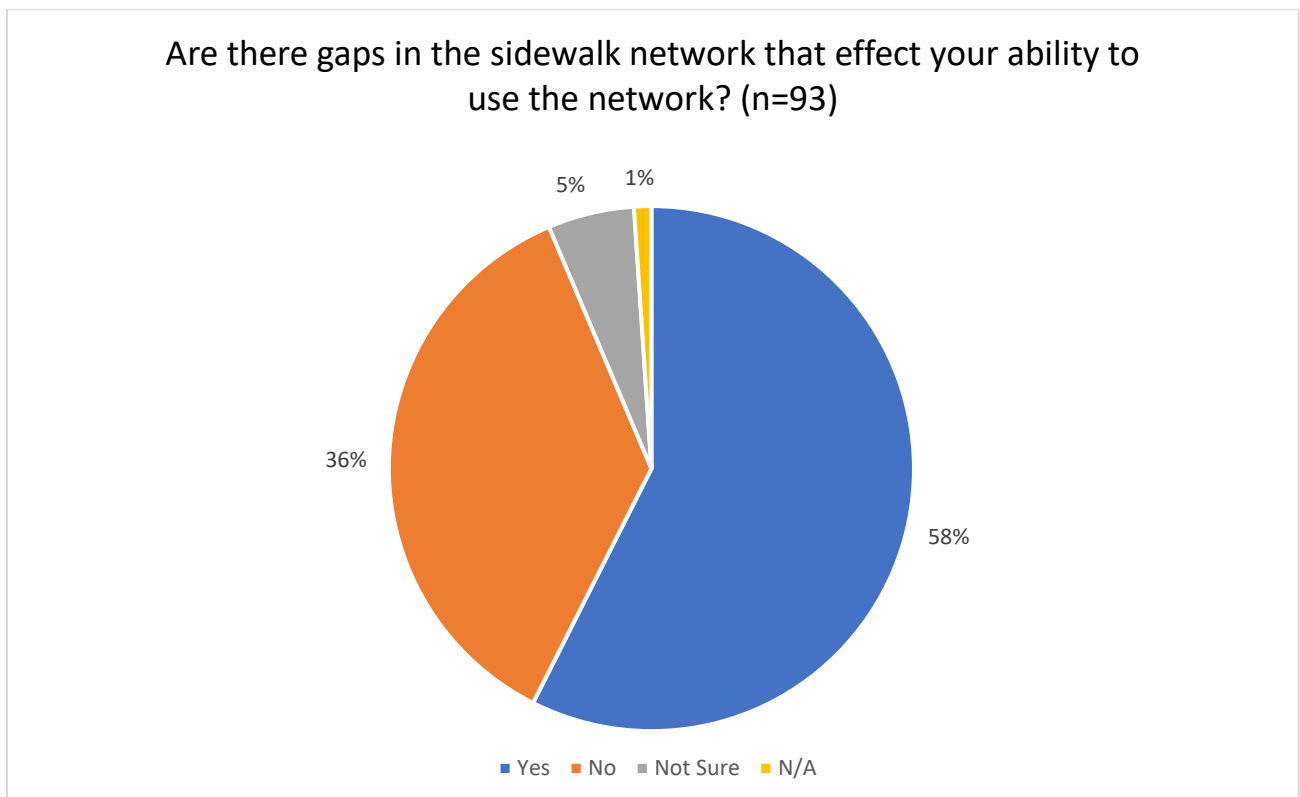
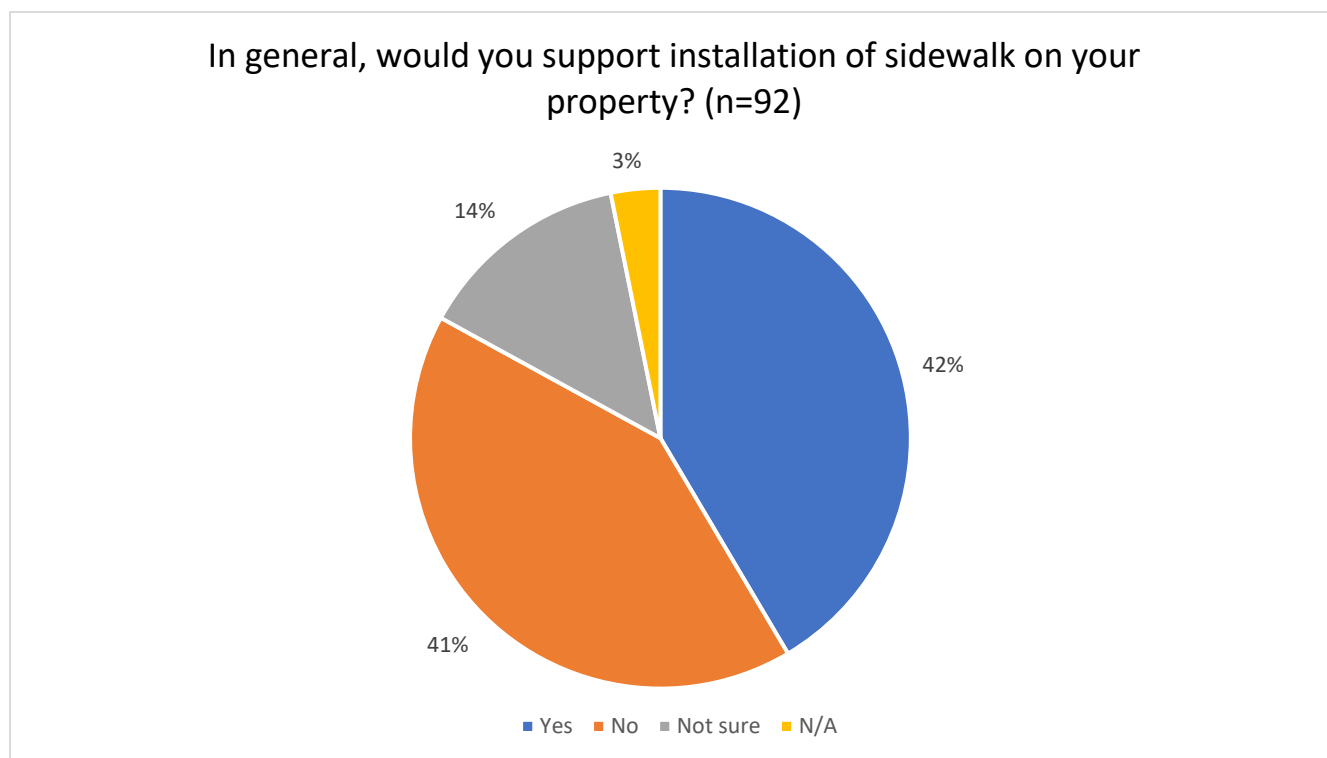


Table 1. Q6: If yes on Q5 (Are there gaps in the sidewalk network that effect your ability to use the network?), in what areas of the community would you like to see more sidewalks?

If yes on the previous question, in what areas of the community would you like to see more sidewalks?	Count
Routes through neighborhoods	9
Routes to businesses	3
Routes to school	7
Routes to parks and trails	19
Routes along Highway 69	15
Other	6
N/A	35

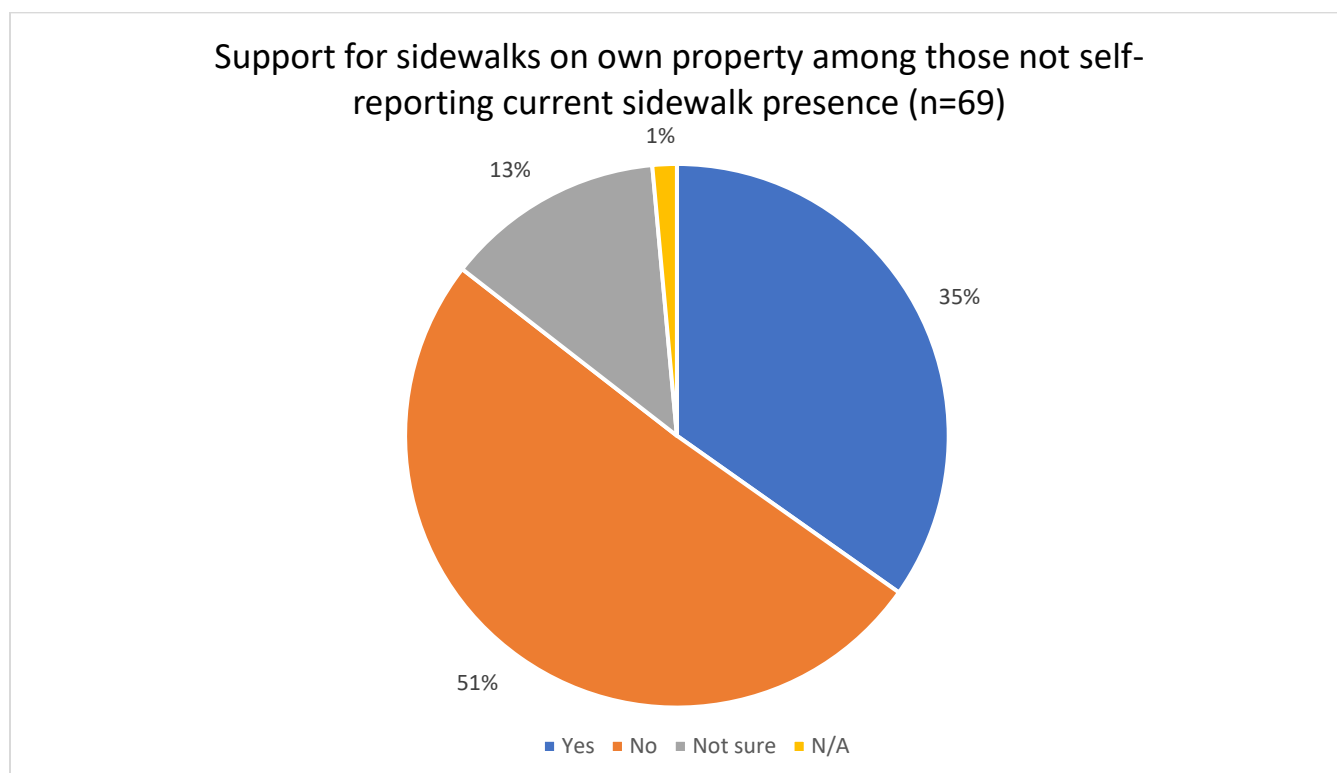
- “Other” responses in table 1:
 - “Regarding question 6, Routes to parks and trails, Routes through neighborhoods, Routes along Highway 69. Written: N-S corridors missing, E-W corridor to Centennial Park needed. New businesses north of Fareway need better bike/foot connectivity”
 - Both routes through neighborhoods and routes along Highway 69.
 - Both routes through neighborhoods and routes along Hwy 69
 - All of the options
 - “We need a sidewalk from the Sand Cherry Neighborhood along 560th Ave to the Heart of Iowa trail”
 - “We walk our kids down N. 5th Ave to the trail and by the school. There is half a sidewalk here but we think it is much needed to connect W. 1st st to West 5th Street. I notice kids walking to school on it. They have to cut through yards or go on the busy Street”

Figure 5. Q7: In general, would you support installation of sidewalk on your property?



NOTE: 24 respondents self-reported already having sidewalks, 15 are in the "yes" category, 4 are in the "no" category, 4 are in the "not sure" category, and one answered "N/A" See chart below.

Figure 6. Support for sidewalks on own property among those not self-reporting current sidewalk presence (n=69)



- Q8 asked for further information on response to Q7 as displayed in figure 5.
 - Of those who would support sidewalk installation on their property, AND who provided further elaboration (20 respondents), 10% (2 respondents) cited safety, 55% (11 respondents) report already having a sidewalk, 15% (3 respondents) thought it would improve connectivity or be generally beneficial, and 20% (4 respondents) had multiple reasons, mostly centered on safety, improved connectivity, and general benefit. One respondent was positive toward sidewalks but wary of the cost.
 - Of those who would NOT support sidewalk installation on their property, AND who provided further elaboration (40 respondents), 53% (21 respondents) state that they either do not need or do not want sidewalk for various reasons. 18% (7 respondents) already have a sidewalk, 13% (5 respondents) wanted to maintain the rural character of their neighborhood, 5% (2 respondents) were concerned about finances, one respondent believed it would be impractical to build sidewalks on their property because of the number and position of trees, and 10% of respondents cited multiple concerns. 10 respondents in the “no” category likely do not have curb and gutter.
 - Of those who were not sure how they felt about sidewalk installation on their property, AND who provided further elaboration (8 respondents), 50% (4 respondents) already have sidewalks, 38% (3 respondents) needed more information, such as on costs, and one respondent believed they were too far out of town to be considered.

Q9: Would you support a sidewalk on your property if the City participated in the cost of construction/conducted the construction?

- 9 residents responded that city involvement in the cost or construction would make them MORE amenable to sidewalks on their property. Of these 9, 5 already had sidewalks. Most residents were unmoved by potential city involvement.
- Nearly 30 fewer people responded to this question than to Q7. If we assume that those who answered Q7 but not Q9 did not change their answers, then there is an even split at 39 respondents each answering, “yes” or “no” to Q9 and 13 respondents answering, “not sure.”
- Of those who responded “no” to Q7 and/or Q9, 10 likely do not have curb and gutter (indicated by self-reported Cedar Lane address, “country feel” development, “ditch”).

Selected Comments:

- “At times there is a lot of vehicle traffic on our street. At this time, there are several kids under 10 years old, they walk in the street.” (argument for sidewalks)
- “Routes to parks and trails, Routes through neighborhoods, Routes along Highway 69. Written: N-S corridors missing, E-W corridor to Centennial Park needed. New businesses north of Fareway need better bike/foot connectivity.”
- (Sidewalks are) “an unnecessary use of resources on a cul-de-sac that is not heavily trafficked. My 3 year old rides on the street daily... If we're comfortable with him doing that, a sidewalk isn't necessary. There are many other areas within Huxley that are heavily trafficked and dangerous for pedestrians/riders without sidewalks”
- “Whenever out driving everyone is walking, running in the street anyway” (argument against sidewalks)
- “Sidewalks add safety and connects a community. It will ultimately raise the value of your home”
- “Do not live in town. Actually drive in for kids' activities and use the sidewalks/trails for leisure, exercise etc.”
- “Would need to know more - cost, location, impact on driveway”
- “Either needs to everyone is required or no one. I had to pay for my sidewalk. Why should I pay for others through taxes? If do this, need to stop people from using roads as sidewalks”
- “It would cut down on the number of people walking in the street. This is a residential area, but there is a lot of school-related traffic in mornings, afternoons, and evenings (for sporting events.). We get lots of joggers, recreational walkers, and dog walkers past here”
- “We bought our property with the understanding this was a “country” lot. Want to keep the country landscape appearance. More green space NOT suburban feel.”
- “We have very mature trees that would need to be removed, and utility boxes that are in the way of a proposed sidewalk. Also, one of the reasons we bought our property is because there is no sidewalk - no maintenance.”
- “Sidewalks are good. Not in my area!”

Specific areas noted to lack sidewalks:

(Collected from comments and responses written on paper copies)

- Berhow Park
 - “Berhow Park has an unfinished sidewalk entry from the east side”
- Sand Cherry
 - “I’d like a sidewalk to connect sand cherry neighborhood to the bike path.”
 - “A sidewalk connecting the neighborhood of Sand Cherry Ln. to the bike path would be used a great deal. I see bones and people on that busy road all of the time. It would be much safer.”
 - Walking and jogging on Heart of Iowa trail and around the city of Huxley. We need a sidewalk from the Sand Cherry Neighborhood along 560th Ave to the Heart of Iowa trail.
 - “We desperately want paved access to the trail from Sand Cherry Ln. Currently the only way to safely access the trail via paved sidewalk is to walk all the way to Kempkers. 560th is not a safe way for my kids to access the trail, and the gravel path by Lily pad leaves much to be desired.”
 - I support a sidewalk from sand cherry neighborhood to connect to park and heart of Iowa trail
- Lily Pad
 - “Please consider paving the gravel trail behind the Lily Pad instead of accessing Heart of Iowa trail from city park near Sand Cherry. Gravel trail is close to trailer park. Thank you
- Preston Dr
 - “Preston Dr does not offer a continuous sidewalk network if you wish to "walk around the block".
- Middle School area
 - “The sidewalks cut off as you round the corner to E 5th and again in front of the middle school in that large grass lot.”
 - “We walk our kids down N. 5th Ave to the trail and by the school. There is half a sidewalk here but we think it is much needed to connect W. 1st st to West 5th Street. I notice kids walking to school on it. They have to cut through yards or go on the busy Street”
- Hwy 69
 - “It would be nice to have a trail/sidewalk from E 4th Street along HWY 69 to the bike trail.”
 - “It's tricky to navigate along Hwy 69 as there is sidewalk in some areas and not others. It makes it hard to cross with kids on bikes”