



HUXLEY
— HEART OF THE PRAIRIE —

CITY COUNCIL MEETING NOTICE
TUESDAY MARCH 22, 2022, 6:00 P.M.

CITY COUNCIL CHAMBERS

AGENDA

- 1. ROLL CALL**
- 2. APPROVE AGENDA AS PRESENTED AND/OR AMENDED**
- 3. PRESENTATION/RECOGNITION**
- 4. PUBLIC COMMENT (5 MINUTE TIME LIMIT FOR ITEMS NOT ON THIS AGENDA)**
- 5. PUBLIC HEARINGS**
- 6. CONSENT AGENDA – *These are routine business items and will be acted upon by one Roll Call Vote without separate discussion unless a Councilmember or citizen requests an item to be removed or considered separately.***
 - a) Approve Minutes from March 8 and March 15 2022 Council Meetings
 - b) Approve Payment of Bills
 - c) Resolution No. 22-023 Replace 2002 Ford 606 Attack Truck and 2003 Chevy 806 Rescue Truck by Vehicle Purchase: Huxley Fire Rescue Department \$218,000 (FY 22 CIP)
 - d) Resolution No. 22-030 Purchase Jetter for Wastewater Operations: Huxley Public Works Department \$88,459.00 (FY 22 CIP)
 - e) Resolution No. 22-031 Approve Stensland Partnership 54988 290th Street Final Plat (Story County Two (2) Mile Subdivision Review)
- 7. BUSINESS ITEMS**
 - a) City of Huxley Tax Increment Financing (TIF) Use Overview
 - b) Resolution No. 22-025 Approving Development Agreement with Meadow Lane Investments, L.L.C., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement (*Partial Rebate of Future Taxes for Developer Up-front Contributions to Public Improvements in the Meadow Lane Residential 24 Lot Subdivision, Plat 4*)
- 8. INFORMATIONAL ITEMS**
 - a) Van Houweling, CD II Blue Sky Residential 37 Lot Subdivision
 - b) Story County Animal Control Agreement Update
 - c) Centennial and Larson Park Plan Overview and Joint Meeting with Park & Recreation Board Update
 - d) Sanitary Sewer Study and Mapping Update
- 9. CITY ADMINISTRATOR AND DIRECTOR REPORTS**
- 10. MAYOR AND COUNCIL REPORTS**

11. ADJOURNMENT TO WORKSESSION

12. WORKSESSION: DISCUSSION AND DIRECTION TO CITY ADMINISTRATOR

UPCOMING WORK SESSION TOPICS AND REGULAR COUNCIL AGENDA ITEMS

Public Hearing for FY 23 Budget March 29
Joint Meeting/Council/Park & Recreation Board
Joint Meeting/Council-Ballard School Board
Comprehensive Plan/Future Space and Facility Needs
Main Avenue Revitalization Overview April
City Noise Ordinance Discussion April
Construction Site Erosion Control & Sediment Ordinance April
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.

HUXLEY CITY COUNCIL MEETING MINUTES

Tuesday, March 8, 2022

These minutes are as recorded by the City Clerk and are subject to City Council approval at the next regular council meeting.

COUNCIL MEETING: The Huxley City Council held a council meeting on the above date pursuant to rules of the council, notice posted at City Hall and onto website. Mayor Deaton called the meeting to order at 6:01 pm.

ROLL CALL: Kuhn, Pilcher, Echer, Roberts, Thompson

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

CITY STAFF PRESENT: Rita Conner–City Administrator, Jolene Lettow –City Clerk, Cathy Van Maanen–Library Director, Gerry Stoll–Police Chief, Travis Woodbeck–Fire Chief

CONSULTANTS: Chip Schulz – Financial Advisor/Northland Securities, Forrest Aldrich – V & K Inc., Matt O’Halloran – Brick Gentry Law Firm

CONSENT AGENDA:

Motion by Kuhn second by Roberts to approve Consent Agenda as listed with Item C to be pulled from Consent Agenda for separate discussion.

- a. Approve Minutes from February 22 and March 1, 2022, Regular Council meetings and Budget Work Sessions
- b. Approve Payment of Bills and January 2022 Treasurer’s Report
- c. Resolution No. 22-018 Pacific Drywall II Site Plan – *pulled for separate discussion*
- d. Resolution No. 22-019 Payment Application No. 3 Water Treatment Plant Expansion Project

Claims:

Claims:

A KING'S THRONE, LLC	PORT-O-JOHN FOR ICE RINK	122.95
ACCUJET LLC	ROBOTIC CUTTING	2,500.00
ADAM SANCHEZ	TOURNAMENT REIMBURSEMENT	75.00
ADDY MILLER	YOUTH BASKETBALL OFFICIAL	168.00
AFLAC	AFLAC	216.96
ALLIANT ENERGY	GAS AND ELECTRIC	14,053.28
ANDREW PRINCEHOUSE	YOUTH BBALL OFFICIAL	368.00
ARNOLD MOTOR SUPPLY	ENGINE OIL FILTER	7.67
ARNOLD MOTOR SUPPLY	3 GAL ANTIFREEZE	589.23
BAKER & TAYLOR ENTERTAINME	BOOKS	699.05
BEN JOHNSON	YOUTH BASKETBALL OFFICIAL	779.00
BOUND TREE MEDICAL	AMBULANCE SUPPLIES	428.76
BRENDEN WRIGHT	YOUTH BASKETBALL OFFICIAL	80.00
BROOKE LENTS	YOUTH BASKETBALL COACH	18.50
C & M HYDRAULIC TOOL SUPPL	VOLUTE FOR HYDRAULIC PUMP	586.93
CADEN MILLER	YOUTH BASKETBALL OFFICIAL	428.00
CARDMEMBER SERVICE	SEE ATTACHED	3,710.29
CAROLYN MAI	GAS REIMBURSEMENT	46.39
CENTRAL IOWA DISTRIBUTING	THREE AIR FRESHENER DISPENSERS	98.50
CHICKEN SHED PRIMITIVES	MEMORIAL PLANT	95.00
CITY OF AMES	RMS ANNUAL FEE	2,086.77
COLIN MEMMER	YOUTH BASKETBALL OFFICIAL	89.00
COMFORT FOOD CATERING OF H	BUILDER/DEV MEETING	210.00
COMPASS BUSINESS SOLUTIONS	AP & PAYROLL CHECKS	402.22
COMPASS MINERALS AMERICA	COARSE ROCK SALT	3,736.51
COMPUTER RESOURCE SPECIALI	COPIES OF MS OFFICE 2019	1,084.00
CONNOR MOORE	YOUTH BASKETBALL OFFICIAL	577.00
CONSUMERS ENERGY	ELECTRIC	11,870.83
COURTNEY WEAVER	TOURNAMENT REGISTRATION REFUND	150.00
DACIA BUSS	YOUTH BASKETBALL OFFICIAL	587.00
DAVID WILCOX	BOOT CAMP INSTRUCTOR	280.00
DELTA DENTAL PLAN OF IOWA	DENTAL INSURANCE	1,442.82
DES MOINES STAMP MFG. CO.	STAMP-A.KAPLAN	47.00
DIGITAL ALLY	REPLACE REAR CAMERA	210.00
DOLLAR GENERAL-REGIONS 410	FOUR TOTES FOR PD	80.50
EBS	MEDICAL INSURANCE	18,620.70
EDWARD JONES	IRA	250.00
EMMETT MILLER	YOUTH BASKETBALL OFFICIAL	80.00

EMPOWER RETIREMENT	DEFERRED COMPENSATION	273.08
FALLER, KINCHELOE & CO, PL	AUDIT COMPLETION	7,185.00
FIDELITY SECURITY LIFE	VISION INS	307.82
GALLS, LLC- DBA CARPENTER	EMS UNIFORM BOOTS	324.45
GATEHOUSE-DB IOWA HOLDINGS	LEGAL PUBLICATIONS	313.67
GERALD CALIGIURI	REIMBURSE FOR EQUIPMENT	61.19
GRAINGER	UFD FILTERS	11.58
HALLETT MATERIALS	ICE CONTROL SAND-TON	398.60
HAWKINS, INC.	CHEMICALS FOR WATER TREATMENT	3,293.30
INLAND TRUCK PARTS COMPANY	CORE RETURN	951.70
INTEGRATED PRINT SOLUTIONS	STOCKING CAPS	280.00
INTERNAL REVENUE SERVICE	FED WITHOLDING TAX	13,235.26
INTERSTATE BATTERIES	BATTERY FOR CHEVY	133.95
IOWA ASSN. MUN. UTILITIES	2022-23 WATER MEMBERS DUES	904.00
IOWA PRISON INDUSTRIES	THREE BLADE HOLDERS FOR SIGNS	51.31
IPERS	IPERS	18,381.32
JACOB HERMANSON	REIMBURSEMENT FOR EXAM FEE	30.00
JEREMY J. ARENDS	DECEMBER'S TREASURER'S REPORT	80.00
KELTEK INCORPORATED	SERVICE ON AMBULANCE	77.63
KEYSTONE LABORATORIES	MONTHLY WATER SAMPLING	235.25
LINCOLN FINANCIAL GROUP	DISABILITY INSURANCE	1,313.65
MADISON WILCOX	BARRE INSTRUCTOR	120.00
MARCO TECHNOLOGIES LLC	CITY HALL COPIER/PRINTER	306.75
MARCO, INC.	PD PRINTER MAINT. FEE	293.47
MARTIN MARIETTA MATERIALS	TONS OF ROAD STONE	1,401.38
MASON GATCHEL	YOUTH BASKETBALL OFFICIAL	264.00
MENARDS	BATTERY BOX, STORAGE BIN	34.98
MENARDS - AMES	WAX BOWL RING & QUICK BOLT	379.07
MIDWEST AUTOMATIC FIRE SPR	INSPECTION & BACKFLOW PROGRAM	349.75
MIDWEST BREATHING AIR SYST	CASCADE SYSTEM SERVICE	811.09
MISCELLANEOUS VENDOR	AKERS, DANIEL :US REFUND	473.03
MITCHELL MCMAHON	YOUTH SOCCER REFUND	47.00
MUNICIPAL EMERGENCY SVCS	4-GAS MONITOR	3,727.95
NICKOLAY CONSULTING, LLC	WEB HOSTING, FIREWALL, ETC	1,620.00
OTIS ELEVATOR COMPANY	3/1-5/31/22 SERVICE	240.30
OXEN TECHNOLOGY	COUNCIL EMAILS	8.00
PCC AN AMBULANCE BILLING S	DECEMBER AMBULANCE BILLING	204.18
PEPSI-COLA	POP FOR VENDING	236.66
POSTMASTER	POSTMASTER	483.32
PREMIER	PRINTER FEES	58.33
QUALITY PEST CONTROL	PEST CONTROL AT NORD KALSEM	45.00
RITA DOUGHERTY	AMBULANCE PYMT REIMBURSEMENT	195.00
SAFE BUILDING COMPLIANCE &	BUILDING INSPECTOR SERVICE	9,820.70
SANDRA MILLER	MEMBERSHIP REFUND	165.34
SANDRY FIRE SUPPLY	CITRO-SQUEEZE GEAR WASH	209.70
SCOTT JOHNSON	CPR CERTIFICATIONS	331.00
STAPLES CREDIT PLAN	OFFICE SUPPLIES	42.47
STATE LIBRARY OF IOWA	CONFERENCE REGISTRATIONS	300.00
STORY COUNTY EMS ASSOCIATI	EMS ASSOCIATION DUES	25.00
STORY COUNTY RECORDER	RECORDING FEES	85.00
SUBSURFACE SOLUTIONS	MAGNETIC METAL LOCATOR	812.80
SYNCB/AMAZON	BOOKS, DVDS, SUPPLIES	573.08
TASC	FLEX BENEFIT PLANS	837.45
TASC - CLIENT INVOICES	APRIL FLEX PLAN FEES	69.82
THE CLEAN MACHINE OF IOWA,	GROUT/TILE & CARPET CLEANING	1,230.00
THE SHERWIN-WILLIAMS CO.	WHITE & YELLOW TRAFFIC PAINT	2,597.00
TONYA BECKER	TRX FUSION CLASS INSTRUCTOR	270.00
TRANE U.S. INC.	QUARTERLY BILLING CONTRACT	8,929.75
TREASURER, STATE OF IOWA	STATE WITHOLDING	4,396.00
TYLER BUSINESS FORMS	UTILITY BILL CARD STOCK	6,166.50
U.S. BANK EQUIPMENT FINANCI	COPIER LEASE	104.92
U.S. CELLULAR	AMBULANCE CELL PHONE	98.00
USA BLUEBOOK	LDO REPLACEMENT CAP	170.82
VAN-WALL EQUIPMENT INC.	MOWER BLADES	690.47
VEENSTRA & KIMM, INC.	PACIFIC DRY WALL SITE PLAN	20,379.26
VERIZON WIRELESS	PUBLIC WORKS CELL PHONES	607.57
VESSCO INC.	PRESSURE GUAGE BLOWER	97.52
WINDSTREAM IOWA COMMUNICAT	DISPATCH PHONE	79.54
WYNJA, PAT	REFUND ON MEMBERSHIP	160.73
ZIEGLER INC	BUSHINGS AND PINS	244.10

Consent Agenda Roll Call: Pilcher, Echer, Roberts, Kuhn, Thompson voted yes. Motion carried.

Motion – Kuhn, second – Roberts to Approve Resolution No. 22-018 Pacific Drywall II Site Plan. Building site must meet SUDAS regulations for lighting in employee parking area. No lighting required in truck delivery area. Roll Call: Thompson, Pilcher, Roberts, Echer, Kuhn voted yes. Motion carried.

Motion – Roberts, second – Kuhn to Approve Resolution No. 22-020 on Bond Purchase Agreement, Authorize and Approve Loan Agreement, Authorize Call of Outstanding Bonds, and Provide for the Levy of Taxes to Pay the Same. Roll Call: Echer, Thompson, Pilcher, Roberts voted yes; Kuhn voted no. Motion carried.

Development Concept East 1st and Deerwood Drive – Planning & Zoning Commission Review Update: P & Z recommends keeping Deerwood Drive as depicted in city’s Comp Plan. City engineer noted that there cannot be driveways or parking on E. 1st Street.

City Noise Ordinance – council directed staff to research and provide possible noise level criteria.

Construction Erosion Control – council directed staff to provide current city ordinance for council review.

Cambridge Law Enforcement Contract Update – Council consensus is to match Story County contract with a 2.5% increase in contract for next five years.

ADJOURNMENT: Motion – Pilcher, second – Kuhn to adjourn meeting at 8:17pm. 5 ayes, 0 nays. Motion carried.

Attest:

Kevin Deaton, Mayor

Jolene R. Lettow, City Clerk

HUXLEY CITY COUNCIL MEETING MINUTES

Tuesday, March 15, 2022

These minutes are as recorded by the City Clerk and are subject to City Council approval at the next regular council meeting.

COUNCIL MEETING: The Huxley City Council held a special council meeting on the above date pursuant to rules of the council, notice posted at City Hall and onto website. Mayor Deaton called the meeting to order at 6:03 pm.

ROLL CALL: Kuhn, Pilcher, Echer, Roberts; absent - Thompson

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

CITY STAFF PRESENT: Rita Conner–City Administrator, Jolene Lettow –City Clerk, Nathan Albaugh – Police Sargeant, Travis Woodbeck – Fire Chief

PUBLIC HEARINGS:

Urban Renewal Plan Amendment for the Huxley Housing Urban Renewal Area

Mayor opened meeting at 6:04 pm. There was no public discussion. Motion – Kuhn, second - Roberts to close hearing. 4 ayes. Motion carried.

Urban Renewal Plan Amendment for the Huxley Urban Renewal Area

Mayor opened meeting at 6:05 pm. There was no public discussion. Motion – Pilcher, second - Kuhn to close hearing. 4 ayes. Motion carried.

CONSENT AGENDA:

Motion by Kuhn, second by Echer to approve Consent Agenda as listed with *Item B* to be pulled from Consent Agenda for separate discussion.

- a. Resolution No. 22-022 Setting the Date for the Public Hearing on the Proposed Fiscal Year 2023 Annual Budget for Fiscal Year Ending June 30, 2023
- b. Resolution No. 22-023 Replace 2002 Ford 606 Attack Truck and 2003 Chevy 806 Rescue Truck by Vehicle Purchase: Huxley Fire Rescue Department (FY 22 CIP) – *pulled for separate discussion*

Consent Agenda Roll Call: Pilcher, Echer, Roberts, Kuhn, voted yes. Motion carried.

Motion – Roberts, second – Pilcher to TABLE Resolution No. 22-023 to Replace 2002 Ford 606 Attack Truck and 2003 Chevy 806 Rescue Truck for Huxley Fire and Rescue Department (FY22 CIP) until March 22nd meeting. Roll Call: Roberts, Echer, Kuhn, Pilcher voted yes. Motion carried.

BUSINESS ITEMS:

Motion – Roberts, second – Echer to TABLE Resolution No. 22-024 to Approve Urban Renewal Plan Amendment for the Huxley Housing Urban Renewal Area to the March 22nd meeting. Roll Call: Kuhn, Echer, Roberts, Pilcher voted yes. Motion carried.

Motion – Roberts, second – Echer to TABLE Resolution No. 22-025 to Approve Development Agreement with Meadow Lane Investments, LLC and Authorize Annual Appropriation Tax Increment Payments and Pledge Certain Tax Increment Revenues to the Payment of the Agreement (Partial Rebate of Future Taxes for Developer Upfront Contributions to Public improvements in the Meadow Lane Residential 24 Lot Subdivision Plat 4) to the March 22nd meeting. Roll Call: Pilcher, Roberts, Echer, Kuhn voted yes. Motion carried.

Motion – Roberts, second – Kuhn on Resolution No. 22-026 to Approve Urban Renewal Plan Amendment for the Huxley Urban Renewal Area. Roll Call: Kuhn, Echer, Roberts voted yes; Pilcher voted no. Motion carried.

Motion – Roberts, second – Kuhn on Resolution No. 22-027 to Approve Development Agreement with Huxley Plaza, LLC and Authorize Annual Appropriation Tax Increment Payments and Pledge Certain Tax Increment Revenues to the

Payment of the Agreement (Partial Rebate of Future Taxes for Developer Upfront Costs on Rehabilitation of the Ballard Plaza Commercial Center). Roll Call: Roberts, Echer, Kuhn voted yes; Pilcher voted no. Motion carried.

Motion – Pilcher, second – Roberts on Resolution No. 22-028 to Approve Development Agreement with Van Houweling, CD II, and Authorize Annual Appropriation Tax Increment Payments and Pledge Certain Tax Increment Revenues to the Payment of the Agreement (Partial Rebate of Future Taxes for Developer Upfront Contributions to 560th Street Improvements, Biek Trail and Interior Street Subsurface Materials in the Blue Sky Residential 37 Lot Subdivision). Roll Call: Roberts, Kuhn voted yes; Pilcher and Echer voted no. Motion failed.

ADJOURN: Motion – Roberts, second – Kuhn to adjourn meeting 7:19pm. 4 ayes. Motion carried.

Attest:

Kevin Deaton, Mayor

Jolene R. Lettow, City Clerk

3-22-22 Council Claims List

	A	B	C
1	VENDOR NAME	DESCRIPTION	GROSS AMOUNT
2	ALEXANDER DONAHOE	AAU VOLLEYBALL COACH	\$ 660.00
3	ARNOLD MOTOR SUPPLY	ENGINE OIL AND FILTERS	\$ 27.10
4	AUTOMATIC SYSTEMS CO.	SERVICE ON PUMP #1	\$ 237.75
5	BOUND TREE MEDICAL	AMBULANCE SUPPLIES	\$ 158.32
6	BRICK GENTRY P.C.	LEGAL FEES	\$ 1,912.50
7	BUD'S AUTO REPAIR INC	OIL AND FILTERS	\$ 135.04
8	CARDMEMBER SERVICE	SEE ATTACHED	\$ 8,445.13
9	CARLEY BONTJE	AAU VOLLEYBALL COACH	\$ 520.00
10	CENTRAL IOWA DISTRIBUTING	GLOVES AND OTHER SUPPLIES	\$ 197.00
11	CENTRAL IOWA LAWN & LANDSC	MOWER PARTS	\$ 53.55
12	CINTAS CORPORATION	FIRST AID UPDATING	\$ 87.54
13	COMPASS MINERALS AMERICA	COARSE ROCK SALT	\$ 3,749.26
14	CONSUMERS ENERGY	GAS AND ELECTRIC	\$ 11,268.22
15	DOLLAR GENERAL-REGIONS 410	PD JANITORIAL SUPPLIES	\$ 36.00
16	EVE MAGILL	AAU VOLLEYBALL COACH	\$ 620.00
17	GALLS, LLC- DBA CARPENTER	BODY ARMOR	\$ 113.00
18	GARBAGE GUYS	CITY TRASH PICKUP	\$ 610.00
19	GATEHOUSE-DB IOWA HOLDINGS	LEGAL PUBLICATIONS	\$ 570.69
20	GRAINGER	CHECK VALVE & TRAILER TIRES	\$ 180.19
21	HOKEL MACHINE SUPPLY	SUPPLIES TO RESTOCK BOLT BIN	\$ 275.22
22	HUXLEY COMMUNICATIONS COOP	PHONE, CABLE, INTERNET	\$ 1,573.96
23	IAWEA	FIVE REGIST. FOR SPRING MTG	\$ 200.00
24	INTERNAL REVENUE SERVICE	PAYROLL TAXES	\$ 13,596.12
25	IOWA DOT	TRASH BAGS, PAPER TOWELS, ETC	\$ 253.18
26	IOWA PRISON INDUSTRIES	STREET SIGNS	\$ 18.15
27	IOWA STATE UNIVERSITY	SIDEWALK WORKSHOP	\$ 50.00
28	IOWA STATE UNIVERSITY	WORK ZONE SAFETY WORKSHOP	\$ 90.00
29	JACOB HERMANSON	REIMBURSEMENT FOR OPERATOR CER	\$ 32.29
30	JOHNSON FITNESS & WELLNESS	MATRIX TREADMILL & BIKE	\$ 6,628.00
31	JOHNSTONE SUPPLY	MOUNTING BRACKET	\$ 72.57
32	KEMPKER'S TRUE VALUE AND R	SUPPLIES	\$ 364.39
33	KEYSTONE LABORATORIES	WASTE WATER & WATER SAMPLING	\$ 246.50
34	LAUREN ANDREWS	AAU VOLLEYBALL COACH	\$ 536.00
35	MARCO, INC.	PW COPIER/PRINTER	\$ 22.06
36	MID IOWA PLANNING ALLIANCE	MIPA DUES	\$ 795.00
37	MID-STATES ORGANIZED CRIME	MEMBERSHIP 12 OFFICERS	\$ 150.00
38	NEW CENTURY FS INC	UNLEADED AND DIESEL FUEL	\$ 4,202.74
39	NICKOLAY CONSULTING, LLC	MONTHLY IT MAINTENANCE	\$ 115.00
40	NORTHLAND CHEMICAL CORP	JANITORIAL SUPPLIES	\$ 119.60
41	NOVA FITNESS EQUIPMENT	QUARTERLY MAINTENANCE	\$ 421.41
42	P & M APPAREL	TSHIRTS FOR EMS	\$ 350.80
43	PCC AN AMBULANCE BILLING S	AMBULANCE BILLING JAN2022	\$ 278.83
44	PEPSI-COLA	PEPSI ORDER-VENDING	\$ 354.56
45	REESE ELECTRIC	REBUILD LOW SERVICE PUMP MOTOR	\$ 992.08
46	S & P GLOBAL RATINGS	SERVICES FOR BOND RATING	\$ 15,437.00

3-22-22 Council Claims List

	A	B	C
47	SAFE BUILDING COMPLIANCE &	BUILDING INSPECTIONS	\$ 1,865.66
48	SCOTT JOHNSON	REIMBURSEMENT FOR PD CPR CARDS	\$ 450.00
49	SEAN WILLIAMS	AAU VOLLEYBALL COACH	\$ 556.00
50	SECRETARY OF STATE	ROUDEBUSH NOTARY APP	\$ 30.00
51	SKYLER PENNOCK	AAU VOLLEYBALL COACH	\$ 620.00
52	STAPLES BUSINESS CREDIT	OFFICE SUPPLIES	\$ 441.69
53	STARNET TECHNOLOGIES	DATA FEE FOR LIFT STATIONS	\$ 480.00
54	TASC	FLEX BENEFIT PLANS	\$ 837.45
55	TRAVIS WOODBECK	ROUTER SWITCH & CARD REIMBURSE	\$ 53.48
56	USA BLUEBOOK	SUPPLIES FOR WATER & WASTEWATE	\$ 666.71
57	VERIZON WIRELESS	PW CELL PHONES	\$ 366.13
58	WINDSTREAM IOWA COMMUNICAT	DISPATCH PHONE	\$ 84.54
59	WOODRUFF CONSTRUCTION, LLC	WATER TREATMENT PLANT EXPANSIO	\$ 248,499.10
60	Payroll Expense		\$ 61,591.49
61	GRAND TOTAL		\$ 393,299.00
62			
63		FUND TOTALS	
64	001 GENERAL FUND	16,688.30	
65	002 LIBRARY	1,780.38	
66	003 RECREATION	8,133.12	
67	004 FIRE AND RESCUE	122.89	
68	014 AMBULANCE	1,696.01	
69	110 ROAD USE TAX	4,342.21	
70	319 RECREATION NEW EQUIPMENT	6,628.00	
71	345 WATER PLANT EXPANSION	263,936.10	
72	398 DERECHO STORM	518.26	
73	600 WATER UTILITY	13,920.81	
74	610 SEWER UTILITY	13,941.43	
75	01 PAYROLL EXPENSE	61,591.49	
76	GRAND TOTAL	393,299.00	

Cardmember Service - Visa (2/2/22-3/2/22)		
Streets	towel, toilet paper, apwa iowa chapter conference, dry ice, paper towels, shammy cloths, 2 year sonic wall	\$ 1,040.02
Parks & Rec	supplies for vday dance, forever envelopes, postage, playgroup supplies, hdmi cord, fitness on demand, aau gold tourney, vending supplies, 3-drawer cart, bath bench	\$ 1,934.97
Police	tint meter, decibel meter, office chair	\$ 196.29
Wastewater	shipping for ibar, 2 year sonic wall, stout waders	\$ 662.21
Water	goulds pump, water treatment cert fee, batteries, sales tax credit, logitech, 2 year sonic wall, volute & gasket	\$ 2,366.44
Admin	amazon prime, adobe acropro, zoom	\$ 144.74
Grounds	vacuum filter, tool set, mop stick	\$ 315.27
Derecho	roofing for berhow	\$ 518.26
Ambulance	evoc instructor cert	\$ 375.00
Library	postage, books, etsy purchases, hobby lobby, fareway, windy city, vista print, dvds, double dipped	\$ 544.08
Parks	bollard covers, lock handle for garage door	\$ 347.85
Total		\$ 8,445.13

COUNCIL COMMUNICATION

AGENDA HEADING:

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

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

SYNOPSIS:

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

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

Supplemental information below and attached is provided by Huxley Fire Rescue Chief Travis Woodbeck per Council request at the March 15, 2022 meeting.

FISCAL IMPACT: YES

Amount: \$218,000

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

ADDITIONAL INFORMATION: YES

- This purchase improves the safety of HFR members and the community by having one truck that can do rescue operations and provide water simultaneously.
- One vehicle will do the work of the current two. HFR can't currently fight fire on accident scene due to no water on the truck
- Huxley Chassis Quote - This is the quote for the F450 chassis that will need to be purchased directly from Decorah Ford to get the state discount as well as a discount from the dealer.
- Huxley Quick Attack - This quote is for the original truck HFR reviewed.
- Huxley Quick Attack Raised Body - This quote is the same as the quote above but includes additional storage that would be beneficial to us allowing us to carry additional equipment.
- Huxley Skeeter Quick Attack - This is a similar truck to the above EJ Metals but is built by a different company. This would include the same Ultra High-Pressure pump as the quotes above.

PREVIOUS COUNCIL ACTION(S): YES

- Council Resolution No. 22-023 Tabled March 15, 2022
- Council Resolution No. 21-092 October 12, 2021

BOARD/COMMISSION ACTION(S): NONE

CITY ADMINISTRATOR RECOMMENDATION: APPROVAL

COUNCIL COMMUNICATION

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: YES

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

RESOLUTION NO. 22-023

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

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

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

WHEREAS, the total estimated cost of the apparatus is \$218,000 and will be funded through the City's 2022 general fund budget as part of the FY 22 CIP and;

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

The apparatus purchase is hereby approved.

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

PASSED, ADOPTED AND APPROVED this 22nd day of March, 2022

APPROVAL BY MAYOR

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

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk



Date: 3/8/2022
 Salesperson: Martin Stalberger
 Manager: Martin Stalberger

FOR INTERNAL USE ONLY

BUSINESS NAME City of Huxley Home Phone : _____
CONTACT Huxley Fire and Rescue
Eric- Reliant Fire (319-939-1905)
 Address : 104 E Railway St, Huxley, IA, 50124 Work Phone : _____
 E-Mail : ericf@reliantfire.com Cell Phone : _____

VEHICLE

Stock # : Order out New / Used : **New** VIN : - Mileage : -
 Vehicle : 2022 Ford Color : Race Red
 Type : F450 Crew Chas Cab DRW/ 179, XL, 7.3L Gas V8

Market Value Selling Price	54,410.00
Discount	-9,346.00
Adjusted Price	45,064.00
Cash Deposit	.00
Balance	45,064.00

Customer Approval: _____ Management Approval: Martin Stalberger 3/8/22

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.



Preview Order M900 - W4H 4x4 Crew Chas Cab DRW: Order Summary Time of Preview: 03/08/2022 14:46:25

Dealership Name: Decorah Ford

Sales Code : F41700

Dealer Rep.	Kelly Bachelder	Type	Fleet	Vehicle Line	Superduty	Order Code	M900
Customer Name	Huxley	Priority Code	E4	Model Year	2022	Price Level	250

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F450 4X4 CREW CHAS CAB DRW/179	\$49710	TIRE INFLATION MONITOR DELETE	\$0
179 INCH WHEELBASE	\$0	16500# GVWR PACKAGE	\$0
TOTAL BASE VEHICLE	\$49710	50 STATE EMISSIONS	\$0
RACE RED	\$0	SNOW PLOW PREP PACKAGE	\$250
VINYL 40/20/40 SEATS	\$0	JOB #1 ORDER	\$0
MEDIUM EARTH GRAY	\$0	TRAILER BRAKE CONTROLLER	\$270
PREFERRED EQUIPMENT PKG.650A	\$0	CRUISE CONTROL	\$235
.XL TRIM	\$0	TRANS POWER TAKE-OFF PROVISION	\$280
.AIR CONDITIONING -- CFC FREE	\$0	UTILITY LIGHTING SYSTEM	\$160
.AM/FM STEREO MP3/CLK	\$0	397 AMP ALTERNATOR	\$115
.7.3L DEVCT NA PFI V8 ENGINE	\$0	DUAL BATTERY	\$210
10-SPEED AUTOMATIC	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
225/70R19.5G BSW ALL POSITION	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
4.88 RATIO LIMITED SLIP AXLE	\$360	FUEL CHARGE	\$0
POWER EQUIPMENT GROUP	\$1125	NET INVOICE FLEET OPTION (B4A)	\$0
TELESCPNG TT MIRR-POWR/HTD SIG	\$0	PRICED DORA	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	ADVERTISING ASSESSMENT	\$0
FRONT LICENSE PLATE BRACKET	\$0	DESTINATION & DELIVERY	\$1695
TOTAL BASE AND OPTIONS			MSRP \$54410
DISCOUNTS			NA
TOTAL			\$54410

ORDERING FIN: KS375 END USER FIN: KS375

Customer Name: *Huxley FD*
 Customer Address:

Huxley
QN659

Customer Email:
 Customer Phone:

Martin Stalberger
Martin Stalberger

\$54,410 MSRP
- \$4,540 Decorah Discount
- \$4,800 Gov Discount

\$45,064 SALE PRICE

RELIANT FIRE APPARATUS, INC.

P.O. BOX 470 • SLINGER, WISCONSIN 53086 • PHONE (262) 297-5020



March 16, 2022

Huxley Fire Department
Chief Travis Woodbeck
104 E Railway St
Huxley, IA 50124

Proposal Detail: Reliant Fire Apparatus Proposal for one (1) EJ Metals Ford F450 Quick attack brush truck, no overhead storage, 150 Gallons of water and 8 GPM UHP Fire Fighting unit.

Dear Chief Woodbeck,

Thank you for the opportunity to present this Proposal Detail to Huxley Fire Department. Attached you will find the completed proposal for the Firefighting Equipment to be furnished. The pricing below is to provide a custom-built body with Ultra High Pressure Pump System. It is the responsibility of the Huxley Fire Department to provide the required chassis per the Body Manufactures specs. The pricing information for the Proposal Detail is as follows:

Pricing Summary:

Base Unit Body Price without Chassis Prior to Payment Discount	\$177,707.00
--	--------------

100% Prepayment Pricing Summary:

If you choose to make a payment in full at the time of the contract signing you will receive a discount as described below:

Base Unit Price	\$177,707.00
Prepayment discount	<u>\$4,955.00</u>
Total price after discount	<u>\$172,751.00</u>

Terms and Conditions:

Pricing Validity – Proposal pricing is valid for 30 calendar days.

Delivery – Unit to be completed and prepared for final inspection within approximately 4.5 - 6.5 Months from receipt of Chassis. Delivery lead time is based on current lead time at time of proposal. Lead time will be determined at time of contract/purchase order award.

Taxes – Any State, Federal, or local taxes are not included. If subject to taxes the amount will be added to the final invoice amount. For a tax-exempt purchase, the purchasing entity tax exempt form is required.

Freight – Delivery shall be F.O.B. EJ Metals, 1201 Maple Creek Ln, New London, WI 54961

Said apparatus and equipment are to be built and shipped in accordance with the proposal hereto attached. Delays due to strikes, war, conflicts, pandemics, or other causes beyond our control, could alter the delivery schedule.

The proposal herein contained shall form part of the final contract and are subject to changes as desired by the purchaser, provided such changes are acknowledged and agreed to in writing by the purchaser.

This proposal for firefighting equipment conforms with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of proposal, except for any items deemed to be “non-compliant” by the purchaser. All “non-compliant” items are details on the NFPA Statement of Exceptions included with the proposal.

We thank the Huxley Fire Department for the opportunity to submit a proposal to you. Should you have any questions or require any additional information, please do not hesitate contacting me directly, or contacting Reliant Fire Apparatus directly at (262) 297-5020.

Respectfully,

Eric S. Fibikar

Eric Fibikar
RELIANT FIRE APPARATUS, INC.
319-939-1905
ericf@reliantfire.com

RELIANT FIRE APPARATUS, INC.

P.O. BOX 470 • SLINGER, WISCONSIN 53086 • PHONE (262) 297-5020



March 16, 2022

Huxley Fire Department
Chief Travis Woodbeck
104 E Railway St
Huxley, IA 50124

Proposal Detail: Reliant Fire Apparatus Proposal for one (1) EJ Metals Ford F450 Quick attack brush truck, overhead storage on the body, 150 Gallons of water and 8 GPM UHP Fire Fighting unit.

Dear Chief Woodbeck,

Thank you for the opportunity to present this Proposal Detail to Huxley Fire Department. Attached you will find the completed proposal for the Firefighting Equipment to be furnished. The pricing below is to provide a custom-built body with Ultra High Pressure Pump System. It is the responsibility of the Huxley Fire Department to provide the required chassis per the Body Manufactures specs. The pricing information for the Proposal Detail is as follows:

Pricing Summary:

Base Unit Body Price without Chassis Prior to Payment Discount	\$188,894.00
--	--------------

100% Prepayment Pricing Summary:

If you choose to make a payment in full at the time of the contract signing you will receive a discount as described below:

Base Unit Price	\$188,894.00
Prepayment discount	<u>\$5,390.00</u>
Total price after discount	<u>\$183,504.00</u>

Terms and Conditions:

Pricing Validity – Proposal pricing is valid for 30 calendar days.

Delivery – Unit to be completed and prepared for final inspection within approximately 4.5 - 6.5 Months from receipt of Chassis. Delivery lead time is based on current lead time at time of proposal. Lead time will be determined at time of contract/purchase order award.

Taxes – Any State, Federal, or local taxes are not included. If subject to taxes the amount will be added to the final invoice amount. For a tax-exempt purchase, the purchasing entity tax exempt form is required.

Freight – Delivery shall be F.O.B. EJ Metals, 1201 Maple Creek Ln, New London, WI 54961

Said apparatus and equipment are to be built and shipped in accordance with the proposal hereto attached. Delays due to strikes, war, conflicts, pandemics, or other causes beyond our control, could alter the delivery schedule.

The proposal herein contained shall form part of the final contract and are subject to changes as desired by the purchaser, provided such changes are acknowledged and agreed to in writing by the purchaser.

This proposal for firefighting equipment conforms with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of proposal, except for any items deemed to be "non-compliant" by the purchaser. All "non-compliant" items are details on the NFPA Statement of Exceptions included with the proposal.

We thank the Huxley Fire Department for the opportunity to submit a proposal to you. Should you have any questions or require any additional information, please do not hesitate contacting me directly, or contacting Reliant Fire Apparatus directly at (262) 297-5020.

Respectfully,

Eric S. Fibikar

Eric Fibikar
RELIANT FIRE APPARATUS, INC.
319-939-1905
ericf@reliantfire.com

RELIANT FIRE APPARATUS, INC.

P.O. BOX 470 • SLINGER, WISCONSIN 53086 • PHONE (262) 297-5020



March 16, 2022

Huxley Fire Department
Chief Travis Woodbeck
104 E Railway St
Huxley, IA 50124

Proposal Detail: Reliant Fire Apparatus Proposal for one (1) Skeeter Ford F450 Quick attack brush truck, no overhead storage, 150 Gallons of water and 8 GPM UHP Fire Fighting unit. This build is an open body truck with no Pump Enclosure or heater for winter operations.

Dear Chief Woodbeck,

Thank you for the opportunity to present this Proposal Detail to Huxley Fire Department. Attached you will find the completed proposal for the Firefighting Equipment to be furnished. The pricing below is to provide a custom-built body with an Ultra High Pressure Pump System. It is the responsibility of the Huxley Fire Department to provide the required chassis per the Body Manufactures specs. The pricing information for the Proposal Detail is as follows:

Pricing Summary:

Base Unit Body Price without Chassis	\$189,749.00
--------------------------------------	--------------

Terms and Conditions:

Pricing Validity – Proposal pricing is valid for 30 calendar days.

Delivery – Unit to be completed and prepared for final inspection within approximately 12 - 20 Months from receipt of Chassis. Delivery lead time is based on current lead time at time of proposal. Lead time will be determined at time of contract/purchase order award.

Taxes – Any State, Federal, or local taxes are not included. If subject to taxes the amount will be added to the final invoice amount. For a tax-exempt purchase, the purchasing entity tax exempt form is required.

Freight – Delivery shall be F.O.B. Skeeter Brush Trucks, 201 Hillsboro, TX 76645

Said apparatus and equipment are to be built and shipped in accordance with the proposal hereto attached. Delays due to strikes, war, conflicts, pandemics, or other causes beyond our control, could alter the delivery schedule.

The proposal herein contained shall form part of the final contract and are subject to changes as desired by the purchaser, provided such changes are acknowledged and agreed to in writing by the purchaser.

This proposal for firefighting equipment conforms with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of proposal, except for any items

deemed to be “non-compliant” by the purchaser. All “non-compliant” items are details on the NFPA Statement of Exceptions included with the proposal.

We thank the Huxley Fire Department for the opportunity to submit a proposal to you. Should you have any questions or require any additional information, please do not hesitate contacting me directly, or contacting Reliant Fire Apparatus directly at (262) 297-5020.

Respectfully,

Eric S. Fibikar

Eric Fibikar
RELIANT FIRE APPARATUS, INC.
319-939-1905
ericf@reliantfire.com

COUNCIL COMMUNICATION

AGENDA HEADING:

Resolution No. 22-030: Purchase Jetter for Wastewater Operations Huxley Public Works Department (FY 22 CIP)

SUBMITTED BY: Rita Conner, City Administrator; Jeff Peterson, Public Works Director; AJ Strumpfer, Wastewater Superintendent

SYNOPSIS:

Recommend approving upgrade of trailer jetter, used for cleaning sanitary sewer mainlines before they are filmed, as well as for general maintenance and backups in the collection system.

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

Supplemental information below and attached is provided by Wastewater Superintendent AJ Strumpfer.

FISCAL IMPACT: YES

Amount: \$88,459

Funding Source: FY 22 City of Huxley Budget, Wastewater Enterprise Fund

ADDITIONAL INFORMATION: YES

- This purchase provides the ability to conduct essential maintenance of the City's wastewater collection and conveyance system.
- Current trailer jetter is estimated at 23 years old and was acquired used from another community.
- This is a vital piece of equipment that needs to be upgraded.
- Bids received from 3 different companies (attached). Recommending Mid-Iowa's bid for the Sewer Equipment 545 trailer jetter. Best replacement for current model without downgrading performance expectations.
- The Sewer Equipment jetter also has some features that the competition does not have that will help with the performance and longevity of the hoses and equipment.
- Mid-Iowa is a local company that was also awarded the bid in 2021 for new camera trailer.

The bids are as follows,

- Mid-Iowa Solid Waste Equipment- \$88,459.00
- Macqueen Equipment- \$89,772.00
- Flexible Pipe Tool Company- \$90,186.00

PREVIOUS COUNCIL ACTION(S): YES

- Council Resolution No. 21-092 Approving FY 22 CIP October 12, 2021

BOARD/COMMISSION ACTION(S): NONE

COUNCIL COMMUNICATION

CITY ADMINISTRATOR RECOMMENDATION: APPROVAL

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: YES

- Order and purchase apparatus prior to June 30, 2022.
- Lead time for arrival estimated at ten (10) months due to plant production and market timeframes

RESOLUTION NO. 22-030

RESOLUTION APPROVING PURCHASE OF JETTER FOR WASTEWATER OPERATIONS: HUXLEY PUBLIC WORKS DEPARTMENT (FY 22 CIP)

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

WHEREAS, the Huxley Public Works Department-Wastewater Division has worked to vet the purchase of a replacement jetter that will significantly upgrade current equipment and protect the life and condition of the City's wastewater collection system;

WHEREAS, the total estimated cost of the equipment is \$88,459 and will be funded through the City's 2022 wastewater enterprise fund budget as part of the FY 22 CIP and;

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

The jetter purchase is hereby approved.

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

PASSED, ADOPTED AND APPROVED this 22nd day of March, 2022

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 22-030** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 22nd day of March, 2022

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk



1590 Dutch Road | Dixon, IL 61021

p 815.835.5566 | f 815.284.5600

www.SewerEquipment.com

March 18, 2022

Distributor: Mid-Iowa Solid Waste Equipment

Salesman: Tom Hay

End User: City of Huxley

Address: 515 North Main

City, State, Zip: Huxley, IA. 50124

Phone: 515-520-9369

Contact: A.J. Strumpfer

Email: huxleywwsupt@huxleyiowa.org



MODEL 545 Trailer Mounted High Pressure Sewer Cleaner

Engine & Pump:

2.5L Ford Engine w/ Full Shroud
 Giant 40 GPM @ 2000 PSI
 w/30 Min Run Dry Capability
 Lighted Nema 4 Control Panel
 Auto Shutdown (High Eng Temp / Low Oil Pressure)
 Low Oil Pressure)
 Air Purge Valve
 Recirculation System
 Painted Steel Engine Enclosure
 Engine Display
 Electronic Throttle Control

Hose Reel & Hose:

Rotating Safety Reel
 w/800' Capacity of 3/4" Hose

Tank & Fill:

700 Gal. Black Super-Poly Water Tank
 2.5" Fill System
 25' Fill Hose For Fill System

Trailer:

Tandem Axles 14,000 GVWR
 Electric Brakes w/2-5/16" Ball Hitch
 (1) Aluminum Toolbox - Fender Mounted
 D.O.T. Approved LED Lighting

Accessories:

10' Leader Hose
 BB Hose Guide
 Upstream Pulley Guide
 Tri-Star (Chisel Point) Nozzle
 DD (High Flow) Nozzle
 Finned Nozzle Extension
 Nozzle Rack
 Paper Operator / Owner Manual

BASE UNIT AS OUTLINED ABOVE \$57,805.00 1 \$57,805.00

PRICE OF SELECTED OPTIONS: \$27,994.00

PRICE OF UNIT: \$85,799.00
 ESTIMATED FREIGHT: \$2,660.00
ESTIMATED TOTAL: \$88,459.00

STANDARD OPTIONS:

QTY

ENGINE & PUMP OPTIONS:

UPGRADE TO 74HP KOHLER DIESEL TIER IV ENGINE		1	
UPGRADE WATER PUMP TO GIANT 30 GPM @ 3000 PSI PLUNGER STYLE TRIPLEX WATER PUMP W/30 MINUTE RUN DRY CAPABILITY			
DRAIN VALVES FOR WATER PUMP *RECOMMENDED FOR COLD CLIMATES*		1	
ELECTRONIC WATER ON/OFF CONTROL (INCLUDED W/MASTER & WIRELESS PENDANT)			
ELECTRONIC/HYDRAULIC CLUTCH ENGAGE (TOGGLE SWITCH IN LIEU OF MECHANICAL ENGAGE)			
HYDRAULIC PRESSURE GAUGE			
GIANT PUMP PULSATION SYSTEM		1	
HYDRAULIC TOOL CIRCUIT (RATED @ 9.5 GPM, SYSTEM ENGAGED VIA MANUAL DIVERTER VALVE AND SUPPLIED W/ PARKER 60 SERIES CONNECTORS)			
HYDRAULIC COOLER (Recommended for Continuous Duty, Included w/ Hydraulic Tool Circuit)			

HOSE REEL & HOSE OPTIONS:

DEDUCT FOR "FIXED" HOSE REEL			
AUTOMATIC LEVELWIND WITH HYDRAULIC UP/DOWN ACTION		1	
DIGITAL 'SMART COUNTER' FOOTAGE METER ±3% ACCURACY			
REFERENCE DISTANCE METER		1	
TESTING FEE (FOR UNITS ORDERD W/OUT SEWER HOSE)			
SEWER HOSE (3/4" I.D. X 2500 PSI OPERATING PRESSURE) PER FT.		600	
SEWER HOSE (3/4" I.D. X 3000 PSI OPERATING PRESSURE) PER FT.			
25' X 3/4" LEADER HOSE (IN LIEU OF STANDARD 10')			
25' X 1" LEADER HOSE (IN LIEU OF STANDARD 10')			
STORAGE PAD, INCLUDES ADDITION OF 1200 PSI AUXILIARY CLEANING CIRCUIT ON JET UNIT)			

Sourcewell

Awarded Contract

Contract # 122017-SCA



1590 Dutch Road | Dixon, IL (
p 815.835.5566 | f 815.284.50
www.SewerEquipment.com

March 18, 2022

PO #

WO #

REV #

Product Class: 0

Table with 2 columns: Field Name and Value (0). Fields include Dealer Name, End User Name, End User Address, City, State, Zip, End User Phone, End User Contact, and End User Email Address.



MODEL 545 Trailer Mounted High Pressure Sewer C

BASE UNIT AS OUTLINED ABOVE \$59,539.15 1

LIST PRICE OF SELECTED OPTIONS:

LIST PRICE OF DEALER SUPPLIED MATERIAL CONTENT:

LESS SOURCEWELL PERCENTAGE DISCOUNT (enter % ->) 3.0%

LESS DEALER PERCENTAGE DISCOUNT (enter % ->) 0.0%

DEALER NET PRICE OF UNIT:

CUSTOMER NET PRICE OF UNIT:

FACTORY SUPPLIED CHASSIS:

DEALER SUPPLIED CHASSIS:

DEALER SUPPLIED TRAINING / FREIGHT & PDI:

FACTORY SUPPLIED FREIGHT:

CUSTOMER TOTAL:

1% SOURCEWELL FEE FOR DEALER SUPPLIED MATERIAL CONTENT:

DEALER TOTAL

61021
600

0
0
0



Cleaner

\$59,539.15

\$28,833.82

\$ (2,651.19)

\$ -

\$85,799.00

\$85,721.78

\$0.00

N/A

\$0.00

\$2,660.00

\$88,381.78

\$0.00

\$88,459.00



January 17, 2022

City of Huxley
601 Oak Blvd.
Huxley, IA 50124

AJ Strumpfer,

We are pleased to offer for your consideration this proposal for one new 2022 Vactor RamJet Trailer Jet Machine to include the following

STANDARD EQUIPMENT:

<u>Engine/Pump:</u>	<u>Hose Reel & Hose:</u>	<u>Accessories:</u>
Hatz 74 HP Diesel Engine Tier IV	Large Pivot Hose Reel	10' Leader Hose
USJ 40 GPM @ 2000 PSI	3/4" x 500' Piranha Sewer Hose	3/4" RPD 3R/1F Nozzle
Triplex Plunger Pump	Manual Hose Guide	3/4" RPD 6R Nozzle
Tier 4 Basic Control Panel	Hydraulic Driven Hose Reel	Finned Nozzle Extension
Auto Shutdown (for High Engine Temp/Low Oil Pressure)	<u>Trailer:</u>	3" Tiger Tail
Water Recirculation & Anti-Freeze System	Twin 6000 lbs. Torsion Bar Axles	Nozzle Rack
Pulsation System	D.O.T. Approved LED Lighting	2 1/2" x 25' Hydrant Hose
Shrouded Engine	42" Aluminum Tool Box	Emergency Stop Button
<u>Water Tank:</u>	Aluminum Rims	
Two (2) 375 Gallon Black Water Tanks	2 5/16" Ball Hitch	
	Black Rounded Fenders	

ADDITIONAL OPTIONS:

- Power Jack
- Wireless Controls
- Upgrade to 600ft of 3/4 inch hose
- LED Flood Light
- 3000 PSI Washdown Gun
- Manhole Roller
- Safety Cone Storage

NOTE: Vactor has standard electric pump engagement.

Price for the above mentioned \$89,772.00

Price includes delivery and training at the customers location.

Sincerely,
Eric Thorson
Sales Manager
MacQueen Equipment



PIPE TOOL COMPANY

Sewer Cleaning and Inspection Equipment
Sales and Service
22606 186th Avenue
Cold Spring, MN 56320
320-250-4827cell 800-450-6969 phone
Fax: 320-597-7882

To: City of Huxley
Public Works

Date: 2/2/2022

We are pleased to submit the following quotation. All prices are subject to immediate acceptance. Clerical errors are subject to correction. All agreements are contingent upon fires, accidents, labor difficulties and causes beyond our reasonable control. No statement, contract or order will be binding on the Company unless made or approved on behalf of the Company by one of its officers.

One (1) 2022 O'Brien 7040-SC Trailer Jet with the following equipment:

Table with 3 columns: Item ID, Description, and Price. Row 1.0: Unit base price \$ 76,000.00. Rows 1.1-6.15 list various equipment items and their prices, including 74hp Cummings diesel moter, 40 GPM @ 2000 PSI water pump, Rotating reel, 750' capacity, and Tachometer.

6.16	Hour meter	Standard
6.17	Fuel gauge	Standard
6.18	Clutch engagement lever by control panel	Standard
6.19	2 function pendant control with cord	Standard
6.23	(2) LED floodlight	\$ 864.00
6.27	LED Strobe light	\$ 890.00
6.34	Safety cone holder	\$ 140.00
6.37	Wireless remote control	\$ 2,369.00
6.39	Electric tongue jack	\$ 224.00
12.0	Onsite training per day	\$ 1,000.00
	Upgrade to Aluminum rims	\$ 2,000.00
8.0	Freight charge	\$ 2,975.00

Subtotal: \$ 90,186.00

Grand Total: \$ 90,186.00

Presented By: *Shane Smetana*
Flexible Pipe Tool Company

CITY COUNCIL COMMUNICATION

AGENDA HEADING:

Stensland Partnership 54988 290th Street Final Plat (Story County Subdivision Two-Mile Review)

SUBMITTED BY: Rita Conner, City Administrator

SYNOPSIS:

The Helen Stensland Life Estate submitted materials to Story County Planning and Development for review of final plat for a 2-lot rural residential subdivision. One lot of approximately 1.5 acres was divided for residential construction at 54988 290th Street. The remainder of the property in the plat is approximately 38 acres.

Additional information is below and in the attachments.

<https://beacon.schneidercorp.com/Application.aspx?AppID=165&LayerID=2145&PageTypeID=4&PageID=1108&KeyValue=1312100100>

ADDITIONAL INFORMATION:

- The property is presented to the City of Huxley under the Iowa Code 2-mile review requirements; subdivision proposals within 2 miles of the Huxley city limits must go through city review.
- Long-range planning, potential future public infrastructure and public service expenditures should be considered with rural subdivision development. The subject property is located approximately 1 ¼ miles from the northernmost Huxley corporate boundary.
- This proposal was recommended for approval by the Planning & Zoning Commission

RECOMMENDATION: APPROVAL

BOARD, COMMISSION OR COUNCIL PRIOR ACTIONS: YES

- Planning & Zoning Commission: Stensland Partnership Final Plat (Story County 2-mile Review)
 - The Commission reviewed the subdivision and finds it acceptable. Motion by Frantz, second by Mosher to recommend approval to City Council. Mosher, Frantz, Murphy, Bierbaum voted yes. Schonhorst abstained.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Provide Council resolution to Story County Planning & Development Department, Story County Auditor's Office

RESOLUTION NO. 22-031

RESOLUTION APPROVING STENSLAND PARTNERSHIP 54988 290TH STREET FINAL PLAT (STORY COUNTY SUBDIVISION TWO (2) MILE REVIEW)

WHEREAS, Stensland Partnership has submitted final plat materials for City of Huxley review for the Stensland Partnership 54988 290th Street subdivision in unincorporated Story County within two (2) miles of Huxley corporate boundary and;

WHEREAS, the Planning & Zoning Commission reviewed and recommended Council approval of the final plat at their January 17, 2022 meeting and;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:
Approval of the Stensland Partnership 54988 290th Street Final Plat as presented.

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

PASSED, ADOPTED AND APPROVED this 22nd day of March 2022.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 22-031** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 22nd day of March , 2022

Kevin Deaton, Mayor

ATTEST:

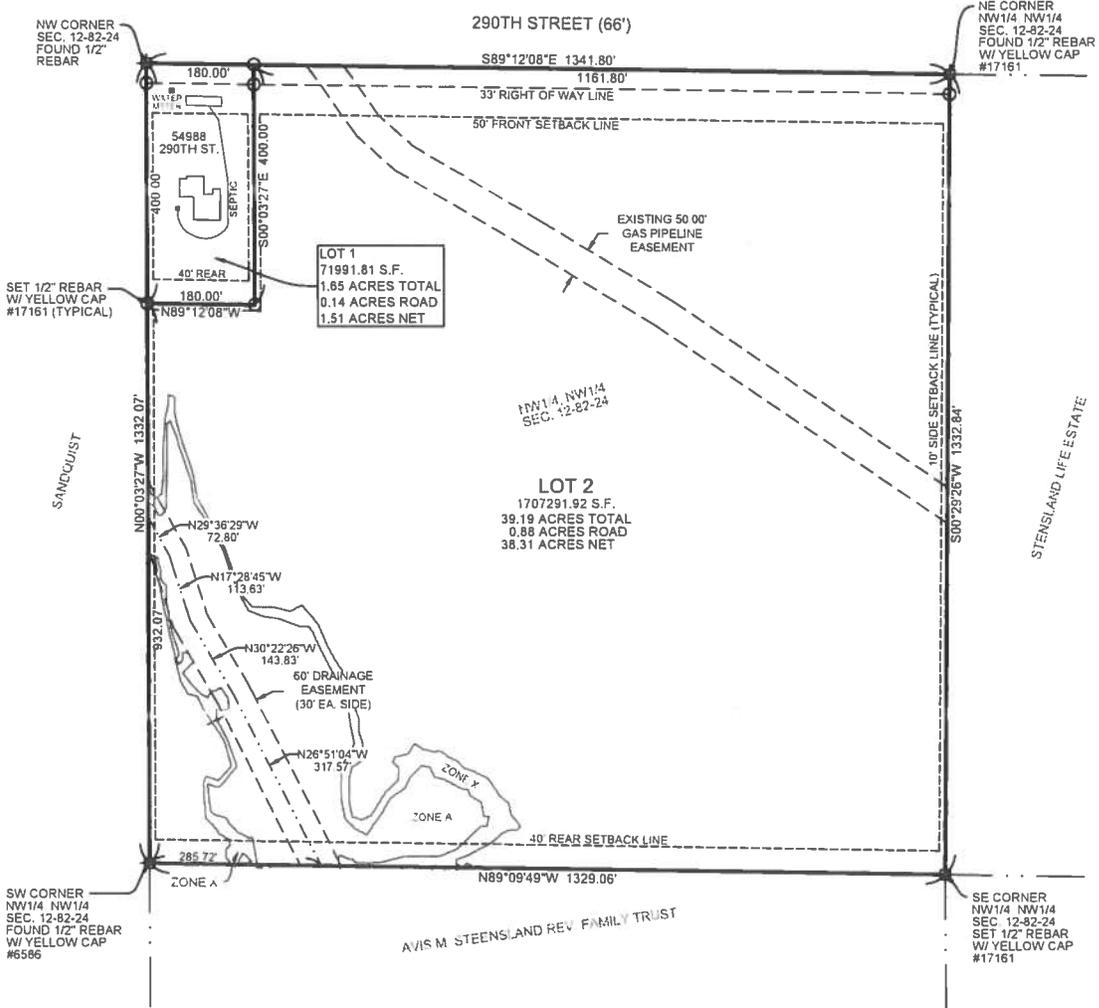
Jolene Lettow, City Clerk

FINAL PLAT STENSLAND PARTNERSHIP

LOCATION: RESIDENTIAL PARCEL SUBDIVISION IN THE NW1/4, NW1/4 OF SEC. 12-84-22, STORY COUNTY, IOWA

PROPRIETOR: HELEN STENSLAND LIFE ESTATE
REMAINDER: HELEN EVANS, JOANNE STENSLAND, SUANNE COLEGROVE, JOHN STENSLAND, PAUL STENSLAND

SURVEYOR: R. BRADLEY STUMBO, PLS #17161
FOX ENGINEERING ASSOCIATES, INC.
AMES, IA 50010
515-233-0000



Survey Description - Stensland Partnership:
A Residential Parcel Subdivision of the Northwest Quarter of the Northwest Quarter of Section 12, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, containing 40.84 acres, which includes 1.02 acres of existing public right of way.

Survey Description - Drainage Easement:
A strip of land 60.00 feet in width across part of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 12, Township 82 North, Range 24 West of the 5th P.M., Story County, being situated 30.00 feet on each side of the following centerline. Beginning at a point on the south line of said Northwest Quarter of the Northwest Quarter which is 285.72 feet east of the Southwest Corner thereof; thence N26°51'04"W, 317.57 feet; thence N30°22'26"W, 143.83 feet; thence N17°28'45"W, 113.63 feet; thence N29°36'29"W, 72.80 feet to the west line of said Section 12, and there terminating.

- Notes:**
1. A portion of Lot 2 of this plat lies within Zones A & X as shown on FIRM Map 19169C0286F, effective 1/15/2021. No part of Lot 1 of this plat lies within any floodplain.
 2. Lot 1 is served by rural water and a private septic system.
 3. There exists an easement for Xenia rural water facilities across the subject property, generally located within 30' of and adjacent to the ROW line, filed at Inst. No. 2020-12902. There is not enough information available to show the exact location of the easement.
 4. All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. E911 addresses shall be assigned by Story County at the request of the property owner.

Districts
Zoning A-1 (Agricultural)
School Ballard SCD
Fire
Ambulance
Utilities



FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. BRADLEY STUMBO, PLS
License number 17161
My license renewal date is December 31, 2021.

DATE _____



Meadow Lane - Proposed Housing Development; Urban Renewal Area Draft Analysis

Scenario: Reflects Estimated / Assumed Development Buildout and Estimated Valuations as Provided by Meadowlane
Assumes New Valuation is Captured as TIF

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

Net TIF Not Rebated
[nor LMI Set Aside]

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

[based on FY 2020-21 tax levies]

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

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

RESOLUTION 22-025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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

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

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

Passed and approved March 15, 2022.

Mayor

Attest:

City Clerk

APPROVE DEVELOPMENT
AGREEMENT AND TAX INCREMENT
PAYMENTS

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

419996-67

Huxley, Iowa

March 15, 2022

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

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

Present: _____

Absent: _____.

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

Ayes: _____

Nays: _____.

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

•••••

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
STORY COUNTY
CITY OF HUXLEY

SS:

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

WITNESS MY HAND this ____ day of _____, 2022.

City Clerk

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Huxley, Iowa (the “City”) and Meadow Lane Investments, L.L.C. (the “Developer”) as of the ____ day of _____, 2022 (the “Commencement Date”).

WHEREAS, the City has established the Huxley Housing Urban Renewal Area (the “Urban Renewal Area”) and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Developer owns certain property in the Urban Renewal Area, the legal description of which is set out in Exhibit A hereto (the “Property”);

WHEREAS, the Developer has undertaken the development of a residential subdivision (the “Housing Project”) on the Property and the construction of certain public infrastructure improvements in connection therewith (the “Infrastructure Project”); and

WHEREAS, the Developer has requested that the City provide tax increment financing assistance for the Infrastructure Project; and

WHEREAS, the base valuation of the Property for purposes of calculating Incremental Property Tax Revenues, as herein defined, under this Agreement and Section 403.19 of the Code of Iowa is \$ _____ (the “Base Valuation”); and

WHEREAS, the Iowa Urban Renewal law requires that any project related to housing which receives tax increment financing assistance must also generate funds to be used to provide assistance related to housing for low and moderate income families; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Developer’s Covenants:

1. Housing Project, Subdivision, and Infrastructure Project Construction. The Developer agrees to cause the construction of the Housing Project on the Property in accordance with the detailed site plan previously approved by the City Council on _____, 20__ and set forth on Exhibit B hereto. Prior to beginning construction of the Housing Project, the Developer will subdivide the Property in accordance with applicable ordinances and regulations.

2. Infrastructure Project Construction and Costs. The Developer has caused the completion of the Infrastructure Project and has dedicated the completed improvements comprising the Infrastructure Project to the City as required by law and local regulation. Furthermore, the Developer affirms it has provided documentation to the City demonstrating that the costs incurred by the Developer in the completion of the Infrastructure Project were \$1,059,443.

3. Property Tax Payment Certification. The Developer agrees to certify to the City by no later than October 15 of each year during the Term (as hereinafter defined) commencing October 15, 2024, an amount (each, the “Developer’s Estimate”) equal to the estimated Incremental Property Tax Revenues (as hereinafter defined) anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable incremental valuation of the Property.

In submitting each such Developer’s Estimate, the Developer will complete and submit the worksheet (the “Worksheet”) attached hereto as Exhibit C. Each Developer’s Estimate shall be divided into two figures: (1) 46.98% shall be designated as the “LMI Amount” (see Section B.5 below); and (2) 53.02% shall be designated as the “Projected Payment Amount.” The City reserves the right to review and request revisions to each such Developer’s Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Story County, above and beyond that the Base Valuation; and (4) deducting any property tax credits which shall be available with respect to the incremental valuation of the Property.

Upon request, the City staff shall provide reasonable assistance to the Developer in completing the worksheet(s) required under this Section A.3.

4. Events of Default.

a. Events of Default. The following shall be “Events of Default” under this Agreement, and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- (i) Failure by the Developer to complete construction of the Housing Project pursuant to the terms and conditions of this Agreement.
- (ii) Failure by the Developer to comply with Section A.3 of this Agreement.
- (iii) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Developer describing the cause of the default and the steps that must be taken by the Developer in order to cure the default. The Developer shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Developer fails to cure the default or provide assurances, City shall then have the right to:

- (i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- (ii) Withhold the Payments under Section B.2 of this Agreement, such right being additional to the right of annual appropriation as set forth in Section B.3 below.

5. Legal and Administrative Costs. The Developer hereby acknowledges that the City will cover the initial payment of legal fees and administrative costs (the “Actual Admin Costs”) incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the necessary amendment to the Urban Renewal Area. Furthermore, the Developer agrees that the City shall withhold an amount (the “Admin Withholding Amount”) equal to the lesser of (1) \$8,000 or (2) the Actual Admin Costs from the initial Payments (as hereinafter set forth) in order to recover some or all of the Actual Admin Costs.

B. City’s Covenants:

1. Review of Costs Documentation. The City has determined that the costs set forth on the Summary of Accepted Public Infrastructure Costs attached hereto as Exhibit D are costs that were reasonably incurred by the Developer in the construction of the Infrastructure Project.

2. Payments. In recognition of the Developer’s obligations set out above, the City agrees to make eleven (11) annual economic development tax increment payments (the “Payments” and, individually, each a “Payment”) to the Developer during the Term (as hereinafter defined) pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments (the “Maximum Payment Total”) shall not exceed \$560,000. All Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues received by the City from the Story County Treasurer attributable to the taxable valuation of the Property.

Prior to funding any Payments under this Agreement, the City will first withhold from the Incremental Property Tax Revenues an amount equal to the Admin Withholding Amount. Once an amount equal to the Admin Withholding Amount has been withheld by the City, the Payments shall be made as hereinafter set forth.

Each Payment shall be in an amount which represents the Incremental Property Tax Revenues received by the City with respect to the incremental valuation of the Property resulting from the Housing Project during the twelve (12) months immediately preceding such payment date reduced by the LMI Amount as set forth in Section A.4 above and Section B.5 below.

This Agreement assumes that a portion of the taxable valuation of the Housing Project will go on the property tax rolls as of January 1, 20___. Accordingly, the Payments will be made on June 1 of each fiscal year, beginning June 1, 20___, and continuing through and including June 1, 20___, or until such earlier date upon which total Payments equal to the Maximum Payment Total have been made.

3. Annual Appropriation. The Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term (as hereinafter defined), beginning in the 20__ calendar year, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payment coming due in the following fiscal year, an amount (the “Appropriated Amount”) of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the Projected Payment Amount reflected in the most recently submitted Developer’s Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payment scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payment, to seek damages relative thereto or to compel the funding of such Payment in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year’s Payment shall not render this Agreement null and void, and the Developer shall make the next succeeding submission of the Developer’s Estimate as called for in Section A.4 above, provided however that no Payment shall be made under this Agreement after June 1, 20__.

4. Payment Amounts. Each Payment shall be in an amount equal to the corresponding Appropriated Amount (for example, for the Payment due on June 1, 20__, the amount of such Payment would be determined by the Appropriated Amount determined for certification by December 1, 20__). Furthermore, the amount of each such Payment shall not exceed the amount of Incremental Property Tax Revenues (excluding allocations of “back-fill” or “make-up” payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Story County Treasurer attributable to the taxable incremental valuation of the Property in the twelve (12) months immediately preceding such Payment due date minus the then-effective LMI Amount.

5. Low and Moderate Income Set Aside. On each Payment date, the City shall retain from then-accumulated Incremental Property Tax Revenues received with respect to the Property an amount equal to such accumulated Incremental Property Tax Revenues multiplied by the minimum percentage required by Section 403.22 of the Code of Iowa. As of the date of this Agreement, the applicable minimum percentage is 46.98%. At such time that the City has retained Incremental Property Tax Revenues equal to 46.98% of the Maximum Payment Total, the City shall no longer be required to retain the LMI Amount from the Incremental Property Tax Revenues before making the Payments to the Developer.

The Incremental Property Tax Revenues retained shall be used by the City in the provision of assistance to low and moderate income families, pursuant to Section 403.22 of the Code of Iowa. The Developer may apply to the City for all or a portion of the funds set aside for assistance to low and moderate income families, provided the Developer can document to the satisfaction of the City that housing units which are located on the Property are occupied or reserved to be occupied by families which meet the required income limits of state law. The City reserves the right to allocate funds retained under this Section B.5 in any lawful manner of its choosing.

6. Certification of Payment Obligation. In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.3 above, then the City Clerk will certify by December 1 of each such year to the Story County Auditor (for purposes of Section 403.19 of the Code of Iowa) an amount equal to the most recently obligated Appropriated Amount for the funding of the Payments, plus the corresponding LMI Amount due in the next succeeding fiscal year.

C. Administrative Provisions:

1. Assignment. Neither party shall have the right to cause the Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Developer's rights to receive the economic development tax increment payments hereunder may be assigned by the Developer to a private lender, as security on a credit facility taken in connection with the Housing Project and/or the Infrastructure Project, without further action on the part of the City. This Agreement is personal to the Developer and shall not run with the Property.

2. Successors. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term. The term (the "Term") of this Agreement shall commence on the Commencement Date and end on the date on which the last Payment is made by the City to the Developer under Section B.2 above.

4. Choice of Law. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Developer have caused this Agreement to be signed in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF HUXLEY, IOWA

By: _____
Mayor

Attest:

City Clerk

MEADOW LANE INVESTMENTS, L.L.C.

By: _____
[Name/Title]