

**AGENDA FOR THE SPECIAL MEETING OF THE MAXWELL CITY COUNCIL
WEDNESDAY, MAY 27 AT 6:00 PM IN CITY HALL – 107 MAIN STREET**

The city of Maxwell invites residents to attend the city council meeting via conference call. If you would like to participate, you must call 844-855-4444 and enter access code: 843508 no earlier than 5:55 PM. Please mute your phone upon joining to reduce background noise.

1. Call to Order Special Meeting: Roll Call
2. Approve Agenda as Presented and/or Amended
3. Consent Agenda
 - a. Approve minutes from 5/13/26 regular council meeting
4. Discussion and possible action on Third Millennium's request to release \$80,000 grant funds associated with the Rock Creek Ridge Development
5. Discussion and possible action regarding Greg Cory's request to discharge fireworks during his rental of the city park on July 4, 2026
6. Discussion and possible action on terminating the 28E Agreement for the Use and Support of a Solid Waste Reclamation, Recycling, and Disposal System Between the City of Ames, Iowa, and the City of Maxwell, Iowa
7. Discussion and possible action on the Summer 2027 DOT ADA-Compliant Sidewalk Project (Highway 210 & 5th Street)
8. Discussion and possible action on Resolution 2026-33: A Resolution Adopting and Certifying Special Assessments for Sidewalk Repair Costs for the Properties Located at 400 Baldwin, 422 Baldwin, and 620 Baldwin
9. Discussion and possible action regarding the sale of the broken John Deere mower and accessories through a sealed-bid process
10. Discussion and possible action regarding the purchase of a mower and available financing options
11. Discussion and possible action whether to solicit formal quotes and/or bids for a potential solar array project, including consideration of options and determination of any appropriate next steps
12. Discussion and possible action on Resolution 2026-34: A Resolution Adjusting the Wage for Part Time Public Works
13. Council and mayor comments
 - a. Rothe
 - b. Philpott
 - c. Westendorf
 - d. Miller
 - e. Jans
 - f. Higgins
14. Adjournment

CITY OF MAXWELL, IOWA SPECIAL MEETING MAY 13, 2026 IN MAXWELL CITY HALL

These minutes are recorded by the city clerk and are subject to city council approval at the next regular council meeting.

1. The Maxwell City Council held a meeting on the above date pursuant to the rules of the council, notice posted at city hall, city website, post office, Maxwell State Bank, and Facebook. Meeting called to order by Mayor Higgins at 6:00 pm. Roll call was answered by Rothe, Philpott, Westendorf, Miller, and Jans. Guests Deputy Barnett, Karin Svede, Jennifer Luengas-Otto, Sheri Sharp, Danielle Frank, Clint Sloss (phone), Manny Toribio (phone), and Cindy Janes (phone).
2. Miller moved; Rothe seconded approval of consent agenda, with items 5b, 5e, and 5d removed for separate consideration, and to move item 20 ahead of item 12. All ayes, M/C.
3. Karin Svede with the Story County Community Foundation presented available grant opportunities. Jennifer Luengas-Otto introduced herself as Maxwell's new Ames Alliance liaison.
4. Deputy Barnett advised the speed trailer is parked at Baldwin Street & 7th Street. Jans noted recent vandalism near the museum and reported juveniles riding motorcycles on the bike trail.
- 5a, 5c 5f Rothe moved; Westendorf seconded approval. All ayes, M/C.
- 5b Miller was concerned with how fire board meeting was handled, and Philpott stated that she felt she was harassed. Three corrections were requested to the meeting notes. Rothe moved; Westendorf seconded approval of 5b with changes to notes as discussed. RCV: Ayes Rothe, Westendorf, Jans. Nays Philpott and Miller. M/C.
- 5d Miller moved; Rothe seconded approval. All ayes, M/C.
- 5e Danielle Frank NE 158th Street and Sheri Sharp 295th Street expressed concerns about how the proposed recycling changes might affect the Maxwell Methodist Can Kennel program. Rothe moved, Westendorf seconded approval of 5e. All ayes, M/C.
6. Shannon Thiele of the Ames Alliance presented free retraining programs in Story County for anyone aged 18 and up.
7. Miller moved; Rothe seconded opening public hearing for FY26 budget amendment at 6:38 pm. No comments received from the public in person or via phone. Westendorf moved; Rothe seconded closing the hearing at 6:39 pm. All ayes, M/C.
8. Rothe moved; Westendorf seconded approval of Resolution 2026-24: a Resolution Approving a Budget Amendment for Fiscal Year 2026. All ayes, M/C.
9. Rothe moved; Jans seconded approval of Resolution 2026-29: A Resolution Consenting to the Inclusion of City-Owned Property in a Final Plat, Declaring Intent to Sell Certain Real Property, and Setting a Public Hearing Pursuant to Iowa Code § 364.7. All ayes, M/C.
10. Rothe moved; Westendorf seconded approval of Resolution 2026-30: A Resolution Setting Public Hearing and the Taking of Bids for the Water Treatment Plant (WTP) NPDES Wastewater Discharge Improvements. All ayes, M/C.
11. Jans moved, Rothe seconded approval naming the grain bin bar in the city park the "Falvey Bar Bin" and the large grain bin shelter the "Gast-zebo", in honor of Steve Gast and his decades of service to the community. RCV: Ayes Rothe, Westendorf, Miller, Jans. Nays Philpott. M/C.
20. Discussion of cemetery mowing expenses. No action taken.
12. Rothe moved and Westendorf seconded approval of VanWall's proposal for the purchase of a 2024 John Deere 1585 TerrainCut with ComfortCab Commercial Front Mower in the amount of \$34,629; a 2024 John Deere 60" Heavy-Duty Rotary Broom for \$4,667; a 2025 John Deere 62" Fastback Commercial Rear Discharge Deck for \$5,405 with 0% financing; and a

snowblower attachment for \$6,635, for a total of \$51,336. Discussion on placing current broken machine up for sealed bid. All ayes, M/C.

13. Rothe moved; Miller seconded approval of LL Pelling's revised sealcoat proposal with the removal of Cemetery Road North to Baldwin and Cemetery Road along Baldwin. RCV: Ayes Rothe, Westendorf, Miller, Jans. Nays Philpott. M/C.

14. Rothe moved; Westendorf seconded approval of Resolution 2026-25: A Resolution Setting the Time and Place to Conduct a Public Hearing to Consider the Vacation and Conveyance of City Property. All ayes, M/C.

15. Rothe moved; Westendorf seconded approval of Resolution 2026-26: A Resolution Authorizing the Transfer of Funds and the Issuance of Payment for the Purchase of a 2013 Kawasaki Mule 4010 Diesel and adding it to the auto insurance policy rather than property policy. RCV: Ayes Rothe, Westendorf, Miller, Jans. Nays Philpott. M/C.

16. Rothe moved; Miller seconded putting RFP out for FY26 annual exam. All ayes, M/C.

17. Rothe moved; Jans seconded pursuing FEMA's Building Resilient Infrastructure and Communities grant for the Woodlawn Stormwater Improvements and authorizing the clerk as the internal grant representative. FEMA requires inundation maps at four recurrence intervals before and after mitigation, and the DNR is willing to share Maxwell floodplain data with the city engineer. If Snyder can use the data and it meets FEMA requirements, the city can request a cost estimate from Snyder for the mapping. The detailed mapping would strengthen the project, improve eligibility for other funding, and make the project shovel-ready even if the FEMA grant is not awarded. All ayes, M/C.

18. Miller moved; Rothe seconded cancelling the Windstream internet and phone service and transitioning both the library and city hall to Huxley Communications. The city and library each maintain their own phone line; city hall also has a fax line, and both facilities share a modem. Huxley Communications' pricing is \$33 per business phone line, with additional lines at \$28 per month, plus approximately \$12 per line in taxes and fees. Council approved the "Busy Teams" internet package at \$175 per month, with the option to upgrade to the "Operations" \$225 per month package later if needed. All ayes, M/C.

19. Jans moved; Rothe seconded approval of Resolution 2026-28: A Resolution Establishing Trust Account Investment Strategies, Certificate of Deposit Laddering, Money Market Account Structures, and Related Investment Authorizations for the City of Maxwell. RCV: Ayes Rothe, Philpott, Westendorf and Miller Abstain Jans. M/C.

21. Baldwin Project iDOT audit is underway, and DOT has completed its working-day review and adjusted the total day count. Farrand is following up with DOT on accounting questions. The Rock Creek Ridge developer reports continued progress on punch-list items from Snyder's site review. There was also discussion of potential HSIP funding for widening Highway S27 and adding a sidewalk from Baldwin to the city limits, pending TEAP study recommendations.

22. Rothe moved; Philpott seconded replacing the south side sidewalk at the cemetery on North Street and the street corners that require ADA-compliant approaches to connect to existing sidewalks at Maxwell and 1st Street, Maxwell and Second Street, Maxwell and 3rd Street, Metcalf and Second Street, and Metcalf and 3rd Street. The city is the adjacent owner of these sidewalk locations. All ayes, M/C.

23. Rothe reported that Heffron was in town spraying for dust control but left after someone told them the work was being done incorrectly. Philpott asked where water for the Rock Creek development construction would come from, and Farrand said they would use a fire hydrant. Philpott noted receiving complaints about council discontinuing the second water meters, and the

mayor said she could bring a resolution to council. Philpott also observed a bicyclist riding in the middle of Main Street, and the mayor advised contacting the sheriff. Miller reported that the HOINT switchback is being used as a driveway by motorized vehicles. He also said a solar company from Waterloo requested an update on their proposal. The mayor directed the facilities committee to prepare a proposal for council and said a special meeting could be held if needed. Jans said groups have asked to use the Legion Park concession stand and said city employees cannot access needed equipment because of the rec league's equipment is in the way and suggested the league clean the building or consider purchasing a separate storage shed. Jans discussed this with the Parks Board, and the mayor requested cost estimates or potential fundraising options.

24. Philpott moved; Jans seconded adjournment at 8:28 pm. All ayes, M/C.

CLAIMS PRESENTED 4/7/26-5/6/26

ACCESS MONTHLY PRINTER RENT 264.34
AFLAC AFLAC STD 56.15
ALLIANT ENERGY MONTHLY UTILITY BILL 8,472.11
EFTPS FED/FICA TAX 6,031.77
IPERS IPERS 4,260.42
CONSUMERS ENERGY RCH ELECTRIC 41.00
WINDSTREAM CITY HALL PHONE & INTERNET 588.93
NEW CENTURY FS 8081812, 8081821, 8081683 776.84
AMES LOCK & SECURITY LEGIONFIELD CONCESSION KEYS 74.85
SNYDER 125.1123.010-5 2,114.25
STORY COUNTY ANIMAL Q1 ANIMAL CONTROL 140.50
CONLEY'S TRUCKING PEAGRAVEL LAFFEY PARK 876.37
STORY COUNTY SHERIFF FY2026 Q4 PAYMENT 15,071.15
SAFE BUILDING COMPLIANCE 109 MAIN, 509 2ND, 621 MAXWELL 426.34
SCOTT JOHNSON POSTAGE FOR AUTOVENT MAILING 20.54
P & P SMALL ENGINES INC FERRIS MOWER PARTS 420.94
IOWA REGIONAL UTILITIES ROCK CREEK HEIGHTS WATER 388.28
U.S. BANK CITY HALL SUPPLIES 458.80
CENTRAL IOWA SHORTLINE 60107 247.57
CHEM-SULT, INC SODIUMHYPOCHLORITE 654.50
PRATT SANITATION INC MARCH GARBAGE CONTRACT 5,806.02
GANNETT HOLDINGS-CENTRAL CITY HALL PUBLISHING 175.00
MICROBAC LABORATORIES SEWER TESTING 756.75
AMAZON CAPITAL SERVICES 1XCYGP4PTQWC 292.73
AT&T MOBILITY SEWER CELLPHONE & HOTSPOT 277.11
BRICK GENTRY P.C. LEGAL SERVICES 2/24/26-3/18/26 320.00
SILVERSMITH DATA PARKS PORTION 1,840.00
CITY OF MAXWELL PARKS 640.05
WENDY CRABTREE MILEAGE IMFOA SPRING CONFERENC 155.40
HUBER GRADING & LAND DEV 5TH STREET DRAINAGE CHANNEL 28,062.25
KEPRO EMPLOYE ASSISTANCE PROGRAM 51.00
TAMMIE ZEISER S. ZEISER FIRE 1 BOOK REIMBRSMT 108.98
VINCENT ALL SEASONS 12375 2,873.21

FRANK DUNN CO COLD PATCH 998.00
FRIENDS OF THE LIBRARY REIMBURSEMENT CABINET LOCK 36.08
CLAIMS TOTAL 83,778.23
GENERAL FUND 39,004.02
ROAD USE TAX FUND 2,714.31
BALDWIN ST PROJECT FUND 28,062.25
WATER FUND 5,114.93
SEWER FUND 8,882.72
83,778.23

REVENUE
GENERAL 14,853.37
UTILITY FRANCHISE 8,153.86
WATER FUND 3,753.23
SEWER FUND 8,344.40
WWTP FACILITY 3.00
35,107.86

Mayor Dale Higgins

ATTEST: Wendy Crabtree, city clerk


4. The development agreement requires Third Millennium to complete all public infrastructure improvements before the city releases the \$80,000 grant. The developer has requested early release of these funds. After consulting with bond counsel, it was advised that the city council has the discretion to authorize an earlier disbursement, provided Third Millennium submits receipts demonstrating at least \$80,000 in eligible public infrastructure expenditures. Those receipts are included in the following pages. Third Millennium reports that the required infrastructure is approximately 63 percent complete.

Re: Council Meeting Wednesday

From Clint Sloss <clinton.sloss@gmail.com>

Date Thu 5/21/2026 8:17 PM

To Manny Toribio <manny@teamirg.com>; Wendy Crabtree <cityclerk@maxwell.iowa.gov>

 3 attachments (4 MB)

2025.07.08 - CMT - Invoice 53631 Paid.pdf; Advanced Tiling & Trenching- 25_26 Third Millenium - Maxwell - Paid Invoices.pdf;
2026.05.19 - Snyder - 124.0724.010-14.pdf;

Wendy,

Attached is a collection of invoices for CMT (geotech/environmental) totaling \$9,175, Snyder & Associates (engineering) totaling \$72,302.55, and Advanecd Tiling & Trenching (water/sanitary/storm site improvements) totaling \$326,744.75. We would like to request the disbursement of the \$80,000 TIF grant to help cover these expenses. Please let us know if you need any further documentation.

Thanks!

Clint Sloss
712-308-2484

----- Forwarded message -----

From: **Wendy Crabtree** <cityclerk@maxwell.iowa.gov>

Date: Tue, May 19, 2026 at 4:43 PM

Subject: Re: Council Meeting Wednesday

To: Manny Toribio <manny@teamirg.com>

Manny,

The mayor has called a special council meeting for Wednesday, May 27 at 6:00pm. I'm happy to add your grant request to the agenda if the timing isn't too tight on your end. Just let me know. I'll be sending out the packets on Friday, so if you can share your request and any receipts before then, I'll make sure they're included.

Wendy

Wendy Crabtree
City Clerk, City of Maxwell
107 Main Street
Maxwell, IA 50161
515-387-8655

Advanced Tiling and Trenching, Inc
 3338 320th St
 Wellman, IA 52356-8523 USA
 +13197219909
 advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 958

DATE 08/28/2025
DUE DATE 09/04/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork Topsoil Stripping CY	4,325	3.00	12,975.00
Dirtwork Grading CY	6,521.20	3.00	19,563.60
Dirtwork Silt Fence LF	700	4.00	2,800.00
Dirtwork Rock Check Dams EA		2,000.00	0.00
Dirtwork Seeding and Mulching Acre	0	3,500.00	0.00
Watermain Connection to Existing Main EA	0	3,500.00	0.00
Watermain 6" Watermain Installation LF	0	37.00	0.00
Watermain 6" Valve EA	0	2,600.00	0.00
Watermain Hydrant Assembly EA	0	7,000.00	0.00
Watermain 1" Service Line EA	0	3,000.00	0.00
Sanitary Sewer Connecting to Existing Sanitary Service EA	0	5,000.00	0.00
Sanitary Sewer 8" Sanitary Sewer SDR26 LF	0	53.00	0.00
Sanitary Sewer SW-301 Manhole EA	0	5,500.00	0.00
Sanitary Sower 4" Service EA	0	3,000.00	0.00
Sanitary Sewer	0	1.50	0.00

PAID

ACTIVITY	QTY	RATE	AMOUNT
Televise Sanitary Sewer LF			
Storm Sewer SW-501 Intake EA	0	4,500.00	0.00
Storm Sewer SW-401 48" Manhole EA	0	5,500.00	0.00
Storm Sewer 15" FES/footing EA	0	2,500.00	0.00
Storm Sewer 15" FES w/footing and Apron Guard EA	0	2,700.00	0.00
Storm Sewer 24" FES w/footing EA	0	2,500.00	0.00
Storm Sewer 15" RCP LF	0	70.00	0.00
Storm Sewer 24" RCP LF	0	90.00	0.00
Storm Sewer Televise Storm Sewer LF	0	1.50	0.00
Storm Sewer Riprap TN	0	40.00	0.00
Road 12" Subgrade Prep (Does Not Include Stabilization) SY	0	3.50	0.00
Road End or Roadway Markers EA	0	500.00	0.00
SWPPP Prep EA	0	1,500.00	0.00
SWPPP Management EA	0	5,000.00	0.00
MC EX Mobilization to Maxwell Project Site EA	0.50	37,000.00	18,500.00
Surveying GPS Finish Grading SY	0	0.23	0.00
		SUBTOTAL	53,838.60
		TAX	0.00
		TOTAL	53,838.60
		PAYMENT	53,838.60
		BALANCE DUE	\$0.00

Advanced Tilling and Trenching, Inc
 3338 320th St
 Wellman, IA 52356-8523 USA
 +13197219909
 advancedtillingandtrenching@gmail.com



INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 959

DATE 09/09/2025
DUE DATE 09/09/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork Topsoil Stripping CY	0	3.00	0.00
Dirtwork Grading CY	4,891	3.00	14,673.00
Dirtwork Silt Fence LF	0	4.00	0.00
Dirtwork Rock Check Dams EA	0	2,000.00	0.00
Dirtwork Seeding and Mulching Acre	0	3,500.00	0.00
Watermain Connection to Existing Main EA	0	3,500.00	0.00
Watermain 6" Watermain Installation LF	0	37.00	0.00
Watermain 6" Valve EA	0	2,600.00	0.00
Watermain Hydrant Assembly EA	0	7,000.00	0.00
Watermain 1" Service Line EA	0	3,000.00	0.00
Sanitary Sewer Connecting to Existing Sanitary Service EA	0	5,000.00	0.00
Sanitary Sewer 8" Sanitary Sewer SDR26 LF	0	53.00	0.00
Sanitary Sewer SW-301 Manhole EA	0	5,500.00	0.00
Sanitary Sewer 4" Service EA	0	3,000.00	0.00
Sanitary Sewer	0	1.50	0.00

PAID

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 advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 961

DATE 09/17/2025

DUE DATE 09/24/2025

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork Topsoll Stripping CY	0	3.00	0.00
Dirtwork Grading CY	4,890.80	3.00	14,672.40
Dirtwork Silt Fence LF	0	4.00	0.00
Dirtwork Rock Check Dams EA	0	2,000.00	0.00
Dirtwork Seeding and Mulching Acre	0	3,500.00	0.00
Watermain Connection to Existing Main EA	0	3,500.00	0.00
Watermain 6" Watermain Installation LF	0	37.00	0.00
Watermain 6" Valve EA	0	2,600.00	0.00
Watermain Hydrant Assembly EA	0	7,000.00	0.00
Watermain 1" Service Line EA	0	3,000.00	0.00
Sanitary Sewer Connecting to Existing Sanitary Service EA	0	5,000.00	0.00
Sanitary Sewer 8" Sanitary Sewer SDR26 LF	0	53.00	0.00
Sanitary Sewer SW-301 Manhole EA	0	5,500.00	0.00
Sanitary Sewer 4" Service EA	0	3,000.00	0.00
Sanitary Sewer	0	1.50	0.00

PAID

ACTIVITY	QTY	RATE	AMOUNT
Televiso Sanitary Sewer LF			
Storm Sewer SW-501 Intake EA	0	4,500.00	0.00
Storm Sewer SW-401 48" Manhole EA	0	5,500.00	0.00
Storm Sewer 15" FES/footing EA	0	2,500.00	0.00
Storm Sewer 15" FES w/footing and Apron Guard EA	0	2,700.00	0.00
Storm Sewer 24" FES w/footing EA	0	2,500.00	0.00
Storm Sewer 15" RCP LF	0	70.00	0.00
Storm Sewer 24" RCP LF	0	90.00	0.00
Storm Sewer Televiso Storm Sewer LF	0	1.50	0.00
Storm Sewer Riprap TN	0	40.00	0.00
Road 12" Subgrade Prep (Does Not Include Stabilization) SY	0	3.50	0.00
Road End or Roadway Markers EA	0	500.00	0.00
SWPPP Prep EA	0	1,500.00	0.00
SWPPP Management EA	0	5,000.00	0.00
MC EX Mobilization to Maxwell Project Site EA	0	37,000.00	0.00
Surveying GPS Finish Grading SY	0	0.23	0.00
Misc EXTRA Tree Removal along city Alley - Widish Tree Service	1	1,280.00	1,280.00
323 EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley	12.75	215.00	2,741.25
D6H CAT Dozer EXTRA D6H CAT Dozer - Extra Tree Removal along city Alley	2	215.00	430.00

SUBTOTAL	19,123.65
TAX	0.00
TOTAL	19,123.65
PAYMENT	19,123.65

BALANCE DUE

\$0.00

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INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 962

DATE 09/29/2025
DUE DATE 10/06/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork Topsoil Stripping CY	0	3.00	0.00
Dirtwork Grading CY	0	3.00	0.00
Dirtwork Silt Fence LF	0	4.00	0.00
Dirtwork Rock Check Dams EA	0	2,000.00	0.00
Dirtwork Seeding and Mulching Acre	0	3,500.00	0.00
Watermain Connection to Existing Main EA	0	3,500.00	0.00
Watermain 6" Watermain Installation LF	0	37.00	0.00
Watermain 6" Valve EA	0	2,600.00	0.00
Watermain Hydrant Assembly EA	0	7,000.00	0.00
Watermain 1" Service Line EA	0	3,000.00	0.00
Sanitary Sewer Connecting to Existing Sanitary Service EA	1	5,000.00	5,000.00
Sanitary Sewer 8" Sanitary Sewer SDR26 LF	80	53.00	4,240.00
Sanitary Sewer SW-301 Manhole EA	1	5,500.00	5,500.00
Sanitary Sewer 4" Service EA	0	3,000.00	0.00
Sanitary Sewer	0	1.50	0.00

PAID

ACTIVITY	QTY	RATE	AMOUNT
Televise Sanitary Sewer LF			
Storm Sewer SW-501 Intake EA	0	4,500.00	0.00
Storm Sewer SW-401 48" Manhole EA	0	5,500.00	0.00
Storm Sewer 15" FES/footing EA	0	2,500.00	0.00
Storm Sewer 15" FES w/footing and Apron Guard EA	0	2,700.00	0.00
Storm Sewer 24" FES w/footing EA	0	2,500.00	0.00
Storm Sewer 15" RCP LF	0	70.00	0.00
Storm Sewer 24" RCP LF	0	90.00	0.00
Storm Sewer Televise Storm Sewer LF	0	1.50	0.00
Storm Sewer Riprap TN	0	40.00	0.00
Road 12" Subgrade Prep (Does Not Include Stabilization) SY	0	3.50	0.00
Road End or Roadway Markers EA	0	500.00	0.00
SWPPP Prep EA	0	1,500.00	0.00
SWPPP Management EA	0	5,000.00	0.00
MC EX Mobilization to Maxwell Project Site EA	0.25	37,000.00	9,250.00
Surveying GPS Finish Grading SY	0	0.23	0.00
Misc EXTRA Tree Removal along city Alley - Widish Tree Service	0	1,280.00	0.00
323 EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley	0	215.00	0.00
D6H CAT Dozer EXTRA D6H CAT Dozer - Extra Tree Removal along city Alley	0	215.00	0.00
		SUBTOTAL	23,990.00
		TAX	0.00
		TOTAL	23,990.00
		PAYMENT	23,990.00

BALANCE DUE

\$0.00

Advanced Tiling and Trenching, Inc
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 advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 963

DATE 10/06/2025
DUE DATE 10/06/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork Topsoil Stripping CY	0	3.00	0.00
Dirtwork Grading CY	0	3.00	0.00
Dirtwork Silt Fence LF	0	4.00	0.00
Dirtwork Rock Check Dams EA	0	2,000.00	0.00
Dirtwork Seeding and Mulching Acre	0	3,500.00	0.00
Watermain Connection to Existing Main EA	0	3,500.00	0.00
Watermain 6" Watermain Installation LF	0	37.00	0.00
Watermain 6" Valve EA	0	2,600.00	0.00
Watermain Hydrant Assembly EA	0	7,000.00	0.00
Watermain 1" Service Line EA	0	3,000.00	0.00
Sanitary Sewer Connecting to Existing Sanitary Service EA	0	5,000.00	0.00
Sanitary Sewer 8" Sanitary Sewer SDR26 LF	200	53.00	10,600.00
Sanitary Sewer SW-301 Manhole EA	1	5,500.00	5,500.00
Sanitary Sewer 4" Service EA	3	3,000.00	9,000.00
Sanitary Sewer	0	1.50	0.00

PAID

ACTIVITY	QTY	RATE	AMOUNT
Televise Sanitary Sewer LF			
Storm Sewer	0	4,500.00	0.00
SW-501 Intake EA			
Storm Sewer	0	5,500.00	0.00
SW-401 48" Manhole EA			
Storm Sewer	0	2,500.00	0.00
15" FES/footing EA			
Storm Sewer	0	2,700.00	0.00
15" FES w/footing and Apron Guard EA			
Storm Sewer	0	2,500.00	0.00
24" FES w/footing EA			
Storm Sewer	0	70.00	0.00
15" RCP LF			
Storm Sewer	0	90.00	0.00
24" RCP LF			
Storm Sewer	0	1.50	0.00
Televise Storm Sewer LF			
Storm Sewer	0	40.00	0.00
Riprap TN			
Road	0	3.50	0.00
12" Subgrade Prep (Does Not Include Stabilization) SY			
Road	0	500.00	0.00
End or Roadway Markers EA			
SWPPP	0	1,500.00	0.00
Prep EA			
SWPPP	0	5,000.00	0.00
Management EA			
MC EX	0	37,000.00	0.00
Mobilization to Maxwell Project Site EA			
Surveying	0	0.23	0.00
GPS Finish Grading SY			
Misc	0	1,280.00	0.00
EXTRA Tree Removal along city Alley - Wdsh Tree Service			
323	0	215.00	0.00
EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley			
D6H CAT Dozer	0	215.00	0.00
EXTRA D6H CAT Dozer - Extra Tree Removal along city Alley			

SUBTOTAL	25,100.00
TAX	0.00
TOTAL	25,100.00
PAYMENT	25,100.00

BALANCE DUE

\$0.00

Advanced Tiling and Trenching, Inc
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 advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 964

DATE 10/13/2025
DUE DATE 10/13/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork	0	3.00	0.00
Topsoil Stripping CY			
Dirtwork	0	3.00	0.00
Grading CY			
Dirtwork	0	4.00	0.00
Silt Fence LF			
Dirtwork		2,000.00	0.00
Rock Check Dams EA			
Dirtwork	0	3,500.00	0.00
Seeding and Mulching Acre			
Watermain	0	3,500.00	0.00
Connection to Existing Main EA			
Watermain	0	37.00	0.00
6" Watermain Installation LF			
Watermain	0	2,600.00	0.00
6" Valve EA			
Watermain	0	7,000.00	0.00
Hydrant Assembly EA			
Watermain	0	3,000.00	0.00
1" Service Line EA			
Sanitary Sewer	0	5,000.00	0.00
Connecting to Existing Sanitary Service EA			
Sanitary Sewer	200	53.00	10,600.00
8" Sanitary Sewer SDR26 LF			
Sanitary Sewer	0	5,500.00	0.00
SW-301 Manhole EA			
Sanitary Sewer	5	3,000.00	15,000.00
4" Service EA			
Sanitary Sewer	0	1.50	0.00

PAID

ACTIVITY	QTY	RATE	AMOUNT
Televise Sanitary Sewer LF			
Storm Sewer SW-501 Intake EA	0	4,500.00	0.00
Storm Sewer SW-401 48" Manhole EA	0	5,500.00	0.00
Storm Sewer 15" FES/footing EA	0	2,500.00	0.00
Storm Sewer 15" FES w/footing and Apron Guard EA	0	2,700.00	0.00
Storm Sewer 24" FES w/footing EA	0	2,500.00	0.00
Storm Sewer 15" RCP LF	0	70.00	0.00
Storm Sewer 24" RCP LF	0	90.00	0.00
Storm Sewer Televise Storm Sewer LF	0	1.50	0.00
Storm Sewer Riprap TN	0	40.00	0.00
Road 12" Subgrade Prep (Does Not Include Stabilization) SY	0	3.50	0.00
Road End or Roadway Markers EA	0	500.00	0.00
SWPPP Prop EA	0	1,500.00	0.00
SWPPP Management EA	0	5,000.00	0.00
MC EX Mobilization to Maxwell Project Site EA	0	37,000.00	0.00
Surveying GPS Finish Grading SY	0	0.23	0.00
Misc EXTRA Tree Removal along city Alley - Widish Tree Service	0	1,280.00	0.00
323 EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley	0	215.00	0.00
D6H CAT Dozer EXTRA D6H CAT Dozer - Extra Tree Removal along city Alley	0	215.00	0.00
		SUBTOTAL	25,600.00
		TAX	0.00
		TOTAL	25,600.00
		PAYMENT	25,600.00

BALANCE DUE

\$0.00

Advanced Tiling and Trenching, Inc
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INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 965

DATE 10/19/2025
DUE DATE 10/19/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork	0	3.00	0.00
Topsoil Stripping CY			
Dirtwork	0	3.00	0.00
Grading CY			
Dirtwork	0	4.00	0.00
Silt Fence LF			
Dirtwork		2,000.00	0.00
Rock Check Dams EA			
Dirtwork	0	3,500.00	0.00
Seeding and Mulching Acre			
Watermain	0	3,500.00	0.00
Connection to Existing Main EA			
Watermain	0	37.00	0.00
6" Watermain Installation LF			
Watermain	0	2,600.00	0.00
6" Valve EA			
Watermain	0	7,000.00	0.00
Hydrant Assembly EA			
Watermain	0	3,000.00	0.00
1" Service Line EA			
Sanitary Sewer	0	5,000.00	0.00
Connecting to Existing Sanitary Service EA			
Sanitary Sewer	440	53.00	23,320.00
8" Sanitary Sewer SDR26 LF			
Sanitary Sewer	2	5,500.00	11,000.00
SW-301 Manhole EA			
Sanitary Sewer	8	3,000.00	24,000.00
4" Service EA			
Sanitary Sewer	0	1.50	0.00

PAID

ACTIVITY	QTY	RATE	AMOUNT
Televise Sanitary Sewer LF			
Storm Sewer SW-501 Intake EA	0	4,500.00	0.00
Storm Sewer SW-401 48" Manhole EA	0	5,500.00	0.00
Storm Sewer 15" FES/footing EA	0	2,500.00	0.00
Storm Sewer 15" FES w/footing and Apron Guard EA	0	2,700.00	0.00
Storm Sewer 24" FES w/footing EA	0	2,500.00	0.00
Storm Sewer 15" RCP LF	0	70.00	0.00
Storm Sewer 24" RCP LF	0	90.00	0.00
Storm Sewer Televise Storm Sewer LF	0	1.50	0.00
Storm Sewer Riprap TN	0	40.00	0.00
Road 12" Subgrade Prep (Does Not Include Stabilization) SY	0	3.50	0.00
Road End or Roadway Markers EA	0	500.00	0.00
SWPPP Prep EA	0	1,500.00	0.00
SWPPP Management EA	0	5,000.00	0.00
MC EX Mobilization to Maxwell Project Site EA	0.25	37,000.00	9,250.00
Surveying GPS Finish Grading SY	0	0.23	0.00
Misc EXTRA Tree Removal along city Alley - Widish Tree Service	0	1,280.00	0.00
323 EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley	0	215.00	0.00
D6H CAT Dozer EXTRA D6H CAT Dozer - Extra Tree Removal along city Alley	0	215.00	0.00
Misc PooPit Device/Structure	1	4,000.00	4,000.00
		SUBTOTAL	71,570.00
		TAX	0.00
		TOTAL	71,570.00

PAYMENT
BALANCE DUE

71,570.00
\$0.00

Advanced Tiling and Trenching, Inc
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 advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 966

DATE 10/27/2025
DUE DATE 11/03/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork Topsoil Stripping CY	0	3.00	0.00
Dirtwork Grading CY	0	3.00	0.00
Dirtwork Silt Fence LF	0	4.00	0.00
Dirtwork Rock Check Dams EA		2,000.00	0.00
Dirtwork Seeding and Mulching Acre	0	3,500.00	0.00
Watermain Connection to Existing Main EA	1	3,500.00	3,500.00
Watermain 6" Watermain Installation LF	700	37.00	25,900.00
Watermain 6" Valve EA	2	2,600.00	5,200.00
Watermain Hydrant Assembly EA	1	7,000.00	7,000.00
Watermain 1" Service Line EA	0	3,000.00	0.00
Sanitary Sewer Connecting to Existing Sanitary Service EA	0	5,000.00	0.00
Sanitary Sewer 8" Sanitary Sewer SDR26 LF	0	53.00	0.00
Sanitary Sewer SW-301 Manhole EA	0	5,500.00	0.00
Sanitary Sewer 4" Service EA	0	3,000.00	0.00
Sanitary Sewer	0	1.50	0.00

PAID

ACTIVITY	QTY	RATE	AMOUNT
Televise Sanitary Sewer LF			
Storm Sewer	0	4,500.00	0.00
SW-501 Intake EA			
Storm Sewer	0	5,500.00	0.00
SW-401 48" Manhole EA			
Storm Sewer	0	2,500.00	0.00
15" FES/footing EA			
Storm Sewer	0	2,700.00	0.00
15" FES w/footing and Apron Guard EA			
Storm Sewer	0	2,500.00	0.00
24" FES w/footing EA			
Storm Sewer	0	70.00	0.00
15" RCP LF			
Storm Sewer	0	90.00	0.00
24" RCP LF			
Storm Sewer	0	1.50	0.00
Televise Storm Sewer LF			
Storm Sewer	0	40.00	0.00
Riprap TN			
Road	2,133	3.50	7,465.50
12" Subgrade Prep (Does Not Include Stabilization) SY			
Road	0	500.00	0.00
End or Roadway Markers EA			
SWPPP	0	1,500.00	0.00
Prep EA			
SWPPP	0	5,000.00	0.00
Management EA			
MC EX	0	37,000.00	0.00
Mobilization to Maxwell Project Site EA			
Surveying	0	0.23	0.00
GPS Finish Grading SY			
Misc	0	1,280.00	0.00
EXTRA Tree Removal along city Alley - Widish Tree Service			
323	0	215.00	0.00
EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley			
D6H CAT Dozer	0	215.00	0.00
EXTRA D6H CAT Dozer - Extra Tree Removal along city Alley			
Misc	0	4,000.00	0.00
PooPit Device/Structure			
Storm Sewer	40	70.00	2,800.00
12" RCP LF Flare			
Storm Sewer	2	2,200.00	4,400.00
12" FES			

SUBTOTAL	56,265.50
TAX	0.00
TOTAL	56,265.50
PAYMENT	56,265.50
BALANCE DUE	\$0.00

Advanced Tiling and Trenching, Inc
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INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 967

DATE 11/04/2025
DUE DATE 11/11/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork Topsoil Stripping CY	865	3.00	2,595.00
Dirtwork Grading CY	0	3.00	0.00
Dirtwork Silt Fence LF	0	4.00	0.00
Dirtwork Rock Check Dams EA		2,000.00	0.00
Dirtwork Seeding and Mulching Acre	0	3,500.00	0.00
Watermain Connection to Existing Main EA	1	3,500.00	3,500.00
Watermain 6" Watermain Installation LF	197	37.00	7,289.00
Watermain 6" Valve EA	1	2,600.00	2,600.00
Watermain Hydrant Assembly EA	0.80	7,000.00	5,600.00
Watermain 1" Service Line EA	0	3,000.00	0.00
Sanitary Sewer Connecting to Existing Sanitary Service EA	0	5,000.00	0.00
Sanitary Sewer 8" Sanitary Sewer SDR26 LF	0	53.00	0.00
Sanitary Sewer SW-301 Manhole EA	0	5,500.00	0.00
Sanitary Sewer 4" Service EA	0	3,000.00	0.00
Sanitary Sewer	0	1.50	0.00

PAID

ACTIVITY	QTY	RATE	AMOUNT
Televise Sanitary Sewer LF			
Storm Sewer	0	4,500.00	0.00
SW-501 Intake EA			
Storm Sewer	0	5,500.00	0.00
SW-401 48" Manhole EA			
Storm Sewer	2	2,500.00	5,000.00
15" FES/footing EA			
Storm Sewer	0	2,700.00	0.00
15" FES w/footing and Apron Guard EA			
Storm Sewer	0	2,500.00	0.00
24" FES w/footing EA			
Storm Sewer	40	70.00	2,800.00
15" RCP LF			
Storm Sewer	0	90.00	0.00
24" RCP LF			
Storm Sewer	0	1.50	0.00
Televise Storm Sewer LF			
Storm Sewer	0	40.00	0.00
Riprap TN			
Road	0	3.50	0.00
12" Subgrade Prep (Does Not Include Stabilization) SY			
Road	0	500.00	0.00
End or Roadway Markers EA			
SWPPP	0	1,500.00	0.00
Prep EA			
SWPPP	0	5,000.00	0.00
Management EA			
MC EX	0	37,000.00	0.00
Mobilization to Maxwell Project Site EA			
Surveying	0	0.23	0.00
GPS Finish Grading SY			
Misc	0	1,280.00	0.00
EXTRA Tree Removal along city Alley - Widish Tree Service			
323	0	215.00	0.00
EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley			
D6H CAT Dozer	0	215.00	0.00
EXTRA D6H CAT Dozer - Extra Tree Removal along city Alley			
Misc	0	4,000.00	0.00
Pool Pit Device/Structure			
Storm Sewer	0	70.00	0.00
12" RCP LF Flare			
Storm Sewer	0	2,200.00	0.00
12" FES			

ACTIVITY	QTY	RATE	AMOUNT
Watermain	1	1,500.00	1,500.00
Watermain Blowoff Valve			
Sanitary Sewer	950	6.00	5,700.00
Core out and Backfill			
SUBTOTAL			36,584.00
TAX			0.00
TOTAL			36,584.00
PAYMENT			36,584.00
BALANCE DUE			\$0.00

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 advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 968

DATE 11/10/2025
DUE DATE 11/17/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork Topsoil Stripping CY	0	3.00	0.00
Dirtwork Grading CY	0	3.00	0.00
Dirtwork Silt Fence LF	0	4.00	0.00
Dirtwork Rock Check Dams EA	0	2,000.00	0.00
Dirtwork Seeding and Mulching Acre	0	3,500.00	0.00
Watermain Connection to Existing Main EA	0	3,500.00	0.00
Watermain 6" Watermain Installation LF	0	37.00	0.00
Watermain 6" Valve EA	0	2,600.00	0.00
Watermain Hydrant Assembly EA	0	7,000.00	0.00
Watermain 1" Service Line EA	11	3,000.00	33,000.00
Sanitary Sewer Connecting to Existing Sanitary Service EA	0	5,000.00	0.00
Sanitary Sewer 8" Sanitary Sewer SDR26 LF	0	53.00	0.00
Sanitary Sewer SW-301 Manhole EA	0	5,500.00	0.00
Sanitary Sewer 4" Service EA	0	3,000.00	0.00
Sanitary Sewer Televise Sanitary Sewer LF	0	1.50	0.00

ACTIVITY	QTY	RATE	AMOUNT
Storm Sewer SW-501 Intake EA	0	4,500.00	0.00
Storm Sewer SW-401 48" Manhole EA	0	5,500.00	0.00
Storm Sewer 15" FES/footing EA	0	2,500.00	0.00
Storm Sewer 15" FES w/footing and Apron Guard EA	0	2,700.00	0.00
Storm Sewer 24" FES w/footing EA	0	2,500.00	0.00
Storm Sewer 15" RCP LF	0	70.00	0.00
Storm Sewer 24" RCP LF	0	90.00	0.00
Storm Sewer Televise Storm Sewer LF	0	1.50	0.00
Storm Sewer Riprap TN	0	40.00	0.00
Road 12" Subgrade Prep (Does Not Include Stabilization) SY	0	3.50	0.00
Road End or Roadway Markers EA	0	500.00	0.00
SWPPP Prep EA	0	1,500.00	0.00
SWPPP Management EA	0	5,000.00	0.00
MC EX Mobilization to Maxwell Project Site EA	0	37,000.00	0.00
Surveying GPS Finish Grading SY	0	0.23	0.00
Misc EXTRA Tree Removal along city Alley - Widish Tree Service	0	1,280.00	0.00
323 EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley	0	215.00	0.00
D6H CAT Dozer EXTRA D6H CAT Dozer - Extra Tree Removal along city Alley	0	215.00	0.00
Misc PooPit Device/Structure	0	4,000.00	0.00
Storm Sewer 12" RCP LF Flare	0	70.00	0.00
Storm Sewer 12" FES	0	2,200.00	0.00
Watermain Watermain Blowoff Valve	0	1,500.00	0.00

ACTIVITY	QTY	RATE	AMOUNT
Sanitary Sewer Core out and Backfill	0	6.00	0.00
Sales Extra - Installing Road Fabric and placing rock per ton	400	4.00	1,600.00
Sales Extra - Woodlawn Ave Rock 1st round per ton	600	3.00	1,800.00
		SUBTOTAL	36,400.00
		TAX	0.00
		TOTAL	36,400.00
		PAYMENT	8,255.25
		BALANCE DUE	\$28,144.75

Advanced Tiling and Trenching, Inc
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INVOICE

BILL TO

Third Millenium
 City of Maxwell Project
 City Storm Sewer - Extra

INVOICE # 969

DATE 11/18/2025
DUE DATE 11/25/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Storm Sewer 24" Outlet FES	1	2,500.00	2,500.00
Storm Sewer 15" Outlet FES w/kid guard	1	2,500.00	2,500.00
Storm Sewer 42" HDPE Structures	0	2,500.00	0.00
Storm Sewer 24" Dual Wall Pipe	260	40.00	10,400.00
Storm Sewer 15" Flexcore	200	28.00	5,600.00
Storm Sewer Televise Storm Sewer	0	1.50	0.00

SUBTOTAL	21,000.00
TAX	0.00
TOTAL	21,000.00
BALANCE DUE	\$21,000.00

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 advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 970

DATE 11/18/2025
DUE DATE 11/25/2025
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork	0	3.00	0.00
Topsoil Stripping CY			
Dirtwork	0	3.00	0.00
Grading CY			
Dirtwork	0	4.00	0.00
Silt Fence LF			
Dirtwork	0	2,000.00	0.00
Rock Check Dams EA			
Dirtwork	0	3,500.00	0.00
Seeding and Mulching Acre			
Watermain	0	3,500.00	0.00
Connection to Existing Main EA			
Watermain	0	37.00	0.00
6" Watermain Installation LF			
Watermain	0	2,600.00	0.00
6" Valve EA			
Watermain	0	7,000.00	0.00
Hydrant Assembly EA			
Watermain	5	3,000.00	15,000.00
1" Service Line EA			
Sanitary Sewer	0	5,000.00	0.00
Connecting to Existing Sanitary Service EA			
Sanitary Sewer	0	53.00	0.00
8" Sanitary Sewer SDR26 LF			
Sanitary Sewer	0	5,500.00	0.00
SW-301 Manhole EA			
Sanitary Sewer	0	3,000.00	0.00
4" Service EA			
Sanitary Sewer	0	1.50	0.00
Televise Sanitary Sewer LF			

ACTIVITY	QTY	RATE	AMOUNT
Storm Sewer SW-501 Intake EA	0	4,500.00	0.00
Storm Sewer SW-401 48" Manhole EA	0	5,500.00	0.00
Storm Sewer 15" FES/footing EA	0	2,500.00	0.00
Storm Sewer 15" FES w/footing and Apron Guard EA	0	2,700.00	0.00
Storm Sewer 24" FES w/footing EA	0	2,500.00	0.00
Storm Sewer 15" RCP LF	0	70.00	0.00
Storm Sewer 24" RCP LF	0	90.00	0.00
Storm Sewer Televise Storm Sewer LF	0	1.50	0.00
Storm Sewer Riprap TN	0	40.00	0.00
Road 12" Subgrade Prep (Does Not include Stabilization) SY	1,437	3.50	5,029.50
Road End or Roadway Markers EA	0	500.00	0.00
SWPPP Prep EA	0	1,500.00	0.00
SWPPP Management EA	0	5,000.00	0.00
MC EX Mobilization to Maxwell Project Site EA	0	37,000.00	0.00
Surveying GPS Finish Grading SY	0	0.23	0.00
Misc EXTRA Tree Removal along city Alley - Widish Tree Service	0	1,280.00	0.00
323 EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley	0	215.00	0.00
D&H CAT Dozer EXTRA D&H CAT Dozer - Extra Tree Removal along city Alley	0	215.00	0.00
Misc PooPit Device/Structure	0	4,000.00	0.00
Storm Sewer 12" RCP LF Flare	0	70.00	0.00
Storm Sewer 12" FEC	0	2,200.00	0.00
Watermain Watermain Blowoff Valve	0	1,500.00	0.00

ACTIVITY	QTY	RATE	AMOUNT
Sanitary Sewer Core out and Backfill	0	6.00	0.00
Sales Extra - Installing Road Fabric and placing rock per ton	0	4.00	0.00
Sales Extra - Woodlawn Ave Rock 1st round per ton	0	3.00	0.00
Sump Pump 6" Perf Tile	475	5.00	2,375.00
Sump Pump 15" X 8" Structure	1	750.00	750.00
Sump Pump 8" Dual Wall	200	12.00	2,400.00

SUBTOTAL	25,554.50
TAX	0.00
TOTAL	25,554.50
BALANCE DUE	\$25,554.50

Advanced Tiling and Trenching, Inc
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 advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 971

DATE 12/01/2025
 DUE DATE 12/01/2025
 TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork	1,125	3.00	3,375.00
Topsoil Stripping CY			
Dirtwork	0	3.00	0.00
Grading CY			
Dirtwork	530	4.00	2,120.00
Silt Fence LF			
Dirtwork	0	2,000.00	0.00
Rock Check Dams EA			
Dirtwork	0	3,500.00	0.00
Seeding and Mulching Acre			
Watermain	0	3,500.00	0.00
Connection to Existing Main EA			
Watermain	0	37.00	0.00
6" Watermain Installation LF			
Watermain	0	2,600.00	0.00
6" Valve EA			
Watermain	0	7,000.00	0.00
Hydrant Assembly EA			
Watermain	0	3,000.00	0.00
1" Service Line EA			
Sanitary Sewer	0	5,000.00	0.00
Connecting to Existing Sanitary Service EA			
Sanitary Sewer	0	53.00	0.00
8" Sanitary Sewer SDR26 LF			
Sanitary Sewer	0	5,500.00	0.00
SW-301 Manhole EA			
Sanitary Sewer	0	3,000.00	0.00
4" Service EA			
Sanitary Sewer	0	1.50	0.00
Televise Sanitary Sewer LF			

ACTIVITY	QTY	RATE	AMOUNT
Storm Sewer SW-501 Intake EA	0	4,500.00	0.00
Storm Sewer SW-401 48" Manhole EA	0	5,500.00	0.00
Storm Sewer 15" FES/footing EA	0	2,500.00	0.00
Storm Sewer 15" FES w/footing and Apron Guard EA	0	2,700.00	0.00
Storm Sewer 24" FES w/footing EA	0	2,500.00	0.00
Storm Sewer 15" RCP LF	0	70.00	0.00
Storm Sewer 24" RCP LF	0	90.00	0.00
Storm Sewer Televise Storm Sewer LF	0	1.50	0.00
Storm Sewer Riprap TN	0	40.00	0.00
Road 12" Subgrade Prep (Does Not Include Stabilization) SY	0	3.50	0.00
Road End or Roadway Markers EA	0	500.00	0.00
SWPPP Prep EA	0	1,500.00	0.00
SWPPP Management EA	0	5,000.00	0.00
MC EX Mobilization to Maxwell Project Site EA	0	37,000.00	0.00
Surveying GPS Finish Grading SY	0	0.23	0.00
Misc EXTRA Tree Removal along city Alley - Widish Tree Service	0	1,280.00	0.00
323 EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley	0	215.00	0.00
D6H CAT Dozer EXTRA D6H CAT Dozer - Extra Tree Removal along city Alley	0	215.00	0.00
Misc PooPit Device/Structure	0	4,000.00	0.00
Storm Sewer 12" RCP LF Flare	0	70.00	0.00
Storm Sewer 10" FES	0	2,200.00	0.00
Watermain Watermain Blowoff Valve	0	1,500.00	0.00

ACTIVITY	QTY	RATE	AMOUNT
Sanitary Sewer Core out and Backfill	0	6.00	0.00
Sales Extra - Installing Road Fabric and placing rock per ton	0	4.00	0.00
Sales Extra - Woodlawn Ave Rock 1st round per ton	0	3.00	0.00
Sump Pump 6" Perf Tile	1,083	5.00	5,415.00
Sump Pump 15" X 8" Structure	0	750.00	0.00
Sump Pump 8" Dual Wall	0	12.00	0.00

SUBTOTAL	10,910.00
TAX	0.00
TOTAL	10,910.00
BALANCE DUE	\$10,910.00

Advanced Tiling and Trenching, Inc
 3338 320th St
 Wellman, IA 52356-8523 USA
 +13197219909
 advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

Third Millenium
 Coralville, Iowa
 Maxwell Iowa Subdivision
 Project

INVOICE # 975

DATE 02/03/2026
DUE DATE 02/03/2026
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dirtwork Topsoil Stripping CY - Per Final Plat provided by Snyder Assoc	2,847	3.00	8,541.00
Dirtwork Grading CY - Per Final Plat provided by Synder Assoc	3,399	3.00	10,197.00
Dirtwork Silt Fence LF	0	4.00	0.00
Dirtwork Rock Check Dams EA	0	2,000.00	0.00
Dirtwork Seeding and Mulching Acre	0	3,500.00	0.00
Watermain Connection to Existing Main EA	0	3,500.00	0.00
Watermain 6" Watermain Installation LF	0	37.00	0.00
Watermain 6" Valve EA	0	2,600.00	0.00
Watermain Hydrant Assembly EA	0	7,000.00	0.00
Watermain 1" Service Line EA	0	3,000.00	0.00
Sanitary Sewer Connecting to Existing Sanitary Service EA	0	5,000.00	0.00
Sanitary Sewer 8" Sanitary Sewer SDR26 LF	0	53.00	0.00
Sanitary Sewer SW-301 Manhole EA	0	5,500.00	0.00
Sanitary Sewer 4" Service EA	0	3,000.00	0.00

ACTIVITY	QTY	RATE	AMOUNT
Sanitary Sewer Televise Sanitary Sewer LF	0	1.50	0.00
Storm Sewer SW-501 Intake EA	0	4,500.00	0.00
Storm Sewer SW-401 48" Manhole EA	0	5,500.00	0.00
Storm Sewer 15" FES/footing EA	0	2,500.00	0.00
Storm Sewer 15" FES w/footing and Apron Guard EA	0	2,700.00	0.00
Storm Sewer 24" FES w/footing EA	0	2,500.00	0.00
Storm Sewer 15" RCP LF	0	70.00	0.00
Storm Sewer 24" RCP LF	0	90.00	0.00
Storm Sewer Televise Storm Sewer LF	0	1.50	0.00
Storm Sewer Riprap TN	0	40.00	0.00
Road 12" Subgrade Prep (Does Not Include Stabilization) SY	0	3.50	0.00
Road End or Roadway Markers EA	0	500.00	0.00
SWPPP Prep EA	0	1,500.00	0.00
SWPPP Management EA	0	5,000.00	0.00
MC EX Mobilization to Maxwell Project Site EA	0	37,000.00	0.00
Surveying GPS Finish Grading SY	0	0.23	0.00
Misc EXTRA Tree Removal along city Alley - Widish Tree Service	0	1,280.00	0.00
323 EXTRA 323 CAT Excavator-Extra Tree Removal along city Alley	0	215.00	0.00
D6H CAT Dozer EXTRA D6H CAT Dozer - Extra Tree Removal along city Alley	0	215.00	0.00
Misc PooPit Device/Structure	0	4,000.00	0.00
Storm Sewer 12" RCP LF Flare	0	70.00	0.00
Storm Sewer 12" FES	0	2,200.00	0.00

ACTIVITY	QTY	RATE	AMOUNT
Watermain	0	1,500.00	0.00
Watermain Blowoff Valve			
Sanitary Sewer	0	6.00	0.00
Core out and Backfill			
Sales	0	4.00	0.00
Extra - Installing Road Fabric and placing rock per ton			
Sales	0	3.00	0.00
Extra - Woodlawn Ave Rock 1st round per ton			
Sump Pump	0	5.00	0.00
6" Perf Tile			
Sump Pump	0	750.00	0.00
15" X 8" Structure			
Sump Pump	0	12.00	0.00
8" Dual Wall			

SUBTOTAL	18,738.00
TAX	0.00
TOTAL	18,738.00
BALANCE DUE	\$18,738.00

Advanced Tiling and Trenching, Inc
 3338 320th St
 Wellman, IA 52356-8523 USA
 +13197219909
 advancedtilingandtrenching@gmail.com



INVOICE

BILL TO
 Third Millenium

INVOICE # 981
DATE 04/06/2026
DUE DATE 04/06/2026
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Fin Chg Finance Charges on Overdue Balance	1	1,284.13	1,284.13
Fin Chg Finance Charges on Overdue Balance - Feb	1	1,284.13	1,284.13
Fin Chg Finance Charges on Overdue Balance - March	1	1,603.73	1,603.73
Fin Chg Finance Charges on Overdue Balance - April	1	1,627.78	1,627.78

SUBTOTAL	5,799.77
TAX	0.00
TOTAL	5,799.77
BALANCE DUE	\$5,799.77

Advanced Tiling and Trenching, Inc
3338 320th St
Wellman, IA 52356-8523 USA
+13197219909
advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

City of Maxwell
City of Maxwell
Maxwell City Hall
107 Main St
Maxwell, Iowa 50161

INVOICE # 980

DATE 04/06/2026

DUE DATE 04/06/2026

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Dozer	17	225.00	3,825.00
Dozer			
Misc	1	1,280.00	1,280.00
Tree Removal			
SUBTOTAL			5,105.00
TAX			0.00
TOTAL			5,105.00
BALANCE DUE			\$5,105.00

Advanced Tiling and Trenching, Inc
3338 320th St
Wellman, IA 52356-8523 USA
+13197219909
advancedtilingandtrenching@gmail.com



INVOICE

BILL TO

City of Maxwell
City of Maxwell
Maxwell City Hall
107 Main St
Maxwell, Iowa 50161

INVOICE # 960

DATE 09/09/2025

DUE DATE 09/09/2025

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
323 323 CAT Excavator Drainage Easement 7th & North	6	215.00	1,290.00
SUBTOTAL			1,290.00
TAX			0.00
TOTAL			1,290.00
BALANCE DUE			\$1,290.00



INVOICE FOR PROFESSIONAL SERVICES

May 19, 2026

Clinton Sloss
 JAMC Real Estate Solutions, LLC
 5406 Douglas Avenue
 Des Moines, IA 50310

Invoice No: 124.0724.010 - 14

Email clinton.sloss@gmail.com
 dan@millconcrete.com

Project 124.0724.010 Rock Creek Ridge Prelim Services

Professional Services through April 30, 2026

Preliminary Services
 Lump Sum Fees

	Contract Amount	% Compl	Total Billed to Date	Previous Billed	Current Billed
Pre-App Meeting	600.00	100.00	600.00	600.00	0.00
Boundary Verification	1,400.00	100.00	1,400.00	1,400.00	0.00
Topographic Survey	5,600.00	100.00	5,600.00	5,600.00	0.00
Master Storm Water Management	4,800.00	100.00	4,800.00	4,800.00	0.00
Preliminary Plat	8,200.00	100.00	8,200.00	8,200.00	0.00
Total Fee	20,600.00		20,600.00	20,600.00	0.00
Total Lump Sum Fees					0.00
Phase Subtotal					0.00
Billings to Date	Total	Prior	Current		
	20,600.00	20,600.00	0.00		

Basic Services
 Lump Sum Fees

	Contract Amount	% Compl	Total Billed to Date	Previous Billed	Current Billed
Grade & Utility Plan	2,800.00	100.00	2,800.00	2,800.00	0.00
Public Imp Const Plans (10SFD&4SFA Lots)	11,500.00	100.00	11,500.00	11,500.00	0.00
NPDES & SWPPP	1,200.00	100.00	1,200.00	1,200.00	0.00
Final Plat Docucent (10 SFD & 4 SFA Lots)	4,300.00	100.00	4,300.00	4,300.00	0.00
Total Fee	19,800.00		19,800.00	19,800.00	0.00
Total Lump Sum Fees					0.00
Phase Subtotal					0.00
Billings to Date	Total	Prior	Current		
	19,800.00	19,800.00	0.00		

Additional Services Hourly

REMIT TO: SNYDER & ASSOCIATES, INC. p: 888-964-2020 | f: 515-964-7938
 Mailing: PO Box 1159 | Ankeny, IA 50021 Federal E.I.N. 42-1379015
 Physical: 2727 SW Snyder Blvd. | Ankeny IA 50023 SNYDER-ASSOCIATES.COM

Additional Services

Task Subtotal	0.00
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Billings to Date	Total	Prior	Current
	4,600.25	4,600.25	0.00

Phase Subtotal	0.00
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**Additional Services Lump Sum
Lump Sum Fees**

	Contract Amount	%	Total Billed to Date	Previous Billed	Current Billed
Updated Final Plat	5,500.00	100.00	5,500.00	5,500.00	0.00
Updated As-Built Const Plans	9,800.00	100.00	9,800.00	9,800.00	0.00
Total Fee	15,300.00		15,300.00	15,300.00	0.00

Total Lump Sum Fees	0.00
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Phase Subtotal	0.00
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Billings to Date	Total	Prior	Current
	15,300.00	15,300.00	0.00

**Construction Services
Lump Sum Fees**

	Contract Amount	%	Total Billed to Date	Previous Billed	Current Billed
Construction Staking(10 SFD&4 SFA Lots)	6,500.00	100.00	6,500.00	5,525.00	975.00
Public Impr Accept(10 SFD & 4 SFA Lots)	2,500.00	0.00	0.00	0.00	0.00
Total Fee	9,000.00		6,500.00	5,525.00	975.00

Total Lump Sum Fees	975.00
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Phase Subtotal	\$975.00
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Billings to Date	Total	Prior	Current
	6,500.00	5,525.00	975.00

Construction Services - Hourly

Construction Administration

Task Subtotal	0.00
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Billings to Date	Total	Prior	Current
	5,890.50	5,890.50	0.00

Phase Subtotal	0.00
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Direct Expense

Submittal Fees

Task Subtotal	0.00
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Billings to Date	Total	Prior	Current
	586.80	586.80	0.00

Phase Subtotal	0.00
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Extra Services

REMIT TO: SNYDER & ASSOCIATES, INC.
Mailing: PO Box 1159 | Ankeny, IA 50021
Physical: 2727 SW Snyder Blvd. | Ankeny IA 50023

p: 888-964-2020 | f: 515-964-7938
Federal E.I.N. 42-1379015
SNYDER-ASSOCIATES.COM

Lump Sum Fees

	Contract Amount	% Compl	Total Billed to Date	Previous Billed	Current Billed
Street Lighting Plan	500.00	0.00	0.00	0.00	0.00
Total Fee	500.00		0.00	0.00	0.00
Total Lump Sum Fees					0.00
Phase Subtotal					0.00

Amount Due this Invoice \$975.00

	Total	Prior	Current
Billings to Date	73,277.55	72,302.55	975.00

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Brent Culp



1610 E Madison Ave.
Des Moines, IA 50313

www.cmt-iowa.com

Invoice

Invoice Date	Invoice #
1/23/2025	53631

Bill To
JAMC Real Estate Solutions 5406 Douglas Ave Des Moines, IA 50310

P.O. No. / Project No. / Contract No.		Terms	Project Name		
			Rock Creek Ridge Maxwell		
Quantity	Description	Date of Service	Rate	Amount	
1	Mobilization	12/12/2024	950.00	950.00	
120	Total Ft, Geotechnical Drilling & Sampling (Total Feet)	12/12/2024	25.00	3,000.00	
	Laboratory Testing of Soil Samples		1,250.00	1,250.00	
	Environmental Analysis		3,200.00	3,200.00	
1	Engineering Report	12/23/2024	775.00	775.00	
			Total	\$9,175.00	
Please Pay From Invoice.			Payments/Credits	-\$9,175.00	
We accept all major credit cards. Please call our office at 515-263-0794 with your card number and we'll be happy to bill your account.			Balance Due	\$0.00	

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Maxwell, Iowa (the "City") and Third Millennium Development LLC (the "Developer") as of the ____ day of _____, 2026 (the "Commencement Date").

WHEREAS, the City has established the Maxwell Urban Renewal Area (the "Urban Renewal Area") and has adopted a tax increment ordinance for the Urban Renewal Area; and

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

WHEREAS, the Developer is undertaking the development of a residential subdivision (the "Housing Project") on the Property and the construction of certain public infrastructure improvements in connection therewith (the "Infrastructure Project"); and

WHEREAS, the Developer has requested that the City provide financial assistance in the form of an economic development grant (the "Grant") and incremental property tax payments to be used by the Developer in paying the costs of constructing the Infrastructure Project; and

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

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

NOW THEREFORE, the parties hereto agree as follows:

A. Developer's Covenants:

1. Housing Project Construction and Subdivision. The Developer agrees to construct the Housing Project on the Property in accordance with the preliminary plat previously approved by the City Council on _____, 20____ and set forth on Exhibit B hereto. Prior to beginning construction of the Housing Project, the Developer will subdivide the Property in accordance with applicable ordinances and regulations.

2. Infrastructure Project Construction. The Developer agrees to cause the construction of the Infrastructure Project in accordance with the timeline and specifications set forth on Exhibit C hereto. Prior to constructing the Infrastructure Project, the Developer will submit copies of all engineering documents related to the proposed Infrastructure Project to the City. The City may request reasonable changes in such documents, to ensure compliance with any applicable ordinances or regulations.

The City shall retain all rights to inspect the Infrastructure Project for quality of work and full compliance with City Code. Nothing in this subsection shall be interpreted as limiting the

City's rights to not accept the work if the Infrastructure Project is not completed to the satisfaction of the City.

Upon completion of the Infrastructure Project, provided that (i) such improvements are of the type ordinarily dedicated to the City in connection with housing development projects; (ii) the City confirms to the Developer in writing that such completed improvements meet City requirements; and (iii) the City accepts such Infrastructure Project in accordance with State law, the Developer will provide the City with either a deed, dedication or permanent easement to the improvements and related right-of-way comprising the Infrastructure Project, as the case may be, which shall thereafter be maintained by the City.

3. Infrastructure Project Costs Documentation. Upon completion of the Infrastructure Project, the Developer agrees to provide documentation (the "Costs Documentation") detailing the costs (the "Infrastructure Costs") incurred in the completion thereof. Such Infrastructure Costs may include all infrastructure-related land acquisition costs, cost of designing and constructing the Infrastructure Project, landscaping and grading all land for the Infrastructure Project, interest expense and other costs of financing the Infrastructure Project, and other reasonably related costs of carrying out the Infrastructure Project, including legal fees as provided for in this Agreement. The Infrastructure Costs shall not include such costs as are incurred in the completion of the Housing Project.

The Costs Documentation will be accompanied by invoices, and such other documentation as is reasonably requested by the City, confirming that the Infrastructure Costs detailed in such Costs Documentation were in fact incurred in the installation of the Infrastructure Project and that such costs are of an amount reasonably to have been expected with respect to such installation. The Developer will include a cover page in the form attached hereto as Exhibit D with its submittal of the Costs Documentation.

4. Triggering Certification. The Developer agrees to provide a written notification (the "Triggering Certification") to the City of its intent for the Payments (as defined in Section B.3 of this Agreement) to commence in a particular fiscal year. Such Triggering Certification shall be due by no later than October 15 of the calendar year immediately preceding the start of the fiscal year in which the initial Payments are intended to be made. The Developer hereby acknowledges that the submission of the initial Worksheet (as defined in Section A.5 of this Agreement) will satisfy the requirements of this Section A.4. In any event, the Triggering Certification shall be made by no later than October 15, 2028. (It is hereby acknowledged that the City's fiscal year begins on July 1 and ends on the following June 30.)

5. Property Tax Payment Certification. The Developer agrees to certify to the City by no later than October 15 of each year during the Term (as hereinafter defined), commencing in calendar year in which the Triggering Certification is filed, an amount (each, the "Developer's Estimate") equal to ~~the~~ eighty percent (80%) (the "Annual Percentage") of the estimated Incremental Property Tax Revenues (as hereinafter defined) anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable incremental valuation of the Property.

In submitting each such Developer's Estimate, the Developer will complete and submit the worksheet (the "Worksheet") attached hereto as Exhibit E. ~~Each Developer's Estimate shall be divided into two figures: (1) 20% shall be designated as the "LMI Amount" (see Section B.6 below); and (2) 80% shall be designated as the "Projected Payment Amount."~~ The City reserves the right to review and request revisions to each such Developer's Estimate to ensure the accuracy of the figures submitted.

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

The "Base Valuation" of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall be the taxable valuation of the Property shown on the property tax rolls of Story County as of January 1 of the year prior to the year in which the Triggering Certification is filed with the City.

Upon request, the City staff shall provide reasonable assistance to the Developer in completing the worksheet(s) required under this Section A.5.

6. Reimbursement of City's Costs. The Developer acknowledges that the City has incurred costs in connection with the review, negotiation, administration, and oversight of the Housing Project and the Infrastructure Project contemplated, including, without limitation, fees and expenses of the City's engineers and city attorney in the amount of \$42,782 (collectively, the "City Costs").

In consideration of the City's undertaking of such activities, the Developer agrees to reimburse the City for all City Costs incurred in connection with the Housing Project and the Infrastructure Project.

The Developer shall pay such City Costs within thirty (30) days after receipt of written invoices from the City detailing such City Costs.

7. Events of Default.

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

- (i) Failure by the Developer to complete construction of the Housing Project pursuant to the terms and conditions of this Agreement.

- (ii) Failure by the Developer to complete construction of the Infrastructure Project pursuant to the terms and conditions of this Agreement.
- (iii) Failure by the Developer to comply with Sections A.3, A.4, A.5 and A.6 of this Agreement.
- (iv) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

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

- (i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- (ii) Withhold the disbursement of the Grant proceeds provided for under Section B.2 below.
- (iii) Recover an amount equal to the full amount of the Grant previously made to the Developer under Section B.2 hereof. The City may take any action, including any legal action it deems necessary, to recover such amount from the Developer.
- (iv) Withhold the Payments under Section B.3 of this Agreement, such right being additional to the right of annual appropriation as set forth in Section B.4 below.
- (v) Terminate this Agreement.

B. City's Covenants:

1. Review of Costs Documentation. The City staff will review the Costs Documentation upon receipt from the Developer. If the City determines the costs set forth in the Costs Documentation are costs reasonably incurred in the construction of the Infrastructure Project, the City shall record a summary of the date, amount and nature of the costs (the "Accepted Infrastructure Costs") on the Summary of Accepted Infrastructure Costs attached hereto as Exhibit F, and such summary shall be the official record of the Accepted Infrastructure Costs for purposes of tallying the Maximum Grant Total, as defined in Section B.2 of this Agreement. To the extent that the Accepted Infrastructure Costs reflected in the Costs Documentation exceed \$80,000, such remaining Accepted Infrastructure Costs (the "Remaining Accepted Infrastructure Costs") shall be used in tallying the Maximum Payment Total, as defined in Section B.3 of this Agreement.

If the City determines the Infrastructure Costs set forth in the Costs Documentation are not costs reasonably incurred in the construction of the Infrastructure Project, then the City shall

notify the Developer of such determination within fifteen (15) days of such determination in order to allow an opportunity for the Developer to cure the noted deficiencies.

2. **Economic Development Grant.** The City hereby agrees to make the Grant to the Developer in an amount (the "Maximum Grant Total") equal to the lesser of (i) the Accepted Infrastructure Costs reflected in the Costs Documentation, or (ii) \$80,000 within thirty (30) days of the receipt of a satisfactory submittal by the Developer of the Costs Documentation.

3. **Payments.** In recognition of the Developer's obligations set out above, the City agrees to make eleven (11) annual economic development tax increment payments (the "Payments" and, individually, each a "Payment") to the Developer during the Term (as hereinafter defined) pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments (the "Maximum Payment Total") shall not exceed the lesser of (i) the Remaining Accepted Infrastructure Costs, or (ii) \$520,000. All Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

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

The Payments will be made on June 1 of each fiscal year following an affirmative appropriation decision as provided for under Section B.4 below, beginning on June 1 of the fiscal year immediately succeeding the year in which the Triggering Certification is made, and continuing for a period of a total of eleven (11) fiscal years, provided, however, that no Payment will be made after the sooner of (i) the date on which the aggregate sum of Payments made hereunder equals the Maximum Payment Total; or (ii) June 1, 2040.

For example, assuming the Triggering Certification is made on October 15, 2027 and all appropriation determinations are approved affirmatively by the City Council under Section B.4 below, Payments will be made on each June 1, beginning June 1, 2029, and continuing through and including the sooner of June 1, 2039, or the date on which the aggregate sum of Payments made hereunder equals the Maximum Payment Total.

4. **Annual Appropriation.** Each Payment shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term (as hereinafter defined), beginning in the calendar year in which the Triggering Certification is filed, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payment due in the following fiscal year, an amount (the "Appropriated Amount") of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the Projected Payment Amount reflected in the most recently submitted Developer's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payment scheduled to become due in the following fiscal year, and the Developer will have no rights whatsoever to compel the City to make such Payment, to seek damages relative thereto or

to compel the funding of such Payment in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payment shall not render this Agreement null and void, and the Developer shall make the next succeeding submission of the Developer's Estimate as called for in Section A.5 above, provided however that no Payment shall be made under this Agreement after June 1, 2040.

5. **Payment Amounts.** Each Payment shall be in an amount equal to the corresponding Appropriated Amount (for example, for the Payment due on June 1, 2030, the amount of such Payment would be determined by the Appropriated Amount determined for certification by December 1, 2028), provided, however, that no Payment shall exceed the ~~amount~~Annual Percentage of Incremental Property Tax Revenues actually received by the City from the Story County Treasurer attributable to the taxable incremental valuation of the Property ~~reduced by the LMI Amount as set forth in Section A.5 above and Section B.6 below~~in the twelve (12) months immediately preceding each Payment date.

6. **Low and Moderate Income Set Aside.** ~~On each Payment date, the City shall retain from then accumulated Incremental Property Tax Revenues received with respect to the Property an amount equal to such accumulated Incremental Property Tax Revenues multiplied by the minimum percentage required by Section 403.22 of the Code of Iowa. As of the date of this Agreement, the applicable minimum percentage is 20%. At such time that the City has retained Incremental Property Tax Revenues equal to 20% of the Maximum Payment Total, the City shall no longer be required to retain the LMI Amount from the Incremental Property Tax Revenues before making the Payments to the Developer.~~

~~The Incremental Property Tax Revenues retained shall be used by the City in the provision of assistance to low and moderate income families, pursuant to Section 403.22 of the Code of Iowa. The Developer may apply to the City for all or a portion of the funds set aside for assistance to low and moderate income families, provided the Developer can document to the satisfaction of the City that housing units which are located on the Property are occupied or reserved to be occupied by families which meet the required income limits of state law. The City reserves the right to allocate funds retained under this Section B.6 in any lawful manner of its choosing.~~

76. **Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.4 above, then the City Clerk will certify by December 1 of each such year to the Story County Auditor (for purposes of Section 403.19 of the Code of Iowa) an amount equal to the most recently obligated Appropriated Amount ~~for the funding of the Payments, plus the corresponding LMI Amount due in the next succeeding fiscal year.~~

C. **Administrative Provisions:**

1. **Assignment.** Neither party shall have the right to cause the Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Developer's rights to receive the economic development tax increment payments hereunder may be assigned by the Developer to a private lender, as security on a credit facility taken in connection with the

Housing Project and/or the Infrastructure Project, without further action on the part of the City. This Agreement is personal to the Developer and shall not run with the Property.

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

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

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

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

CITY OF MAXWELL, IOWA

By: _____
Mayor

Attest:

City Clerk

THIRD MILLENNIUM DEVELOPMENT
LLC

By: _____

Its: _____

EXHIBIT A
LEGAL DESCRIPTION OF HOUSING PROPERTY

PARCEL "D" A PART OF OUTLOT "Y", ROCK CREEK RIDGE ESTATES
PLAT 1, MAXWELL, STORY COUNTY, IOWA, AS SHOWN ON THE PLAT
OF SURVEY RECORDED ON NOVEMBER 27, 2024, AS INST. NO.
24-08822.

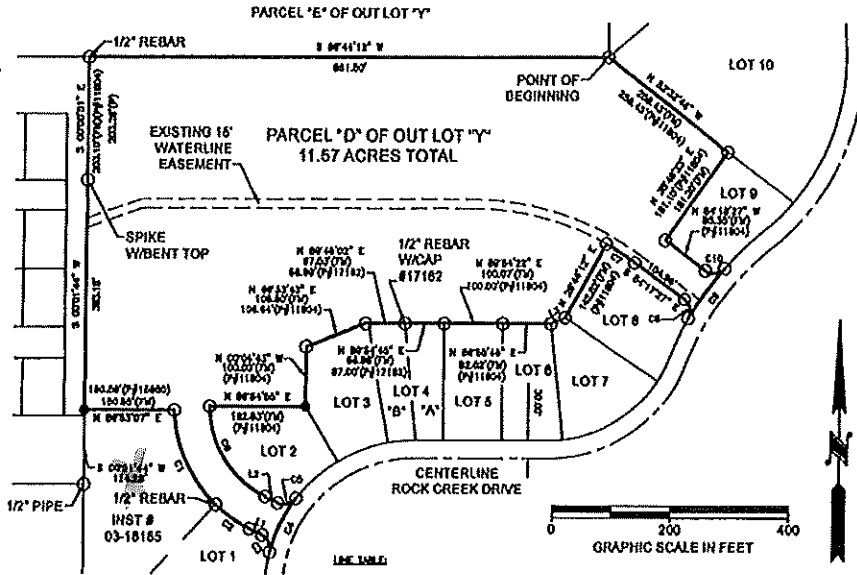
EXHIBIT B
PRELIMINARY PLAT FOR HOUSING PROJECT

(Added graphics)



DESIGNATION: PARCEL "D" OF OUT LOT "Y"
 LOCATION: ROCK CREEK RIDGE ESTATES PLAT 1, CITY OF MAXWELL
 SITE ADDRESS: N/A
 OWNER: SCOTT AND CAROLYN R. OAKES
 SURVEY REQUESTED BY: PEOPLES COMPANY
 SURVEYOR: ROBERT B. BILLS

PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2299



LINE TABLE

L1= S 89°41'12\"/>
L2= N 83°42'28\"/>
L3= N 89°42'11\"/>
L4= S 84°17'27\"/>

CURVE DATA

C1: R= 522.00' (7/00) (11804) L= 177.80' (7/00) 177.80' (7/11804) LDB= S 2°55'20\"/>
C2: R= 250.00' L= 71.81' LDB= S 62°34'12\"/>
C3: R= 28.00' (7/00) (11804) L= 34.22' (7/00) (11804) LDB= S 2°28'41\"/>
C4: R= 250.00' (7/00) (11804) L= 100.87' (7/00) (11804) LDB= N 32°29'27\"/>
C5: R= 28.00' (7/00) (11804) L= 34.22' (7/00) 34.22' (7/11804) LDB= S 78°54'04\"/>
C6: R= 170.00' L= 104.19' LDB= N 32°51'24\"/>

C7: R= 870.00' (7/00) (11804) L= 87.00' (7/00) (11804) LDB= S 87°27'11\"/>
C8: R= 28.00' (7/00) (11804) L= 118.10' (7/00) (11804) LDB= S 33°52'03\"/>
C9: R= 330.00' (7/00) (11804) L= 105.30' (7/00) 105.30' (7/11804) LDB= N 30°48'18\"/>
C10: R= 28.00' (7/00) (11804) L= 34.71' (7/00) 34.71' (7/11804) LDB= S 85°37'04\"/>

LEGEND

- △ SECTION CORNER
- FOUND 1/2" REBAR W/CAP #11604 UNLESS NOTED OTHERWISE
- SET 3/8" X 24" REBAR W/YELLOW CAP #22850
- X "X" CHIPPED IN CONC
- ⊙ CALCULATED POINT
- FM FIELD MEASUREMENT
- P PLATTED DIMENSION
- PROPERTY LINE
- - - FENCE LINE
- · - SECTION LINE
- · - - EASEMENT

BASIS OF BEARINGS=IOWA STATE PLANE SOUTH ZONE NAD83

NOTE: THIS IS A TWO PAGE SURVEY AND IS INCOMPLETE UNLESS BOTH PAGES ARE PRESENT.

	I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.	
	Signature _____ Date _____ Robert B. Bills	
	License number #22650 My license renewal date is Dec. 31, 2024 Pages or sheets covered by this seal: _____ 2	

CENTRAL IOWA SURVEYING, LLC
 P.O. BOX 67 JEFFERSON, IOWA 50129
 PHONE (515) 370-2299 FAX (515) 370-2299

FIELD WORK DATE: 09/2024
 PAGE 1 OF 2
 24115-1

EXHIBIT C
TIMELINE AND SPECIFICATIONS OF INFRASTRUCTURE PROJECT

EXHIBIT C

<u>SITE WORK</u>	<u>COMPLETED</u>	<u>OUTSTANDIN</u> <u>G</u>	<u>TOTAL</u>
Grading	\$72,774	\$ -	\$72,774
Watermain	\$104,489	\$ -	\$104,489
Sanitary Sewer	\$133,460	\$4,980	\$138,440
Storm Sewer	\$36,000	\$25,946	\$61,946
Street	\$15,895	\$187,000	\$202,895
Storm Water Pollution Plan (SWPP)	\$ -	\$6,500	\$6,500
Mobilization	\$37,000	\$ -	\$37,000
Gas	\$ -	\$15,559	\$15,559
Electric	\$ -	\$36,812	\$36,812
Streetlights	\$ -	\$4,062	\$4,062
Engineering Services	\$72,303	\$ -	\$72,303
Survey	\$1,500	\$ -	\$1,500
Geotech & Environmental	\$9,175	\$ -	\$9,175
Legal	\$4,119	\$ -	\$4,119
	\$486,715	\$280,859	\$767,574

The work that has been completed was performed from August 2025 through November 2025. The outstanding site work tasks are to be completed by June 30, 2026.

EXHIBIT D
**FORM OF COVER PAGE FOR INFRASTRUCTURE PROJECT COSTS
DOCUMENTATION**

Date submitted: _____

Submitted by: _____

Contact information: _____

Index of Invoices/Statements Attached to substantive request:

I, the undersigned, hereby certify that the costs shown on the documents referred in the index above are legitimate costs reasonably incurred in the undertaking of the Infrastructure Project.

THIRD MILLENNIUM DEVELOPMENT LLC

By: _____

Title: _____

Reviewed and accepted by the City of Maxwell, Iowa this ____ day of _____, 20__.

By: _____
City Clerk

EXHIBIT E
DEVELOPER'S ESTIMATE WORKSHEET

- (1) Date of Preparation: October _____, 20____.
- (2) Assessed Taxable Valuation of Property as of January 1, 20____:
 \$ _____.
- (3) Base Taxable Valuation of Property:
 \$ _____.
- (4) Incremental Taxable Valuation of Property (2 minus 3):
 \$ _____ (the "TIF Value").
- (5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):
 \$ _____ per thousand of value.
- (6) The TIF Value (4) factored by the Adjusted Levy Rate (5).
 \$ _____ x \$ _____ /1000=\$ _____ (the "Developer's Available TIF Estimate")
- (7) Developer's Factor the Available TIF Estimate (6) by the Annual Percentage =
 \$ _____
 x .80 _____ = \$ _____ (Projected Payment Amount the
"Developer's Estimate")
 x .20 = \$ _____ (Estimated LMI Amount)

Summary report:	
Litera Compare for Word 11.6.0.100 Document comparison done on 5/12/2026 5:28:07 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: nd://4910-1074-9318/4/Development Agreement (Maxwell #3 2026).docx	
Modified DMS: nd://4910-1074-9318/5/Development Agreement (Maxwell #3 2026).docx	
Changes:	
Add	16
Delete	17
Move From	0
Move To	0
Table Insert	1
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	1
Embedded Excel	0
Format changes	0
Total Changes:	35

City of Maxwell Rental/Reservation Agreement

\$10.00 Rental Fee per Park Area (due before day of rental/reservation)

Date of Rental: JULY 4TH 2026

Areas:

- | | | |
|---|---|---|
| <input type="checkbox"/> 1-Truck Pull | <input checked="" type="checkbox"/> 7-Ball Diamond | <input checked="" type="checkbox"/> 15-Soccer Field |
| <input type="checkbox"/> 2-North Parking | <input type="checkbox"/> 10-Dog Park | <input type="checkbox"/> 16-Freedom Rock Plaza |
| <input type="checkbox"/> 3-Rodeo | <input checked="" type="checkbox"/> 11-Horseshoe Pitch | <input type="checkbox"/> Scout Park |
| <input checked="" type="checkbox"/> 4-Camping | <input checked="" type="checkbox"/> 12-Sand Volleyball | <input checked="" type="checkbox"/> 8-Gastzebo -Big Bin Shelter |
| <input checked="" type="checkbox"/> 5-Open Park | <input checked="" type="checkbox"/> 13-South Parking | <input checked="" type="checkbox"/> 8-Falvey Bar Bin |
| <input checked="" type="checkbox"/> 6-Road Frontage | <input checked="" type="checkbox"/> 14-Playground Shelter | <input checked="" type="checkbox"/> 8-Band Stand |
| | | <input checked="" type="checkbox"/> 8-Basketball Court |

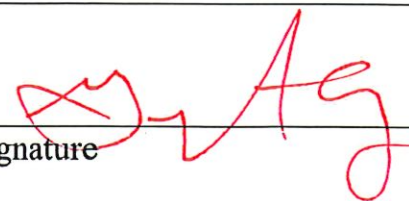
Hours: 3pm - 12AM

Name GREG CORY

Address MAXWELL, IA

Phone _____

Purpose: FRIENDS & FAMILY JULY 4TH GET TOGETHER

Signature 

Date 5-20-26

Please make check for rental payable to City of Maxwell. Mailing address is PO Box 215, Maxwell, IA 50161. Reservations will not be held without a paid deposit. Renters must be at least eighteen years of age. Thank You.

41.14 FIREWORKS.

(Code of Iowa, Sec. 727.2)

1. Definitions. For purposes of this section:

A. "Consumer fireworks" means the following fireworks, as described in Chapter 3 of the American Pyrotechnics Association ("APA") Standard 87-1:

(1) First-class consumer fireworks:

- a. Aerial shell kits and reloadable tubes;
- b. Chasers;
- c. Helicopters and aerial spinners;
- d. Firecrackers;
- e. Mine and shell devices;
- f. Missile-type rockets;
- g. Roman candles;
- h. Sky rockets and bottle rockets;
- i. Multiple tube devices under this paragraph which are manufactured in accordance with APA Standard 87-1, Section 3.5.

(2) Second-class consumer fireworks:

- a. Cone fountains;
- b. Cylindrical fountains;
- c. Flitter sparklers;
- d. Ground and hand-held sparkling devices, including multiple tube ground and hand-held sparkling devices that are manufactured in accordance with APA Standard 87-1, Section 3.5;
- e. Ground spinners;
- f. Illuminating torches;
- g. Toy smoke devices that are not classified as novelties pursuant to APA Standard 87-1, Section 3.2;
- h. Wheels;
- i. Wire or dipped sparklers that are not classified as novelties pursuant to APA Standard 87-1, Section 3.2.

B. "Display fireworks" includes any explosive composition, or combination of explosive substances, or article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation, and includes fireworks containing any explosive or flammable compound, or other device containing any explosive substance. "Display fireworks" does not include novelties or consumer fireworks enumerated in Chapter 3 of the APA Standard 87-1.

C. "Novelties" includes all novelties enumerated in Chapter 3 of the APA Standard 87-1, and that comply with the labeling regulations promulgated by the United States Consumer Product Safety Commission.

2. Display Fireworks. It is unlawful for any person to use or explode any display fireworks; provided, the City Council may, upon application in writing, grant a permit for the display of display fireworks by municipalities, fair associations, amusement parks, and other organizations or groups of individuals approved by the City when the display fireworks will be handled by a competent operator, but no such permit shall be required for the display of display fireworks at the Iowa State Fairgrounds by the Iowa State Fair Board, at incorporated county fairs, or at district fairs receiving State aid.. No permit shall be granted hereunder unless the operator or sponsoring organization has filed with the City evidence of insurance in the following amounts:

- A. Personal Injury:\$250,000.00 per person
- B. Property Damage:.....\$50,000.00
- C. Total Exposure:\$1,000,000.00

3. Consumer Fireworks.

A. It is unlawful for any person to use or explode consumer fireworks on days other than June 1 through July 8 and December 10 through January 3 of each year, all dates inclusive.

B. It is unlawful for any person to use or explode consumer fireworks at times other than between the hours of 9:00 a.m. and 10:00 p.m., except that on the following dates consumer fireworks shall not be used at times other than between the hours specified:

- (1) Between the hours of 9:00 a.m. and 11:00 p.m. on July 4 and the Saturdays and Sundays immediately preceding and following July 4.
- (2) Between the hours of 9:00 a.m. on December 31 and 12:30 a.m. on the immediately following day.
- (3) Between the hours of 9:00 a.m. and 11:00 p.m. on the Saturdays and Sundays immediately preceding and following December 31.

C. It is unlawful for any person to use consumer fireworks on real property other than that person's real property or on the real property of a person who has consented to the use of consumer fireworks on that property.

DO NOT WRITE IN THE SPACE ABOVE THIS LINE; RESERVED FOR RECORDER

Prepared by: City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010; 515-239-5146

Return to: Ames City Clerk, Ames City Hall, 515 Clark Ave., P.O. Box 811, Ames, IA 50010

**AGREEMENT TERMINATING 28E AGREEMENT FOR USE AND SUPPORT OF A
SOLID WASTE RECLAMATION, RECYCLING AND DISPOSAL SYSTEM BETWEEN
THE CITY OF AMES, IOWA AND THE CITY OF MAXWELL, IOWA.**

(AMES - MAXWELL)

This Contract and Agreement is made and entered into by and between the City of Ames, Iowa, a municipal corporation organized and existing pursuant to the laws of the State of Iowa and the City of Maxwell, a municipal corporation organized and existing pursuant to the laws of the State of Iowa.

WITNESSETH THAT:

WHEREAS, the City of Ames and the City of Maxwell entered into an agreement for the use and support of a solid waste reclamation, recycling, and disposal system on June 10, 2014, recorded as Instrument Number 2014-00006352 in the records of the Story County Recorder; and

WHEREAS, said agreement by its terms is effective until June 30, 2034; and

WHEREAS, the agreement at paragraph 9 allows termination of the agreement at any time with the mutual consent of the parties; and

WHEREAS, the City of Maxwell has indicated its desire to terminate said agreement on June 30, 2026; and,

WHEREAS, the City of Ames is agreeable to terminating the agreement as requested by the City of Maxwell;

THEREFORE, the parties agree as follows:

1. The agreement for the use and support of a solid waste reclamation, recycling, and disposal system between the City of Ames and the City of Maxwell, executed on June 10, 2014, and recorded as Instrument Number 2014-00006352 in the records of the Story County Recorder, is hereby terminated effective June 30, 2026.

IN WITNESS WHEREOF, the parties hereto have approved and caused the execution of the aforesaid covenant, contract and agreement, to wit:

CITY OF AMES, IOWA

By _____
John A. Haila, Mayor

Attest _____
Renee Hall, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this ____ day of _____, 2026, before me, a Notary Public in and for the State of Iowa, personally appeared John A. Haila and Renee Hall, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council on the ____ day of _____, 2026, and that John A. Haila and Renee Hall acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa

CITY OF MAXWELL, IOWA

By _____
Dale Higgins, Mayor

Attest _____
Wendy Crabtree, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this ____ day of _____, 2026, before me, a Notary Public in and for the State of Iowa, personally appeared Dale Higgins and Wendy Crabtree, to me personally known and who, by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Maxwell, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. ____ adopted by the City Council on the ____ day of _____, 2026, and that Dale Higgins and Wendy Crabtree acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa



Memorandum

106 SW 7th Street - Suite 200
Des Moines, IA 50309
foth.com

April 7, 2026

City of Maxwell
107 Main St
Maxwell, IA 50161

Re: Summary of Estimated Additional Sidewalk Costs - Highway 210 (Main St and 5th St)

Dear Mayor Dale Higgins and City Council Members:

This memorandum is to provide planning-level information to the City of Maxwell. Specifically, it presents a preliminary construction cost estimates for proposed sidewalk extensions and reviews key recommendations from the April 1, 2026 Transportation and Engineering Assistance Program (TEAP) related to school routes and pedestrian crossings. This memorandum is intended to support City review, budgeting, and discussion of next steps.

Background

The City of Maxwell has been evaluating opportunities to improve pedestrian connectivity and safety, particularly along school routes. As part of this effort, preliminary sidewalk extension concepts were developed, and provided for review of proposed school crossing locations and treatments. The concepts could potentially be incorporated in the Iowa Department of Transportation's (DOT) sidewalk improvement project along Highway 210 through the city. To include these improvements, an agreement will need to be developed between the City and the DOT, for the City to incur the additional costs. The DOT project is currently being designed by Foth Infrastructure and Environment and is scheduled to be bid in December 2026, with construction in the summer of 2027.

TEAP School Route and Sidewalk Connectivity Recommendations

The April 1, 2026 TEAP update focused on improving existing school route safety and pedestrian crossings within the community. The study recommends improving sidewalk connectivity to support safe and direct school walking routes. These recommendations include consolidation of crossing locations to reduce the total number of crossings and improve driver awareness and compliance. This would remove the school crossing signage at 4th Street and designate 3rd Street as the preferred east-west school crossing. Similarly, the school route crossing signage at Maxwell Street would be removed, and designate Metcalf as a preferred north-south school crossing. ADA-compliant curb ramps and associated sidewalk improvements are recommended and should be incorporated into future local or DOT projects.

Recommended improvements also include Rectangular Rapid Flashing Beacons (RRFBs), with an estimated cost of approximately \$25,000 per location, and high-visibility longitudinal crosswalk markings, estimated at \$3,000 per crossing. The study recommends installing RRFBs at the two proposed school crossing intersections of 3rd Street and Highway 210 (Main Street) and Metcalf Street and Highway 210 (5th Street).

As part of community visioning, the need for additional sidewalk at three locations for potential inclusion with the DOT project was identified. The first location is a section of sidewalk on the east side of Maxwell Street, where new pedestrian ramps would complete a connection from Highway 210 (5th Street) to the

west side of the school. The second location is at southern end of the City, where a sidewalk to connect the Heart of Iowa Trail to the newly constructed Dollar General store located south of South Street. It should be noted that the DOT project is planning to extend the sidewalk south on the west side of Highway 210, across the existing driveway to complete the connection from Short Street to the trail crossing. The third location would extend the existing sidewalk on the north side Highway 210 (5th Street) eastward to Rock Drive, connecting the existing senior housing and Rock Creek development.

Sidewalk Extension Cost Estimates

A preliminary engineer’s opinion of probable project costs for the additions to the project are summarized below:

Maxwell Street Extension	
Additional Survey	\$500.00
Design	\$2,700.00
Construction Costs	\$8,500.00
Total	\$11,700.00
South Extension to Dollar General	
Additional Survey	\$3,200.00
Design	\$12,900.00
Construction Costs	\$53,300.00
Total	\$69,400.00
North Extension to Rock Creek Drive	
Additional Survey	\$2,900.00
Design	\$10,200.00
Construction Costs	\$36,600.00
Total	\$49,700.00

These values represent planning-level cost estimates and are subject to change as final design and additional coordination is completed. Cost for Right-of-Way are not included a may be incurred for the South and North Extensions.

Conclusions

Preliminary cost information for completing all three of the additional sidewalk segments is estimated at **\$130,800**. The TEAP study recommends an additional \$56,000 for enhancing the two school crosswalks with RRFBs at the locations identified, for a total of **\$186,800** to incorporate the recommended improvements addressed in this memo.

Recommended Next Steps

1. Confirm consolidation of the school crossing as recommended by the preliminary TEAP for inclusion with the DOT project. At a minimum, the DOT project could incorporate removal and relocation of the existing school crossing signs and compliant crosswalk pavement markings.
2. Identify and prioritize sidewalk segments for implementation based on costs, connectivity, and community needs to include with the DOT project.
3. Prioritize installation of the recommended RRFBs for implementation at the school crossings if desired to be included with the DOT project.
4. Complete a Joint Participant Agreement with Iowa DOT for the City’s costs to include additional survey, design, and construction as estimated for the selected City sidewalk segments and school crossing enhancements.

5. Consider additional funding sources and programming for future projects to construct those segments not selected and/or the enhanced school crossing improvements recommended by the TEAP study.

Foth appreciates the opportunity to assist the City of Maxwell incorporating these important improvements into the current DOT project to improve pedestrian safety and provide safe routes to school. Please contact me if you have questions or to discuss in more detail.

Sincerely,

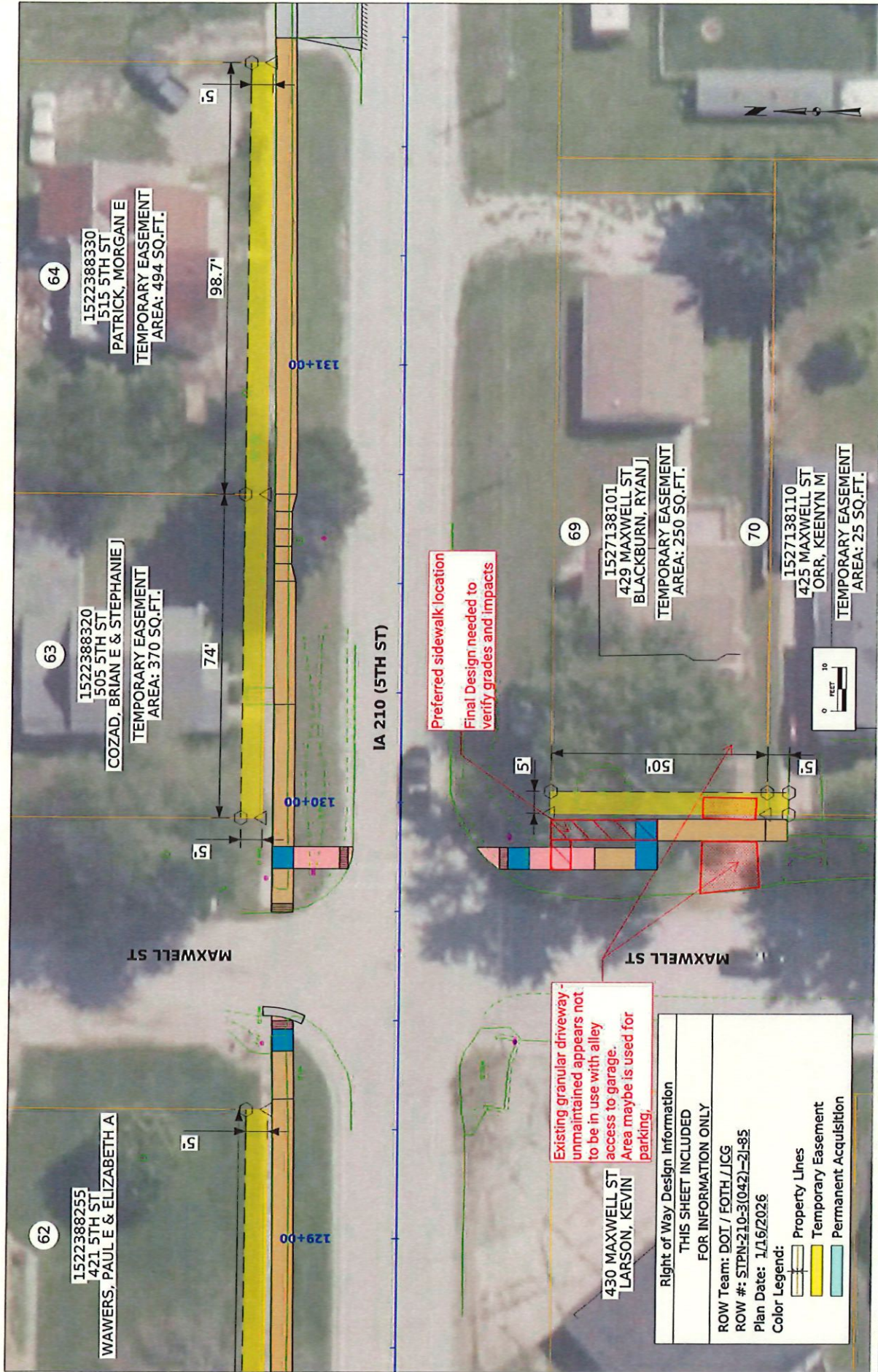
Foth Infrastructure & Environment, LLC



Adam C. Juel
Senior Transportation Engineer
Licensed in IA, WI, MN, MI, SD

cc: Mike Ross, ADA Design Coordinator, Iowa DOT

Enclosures (3) - Sidewalk Extension Drawings



62

1522388255
421 5TH ST
WAWERS, PAUL E & ELIZABETH A

63

1522388320
505 5TH ST
COZAD, BRIAN E & STEPHANIE J

64

1522388330
515 5TH ST
PATRICK, MORGAN E

MAXWELL ST

IA 210 (5TH ST)

MAXWELL ST

5'

5'

5'

5'

5'

5'

5'

5'

129+00

130+00

131+00

74'

98.7'

Preferred sidewalk location
Final Design needed to
verify grades and impacts

Existing granular driveway -
unmaintained appears not
to be in use with alley
access to garage.
Area maybe is used for
parking.

430 MAXWELL ST
LARSON, KEVIN

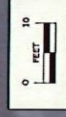
69

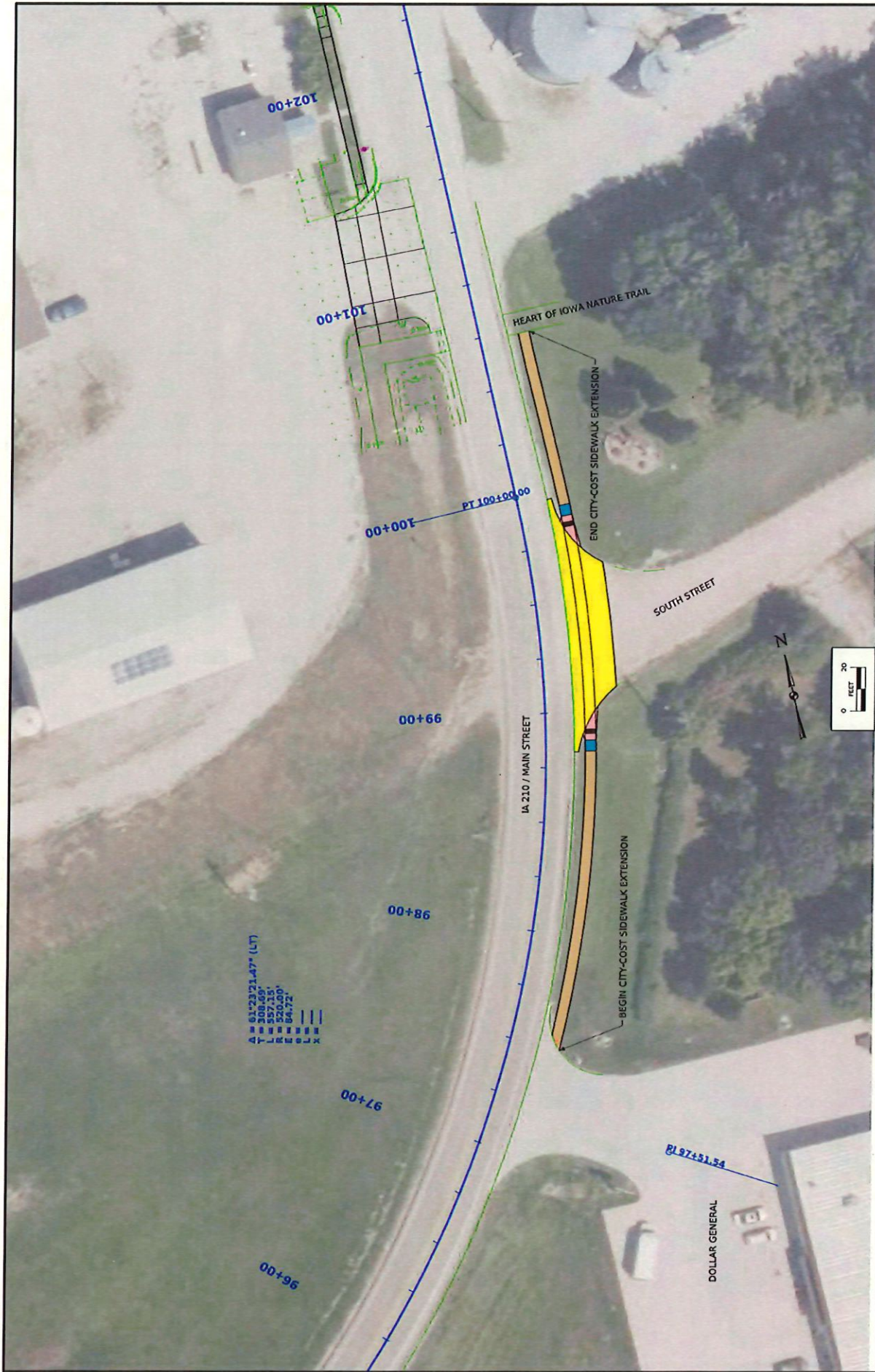
1527138101
429 MAXWELL ST
BLACKBURN, RYAN J

70

1527138110
425 MAXWELL ST
ORR, KEENYN M

Right of Way Design Information	
THIS SHEET INCLUDED	
FOR INFORMATION ONLY	
ROW Team: DOT / EOTH / JCG	
ROW #: STPN-210-3(042)-21-85	
Plan Date: 1/16/2026	
Color Legend:	
	Property Lines
	Temporary Easement
	Permanent Acquisition





$\Delta = 61^{\circ}23'21.47''$ (LT)
 $T = 308.69'$
 $L = 557.15'$
 $E = 84.92'$
 $S = 54.72'$
 L X

FILE NO. 111239 AM	ENGLISH jfb3	DESIGN TEAM FOTH	STORY COUNTY	PROJECT NUMBER STPN-210-3(041)-2J-85	SHEET NUMBER 2
<p> <small> p:\proj\civ\kfa\set\int\lansp\wma\Documents\Projects\021001024\Design\CAO2_files\user_template\plan-arrows\021001_041_COP_city_extensions.dgn </small> </p>					

RESOLUTION 2026-33

A RESOLUTION ADOPTING AND CERTIFYING THREE SPECIAL ASSESSMENTS FOR
SIDEWALK REPAIR COSTS (*Iowa Code §§ 384.60–384.65*)

WHEREAS, the City of Maxwell, Iowa (“City”), provided notice to the property owner regarding the requirement to repair the sidewalk adjacent to the following properties: 400 Baldwin Street (Parcel No. 1527110142), 422 Baldwin Street (Parcel No. 1527110101), and 620 Baldwin Street (Parcel No. 1522357135); and

WHEREAS, the property owner opted to have the city complete the necessary repairs and assess to their property taxes over a five-year period; and

WHEREAS, pursuant to Iowa Code § 364.12(2)(d) and City Code, the city caused the sidewalk repairs to be completed; and

WHEREAS, the city has determined the cost of said repairs to be as follows: 400 Baldwin – \$4,320.00; 422 Baldwin – \$2,484.00; and 620 Baldwin – \$2,088.00.

WHEREAS, the City is authorized under Iowa Code Chapter 384, Division IV, to assess the cost of such improvements to the benefited property; and

WHEREAS, the City Council finds it in the best interest of the city to levy said costs as a special assessment payable in five (5) annual installments, together with zero interest as allowed by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maxwell, Iowa, that:

1. The sidewalk repair costs described above are hereby approved and levied as a special assessment against the following properties:
 1. 400 Baldwin Street — Parcel No. 1527110142
 2. 422 Baldwin Street — Parcel No. 1527110101
 3. 620 Baldwin Street — Parcel No. 1522357135
2. The assessment shall be payable in five (5) equal annual installments, together with interest at the rate of 0% per annum, beginning with the next regular tax cycle.
3. The city clerk is hereby directed to certify this special assessment to the Story County Auditor for placement on the property tax rolls pursuant to Iowa Code §§ 384.60–384.65.
4. The city clerk shall provide notice of this assessment to the property owner as required by law.

Roll Call Vote: Rothe____Philpott____Westendorf____Miller____Jans____

Passed and approved this 10th day of June, 2026.

Mayor Dale Higgins

ATTEST: Wendy Crabtree, city clerk



107 Main Street
PO Box 215
Maxwell, IA 50161
Telephone (515) 387-8655
Fax (515) 387-1223

Story County Auditor
Story County Administration Building
900 6th Street
Nevada, IA 50201

Dear Story County Auditor,

Please find attached the approved Resolution 2026-33: *A Resolution Adopting and Certifying Three Special Assessments for Sidewalk Repair Costs for 400 Baldwin Street, 422 Baldwin Street, and 620 Baldwin Street.* The following pages list each property address along with the corresponding amount to be assessed over a five-year period.

Please contact me with any questions.

Respectfully,

Wendy Crabtree
City Clerk, City of Maxwell
107 Main Street
PO Box 215
Maxwell, IA 50161
cityclerk@maxwell.iowa.gov
515-387-8655

SPECIAL ASSESSMENT CERTIFICATION

PROPERTY INFORMATION

Parcel Number: 1527110142

Property Owner(s): Yuma West

Property Address: 400 Baldwin Street, Maxwell IA 50161

NATURE OF ASSESSMENT

Type of Improvement: Sidewalk Repair to meet Maxwell City Code and ADA standards

City Resolution Number: 2026-33

Date of Council Approval: 05/27/2026

ASSESSMENT DETAILS

Total Amount to be Assessed: \$4,320.00

Number of Installments: 5 Annual Installments

Interest Rate: 0%

LEGAL AUTHORITY

This special assessment is levied pursuant to Iowa Code Chapter 384, including §§ 384.60–384.65, following proper notice to the property owner and completion of the improvement by the city.

CERTIFICATION

The City of Maxwell, Iowa hereby certifies the above special assessment to the Story County Auditor for placement on the property tax rolls.



107 Main Street
PO Box 215
Maxwell, IA 50161
Telephone (515) 387-8655
Fax (515) 387-1223

SPECIAL ASSESSMENT CERTIFICATION

PROPERTY INFORMATION

Parcel Number: 1527110101
Property Owner(s): Frank & Danielle Ferrari
Property Address: 422 Baldwin Street, Maxwell IA 50161

NATURE OF ASSESSMENT

Type of Improvement: Sidewalk Repair to meet Maxwell City Code and ADA standards
City Resolution Number: 2026-33
Date of Council Approval: 05/27/2026

ASSESSMENT DETAILS

Total Amount to be Assessed: \$2,484.00
Number of Installments: 5 Annual Installments
Interest Rate: 0%

LEGAL AUTHORITY

This special assessment is levied pursuant to Iowa Code Chapter 384, including §§ 384.60–384.65, following proper notice to the property owner and completion of the improvement by the city.

CERTIFICATION

The City of Maxwell, Iowa hereby certifies the above special assessment to the Story County Auditor for placement on the property tax rolls.



SPECIAL ASSESSMENT CERTIFICATION

PROPERTY INFORMATION

Parcel Number: 1522357135

Property Owner(s): Joshua Herbert

Property Address: 620 Baldwin Street, Maxwell IA 50161

NATURE OF ASSESSMENT

Type of Improvement: Sidewalk Repair to meet Maxwell City Code and ADA standards

City Resolution Number: 2026-33

Date of Council Approval: 05/27/2026

ASSESSMENT DETAILS

Total Amount to be Assessed: \$2,088.00

Number of Installments: 5 Annual Installments

Interest Rate: 0%

LEGAL AUTHORITY

This special assessment is levied pursuant to Iowa Code Chapter 384, including §§ 384.60–384.65, following proper notice to the property owner and completion of the improvement by the city.

CERTIFICATION

The City of Maxwell, Iowa hereby certifies the above special assessment to the Story County Auditor for placement on the property tax rolls.

INVOICE

KSM Concrete Services, LLC
31620 680th Ave
Collins, IA 50055-0006

ksmconcreteserv@gmail.com
+1 (515) 724-2875



Bill to
City of Maxwell
107 Main St
Maxwell, IA 50161

Invoice details

Invoice no.: 1239
Terms: Net 30
Invoice date: 05/12/2026
Due date: 06/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete Installation	400 Baklwin	1	\$4,320.00	\$4,320.00
2.		Concrete Installation	422 Baklwin	1	\$2,404.00	\$2,404.00
3.		Concrete Installation	620 Baklwin	1	\$2,000.00	\$2,000.00
					Total	\$8,892.00

Ways to pay

BANK

Thank you for your business! Please send payment to KSM
Concrete Services, 31620 680th Ave, Collins, IA 50055

[View and pay](#)

The City of Maxwell is accepting sealed bids for a John Deere F1145 commercial front-mount mower, which includes the following attachments: snowblower, broom, snowblade, mower deck, and weed sprayer.

The machine does not run and is to be sold as is, with no warranty.

Sealed bids must be submitted by June 5 at 5:00 pm. Bids may be delivered in person to Maxwell City Hall, placed in the after-hours drop box located at the front door of city hall, or mailed to Maxwell City Hall, PO Box 215, Maxwell,

IA 50161. The envelope must be clearly marked “Sealed Bid - John Deere Mower.” All sealed bids will be opened at the June 10 city council meeting, and the highest bidder will be awarded the equipment.





John Deere Mower

From Wendy Crabtree <cityclerk@maxwell.iowa.gov>

Date Thu 5/14/2026 1:42 PM

To Dale Higgins <mayorofmaxwell@maxwell.iowa.gov>

Bcc Derek Rothe <derek.rothe@maxwell.iowa.gov>; sue philpott <sue.philpott@maxwell.iowa.gov>; Joel Westendorf-Maxwell <joel.westendorf@maxwell.iowa.gov>; ken Jans <ken.jans@maxwell.iowa.gov>; doug miller <doug.miller@maxwell.iowa.gov>

2 attachments (2 MB)

City of Maxwell Cashgov discount.pdf; City of Maxwell Finance.pdf;

Mayor and council by bcc,

Please see the email below from Van Wall. The government discount cannot be combined with the financing programs as we originally thought. If the council chooses to pay outright, the price with the government discount is \$55,517.59. If the council opts for 0% financing, the government discount is removed and the price becomes \$66,131.34.

Derek has reached out to Kubota as well and is currently waiting to hear back about financing and potential government-related discounts or pricing.

Wendy Crabtree

City Clerk, City of Maxwell

107 Main Street

Maxwell, IA 50161

515-387-8655



Please be aware that messages sent and received on this email may become public record.

From: Derek Rothe <derek.rothe@maxwell.iowa.gov>

Sent: Thursday, May 14, 2026 11:49 AM

To: Wendy Crabtree <cityclerk@maxwell.iowa.gov>

Subject: Fwd: 1585 City of Maxwell

Wendy,

Could you forward this out to Mayor and council please regarding the decision to purchase the mower from last night's meeting.

Thanks,

Derek Rothe
City Council Member
City of Maxwell, Iowa
712-269-6417

----- Forwarded message -----

From: **Ashley Holl** <ashley.holl@vanwall.com>
Date: Thu, May 14, 2026, 11:47
Subject: 1585 City of Maxwell
To: Derek Rothe <derek.rothe@maxwell.iowa.gov>

Hi Derek,

Attached are the two quotes for review.

Unfortunately, the government discount cannot be combined with the financing programs, so you would need to choose one option or the other.

Also, regarding the 1585: we currently have one unit already ordered for stock that is expected to arrive at the end of July. My concern is that if a decision is delayed too long, that unit may no longer be available. If we need to place a new factory order, current lead times are pushing delivery out to mid-September.

If the City would like to move forward with financing, here is the finance application link:

[John Deere Finance Application](#)

Please let me know if you have any questions or if there's any additional information I can provide ahead of the special meeting.



Ashley Holl
Sales Rep
Van Wall Equipment - Nevada
Phone: 515.382.2222
Mobile: 515.450.0205



Cash Price Quote



Prepared For

CITY OF MAXWELL
107 MAIN ST
MAXWELL, IA 501614489
(515) 387-8655
TNYNESS@GMAIL.COM

Prepared By

Ashley Holl
Van-Wall Equipment, Inc.
1468 West A Avenue
Nevada, IA 50201
ashley.holl@vanwall.com

Quote Id 1670472

Creation Date 24-Feb-2026

Expiration Date 26-Mar-2026

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
60 Heavy-Duty Rotary Broom (For 1500 TerrainCut, 1400/1500 Series II and Non- Series II Front Mowers)	\$6,850.00	\$4,693.86	1	\$4,693.86
60 In. Heavy-Duty Two-Stage Snow Blower	\$8,450.87	\$5,286.72	1	\$5,286.72
1585 TerrainCut™ with ComfortCab Commercial Front Mower (Less Mower Deck)	\$57,122.00	\$43,407.02	1	\$43,407.02
60 In. Heavy-Duty Hydraulic Angling Front Blade	\$3,842.87	\$2,129.99	1	\$2,129.99
Equipment Total				\$55,517.59

Quote Summary

Total Selling Price	\$55,517.59
Total Taxable Equipment Fees	\$0.00
Sub-total	\$55,517.59
*Total Non-Taxable Equipment Fees	\$0.00
Rental Applied	\$0.00
Total Amount Due	\$55,517.59
Down Payment	\$0.00
Balance Due	\$55,517.59

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote # 1670472
 Customer CITY OF MAXWELL

60 Heavy-Duty Rotary Broom (For 1500 TerrainCut, 1400/1500 Series II and Non- Series II Front Mowers) QTY In Group : 1
 Suggested List
 Equipment Notes \$6,850.00
 Hours --- Selling Price
 Serial Number --- \$4,693.86
 Stock Number ---
 PUK Parent Serial #

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
0501TC	60 Heavy-Duty Rotary Broom (For 1500 TerrainCut, 1400 /1500 Series II and Non- Series II Front Mowers)	1	\$4,732.00	\$4,732.00

Base / Options

Code	Description	Qty	List Price	Adjusted Selling Price
001A	United States and Canada	1	\$0.00	\$0.00
1000	Lift Arms, Cylinders, Drive Shaft and Hardware	1	\$2,002.00	\$2,002.00
Total Base / Options			\$6,734.00	\$6,734.00

Other Charges

Description	List Price
FREIGHT	\$116.00
Total Adjustments	\$116.00

Customer Discounts

Description	Discount Amount
Customer Discount	(\$2,156.14)
Total Discounts	(\$2,156.14)
Selling Price Subtotal	\$4,693.86
Total Selling Price	\$6,850.00



60 In. Heavy-Duty Two-Stage Snow Blower

QTY In Group : 1

Equipment Notes

Suggested List

Hours ---

\$8,450.87

Serial Number ---

Selling Price

Stock Number ---

\$5,286.72

PUK Parent Serial #

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
0381TC	60 In. Heavy-Duty Two-Stage Snow Blower	1	\$6,775.00	\$6,775.00

Base / Options

Code	Description	Qty	List Price	Adjusted Selling Price
001A	United States and Canada	1	\$0.00	\$0.00
1000	Lift Arms, Drive Shaft and Hardware	1	\$550.00	\$550.00
Total Base / Options			\$7,325.00	\$7,325.00

Dealer Attachments

Code	Description	Qty	List Price	Adjusted Selling Price
BTC10530	Single-Spool Auxiliary Hydraulic Kit Serial Number: --- Stock Number: ---	1	\$1,006.87	\$1,006.87
(For All 1550/1570/1580 TerrainCut Front Mowers and 1575/1585 TerrainCut Front Mowers Serial # -015000).				
Total Dealer Attachments			\$1,006.87	\$1,006.87

Other Charges

Description	List Price
FREIGHT	\$119.00
Total Adjustments	\$119.00

Customer Discounts

Description	Discount Amount
Customer Discount	(\$3,164.15)
Total Discounts	(\$3,164.15)
Selling Price Subtotal	\$5,286.72
Total Selling Price	\$8,450.87

1585 TerrainCut™ with ComfortCab Commercial Front Mower (Less Mower Deck)

QTY In Group : 1

Equipment Notes

Suggested List

\$57,122.00

Hours ---

Selling Price

Serial Number ---

\$43,407.02

Stock Number ---

PUK Parent Serial #

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
246DTC	1585 TerrainCut™ with ComfortCab Commercial Front Mower (Less Mower Deck)	1	\$56,722.00	\$56,722.00

Base / Options

Code	Description	Qty	List Price	Adjusted Selling Price
001A	United States and Canada	1	\$0.00	\$0.00
183N	JDLINK™ M Modem	1	\$0.00	\$0.00
Total Base / Options			\$56,722.00	\$56,722.00

Other Charges

Description	List Price
FREIGHT	\$400.00
Total Adjustments	\$400.00

Customer Discounts

Description	Discount Amount
Customer Discount	(\$13,714.98)
Total Discounts	(\$13,714.98)
Selling Price Subtotal	\$43,407.02
Total Selling Price	\$57,122.00

**60 In. Heavy-Duty Hydraulic Angling Front Blade**

QTY In Group : 1

Equipment Notes

Suggested List

Hours ---

\$3,842.87

Serial Number ---

Selling Price

Stock Number ---

\$2,129.99

PUK Parent Serial #

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
0390TC	60 In. Heavy-Duty Hydraulic Angling Front Blade	1	\$2,513.00	\$2,513.00

Base / Options

Code	Description	Qty	List Price	Adjusted Selling Price
1001	Lift Arms and Hardware	1	\$268.00	\$268.00

For the 1580/1585 TerrainCut Front Mowers, 1500 Series II and Non-Series II Front Mower.

Total Base / Options			\$2,781.00	\$2,781.00
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Dealer Attachments

Code	Description	Qty	List Price	Adjusted Selling Price
BTC10530	Single-Spool Auxiliary Hydraulic Kit Serial Number: --- Stock Number: ---	1	\$1,006.87	\$1,006.87

(For All 1550/1570/1580 TerrainCut Front Mowers and 1575/1585 TerrainCut Front Mowers Serial # -015000).

Total Dealer Attachments			\$1,006.87	\$1,006.87
---------------------------------	--	--	-------------------	-------------------

Other Charges

Description	List Price
FREIGHT	\$55.00
Total Adjustments	\$55.00

Customer Discounts

Description	Discount Amount
Customer Discount	(\$1,712.88)
Total Discounts	(\$1,712.88)
Selling Price Subtotal	\$2,129.99
Total Selling Price	\$3,842.87



Prepared For
 CITY OF MAXWELL
 107 MAIN ST
 MAXWELL, IA 501614489
 (515) 387-8655
 TNYNESS@GMAIL.COM

Prepared By
 Ashley Holl
 Van-Wall Equipment, Inc.
 1468 West A Avenue
 Nevada, IA 50201
 ashley.holl@vanwall.com

Quote Id 1670472
Creation Date 24-Feb-2026
Expiration Date 26-Mar-2026

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
60 Heavy-Duty Rotary Broom (For 1500 TerrainCut, 1400/1500 Series II and Non- Series II Front Mowers)	\$6,850.00	\$4,854.29	1	\$4,854.29
60 In. Heavy-Duty Two-Stage Snow Blower	\$8,450.87	\$4,694.87	1	\$4,694.87
1585 TerrainCut™ with ComfortCab Commercial Front Mower (Less Mower Deck)	\$57,122.00	\$55,157.74	1	\$55,157.74
60 In. Heavy-Duty Hydraulic Angling Front Blade	\$3,842.87	\$1,424.44	1	\$1,424.44
Equipment Total				\$66,131.34

Quote Summary	
Total Selling Price	\$66,131.34
Total Taxable Equipment Fees	\$0.00
Sub-total	\$66,131.34
*Total Non-Taxable Equipment Fees	\$0.00
Rental Applied	\$0.00
Total Amount Due	\$66,131.34
Down Payment	\$0.00
Balance Due	\$66,131.34

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote # 1670472
 Customer CITY OF MAXWELL

60 Heavy-Duty Rotary Broom (For 1500 TerrainCut, 1400/1500 Series II and Non- Series II Front Mowers)		QTY In Group : 1
Equipment Notes		Suggested List
Hours	---	\$6,850.00
Serial Number	---	Selling Price
Stock Number	---	\$4,854.29
PUK Parent Serial #		

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
0501TC	60 Heavy-Duty Rotary Broom (For 1500 TerrainCut, 1400 /1500 Series II and Non- Series II Front Mowers)	1	\$4,732.00	\$4,732.00

Base / Options

Code	Description	Qty	List Price	Adjusted Selling Price
001A	United States and Canada	1	\$0.00	\$0.00
1000	Lift Arms, Cylinders, Drive Shaft and Hardware	1	\$2,002.00	\$2,002.00
Total Base / Options			\$6,734.00	\$6,734.00

Other Charges

Description	List Price
FREIGHT	\$116.00
Total Adjustments	\$116.00

Customer Discounts

Description	Discount Amount
Customer Discount	(\$1,995.71)
Total Discounts	(\$1,995.71)
Selling Price Subtotal	\$4,854.29
Total Selling Price	\$6,850.00



60 In. Heavy-Duty Two-Stage Snow Blower

QTY In Group : 1

Equipment Notes

Suggested List

Hours ---

\$8,450.87

Serial Number ---

Selling Price

Stock Number ---

\$4,694.87

PUK Parent Serial #

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
0381TC	60 In. Heavy-Duty Two-Stage Snow Blower	1	\$6,775.00	\$6,775.00

Base / Options

Code	Description	Qty	List Price	Adjusted Selling Price
001A	United States and Canada	1	\$0.00	\$0.00
1000	Lift Arms, Drive Shaft and Hardware	1	\$550.00	\$550.00
Total Base / Options			\$7,325.00	\$7,325.00

Dealer Attachments

Code	Description	Qty	List Price	Adjusted Selling Price
BTC10530	Single-Spool Auxiliary Hydraulic Kit Serial Number: --- Stock Number: ---	1	\$1,006.87	\$1,006.87
(For All 1550/1570/1580 TerrainCut Front Mowers and 1575/1585 TerrainCut Front Mowers Serial # -015000).				
Total Dealer Attachments			\$1,006.87	\$1,006.87

Other Charges

Description	List Price
FREIGHT	\$119.00
Total Adjustments	\$119.00

Customer Discounts

Description	Discount Amount
Customer Discount	(\$3,756.00)
Total Discounts	(\$3,756.00)
Selling Price Subtotal	\$4,694.87
Total Selling Price	\$8,450.87

1585 TerrainCut™ with ComfortCab Commercial Front Mower (Less Mower Deck)

QTY In Group : 1

Equipment Notes

Suggested List

\$57,122.00

Hours ---

Selling Price

Serial Number ---

\$55,157.74

Stock Number ---

PUK Parent Serial #

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
246DTC	1585 TerrainCut™ with ComfortCab Commercial Front Mower (Less Mower Deck)	1	\$56,722.00	\$56,722.00

Base / Options

Code	Description	Qty	List Price	Adjusted Selling Price
001A	United States and Canada	1	\$0.00	\$0.00
183N	JDLINK™ M Modem	1	\$0.00	\$0.00
Total Base / Options			\$56,722.00	\$56,722.00

Other Charges

Description	List Price
FREIGHT	\$400.00
Total Adjustments	\$400.00

Customer Discounts

Description	Discount Amount
Customer Discount	(\$1,964.26)
Total Discounts	(\$1,964.26)
Selling Price Subtotal	\$55,157.74
Total Selling Price	\$57,122.00

60 In. Heavy-Duty Hydraulic Angling Front Blade

QTY In Group : 1

Equipment Notes

Suggested List

Hours ---

\$3,842.87

Serial Number ---

Selling Price

Stock Number ---

\$1,424.44

PUK Parent Serial #

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
0390TC	60 In. Heavy-Duty Hydraulic Angling Front Blade	1	\$2,513.00	\$2,513.00

Base / Options

Code	Description	Qty	List Price	Adjusted Selling Price
1001	Lift Arms and Hardware	1	\$268.00	\$268.00
For the 1580/1585 TerrainCut Front Mowers, 1500 Series II and Non-Series II Front Mower.				
Total Base / Options			\$2,781.00	\$2,781.00

Dealer Attachments

Code	Description	Qty	List Price	Adjusted Selling Price
BTC10530	Single-Spool Auxiliary Hydraulic Kit Serial Number: --- Stock Number: ---	1	\$1,006.87	\$1,006.87
(For All 1550/1570/1580 TerrainCut Front Mowers and 1575/1585 TerrainCut Front Mowers Serial # -015000).				
Total Dealer Attachments			\$1,006.87	\$1,006.87

Other Charges

Description	List Price
FREIGHT	\$55.00
Total Adjustments	\$55.00

Customer Discounts

Description	Discount Amount
Customer Discount	(\$2,418.43)
Total Discounts	(\$2,418.43)
Selling Price Subtotal	\$1,424.44
Total Selling Price	\$3,842.87
	\$1,424.44



Capital City Kubota

Quote Number: 1029618
 Effective Date: 05/18/2026
 Valid Through: 05/31/2026

Ship To

Kubota Dealer

Bill To

Ken Jans
 Maxwell, IA
 cityclerk@maxwell.iowa.gov

Capital City Kubota
 5611 NW 2nd Street
 Des Moines, IA 50313

Nick Schroeder
 Phone: (515) 423-5968
 Email:
 nick@bobcatofames.com

Ken Jans
 cityclerk@maxwell.iowa.gov

F3710 4WD TRACTOR W/FOLDABLE ROPS



Description	Manufacturer	Model #	Qty	MSRP	Price Each	Total
F3710 4WD TRACTOR W/FOLDABLE ROPS	Kubota	F3710	1	\$30,999.00	\$28,989.00	\$28,989.00
RT 18X9.50-8 R3 KENDA		AF9399	2	\$132.00	\$125.00	\$250.00
FT 24X12.00-12 R3 GRASSMASTER		AR8644	2	\$254.00	\$241.00	\$482.00
72" MOWER DECK FOR F SERIES TRACTOR	Kubota	RCK72P-F39	1	\$5,977.00	\$6,572.00	\$6,572.00
HARD CAB FOR NEW F-SERIES 90'S PNF	Kubota	F5206	1	\$6,975.00	\$7,609.00	\$7,609.00
HEATER W/QK CONNECT HOSE FITTINGS PNF	Kubota	F5311	1	\$630.00	\$1,017.00	\$1,017.00
CAB SEALING KIT FOR F5206 CAB PNF	Kubota	F5254	1	\$345.00	\$437.00	\$437.00
SUSPENSION SEAT	Kubota	F8280	1	\$508.00	\$533.00	\$533.00
REAR LED WORK LIGHT KIT (2) PNF	Kubota	F5312	1	\$243.00	\$337.00	\$337.00
2 LIGHT HAZARD LIGHT KIT/F80-SERIES	Kubota	F8272	1	\$264.00	\$358.00	\$358.00
ROOF MOUNTED LED STROBE LIGHT KIT PNF	Kubota	F5313	1	\$233.00	\$327.00	\$327.00
66" SWEEPER, 4 PT	Kubota	F6610	1	\$4,904.00	\$4,967.00	\$4,967.00
51" SNOWBLOWER, 4 PT	Kubota	F5110	1	\$4,514.00	\$4,586.00	\$4,586.00
FRONT WEIGHT BRACKET	Kubota	BX8064A	1	\$128.00	\$158.00	\$158.00
FRONT SUITCASE WEIGHT (55LBS)	Kubota	BL8069	4	\$91.00	\$108.00	\$432.00
BOLT KIT FOR BL8069 - 1 PER WEIGHT	Kubota	BL8049	4	\$11.00	\$30.00	\$120.00
ALL-THREAD BOLT KIT FOR BL8069	Kubota	BL8013A	1	\$17.00	\$36.00	\$36.00

Kubota Disclaimer

Sales quote can only be provided by a participating Kubota dealer. Only Kubota and Kubota performance-matched Allied equipment are eligible. Inclusion of ineligible equipment may result in a higher blended APR. Stand Alone Kubota or Allied implements and attachments/accessories are subject to stand alone programs. Financing is available through Kubota Credit Corporation, U.S.A.; subject to credit approval. Program eligibility requirements are subject to change without notice and may be withdrawn without notice. Some exceptions apply. See dealer or go to KubotaUSA.com for more information.



Capital City Kubota

Quote Number: 1029618
 Effective Date: 05/18/2026
 Valid Through: 05/31/2026

Finance Details

Equipment Total	\$57,210.00
Government Disocunt	-\$6,105.00
Finance Sub-total	\$51,105.00

Cash Details

Equipment Total	\$57,210.00
Government Disocunt	-\$6,105.00
Cash Sub-total	\$51,105.00

Purchase Options

Purchase Type	Sub-Total	Incentives	Total After Incentives	Est. Taxes	Orange Protection Included in Sub-Total	K Maintenance Included in Sub-Total	Equipment Total	Down Payment	Est. KTAC Insurance	Amount Financed at Program Rate	Amount Financed at 0%	Est. Monthly Payment *
Cash	\$51,105.00	\$0.00	\$51,105.00	\$0.00	\$0.00	\$0.00	\$51,105.00	--	--	--	--	--
Finance Term: 12 Months Est. APR: 1.99% Min Down: 0%	\$51,105.00	\$0.00	\$51,105.00	\$0.00	\$0.00	\$0.00	\$51,105.00	\$0.00	\$942.48	\$51,105.00	\$942.48	\$4,383.34
Finance Term: 24 Months Est. APR: 1.99% Min Down: 0%	\$51,105.00	\$0.00	\$51,105.00	\$0.00	\$0.00	\$0.00	\$51,105.00	\$0.00	\$1,834.95	\$51,105.00	\$1,834.95	\$2,260.26
Finance Term: 36 Months Est. APR: 1.99% Min Down: 0%	\$51,105.00	\$0.00	\$51,105.00	\$0.00	\$0.00	\$0.00	\$51,105.00	\$0.00	\$2,727.43	\$51,105.00	\$2,727.43	\$1,539.32
Finance Term: 48 Months Est. APR: 1.99% Min Down: 0%	\$51,105.00	\$0.00	\$51,105.00	\$0.00	\$0.00	\$0.00	\$51,105.00	\$0.00	\$3,619.90	\$51,105.00	\$3,619.90	\$1,183.92
Finance Term: 60 Months Est. APR: 2.99% Min Down: 0%	\$51,105.00	\$0.00	\$51,105.00	\$0.00	\$0.00	\$0.00	\$51,105.00	\$0.00	\$4,512.38	\$51,105.00	\$4,512.38	\$993.27
Finance Term: 72 Months Est. APR: 3.99% Min Down: 0%	\$51,105.00	\$0.00	\$51,105.00	\$0.00	\$0.00	\$0.00	\$51,105.00	\$0.00	\$5,404.86	\$51,105.00	\$5,404.86	\$874.38

* Blending of APR may occur if the amount financed exceeds 125% of max invoice of New Kubota and selected New Allied Implements/Accessories using non-Kubota rates. KTAC, Orange Protection and K-Maintenance are blended using 0%.

Kubota Disclaimer

Sales quote can only be provided by a participating Kubota dealer. Only Kubota and Kubota performance-matched Allied equipment are eligible. Inclusion of ineligible equipment may result in a higher blended APR. Stand Alone Kubota or Allied implements and attachments/accessories are subject to stand alone programs. Financing is available through Kubota Credit Corporation, U.S.A.; subject to credit approval. Program eligibility requirements are subject to change without notice and may be withdrawn without notice. Some exceptions apply. See dealer or go to KubotaUSA.com for more information.



F Series

F3710

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model: Kubota V1505-CR-TE5-F1
Type: Diesel, liquid cooled (4Cyl.), with DPF
4 Cyl., 1498 cu. cm.
HP: 36.9 @ 2500 RPM
Alternator -- 60 Amps
Hand Throttle
Dual Element Air Cleaner

OPERATING FEATURES

Tilt Steering Wheel
Power Steering
Deluxe Suspension Seat
w/ 4 Adj. Controls
Easy Set Parking Brake
Integrated Rear Tie Down Points
Hood Lift Assist System

HYDRAULICS

Open Center -- Gear Type
2 Point Hitch Lift
Cap at Lift Point -- 573 lbs
8.6 GPM Hyd. Pump Cap.
6 GPM Remote Outlet

HYD. INDEPENDENT PTO

Hyd. Multi-Disc PTO
Single Speed PTO
2583 rpm @ 2500 Eng. rpm

+ Manufacturer Estimate

TRANSMISSION

Hydrostatic Drive (F2/R2)
Forward Speed -- 0 - 12.5 mph
Reverse Speed -- 0 - 6.8 mph
Front Differential Lock

FLUID CAPACITY

Fuel Tank 16.1 gal
Cooling System 3.9 qts
Engine Oil 5 qts
Transmission and Hydraulics 14.8 qts
Gross Weight 1830 lbs

SAFETY EQUIPMENT

2 Post Foldable ROPS w/
Retractable Sear Belt on Seat
ROPS meet ISO and OSHA
Safety Start Switch
Operator Presence Control
Parking Brake - Easy Set
Overheat Alarm Buzzer

INSTRUMENTS

Liquid Chrystal Display (LCD)Panel
Hour Meter
Electric Fuel Gauge
Temperature Gauge
Easy Checker™
Oil Light
Charge Light
Glow Plug Light



Orange Protection

- It is a true Kubota warranty - an extension of the basic warranty. Backed by the manufacturer.
- There is no deductible.
- Orange Protection can be financed with the sale of the machine.
- Repairs are performed by an Authorized Kubota dealer who will use genuine Kubota parts.
- Orange Protection is transferable.
- You get comprehensive machine coverage which means peace of mind and protection on your investment.

K-Maintenance

- Regular and scheduled maintenance to keep your machine running smoothly.
- Protection from unnecessary downtime and unexpected costs.
- Price protection from inflation on parts and service.
- K-Maintenance is transferable.
- K-Maintenance can be financed with the sale of the machine.
- Services are performed by authorized Kubota technicians using genuine Kubota parts.

KTAC

Benefits of a Term Policy through KTAC*:

- Meets the insurance requirement for Kubota Credit Corporation, U.S.A
- Original Sales Price Protection for the first 60 months (plus taxes and fees).
- Locked in rate for the term of the contract.
- Premium included with retail contract payment.
- Low \$250 deductible per occurrence.
- Dedicated claims service.

*This is a summary of the Kubota-Endorsed Property Damage Insurance. This information is not a complete description of all terms, conditions, and exclusions applicable. Actual coverage is subject to the language of the policy issued. This policy is underwritten and issued by Ohio Indemnity Company. Policy is offered and valid only to residents located in the fifty states of the United States of America. Policy is not available for U.S. districts and territories, Canada, or Mexico.

RESOLUTION 2026-34

Resolution Adjusting the Wage for Part-Time Public Works

WHEREAS, the city has recently hired seasonal mowing staff at an hourly rate of \$17.00, creating a need for a market adjustment to ensure internal wage equity within the Public Works Department; and

WHEREAS, Part-Time Public Works employee Paul Ness is performing mowing duties in addition to other responsibilities for the Public Works Department, including cleaning the city park restrooms and Legion Park restrooms, removing trash from city parks and Main Street garbage cans, servicing city facilities, and completing other duties as assigned;

NOW, THEREFORE, BE IT RESOLVED that the wage for Part-Time Public Works employee Paul Ness shall be increased from \$15.00 per hour to \$17.00 per hour, effective immediately. Back pay for the period of April 29 through May 12, 2026 shall be calculated and issued accordingly.

BE IT FURTHER NOTED that Resolution 2025-37 established the Public Works wage for Fiscal Year 2026 at \$15.00 per hour; however, seasonal mowing staff were advertised and hired at \$17.00 per hour, creating the conditions that warrant this temporary adjustment to maintain internal wage equity.

PASSED AND APPROVED this 27th day of May, 2026.

Councilperson _____ moved and councilperson _____ seconded the motion.

Roll Call Vote: Rothe _____ Philpott _____ Westendorf _____ Miller _____ Jans _____

Mayor Dale Higgins

ATTEST: Wendy Crabtree, city clerk