

**Minutes of the Maxwell City Council Regular Session
Wednesday February 11, 2026.**

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

1. Maxwell City Council held a meeting on the above date pursuant to the rules of the council, with notice posted at city hall, city website, post office, Maxwell State Bank, and Facebook. Mayor Dale Higgins called the meeting to order at 6:00 pm. Roll Call was answered by Balke, Philpott, Westendorf and Jans. Miller absent. City staff present Wendy Crabtree and Snyder engineer Wes Farrand. Also present Deputy Powers, Brenda Dryer, James McClean, Randi Myer, Marty Chitty and Clint Sloss. Cindy Janes and Cam Draude joined via phone.
3. Marty Chitty, candidate for Story County Board of Supervisors, introduced himself and spoke about his history in Maxwell. Miller arrived at 6:04 pm.
4. Westendorf moved, and Jans seconded, approval of the Consent Agenda items 4d-h, and to move Items 19a and 13 before Item 5. RCV: Ayes—Balke, Philpott, Westendorf, Miller, and Jans. Nays—none. M/C. Westendorf moved, and Miller seconded, approval of the Consent Agenda items 4b-c. RCV: Ayes—Balke, Westendorf, and Miller. Abstain—Philpott and Jans. M/C.
- 19a. Deputy Powers asked if any council had any concerns. Discussion of speeding issues and time spent in town.
13. Discussion of the current investment policy. Myer and MacLean from Maxwell State Bank were present, and Cam Draude from IPAIT (Iowa Public Agency Investment Trust) participated by phone. The mayor recommended that the finance committee review the information and bring back a recommendation to the council.
5. Philpott moved, and Miller seconded, to enter discussion on Planning & Zoning's recommendation for Resolution 2026-10: A Resolution Approving the Final Plat of Rock Creek Ridge. Discussion included reimbursement to the city for expenses incurred. Dryer noted that any applicable city ordinance would supersede the development agreement regarding reimbursements. RCV: Ayes—Philpott, Westendorf, Miller, and Jans. Abstain—Balke. M/C.
6. Miller moved, and Jans seconded, to enter discussion on Resolution 2026-08: A Resolution Approving a Development Agreement with Third Millennium Development, LLC, Authorizing Annual Appropriation TIF Payments and Pledging Certain TIF Revenues. Discussion included the developer's request to extend the TIF term from 10 to 15 years and the city's request for expense reimbursement. A 15-year term would require approval from the Board of Supervisors and the school district. Philpott moved to approve the resolution as presented. RCV: Ayes—Philpott, Miller. Nays—Westendorf, Balke, Jans. Motion failed. Balke moved, and Jans seconded, approval of Resolution 2026-08 with a 10-year TIF term, with the option to extend if necessary, and including reimbursement of city expenses. RCV: Ayes—Balke, Philpott, Westendorf, Miller, Jans. M/C. The clerk will confirm with bond counsel whether the added clause is permissible and include it if allowed.

7. Jans moved and Philpott seconded approval of Ordinance 346: An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Maxwell Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. RCV: Ayes—Balke, Philpott, Westendorf, Miller, Jans. M/C.
8. Jans moved, Westendorf seconded approval of the installation of a free microchip scanning station from Oh My Dog Rescue. RCV: Ayes—Balke, Westendorf, Miller, Jans. Nays—Philpott. M/C.
9. Discussion on access control and security cameras at city hall and the library. A resident has applied for the Prairie Meadows grant to help fund, and awards will be announced in June. Westendorf recommended the Astra Security proposal (\$4,680; approx. \$78/month for 5 years) for two indoor and two outdoor cameras at each location. The mayor noted FY26 budget included \$4,000 for city hall access control and \$1,000 for lagoons/water plant, leaving an estimated \$6,000 shortfall for cameras. Balke moved, and Jans seconded, to proceed with a trial of SimpliSafe at city hall with professional installation and reassess later. Estimated cost is \$1.33/day, including base station, keypad, 4G module, panic button, smart alarm, one indoor and one outdoor camera, and signage; smart locks are \$48 each. RCV: Ayes—Balke, Philpott, Westendorf, Miller, Jans. M/C. Westendorf will act on SimpliSafe equipment.
10. Discussion on releasing an RFP for installation of a Solar Array at the Wastewater Treatment Plant. Two options were noted: installing solar at the lagoons or creating a city-run enterprise to sell power back to residents. Balke moved, and Jans seconded, proceeding with issuing the RFP and soliciting proposals. RCV: Ayes—Balke, Westendorf, Miller, Jans. Nays—Philpott. M/C.
11. Discussion of Story County Sheriff law enforcement contract for FY27. Balke moved Jans seconded approval of contract and to meet with the sheriff's department and amend the contract to show the correct clerk's name. RCV: Ayes—Balke, Miller and Jans. Nays – Philpott and Westendorf. M/C.
12. Discussion of Resolution 2026-05: A Resolution Authorizing Signatures for the City of Maxwell bank account. Jans moved Westendorf seconded approval. RCV: Ayes—Balke, Philpott, Westendorf, Miller and Jans. M/C.
14. Balke moved, Jans seconded approval of Resolution 2026-07: A Resolution Amending the Hourly Wage of the City Clerk with amended amount of \$28/hour. RCV: Ayes—Balke, Philpott, Miller. Nays –Westendorf and Jans. M/C.
15. Jans moved, Westendorf seconded approval of Resolution 2026-11: A Resolution Authorizing Contracted Budget Assistance for the City Clerk. RCV: Ayes—Balke, Philpott, Westendorf, Miller, Jans. M/C.
16. Discussion on the Baldwin Street Project budget overage of \$14,000. No action taken.
17. Discussion on the FY2025 audit results and auditor recommendations. Balke referred audit back to the finance committee for possible policy change. RCV: Ayes—Balke, Philpott, Westendorf, Miller, Jans. M/C.
18. Discussion and possible action on scheduling the public hearing for the Proposed Property Tax Rate Levy and the public hearing for the final FY27 Budget was tabled until the 3/11/26 council meeting.
- 19b. Engineer's report on file.

20. Balke discussed potential revenue opportunities, including cell tower rent and charging for city-owned farmland. Philpott noted a tree at Metcalf & 5th obstructing visibility; the mayor asked her to email him for potential future agenda placement. Philpott also asked about her street grade, and the mayor advised that street maps are available at city hall. Miller discussed revenue estimates from his meeting with Steve and inquired about the grade of Army Post Road; the mayor recommended bringing it back as an agenda item. Mayor Higgins addressed the 2027 DOT sidewalk project and the TEAP.

21. Philpott moved, Jans seconded adjournment. RCV: Ayes—Balke, Philpott, Westendorf, Miller, Jans. M/C. 9:04pm. The next meetings will be Budget Workshops on February 18 and February 25, 2026, at 6:00 pm. The next regular city council meeting will be 3/11/26 at 6:00 pm in city hall.

BILLS PRESENTED 01/10/2026 – 02/11/2026.

ACCESS	MONTHLY PRINTER RENT	212.34
AFLAC	AFLAC STD	56.15
ALLIANT ENERGY	MONTHLY UTILITY BILL	8,291.00
EFTPS	FED/FICA TAX	4,210.74
IPERS	IPERS	2,749.39
CONSUMERS ENERGY	RCH ELECTRIC	41
IOWA ONE CALL	811 LOCATE EMAILS	77.6
IOWA PRISON		
INDUSTRIES	3 SPEED LIMIT SIGNS	222.09
WINDSTREAM	LIBRARY PHONE & INTERNET	577.89
POST OFFICE	UTILITY BILL POSTAGE 1/28/26	209.56
MOMAR	HYDROCLEAN FOR LIFT STATION	1,411.82
NEW CENTURY FS	8077885, 8077886, 8077887	409.87
SNYDER	125.0013.010-11	3,399.00
IOWA DEP OF REVENUE	WET TAX JANUARY 2026	716.84
CARL MARSHALL	REIM FOR AIRBREAK REPAIR 109	69.56
STORY COUNTY ANIMAL	Q4 BILLING	396.5
TOP NOTCH TREE CARE	REMOVAL DEAD TREE CITY PARK	1,900.00
STORY COUNTY SHERIFF	Q3 CONTRACT PAYMENT	15,071.15
SAFE BUILDING	59 MAXWELL PERMIT &	
COMPLIANCE	INSPECTION	90.7
BADGER METER	ORION CELLULAR JAN 2026	408.37
RITWAY BUSINESS		
FORMS	CHECKS, UTILITY BILLS	218.9
IOWA REGIONAL		
UTILITIES	RCH WATER	279.8
U.S. BANK	GOOGLE SUITE MONTHLY	381.18
CENTRAL IOWA		
SHORTLINE	5,863,159,213,592,510,000,000,000	610.21
CHEM-SULT, INC	SODIUMHYPOCHLORITE	830

SWANK MOVIE LICENSING USA	COPYRIGHT COMPLIANCE SITE LICE	195
MATTHEWS WHITE PLUMBING	WATERMAIN REPAIR 400 ASHFORD JANUARY 2026 GARBAGE CONTRACT	4,622.40
PRATT SANITATION INC MICROBAC LABORATORIES	WATER SEWER TESTING	1,306.75
AT&T MOBILITY	FIRSTNET CELL PHONES	277.14
BRICK GENTRY P.C.	12/3/25-12/23/25 LEGAL ADVICE	7,224.66
CITY OF MAXWELL	UTILITY BILLS 12/15/25-1/15/26	607.18
MACQUEEN	6 AIR BOTTLES	7,422.00
STORY COUNTY EXTENSION	ORNAMENTAL &TURF, PEST CE TONY	45
	CLAIMS TOTAL	70,545.96
	GENERAL FUND	50,632.91
	ROAD USE TAX FUND	1,329.36
	WATER FUND	9,811.96
	SEWER FUND	8,771.73

REVENUE
GENERAL 15,491
EMPLOYEE BENEFITS TOTAL 57
UTILITY FRANCHISE TOTAL 4,140
DEBT SERVICE TOTAL 238
WATER TOTAL 10,568
SEWER TOTAL 25,633

Mayor Dale Higgins

ATTEST: Wendy Crabtree, city clerk