



CITY COUNCIL WORKSESSION MEETING NOTICE

TUESDAY AUGUST 2, 2022 6:00 P.M.

CITY COUNCIL CHAMBERS

AGENDA

1. CALL TO ORDER

2. PUBLIC COMMENT

3. WORKSESSION

- FY 23 Draft Capital Improvement Plan (CIP)
- Ames Economic Development Commission Agreement (AEDC)
- ATV/UTV State Legislation Follow Up

For more information on this and other agenda items, please call the City Clerk's Office at 515-597-2561 or visit the Clerk's Office, City Administration Building at 515 N. Main Ave. Council agendas are available to the public at the City Clerk's Office on Monday morning preceding Tuesday's council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email.

COUNCIL COMMUNICATION

AGENDA HEADING:

August 2, 2022 Worksession

SUBMITTED BY:

Rita Conner, City Administrator

SYNOPSIS:

The information below summarizes the agenda items for August 2, 2022

FY 23 Capital Improvement Plan (CIP) DRAFT for Council review

- In February 2019, the City of Huxley City Council adopted its first list of capital projects to conduct under a unified Capital Improvement Program (CIP). The projects would be undertaken in the 2020 fiscal year (July 1, 2020-June 30, 2021). Council identified excess fund balances to pay for the projects from General Fund, Streets, Water and Wastewater.
- Included in Council packet information is a workbook that contains the FY20, FY21, FY 22 and draft FY23 CIPs. The workbook also includes CIPs for 5 and 10 years to provide a longer-range tool for Council planning and decision making.
- Staff provides recommendations for projects to Council that will keep the City's infrastructure, equipment, vehicles, facilities and grounds in the best operating condition. This provides for the longevity of public assets, makes for the most efficient use of public funds, and allows the City to be proactive, avoiding surprises and unplanned expenses whenever possible.
 - FY 20, 21 and 22 have closed out, but staff is still working to conclude the complete reconciliation of the three years of projects. The draft will be updated as the reconciliation is completed.
 - In 2020, 2021 and into 2022, the City's implementation of a CIP has been influenced by the events of those years, which can be seen in some delays/moving items to later years, supply chain shortages impacting how long it took to procure equipment, vehicles and materials; Derecho response and clean-up taking staff and equipment focus and making 2021 a repair year for the park system, and the water treatment plant bid process bringing the reality of inflation and cost estimate overruns.
 - FY 23 notes:
 - DRAFT only
 - The ongoing pavement management program that measures and records the conditions of our street system provides a measurable way for staff to recommend street improvement projects through the community. FY 23 program will be based on condition and need, but will also be influenced by some project cost overruns that occurred with the program in 2021 and 2022. Road Use Tax (RUT), the primary resource for street repair projects, is allocated to cities on a monthly basis and a reserve can be created to

COUNCIL COMMUNICATION

complete more work each year or address more complex projects. Staff is working to close out FY 22 finances and pay the remaining costs for the street projects currently underway. A total estimate available for FY 23 work will then be provided to Council.

- General fund proposed projects include police vehicle, fire department extraction equipment and facility planning dollars (expand in place, repair in place-sleeping quarters, land acquisition, new construction?) The funds labeled for facility planning are intended to recognize there is a need for a level of study, or perhaps funds to be used for design or investigation of space needs. Also under General fund is work in the library to enhance and maximize the available space, and possible rehabilitation of the administrative office restroom and break space.
- The FY 23 CIP includes the Public Works Building and the Splash Pad. Staff has provided supplemental information on the Splash Pad and will provide supplemental information on the Public Works building as consideration of the CIP moves forward.
 - Council had noted during goal setting that the Public Works Building was one of the five 2022 priorities.
 - The Splash Pad was identified as a priority project in 2020 and was identified by the Kreg Tool community committee to receive funds for its development.
- For this worksession:
 - Short overview to be provided to Council on the projects proposed.
 - Council questions of City Administrator and staff on the project details, including some financing sources staff is reviewing
 - Get direction from Council as to what projects Council wants to move forward for further work on identifying costs and financing options

Ames Economic Development Commission Agreement Review

Staff has provided email information to Council on the role of the AEDC and provided responses to questions on what the group does, where Huxley has or has not utilized the group in recent years (mainly due to a heavy level of development activity already in progress, and some staff shortages in the organization that occurred) and what value AEDC offers to Huxley.

AEDC has met with staff and talked with elected officials in recent weeks to discuss goals and next steps; this meeting will continue that discussion. AEDC has committed to annual meetings with Huxley businesses, reports twice a year to Council, ongoing work with City Administrator, Huxley Development Corporation and the business community. Possible areas of assistance for AEDC include the 120 acre Gardner development, Main Avenue Revitalization, and Huxley's small business focus as one of the 2022 Council goals.

Continued Discussion of New Legislation for UTV and ATVs, Huxley Next Steps as Needed

COUNCIL COMMUNICATION

AGENDA HEADING:

Splash Pad/Larson Restroom Facility Advancement

SUBMITTED BY:

Heather Denger, Parks and Recreation Director

SYNOPSIS:

V&K has returned their cost estimate for the Splash Pad and Restroom/Shower Facility at Larson Fields. Total estimated cost is \$1,400,000.

Estimated cost came back far more than expected however we knew going in that the cost of the splash pad would be higher since city employees decided on a recirculation water system rather than a flow-through system. The State of Iowa views recirculation splash pads the same as pools requiring paved parking and restrooms with showers. Because we had already planned on installing restrooms at Larson and the fact that there is a paved parking lot there it was determined that Larson would be the best location for a Splash Pad and Future Pool. Although the cost of the recirculation system is much more expensive to build the yearly cost is significantly less and after 5-7 years the initial cost difference is eliminated.

As you can see in the attached survey results Huxley residents want water features within the community. The splash pad will draw families to Huxley and brings us one step closer to a future aquatic park here in our community.

FISCAL IMPACT:

Amount: \$1,140,000 or less (if amount is approved by City Council; a reduced amount may also be an option if we reduce number of restrooms and limit number of initial features on splash pad)

Funding Source: Kreg Tool Donation, CIP, Grants, Donors

ADDITIONAL INFORMATION:

- Cost estimate
- Difference between recirculation and flow-through system
- Park survey results

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Direct Park and Recreation Director to:

- Pursue grants
- Pursue donors

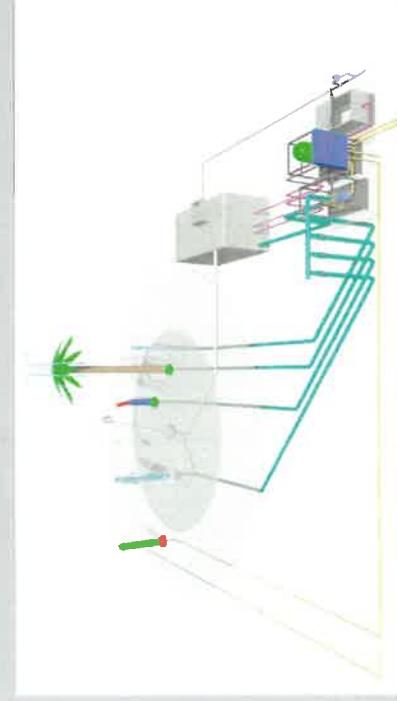
HUXLEY SPLASHPAD

COST ESTIMATE

Equipment	
Splashpad Equipment	\$320,000
Splashpad Equipment Installation	\$160,000
Concrete Work	
Sidewalk	\$10,000
Splashpad Concrete Deck	\$24,000
Restroom and Control Building	
Restroom and Control Building	\$250,000
General Conditions	
Earthwork	\$28,000
Surface Restoration	\$5,000
Utilities	
Water Main	\$10,000
Power	\$20,000
Sanitary Sewer	\$33,000
Mobilization	\$40,000
Contingency	\$90,000
Engineering, Legal, Admin.	\$150,000
ESTIMATED PROJECT COST	\$1,140,000

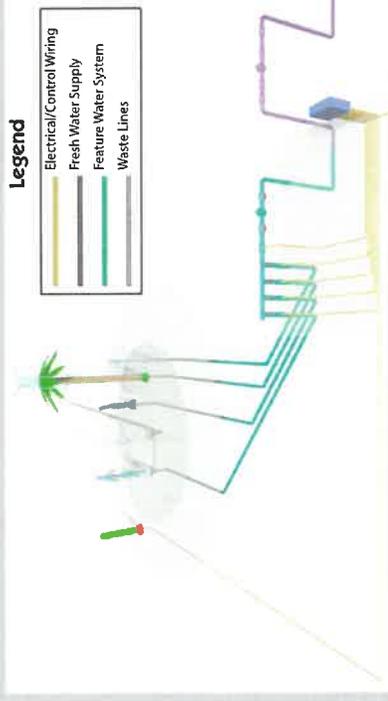
System Options & Water Use

Aquatix is a UL listed equipment system integrator for operating systems and control panels. Aquatix offers both prefabricated recirculation systems and city water systems for splash pads. These prefabricated systems are offered in either above grade skid systems or below grade vault systems. Systems can be designed for specific project needs with a variety of equipment types and configurations.



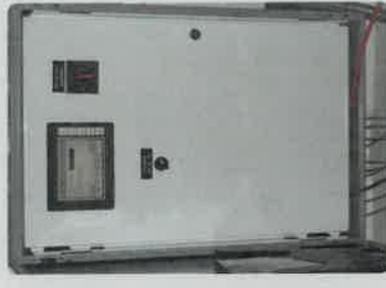
Recirculation Water System

- Enhanced water play without the wasting of water
 - Complete water quality management and failsafe controls that are easy and safe to operate
 - Recirculation systems are provided with the following, pre-plumbed, pre-wired components: UL Filtration Skid, UL Control Panel, Water Quality Management System, UV Disinfection System, Underground Water Reservoir, UL Feature Pump Skid, Distribution Manifold, Activation Bollard, Collector Boxes, Drain to Waste Valve Box, Optional Underground Vault Enclosure
- Optional Above Ground Skid Enclosure, Optional Water Heater



Drain Away Water System

- For use in a controlled environment with limited usage
 - Water play activity selection should be elements with water conservation sprays to limit water consumption
 - Cost effective approach when water is not a concern and water reclamation is designed in the form of a retention pond for re-absorption or irrigation
 - Systems are housed in either above ground enclosure or below ground vaults
 - Equipment systems consist of the following components: UL Control Panel, Water Distribution Manifold, Drain-to-Waste Outlets, Activation Bollard
- Optional Underground Vault Enclosure, Optional Above Ground Enclosure



System Options & Water Use

Recirculation Water System

vs.

City Water System

- After a 5-7 year period the initial cost difference between a city water system and recirculation system is eliminated

5-7 Years

- Over a 5-7 year time period the cost of water and water waste fees will exceed initial cost difference between recirculation type system VS. city water type system including operational cost differences during that time period. After this time period water systems will cost an average of \$10K to \$15 K more per year than the recirculation system

- Initial material and installation costs are approximately 60-80% higher than a City Water System

Cost

- Initial Cost is much lower. Re-purposing the water for irrigation helps reduce operating costs and water conservation

- Heavier flow water play attractions for an enhanced water play experience

Flows

- Water play elements typically have lower water flows as a means of water conservation. Lower water flow play events do not offer the same interactive play value as higher flow water events

- Comfortable water temperatures as the water warms as it is recirculated over splash pad surface

Water

- Water temperatures can be uncomfortably cold for sustained water play

- Heavier water flow effects have large nozzle orifices and do not clog

Nozzles

- Lower flow water effects tend to have issues clogging and mineral build-up due to the use of smaller nozzle orifices

System Options & Water Use

Recirculation Water System

vs.

City Water System

- Less water usage. Average annual water use is 10-20 thousand gallons a year

Water Usage

- Water conservation is a growing concern in the world. Average city water splash pad systems use 10-15 million gallons of water per annual season. Re-purposing water for irrigation helps reduce both operating costs and water consumption. However, there are additional costs and complexities to consider with integration or re-purposing for irrigation systems

- Percolation/Re-absorption systems do not reduce costs of water usage, but do offer a solution to water conservation

- Require a certified pool operator to maintain systems. Average maintenance is 10-15 hours more per week than a domestic system

Maintenance

- Easy to Maintain

- If not maintained correctly per local health department guidelines, water quality could become health risk

Code

- Liability is reduced because water is domestically treated for human consumption

- Requires local health permitting and oversight

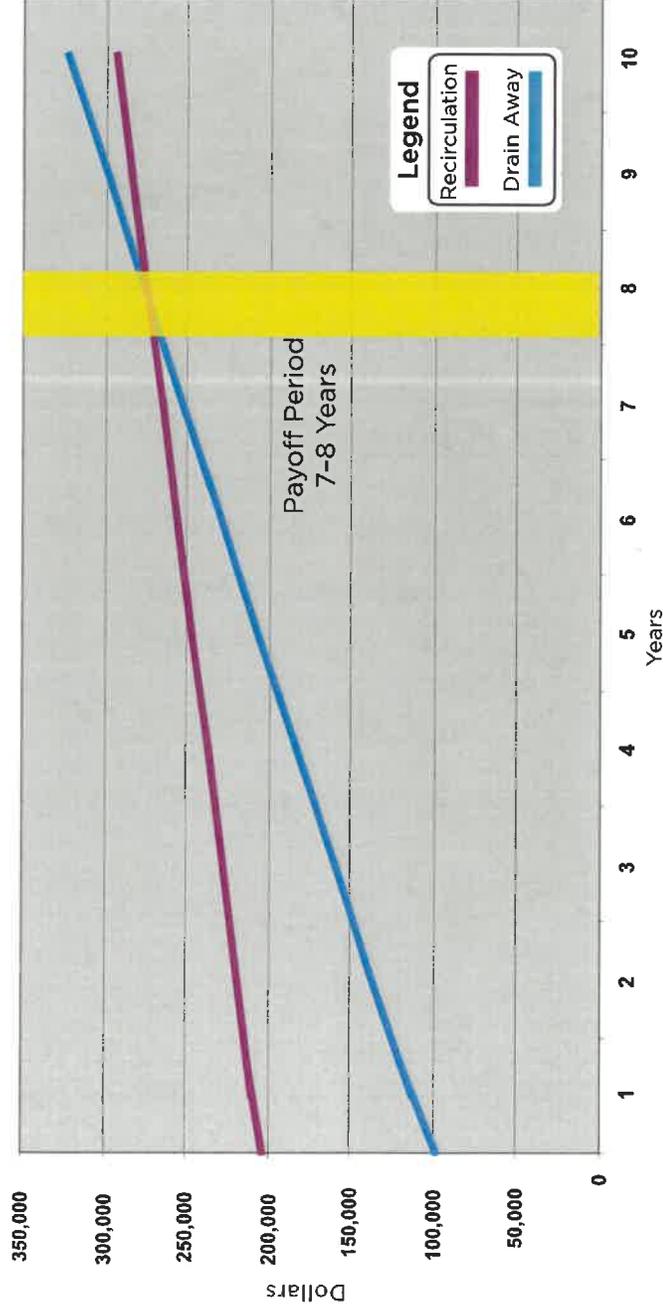
Health

- Typically does not require health department approval or oversight



System Options & Water Use

Cost & Operational Analysis



Data

All data shown is in US dollars

	Recirculation Drain Away	
Water \$.003 per Gallon	36	20,736
Energy	200	50
Labor \$35 per Hour 15 Hours per Week 5 Hours per Week	8,400	2,800
Chemical	500	0
Amortized Repair/Parts	100	50
Amortized Annual Services	120	80
Annual Cost	\$9,356	\$23,716

Water Usage

Drain Away

Average Flow 120 GPM

Gallons Used an 7,200 Gallons

Hour 8 Hours or 56,600 Gallons

Average Daily Use 1,728,000 Gallons

Monthly Use 6,912,000 Gallons

Annual Use

(Four Months)

Recirculation

Average Flow 250 GPM (2X more water= more fun)

Average Tank size 3,000 Gallons

Avg. Daily Evaporation 10% Volume or 300 Gallons

Monthly Use 9,000 Gallons

Monthly Tank Replenish 3,000 Gallons

Annual Use 12,000 Gallons

(Four Months)

Low Flow



100 GPM

High Flow



200 GPM

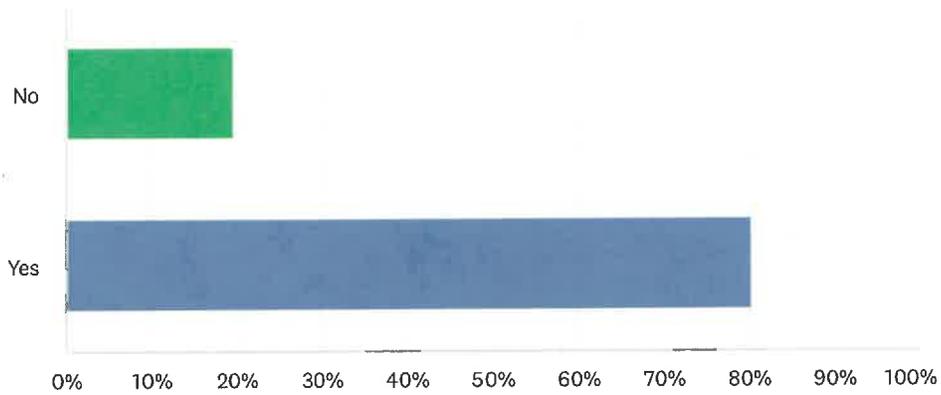


Average initial investment for a City Water System is \$90,000.

Average initial investment for a Recirculation System is \$200,000.

Q6 Do you think a public swimming facility is needed in Huxley?

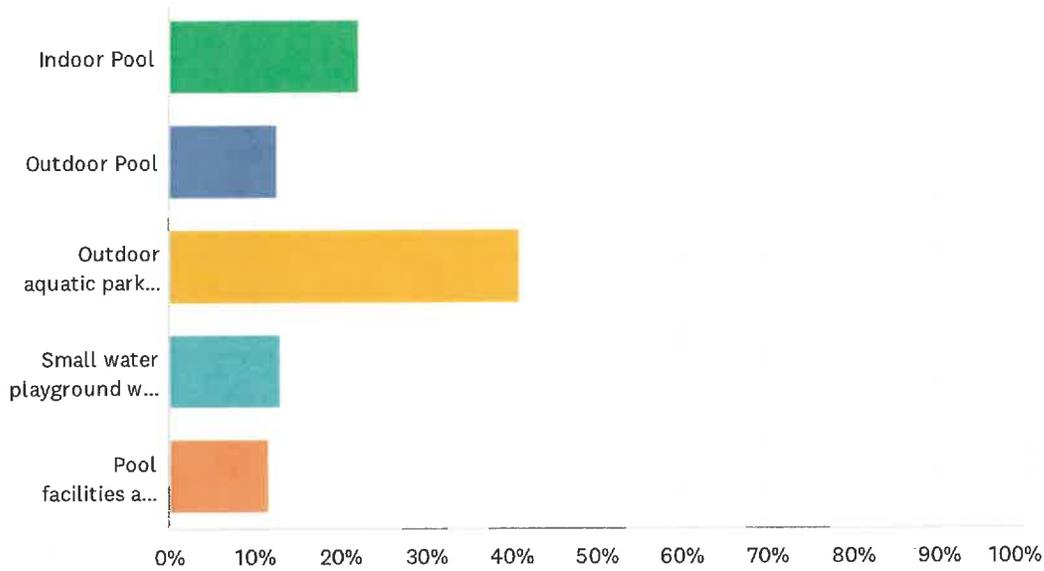
Answered: 279 Skipped: 2



ANSWER CHOICES	RESPONSES	
No	19.71%	55
Yes	80.29%	224
TOTAL		279

Q7 If yes to 6, what type of public swimming facility is most needed?

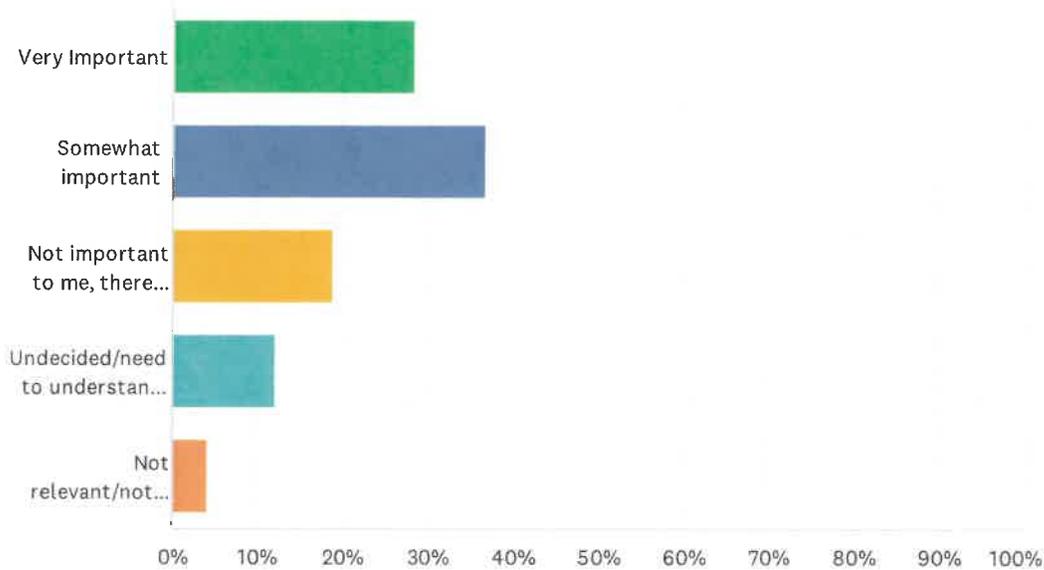
Answered: 271 Skipped: 10



ANSWER CHOICES	RESPONSES	
Indoor Pool	22.14%	60
Outdoor Pool	12.55%	34
Outdoor aquatic park with slides, pool, play area...	40.96%	111
Small water playground with spray pool	12.92%	35
Pool facilities are not needed	11.44%	31
TOTAL		271

Q8 The City of Huxley provides many services to the community with the tax dollars we receive. All are important. Based on your understanding of services in Huxley, where would you place a public swimming facility as a priority for you?

Answered: 278 Skipped: 3



ANSWER CHOICES	RESPONSES	
Very Important	28.42%	79
Somewhat important	36.69%	102
Not important to me, there are other needs I would prioritize higher	18.71%	52
Undecided/need to understand how this may impact me/my family/my business	12.23%	34
Not relevant/not a service I would use.	3.96%	11
TOTAL		278

Q9 From the list below, please check the three (3) most important park improvements needed to serve Huxley:

Answered: 271 Skipped: 10

ANSWER CHOICES	RESPONSES	
Upgrade existing parks, recreation facilities, paths and open spaces	67.16%	182
Acquire more land for future use	19.93%	54
Build public swimming facilities	66.42%	180
Expand and develop trail system	47.97%	130
Develop more sport fields	23.99%	65
Dog Park	32.84%	89
Concentrate on maintaining existing parks and facilities only	22.14%	60

#	UPGRADE EXISTING PARKS, RECREATION FACILITIES, PATHS AND OPEN SPACES	DATE
1	Need more basketball courts	7/22/2022 12:35 PM
2	2	7/18/2022 8:14 AM
3	2	7/6/2022 10:08 PM
4	Upgrade	6/28/2022 8:50 PM
5	1	6/22/2022 1:03 PM
6	3	6/1/2022 3:50 PM
7	x	6/1/2022 8:04 AM
8	2	5/25/2022 8:31 AM
9	1	5/24/2022 12:54 PM
10	X	5/23/2022 10:16 PM
11	1	5/19/2022 7:40 PM
12	BERHOW PARK PLEASE!!!!	5/14/2022 9:35 PM
13	1	5/12/2022 10:43 AM
14	1	5/12/2022 8:34 AM
15	3	5/9/2022 6:35 PM
16	X	5/8/2022 2:00 PM
17	X	5/7/2022 7:36 PM
18	1	4/30/2022 9:48 PM
19	3	4/30/2022 9:26 AM
20	X	4/30/2022 8:37 AM
21	1	4/30/2022 7:27 AM
22	1	4/29/2022 8:57 PM

Q10 From the list below, please pick the five (5) most needed public facilities in Huxley:

Answered: 268 Skipped: 13

ANSWER CHOICES	RESPONSES	
Covered group shelters	31.34%	84
Basketball courts	23.51%	63
Volleyball courts	8.58%	23
Tennis courts	10.82%	29
Playgrounds	32.46%	87
Public Access Pond	39.55%	106
Baseball/Softball Fields	20.52%	55
Sledding Hill	49.63%	133
Paved walking/bike trails	54.10%	145
Unpaved trails for walking/jogging/biking	15.30%	41
Dog Park	34.33%	92
BMX/Freestyle biking	5.97%	16
Skateboarding area	9.70%	26
Soccer Fields	7.46%	20
Public Swimming Facility	63.81%	171
Water Feature/Splash Pad	45.52%	122

#	COVERED GROUP SHELTERS	DATE
1	Shelters	6/28/2022 8:50 PM
2	X	6/22/2022 1:03 PM
3	X	6/9/2022 11:10 AM
4	4	6/1/2022 3:50 PM
5	X	5/23/2022 10:16 PM
6	4	5/12/2022 10:43 AM
7	x	5/8/2022 2:00 PM
8	X	5/7/2022 7:36 PM
9	3	4/30/2022 8:37 AM
10	5	4/30/2022 7:34 AM
11	x	4/29/2022 1:54 PM
12	Y	4/29/2022 11:27 AM

Contract for Regional Marketing and Development Services

THIS AGREEMENT made and entered into the ____ day of July 2022, by and between the **AMES ECONOMIC DEVELOPMENT COMMISSION (AEDC)** and the **CITY OF HUXLEY**.

This agreement states the City of Huxley will purchase certain services from the AEDC to promote the community as a location for development opportunities.

Purpose

The purpose of this Agreement is to assist and promote Huxley as part of the greater region and advocate for outside funding opportunities.

I. Scope of Services

In consideration for the payment of \$31,500 the AEDC shall provide the following services to the City of Huxley and its citizens during the term of this agreement:

- The AEDC and the Huxley City Administrator will serve as the lead contacts for business representatives hoping to locate in Huxley or to expand existing businesses in the Huxley and surrounding area. In this capacity the AEDC will respond to information requests, coordinate with the city the completion and submittal of state incentive applications and assist in representing the Huxley community in showing sites and buildings to prospective businesses.
- The AEDC will visit with all major companies to identify challenges and opportunities facing Huxley businesses via the AEDC Business Retention program. Huxley City Administrator participation is welcome as opportunities present.
- The AEDC will serve as the primary marketing entity for business recruitment to highlight the community of Huxley and its business parks including the Huxley Industrial Park, Blue Sky Commons and any other available site or building.
- The AEDC will report two times per year to the Huxley city council on related activities. These will occur in October 2021 and April 2022 and outline AEDC activities related to representing the Huxley community such as number of contacts made with prospective companies, representation at trade shows and marketing trips and website activity based upon the AEDC's electronic marketing efforts.

II. Method of Payment and Duration of Services

Payment for services will be invoiced to the City of Huxley. Services will be for the fiscal year of 2022 (July 1, 2022, to June 30, 2023) **and will not renew automatically.** The Contract for Regional Marketing and Development Services will be reviewed annually. Cancellation of this contract by either party must be made in writing 30 days prior to cancellation.

Ames Economic Development Commission



By:
Daniel A. Culhane, President & CEO

City of Huxley

By: _____
Kevin Deaton, Mayor