



CITY COUNCIL MEETING NOTICE
TUESDAY, NOVEMBER 8, 2022, 6:00 P.M.

CITY COUNCIL CHAMBERS

AGENDA

- a) CALL TO ORDER REGULAR MEETING: ROLL CALL**
- b) APPROVE AGENDA AS PRESENTED AND/OR AMENDED**
- c) PUBLIC COMMENT (5 MINUTE TIME LIMIT FOR ITEMS NOT ON THIS AGENDA)**
- d) 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 October 25, 2022 Council Meeting and November 1, 2022 Work Session
 - b)** Approve Payment of Bills
 - c)** Motion to Approve Resolution No. 22-089 to Set Hearing Date of November 22nd for Proposed Amendment to City of Huxley City Code Chapter 165.26, R-5 District, Planned unit Development District Zoning Regulations
 - d)** Approve Resolution No. 22-090 for Payment of Pay Application No. 12 for Water Treatment Plant Improvements Project
 - e)** Motion to Approve Appointment of Dan Nebbe to Zoning Board of Adjustment Commission
 - f)** Motion to Approve the Appointment of the Following Personnel to the Fire Department:
 - Matt Beerbower
 - Kelli Andersen
 - Kevin Wood
 - Dane Ownes
 - McKenna Woodbeck
- e) INFORMATIONAL ITEMS-DIRECTION TO CITY STAFF**
 - a)** Direction to Staff for November 22nd Council Meeting
- f) WORK SESSION**
 - Trail Master Plan
 - 120 South LLC Development Agreement
- g) COUNCIL AND MAYOR REPORTS**

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.

Consent Agenda

HUXLEY CITY COUNCIL MEETING MINUTES

Tuesday, October 25, 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 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 6:02 pm.

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

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

CITY STAFF PRESENT: Jolene Lettow - City Clerk, Jeff Peterson – Public Works Director

CONSULTANT: Forrest Aldrich – City Engineer/V & K

PUBLIC COMMENT: Chris Gardner, commented to council that the building permit fees are too high in Huxley

AMES ECONOMIC DEVELOPMENT COMMISSION (AEDC) REPORT: Brenda Dryer, AEDC representative, provided a Biannual Report and informed council of a business survey that the Huxley Development Commission was encouraging local businesses to complete. Also notified council of a Huxley Business Appreciation Breakfast being held at Ballard Country Club on November 8th.

CITY ADMINISTRATOR SEARCH CONSULTANT: Pat Callahan, one of the consultants assisting with city administrator search, asked council if they had any comments or changes to the Position Profile that will be used to advertise for the position. Councilman Kuhn noted he would not be able to make the interviews tentatively scheduled for January 7th.

CONSENT AGENDA: Motion by Echer, second by Thompson to Approve Consent Agenda Items as Listed:

- a. Approve Minutes from October 11, 2022 Council
- b. Approve Payment of Bills
- c. Approve Resolution No. 22-088 for 28E Agreement Between City of Huxley's Library and Ballard School District
- d. Approve Motion to Approve Extension of Existing Storm Sewer Easement for 513 Oak Blvd
- e. Approve Motion to Approve Fenceline's Alcohol Permit for Huxley Spooktacular Event

Roll Call: Echer, Kuhn, Thompson voted yes. Motion carried.

Claims:

ACCUJET LLC	JET/VAC YEARLY VAC LIFT STATIO	14,879.37
AFLAC	AFLAC	108.48
ALEX GREENFIELD	BOOT CAMP INSTRUCTOR SEPT 22	115.00
AMERICAN SECURITY CABINETS	RX DROPBOX TOTE	75.73
AMES ECONOMIC DEVELOPMENT	222/23 CONTRACT FOR SERVICE	31,500.00
BCPAA	PARTY IN THE PARK-AUGUST	300.00
BUD'S AUTO REPAIR INC	12 TAHOE/21 FORD/16 FORD	2,552.41
CENTRAL IOWA LAWN & HOME C	BAD BOY MOWER PARTS	770.28
COMPASS MINERALS AMERICA	FUEL SURCHARGE	4,419.87
DAVIS WILCOX	BOOT CAMP INSTRUCTION	120.00
DELTA DENTAL PLAN OF IOWA	DENTAL INSURANCE	715.36
DMF GARDENS	TREE SALE 2022	2,968.00
EBS	MEDICAL INSURANCE	9,377.53
EDWARD JONES	IRA	125.00
FIDELITY SECURITY LIFE	VISION INS	150.30
GALLS, LLC- DBA CARPENTER	UNIFORM-MARCHESANO/PATCHES	187.47
GRAINGER	Y STRAINER	207.13
GREAT-WEST LIFE & ANNUITY	DEFERRED COMPENSATION	136.54
GREENLAND HOMES	416 WESTWOOD DR REFUND	1,000.00
HUXLEY COMMUNICATIONS COOP	SEPTEMBER 2022	1,531.51
IAWEA	5 REGISTRATIONS FOR MEETING	200.00
INTERNAL REVENUE SERVICE	FED WITHOLDING TAX	15,386.25
IOWA DOT	HEAT SHRINK/TRASH BAGS	78.28

IOWA MUN. WORKERS' COMP. A	WORK COMP PAYMENT #4 22-23	3,220.00
IOWA PRISON INDUSTRIES	STREET SIGNS	177.00
IPERS	IPERS	10,243.39
KEMPKER'S TRUE VALUE AND R	SEPTEMBER 2022 BILL	569.49
LINCOLN FINANCIAL GROUP	DISABILITY INSURANCE	682.71
MANATTS	1.5CY OF C-4 CONCERT CAMPUS DR	348.75
MARCO TECHNOLOGIES LLC	PRINTER CONTRACT PAYMENT	317.92
MEGAN BRENDELAND	USPS CERT MAIL REIMBURSEMENT	7.85
MENARDS	TOILET SEATS 4	160.23
MENARDS - AMES	DOWNSPOUT/ BLEACH/ GUTTER	691.11
MIDWEST BREATHING AIR SYST	QUARTERLY AIR TESTING	188.50
MIDWEST UNDERGROUND	2 NOZZLES FOR POTHOLER	156.66
MISCELLANEOUS VENDOR	REIS, AMBER :US REFUND	25.26
MUNICIPAL SUPPLY	POLY RINGS	615.60
NATIONAL PUBLIC SAFETY INF	NATIONAL DIRECTORY	159.00
OXEN TECHNOLOGY	OCTOBER ONLINE PLAN/STOREAGE	243.25
POMP'S TIRE SERVICE, INC.	2 JETTER TIRES	196.00
SAGE HOMES, INC.	527 WALNUT PERMIT REFUND	1,000.00
SPRAYER SPECIALTIES INC.	NOXXLE CAP, SPRAY TIP	81.55
STAPLES BUSINESS CREDIT	STAPLES BUSINESS CREDIT	646.74
STREICHER'S	VEST CARRIER/ OC	317.24
TASC	FLEX BENEFIT PLANS	754.13
TONYA BECKER	TRX FUSION INSTRUCTOR SEPT22	90.00
TRAVIS WOODBECK	MILEAGE- TRUCK APPROVAL	616.88
TREASURER, STATE OF IOWA	STATE WITHHOLDING	2,535.00
U.S. CELLULAR	731 CELL PHONE	188.70
VERIZON WIRELESS	POLICE PHONE	482.94
PAYROLL		63,701.78

BUSINESS ITEMS:

Motion- Echer, second – Thompson to Approve Second Reading of Ordinance 527 to Amend the Municipal Code of the City of Huxley, Iowa, by Rezoning Property Owned by 120 South, LLC from Agricultural (A-1) to Planned Unit Development District (R-5). Councilman Kuhn stated he had read the Huxley Code for R-5 and discovered that the definition of said zoning included residential housing and not any commercial development. Possible revision to R-5 zoning will be handled by city attorney for council action. Roll Call: Thompson, Kuhn, Echer voted yes. Motion carried.

Motion – Kuhn, second – Echer to Untable Resolution No. 22-087 for Site Plan Approval for Ballard Dental Associates. Roll Call: Echer, Kuhn, Thompson voted yes. Motion carried.

Motion – Kuhn, second – Thompson to Approve Resolution No. 22-087 for Site Plan Approval for Ballard Dental Associates. Councilman Kuhn noted that the Zoning Board of Adjustment process needs to be examined further. Roll Call: Kuhn, Thompson, Echer voted yes. Motion carried.

INFORMATIONAL ITEMS: Staff provided list of items to be discussed at work session on November 1st.

ADJOURNMENT: Motion – Echer, second – Thompson to adjourn meeting at 7:22pm. 3 ayes, 0 nays. Motion carried.

Attest:

Kevin Deaton, Mayor

Jolene R. Lettow, City Clerk

HUXLEY CITY COUNCIL WORK SESSION MINUTES

Tuesday, November, 2022

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

WORK SESSION:

DISCUSSION TOPICS: Council had preliminary discussion on the following topics with no formal action taken.

- a. 120 South LLC – Financial Analysis/Chip Schultz – Northland Financial consultant provided possible Tax Increment Financing (TIF) scenarios to assist with determination of possible development agreement
- b. Iowa Rural Utilities Association – mayor to set up meeting to discuss rural water territory
- c. 101 N. Main Avenue Grant Request – staff to look for matrix used in past to help determine funding
- d. 115 S, Main Avenue Building Status – Safe Building representative, Jeff Begg, and city attorney, Matt O’Holearn, advised council of status on building permits with building
- e. Abatement Properties – city attorney provided update on status of existing abatements

ADJOURNMENT: Motion – Kuhn, second – Thompson to adjourn meeting at 7:36pm. ayes, 3 ayes, 0 nays. Motion carried.

Attest:

Kevin Deaton, Mayor

Jolene R. Lettow, City Clerk

Council Claims
11/08/2022

Vendor	Description	Amount
Alex Greenfield	Boot Cmap Instructor	\$60.00
Alliant Energy	October Energy Bill	\$10,977.77
Automatic Systems	Well/Tower Telemetry Upgrade	\$4,899.00
Brick Gentry	Legal Fees	\$4,260.00
Bud's Auto Repair	Chevy Tahoe Service	\$52.81
Carolyn Mai	Reimbursement/Conference	\$57.12
Central Iowa Distribution Inc	Janitorial Supples	\$553.00
Chad Quick	Fall '22 Soccer Ref	\$270.00
Compass Minerals America	25.33 Tons Coarse Rock Salt	\$4,145.41
David Wilcox	Boot Camp Instructor	\$120.00
Dollar General	Wipes/Tissue/Cutlery	\$73.60
Gerald Caligiuri	Mileage expense/City Hall furniture work	\$662.50
Grainger	Streamlight Battery	\$110.33
Grant Nason	Fall '22 Soccer Ref	\$192.00
Hach Company	Water treatment Chemicals	\$522.79
Hallett Materials	Ice Control Sand	\$555.27
Hawkins, INC	Water treatment Chemicals	\$2,990.03
Hinson Consulting LLC	City Manager Search	\$3,607.50
Intergrated Print Solutions	Winter shirt order/Mini/lil dunkers	\$1,425.00
Iowa DOT	T.paper/paper towels	\$341.73
Iowa Law Enforvment Academy	Training-Cooper	\$550.00
Iowa LTAP	C.Hennick Winter Maintenance Conference	\$75.00
Iowa Plains and Signing INC	4 sign brackets	\$60.00
Kempkers		\$969.45
	NUTS AND BOLTS	\$7.07
	STAPLES	\$5.49
	NIPPLE AND ADAPTER	\$10.28
	TUBE SAND X4 BAGS	\$25.96
	BATTERIES	\$14.98
	NUTS AND BOLTS	\$41.52
	FLEX SAND SPONGE SPACKLING	\$18.98
	BATTERIES	\$12.99
	CAULK GUN SEALANT	\$16.77
	KEY X4, GRASS SEED	\$44.95
	MORTAR MIX/SEALANT	\$25.96
	SPADE/RING PACK	\$6.58
	CONDUIT/PVC CEMENT/FITTING	\$24.97
	NUTS AND BOLTS	\$6.72
	COLD PATCH	\$31.49
	ELBOW/CLEANOUT PLUG	\$62.96
	BALL HOOK/PLATE	\$126.98
	GRASS SEED	\$34.98
	GRASS SEED	\$41.99
	ANTIFREEZE	\$51.48
	GALY PLUG	\$2.99
	STD FILTER	\$16.99

Council Claims

11/08/2022

	ROPE	\$71.13
	RETURN ROPE	-\$40.66
	BRAKE FLUID/CLEANER	\$31.46
	HEATER	\$41.99
	GLUE	\$6.49
	SAFETY HASP	\$7.49
	EXT CORD/PILER	\$42.98
	CONCRETE MIX	\$5.99
	NUTS AND BOLTS	\$7.88
	OUTLET	\$4.79
	NUTS AND BOLTS/SNAP LINK/STOP	\$22.68
	GRASS SEED	\$34.99
	PAINT STRAINER/CONTAINER	\$4.08
	S&W BALL VALVE	\$22.99
	BLK NIPPLE	\$4.90
	SEAL TAPE	\$17.68
	PIPE CEMENT	\$7.78
	GOO GONE	\$12.98
	SHOE SCRUBBER	\$28.99
Lettow, Jolene	Mileage Conference	\$189.37
Lillian Huntrods	Fall '22 Soccer Ref	\$140.00
Marco technologies	City Hall Copier Contract	\$317.92
Martin Marietta Materials	6.61/6.85 Tons Class A	\$234.20
Menards	Lumber	\$22.32
Morgan Eller	Youth Program overpay	\$15.00
Nova Fitness Equipment	Fix Octone Keypad	\$323.80
Oxen Technology	Tech Support	\$87.50
Pingel Mudjacking LC	Level Roadway Campus Dr/69	\$300.00
Quality Pest Control	Fire department-pest control	\$40.00
Safina Andrea	Refund CIRL Youth Basketball	\$80.00
Story County Recorder	Recorder Fee	\$12.00
Streicher's	Pepper Spray- Caligiuri	\$12.88
Tim Denger	Candy for Spooktacular	\$89.10
Tonya Becker	TRX Instructor	\$120.00
True Time Racing Services	Prairiefest Race	\$947.00
U.S. Cellular	Ambulance Phone Service	\$94.26
Van Diest Supply Company	Parks Chemicals	\$7,833.05
Van Wall	O Rings/ R Lift/Cylinders	\$165.98
Van Wert Company	2"Meter	\$1,118.69
Veenstra & Kimm INC	Engineering Services	\$14,562.51
Verizion Wireless	Police Phone	\$482.82
Workspace	Library Furniture	\$10,031.09
Ziegler INC	Filters for Backhoe	\$247.07
	Total	\$74,996.87

RESOLUTION NO. 22-089

**A RESOLUTION SETTING HEARING FOR PROPOSED AMENDMENT TO
CITY OF HUXLEY CITY CODE CHAPTER 165.26, R-5 DISTRICT,
PLANNED UNIT DEVELOPMENT DISTRICT ZONING REGULATIONS**

WHEREAS, a proposal has been made for an amendment to Chapter 165.26, R-5 District, Planned Unit Development District Zoning Regulations; and

WHEREAS, the matter has been considered by the Planning and Zoning Commission, and the Commission has made its findings and recommendations to Council; and

WHEREAS, a public hearing is required prior to consideration of said ordinance amending Chapter 165.26, R-5 District, Planned Unit Development District Zoning Regulations.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Huxley, Iowa, that a public hearing on the proposed ordinance is hereby set for the 22nd day of November 2022, at 6:00 o'clock p.m. in the Council Chambers at 515 N. Main Avenue, Huxley, Iowa 50124.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Huxley, Iowa, that the City Clerk is hereby directed to publish notice in compliance with Iowa Code section 372.2.

APPROVED this 8th day of November 2022.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE OF THE HUXLEY CITY COUNCIL'S INTENT TO CONSIDER PROPOSED AMENDMENT TO CITY OF HUXLEY CITY CODE CHAPTER 165.26, R-5 DISTRICT, PLANNED UNIT DEVELOPMENT DISTRICT ZONING REGULATIONS

YOU ARE HEREBY NOTIFIED that the City Council of the City of Huxley, Iowa, intends to hold a hearing for consideration of amending Huxley City Code Chapter 165.26, R-5 District, Planned Unit Development District Zoning Regulations.

YOU ARE FURTHER NOTIFIED that a copy of the proposed ordinance is on file with the Huxley City Clerk's office.

YOU ARE FURTHER NOTIFIED that this matter has been set for hearing and consideration on the 22nd day of November 2022, at 6:00 o'clock p.m. in the Council Chambers at 515 N. Main Avenue, Huxley, Iowa 50124.

This Notice is published by order of the City Council of the City of Huxley, Iowa,

ORDINANCE NO. 528

AN ORDINANCE REVISING R-5 DISTRICT – PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City Huxley, Chapter 165.26 shall be and is hereby amended by repealing the stricken language as follows:

~~165.26 R-5 District – Planned Unit Development District.~~ The R-5 District is intended and designed to provide a means for the development of large tracts of land on a unit basis, allowing greater flexibility and diversification of land uses and building locations than the conventional single lot method provided in other sections of this chapter. It is the intent of this section that the basic principles of good land use planning including an orderly and graded relationship between various types of uses be maintained and that the sound zoning standards as set forth in this chapter concerning population density, adequate light and air, recreation and open space, and building coverage be preserved. The R-5 District is subject to the following regulations:

1. ~~The owner or owners of any tract of land in an R district may submit to the Council a petition requesting a change to the R-5 zoning district classification. The petition shall be accompanied by a proposed plan for the use and development of the entire tract of land. The proposed development plan shall be referred to the Commission for study and report. The Commission shall review the conformity of the proposed development with the standards of the Comprehensive Plan, and with recognized principles of civic design, land use planning and landscape architecture. The Commission may approve the plan as submitted, or, before approval, may require that the applicant modify, alter, adjust, or amend the plan as the Commission deems necessary to the end that it preserves the intent and purpose of the Comprehensive Plan and this chapter and to promote public health, safety, morals, and general welfare. The development plan as approved by the Commission shall then be reported to the Council; whereupon the Council may approve or disapprove said plan as reported or may require such changes thereto as it deems necessary to effectuate the intent and purpose of the Comprehensive Plan and this chapter.~~

2. ~~The final development plan shall be accompanied by the following required documents:~~

A. ~~If the proposed development includes common land which will not be dedicated to the City and the proposed development will not be held in single ownership, proposed bylaws of a homeowners' association fully defining the functions, responsibilities and operating procedures of the association. The proposed bylaws shall include but not be limited to provisions:~~

~~(1) Automatically extending membership in the association to all owners of dwelling units within the development;~~

~~(2) Limiting the uses of the common property to those permitted by the final development;~~

~~(3) Granting to each owner of a dwelling unit within the development the right to the use and enjoyment of the common property;~~

~~(4) Placing the responsibility for operation and maintenance of the common property in the association;~~

~~(5) — Giving every owner of a dwelling unit voting rights in the association; and~~

~~(6) — If the development will combine rental and for sale dwelling units, stating the relationship between the renters and the homeowners' association and the rights renters shall have to the use of the common land.~~

~~B. — Performance bond which shall insure to the City that the dedicated public streets, utilities and other common development facilities shall be completed by the developer within the time specified on the final development plan.~~

~~C. — Covenant to run with the land, in favor of the City and all persons having a proprietary interest in any portion of the development premises, that the owner of the land or successors in interest will maintain all interior streets, parking areas, sidewalks, common land, parks and plantings which have not been dedicated to the City in compliance with the City ordinances.~~

~~D. — Any additional agreements required by the Council at the time of preliminary plan approval.~~

~~E. — A final plat shall be submitted with each stage of the final development plan. The plat shall show building lines, lots and/or blocks, common land, streets, easements and other applicable items required by Chapter 166 of this Code of Ordinances. Following approval of the final plat by the Commission and Council, the plat shall be recorded with the County Auditor and Recorder.~~

~~3. — The final development plan and required documents shall be reviewed by the Commission for compliance with R-5 standards and substantial compliance with the preliminary plan. The Commission's recommendations and report on the final development plan shall be referred to the Council for final approval. The final development plan and final plat shall be approved by the Council before any building permit is issued.~~

~~4. — Permitted principal and accessory land uses, lot area, yard and height requirements shall be as set out below, which shall prevail over conflicting requirements of this chapter or Chapter 166 of this Code of Ordinances.~~

~~A. — Buildings shall be used only for residential purposes; occupant garages, occupant storage space and similar accessory uses; noncommercial recreational facilities; and community activities.~~

~~B. — The minimum lot and yard requirements of the zoning districts in which the development is located shall not apply, except that minimum yards specified in the district shall be provided around the boundaries of the development. The Council may require open space or screenings be located along all or a portion of the development boundaries in accordance with the design standards of this chapter applicable to site plan review. The height requirements of the zoning district in which the development is located shall apply. No structure shall be situated so that it shades or will shade an adjacent residence in a significant way, or interferes significantly in the uses of solar devices.~~

~~C. — All public streets, water mains, sanitary sewer and storm sewer facilities shall comply with appropriate ordinances and specifications of the City.~~

~~D. — "Common land," as used in this section, refers to land retained in private ownership for the use of the residents of the development, or to land dedicated to the general public.~~

~~E. Any land gained within the development because of the reduction in lot sizes below minimum title requirements shall be placed in common land to be dedicated to the City or retained in private ownership to be managed by a homeowners' association~~

~~F. The requirements of this chapter relating to off-street parking and loading shall apply to all R-5 Districts.~~

~~5. The maximum number of dwelling units permitted in an R-5 District shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the zoning district or districts in which the area is located. In the R-2 District, the one-family dwelling requirement shall apply. Net development area shall be determined by subtracting the area set aside for churches and schools, if any, and deducting the area actually proposed for streets from the gross development area. The area of land set aside for common land, open space, or recreation shall be included in determining the number of dwelling units permitted.~~

~~6. The Council may make the approval of the development plan contingent upon the completion of construction and improvements within a reasonable period of time; provided, however, in the determination of such period, the Council shall consider the scope and magnitude of the development project and any schedule of construction and improvements submitted by the developer. Failure to complete all construction and improvements within the said period of time shall be deemed sufficient cause for the Council to rezone the unimproved property to the classification effective at the time of original submission of the development plan, unless an extension is recommended by the Commission and approved by the Council for due cause shown. Any proposed change in the development plan after approval by the Council shall be resubmitted and considered in the same manner as the original proposal. "Unimproved" property means all property situated within a stage or stages of the final development plan upon which the installation of improvements has not been commenced.~~

~~7. In no event shall the installation of any improvements be commenced in the second or subsequent stages of the final development plan until such time as ninety percent of all construction and improvements have been completed in any prior stage of such plan.~~

And by adopting the underlined language as follows:

165.26 R-5 District – Planned Unit Development District. The PUD zoning district is intended to provide for the development or redevelopment of land under the control and in accordance with an approved Master Plan. The development guidelines and standards in which land uses, transportation elements, building densities, arrangements, and types are set out in a unified plan, thus providing greater flexibility of land use, transfer of development rights, and building locations than other zoning districts may permit.

The PUD District is intended to maximize benefits from the use of open spaces, maximize aesthetics, encourage certain architectural standards for buildings, and permit mixed uses and diversity of bulk regulations without endangering the health, safety, welfare, and land value of surrounding and internal properties. A PUD may consist of a mix of land uses of residential, commercial, and limited industrial, provided such PUD is compatible with the Comprehensive Plan of the City. It is not the sole intent of PUD zoning to be utilized to reduce or provide relief from an existing zoning regulation or requirement.

1. Minimum Size and Density. A PUD shall consist of at least five (5) acres and the building unit density of the land developed shall not be in excess of the density set forth in the Comprehensive Plan Future Land Use Map and Zoning Ordinances of the City.

2. Pre-Submittal Meeting Required. Prior to submittal a PUD rezoning application to the City, the developer/property owner shall request a meeting with the Zoning Administrator to review the proposed PUD and PUD submittal requirements.

3. Application Required. The owner or developer, with consent of the owner, requesting rezoning to PUD, shall submit a completed PUD zoning application form, a non-refundable fee (as established by resolution of the City Council), electronic and folded paper copies of the proposed PUD master plan, and any other information and materials as determined and required by the Zoning Administrator for review by the City and distribution to the Planning and Zoning Commission.

4. Master Plan Requirements. As part of a proposed PUD rezoning, the property owner or developer shall prepare a master plan for the proposed PUD that shall be a scaled drawing not less than 24 inches by 36 inches at a minimum scale of 1 inch = 50 feet and shall show generalized overall plan for development of the proposed PUD area and the following information:

A. A vicinity map of a scale of 1 = 500 to show site boundaries and the zoning of adjacent properties within 1,000 feet.

B. Dimensions, legal descriptions, acreage, existing zoning, land use, and ownership of the area of the proposed PUD; and existing zoning, land use and ownership of contiguous properties within 250 feet.

C. PUD boundary, development phasing plan, and all existing and proposed property lines, street rights-of-way lines, easements, and proposed PUD building and parking lot setbacks.

D. Delineation of each "phase" proposed with their land uses and bulk regulations identified.

E. Existing topography and conceptual storm water management and drainage.

F. Existing and proposed streets, driveways, parking areas and other paved areas and anticipated including parking requirements.

G. Existing and proposed locations pedestrian ways, trails, parks, recreation areas, open space, buffers, parking areas, schools, and anticipated traffic generation.

H. Proposed lot locations for all uses, and conceptual building locations and functions for all multiple-family residential and nonresidential uses.

I. Existing and proposed buildings, uses, square footages, and number of dwelling units and density calculations.

J. Area and number of dwelling units, and anticipated floor area of nonresidential buildings by "phase."

K. Existing tree masses, water channels, drainage ways, flood hazard areas, and other topographic or environmentally important characteristics.

L. Proposed privately owned common areas and public ownership areas, including open space, parkland, and school sites.

M. Locations of existing or proposed municipal utilities to serve the PUD and adjoining properties, including sanitary sewer, storm sewer, and water.

N. Other required storm water management facilities and requirements.

O. Dimensions of all street right-of-way and paving widths, including all proposed easements.

P. Staging schedule of development, including anticipated year each phase of development is to be implemented.

Q. Landscape areas proposed as part of PUD, to include location of shrubs, trees and earth berms.

R. Delineation of the traffic impacts that would result from the project and how they can be mitigated.

S. Details for any requirements for Parkland Dedication and compliance with any parks master plan.

T. Conceptual building elevations including exterior building materials and colors.

U. Freestanding signage locations and concept plans.

5. Rules, Regulations and Guidelines for Land Use and Performance. In conjunction with the submittal of a Master Plan illustrating the location of each development "phase," there shall be prepared rules, regulations and guidelines for the development of the PUD, and such matters shall be part of the consideration by the Planning and Zoning Commission and the City Council and incorporated within the ordinance providing for the rezoning of the property to a PUD.

The rules, regulations and guidelines shall set forth the permitted land use, bulk regulations, transfer of development rights within the area of the PUD, height requirements, open space and landscaping requirements, architectural standards, sign regulations, buffer requirements, off-street parking and loading requirements, and other performance standards as required by the City for each phase designated within the Master Plan.

6. Process for City Review of Master Plan of Planned Unit Development. The City Administrator with assistance from other City staff including the City engineer shall review the submitted Master Plan, may discuss any suggestions or provide additional information to the Developer, and shall file a report together with the applicant's proposal to the Planning and Zoning Commission. The owner shall submit a number of copies of the Master Plan, as determined by the Zoning Administrator, for distribution to the Planning and Zoning Commission.

A. The Planning and Zoning Commission, after receipt of the report from the Community Development Department and receipt of the Master Plan, shall consider the presentation and give special attention to the following:

(1) Compatibility with Comprehensive Plan.

(2) Land Use and density.

(3) Building types, functions, architecture, buffers, and arrangements.

(4) Provision and use of open space and landscaping.

(5) Access to and from the site, and traffic circulation.

(6) General relationship to surrounding area.

B. The Planning and Zoning Commission may hold a public hearing, giving notice as provided by law for a rezoning. The Planning and Zoning Commission may approve or disapprove the PUD Master Plan and associated development rules, regulations, and guidelines as submitted, or may require the developer to modify, alter, adjust or amend the proposed Master Plan and associated rules, regulations, and guidelines, in order to preserve the intent and purpose of the Zoning Ordinance and the Comprehensive Plan of the City.

C. Before any report is forwarded to the City Council by the Planning and Zoning Commission pertaining to an application submitted for a PUD, said Commission shall determine if such proposal is in compliance with the Comprehensive Plan.

D. After a complete review by the Planning and Zoning Commission, a written recommendation and report giving reasons as to their actions shall be filed with the City Council. The owner shall submit an additional number of copies of the Master Plan, as determined by the Zoning Administrator, for distribution to the City Council.

E. Within a period of sixty (60) days after the City Council has received a report from the Planning and Zoning Commission, together with the proposed Master Plan and rules, regulations, associated development and guidelines of the PUD development, the City Council may approve or disapprove the Master Plan.

7. Recording of Master Plan and Associated Rules, Regulations, and Guidelines. The ordinance providing for the rezoning of the property to the PUD Zoning District and the associated Master Plan, Rules, Regulations, and Guidelines as approved by the City Council shall be recorded at the Office of the Story County Recorder and shall be binding on the property owners, their heirs, successors, or assigns. No phase of the PUD shall be started until all documents have been recorded.

8. Modifications. Any proposed modifications in the approved PUD shall first be reviewed by the Planning and Zoning Commission. Said proposed modification along with a report from the Commission shall then be forwarded to the City Council with appropriate recommendations. The City Council shall then take such appropriate action on the proposed modification and their decision shall be final. No modification may be considered that is more than a ten percent (10%) increase in density or change of uses of the site without a public hearing as required for a rezoning. A public hearing may be held by the City Council on any modification. All modifications and adjustments shall be recorded at the Office of the Story County Recorder.

9. Platting and Development. Prior to development within the PUD, applications for Preliminary and Final Plats, Site Plans, and Building Permits that are in conformance with the provisions of the PUD shall be submit for review in accordance with the City's regulations. At the applicant's own risk, Preliminary Plats, Final Plats, and Sites Plans may be submitted and reviewed concurrently with the PUD rezoning application.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

SECTION THREE: Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION FOUR: Effective Date. This ordinance shall become effective as of the date of its approval by the City Council of Huxley, Iowa.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk

RESOLUTION NO. 22-090

**RESOLUTION APPROVING PAYMENT APPLICATION NO. 12 FOR THE
WATER TREATMENT PLANT IMPROVEMENTS PROJECT**

WHEREAS, on October 12, 2021 by Resolution No. 21-085, City Council approved the notice to proceed, contract, and bond with a general contractor and authorized Mayor to execute the contract with Woodruff Construction for the Water Treatment Plant Improvements project and;

WHEREAS, Veenstra & Kimm, Inc. has reviewed the 12th payment application in the amount of \$372,845.55 and recommends payment.

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

Payment No. 12 in the amount of \$372,845.55 is hereby approved.

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

PASSED, ADOPTED AND APPROVED this 8th day of November 2022.

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 22-090** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 8th day of November 2022.

Kevin Deaton, Mayor

ATTEST:

Jolene R. Lettow, City Clerk



VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-255-8000 • 515-225-7848(FAX) 800-241-8000(WATS)

PAY ESTIMATE NO. 12

Date: November 1, 2022


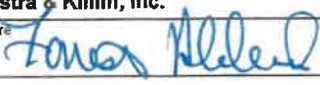

Project Title	Water Treatment Plant Improvements		Contractor	Woodruff Construction	
	Huxley, Iowa			1920 Philadelphia St. #102	
				Ames, Iowa 50010	
Orig. Contract Amount & Date	\$10,995,400.00	October 12, 2021	Pay Period	October 1, 2022 through October 31, 2022	

BID ITEMS							
	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
01000	Bonds & Insurance	LS	xxxx	\$ 303,585.00	\$ 303,585.00	100%	\$303,585.00
01000	General Conditions	LS	xxxx	\$ 661,000.00	\$ 661,000.00	60%	\$396,600.00
02050	Demolition & Modifications	LS	xxxx	\$ 74,228.00	\$ 74,228.00		\$0.00
02200	Earthwork, Excavation & Backfill	LS	xxxx	\$ 328,700.00	\$ 328,700.00	73%	\$239,816.00
02520	Pavement & Sidewalks	LS	xxxx	\$ 84,400.00	\$ 84,400.00		\$0.00
02610	Buried Piping & Site Utilities	LS	xxxx	\$ 679,470.00	\$ 679,470.00	98%	\$662,483.25
02830	Chain Link Fencing, Gates	LS	xxxx	\$ 35,500.00	\$ 35,500.00		\$0.00
03200	Concrete Reinforcement - Material	LS	xxxx	\$ 109,067.00	\$ 109,067.00	100%	\$109,067.00
03300	Detention Tank Concrete	LS	xxxx	\$ 197,800.00	\$ 197,800.00	100%	\$197,800.00
03300	Building Concrete Foundations	LS	xxxx	\$ 137,600.00	\$ 137,600.00	100%	\$137,600.00
03300	Building Concrete Sog	LS	xxxx	\$ 89,300.00	\$ 89,300.00	100%	\$89,300.00
03300	Ground Storage Tank Concrete	LS	xxxx	\$ 75,200.00	\$ 75,200.00	61%	\$46,200.00
03300	Concrete Equipment & Housekeeping Pads	LS	xxxx	\$ 68,600.00	\$ 68,600.00	88%	\$60,368.00
03421	Precast Concrete	LS	xxxx	\$ 145,800.00	\$ 145,800.00	100%	\$145,800.00
04200	Masonry	LS	xxxx	\$ 334,900.00	\$ 334,900.00	95%	\$318,155.00
05120	Structural Steel & Metal Fabrications	LS	xxxx	\$ 182,500.00	\$ 182,500.00	75%	\$136,875.00
06100	Rough Carpentry	LS	xxxx	\$ 7,200.00	\$ 7,200.00	79%	\$5,700.00
06250	Cabinets, Countertops & Furniture	LS	xxxx	\$ 25,000.00	\$ 25,000.00		\$0.00
07110	Damproofing	LS	xxxx	\$ 8,050.00	\$ 8,050.00	100%	\$8,050.00
07410	SS Metal Roof & Gutters	LS	xxxx	\$ 230,000.00	\$ 230,000.00		\$0.00
07900	Joint Sealers	LS	xxxx	\$ 8,500.00	\$ 8,500.00		\$0.00
07540	PVC Membrane Roofing & Metal Coving	LS	xxxx	\$ 31,400.00	\$ 31,400.00	100%	\$31,400.00
08110	Steel Doors, Frames & Hardware	LS	xxxx	\$ 31,850.00	\$ 31,850.00		\$0.00
08120	Aluminum Doors, Frames & Glazing	LS	xxxx	\$ 14,300.00	\$ 14,300.00		\$0.00
08306	Access Hatches	LS	xxxx	\$ 8,700.00	\$ 8,700.00	100%	\$8,700.00
08330	Coiling Overhead Door	LS	xxxx	\$ 14,300.00	\$ 14,300.00	77%	\$11,035.00
09510	Acoustical Ceilings	LS	xxxx	\$ 5,600.00	\$ 5,600.00		\$0.00
09650	Resilient Tile Flooring	LS	xxxx	\$ 8,900.00	\$ 8,900.00		\$0.00
09702	Decorative Quartz Epoxy Flooring	LS	xxxx	\$ 4,700.00	\$ 4,700.00		\$0.00
09900	Painting & Coatings	LS	xxxx	\$ 100,600.00	\$ 100,600.00		\$0.00
10400	Identifying Devices	LS	xxxx	\$ 7,500.00	\$ 7,500.00		\$0.00
10522	Fire Extinguishers	LS	xxxx	\$ 1,300.00	\$ 1,300.00		\$0.00
11200	Aerator	LS	xxxx	\$ 69,500.00	\$ 69,500.00		\$0.00
11224	Chemical Feed & Gas Disinfection Equipment	LS	xxxx	\$ 313,250.00	\$ 313,250.00		\$0.00
11320	Membrane Softening System	LS	xxxx	\$ 1,980,000.00	\$1,980,000.00		\$0.00
11321	Horizontal Pressure Filters	LS	xxxx	\$ 941,700.00	\$ 941,700.00	77%	\$727,300.00
11405	Pumps	LS	xxxx	\$ 167,600.00	\$ 167,600.00		\$0.00
12490	Window Roller Shades	LS	xxxx	\$ 1,400.00	\$ 1,400.00		\$0.00
13200	Ground Storage Tank	LS	xxxx	\$ 728,000.00	\$ 728,000.00		\$0.00
13570	Inside Process Piping & Valves	LS	xxxx	\$ 861,500.00	\$ 861,500.00	10%	\$82,954.00
14310	Hoisting Equipment	LS	xxxx	\$ 2,400.00	\$ 2,400.00		\$0.00
15400	Plumbing	LS	xxxx	\$ 128,500.00	\$ 128,500.00	64%	\$82,814.55
15600	Heating, Ventilation & Air Conditioning	LS	xxxx	\$ 163,200.00	\$ 163,200.00	11%	\$17,937.00
16000	Electrical Distribution & Lighting	LS	xxxx	\$ 812,800.00	\$ 812,800.00	27%	\$216,032.00
16480	Low Voltage Motor Control Centers	LS	xxxx	\$ 145,000.00	\$ 145,000.00		\$0.00
16620	Standby Generator System	LS	xxxx	\$ 250,000.00	\$ 250,000.00		\$0.00
17100	Process Control & Instrumentation Systems	LS	xxxx	\$ 415,000.00	\$ 415,000.00		\$0.00

[illegible]

SUMMARY					
			Contract Price		Value Completed
Original Contract Price			\$10,995,400.00		\$4,035,571.80
Approved Change Order (list each)		No. 1			
		No.2			
		No. 3			
		No. 4			
Revised Contract Price			\$10,995,400.00		\$4,035,571.80
			Materials Stored		\$1,657,156.75
			Value of Completed Work and Materials Stored		\$5,692,728.55
			Less Retained Percentage (5%)		\$284,636.43
			Net Amount Due This Estimate		\$5,408,092.12
Less Estimate(s) Previously Approved		No. 1	\$319,803.25		
		No. 2	\$219,410.20		
		No. 3	\$67,944.00		
		No. 4	\$180,555.10		
		No. 5	\$281,798.50		
		No. 6	\$409,966.13		
		No. 7	\$1,463,776.27		
		No. 8	\$398,536.40		
		No. 9	\$367,147.48		
		No. 10	\$1,149,051.59		
		No. 11	\$177,257.65		
					Total Previously Approved
Percent Complete	37%	Amount Due This Estimate			\$372,845.55

The amount \$372,845.55 is recommended for approval for payment in accordance with the terms of the Contract.

Prepared By: Woodruff Construction Signature  Title Project Manager Date 11/1/22	Recommended By: Veenstra & Kimm, Inc. Signature  Title Project Engineer Date 11/1/2022	Approved By: City of Huxley Signature _____ Title _____ Date _____ Signature  Title Mayor Date _____ Signature _____ Title Public Works Director Date 11/1/2022
---	---	--



B WOC101
I WOODRUFF CONSTRUCTION
L 1920 PHILADELPHIA ST
L SUITE 102
T AMES, IA 50010
O

ATTENTION:
BOB PERRY

515-450-4450

BOBP@WOODRUFF.BUILD

INVOICE		
DATE	NUMBER	PAGE
10/12/2022	032406	1 of 1

S WOODRUFF CONSTRUCTION
H 1721 EAST 1ST STREET
I ATTN: BOB PERRY
P CAMBRIDGE, IA 50046
T
O

CUSTOMER REF/PO #		JOB #	JOB TITLE	SLP	SHIPPING TYPE	TERMS
21105-11		0037183	DEZURIK, WASTEWATER	JPH/POL	FREIGHT ALLOWED	NET 30
QUANTITY		PART NO.	DESCRIPTION		UNIT PRICE	EXTENDED
B/O	Ship					
0.00	1.00	MA1066	BAW,12,F1,CI,NBRN-NBR,150B		\$11,252.00	\$11,252.00

PLEASE REMIT TO:
MELLEN & ASSOCIATES
3404 SOUTH 11TH STREET
COUNCIL BLUFFS, IA 51501

This invoice is subject to and incorporates by reference Mellen & Associates ("Mellen") Terms & Conditions and Customer Warranty available at www.melleninc.com which will be provided by email upon written request. Buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Mellen's website.

***TERMS OF PAYMENT ARE NET 30 DAYS FROM DATE OF INVOICE *A 7% PER ANNUM SERVICE CHARGE SHALL BE APPLIED TO ANY BALANCE *PAST DUE INVOICES WILL BE SUBJECT TO A SERVICE CHARGE OF 1/5% PER MONTH**

SUBTOTAL: \$ 11,252.00

TAX: \$ 0.00

TOTAL: \$ 11,252.00

3404 South 11th Street Council Bluffs, IA 51501 - Phone: 712-322-9333 - Fax: 712-322-6557

www.Melleninc.com

INVOICE

AUTOMATIC SYSTEMS CO.

BOX 120359
ST. PAUL, MN 55112
(651) 631-9005

RECEIVED
007 9 - 2022

BY: _____

CUSTOMER NUMBER	PRIC01
JOB NUMBER	20220115
DESCRIPTION CODE	75
TAX CODE	IA-NT-00
INVOICE NUMBER	37305 S
INVOICE DATE	9/27/2022

SOLD
TO

Price Industrial Electric
405 N. Troy Road
Robins, IA 52328

SHIP
TO

Price Industrial Electric
% Huxley Water Treatment Plant
1701 East 1st Street
Cambridge, IA 50046

OUR ORDER NO	YOUR ORDER NO.	TERMS	SHIPPED VIA	PPD or COLL	SALES
	P.O. #211722-505-17037-KPAU	SEE BELOW	UPS, FedEx, Motor Freight	X	TM
QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT		
1	Lot Equipment & Materials to date: ~ Engineering / Approved Submittals ~ Ground Storage Tank No. 25 Float Switch Junction Box ~ Ground Storage Tank No. 20 Float Switch Junction Box ~ Detention Tank Float Switch Junction Box ~ Backwash Tank Float Switch Junction Box ~ (5) Filter Valve Power Distribution Junction Boxes ~ (5) Valve Communication Cable Pull Junction Boxes ~ (2) Foxboro Pressure Transmitters w/Carbon Steel B&B Valves ~ (1) Chlorine Cylinder Actuator System ~ (2) Combination Starter w/Disconnect Switches (CSD-1, CSD-2) ~ (8) Non-Fusible Safety Switches ~ (1) Panelboard LP-3 ~ PLC Programming ~ HMI Programming (partial)	\$141,100.00	\$141,100.00		
	Sub Total:		\$141,100.00		
	Sales Tax (N/A - per Exemption Certificate)				
	No Shipping/Delivery Charges Applicable				
	Total:		\$141,100.00		

Unless other arrangements have been made and approved in writing by this office at time of order, payment is due in full and payable 30 days from the date of invoice, unless start up service is required prior to the expiration of the 30 days, in which case payment is due in full prior to start up. Your payment to us will not be dependent or contingent upon receipt of payment by you from any other party. Any balance remaining due 31 days beyond the invoice date will be subject to a 1.5 percent monthly service fee until paid.

ORIGINAL



Remit To:
Echo Group, Inc.
PO Box 336
Council Bluffs, IA 51502



Invoice

INVOICE NUMBER	
S009531433.003	
ECHO ELECTRIC SUPPLY CO BR 35 4771 NW 2ND ST DES MOINES, IA 50313-2255 515-282-4771 Fax 515-282-3020	PAGE NO. 1 of 7

BILL TO:

SHIP TO:

PRICE INDUSTRIAL
405 N TROY RD
ROBINS, IA 52328-9633

PRICE INDUSTRIAL
1701 East 1st St.
Cambridge , IA 50046

ORDER DATE	INVOICE DATE	WRITER	JOB NAME / RELEASE NUMBER	ORDERED BY	
06/08/2022	07/29/2022	Justin Schaefer 35		Kieth Paulson	
PURCHASE ORDER #		SHIP VIA	TERMS	TAX JURISDICTION	
211722-45-17273-KPAULSEN		DSM OUT TOWN 5	1% 10th Net 25th	IA-STORY	
ORDER QTY	SHIP QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
100EA	100EA	ECHO HN38S-PACK(100) 38HN ECHO 3/8-16 HEX NUT COARSE STAINLESS STEEL A2 (18-8)		24.170/C	24.17
100EA	100EA	ECHO HN14S-PACK(100) 14HN ECHO 1/4-20 HEX NUT COARSE STAINLESS STEEL A2 (18-8)		12.830/C	12.83
100EA	100EA	ECHO SLW38S-PACK(100) 38SLW ECHO 3/8 SPLIT LOCK WASHERS STAINLESS STEEL A2 (18-8)		13.270/C	13.27
100EA	100EA	ECHO SLW14S-PACK(100) 14SLW ECHO 1/4 SPLIT LOCK WASHERS STAINLESS STEEL A2 (18-8)		5.850/C	5.85
50EA	50EA	ECHO HCS38112S-PACK (25) ECHO 3/8-16X1-1/2" (PT) HEX CAP SCREWS COARSE STAINLESS STEEL A2 (18-8)		22.150/C	11.08
50EA	50EA	ECHO HCS382S-PACK(25) ECHO 3/8-16X2 (PT) HEX CAP SCREWS COARSE STAIN A2 (18-8)s		272.010/M	13.60
50EA	50EA	ECHO HCS142S-PACK (50) 400018 ECHO 1/4-20X2 (PT) HEX CAP SCREW COARSE STAINLESS STEEL A2		59.850/C	29.93
35EA	35EA	ISC I-7007-SS ISC STRUT STRAP 2" 304SS STAINLESS STEEL		687.500/C	240.63
				Subtotal	
				S&H Charges	
				Tax	
				Payments	
				Amount Due	



Remit To:
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PURCHASE ORDER #		SHIP VIA	TERMS	TAX JURISDICTION	
211722-45-17273-KPAULSEN		DSM OUT TOWN 5	1% 10th Net 25th	IA-STORY	
ORDER QTY	SHIP QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
50EA	50EA	PHD S3106SX PHD STRUT NUT 3/8" W/ SPRING 316SS STAINLESS STEEL		231.250/C	115.63
10EA	10EA	CPL 2-IN-ALUM-CPLG (0348) 2" ALUM COUPLING		1819.420/C	181.94
5EA	5EA	NIP 1X4NIP 1X4" GALV NIP (3967)		327.200/C	16.36
5EA	5EA	NIP 1XCLOSENIP 1X1-1/2-CLOSE NIP (3955)		201.700/C	10.09
5EA	5EA	NIP 1X2NIP 1X2" GALV NIP (3959)		222.090/C	11.10
10EA	10EA	NIP 3/4X4NIP 3/4X4" GALV NIP (9013)		228.410/C	22.84
10EA	10EA	NIP 3/4XCLOSENIP 3/4X1-3/8-CLOSENIP (3854)		134.550/C	13.46
10EA	10EA	NIP 3/4X2NIP 3/4X2" GALV NIP (3858)		158.950/C	15.90
10EA	10EA	NIP 1/2XCLOSE-NIP 1/2X1-1/8-CLOSE NIP (3770)		104.240/C	10.42
5EA	5EA	NIP 1/2X2NIP 1/2X2" GALV NIP (9005)		141.350/C	7.07
50EA	50EA	CPL 3/4-ALUM-CPLG (0344) 3/4" ALUM COUPLING		688.620/C	344.31
50EA	50EA	CPL 1-IN-ALUM-CPLG (0345) 1" ALUM COUPLING		908.500/C	454.25
				Subtotal	
				S&H Charges	
				Tax	
				Payments	
				Amount Due	



Remit To:
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Invoice

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ECHO ELECTRIC SUPPLY CO BR 35 4771 NW 2ND ST DES MOINES, IA 50313-2255 515-282-4771 Fax 515-282-3020	PAGE NO. 3 of 7

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PRICE INDUSTRIAL
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1701 East 1st St.
Cambridge , IA 50046

ORDER DATE	INVOICE DATE	WRITER	JOB NAME / RELEASE NUMBER	ORDERED BY	
06/08/2022	07/29/2022	Justin Schaefer 35		Kieth Paulson	
PURCHASE ORDER #		SHIP VIA	TERMS	TAX JURISDICTION	
211722-45-17273-KPAULSEN		DSM OUT TOWN 5	1% 10th Net 25th	IA-STORY	
ORDER QTY	SHIP QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
4EA	4EA	CPL 3-IN-ALUM-CPLG (0350) 3" ALUM COUPLING		4179.650/C	167.19
15EA	15EA	KIL OLK-2RG KIL CONDULET GASKET RUBBER 3/4"		0.000/EA	0.00
10EA	10EA	KIL OLK-3RG KIL CONDULET GASKET RUBBER 1"		0.000/EA	0.00
15EA	15EA	KIL OL-20M KIL CONDULET COVER STEEL 3/4"		3.620/EA	54.30
10EA	10EA	KIL OL-30M KIL CONDULET COVER STEEL 1"		5.410/EA	54.10
10EA	10EA	KIL OX-3 KIL X BODY ALUMINUM 1"		27.960/EA	279.60
15EA	14EA	KIL OX-2 KIL X BODY ALUMINUM 3/4"		20.310/EA	284.34
50EA	50EA	CDY CD2B-SS CDY MINERALLAC 1" TW/HW W/BOLT & BUILT IN NUT STAINLESS STEEL		652.000/C	326.00
50EA	50EA	CDY CD1B-SS CDY MINERALLAC 3/4" TW/HW W/BOLT & BUILT IN NUT STAINLESS STEEL		585.000/C	292.50
2000FT	2000FT	XHHWSTD12RD 500 XHHW COPPER 12 STRANDED RED 500		251.050/M	502.10
1500FT	1500FT	XHHWSTD12BL 500 XHHW COPPER 12 STRANDED BLUE 500		251.050/M	376.58
				Subtotal	
				S&H Charges	
				Tax	
				Payments	
				Amount Due	



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Council Bluffs, IA 51502



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ORDER DATE	INVOICE DATE	WRITER	JOB NAME / RELEASE NUMBER	ORDERED BY
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211722-45-17273-KPAULSEN		DSM OUT TOWN 5	1% 10th Net 25th	IA-STORY
ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
2000FT	2000FT	XHHWSTD12BK 500	251.050/M	502.10
		XHHW COPPER 12 STRANDED BLACK 500		
1000FT	1000FT	XHHWSTD12OR 500	251.050/M	251.05
		XHHW COPPER 12 STRANDED ORANGE 500		
1000FT	1000FT	XHHWSTD12BR 500	251.050/M	251.05
		XHHW COPPER 12 STRANDED BROWN 500		
1000FT	1000FT	XHHWSTD12YL 500	251.050/M	251.05
		XHHW COPPER 12 STRANDED YELLOW 500		
30EA	30EA	BRI T-42CG	462.040/C	138.61
		BRI 3/4" T BODYCVR & GASK ALUM		
30EA	30EA	BRI T-43CG	595.050/C	178.52
		BRI 1" T BODYCVR & GASK ALUM		
10EA	10EA	BRI LL-42CG	528.700/C	52.87
		BRI 3/4" LL BODYCVR & GASK ALUM		
10EA	10EA	BRI LL-43CG	765.720/C	76.57
		BRI 1" LL BODYCVR & GASK ALUM		
10EA	10EA	BRI LR-42CG	528.700/C	52.87
		BRI 3/4" LR BODYCVR & GASK ALUM		
10EA	10EA	BRI LR-43CG	765.720/C	76.57
		BRI 1" LR BODYCVR & GASK ALUM		
10EA	10EA	BRI LB-42CG	528.700/C	52.87
		BRI 3/4" LB BODYCVR & GASK ALUM		
10EA	10EA	BRI LB-43CG	765.720/C	76.57
		BRI 1" LB BODYCVR & GASK ALUM		
Subtotal				
S&H Charges				
Tax				
Payments				
Amount Due				



Remit To:
Echo Group, Inc.
PO Box 336
Council Bluffs, IA 51502



Invoice

INVOICE NUMBER	
S009531433.003	
ECHO ELECTRIC SUPPLY CO BR 35 4771 NW 2ND ST DES MOINES, IA 50313-2255 515-282-4771 Fax 515-282-3020	PAGE NO. 5 of 7

BILL TO:

SHIP TO:

PRICE INDUSTRIAL
405 N TROY RD
ROBINS, IA 52328-9633

PRICE INDUSTRIAL
1701 East 1st St.
Cambridge , IA 50046

ORDER DATE	INVOICE DATE	WRITER	JOB NAME / RELEASE NUMBER	ORDERED BY	
06/08/2022	07/29/2022	Justin Schaefer 35		Kieth Paulson	
PURCHASE ORDER #		SHIP VIA	TERMS	TAX JURISDICTION	
211722-45-17273-KPAULSEN		DSM OUT TOWN 5	1% 10th Net 25th	IA-STORY	
ORDER QTY	SHIP QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
5EA	5EA	BRI LB-46CG		2329.690/C	116.48
		BRI 2" LB BODYCVR & GASK ALUM			
1EA	1EA	BRI LB-48CG		4680.070/C	46.80
		BRI 3" LB BODYCVR & GASK ALUM			
50EA	50EA	PHD S3104SX		120.500/C	60.25
		PHD STRUT NUT 1/4" W/ SPRING			
		316SS STAINLESS STEEL			
50EA	50EA	ISC I-7003-SS		562.500/C	281.25
		ISC STRUT STRAP 3/4" 304SS			
		STAINLESS STEEL			
40EA	40EA	ISC I-7008-SS		7.000/EA	280.00
		ISC STRUT STRAP 2-1/2" 304SS			
		STAINLESS STEEL			
8EA	8EA	ISC I-7011-SS		1162.500/C	93.00
		ISC STRUT STRAP 4" 304SS			
		STAINLESS STEEL			
50EA	50EA	BBI 400006 HCS1434S		60.330/M	3.02
		HEX CAP SCREW 1/4"-20 X 3/4"			
		18-8 STAINLESS STEEL			
		(BULK QTY: 1500PCS)			
50EA	50EA	ECHO HCS3834S-PACK(50) 400134		42.570/C	21.29
		ECHO 3/8-16X3/4 (FT) HEX CAP			
		SCREW COARSE STAINLESS STEEL A2			
				Subtotal	
				S&H Charges	
				Tax	
				Payments	
				Amount Due	



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06/08/2022	07/29/2022	Justin Schaefer 35		Kieth Paulson	
PURCHASE ORDER #		SHIP VIA	TERMS	TAX JURISDICTION	
211722-45-17273-KPAULSEN		DSM OUT TOWN 5	1% 10th Net 25th	IA-STORY	
ORDER QTY	SHIP QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
100EA	100EA	BBI 392180 3720WFS 3/8" x1-1/4" x0.050 FENDER WASHERS STAINLESS 304 (Bulk Qty: 1500pcs)		63.130/M	6.31
150EA	150EA	BBI 392060 1420WFS 1/4"x1 1/4"x0.050 FENDER WASHERS STAINLESS 304 (Bulk Qty: 1500pcs)		73.070/M	10.96
10EA	10EA	ISC I-7009-SS ISC STRUT STRAP 3" 304SS STAINLESS STEEL		637.750/C	63.78
72FT	72FT	ECHO AT638S 886180 THREADED ROD 3/8-16 X 6' 304SS STAINLESS STEEL		117.500/C	84.60
800FT	800FT	RA 075 RIGID ALUMINUM CONDUIT 3/4"		213.400/C	1707.20
1500FT	1500FT	RA 100 RIGID ALUMINUM CONDUIT 1"		310.980/C	4664.70
350FT	350FT	RA 200 RIGID ALUMINUM CONDUIT 2"		676.160/C	2366.56
400FT	400FT	RA 250 RIGID ALUMINUM CONDUIT 2-1/2"		1069.860/C	4279.44
100FT	100FT	RA 300 RIGID ALUMINUM CONDUIT 3"		1405.370/C	1405.37
50FT	50FT	RA 400 RIGID ALUMINUM CONDUIT 4"		1998.200/C	999.10
				Subtotal	
				S&H Charges	
				Tax	
				Payments	
				Amount Due	



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PURCHASE ORDER #		SHIP VIA	TERMS	TAX JURISDICTION	
211722-45-17273-KPAULSEN		DSM OUT TOWN 5	1% 10th Net 25th	IA-STORY	
ORDER QTY	SHIP QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
200FT	200FT	PHD S1011-SS PHD STRUT 1-5/8" X 1-5/8" 10' 12GA W/ SLOTTED HOLES 304SS STAINLESS STEEL		1063.750/C	2127.50
100FT	100FT	PHD S1311-SS PHD STRUT 1-5/8" X 13/16" 10' 14GA W/ SLOTTED HOLES 304SS STAINLESS STEEL		606.250/C	606.25
24FT	24FT	ECHO AT614S 886120 THREADED ROD 1/4-20 X 6' 304SS STAINLESS STEEL		88.890/C	21.33
1000FT	1000FT	XHHWSTD14GR 500 XHHW COPPER 14 STRANDED GREEN 500		184.930/M	184.93
3000FT	3000FT	XHHWSTD14RD 500 XHHW COPPER 14 STRANDED RED 500		184.930/M	554.79
1500FT	1500FT	XHHWSTD12GR 500 XHHW COPPER 12 STRANDED GREEN 500		251.050/M	376.58
3000FT	3000FT	XHHWSTD12WH 500 XHHW COPPER 12 STRANDED WHITE 500		251.050/M	753.15
500FT	500FT	XHHWSTD10GR 500 XHHW COPPER 10 STRANDED GREEN 500		376.280/M	188.14
500FT	500FT	XHHWSTD10BL 500 XHHW COPPER 10 STRANDED BLUE 500		376.280/M	188.14
500FT	500FT	XHHWSTD10RD 500 XHHW COPPER 10 STRANDED RED 500		376.280/M	188.14

If paid by 09/10/2022 you may deduct \$275.31
Invoice is due by 09/25/2022 net of any cash discount.
Notify at once of shortage or damage, returns require authorization
and are subject to restock fees. Special orders are non-returnable.
You can now text your order or request to 515-282-4771!

Subtotal	27531.20
S&H Charges	0.00
Tax	1927.24
Payments	0.00
Amount Due	29458.44

CITY OF HUXLEY
APPLICATION FOR APPOINTMENT TO BOARDS & COMMISSIONS

The City of Huxley appreciates your interest in serving the community and welcomes your application. Please complete all sections of this application. If you have any questions, please contact the City Clerk's Office at (515) 597-2561. Additional information may be found on the city web site at www.huxleyiowa.org. The City of Huxley is committed to providing equal opportunity for citizen involvement.

Please indicate those Boards and/or Commissions on which you would be willing to serve by checking below:

☐ Library Board of Trustees
☒ Zoning Board Of Adjustments
☐ Planning & Zoning Commission

☐ Tree Board
☐ Parks and Recreation Board
☐ Huxley Volunteer Fire Department

Name: Nebbe Dann Date: 07/30/2022
Last First Middle
Address: 807 N. 5th Ave. Huxley IA 5024
Street City State Zip

Occupation: marketing analyst

Employer's Name & Address:

Simantel
321 Water Street, Peoria, IL 61602

Work Telephone No: 515-268-9664 Hours which you can be reached at this number: _____

Home Telephone No: 515-268-9664 Hours which you can be reached at this number: _____

Cell Phone No. 515-268-9664 Hours which you can be reached at this number: _____

Email: dnebbe@gmail.com

How long have you resided in Huxley? 9 years

Please list any previous Board membership positions (City, Church, School, Professional, etc.) and dates of service:

President, User Experience Professionals Association, 2007

Please indicate below the reasons why you would like to be appointed to a Board or Commission and any specific skills or experience that you believe support your application:

Paul Wilken asked if I would be interested in serving on the Zoning Board of Adjustments. I value fairness and am willing to listen to and consider all perspectives, and I'd be glad to serve the community in this way.

Please list two references other than a family member:

Name: John Gibson Relationship: friend Phone Number: 515-520-9665

Name: Paul Wilken Relationship: friend Phone Number: 515-201-3966

Do you sell to, or are you in any manner a part to, any contract to furnish supplies, material, or labor to the City of Huxley? No If so, please list dates of employment and positions held.

Have you ever been employed by the City? No If so, please list dates of employment and

Position(s) held.

Do you have relatives working for the City? No If so, please give name and relationship.

Please mail completed application to the office of the City Clerk at the following address:

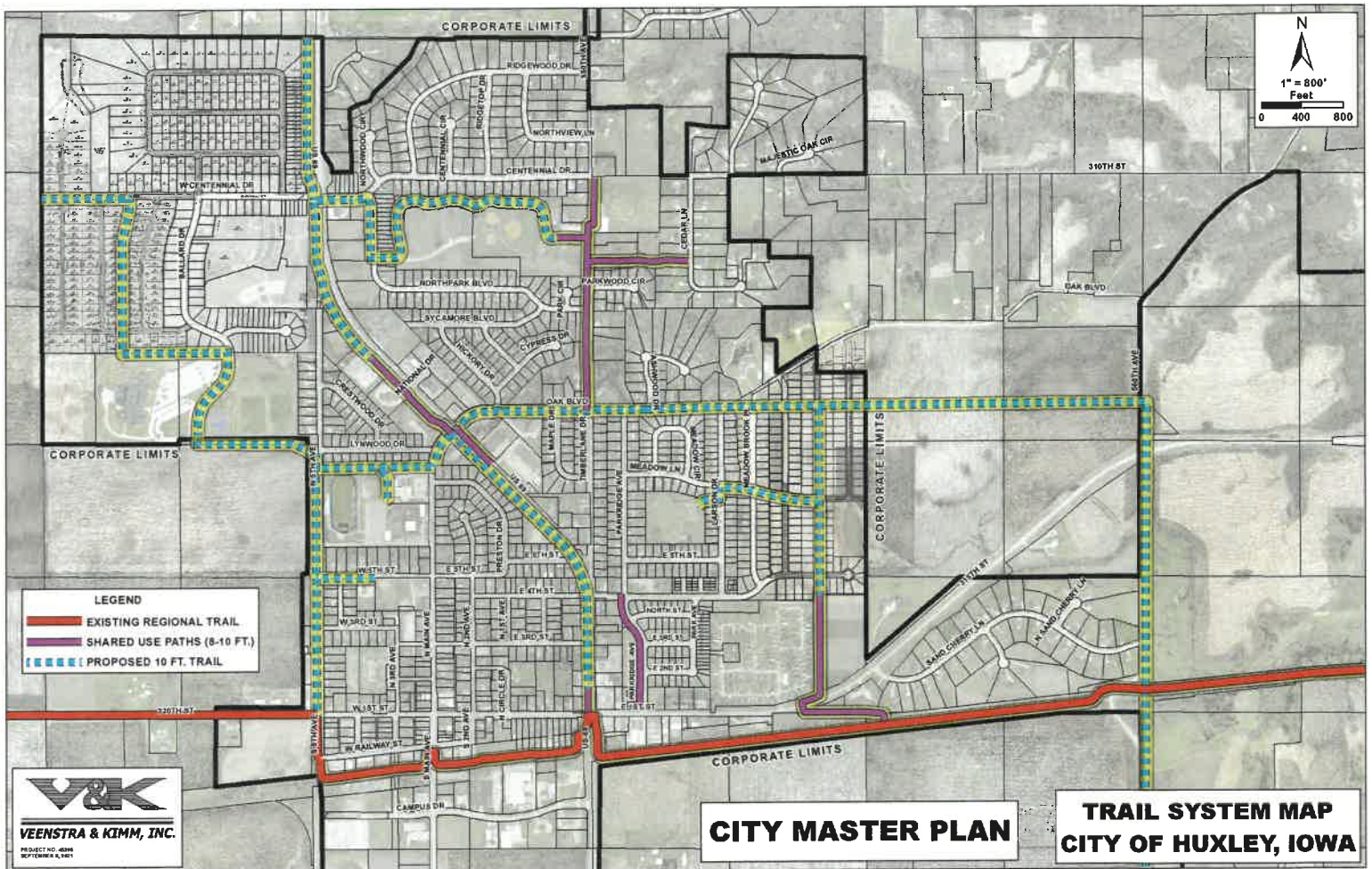
City of Huxley
515 N. Main Ave.
Huxley, IA 50124
ATTN: Jolene Lettow

Mayor Approval: _____

Council Approval Date: _____

Term Start Date: _____ Expiration Date: _____

Work Session



Engineers Estimate of Cost

June 5, 2020

Phasing	Description	Estimated Project Cost
Phase 1 Option 1	Hwy 69 Corridor (South) - Tie to Regional Trail - Central Spine	\$ 500,000
Phase 1 Option 2	North of Middle School and Police Department Property	\$ 275,000
Phase 2	Tie Schools Together - Lynwood Drive - Tie HWY 69 to Middle School Trail	\$ 400,000
Phase 3	Ballard Road adjacent to High School	\$ 275,000
Phase 4	Hwy 69 Corridor (North) - Connection to New Planned Park on Grace Evangelical Free Church Property	\$ 500,000
Phase 5	5th Ave. Tie to Regional Trail West Side - Tie to Downtown	\$ 550,000
Phase 6	W. Centennial Drive Trail - Ties to Spine Trail.	\$ 450,000
Phase 7	South of W. Centennial Dr. NW corner of City	\$ 400,000
Phase 8	Tie Spine Trails Together - Aesthetic Park Trail	\$ 600,000
Phase 9	Oak Blvd. - tie Spine Trail together	\$ 500,000
Phase 10	Oak Blvd. (Central) Tie - Auxiliary Trail to Berhow Park.	\$ 500,000
Phase 11	South of Oak Blvd. on MeadowBrooks Pl.	\$ 550,000
Phase 12	East Side Spine Trail - Tie to Regional Trail	\$ 600,000
Phase 13	Oak Blvd. Trail (East) - Tie to Spine Trail	\$ 650,000
Phase 14	East side of City off Regional Trail - South Side	\$ 225,000
Phase 15	East of Hwy 69 on North Side of E 1st Street	\$ 450,000
GRAND TOTAL		\$ 7,425,000.00