

STORY CITY, IOWA

February 6, 2023

Mayor Jensen called the council meeting to order on Monday February 6, 2023, at 7:00 p.m. at City Hall.

Present: Mayor Jensen, Administrator Jackson  
Council Members: Ostrem, Phillips, Solberg, O'Connor  
Absent: CM Sporleder, Attorney Larson

Also Present: Shanon McKinley, GCC; Nicole Engelhardt, Tyler Frederickson, EDC; Theresa Stromberg Murphy, CGA; Billie Jo Rose, Simply Mae's; Wade Dumond, Kwik Star

Motion by O'Connor, seconded by Phillips, to approve the agenda.

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None

Motion Carried.

Motion by Ostrem, seconded by Phillips, to approve the January 16, 2023 minutes and January 30, 2023 Work Session Minutes.

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None

Motion Carried.

### **PUBLIC HEARINGS**

- A) Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the Bertha Bartlett Public Library Phase 1 – Demolition of Tekippe Building Project

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

### **LEGAL ITEMS**

- A) **Ordinance No. 333 – An Ordinance Changing the Official Zoning Map of the City of Story City, Iowa by Changing the District Boundaries of the “A-1” and “C-1” Districts, Final Reading**

Motion by Phillips, seconded by Solberg, to approve Ordinance No. 333 – An Ordinance Changing the Official Zoning Map of the City of Story City, Iowa by Changing the District Boundaries of the “A-1” and “C-1” Districts, Final Reading

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None

Motion Carried.

- B) **Approve Kwik Trip/Star Site Plan**  
Wade Dumond from Kwik Star presented the site plan for the Mayor and Council. There were some questions regarding items in the site plan. Motion by Ostrem, seconded by Phillips to Approve Kwik Trip/Star Site Plan with a change to the south entrance to increase the radius to 20 feet. Planning and zoning recommend approval.  
Aye: Ostrem, Phillips, Solberg, O'Connor  
Nay: None  
Motion Carried.
- C) **Resolution No. 23-11 – Finally Approving the Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the Bertha Bartlett Public Library Phase 1 – Demolition of Tekippe Building Project.**  
Motion by Solberg, seconded by O'Connor, to approve Resolution No. 23-11 – Finally Approving the Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the Bertha Bartlett Public Library Phase 1 – Demolition of Tekippe Building Project.  
Aye: Ostrem, Phillips, Solberg, O'Connor  
Nay: None  
Motion Carried.
- D) **Resolution No. 23-12 – Awarding Contract for the Bertha Bartlett Public Library Phase 1 – Demolition of Tekippe Building Project**  
Motion by Ostrem, seconded by Phillips, to approve Resolution No. 23-12 – Awarding Contract for the Bertha Bartlett Public Library Phase 1 – Demolition of Tekippe Building Project to Earth Services & Abatement for \$48,500.  
Aye: Ostrem, Phillips, Solberg, O'Connor  
Nay: None  
Motion Carried.
- E) **Resolution No. 23-13 – Approving Loan Agreement and Authorizing Issuance of a \$50,000 General Obligation Equipment and Acquisition Note**  
Motion by Ostrem, seconded by O'Connor, to approve Resolution No. 23-13 – Approving Loan Agreement and Authorizing Issuance of a \$50,000 General Obligation Equipment and Acquisition Note  
Aye: Ostrem, Phillips, Solberg, O'Connor  
Nay: None  
Motion Carried.
- F) **Resolution No. 23-14 – Setting a Date for a Public Hearing on Proposal to Enter into a General Obligation Equipment Acquisition Loan Agreement and to Borrow Money Thereunder in a Principal Amount Not to Exceed \$50,000**  
Motion by O'Connor, seconded by Solberg, to approve Resolution No. 23-14 –

Setting a Date for a Public Hearing on Proposal to Enter into a General Obligation Equipment Acquisition Loan Agreement and to Borrow Money Thereunder in a Principal Amount Not to Exceed \$50,000, Public Hearing to be February 20, 2023 at 6:00 p.m. at City Hall

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None

Motion Carried.

G) **Resolution No. 23-15 – Setting Forth a Proposal for the Sale of City Owned Real Estate and Setting a Public Hearing**

City Administrator reviewed B & L Properties' offer to purchase lot Z, I-35 Business Park Subdivision 4<sup>th</sup> addition.

Motion by Solberg, seconded by O'Connor, to approve Resolution No. 23-15 – Setting Forth a Proposal for the Sale of City Owned Real Estate and Setting a Public Hearing for February 20, 2023 at 6:00 p.m. at City Hall

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None

Motion Carried.

H) **Resolution No. 23-16 – Approving an Agreement with Story County, Iowa, Pursuant to Chapter 28E of the Code of Iowa, Concerning Dispatching Services**

Motion by O'Connor, seconded by Phillips, to approve Resolution No. 23-16 – Approving an Agreement with Story County, Iowa, Pursuant to Chapter 28E of the Code of Iowa, Concerning Dispatching Services for the amount of \$22,424.88 annual cost.

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None

Motion Carried.

I) **Resolution No. 23-17 – Adopting the Iowa Statewide Urban Design Standards for Public Improvements and the Iowa Statewide Urban Standard Specifications for Public Improvements Manuals**

Motion by Solberg, seconded by Ostrem, to approve Resolution No. 23-17 – Adopting the Iowa Statewide Urban Design Standards for Public Improvements and the Iowa Statewide Urban Standard Specifications for Public Improvements Manuals

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None

Motion Carried.

J) **Resolution No. 23-18 – Setting a Public Hearing on the Proposed Maximum Property Tax Dollars to Certify for Levy for the Fiscal Year 2023-24 Budget**

Administrator Jackson reported that the state is advising cities to move forward in the budget process despite the questions at the state regarding the rollback and how that will impact the process and city budgets.

Motion by Ostrem, seconded by Phillips, to approve Resolution No. 23-18 – Setting a Public Hearing on the Proposed Maximum Property Tax Dollars to Certify for Levy for the Fiscal Year 2023-24 Budget, public hearing to be February 20, 2023 at 6:00 p.m. at City Hall

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None

Motion Carried.

K) **Resolution No. 23-19 – Authorizing the City of Story City to Submit an Application for Funding from the Federal Surface Transportation Block Grant Program to the Central Iowa Regional Transportation Planning Alliance for the Partial Funding for the Broad Street Reconstruction Phase 3 Project**

Administrator Jackson presented information regarding this grant.

Motion by O'Connor, seconded by Solberg, to approve Resolution No. 23-19 – Authorizing the City of Story City to Submit an Application for Funding from the Federal Surface Transportation Block Grant Program to the Central Iowa Regional Transportation Planning Alliance for the Partial Funding for the Broad Street Reconstruction Phase 3 Project

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None

Motion Carried.

### **ADMINISTRATIVE ITEMS**

A) Approve Engineering Services Agreement with CGA for Broad Street Reconstruction Phase 3 Project

Theresa Stromberg Murphy, CGA, presented information to council about the project of reconstructing Broad St. from Garfield through the Park Ave intersection.

Motion by Solberg, seconded by O'Connor, to approve Engineering Services Agreement with CGA for Broad Street Reconstruction Phase 3 Project

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None

Motion Carried.

B) Request Authorization to Hire Jessica Lundy for Utility/Deputy Clerk Position

Motion by Ostrem, seconded by Phillips, to approve Request for Authorization to Hire Jessica Lundy for Utility/Deputy Clerk Position

Aye: Ostrem, Phillips, Solberg, O'Connor

Nay: None  
Motion Carried.

- C) Approve Proposed Salary/Wage Adjustments  
Motion by Ostrem, seconded by O'Connor, to approve Proposed Salary/Wage Adjustments  
Aye: Ostrem, Phillips, Solberg, O'Connor  
Nay: None  
Motion Carried.

### **PERMITS**

- A) Liquor:  
1. Casey's General Store – 1625 Broad St.  
Motion by Phillips, seconded by Solberg, to approve Liquor Permit at Casey's General Store – 1625 Broad St.  
Aye: Ostrem, Phillips, Solberg, O'Connor  
Nay: None  
Motion Carried.

### **MAYOR & CITY COUNCIL AGENDA ITEMS**

- A) Request for Simply Mae's Café – 601 Broad St. – for Outside Seating  
Billie Jo Rose was present to answer questions regarding the outdoor seating request.  
Motion by O'Connor, seconded by Ostrem, to approve Request for Simply Mae's Café – 601 Broad St. – for Outside Seating  
Aye: Ostrem, Phillips, Solberg, O'Connor  
Nay: None  
Motion Carried.
- B) Sidewalk Improvement Applications:  
1. Dorothy Cobie – 1425 Prairie Dr  
Motion by Solberg, seconded by Ostrem, to approve Sidewalk Improvement Applications for Dorothy Cobie – 1425 Prairie Dr  
Aye: Ostrem, Phillips, Solberg, O'Connor  
Nay: None  
Motion Carried.
- C) Sewer Bill Adjustment – Jim & Sherry Keigan, 1007 Elm Ave  
Motion by Ostrem, seconded by Phillips to approve Sewer Bill Adjustment – Jim & Sherry Keigan, 1007 Elm Ave

Aye: Ostrem, Phillips, Solberg, O'Connor  
Nay: None  
Motion Carried.

- D) Review Proposed Memorandum of Understand with Fareway  
Mayor and Council discussed the changes requested by Fareway in the  
Memorandum.  
No Action was taken.

## **APPROVAL OF BILLS AND CLAIMS**

Motion by O'Connor, seconded by Phillips to approve payment of Bills and  
Claims  
Aye: Ostrem, Phillips, Solberg, O'Connor  
Nay: None  
Motion Carried.

## **MAYOR AND CITY COUNCIL COMMENTS REGARDING NON-AGENDA ITEMS**

- Administrator Jackson reported on the recent meeting regarding the new wastewater treatment plant
- CM Ostrem requested on an update on the progress of the painting and wall repairs in city hall.

There being no further business before council, the meeting adjourned at 7:45 p.m.

ATTEST:

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Heather Slifka, City Clerk

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Mike Jensen, Mayor