

STORY CITY, IOWA

September 4, 2018

Mayor Jensen called the council meeting to order on Tuesday, September 4, 2018 at 7:00 p.m. in the City Hall Council Chambers.

Present: Mayor Jensen, Administrator Jackson, Attorney Larson, Council Members: Ostrem, Phillips, Solberg, Crutchfield and Sporleder.

Absent: None

Also Present: Matt Garber(CGA), Kurt Friedrich, Luke Jensen(Friedrich & Sons), Tyler Fredrickson, Nicole Engelhardt(EDC), and Matt Sporleder(Police Chief).

Motion by Sporleder, seconded by Ostrem, to approve the amended agenda by deleting: **Mayor & City Council Agenda Items: Story City Building Grant Program: Lisa McIlrath-518 Broad Street.**

Aye: Ostrem, Phillips, Solberg, Crutchfield and Sporleder.

Nay: None.

Motion carried.

Motion by Ostrem, seconded by Phillips, to approve the August 20, 2018 regular meeting minutes.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

CITIZEN APPEARANCE

None.

PUBLIC HEARING

A) PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE 2018 HMA STREET OVERLAY PROJECT-SOUTH PARK AVENUE, SOUTH ELM AVENUE, WASHINGTON STREET

Mayor Jensen opened the public hearing.

With no public comment, Mayor Jensen closed the public hearing.

LEGAL ITEMS

A) RESOLUTION NO. 18-47-FINALLY APPROVING AND CONFIRMING THE PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE 2018 HMA STREET OVERLAY PROJECT-SOUTH PARK AVENUE, SOUTH ELM AVENUE, WASHINGTON STREET

Matt Garber(CGA), was present and reviewed the 2018 HMA Street Overlay Project with council. Mr. Garber informed the project includes Park from Cedar to Linn, the west side of Elm from Broad to Washington including the intersection.

Motion by Solberg, seconded by Ostrem, to approve Resolution No. 18-47-Finally Approving and Confirming the Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the 2018 HMA Street Overlay Project-South Park Avenue, South Elm Avenue, Washington Street.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

B) RESOLUTION NO. 18-48-AWARDING CONTRACT FOR THE 2018 HMA STREET OVERLAY PROJECT-SOUTH PARK AVENUE, SOUTH ELM AVENUE, AND WASHINGTON STREET

Matt Garber(CGA), was present and informed council the bid opening was held on August 28, 2018 in the city hall. Mr Garber stated there was one bid from Manatt's in the amount of \$105,793.50. The engineer's estimate was \$112,015.

Motion by Phillips, seconded by Sporleder, to approve Resolution No. 18-48-Awarding Contract to Manatt's Inc. of Ames, Iowa in the amount of \$105,793.50 for the 2018 HMA Street Overlay Project-South Park Avenue, South Elm Avenue, and Washington Street.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

C) RESOLUTION NO. 18-49-TO APPROVE DEVELOPMENT AGREEMENT WITH R. FRIEDRICH & SONS, INC. AND AUTHORIZING ECONOMIC DEVELOPMENT GRANTS

Administrator Jackson reviewed the proposed development agreement. The city agrees to rezone the property to a PUD. The city agrees to reimburse the developer 33% of the costs up to \$420,000. Kurt Friedrich and Luke Jensen were present and reviewed the proposed development. They outlined a proposed schedule for improvements.

The development will consist of 28 lots along Henryson Street. Council inquired about the proposed width of the lots. Mr. Friedrich reviewed housing trends along with lot price points.

Mr. Friedrich also thanked Vena Mae Larson and family for making this happen along with several others.

Motion by Crutchfield, seconded by Ostrem, to approve Resolution No. 18-49-To Approve Development Agreement with R. Friedrich & Sons, Inc. and Authorizing Economic Development Grants.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

D) RESOLUTION NO. 18-50-SETTING DATE FOR PUBLIC HEARING ON 2018 AMENDMENT TO URBAN RENEWAL PLAN FOR STORY CITY CONSOLIDATED URBAN RENEWAL AREA

Administrator Jackson informed council the state urban renewal law requires that we amend our plan to include projects that may include funding from tax increment financing. Administrator Jackson stated this sets the public hearing for October 1, 2018. The amended plan will include:

Grant for the mall, Housing grant, Eby grant and the potential Auested Avenue Project.

Motion by Ostrem, seconded by Solberg, to approve Resolution No. 18-50-Setting Date for Public Hearing on 2018 Amendment to Urban Renewal Plan for Story City Consolidated Urban Renewal Area.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

E) RESOLUTION NO. 18-51-APPROVING THE APPLICATION OF M.H. EBY, INC TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY HIGH QUALITY JOBS PROGRAM

Administrator Jackson presented to Mayor and City Council Resolution No. 51 for the purpose of approving the application of M.H. Eby, Inc. to the Iowa Economic Development Authority High Quality Jobs Program.

Administrator Jackson stated Eby Manufacturing proposes to do the following areas:

- M.H. Eby, Inc. will create 64 new jobs
- M.H. Eby, Inc. will make a capital investment of approximately \$4.7 million. It is estimated that the building value will be \$2.9 million of the capital investment.

The City will agree to make a tax abatement upon the city's standard five-year sliding tax abatement scale of 75%, 60%, 45%, 30%, and 15%.

Administrator Jackson stated he estimated the Eby Manufacturing will save approximately \$251,100 in property taxes. This will generate an additional \$135,000 in new property tax revenues over five years. Administrator Jackson also stated as part of the grant application, the Iowa Economic Development Authority requires a match from the City. The City's match will be approximately 4 acres of land and/or an economic loan and /or grant in the amount of \$36,000.

Motion by Sporleder, seconded by Phillips, to approve Resolution No. 18-51-Approving the Application of M.H. Eby, Inc. to the Iowa Economic Development Authority High Quality Jobs Program.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

ADMINISTRATIVE ITEMS

A) REQUEST AUTHORIZATION TO HIRE JAKE EDWARDS FOR POLICE OFFICER POSITION

Matt Sporleder(Police Chief), was present to request council approval to hire Jake Edwards to fill the vacant police officer position. Chief Sporleder reviewed Mr. Edwards qualifications.

Motion by Ostrem, seconded by Phillips, to approve authorization to hire Jake Edwards for Police Officer Position.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

PERMITS

A) Liquor

1) Wooldridge Investments-Story City Market-306 Washington

Motion by Phillips, seconded by Crutchfield, to approve **Liquor Permit: A Wooldridge Investments-Story City Market-306 Washington**

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

MAYOR & CITY COUNCIL AGENDA ITEMS

A) Residential Tax Abatements

1. Grant and Amanda Reimers-528 W. Broad St.

2. Charles and Shirley Ballard-914, 916, 918, & 920 Market

B) Request to Serve Alcohol at Fairview Lodge

Motion by Sporleder, seconded by Crutchfield, to approve **Residential Tax Abatements: 1 and 2, and B) Request to Serve Alcohol at Fairview Lodge.**

Aye: Ostrem, Phillips, Solberg, Cruthfield, and Sporleder.

Nay: None.

Motion carried.

Motion by Crutchfield, seconded by Ostrem, to approve payment of bills and claims for August.

Aye: Ostrom, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

There being no further business before council the meeting was adjourned at 8:00 p.m.

ATTEST:

Dena Nichols, City Clerk

Mike Jensen, Mayor