



HUXLEY

— HEART OF THE PRAIRIE —

CITY COUNCIL MEETING NOTICE **TUESDAY, DECEMBER 20, 2022, 6:00 P.M.** **CITY COUNCIL CHAMBERS**

AGENDA

- 1) CALL TO ORDER REGULAR MEETING: ROLL CALL**
- 2) APPROVE AGENDA AS PRESENTED AND/OR AMENDED**
- 3) PUBLIC COMMENT (5 MINUTE TIME LIMIT FOR ITEMS NOT ON THIS AGENDA)**
- 4) 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 November 22nd Council Meeting; November 29th, December 6th and December 8th Special Council Meetings
 - b. Approve Payment of Bills
 - c. Motion to Approve Appointments to Story County Emergency Management Commission
 - d. Motion to Approve Appointments to Central Iowa Regional Transportation Planning Alliance
- 5) BUSINESS ITEMS**
 - a. Approve Resolution No. 22-100 for Story County Subdivision Two Mile Review of Heinen Residential Subdivision
 - b. Motion to UnTable Waiving of Second and Third Readings of Ordinance No. 528 to Amend City of Huxley City Code Chapter 165.26, R-5 District, Planned Unit Development District Zoning Regulations
 - c. Approve Second Reading of Ordinance No. 528 to Amend City of Huxley City Code Chapter 165.26, R-5 District, Planned Unit Development District Zoning Regulations
 - d. Waive Third Reading of Ordinance No. 528 to Amend City of Huxley City Code Chapter 165.26, R-5 District, Planned Unit Development District Zoning Regulations
 - e. Approve First Reading of Ordinance 529 Site Plan Ordinance
- 6) INFORMATIONAL ITEMS**
 - a. Ankeny Lawn & Landscape Anticipated Construction Timeline/Building Permit
 - b. FY22 Street Financial Report
 - c. 120 South/Annexation
- 7) WORK SESSION AGENDA ITEMS**
- 8) DEPARTMENT, 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, November 22, 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 6:00 pm.

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

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

CITY STAFF PRESENT: Jolene Lettow - City Clerk, Nathan Albaugh – Police Sergeant

CONSULTANT: Forrest Aldrich – City Engineer/V & K Associates

CONSENT AGENDA: Motion by Pilcher, second by Roberts to Approve Consent Agenda Items as Listed:

- a. Approve Minutes from November 8, 2022 Council Meeting
- b. Approve Payment of Bills
- c. Approve Resolution No. 22-091 to Authorize the Addition of Nathan Albaugh as a Signatory
- d. Approve Resolution No. 22-092 for Payment Application No. 2 for Huxley Shallow Well No. 7

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

Claims:

AFLAC	AFLAC	169.03
ARNOLD MOTOR SUPPLY	FUEL FILTERSX3 FOR CAT GENER	515.12
AUTOMATIC SYSTEMS CO.	AUTOMATIC SYSTEMS CO.	267.50
BOUND TREE MEDICAL	SHARPS CONTAINERSX2	17.58
CARDMEMBER SERVICE	NOV VISA BILL	5,005.72
CENTRAL PUMP & MOTOR, LLC	REPAIR OF CONTROL VALVE	2,568.75
CITY OF AMES	CITY OF AMES	17,598.00
COMPUTER RESOURCE SPECIALI	COMPUTER HELP	472.50
CONSUMERS ENERGY	OCTOBER CONSUMERS BILL	10,186.10
CROSS TECHNOLOGIES, INC.	METTLER SCALE CAL	190.00
DELTA DENTAL PLAN OF IOWA	DENTAL INSURANCE	715.36
DORSEY & WHITNEY LLP	LEGAL SERVICES THRU 9/30/22	13,086.00
EBS	MEDICAL INSURANCE	10,191.99
EDWARD JONES	IRA	125.00
FIDELITY SECURITY LIFE	VISION INS	150.33
GALLS, LLC- DBA CARPENTER	POLICE CLOTHING	686.08
GARBAGE GUYS	11/1-12/31 TRASH PICKUP	610.00
GERALD CALIGIURI	REMINBUR QUALIFICATION TARGETS	42.95
GREAT-WEST LIFE & ANNUITY	DEFERRED COMPENSATION	136.54
HACH COMPANY	AMMONIA	312.92
HUXLEY COMMUNICATIONS COOP	OCT PHONE BILL	1,531.79
I-80 CONCRETE	505 YDS C4 CONCRETE	797.50
INTEGRATED PRINT SOLUTIONS	BASKETBALL JERSEYS	1,248.00
INTERNAL REVENUE SERVICE	FED WITHOLDING TAX	15,256.41
INTERSTATE BATTERIES	BATTERY TENDER	39.95
IOWA DOT	3 BOXES TRASH BAGS	166.74
IOWA FIREFIGHTERS ASSOCIAT	IFFA MUTUAL AID DUES	301.00
IOWA MUN. WORKERS' COMP. A	IOWA MUN. WORKERS' COMP. ASSOC	3,220.00
IOWA PRISON INDUSTRIES	2 STREET NAME SIGNS	73.60
IPERS	IPERS	10,243.01
JONATHAN PHILGREEN	PERMIT REFUND/513 OAK BLVD	1,000.00
LINCOLN FINANCIAL GROUP	DISABILITY INSURANCE	498.85
MARCO, INC.	COPIES-CITY HALL	11.26
MARK & WENDY STENBERG	INSTALL CONCRETE	845.00
MCFARLAND CLINIC	MED DIR PAY 3 MONTHS FLUGRAD	300.00
MENARDS - AMES	SODER KIT/PVC/	47.57
MICROBAC LABORATORIES INC	WATER TESTING	2,297.75
MID-IOWA SOLID WASTE EQUIP	4 SEGMENT GUTTER BROOMX2	424.74
MIDWEST ALARM SERVICES	FIRE ALARM MONITORING	518.49
MUNICIPAL EMERGENCY SVCS	CALIBRATION GAS-4GAS MONITOR	313.17
NEW CENTURY FS INC	OCTOBER FUEL BILL	6,253.10
OTIS ELEVATOR COMPANY	FUEL IMPACT FEE ELEVATOR SERVI	125.00
OXEN TECHNOLOGY	POSS EML HACKED	462.00

PCC AN AMBULANCE BILLING S	SEPTEMBER AMBULANCE BILLING	145.43
PEPSI-COLA	PEPSI-COLA	374.75
PITTS LAWN AND TREE SERVIC	912 PINE VALLEY-DRECHO REMOVE	600.00
PLUMB SUPPLY COMPANY - AM	WASHER/SPUD CPLG/FIX TOILET	22.78
POSTMASTER	POSTMASTER	537.59
RACOM	RADIO ANTENNAS X6	180.00
RELIANT FIRE APPARATUS	206 REPAIRS	1,226.77
ROBB, BETTY	IEMSA CONFERENCE REIMBURSEMENT	255.00
SAFE BUILDING COMPLIANCE &	BUILDING PERMITS	18,602.93
STAPLES BUSINESS CREDIT	CITY HALL/ 3C'S SUPPLIES	448.26
STENBERG, MARK & MANDY	STENBERG, MARK & MANDY	6,418.21
STOLL, GERALD	TOILET REPAIR KIT	22.03
STORY COUNTY RECORDER	LEGAL RECORDING	88.00
TASC	FLEX BENEFIT PLANS	754.13
TREASURER, STATE OF IOWA	STATE WITHHOLDING	2,606.00
VERIZON WIRELESS	CITY PHONE BILL	365.73
WASHER SYSTEMS OF IOWA, IN	3600 PSI UNLOADER FOR P WASHER	97.88
WINDSTREAM IOWA COMMUNICAT	POLICE PHONE	84.87
WOODRUFF CONSTRUCTION, LLC	WATER PLANT #12	372,845.55
PAYROLL EXPENSE		<u>66,695.58</u>
TOTAL		\$514,698.31

BUSINESS ITEMS:

Motion- Kuhn, second – Echer to Approve Resolution No. 22-093 for Site Plan for Fjeldberg Church Addition. Roll Call: Kuhn, Thompson, Roberts, Echer voted yes. Motion carried.

Motion – Kuhn, second – Roberts on Resolution No. 22-094 for Story County Subdivision Two Mile Review of Oak Bend Residential Parcel Subdivision. Roll Call: Echer, Kuhn, Thompson, Roberts voted yes. Motion carried.

Motion – Roberts, second – Kuhn on First Reading of Ordinance 528 to Amend City of Huxley City Code Chapter 165,26, R-5 District, Planned Unit Development District Zoning Regulations. Councilman Kuhn asked for clarification of “limited industrial” language in revised Code. Staff to contact city attorney for definition. Roll Call: Roberts, Echer, Kuhn, Thompson voted yes. Motion carried.

Motion – Kuhn, second – Roberts to Table Waiving Second and Third Readings of Ordinance 528 to Amend City of Huxley City Code Chapter 165,26, R-5 District, Planned Unit Development District Zoning Regulations Until Definition of “Limited Industrial” Can be Further Researched. Roll Call: Roberts, Echer, Kuhn, Thompson voted yes. Motion carried.

Motion – Roberts, second – Echer on Resolution No. 22-095 to Adopt Master Trail Plan. Parkridge Avenue to be removed from Trail Plan. Roll Call: Thompson, Roberts, Echer, Kuhn voted yes. Motion carried.

ADJOURNMENT: Motion – Kuhn, second – Echer to adjourn meeting at 7:12pm. 4 ayes, 0 nays. Motion carried.

Attest:

Kevin Deaton, Mayor

Jolene R. Lettow, City Clerk

HUXLEY CITY COUNCIL MEETING MINUTES

Tuesday, November 29, 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 Pro Tem Kuhn called the meeting to order at 6:00 pm.

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

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

CITY STAFF PRESENT: Jolene Lettow - City Clerk

PUBLIC COMMENT: Dan Van Wheeldon, asked council to clarify whether sign with accent columns could be approved for location at entrance of Blue Sky Estates. Currently the City Code does not include language regarding accent columns and whether the columns should be considered part of the height requirements. Council consensus was to approve sign. Council directed Planning & Zoning Commission to review Code compliancy and if necessary, modify Code language.

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

- a. Approve Resolution No. 22-096 for Annual Urban Renewal Report for FY22
- b. Approve Resolution No. 22-097 for Certification of TIF Debt for Huxley Urban Renewal Areas
- c. Approve Resolution No. 22-098 for Iowa Department of Transportation Preconstruction Agreement for Relocation of the City of Huxley's Water and Sanitary Sewer Lines as Part of the Interstate 35 Expansion Project

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

Motion- Roberts, second – Pilcher to Go into Closed Session in Accordance with Iowa Code Section 22.5(1)(i) to Evaluate the Professional Competency of an Individual Whose Appointment, Hiring, Performance, or Discharge is Being Considered When Necessary to Prevent Needless and Irreparable Injury to that Individual's Reputation and that Individual Requests a Closed Session.

Motion – Pilcher, second – Echer to Move Out of Closed Session. Roll Call: Echer, Kuhn, Roberts, Thompson, Pilcher voted yes. Motion carried.

ADJOURNMENT: Motion – Thompson, second – Echer to adjourn meeting at 7:57pm. 5 ayes, 0 nays. Motion carried.

Attest:

David Kuhn, Mayor Pro Tem

Jolene R. Lettow, City Clerk

HUXLEY CITY COUNCIL MEETING MINUTES

Tuesday, December 6, 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 6:00 pm.

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

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

CITY STAFF PRESENT: Jolene Lettow - City Clerk, Jeff Peterson – Public Works Director, A.J. Strumpfer – Wastewater Sup't, Keith Vitzthum, Asst. Public Works Director, Mat Kahler – Street Sup't, Jacob Vaughn – Custodian, Cathy Van Maanen – Library Director, Heather Denger – Recreation Director, Travis Woodbeck – Fire Chief

PUBLIC COMMENT: Sam Orgler, Boy Scout Troop 163, attended council meeting and asked questions pertaining to city government: council member duties, term limits, etc.

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

- a. Approve Cancellation of December 13th and December 27th Council Meetings and Schedule December 20th as Regular Council Meeting

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

ADJOURNMENT: Motion – Pilcher, second – Echer to adjourn meeting at 6:22 pm. 5 ayes, 0 nays. Motion carried.

WORK SESSION: The following topics were discussed only and no formal action was taken:

- Revised PUD Ordinance – Second and Third Readings will be on December 20th agenda
- Site Plan Ordinance - city attorney will attend December 20th meeting to discuss with council
- 3C's Geothermal System Flush – no heat in administration office and gym due to buildup in geothermal system and decay of heat pumps. Staff provided two quotes to flush system.
- Police Chief Interviews/Recruitment – mayor explained recruitment efforts thus far. Council decided to repost opening. Interview committee formed: Mayor Deaton, Echer, Pilcher. Deadline for applications to be submitted set for December 21st.
- FY24 Budget – department directors presented preliminary numbers for FY24 budget.

ADJOURNMENT: Motion – Pilcher, second – Echer to adjourn meeting at 8:12 pm. 5 ayes, 0 nays. Motion carried.

Attest:

Kevin Deaton, Mayor

Jolene R. Lettow, City Clerk

HUXLEY CITY COUNCIL MEETING MINUTES

Thursday, December 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 meeting on the above date pursuant to rules of the council, notice posted at City Hall and onto website. Mayor Pro Tem called the meeting to order at 1:00 pm.

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

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

CITY STAFF PRESENT: Jolene Lettow - City Clerk

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

- a. Resolution No. 22-099 to Approve Flushing of 3C's Facility Geothermal System
- Roll Call: Echer, Kuhn, Thompson, Roberts, Pilcher voted yes. Motion carried.

CLOSED SESSION: CITY ADMINISTRATOR ZOOM INTERVIEWS

- a. Motion - Echer, second – Roberts to Go into Closed Session in Accordance with Iowa Code Section 22.5(1)(i) to Evaluate the Professional Competency of an Individual Whose Appointment, Hiring, Performance, or Discharge is Being Considered When Necessary to Prevent Needless and Irreparable Injury to that Individual's Reputation and that Individual Requests a Closed Session
- b. Motion – Roberts, second – Echer to Move Out of Closed Session. 4 ayes, 0 nays. Motion carried.

ADJOURNMENT: Motion – Echer, second – Thompson to adjourn meeting at 8:12 pm. 5 ayes, 0 nays. Motion carried.

Attest:

David Kuhn, Mayor Pro Tam

Jolene R. Lettow, City Clerk

CLAIMS DECEMBER 20, 2022

VENDOR	DESCRIPTION	AMOUNT
ACCUJET LLC	LATERAL LAUNCH/POST CONSTRUCTION	\$5,171.56
AMES FORD LINCOLN	VEHICLE MAINTENANCE	\$642.39
ARNOLD MOTOR SUPPLY	SPARK PLUGS/AIR & OIL FILTERS	\$206.68
ARNOLD MOTOR SUPPLY	HOOD SHOCKS	\$49.98
ARNOLD MOTOR SUPPLY	COIL PLUG/'12 FORD	\$118.99
ARNOLD MOTOR SUPPLY	SPARK PLUG COIL	\$118.99
ARNOLD MOTOR SUPPLY	55G UNIV THD/CORE	\$827.99
ARNOLD MOTOR SUPPLY	NON-CHOR BRK CLNR 14 OZ	\$45.48
ARNOLD MOTOR SUPPLY	2 5/16 GROMMET/LED MARKER LIG	\$17.16
ARNOLD MOTOR SUPPLY	UNIVERSL JOINT/X2	\$81.98
BAKER & TAYLOR ENTERTAINMENT	BOOKS	\$704.70
BOOK SYSTEMS, INC	ATRIUM RENEWAL CIRC SYSTEM	\$1,563.00
BRICK GENTRY P.C.	ATTY FEES	\$4,662.50
CENTER FOR CREATIVE JUSTICE	YEARLY DONATION	\$100.00
COMPASS MINERALS AMERICA	COARSE ROCK SALT	\$4,036.68
DAVID WILCOX	BOOT CAMP/NOV	\$120.00
DEMCO INC	BOOK COVERS	\$192.84
DOLLAR GENERAL	LAUNDRY SOAP/VEG OIL	\$44.35
GALLS, LLC	CLOTHING/HAND CUFFS, TEC	\$188.84
GALLS, LLC	POLICE UNIFORMS, ETC	\$324.40
GALLS, LLC	HOLSTER	\$83.68
GANNETT HOLDING	TRI COUNTY TIMES/1 YR SUB	\$46.80
GATEHOUSE	AMES TRIBUNE	\$220.33
GRAINGER	VALVE SOCKETS/THREADED	\$27.20
ALEX GREENFIELD	BOOT CAMP/NOV	\$60.00
HACH COMPANY	ALKALINE CY/BOD STD DILUTION	\$166.49
HAWKINS	CHEMICAL TREATMENT	\$3,911.12
HAWKINS	WATER CHEMICALS	\$3,190.47
HILLYARD/DES MOINES	PAPER TOWEL HOLDERS	\$209.02
CURTIS HINZMAN	REFUND/BASKETBALL	\$273.00
HOKEL MACHINE SUPPLY	DRILL BITS	\$73.25
HOKEL MACHINE SUPPLY	CHOP SAW BLADE	\$56.27
HOKEL MACHINE SUPPLY	O 2 2 LARGE /6 SMALL	\$167.43
HOWE'S WELDING/METAL FAB	HOT ROLLED	\$138.60
HOWE'S WELDING/METAL FAB	PLATE STEEL	\$181.52
HUXLEY COMMUNICATIONS COOP	NOVEMBER HUXCOM BILL	\$1,531.51
INTEGRATED PRINT SOLUTION	BASKETBALL JERSEYS/1-4 GRADE	\$4,440.00
IOWA DOT	US FLAGS X10	\$202.90
IOWA DOT	PAPER TOWELS	\$65.24
IOWA DOT	HAND CLEANER/GOJO	\$43.44
IOWA DOT	PAPER TOWELS/GLOVES/BOWL CLEANER	\$41.48
IOWA DOT	ZIP TIES/GLOVES/SAWZALL BLADES	\$108.19
IOWA DOT	1" COLD TOLLED ROUND STEEL	\$44.76
IOWA DOT	TRASH BAGS/PAPER TOWELS	\$207.41
IOWA DOT	TRASH BAGS	\$59.33
IOWA DOT	TOILET PAPER/GLOVES/GOJO	\$205.94

CLAIMS DECEMBER 20, 2022

CARDMEMBER SERVICES/VISA

DEWALT LEAF BLOWER/STREETS	214.57
ZOOM	114.95
ALDIS,HOBBY LOBBY/PAYPRO,USPS/LIBRAR	275.87
SCW CERTIFICATION/PARKS & REC	40
GIFT CERT/TURKEY TROE	79.78
VENDING/SAMS CLUB/PARKS & REC	308.76
12 V BATTERIES/PUBLIC WORKS	27.95
AMERICAN FLAG 3X5	23.98
TASER TRAINING CARTRIDGE	272.35
TAPE/AA & AAA BATTERIES/PARKS & REC	62.92
VALVE SEAL REPLACEMENT/CANISTER FLUS	14.88
HANDCUFF CASE/MAG POUCH	66.78
TOP SHOT TROPHY	26.99
CELL PHONE SIGNAL BOOSTER	299.99
FULL CIRCLE PADDLING/BENCH/PADS	174.5
URINAL MODULES X3	561.66
PIZZA / WATER TREATMENT	55.71
PUMPKINS/SPOOKTACULAR/PARKS REC	206
EXERCISE BANDS/PARKS & REC	207.33
PULLEY CABLE & HANDLES/PARKS & REC	28.97
REFEREE SHIRTS & WHISTLES	45.83
TURKEY TROT/PIES & CANDY, MISC	358.23
O-RINGS	52.51
TRACTOR RESERVE LIGHT/STREETS	133.47
SCREEN PRINTING/JACKETS	1717
BIKE PEDDLES	54.58
VACUUM/ PARK & REC	153.7
COAT/ WATER TREATMENT	90.67
JEANS/WATER TREATMENT	154.8
STICKERS & LABELS	15.98
CLEANING PRODUCTS/PARKS & REC	46.99
TOILET PAPER & PAPER TOWELS	157.26
HOLSTER/ G17	46.19
MAG POUCH/HOLSTER G43	50.5
TRAINING	189
OFFICE SUPPLIES	39.15
JEFF AMAZON PRIME	16.04
TRAINING	-120
RETURN FROM WEBSTAURANT	-35.7

6230.14

CLAIMS DECEMBER 20, 2022

IOWA MUNICIPAL WORKERS COMP	WORK COMP PMT #6	\$3,220.00
IOWA ONE CALL	LOCATES	\$56.70
JOHN DEERE FINANCIAL	WORK JEANS	\$536.91
KEMPKERS TRUE VALUE & RENTAL	NOVEMBER BILL	\$640.89
MARCO TECHNOLOGIES LLC	COPIER CONTRACT	\$317.92
MARCO INC	QUARTERLY PRINTER SERVICES	\$288.96
MARCO INC	COPIER MAINTENANCE AGREEMENT	\$23.33
MARTIN MARIETTA	13.32 TON 1 1/2 ROAD STONE	\$231.77
MATTHEW WHITE PLUMBING	BUILDING MAINTENANCE	\$196.76
MENARDS	CLAMPS/DUCT/CONNECTORS/FAN	\$175.84
MICROBAC LABORATORIES INC	MONTHLY SAMPLES	\$182.25
MICROBAC LABORATORIES INC	WATER TREATMENT	\$70.50
MICROBAC LABORATORIES INC	TESTING REQUIRED	\$129.50
MICROBAC LABORATORIES INC	TESTING REQUIRED	\$231.00
MICROBAC LABORATORIES INC	MONTHLY TESTING	\$70.50
NAPA AUTO PARTS	PURGE VALVE CANISTER/'08 CHEV	\$47.99
NEIGHBORS HEATING & COOLING	FURNACE REPAIR/CONTROL PANEL	\$568.63
NEW CENTURY	FUEL BILL NOVEMBER'22	\$2,959.97
OTIS ELEVATOR COMPANYH	MAINTENANCE SERVICE	\$240.03
OXEN TECHNOLOGY	MONTHLY FEE	\$199.50
PERSONNEL CONCEPTS	IA & FED LABORF POSTER	\$25.90
PLUMB SUPPLY CO	REDUCING CPLG x2	\$328.00
PLUMB SUPPLY CO	3" BALL VALVE FULL PORT	\$300.38
PREMIER	PRINTER FEES	\$43.04
PREMIER	PRINTER FEES	\$44.05
QUALITY PEST CONTROL	PEST CONTROL	\$45.00
RACOM	RADIO REPAIR	\$264.53
RADAR ROAD TEC	RADAR YEARLY CERT	\$210.00
SAFE BUILDING COMPLIANCE	BUILDING INSPECTOR SERVICE	\$8,563.40
AUSTIN SHOEN	BASKETBALL REFEREE	\$50.00
STAPLES BUSINESS CREDIT	OFFICE SUPPLIES	\$432.49
STORY COUNTY EMS ASSOC	ASSOCIATION DUES	\$25.00
STREICHER'S	UNIFORM ALLOWANCDE	\$12.88
SYNCB/AMAZON	BOOKS/DVDS	\$370.74
TONYA BECKER	INSTRUCTOR NOV	\$130.00
US BANK EQUIPMENT FINANCE	PRINTER LEASE	\$209.84
US CELLULAR	AMBULANCE CELL PHONE NOVEMBER	\$94.26
USA BLUEBOOK	BLUEBOOK	\$110.88
VAN WALL	HYDRALIC FILTER/ORING GASKET	\$16.16
VAN WALL	CHAIN SAW BAR/SEAL FOR LIFT	\$49.77
VAN WERT COMPANY	METERS & ERTS	\$3,936.74
VEENSTRA & KIMM, INC	ENGINEERING FEES	\$99,820.49
VERIZON	MONTHLY POLICE BILL	\$241.27
WINDSTREAM IOWA COMMUNICATION	DISPATCH PHONES	\$84.87
TOTAL		\$160,772.53



420 Watson Powell Jr. Parkway, Suite 200
Des Moines, Iowa 50309
Phone: 515.334.0075
www.cirtpa.org

December 7, 2022

Kevin Deaton
City of Huxley
515 N Main Street
Huxley, IA 50124

RE: Calendar Year 2023 CIRTPA Representation

Dear Mayor Deaton,

The Central Iowa Regional Transportation Planning Alliance (CIRTPA) annually requests its member governments to appoint or to reappoint, by City Council action, persons to represent that member government on the CIRTPA Transportation Policy Committee (TPC) and on the CIRTPA Transportation Technical Committee (TTC).

The City of Huxley through the Amended and Substituted Agreement Establishing the Central Iowa Regional Transportation Planning Alliance under Chapter 28E, Code of Iowa (28E Agreement) is entitled to one primary representative and to one alternate representative to both the CIRTPA TPC and to the CIRTPA TTC. The City of Huxley's current representation is:

CIRTPA TPC Primary Representative	Rita Conner
CIRTPA TPC Alternate Representative	Jeff Peterson
CIRTPA TTC Primary Representative	Jeff Peterson
CIRTPA TTC Alternate Representative	Rita Conner

There should be a strong link between the City of Huxley's City Council and its CIRTPA representatives to enhance communication among our member governments through the CIRTPA process. The CIRTPA, in accordance with Title VI of the Civil Rights Act of 1964, urges our member governments to consider minority individuals when making these appointments.

This correspondence is to request the City of Huxley submit the names and contact information of each newly appointed or reappointed representatives to the CIRTPA TPC and to the CIRTPA TTC on the enclosed forms. **These forms are due to the CIRTPA on or before January 20, 2023. Feel free to email these to tdeckard@dmampo.org.**

Thank you for your assistance. If you have any questions regarding this request, please contact Andrew Collings by telephone at (515) 334-0075 or by e-mail at acollings@dmampo.org.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "R. Todd Ashby", is written over a blue horizontal line.

R. Todd Ashby
Program Coordinator

Boone County • Dallas County • Jasper County • Madison County
Marion County • Polk County • Story County • Warren County
Adel • Boone • Huxley • Indianola • Knoxville • Nevada
Newton • Pella • Perry • Story City • Winterset

2023 Representative Information

CIRTPA POLICY COMMITTEE

Primary Representative:

Name: _____ Title: _____

Address: _____

City, State, Zip: _____

Email: _____ Phone: _____

Jurisdiction/Agency: _____

Alternate Representative:

Name: _____ Title: _____

Address: _____

City, State, Zip: _____

Email: _____ Phone: _____

Jurisdiction/Agency: _____

If any additional staff member should receive copies of emails or notices for the representative, please provide the following:

Name: _____

Email: _____

Please return this form via email or regular mail to:

Tracey Deckard, Office Manager
CIRTPA Office
420 Watson Powell Jr. Way, Suite 200
Des Moines, IA 50309
tdeckard@dmampo.org

2023 Representative Information

CIRTPA Transportation Technical Committee (TTC)

Primary Representative:

Name: _____ Title: _____

Address: _____

City, State, Zip: _____

Email: _____ Phone: _____

Jurisdiction/Agency: _____

Alternate Representative:

Name: _____ Title: _____

Address: _____

City, State, Zip: _____

Email: _____ Phone: _____

Jurisdiction/Agency: _____

If any additional staff member should receive copies of emails or notices for the representative, please provide the following:

Name: _____

Email: _____

Please return this form via email or regular mail to:

Tracey Deckard, Office Manager
CIRTPA Office
420 Watson Powell Jr. Way, Suite 200
Des Moines, IA 50309
tdeckard@dmampo.org

Story County Emergency Management Commission 2023 Membership Appointments

Iowa Code Chapter 29C.9 states that “The commission shall be composed of a member of the board of supervisors, the sheriff, and the mayor from each city within the county. A commission member may designate an alternate to represent the designated entity. For any activity relating to section 29C.17, subsection 2, or chapter 24, (budget approval or budget amendment) participation shall only be by a commission member or a designated alternate that is an elected official from the same designated entity.”

Jurisdiction:	
----------------------	--

Primary Member (Mayor):

Name:		Title:	
Address:			
City:		State:	Zip Code:
Work Phone:		Mobile Ph:	
Email Address:			

Alternate Member (Elected):

Name:		Title:	
Address:			
City:		State:	Zip Code:
Work Phone:		Mobile Ph:	
Email Address:			

Alternate Member (Appointed):

Name:		Title:	
Address:			
City:		State:	Zip Code:
Work Phone:		Mobile Ph:	
Email Address:			

Please return to Story County EMA at storycntyiaem@storycountyiaem.gov or by mail: 900 6th Street, Nevada, IA 50201

Heinen Residential Subdivision

Story County Planning & Development received a subdivision application for 32411 560th Avenue, Huxley, which is within two miles of city limits. The proposed subdivision would be creating just one additional lot for a dwelling, with access taken from an easement over an existing driveway.

Subdivision plat was sent to Forrest Aldrich, City Engineer with Veenstra & Kim for review. V&K does not have any comments and recommends approval.

RESOLUTION NO. 22-100

RESOLUTION APPROVING HEINEN RESIDENTIAL SUBDIVISION FINAL PLAT (STORY COUNTY SUBDIVISION TWO MILE REVIEW)

WHEREAS, Story County Planning and Development received a subdivision application from 32411 560TH Avenue which is within two (2) miles of Huxley corporate boundary and thus, requires a review from the City of Huxley; and,

WHEREAS, the Plat being submitted includes one additional lot for a residential dwelling, with access taken from an easement over an existing driveway.

WHEREAS, the Planning & Zoning Commission reviewed and recommended Council approval of the Plat at their December 19, 2022 meeting; and

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

Approval of the Heinen Final Plat as presented.

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

PASSED AND APPROVED this 20th day of December 2022.

APPROVAL BY MAYOR

I hereby execute the foregoing **Resolution No. 22-100** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 20th day of December 2022.

Kevin Deaton, Mayor

ATTEST:

Jolene Lettow, City Clerk



City of Huxley
515 N. Main Ave, Huxley, Iowa 50124
(515) 597-2561 Fax: (515) 597-2570
www.huxleyiowa.org

Preliminary Plat Application

<u>Thomas A Heinen +</u> <u>Owner:</u> <u>Sheila Y Heinen</u>	<u>Applicant:</u> <u>Same</u>
<u>Address:</u> <u>32411 560th Avenue</u>	<u>Address:</u> _____
<u>Huxley, IA 50124</u>	_____
<u>Phone:</u> <u>515-450-7271</u>	<u>Phone:</u> _____

<u>Engineer/ Surveyor:</u> <u>Brian Campbell</u>
<u>Phone:</u> <u>515-963-4385</u>

<u>Property Address:</u> <u>32411 560th Avenue, Huxley, IA 50124</u>			
<u>Current Zoning:</u> <u>Residential, A-1, Agricultural</u>			
<u>Q/Q:</u> <u>NE ¼</u>	<u>Section:</u> <u>25</u>	<u>Township:</u> <u>82</u>	<u>Range:</u> <u>24</u>
<u>Subdivision:</u> _____		<u>Lot #:</u> _____	
<u>Story County Parcel Number(s):</u> <u>13-25-200-445</u>			
<u>Size of Lot or Parcel:</u> <u>8.29</u>			

ACKNOWLEDGEMENT:

The undersigned is/are the owner(s) of the described property on this application, located in the incorporated area of Huxley, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the City of Huxley and/or its representatives to conduct a site visit and photograph the subject property.

This development is subject to and shall be required, as a condition of final development approval, to comply with all Interim Development Ordinance policies, requirements and standards that are in effect at the time of final development approval.

Owner: Sheila Heinen Applicant: _____

Date: 08 / 15 / 2022 Date: _____

Application, Fees and Site Plan (if required) must be submitted jointly.

Fees:

\$100 Application fee

\$50 per re-submission

Legal and Engineering fees reimbursed to the City of Huxley

Proposed Name of Plat:

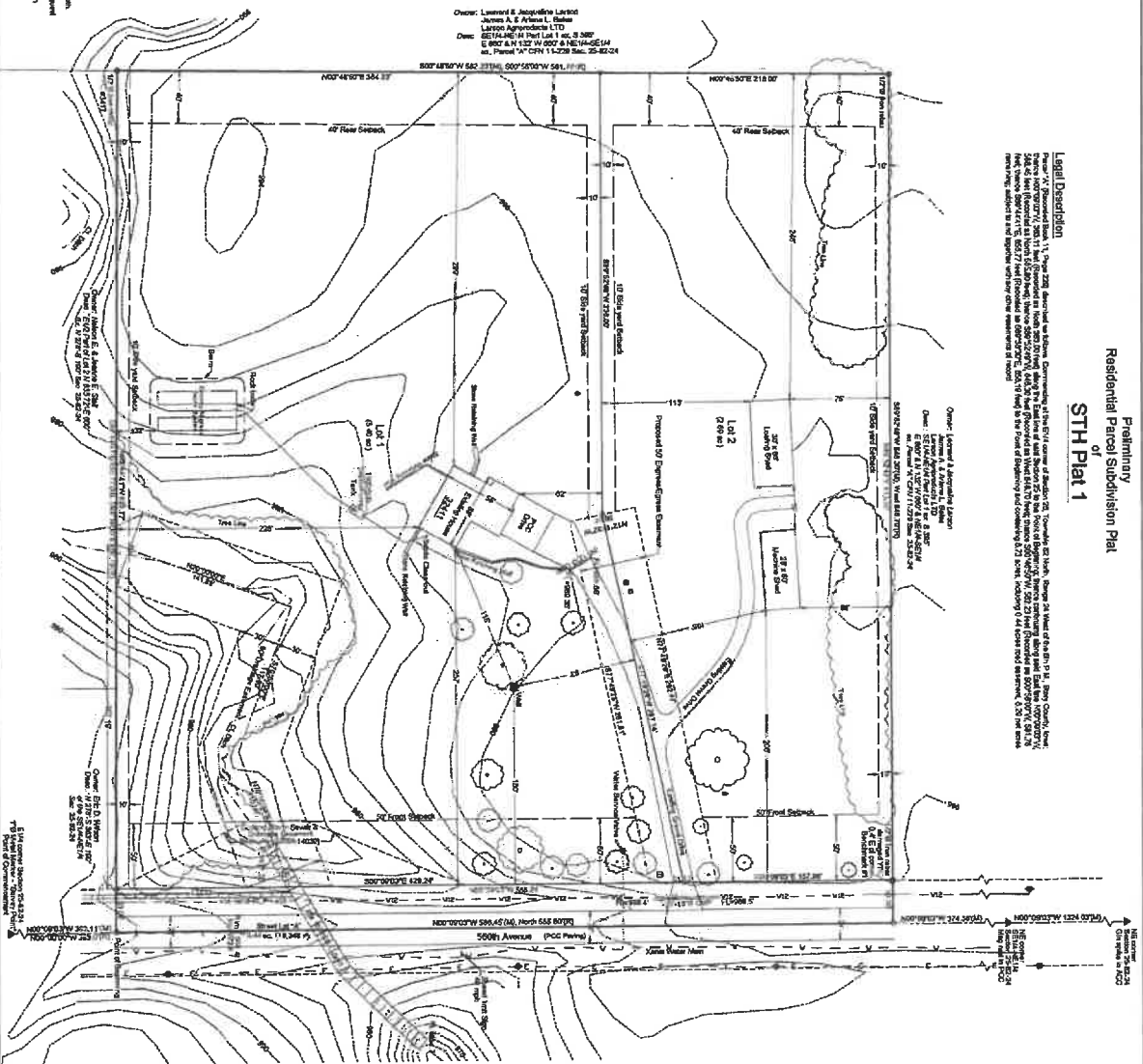
STH Plat 1

Proposed Use:

Residential

Number of Lots:	For Office Use Only: Associated Zoning case(s): Associated Plat:
Number Of Acres:	

**Preliminary
of
Final Parcel Subdivision Plat
of
STH Plat 1**

[illegible][illegible]

Benchmark: (NAVD 88 - Vertical Datum):

I hereby certify that this final surveying document was prepared and the related survey work was performed 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. My license renewal date is December 31, 2023.

Signed _____
 Date: _____
 Printed Name: _____
 License Number: 128246

Campbell Engineering & Surveying
925 E. 4th St., Suite 1
Arkway Plaza 50021
Phone: (515) 963-4385
E-mail: info@cesonaz.com

FIELD WORK: BRCCGCG
DRAWN BY: CQC
CHECKED BY: BRCC
REMOVED BY: ..
REMOVED BY: ..
REMOVED BY: ..

PROJECT: TA12101	DATE: 03/20/22
FILE: PWD104	DATE: 04/19/2022
SHEET	DATE: 09/21/2022
VERT: 1	
HORIZ: 1"=40'	
OF 1	

[illegible]

City of Hobbs (Power & Water)
216.697.2290
jane.powers@cityofhobbs.org
jane.powers@cityofhobbs.org
515.697.2291
harry@cityofhobbs.net
jane.powers@cityofhobbs.net
216.697.2290
jane.powers@cityofhobbs.net
515.697.2291
harry@cityofhobbs.net

[illegible]

Ordinance 528

Amend City of Huxley City Code
Chapter 165.26. R-5 District,
Planned Unit Development
District Zoning Regulations

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

Ordinance 529

Site Plan Review

Staff has been working with City Attorney to produce an ordinance that will revise the Site Plan Review process and assist with the misuse of vacant lots.

ORDINANCE NO. 529

AN ORDINANCE REVISING SITE PLAN REVIEW

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

SECTION ONE: The Code of Ordinances of the City Huxley, Chapter 167.01, shall be and is hereby amended by adopting the underlined language as follows:

167.01 PURPOSE.

1. _____ In order to further promote the safe and efficient use of land and to further enhance the value of property in the City, the Council deems it advisable to establish a Site Plan Review Process for any construction of 2,500 square feet or more; or brings existing gross floor area to 2,500 square feet or more, for which a building permit is required, except for construction of single-family and two-family residential structures or structures accessory thereof in R-1 and R-2 districts. Site Plan Review is also required for any parking lot construction of eight (8) or more parking spaces. This review is intended to supplement the review and administrative procedures which are carried out under other City policies or ordinances. The Site Plan Review Process is intended to help ensure that newly developed properties or redeveloped properties are compatible with adjacent development and that safety, traffic, over-crowding and environmental problems are minimized to the extent possible. The Site Plan must include landscaping plans as required by landscaping regulations within Chapter 168 of this Code of Ordinances. No building permit shall be issued until Site Plan approval is obtained where applicable. Site Plan Review will also apply to all areas within two miles of the corporate limits of the City where such development will have an impact on the City's traffic or waterways.

2. _____ In addition, a Site Plan and the Site Plan Review Process shall be required for the following:

A. _____ All development or redevelopment of any lot, tract, or parcel of land that includes unclassified, special and/or conditional uses in single-family and one- and two-family residential districts and all uses in multiple-family residential, commercial, or industrial districts.

B. _____ All developments of paved areas or fenced property.

C. _____ Exceptions:

(1) _____ The development does not require any additional parking spaces.

(2) _____ The development does not increase the rate of storm water runoff.

(3) _____ The building or building addition does not exceed 150 square feet.

3. _____ Notwithstanding anything contained elsewhere in the Code of Ordinances, no vacant lot shall be used for any business or commercial purpose without complying with this Code section.

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

Ankeny Lawn & Landscape Anticipated Construction Timeline/Building Permit

Amy Kaplan

From: Seth Sunderman <ssunderman@bishopengr.com>
Sent: Tuesday, December 13, 2022 3:56 PM
To: Amy Kaplan
Cc: Samuel Rankin
Subject: RE: 1551 Blue Sky Blvd. Huxley

Amy,

I appreciate the follow up with the Mayor. Below is our anticipated construction schedule for Phase 1 and Phase 2.

Phase 1:
Anticipated Start- January 2023
Anticipated Completion – December 2023

Phase 2:
Anticipated Start- Spring 2024
Anticipated Completion- Summer 2025

Please review and let me know if you have any questions or if you need this submitted as a letter to the Council for their workshop.

Thanks,

Seth V. Sunderman, P.E. | Bishop Engineering Company, Inc.
3501 104th Street | Des Moines, Iowa 50322
O: 515-276-0467 | M: 712-621-6466

Upon Acceptance of this drawing or other data or any electronic media generated and provided by Bishop Engineering Company, Inc., the recipient covenants and agrees that all such drawings and data are instruments of service and belong to Bishop Engineering Company Inc. These files are transmitted without warranty as to their accuracy or suitability for the purpose to which the recipient intends to use them. The recipient agrees to waive all claims against Bishop Engineering Company Inc. resulting in any way from any unauthorized changes or reuses of the drawings of data. In addition, the recipient agrees, to the fullest extent permitted by law, to indemnify and hold Bishop Engineering Company Inc. harmless from any damage, liability or cost, including attorney's fees and cost of defense, arising from any changes or reuse of files(s). The drawings shall not be used or copied for any other project.

From: Samuel Rankin <sam@etchoutdoor.com>
Sent: Tuesday, December 13, 2022 8:53 AM
To: Amy Kaplan <akaplan@huxleyiowa.org>; Seth Sunderman <ssunderman@bishopengr.com>
Subject: Re: 1551 Blue Sky Blvd. Huxley

Seth. See below and get Amy needed items.

Sam

On Tue, Dec 13, 2022 at 8:51 AM Amy Kaplan <akaplan@huxleyiowa.org> wrote:

Sam—

FY22 Street Financial Report



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Huxley
11/30/2022 6:06:27 PM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$168,446					\$168,446
Benefits - Roads/Streets		\$65,495					\$65,495
Training & Dues		\$1,271					\$1,271
Building & Grounds Maint. & Repair		\$2,363					\$2,363
Vehicle & Office Equip Operation and Repair		\$13,249					\$13,249
Operational Equipment Repair		\$4,849					\$4,849
Other Utilities		\$19,214					\$19,214
Other Maintenance and Repair		\$2,741					\$2,741
Insurance		\$16,975					\$16,975
Technology Expense		\$6,570					\$6,570
Other Professional Services		\$3,786					\$3,786
Other Contract Services		\$253					\$253
Minor Equipment Purchases		\$2,780					\$2,780
Office Supplies		\$172					\$172
Operating Supplies		\$13,131					\$13,131
Street - Preservation		\$491,969					\$491,969



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Huxley
11/30/2022 6:06:27 PM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Principal Payment				\$3,140,000			\$3,140,000
Interest Payment				\$78,703			\$78,703
Bond Registration Fees				\$450			\$450
Street Lighting		\$42,828					\$42,828
Traffic Control/Safety		\$458					\$458
Snow Removal		\$3,268					\$3,268
Depreciation & Building Utilities		\$10,386					\$10,386
Accounting/Recording		\$3,076					\$3,076
Street Cleaning		\$6,468					\$6,468
Snow Removal Salaries		\$5,343					\$5,343
Snow Removal Benefits		\$2,326					\$2,326
Total		\$887,417		\$3,219,153			\$4,106,570



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Huxley
11/30/2022 6:06:27 PM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$0		\$0	\$3,219,153			\$3,219,153
State Revenues - Road Use Taxes		\$563,551					\$563,551
Charges/fees						\$0	\$0
Fines		\$6,247					\$6,247
Total	\$0	\$569,798	\$0	\$3,219,153		\$0	\$3,788,951



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Huxley
11/30/2022 6:06:27 PM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
General Obligation	\$2,545,000	\$2,545,000	\$0	\$2,545,000	\$0	\$0
G.O. Obligation and Refunding Bond	\$2,250,000	\$595,000	\$78,703	\$595,000	\$78,703	\$1,655,000



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Huxley
11/30/2022 6:06:27 PM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
F250 Truck	2015	Purchased	\$6,000	No Change
International Harvester 584 Tractor	1982	Purchased	\$11,990	No Change
International Harvester Dump Truck	1990	Purchased	\$11,000	No Change
Street Saw	1993	Purchased	\$1,289	No Change
Climline 105Gallon Tar Kettle	1998	Purchased	\$12,995	No Change
International Snow Plow	2019	Purchased	\$186,284	No Change
International Dump Truck	1999	Purchased	\$12,000	No Change
Cat Skid Steer	2004	Purchased	\$25,000	No Change
Tymco Model 600 BAH Street Sweeper	2006	Purchased	\$138,900	No Change
Snow Plow and Equipment	2006	Purchased	\$80,159	No Change
Chipper	2006	Purchased	\$24,400	No Change
International Dump Truck	2007	Purchased	\$52,000	No Change
Chevy 1500	2008	Purchased	\$22,000	No Change
Takeuchi TB016 Compact Excavator	2010	Purchased	\$22,945	No Change
Vibrastrike II Concrete Leveler	2010	Purchased	\$1,650	No Change
Dewalt Sawzall Concrete Cutter	2010	Purchased	\$199	No Change
Cat Backhoe	2014	Purchased	\$62,330	No Change
Chevy 3/4 Ton Truck	2015	Purchased	\$28,635	No Change
521F ZBAR T4 Loader	2015	Purchased	\$111,162	No Change
Chevy 2500 Truck	2003	Purchased	\$20,767	No Change



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Huxley
11/30/2022 6:06:27 PM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
Street Repairs/HMA Rehabilitation	\$663,375	\$663,375	Manatt's



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Huxley
11/30/2022 6:06:27 PM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Beginning Balance	\$0	\$625,820	\$0	\$0	\$0	\$0	\$625,820
Sub Total Expenses (-)		\$887,417		\$3,219,153			\$4,106,570
Subtotal Revenues (+)	\$0	\$569,798	\$0	\$3,219,153		\$0	\$3,788,951
Ending Balance	\$0	\$308,201	\$0	\$0	\$0	\$0	\$308,201

Resolution Number: 22-099

Execution Date: Tuesday, December 13, 2022

Signature: Jolene R Lettow

Department Reports



HUXLEY

PARKS & RECREATION DEPARTMENT

To: Honorable Mayor Kevin Deaton & City Council
From: Heather Denger
Date: 12/14/2022
Re: Parks & Recreation November 2022 Department Report

3C's Update

- Membership Update

	12 Month Memberships	6 Month Memberships	3 Month Memberships	EFT Bank Memberships	Total Active Memberships
December 2022	310	89	2	67	468
November 2021*	288	76	1	60	425
December 2020	320	77	17	55	469
December 2019	333	120	3	67	523

*No Report for December 2021

- There were 2,628 total visits to the Citizens Community Center during December 2022.
- December Lunch and Learn had over 20 participants with our cookie exchange Christmas party.
- The heat is still not working properly in the building. We are waiting for service to install new pumps next week.
- Continue to have many rentals in Safe Room and Nord Kalsem.

Parks & Trails Update

- Santa Event was December 10th 10a-12noon. There were over 100 kids that attended.
- There are 7 homes participating in the Light Competition. Voting ends December 17th.
- The gym is extremely busy Monday thru Thursday evenings with practices for CIRL. Games are held on Saturday mornings. 5/6th grade CIRL end December 17th.

Parks & Recreation Board Update

- No December Meeting.

Tree Board Update

- No December Meeting.

City of Huxley
Huxley Police Department
Report for November 2022

November 1st, 2022 8:38 PM

Officer responded to a dog bite at the 500 block of E 5th Street.

November 1st, 2022 2:25 PM

Officer responded to a neighbor dispute at the 100 block of N 3rd Ave. All parties were separated for the remainder of the afternoon with no further problems.

November 2nd 2022 1:45 PM

Officer opened an investigation for an assault that took place approximately seven years prior at the 300 block of Sycamore.

November 4th, 2022 1:46 PM

Officer responded to a two vehicle accident on Highway 69 near Highway 210. No injuries.

November 4th, 2022 2:58 PM

Officer responded to a trespass complaint at the 200 block of N 3rd Ave. An unknown male had been witnessed entering the victim's apartment while she has been gone. Surveillance has been set up to further with investigation.

November 9th, 2022 8:03 PM

Officer responded to a business at the 1500 block of Blue Sky to remove a recently terminated employee. Employee was escorted off the property without incident.

November 10th, 2022 8:55 PM

Officer stopped a vehicle for a traffic violation on Highway 210 near Interstate 35 for a traffic violation. The driver of the vehicle was suspended from driving by the DOT. He was cited and released with a court date for Driving While License Suspended.

November 13th, 2022 12:52 AM

Officer responded to a car vs. deer accident on Interstate 35 near the 104 Mile Marker Southbound.

November 13th, 2022 3:36 AM

Officer responded to a domestic altercation at the 200 block of N 3rd Ave. Both parties agreed that the altercation was verbal and that they could cohabitate for the remainder of the night with no further problems.

November 13th, 2022 9:14 PM

Officer responded to a theft complaint at the 200 block of Oak Blvd. Boxes delivered from Amazon were taken from the victim's front door area.

November 15th, 2022 3:04 PM

Officer responded to a Criminal Mischief complaint at the 1500 block of Blue Sky. An employee's vehicle had been keyed while in the parking lot. Video surveillance footage is being gathered to help with the investigation.

November 15th, 2022 5:30 PM

Officer cited a Slater driver for a violation of a School Bus Stop Arm at the 900 block of Trail Drive.

November 16th, 2022 7:29 AM

Officer responded to a two vehicle accident at the intersection of Oak and Parkridge. No injuries.

November 17th, 2022 8:34 PM

Officer responded to a car vs deer accident at the 106 Mile Marker of Interstate 35.

November 18th, 2022 2:30 AM

Officer responded to a car vs deer accident at the 104 Mile Marker of Interstate 35.

November 18th, 2022 2:47 PM

Officer responded to a hit and run call at the 900 block of Highway 69. After watching video surveillance of the parking lot where the alleged hit and run took place, it was learned that the damage had been caused at a different time and location. Ongoing.

November 19th, 2022 7:07 AM

Officer stopped a vehicle for a traffic violation on Highway 210 near Interstate 35. The driver of the vehicle was barred from driving by the DOT. She was arrested for Driving While Barred and transported to the Story County Jail in Nevada.

November 19th, 2022 6:03 PM

Officer responded to a scam complaint at the 400 block of E 1st Street. No money was exchanged and no loss to victim.

November 21st, 2022 8:27 AM

Officer responded to a theft complaint at the Kum and Go on Highway 210. Video surveillance has been gathered and a suspect has been developed. Investigation ongoing.

November 21st, 2022 7:52 PM

Officer responded to a single vehicle accident on Interstate 35 near the 102 Mile Marker northbound. No injuries.

November 22nd, 2022 12:56 PM

Officer cited two Ballard High School students with possession of vaping products after staff discovered them vaping in a restroom.

November 23rd, 2022 9:38 AM

Officer responded to a domestic altercation at the 300 block of Sycamore. The disturbance was verbal and no further police attention was needed after the officer made contact with the residents.

November 23rd, 2022 5:48 PM

Officer responded to an out of control teen at the 500 block of Main. The officer was able to assist the guardians with eventual transport to a medical facility.

November 28th, 2022 8:07 AM

Officer responded to the 100 block of Deerwood to assist with a student who ran away and would not get on the bus. Student was located and taken to West Elementary in Slater.

November 29th, 2022 10:17 AM

Officer received a truancy complaint at the 500 block of Centennial. The student was located and transported to the Ballard High School.

November 30th, 2022 12:11 PM

Officer cited a student for possession of vaping products at the Ballard High School.

November 30th, 2022 9:38 PM

Officer responded to a dog bite at the 100 block of Lynwood. The dog bit a juvenile who resides at the home.

Nathan Albaugh
Huxley Police Department



P.O. Box 5
515 North Main Avenue
Huxley, Iowa 50124

Phone 515/597-2552
Fax 515/597-2554

huxleylibrary@huxleyiowa.org
huxleyiowa.org/public-library

Library Report, December, 2022

All programs can be found on the website calendar.

<https://huxleyiowa.org/public-library-2/calendar/>

Story County Library Association members met with the Story County Board of Supervisors on November 18. Supervisors contribute approximately 7.5% to our overall budget. We should see a slight increase next year, as we have established a new distribution formula. In the past Ames was receiving over 50% of the funds with the other 10 county libraries dividing the rest. For FY24 we've established a more equitable formula.

13 months ago, we changed our circulation policy. Now we can directly compare statistics year to year. In November we saw a 23% increase in overall circulation of materials compared to November, 2021. A big part of that is the addition of more digital options. We serve a large base of patrons that never actually enter the library, but use Hoopla and Libby apps that we offer to download audio and eBooks, graphic novels, magazines, TV series and movies. But physical, in-person circulation is up 21%, so the library is thriving.

Please note the statistical report I supply to the Library Board each month.

A handwritten signature in black ink that reads "Cathy Van Maanen". The signature is fluid and cursive.

Cathy Van Maanen
Director of Library Services

Huxley Public Library - Monthly Report

Librarian's Report to the Library Board of Trustees for the month of November, 2022

NEW PATRONS REGISTERED

14	City Adult
	City Youth
2	County or area Adult
	County or area Youth
16	Total

CIRCULATION-Patron Report Class

187	In-House Use
1163	Huxley Adult circulation
142	Huxley Youth circulation
292	Rural Story County circulation
12	Other rural circulation
290	Other cities circulation
466	Ballard Student circulation
45	Ballard Teacher circulation
15	Daycares
40	ILL Sent
40	Computer Mouse
2692	Total

OTHER

117	Average Daily Circulation
3014	Door Counter
51	Adult Program attendance
10	General Interst attendance
153	Youth Program attendance

RECIEPTS FROM PETTY CASH

\$27.48	Lost/Damaged books
\$80.00	Copier / printer
\$5.50	FAX fees
\$65.00	Donations
\$2,380.00	Passports
\$2,557.98	Total Cash Receipts

CIRCULATION-Item Report Class

Print Materials:

168	Adult Non-Fiction
451	Adult Fiction
275	Young Adult
89	Juvenile Non-Fiction
499	Juvenile Fiction
896	Easy Books
16	Periodicals
49	ILL Received

2443 Total Print

Non-Print Materials

155	DVDS
14	Audio/CDs
32	Other (kits, etc)
48	Computers

249 Total Non-Print

2692 Total of Materials Loaned

Digital Downloads

107	hoopla
443	Bridges
550	Total

3242 GRAND TOTAL

Prepared by C. Van Maanen

Street Monthly Report December 2023

In the last month in the street department, we have been catching up on building and equipment maintenance as detailed below:

- New springs and bearing for the overhead door on the old wastewater plant
- Hung new LED overhead in the bay of the old wastewater plant where we wash and do maintenance on the big plow truck
- Hung Christmas lights throughout town
- Cleared dead trees on the hill side of Railway Park
- On the 2012 Ford F250 we have changed all 16 spark plugs, rebuilt the trailer wiring box on the back and installed the small brine unit that we use for sidewalks and driveways
- On the Wastewater's 2008 Chevy we replaced the oil pan gasket, oil pressure sensor, Evap sensor, left door lock switch and window switch
- On the 1984 2950 John Deere we had the lift cylinder for the loader bucket rebuilt to stop a leak
- We made many sets of curb runner for the snow plows; we go through a curb runner every two snow events

In the first snow event of the year, we used roughly 600 gallon of brine, 10 ton of sand salt mix, and 25 gallons of diesel fuel in the three days of the event which kept intersections and a couple of areas that kept drifting over cleared due to the high winds.

We will keep working on maintaining equipment and upkeep of buildings as well as keeping a close eye on the weather to stay proactive on snow events and other weather-related problems.

Mat Kahler

Street Superintendent

Wastewater Monthly Report

1. We still don't have a build date for the jetter trailer we ordered. I expect to hear something by December, we won't see the jetter till at least February or March.
2. We have been still in search of the best candidate for lining for next year, we have a few that are not perfect that could be done within the next 5-years.
3. We hauled bio-solids November 29th and 30th. Both holding tanks were cleaned out, inspected, and are in good shape. The bio-solids were applied to farm fields near the intersection of E 1st and 560th.
4. We have been videoing all the areas that Accu-jet has cleaned. So far, we have only found a couple issues. We found some rock in a mainline just past where we had cleaned so we need to address that.
5. We continue to make sure everything is ready for winter.
6. We cut down and disposed of several cottonwoods that were becoming a nuisance behind the headworks building.
7. We took a trash basket from the old lift station on the hill by the wastewater plant to Landmark machine to have them modify it so we can replace our old broken one at the Sand Cherry lift station. They had done some modifications to the basket, but it still wasn't working for our application, so we are still waiting to get it back.
8. We installed a cell phone signal booster in the lab building, it has been working surprisingly well.
9. We had a tour from ISU come on November 29th. They were impressed by the cleanliness of the plant.
10. We have pulled our UV's for the year; they will go back in March.
11. We have had influent flows of about 241,000 gallons per day. The influent strength is remaining normal for this time of year. We have been seeing over 98% removal for BOD, TSS and ammonia.
12. I still plan to spend some time with V&K and talk with other cities to find a solution for us to hold more biosolids. The plant performs well but if we continue the path of growth, I fear we may have issues with storing more biosolids.

AJ Strumpfer

Wastewater Superintendent

City of Huxley

WATER DEPARTMENT

In the month of November the Huxley Water Plant treated 11,139,000 gallons of water. A maximum of 422,000 gallons of water per day, a minimum of 298,000 gallons per day, and average daily treated water of 371,000 gallons per day. Consumption was down about 70,000 gallons a day from last month.

Progress on the water plant expansion has slowed down a little the North addition has been enclosed the heaters installed they are up and running trying dry the moisture out of the mortar and block so the painters can come in and start sand blasting and painting the walls and ceilings. The foundation for the ground storage tank has been poured and will stay covered until January when the contractor comes back to start erecting the tank. The electricians have been running conduit and wiring for the south side addition. The roof has been insulated and weather sealed but no steel installed on it. The roller for the steel is supposed to be here after Christmas so they can start making the panels and should be finished by the end of January.

The electric and the transformer for the well #7 has been installed the concrete pad for the generator needs to be poured, the gas line for the generator needs to be ran yet and we are still waiting for the meter and clay valve to arrive and be installed.

We found a water leak out in Westview development this past month the service line had pulled part way out of the curb box valve. A duplex four lots down had a sump pump running non-stop and could not keep up I tested the water for chlorine residual which it had and we started listening on curb stop boxes in the area for a leak and found one at 1110 Westwood. The homeowner was contacted and had it repaired. A leak this size I estimated to be losing 25,000 gallons a day it is hard to guess how long it had been leaking. Jake is going to keep listening for leaks in the Westview area and Deerwood drive area time permitting.

Jake helped the Wastewater department with biosolids (sludge) removal this past month and has cleared and grubbed trees out of the fence line in front of the water plant so it can be mowed and maintained it looks a lot better now.

Keith Vitzthum
Water Superintendent