



# CITY OF STORY CITY

504 Broad Street  
Story City, IA 50248  
515.733.2121  
www.cityofstorycity.org

## **COUNCIL AGENDA MONDAY, FEBRUARY 15, 2021 - 7:00 P.M. CITY HALL COUNCIL CHAMBERS - SECOND FLOOR**

- I. CALL TO ORDER AND ROLL CALL, 7:00 P.M.
- II. APPROVE/AMEND THE AGENDA
- III. APPROVAL OF THE FEBRUARY 1, 2021 REGULAR MEETING MINUTES
- IV. CITIZEN APPEARANCE:
  - A)
- V. PUBLIC HEARINGS:
  - A) Proposed Maximum Property Tax Dollars to Certify for Levy for the Fiscal Year 2021-22 Budget
  - B) Proposed Loan Agreement in a Principal Amount Not to Exceed \$50,000 for Acquisition of a Vehicle and Equipment for Police Department
  - C) Proposed Establishment of the Timberland Ridge Connection Fee District
  - D)
- VI. LEGAL ITEMS:
  - A) Resolution No. 21-14 – Approving the Fiscal Year 2021-22 Maximum Property Tax Dollars
  - B) Resolution No. 21-15 – Authorizing a General Obligation Police Department Vehicle Loan Agreement and Providing for the Levy of Taxes to Pay the Same
  - C) Resolution No. 21-16 – Preliminary Resolution Pursuant to Section 384.42 of the Iowa Code Covering the Broad Street Reconstruction Project – Phase II
  - D) Resolution No. 21-17 – Approving and Adopting Preliminary Plans and Specifications, Estimate of Cost and Plat and Schedule – Broad Street Reconstruction Project – Phase II
  - E) Proposed Resolution of Necessity – Broad Street Reconstruction Project – Phase II

- F) Resolution No. 21-18 – Setting Forth a Proposal for the Sale of City Owned Real Estate and Setting a Public Hearing
- G) Ordinance No. 309 – Amending Chapter 62 of the Code of Ordinances of the City of Story City, Iowa to Prohibit Excessive Motor Vehicle Noise, Second Reading
- H) Ordinance No. 310 – Amending Chapter 96 of the Code of Ordinances of the City of Story City, Iowa in Order to Establish Timberland Ridge Connection Fee District, First Reading
- I)

VII. ADMINISTRATIVE ITEMS:

- A) Approve Construction Pay Application No. 6 for the Wastewater Treatment Facility Phase 1 Improvements Project
- B) Discussion on Proposed Increase in Water and Wastewater Rates
- C)

VIII. PERMITS:

- A)

IX. MAYOR & CITY COUNCIL AGENDA ITEMS:

- A) Discussion on Facilities, Services, and Events related to COVID
- B)

X. MAYOR AND CITY COUNCIL COMMENTS REGARDING NON-AGENDA ITEMS

XI. CLOSED SESSION PURSUANT TO CHAPTER 21.5(j) OF THE IOWA CODE TO DISCUSS THE PURCHASE OF REAL ESTATE

XII. ADJOURNMENT

STORY CITY, IOWA

February 1, 2021

Mayor Jensen called the council meeting to order on Monday, February 1, 2021, at 7:00 pm in City Hall.

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

Also Present: Erin Carey, Whitney Feldman, and Michelle Hertzke

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

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried.

Motion by O'Connor, seconded by Solberg, to approve the January 18, 2021 regular meeting minutes.

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried.

#### CITIZEN APPEARANCE

None.

#### LEGAL ITEMS

A) **RESOLUTION NO. 21-6 – SETTING A PUBLIC HEARING ON THE PROPOSED MAXIMUM PROPERTY TAX DOLLARS TO CERTIFY FOR LEVY FOR THE FISCAL YEAR 2021-22 BUDGET**

Motion by Sporleder, seconded by Ostrem, to approve Resolution No. 21-6 – Setting a Public Hearing on the Proposed Maximum Property Tax Dollars to Certify for Levy for the Fiscal Year 2021-22 Budget, hearing set for February 15, 2021 at 7:00 p.m.

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

B) **RESOLUTION NO. 21-7 – SET PUBLIC HEARING ON THE PROPOSED ESTABLISHMENT OF THE TIMBERLAND RIDGE CONNECTION FEE DISTRICT**

Administrator Jackson presented information pertaining to the proposed Connection Fee District. Mayor and council asked questions and had general discussion. Motion by Ostrem, seconded by O'Connor, to approve Resolution No. 21-7 – Set Public Hearing on the Proposed Establishment of the Timberland Ridge Connection Fee District, hearing set for February 15, 2021 at 7:00 p.m.

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

C) **RESOLUTION NO. 21-8 – APPROVING LOAN AGREEMENT AND AUTHORIZING ISSUANCE OF A \$50,000 GENERAL OBLIGATION STREET DEPARTMENT VEHICLE NOTE**

Administrator Jackson presented information regarding the issuance of the loan agreement.

Motion by Sporleder, seconded by Solberg, to approve Resolution No. 21-8 – Approving Loan Agreement and Authorizing Issuance of a \$50,000 General Obligation Street Department Vehicle Note

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

D) **RESOLUTION NO. 21-9 – TO FIX A DATE FOR A PUBLIC HEARING ON A LOAN AGREEMENT IN A PRINCIPAL AMOUNT NOT TO EXCEED \$50,000 FOR ACQUISITION OF A VEHICLE AND EQUIPMENT FOR POLICE DEPARTMENT**

Motion by Ostrem, seconded by O'Connor, to approve Resolution No. 21-9 – To Fix a Date for a Public Hearing, to be February 15, 2021 at 7:00 p.m., on a Loan Agreement in a Principal Amount Not to Exceed \$50,000 for Acquisition of a Vehicle and Equipment for Police Department

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

E) **RESOLUTION NO. 21-10 – APPROVING CONTRACT BETWEEN THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE SOUTH SKUNK RIVER WATERSHED MANAGEMENT AUTHORITY**

Motion by Solberg, seconded by Sporleder, to approve Resolution No. 21-10 – Approving Contract between the Iowa Department of Natural Resources

and the South Skunk River Watershed Management Authority

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

F) **RESOLUTION NO. 21-11 – APPROVING AN AGREEMENT WITH STORY COUNTY PURSUANT TO CHAPTER 28E OF THE CODE OF IOWA, CONCERNING DISPATCHING SERVICES**

Administrator Jackson presented information on the agreement and the costs, which are an increase of \$240 for the upcoming year.

Motion by O' Connor, seconded by Sporleder, to approve Resolution No. 21-11 – Approving an Agreement with Story County Pursuant to Chapter 28E of the Code of Iowa, Concerning Dispatching Services

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

G) **RESOLUTION NO. 21-12 – EXPRESSING INTENT TO CREATE A CREDIT CARD POLICY FOR THE CITY OF STORY CITY**

Clerk Slifka presented information about this resolution and the recommendations by the auditor for the resolution and policy.

Motion by Solberg, seconded by Ostrem, to approve Resolution No. 21-12 – Expressing Intent to Create a Credit Card Policy for the City of Story City

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

H) **RESOLUTION NO. 21-13 – AMENDING THE FISCAL YEAR 2020-21 SALARY SCHEDULE**

Motion by O'Connor, seconded by Sporleder, to approve Resolution No. 21-13 – Amending the Fiscal Year 2020-21 Salary Schedule

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

I) **ORDINANCE NO. 309 – AMENDING CHAPTER 62 OF THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA TO PROHIBIT EXCESSIVE MOTOR VEHICLE NOISE**

Motion by Sporleder, seconded by O'Connor, to approve Ordinance No. 309

– Amending Chapter 62 of the Code of Ordinances of the City of Story City, Iowa to Prohibit Excessive Motor Vehicle Noise, First Reading.

Aye: Ostrem, Solberg, O’Connor, and Sporleder

Nay: None

Motion Carried

### **ADMINISTRATIVE ITEMS**

None

### **PERMITS**

A) Sign:

1. Edward Jones – 522 Broad

No Action needed by Council

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

A) Request from Erin Carey, Whitney Feldman, and Michelle Hertzke to Hold a 5k Event for William Feldman.

Erin Carey, Michelle Hertzke, and Whitney Feldman requested council permission to host a fundraiser for William Feldman, proceeds to go to FDA research on medications for his rare illness.

Motion by Solberg, seconded by Sporleder, to approve request.

Aye: Ostrem, Solberg, O’Connor, and Sporleder

Nay: None

Motion Carried

B) Residential Tax Abatement:

1. Trevor Lochart and Jennifer Radley – 342 Summit

2. Kevin and Lori Tryon – 722 Broad

Motion by O’Connor, seconded by Sporleder, to approve Residential tax abatements for Trevor Lochart and Jennifer Radley – 342 Summit and Kevin and Lori Tryon – 722 Broad

Aye: Ostrem, Solberg, O’Connor, and Sporleder

Nay: None

Motion Carried

C) Request from Brooke Cates, 327 Grand, to Adjust Sanitary Sewer Bill

Motion by Solberg, seconded by Ostrem to approve request

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

### **APPROVE PAYMENT OF BILLS AND CLAIMS FOR JANUARY**

Motion by Sporleder, seconded by Solberg to approve payment of bills and claims for January.

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

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

- Administrator Jackson presented information to the council about the water main breaks in the past weeks.
- Administrator Jackson also presented information about the interest in the I-35 business park.
- CM Sporleder recognizing the hard work of the water department
- Mayor Jensen recognizing the good work of the street department during the recent snow events.

### **CLOSED SESSION PURSUANT TO CHAPTER 21.5(j) OF THE IOWA CODE TO DISCUSS THE PURCHASE OF REAL ESTATE**

Motion by Solberg, seconded by Sporleder, to enter into closed session pursuant to Chapter 21.5(J) of the Iowa Code to discuss the purchase of real estate, at 7:46 p.m.

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried

Motion by Sporleder, seconded by O'Connor to come out of closed session at 8:19 p.m.

Aye: Ostrem, Solberg, O'Connor, and Sporleder

Nay: None

Motion Carried



There being no further business before council, the meeting adjourned at 8:20 p.m.

ATTEST:

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Heather Slifka, City Clerk

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Mike Jensen, Mayor



The following resolution was offered by Councilperson \_\_\_\_\_, who moved its adoption.

**RESOLUTION NO. 20-14**

**A RESOLUTION APPROVING THE FISCAL YEAR 2021-22  
MAXIMUM PROPERTY TAX DOLLARS**

WHEREAS, the City Council of the City of Story City, Iowa, have considered the proposed Fiscal Year 2021-22 city maximum property tax dollars for the affected levy total, and

WHEREAS, notice concerning the proposed city maximum property tax dollars was published as required and posted on the city website and social media account, and

WHEREAS, public hearing concerning the proposed city maximum property tax dollars was held on February 15, 2021.

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

1. The maximum property tax dollars for Fiscal Year 2021-22 shall not exceed \$1,220,000.
2. The total maximum levy for affected property tax levies is estimated at \$7.31562.
3. The maximum property tax dollars requested in the total maximum levy for affected property tax levies for Fiscal Year 2021-22 represents an increase of greater than 102% from the maximum property tax dollars requested for Fiscal Year 2020-21.

This motion was seconded by Councilperson \_\_\_\_\_, and upon roll call, was carried by an aye and nay vote, as follows;

AYE: \_\_\_\_\_  
NAY: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

WHEREUPON, the Mayor declared the Resolution duly adopted the 15<sup>th</sup> day of February, 2021.

\_\_\_\_\_  
Mike Jensen, Mayor


ATTEST: \_\_\_\_\_  
Heather Slifka, City Clerk



1913 Herschell-Spillman Carousel

# CITY OF STORY CITY

504 Broad Street  
Story City, IA 50248  
515.733.2121  
[www.cityofstorycity.org](http://www.cityofstorycity.org)

To: The Honorable Mayor & City Council  
From: Mark A. Jackson, City Administrator   
Re: Resolution Authorizing a GO Police Department  
Vehicle Loan Agreement and Providing for the  
Levy of Taxes to Pay the Same  
Date: February 15, 2021

Presented for Mayor and City Council consideration is Resolution No. 21-15 for the purpose of authorizing a general obligation police department vehicle loan agreement and providing for the levy of taxes to pay the same.

The resolution authorizes the following:

- 1) To enter into a loan agreement at a later date in the amount of \$50,000 for the purchase of police department vehicle and equipment, and
- 2) The levy of taxes through the debt service levy to pay the loan.

This will be the same as has been done in previous years related to police or street vehicle/equipment purchases. The City receives a loan (no interest) from the bank for \$50,000 and the proceeds are deposited into the city's equipment replacement fund. The City on the same day issues a check for the same amount payable from the debt service fund to pay off the loan.

RESOLUTION NO. 21-15

Resolution authorizing a General Obligation Police Department Vehicle Loan Agreement and providing for the levy of taxes to pay the same

WHEREAS, the City of Story City (the "City"), in Story County, State of Iowa, has heretofore proposed to enter into a General Obligation Loan Agreement in a principal amount not to exceed \$50,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost, to that extent, of acquiring a vehicle and equipment for the police department, and has published notice of the proposed action and has held a hearing thereon; and

WHEREAS, the City intends to issue a General Obligation Note (the "Note") in the future for the purpose of financing the acquisition of the police department vehicle and equipment, and the City anticipates that principal will come due on the Note before June 30, 2022, and it is now necessary to make provision for the levy of a debt service property tax to be collected in the fiscal year that will begin July 1, 2021 for the payment of such principal;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Story City, Iowa, as follows:

Section 1. The Council hereby expresses its intention to enter into a loan agreement for the acquisition of a vehicle and equipment for the police department and to issue the Note at such time as funds are needed, and the Council hereby declares that this resolution constitutes the additional action required by Chapter 384 of the Code of Iowa.

Section 2. For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of the Note as the same becomes due, there is hereby ordered levied on all the taxable property in the City the following direct annual tax for collection, as follows:

For collection in the fiscal year beginning July 1, 2021,  
sufficient to produce the sum of \$50,000

Section 3. A certified copy of this resolution shall be filed with the County Auditor of Story County, and said Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal on the Note hereby authorized and for no other purpose whatsoever.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved February 15, 2021.

\_\_\_\_\_  
Mike Jensen, Mayor

Attest:

\_\_\_\_\_  
Heather Slifka, City Clerk

....

On motion and vote, the meeting adjourned.

\_\_\_\_\_  
Mike Jensen, Mayor

Attest:

\_\_\_\_\_  
Heather Slifka, City Clerk



1913 Herschell-Spillman Carousel

# CITY OF STORY CITY

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To: The Honorable Mayor & City Council  
From: Mark A. Jackson, City Administrator *maj*  
Re: Broad Street Reconstruction Project – Phase II  
Date: February 15, 2021

Presented for Mayor and City Council are three legal items pertaining to the Broad Street Reconstruction Project – Phase II:

- 1) Resolution No. 21-16 – Preliminary Resolution Pursuant to Section 384.42 of the Iowa Code Covering the Broad Street Reconstruction Project – Phase II
- 2) Resolution No. 21-17 – Approving and Adopting the Preliminary Plans and Specifications, Estimate of Cost and Plat and Schedule
- 3) Proposed Resolution of Necessity

## Project Overview

The Broad Street Reconstruction Project Phase II includes the reconstruction of Broad Street from Grand Avenue to Lafayette Avenue, including the intersection of Broad Street and Lafayette Avenue. The project also includes some sidewalk replacement in the 900 block of Elm Avenue.

The City completed a street overlay project in the 900 block of Elm Avenue several years ago. At the time, it was noted that stretches of sidewalk needed to be replaced, but the project did not include a special assessment. It was determined at that time that replacement of these sidewalks could be with a project that included a special assessment.

The estimated construction cost for Broad Street is \$525,000 and the sidewalk replacement on Elm Avenue is \$15,162. Engineering is estimated at \$77,000. The City has been awarded a grant in the amount of \$125,000 from the Central Iowa Regional Transportation Planning Alliance's Small Community Fund Program.

Financing for the City's portion of the project will be through the issuance of a bond with the payment of the bond from Tax Increment Financing revenues.

#### Special Assessment

As part of the financing for the project, a special assessment is proposed to be charged to the property owner. The City's long-term policy that has been used for past projects is to special assess 100 percent for the curb and gutter and 50 percent for sidewalks to the property owner.

The property owner is sent a preliminary special assessment cost. Once the project is completed and costs are finalized, the property owner will receive a final assessment cost. It important to note that the final assessment can be lower depending upon final costs, but cannot be any higher than the preliminary assessment cost.

Once the project is completed and the final assessment is sent to the property owner, they will be given a period of time in which they can pay all, part, or none of the special assessment. After this time period, any outstanding special assessments owed will be sent to the county. There will be a payment schedule for the amount owed payable over 10 years. Each payment will be on and payable at the time property taxes are paid. However, there is an interest charge for the outstanding amount owed. The City's policy has been to charge the current prime interest rate which I believe is currently 3.25 percent.

#### Proposed Resolution of Necessity

The "Proposed Resolution of Necessity" schedules a public hearing on the Proposed Resolution of Necessity for the Council's March 15<sup>th</sup> meeting and authorizes and directs the city clerk to give notice by publication and mailing as required by law and as set out in these proceedings.

Project Schedule

Public Hearing/Approve - Special Assessment	March 15
Set Public Hearing on Plans/Specs/Bid Letting	March 15
Public Hearing/Approve - Plans/Specs/ Bid Letting	April 4
Iowa DOT Notice to Bidders	April 15
Iowa DOT Bid Letting	May 18
Award of Contract	June 7
Project Construction	July - November



RESOLUTION NO. 21-16

Preliminary resolution pursuant to Section 384.42 of the Iowa Code covering the Broad Street Reconstruction Project - Phase II

WHEREAS, it is deemed advisable by the City Council of the City of Story City, Iowa (the "City") that the Broad Street Reconstruction Project - Phase II (the "Project") be constructed in the City in accordance with the provisions of Chapter 384 of the Code of Iowa, and a that portion of the cost of the Project be assessed to the property benefited thereby; and

WHEREAS, the City has arranged for engineering services with Clapsaddle-Garber Associates, Inc., in connection with the said improvement;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Story City, Iowa, as follows:

Section 1. The Broad Street Reconstruction Project - Phase II shall be constructed in two Divisions, as follows:

Division I shall consist of pavement removal and replacement including Portland Cement Concrete (PCC) curb and gutter measuring 30 inches from the back of curb, water main removal and replacement, storm sewer removal and replacement, driveway removal and replacement, sidewalk removal and replacement, pavement markings and seeding. Division I shall be constructed on and along Broad Street, from and including its intersection with Lafayette Avenue on the west to the west right-of-way line of Grand Avenue on the east.

Division II shall consist of sidewalk removal and replacement along Elm Avenue, between Maple Street and Oak Street, and more precisely along 901, 920, 925, 926 and 930 Elm Avenue.

Section 2. The assessable portion of Division I will include curb and gutter and sidewalk improvements. The assessable portion of Division II will include sidewalk improvements.

It is considered that the properties abutting the above-described segments of street will be specially benefited by the Project and should be specially assessed a portion of the costs of the Project.

Section 3. The Project Engineers are hereby ordered to prepare preliminary plans and specifications, an estimated total cost of the work and a plat and schedule and to file the same with the City Clerk.

Section 4. The improvement shall be known as the "Broad Street Reconstruction Project - Phase II," and shall be so referred to in all subsequent proceedings.

Section 5. All resolutions, parts of resolutions, or actions of the City Council in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved February 15, 2021.

\_\_\_\_\_  
Mike Jensen, Mayor

Attest:

\_\_\_\_\_  
Heather Slifka, City Clerk

RESOLUTION NO. 21-17

Resolution Approving and Adopting Preliminary Plans and Specifications,  
Estimate of Cost and Plat and Schedule

WHEREAS, the City Council of the City of Story City, Iowa, has adopted a preliminary resolution pursuant to Section 384.42 of the Code of Iowa, covering the Broad Street Reconstruction Project - Phase II (the "Project"); and

WHEREAS, in accordance with such preliminary resolution, the Project Engineers have prepared preliminary plans and specifications, an estimated cost of the work and a plat and schedule, and have filed the same with the City Clerk; and

WHEREAS, this City Council has determined the valuation of each lot proposed to be assessed for the Project and such valuations are now shown on the schedule, and this Council deems it advisable that the said preliminary plans and specifications, estimated cost of the Project and plat and schedule should be approved;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Story City, Iowa:

Section 1. The preliminary plans and specifications referred to in the preamble hereof are hereby approved.

Section 2. The plat, schedule and the valuations as shown thereon and estimate of cost are hereby ratified and approved.

Section 3. This City Council proposes to proceed with the Project and a proposed resolution of necessity shall be prepared and hearing held thereon in accordance with the provisions of Sections 384.49, 384.50 and 384.51 of the Code of Iowa.

Section 4. All resolutions, parts of resolutions, or actions of the City Council in conflict herewith are hereby repealed.

Passed and approved February 15, 2021.

\_\_\_\_\_  
Mike Jensen, Mayor

Attest:

\_\_\_\_\_  
Heather Slifka, City Clerk

Proposed  
Resolution of Necessity

WHEREAS, the City Council of the City of Story City, Iowa (the “City”), has adopted a preliminary resolution in accordance with Section 384.42 of the Code of Iowa, covering the Broad Street Reconstruction Project - Phase II (the “Project”); and

WHEREAS, pursuant thereto, the Project Engineers have prepared preliminary plans and specifications, an estimated total cost of the work and a plat and schedule, including the valuation of each lot as determined by this City Council, and the same have been duly adopted and are now on file with the City Clerk;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Story City, Iowa:

Section 1. It is hereby found and determined to be necessary and for the best interest of the City and its inhabitants to proceed with the Project, and to assess a portion of the cost of the Project to the property benefited thereby.

Section 2. The Broad Street Reconstruction Project - Phase II shall be constructed in two Divisions, as follows:

Division I shall consist of pavement removal and replacement including Portland Cement Concrete (PCC) curb and gutter measuring 30 inches from the back of curb, water main removal and replacement, storm sewer removal and replacement, driveway removal and replacement, sidewalk removal and replacement, pavement markings and seeding. Division I shall be constructed on and along Broad Street, from and including its intersection with Lafayette Avenue on the west to the west right-of-way line of Grand Avenue on the east.

Division II shall consist of sidewalk removal and replacement along Elm Avenue, between Maple Street and Oak Street, and more precisely along 901, 920, 925, 926 and 930 Elm Avenue.

Section 3. The assessable portion of Division I will include curb and gutter and sidewalk improvements. The assessable portion of Division II will include sidewalk improvements.

It is considered that the properties abutting the above-described segments of street will be specially benefited by the Project and should be specially assessed a portion of the costs of the Project.

Section 4. It is hereby found and determined that there are now on file in the office of the City Clerk an estimated total cost of the proposed work and a preliminary plat and schedule showing the amount proposed to be assessed to each lot by reason of the Project.

Section 5. This City Council will meet at 7:00 p.m., on March 15, 2021, at the City Hall Council Chambers, at which time and place it will hear the property owners subject to the proposed assessment or assessments and interested parties for or against the Project, its cost, the assessment thereof or the boundaries of the properties to be assessed.

Section 6. Unless a property owner files objections with the City Clerk at the time of the hearing on this resolution of necessity, the property owner shall be deemed to have waived all objections pertaining to the regularity of the proceedings and the legality of using the special assessment procedure.

Section 7. All resolutions, parts of resolutions, or actions of the City Council in conflict herewith are hereby repealed, to the extent of such conflict.

Section 8. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved February 15, 2021.

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Mike Jensen, Mayor

Attest:

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Heather Slifka, City Clerk

## NOTICE TO PROPERTY OWNERS

NOTICE IS GIVEN: That there are now on file for public inspection in the office of the City Clerk of the City of Story City, Iowa (the “City”), a proposed resolution of necessity, an estimate of cost and a plat and schedule showing the amounts proposed to be assessed against each lot and the valuation of each lot within a district approved by the City Council for a street improvement, described in general as the Broad Street Reconstruction Project - Phase II (the “Project”), of the type and in the location as follows:

The Broad Street Reconstruction Project - Phase II shall be constructed in two Divisions, as follows:

Division I shall consist of pavement removal and replacement including Portland Cement Concrete (PCC) curb and gutter measuring 30 inches from the back of curb, water main removal and replacement, storm sewer removal and replacement, driveway removal and replacement, sidewalk removal and replacement, pavement markings and seeding. Division I shall be constructed on and along Broad Street, from and including its intersection with Lafayette Avenue on the west to the west right-of-way line of Grand Avenue on the east.

Division II shall consist of sidewalk removal and replacement along Elm Avenue, between Maple Street and Oak Street, and more precisely along 901, 920, 925, 926 and 930 Elm Avenue.

The assessable portion of Division I will include curb and gutter and sidewalk improvements. The assessable portion of Division II will include sidewalk improvements.

It is considered that the properties abutting the above-described segments of street will be specially benefited by the Project and should be specially assessed a portion of the costs of the Project..

The City Council will meet on March 15, 2021, at 7:00 p.m. at the City Hall Council Chambers, at which time the owners of the property subject to assessment for the proposed improvement or any other person having an interest in the matter may appear and be heard for or against the making of the improvement, the boundaries of the district, the cost, the assessment against any lot or the final adoption of a resolution of necessity. A property owner will be deemed to have waived all objections unless at the time of hearing the property owner has filed objections with the City Clerk.

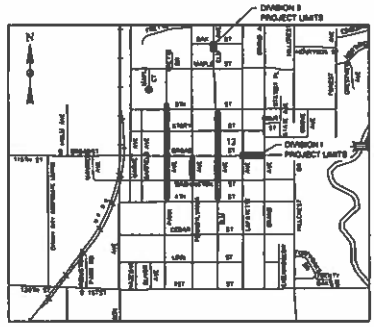
Heather Slifka  
City Clerk

**ROADWAY RECONSTRUCTION WITH PCC PAVEMENT**  
**1689**  
**LETTING DATE**  
**APRIL 20, 2021**  
**STORY CO.**



PLANS OF PROPOSED IMPROVEMENT ON THE  
**URBAN ROAD SYSTEM/FARM  
 TO MARKET SYSTEM**  
**STORY COUNTY**  
**ROADWAY RECONSTRUCTION WITH PCC PAVEMENT**

Div. 1 In City of Story City, On Broad Street from Lafayette Avenue to Grand Avenue  
 Div. 2 In City of Story City, On Elm Avenue from Maple Street to Oak Street



**VICINITY MAP**  
NOT TO SCALE



**IOWA STATE MAP**  
NO SCALE

- UTILITY COMPANIES**  
 THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT
- Whitstream Communications and Services 503-888-1801
  - Midwest Power Cooperative Great River 564-689-0111
  - Water and Wastewater Randy Winkler 515-785-0201
  - Storm Drain David Johnson 515-785-0200
  - Metrolink Tim Johnson 515-888-0216
  - Road 18th Street Steve Taylor 515-682-0001
  - City of Story City Mark Johnson 564-788-0101

**NOTES:**  
 1. ALL DEPTH OF COVER ON WATERWAYS ARE IN STORY CITY AS A P.P. 317 TO BE USED ON THIS PROJECT TO AVOID CONFLICT WITH THE EXISTING WATERWAYS.  
 2. LANDSCAPING, UTILITIES, FENCES, AND UTILITIES HAVE BEEN PLACED FROM AVAILABLE SURVEY RECORDS AND BEING. EXISTING TOPOGRAPHY MUST BE CORROBORATED BY ONLY TRIMBLE SURVEY DATA. THE COORDINATE OF WHICH IS PROBABLY NOT NEAR.

SCALE: As Noted  
 Refer to the Proposal Form for list of applicable specifications.  
 Refer to the Engineering Data, Refer to SPEC 105.14 of the specifications.

MILEAGE SUMMARY		105-1	
DIV	LOCATION	LNK FT.	MILES
1	URBAN STA 0+00 TO 4+00	400	0.1
2	URBAN ELM AVENUE	137.5	0.0
TOTAL			0.1



INDEX OF SHEETS		105-3	
SHEET NO.	DESCRIPTION		105-3
A.01	TITLE SHEET		
A.02	SYMBOL LEGEND & GENERAL INFORMATION		
B.01-B.02	TYPICAL CROSS SECTIONS AND DETAILS		
C.01-C.04	ESTIMATE OF QUANTITIES & REFERENCE INFORMATION		
D.01	ALIGNMENT PLAN		
D.02	EXISTING CONDITIONS		
D.03	BROAD STREET PLAN & PROFILE		
J.01	STAGING & TRAFFIC CONTROL PLAN		
K.01	INTERSECTION PLAN		
L.01	SOFTING PLAN		
M.01-M.02	STORM SEWER PLAN & PROFILE		
M.03-M.04	WATER MAIN PLAN & PROFILE		
P.01	PROPOSED MARKING PLAN		
S.01-S.02	SIDEWALK COMPLIANCE PLAN		
W.01-W.02	BROAD STREET CROSS SECTIONS		

DESIGN DATA URBAN	
2019 ADOT	2019 V.P.D.
2019 ADOT	2019 V.P.D.
2020 D.M.	2020 V.P.H.
TRUCKS	35.0%
TOTAL DESIGN SPEED	35.0%

**CHECK PLANS**  
 (Start to change to final status)





### LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED

UTILITY LOCATIONS WITH A QUALITY LEVEL INDICATOR HAVE BEEN LOCATED FOR THE FOLLOWING REASONS: SPANDED BENCHMARKS FOR THE COLLECTION & SECTION OF SURFACE SUBSURFACE UTILITY DATA.

(1) PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL OPERATIONAL VERIFICATION OF PRECISELY SURVEYED & SURVEYED UTILITIES & SUBSEQUENT REINFORCEMENT OF SURFACE & SUBSURFACE UTILITIES VISUAL AT A SPECIFIC POINT. PRECISELY SURVEYED SECTION SURVEY IS TYPICALLY USED TO VERIFY THE POSITION FOR UTILITIES. A PRECISE HORIZONTAL & VERTICAL LOCATION AS WELL AS OTHER UTILITY ATTRIBUTES, IS GIVEN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 1/4" HORIZONTAL & 1/4" VERTICAL. SURVEY & MONITORING ACCURACY AS DEFINED OR SPECIFIED BY THE PROJECT OWNER.

(2) INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOMETRIC METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOMETRIC AT ANY POINT OF INTEREST. THIS INFORMATION IS SUBMITTED TO APPLICABLE VOLANTEERS REFERRED BY THE PROJECT & RELEASED INTO PUBLIC DOCUMENTS.

(3) INFORMATION OBTAINED BY SURVEYING & PLACING VISIBLE ABOVE-GROUND SURVEY FEATURES IN A COMMON COORDINATE, ADJUSTMENT & CORRELATION THIS INFORMATION TO QUALITY LEVEL INFORMATION.

(4) INFORMATION OBTAINED FROM EXISTING RECORDS OR DRILL RECORDATIONS.

#### CONTROL POINTS:

DATE	UTILITY	QUALITY LEVEL	REMARKS
08/11	200-100-76	000001-02	SEE 07
08/11	200-100-77	000001-02	SEE 07
08/11	200-100-78	000001-02	SEE 07
08/11	200-100-79	000001-02	SEE 07

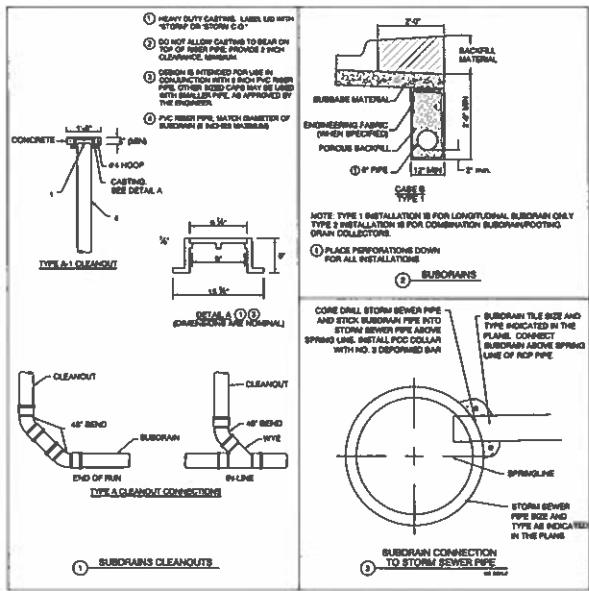
#### BENCHMARKS:

DATE	UTILITY	QUALITY LEVEL	REMARKS
08/11	200-100-77	000001-02	SEE 07
08/11	200-100-78	000001-02	SEE 07
08/11	200-100-79	000001-02	SEE 07

VALUE ENGINEERING SAVES. REFER TO ARTICLE 1106.18 OF THE SPECIFICATIONS.







10/20/2010 10:00 AM 10/20/2010 10:00 AM





**STORM SEWER**

\* Bid Item  
\*\* See Sd 543

INTAKES AND UTILITY ACCESSES										PIPES									
No.	Location Station and Offset	Type of Standard Road Plan	FOC/RI ELEV.	Bottom Well ELEV.	Extension Length** FT	Notes	Line Number	Intake/Utility Access No.	Class 'G'	Pipe Size	Rig Length	Design Length	Slope %	Contract Plan Sheet (Sd-111)	Flow Lines Inlet Elevation	Flow Lines Outlet Elevation	Other Elevation	Pipe Profile Sheet No.	Notes
ST-01	0+75.5, 31.0'-R	SD-501	1000.00	995.04			1	ST-01	ST-02	111	18.0	18.0	1.0		995.0	995.0		H-02	
ST-02	0+36.5, 31.0'-R	SD-501	1000.00	993.69			2	ST-02	ST-03	111	18.0	18.0	0.7		993.7	993.5		H-03	
ST-03	0+09.3, 31.0'-R	SD-081	999.79	993.39			3	ST-03	ST-04	111	18.0	62.0	0.6		993.4	993.0		H-03	CAST-IR
ST-04	1+12.5, 31.0'-L	SD-501	999.7	993.01			4	ST-04	EXIST	111	18.0	200.0	0.6		993.0	993.0		H-03	CONNECT TO EXISTING STRUCTURE
ST-05	0+31.4', 36.0'-L	SD-081	1000.24	993.84			5	ST-05	ST-06	111	18.0	0.0	0.0		993.1	993.0		H-03	
ST-06	0+09.6, 37.0'-L	SD-501	1000.01	993.78			6	ST-06	ST-07	111	18.0	25.0	1.0		993.0	984.2		H-02	
ST-07	1+00.1, 37.0'-L	SD-111	999.68	996.33			7	ST-07	ST-08	111	18.0	27.0	1.0		993.3	993.0		H-02	
ST-08	1+10.5, 31.0'-R	SD-501	999.61	993.06			8	ST-08	ST-04	111	18.0	19.0	1.0		994.0	993.0		H-02	
EXISTING	0+01.4, 31.0'-R	EXISTING SD-501		993.02															

**LONGITUDINAL SUBDRAIN**

\* Bid Item

Line No.	Road or Lane Identification	Station to Station	Side	Depth Below Pavement	Longitudinal Subdrain			Subdrain Outlet		Remarks
					Size	Length	Type	Station	Standard Road Plan and Type	
1	BROAD ST	+30.00	+30.00	RIGHT	30.0	6.0	18.0	PERF PLASTIC	+30.00	CLEANOUT AT INLET
2	LAFAYETTE ST	+30.00	+55.00	RIGHT	30.0	6.0	42.0	PERF PLASTIC	+30.00	CLEANOUT AT INLET
3	LAFAYETTE ST	+30.00	+133.00	RIGHT	30.0	6.0	48.0	PERF PLASTIC	+333.00	CLEANOUT AT INLET
4	BROAD ST	+333.00	+443.00	RIGHT	30.0	6.0	200.0	PERF PLASTIC	+443.00	CLEANOUT AT INLET
5	BROAD ST	+30.00	+30.00	LEFT	30.0	6.0	18.0	PERF PLASTIC	+30.00	CLEANOUT AT INLET
6	LAFAYETTE ST	+30.00	+70.00	LEFT	30.0	6.0	51.0	PERF PLASTIC	+30.00	CLEANOUT AT INLET
7	LAFAYETTE ST	+30.00	+70.00	LEFT	30.0	6.0	7.0	PERF PLASTIC	+70.00	
8	LAFAYETTE ST	+30.00	+133.00	LEFT	30.0	6.0	50.0	PERF PLASTIC	+133.00	CLEANOUT AT INLET
9	BROAD ST	+133.00	+443.00	LEFT	30.0	6.0	200.0	PERF PLASTIC	+443.00	CLEANOUT AT INLET

**SANITARY OR STORM SEWER ABANDONMENT OR REMOVAL**

\* Not a bid item

Location/Description	Sanitary or Storm Sewer	Abandonment, Plug Only or Abandonment, Plug and Fill (Inches)	Length of Pipe		Remarks
			12 inch diameter	18 inch diameter	
0+30 TO 0+60	STORM	REMOVAL	77	0	8" VCP
0+36 TO 0+60	STORM	REMOVAL	38	0	8" VCP
0+33 TO 0+60	STORM	REMOVAL	66	0	12" VCP
0+70 TO 0+60	STORM	REMOVAL	19	0	8" VCP
0+99 TO 0+60	STORM	REMOVAL	32	0	8" VCP
0+60 TO 0+37	STORM	REMOVAL	302	0	12" VCP
0+37 TO 0+42	STORM	REMOVAL	5	0	18" VCP

**REMOVAL OF INTAKES AND UTILITY ACCESSES**

\* Not a bid item

No.	Location/Description	Type	Remarks
0+38	BROAD ST SOUTH SIDE	INTAKE	
0+38	BROAD ST NORTH SIDE	INTAKE	
0+75	BROAD ST	MANHOLE	
0+70	LAFAYETTE AVE	INTAKE	
0+99	LAFAYETTE AVE	INTAKE	
0+37	BROAD ST	MANHOLE	

**LIST OF WATER MAIN REMOVALS**

0810-04  
03-01-10

Location	Side	Pipe Dia. (Inches)	Length (Feet)	Notes
Station to Station				
1+10	1+10	4	00	PERPENDICULAR TO ROAD

**LIST OF WATER MAIN PIPE**

0810-01  
01-01-14

Location	Type	Pipe Dia. (Inches)	Length (Feet)	Notes
Station to Station				
1+10	1+10	6	00	PERPENDICULAR TO ROAD

**LIST OF WATER MAIN FITTINGS**

0810-01  
01-01-14

Location	Size/Type	Height (Inches)	Notes
1+10	6" GATE VALVE		STAND ALONE BID ITEM
1+10	2"x6" REDUCER		CONNECT TO EXISTING 4"
1+10	6" BEND, 45°		TO MAINTAIN 18" STORM SEPARATION
1+10	6" BEND, 45°		TO MAINTAIN 18" STORM SEPARATION
1+10	6" BEND, 45°		TO MAINTAIN 18" STORM SEPARATION

113-1A  
04-10-19

**SIDEWALKS**

See M1-220 and 5 Sheets



Intersection/Road	Quadrant/Side	Length	Circumference			4" PCC Sidewalk	6" PCC Sidewalk	4" Modified Subbase	6" Modified Subbase	Detectable Markings	Remarks
			FT	FT	%						
BROAD & LAFAYETTE	NE	VARIES	N/A	5.0		24.9		24.9		20	RAMPS AND LANDING
BROAD & LAFAYETTE	NE	VARIES	N/A	6.0		27.6		27.6		24	RAMPS AND LANDING
BROAD & LAFAYETTE	SE	VARIES	N/A	5.0		23.6		23.6		20	RAMPS AND LANDING
BROAD & LAFAYETTE	SW	VARIES	N/A	5.0		22.7		22.7		20	RAMPS AND LANDING
BROAD STREET	1+25 TO 3+00 SOUTH	101.2	14.0	5.0		101.0		101.0			
BROAD STREET	3+00 TO 3+51 SOUTH	43.0	14.0	5.0		23.9	0.0	23.9			WITHIN DRIVEWAY
BROAD STREET	3+51 TO 3+86 SOUTH	35.3	14.0	5.0		19.5		19.5			
BROAD STREET	2+28 SOUTH	2.5	0.0	14.0		3.9		3.9			PERPENDICULAR TO ROAD
BROAD STREET	2+77 SOUTH	3.0	0.0	14.0		4.7		4.7			PERPENDICULAR TO ROAD
BROAD STREET	1+25 TO 2+39 NORTH	113.4	11.0	6.0		75.4		75.4			
BROAD STREET	2+68 TO 2+80 NORTH	12.0	11.0	6.0		8.0		8.0			
BROAD STREET	3+59 TO 4+14 NORTH	56.2	11.0	6.0		37.5		37.5			
BROAD STREET	4+13 TO 4+52 NORTH	39.0	11.0	6.0		32.7		32.7			
BROAD STREET	1+73 NORTH	11.0	0.0	5.0		6.1		6.1			PERPENDICULAR TO ROAD
BROAD STREET	2+74 NORTH	11.0	0.0	5.0		6.1		6.1			PERPENDICULAR TO ROAD
BROAD STREET	3+66 NORTH	11.0	0.0	4.0		4.9		4.9			PERPENDICULAR TO ROAD
920 ELM AVE	EAST	40	12.00	5.00	VARIES	22.2		22.2			DIVISION 2
920 ELM AVE	EAST	15	12.00	5.00			0.3		0.3		DIVISION 2
925 ELM AVE	WEST	62.5	12.00	5.00	VARIES	34.7		34.7			DIVISION 2
925 ELM AVE	WEST	20	12.00	5.00			11.1		11.1		DIVISION 2
925 ELM AVE	EAST	45	12.00	5.00	VARIES	25.0		25.0			DIVISION 2
925 ELM AVE	EAST	15	12.00	5.00			0.3		0.3		DIVISION 2
929 ELM AVE	WEST	55	12.00	5.00	VARIES	30.6		30.6			DIVISION 2

110-5  
10-20-15

**SIDEWALK REMOVAL**

\* Not a Bid Item

Begin Station	End Station	Area	Saw Cut*		Remarks
			SY	LF	
BROAD & LAFAYETTE NW QUAD		24.9	10.0		RAMPS AND LANDING
BROAD & LAFAYETTE NE QUAD		27.6	6.0		RAMPS AND LANDING
BROAD & LAFAYETTE SE QUAD		23.6	5.0		RAMPS AND LANDING
BROAD & LAFAYETTE SW QUAD		22.7	10.0		RAMPS AND LANDING
1+25	3+00	145.2	5.0		SOUTH PARALLEL
2+28	2+38	3.9			SOUTH PERPENDICULAR
2+77	2+77	4.7			SOUTH PERPENDICULAR
1+25	2+39	75.4	0.0		NORTH PARALLEL
2+68	2+80	0.0			NORTH PARALLEL
3+59	4+14	37.5	12.0		NORTH PARALLEL
4+13	4+52	32.7	12.0		NORTH PARALLEL
1+73	1+73	6.1			NORTH PERPENDICULAR
2+74	2+74	6.1			NORTH PERPENDICULAR
3+66	3+66	4.9			NORTH PERPENDICULAR
920 ELM		30.6	5.0		DIVISION 2
925 ELM		45.0	5.0		DIVISION 2
926 ELM		31.1	5.0		DIVISION 2
929 ELM		30.6	5.0		DIVISION 2

112-4  
MODIFIED

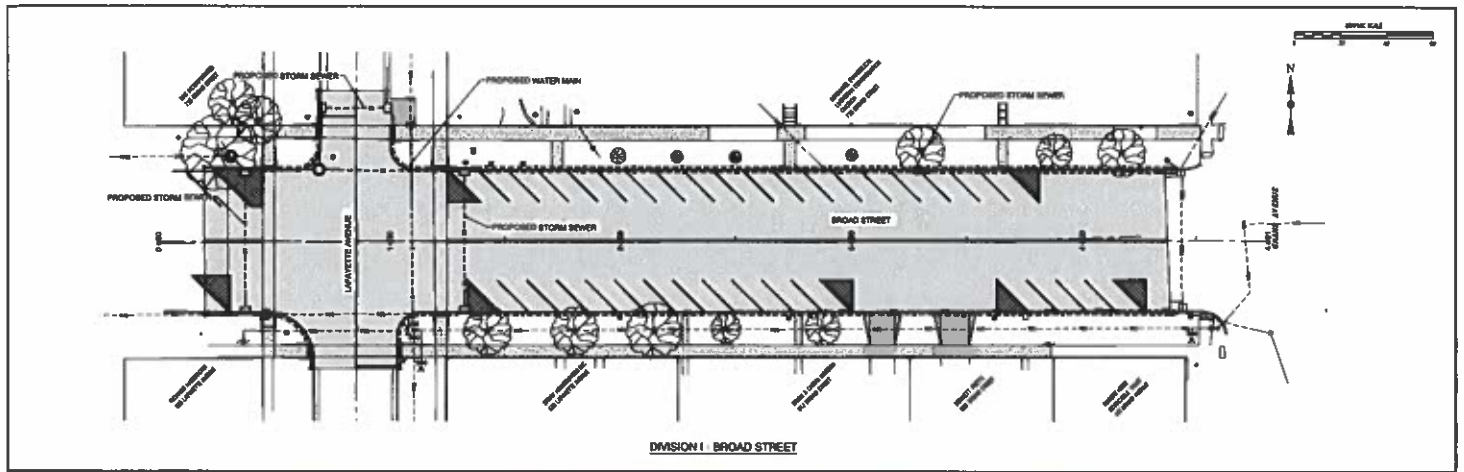
**CURBS AND RAISED ISLANDS**

Refer to PV-20, PV-102, and 6000's Detail Series

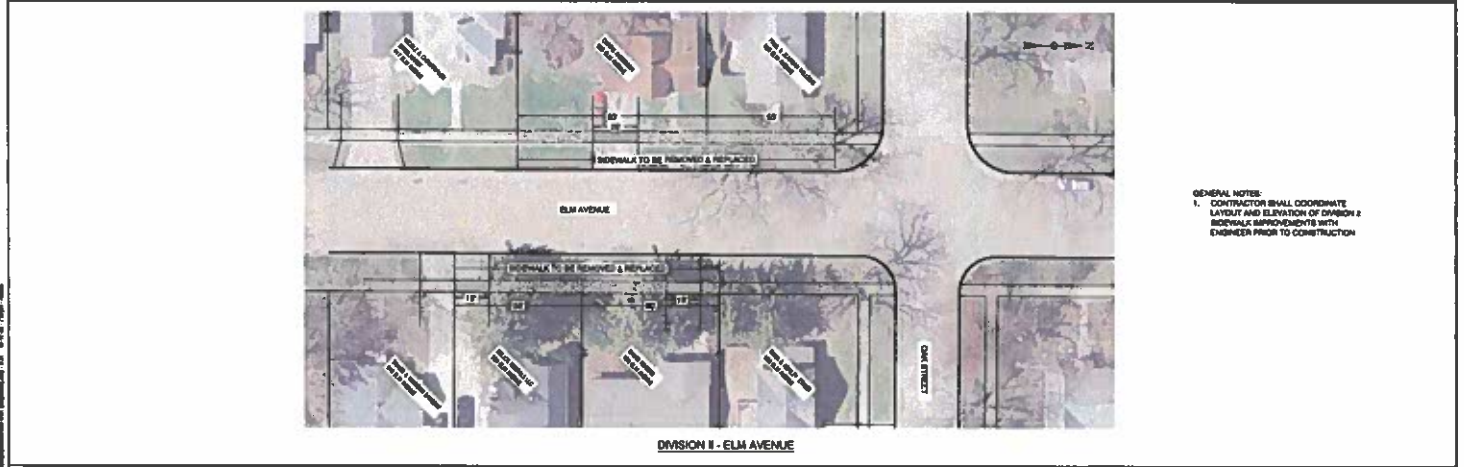
\* Bid Item

Location	Station to Station	Offset	Island Interior SV	Curb and Gutter			Remarks
				Curb Type	Outer Width FT	Length LF	
BROAD ST	+20.00	+46.30	31.0° R	STANDARD CURB AND GUTTER	2.5	26.4	
LAFAYETTE ST	+46.30	+46.30	N/A	STANDARD CURB AND GUTTER	2.5	35.4	SEE PLANS FOR SIDEWALK CURB RAMPS
LAFAYETTE ST	1+01.30	1+13.30	N/A	STANDARD CURB AND GUTTER	2.5	29.7	SEE PLANS FOR SIDEWALK CURB RAMPS
BROAD ST	1+13.30	+44.63	31.0° R	STANDARD CURB AND GUTTER	2.5	330.3	SEE PLANS FOR DRIVEWAY LOCATIONS
BROAD ST	+20.00	+45.59	31.0° L	STANDARD CURB AND GUTTER	2.5	39.0	
LAFAYETTE ST	0+59.59	0+69.64	N/A	STANDARD CURB AND GUTTER	2.5	39.7	SEE PLANS FOR SIDEWALK CURB RAMPS
LAFAYETTE ST	1+00.23	1+10.59	N/A	STANDARD CURB AND GUTTER	2.5	39.7	SEE PLANS FOR SIDEWALK CURB RAMPS
BROAD ST	1+10.59	+44.23	31.0° L	STANDARD CURB AND GUTTER	2.5	322.4	





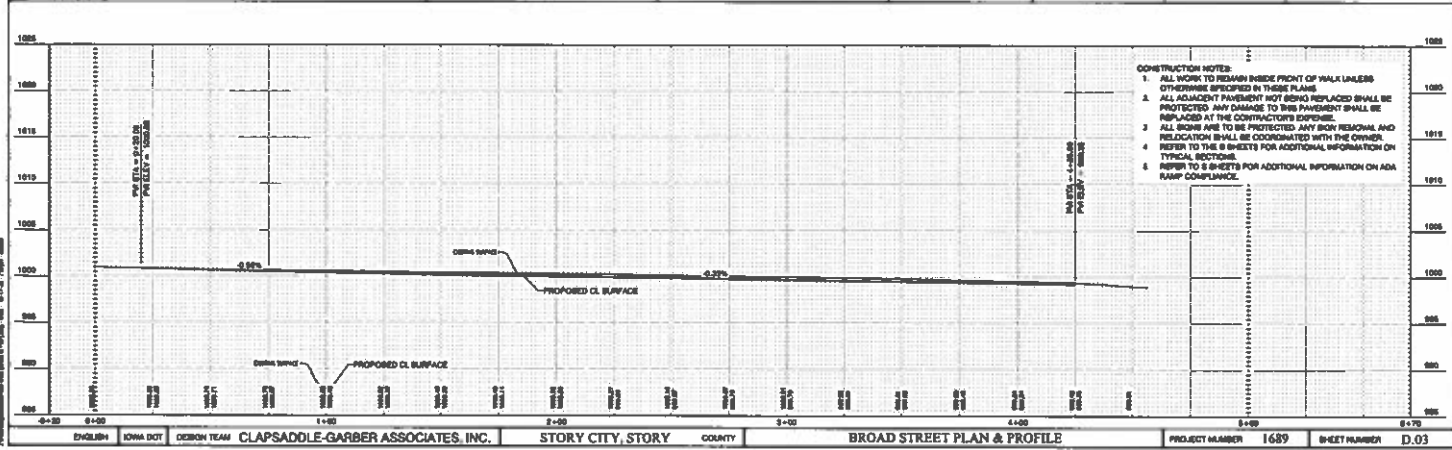
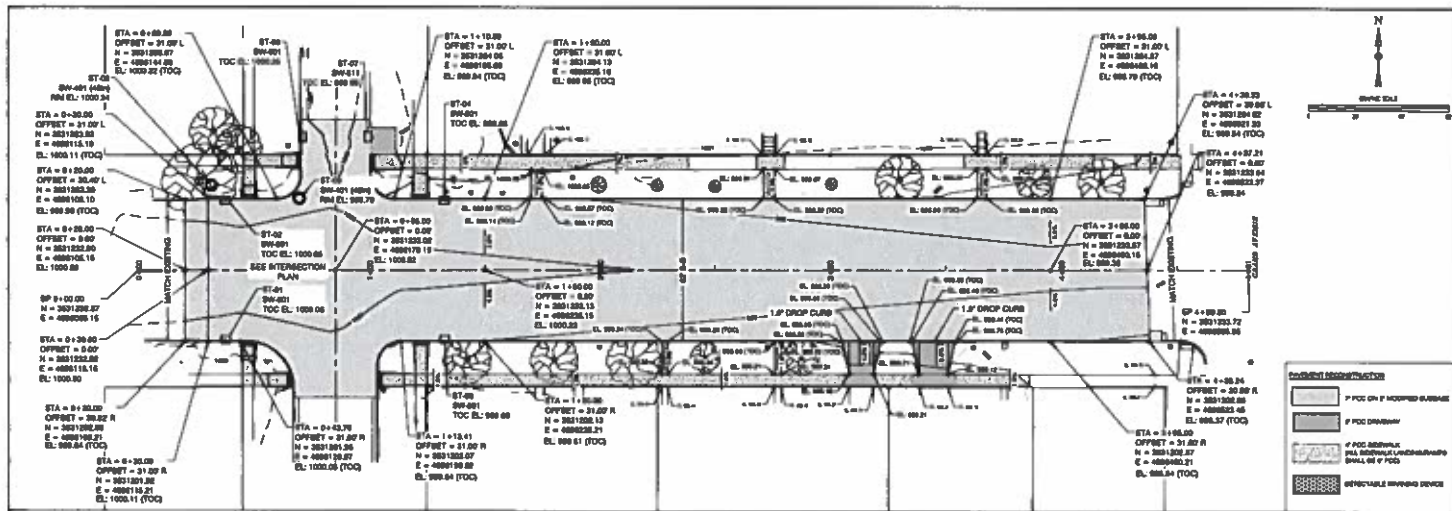
DIVISION I - BROAD STREET

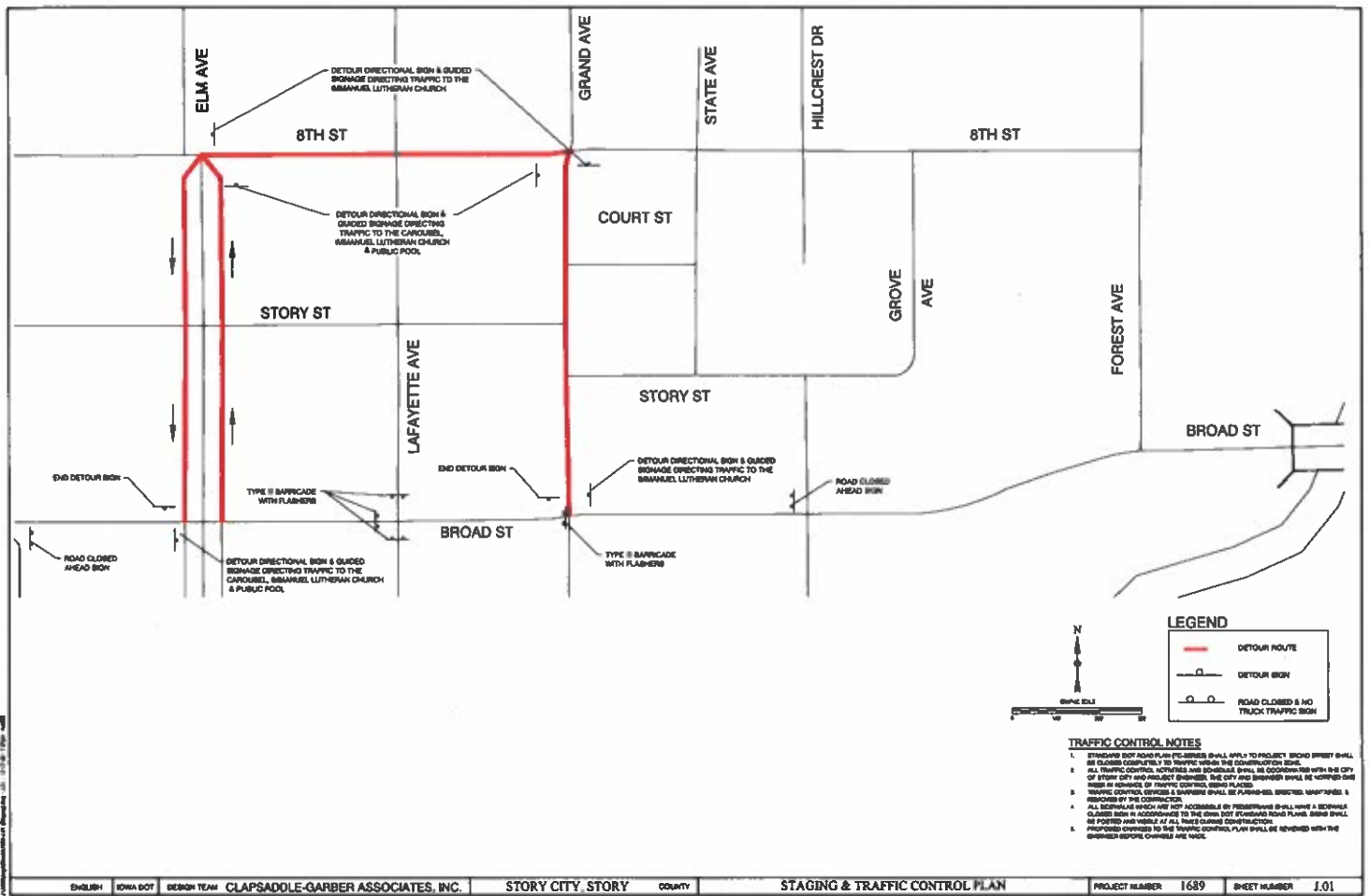


DIVISION II - ELM AVENUE

GENERAL NOTES:  
 1. CONTRACTOR SHALL COORDINATE LAYOUT AND ELEVATION OF DRAINAGE & SIDEWALK IMPROVEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION







ENGLISH

IOWA DOT

DESIGN TEAM CLAPSADDE-GARBER ASSOCIATES, INC.

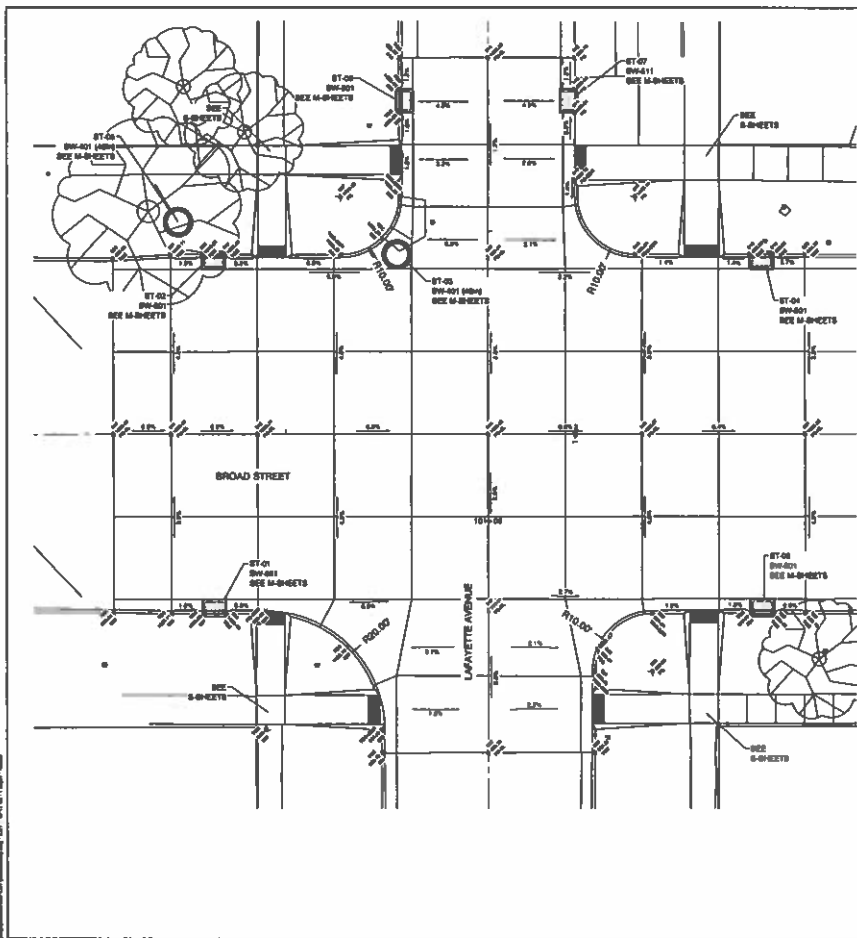
STORY CITY, STORY

COUNTY

STAGING & TRAFFIC CONTROL PLAN

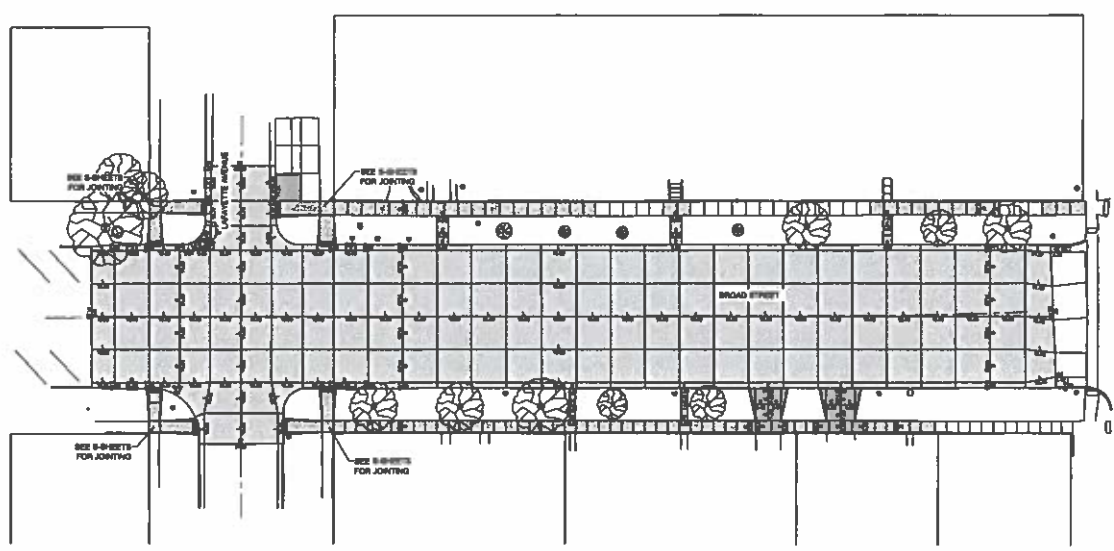
PROJECT NUMBER 1689

SHEET NUMBER 1.01



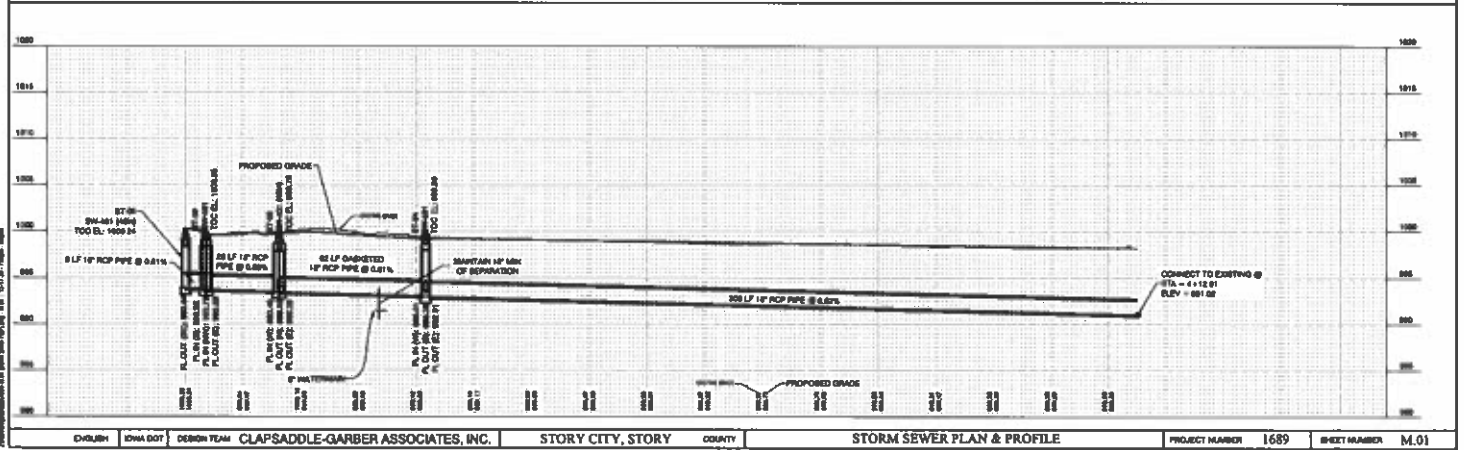
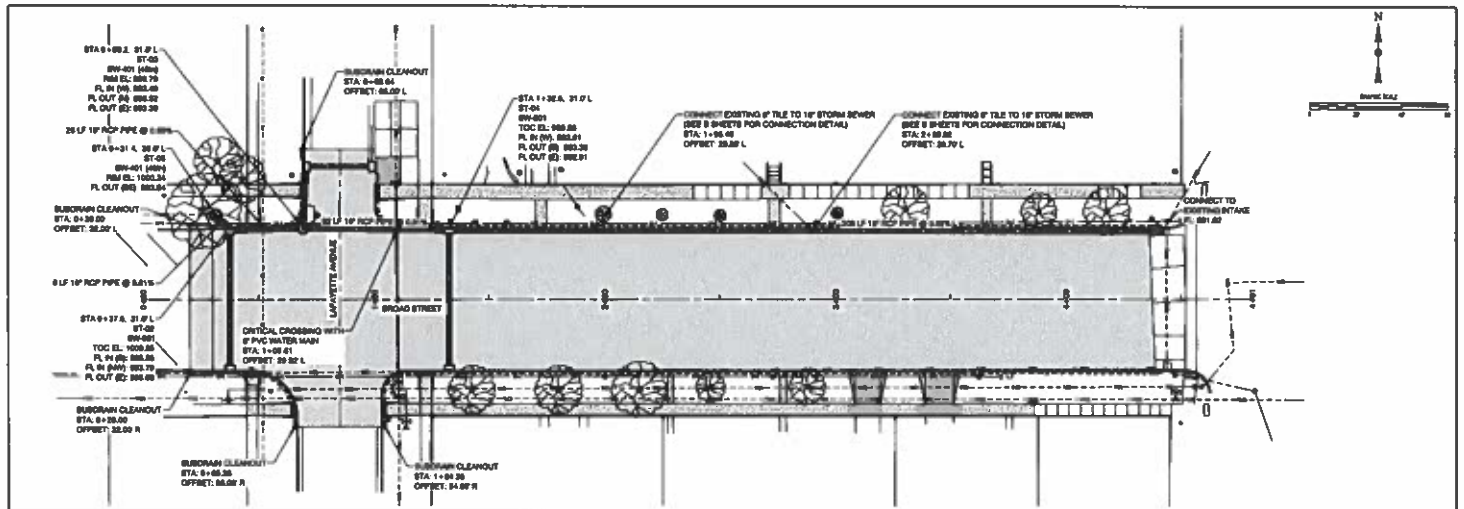
STAKING INFORMATION				
POINT #	DESC.	ELEVATION	NORTHING	EASTING
805	TOC	888.88	3831288.31	4888108.10
806	TOC	1000.11	3831288.82	4888116.10
808	TOC	1000.08	3831288.82	4888120.88
809	TOC	1000.08	3831288.84	4888124.88
804	TOC-ECR	1000.82	3831288.87	4888144.88
808	TOC	1000.30	3831288.81	4888144.88
806	TOC-ECR	1000.80	3831278.87	4888184.87
807	PG	1008.20	3831278.87	4888144.87
806	TOC	1008.00	3831288.48	4888184.88
808	TOC	1008.00	3831288.48	4888184.88
818	TOC	888.87	3831287.88	4888184.88
811	PG-CL	1008.30	3831288.88	4888178.18
812	PG	888.70	3831288.84	4888185.18
813	PG	888.84	3831288.84	4888185.18
814	PG	888.84	3831288.84	4888185.18
816	PG-ECR	888.72	3831278.88	4888188.17
818	TOC-ECR	888.84	3831288.88	4888188.88
817	PG	1008.13	3831274.88	4888188.87
816	TOC	888.88	3831288.18	4888188.88
818	TOC	888.88	3831288.11	4888188.88
820	TOC	888.78	3831288.12	4888228.18
821	PG-CL	1008.30	3831288.12	4888228.18
822	TOC	888.70	3831288.11	4888228.21
823	TOC	888.88	3831288.11	4888218.71
824	TOC	888.88	3831288.18	4888218.71
826	TOC-ECR	888.84	3831288.88	4888188.88
828	TOC	888.87	3831188.88	4888188.88
827	TOC-ECR	888.88	3831188.87	4888188.84
828	PG	888.88	3831188.87	4888188.84
829	TOC	888.82	3831178.87	4888188.88
830	PG-CL	888.72	3831178.81	4888178.18
831	TOC	888.73	3831177.88	4888181.88
832	TOC-ECR	888.88	3831181.88	4888181.88
833	TOC	1008.18	3831188.18	4888188.77
834	PG-ECR	888.88	3831288.88	4888181.88
835	TOC	8.88	3831181.88	4888181.88
836	TOC	1008.08	3831281.88	4888184.78
837	TOC	1008.08	3831281.88	4888188.78
838	TOC	1000.11	3831281.88	4888188.88
839	TOC	888.84	3831288.88	4888188.81

STAKING INFORMATION				
POINT #	DESC.	ELEVATION	NORTHING	EASTING
840	PG-CL	1008.88	3831288.88	4888188.18
841	PG-CL	1008.88	3831288.88	4888188.20
842	PG-CL	1000.74	3831288.88	4888188.28
843	PG-CL	888.81	3831288.88	4888178.17
844	PG-CL	1008.88	3831288.88	4888178.17
845	PG-CL	888.81	3831288.88	4888178.14
846	PG-CL	1008.87	3831288.87	4888188.82

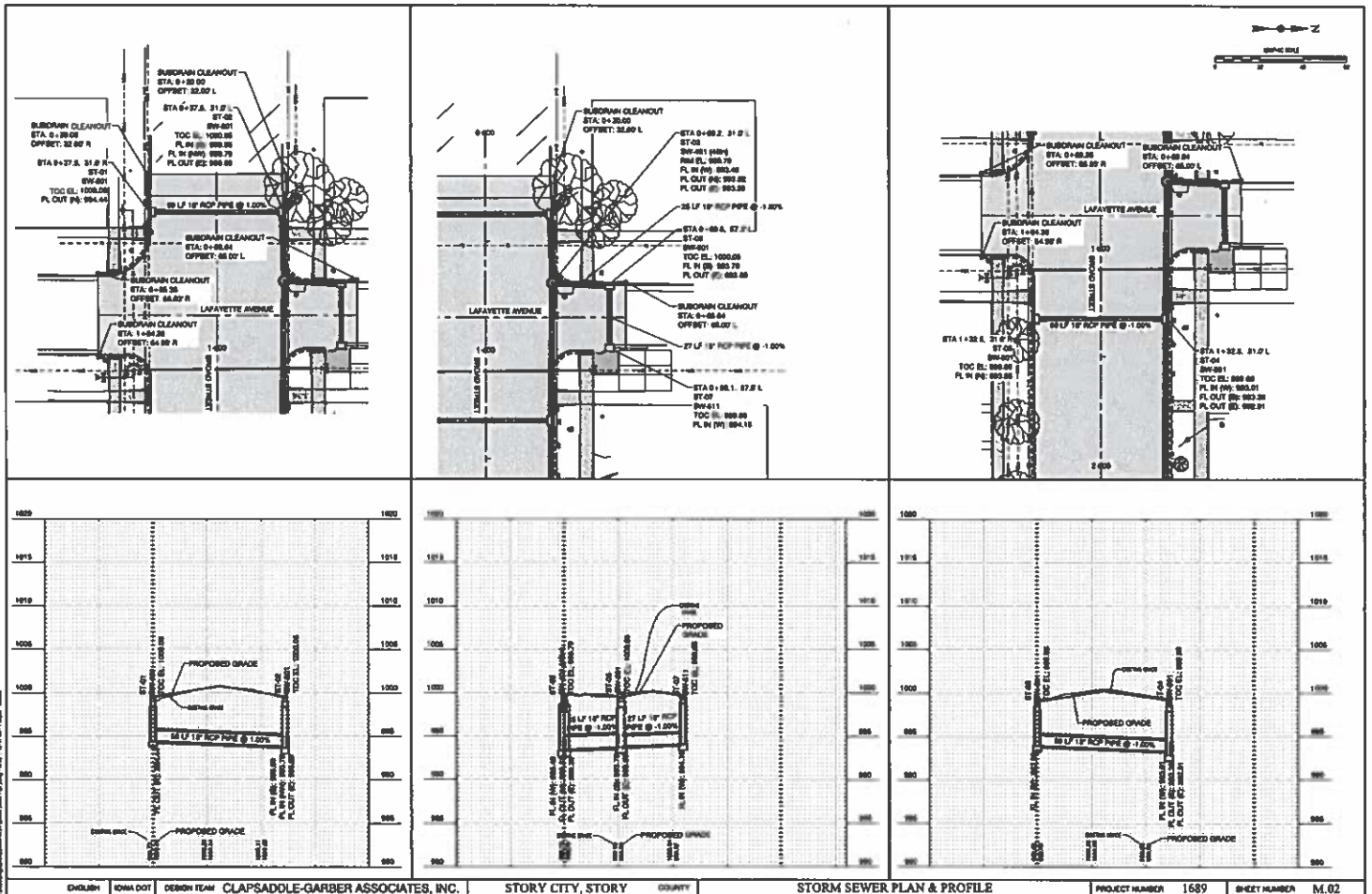


CLAPSADDLE-GARBER ASSOCIATES, INC. 100 S. 10TH ST. ST. LOUIS, MO 63103









DRAWN: [Name]

ICMA DOT

DESIGN TEAM: CLAPSADDLE-GARBER ASSOCIATES, INC.

STORY CITY, STORY COUNTY

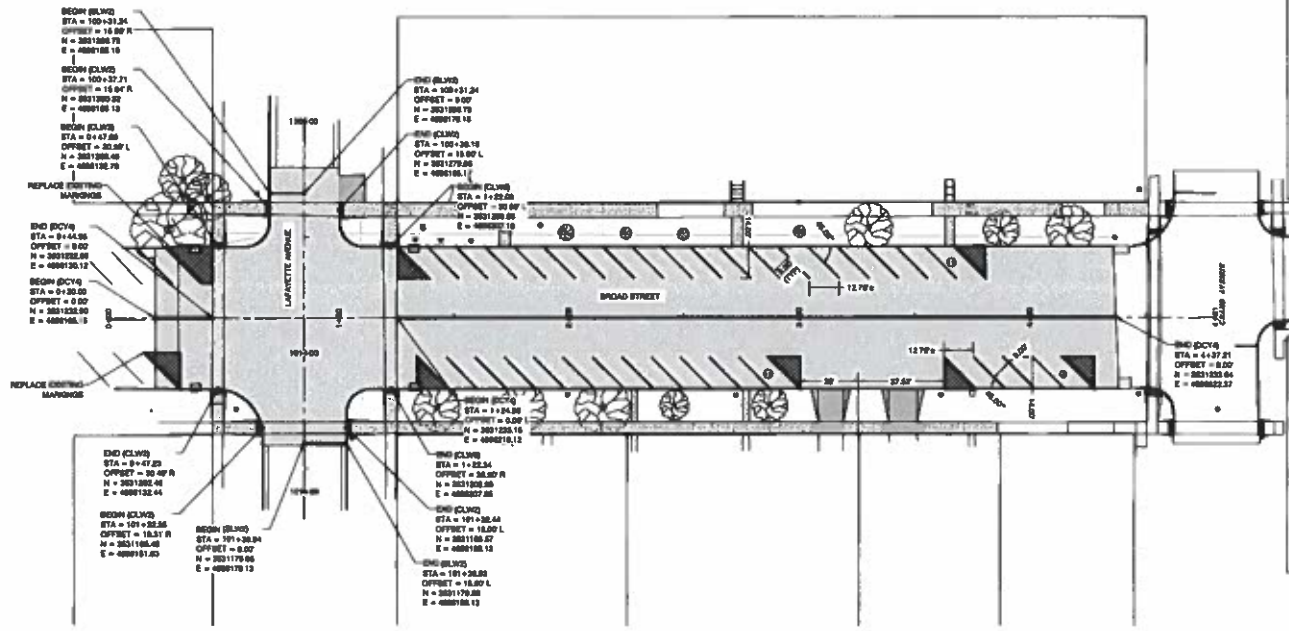
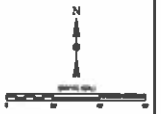
STORM SEWER PLAN & PROFILE

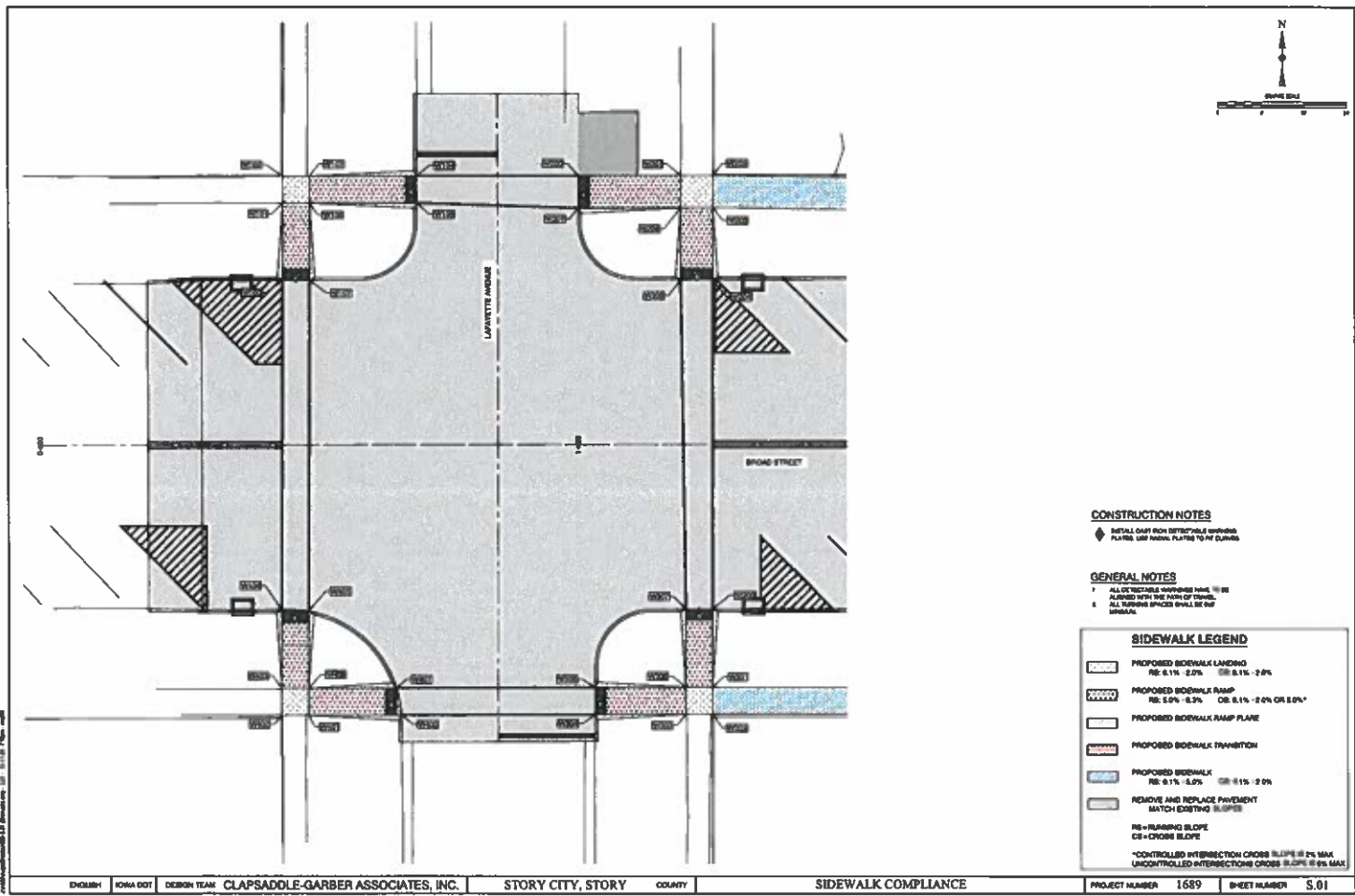
PROJECT NUMBER: 1689

SHEET NUMBER: M.02



- NOTE:
1. REFER TO IOWA DOT PA-110 AND PA-111 FOR REFERENCE.
  2. PAVEMENT MARKINGS SHALL NOT BE PLACED UNTIL ALL CONSTRUCTION IS COMPLETED TO INSURE CLEAN AND WELL DRAINED MARKINGS.
  3. PAVEMENT SHALL BE CLEANED AND FREE OF ANY DEBRIS BEFORE MARKINGS ARE PLACED.
  4. 18 TOTAL 45° ANGLE PARKING STALLS FOR WESTBOUND TRAFFIC & 18 TOTAL 45° ANGLE PARKING STALLS FOR EASTBOUND TRAFFIC WITH GAP BETWEEN DRIVEWAYS SHALL BE PAINTED ALONG BROAD STREET PER DIMENSIONS AND LOCATIONS SHOWN ON THE PLANS.
  5. COORDINATE ALL PAVEMENT MARKINGS WITH THE CITY OF STORY CITY.





**CONSTRUCTION NOTES**  
 ♦ METAL CHAIN LINK DETECTABLE WARNING PLATES USE RAMPAL PLATES TO FIT CURBS

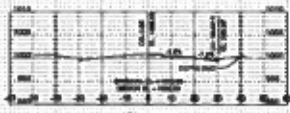
**GENERAL NOTES**  
 1. ALL OBJECTIBLE MARKERS SHALL BE ALIGNED WITH THE FACE OF CURB.  
 2. ALL SIGNAGE SPACES SHALL BE OUT SIDEWALK.

SIDEWALK LEGEND	
	PROPOSED SIDEWALK LANDING RE: 0.1% - 2.0%    OR: 0.1% - 2.0%
	PROPOSED SIDEWALK RAMP RE: 5.0% - 8.3%    OR: 0.1% - 2.0% OR 5.0%*
	PROPOSED SIDEWALK RAMP PLATE
	PROPOSED SIDEWALK TRANSITION
	PROPOSED SIDEWALK RE: 0.1% - 5.0%    OR: 0.1% - 2.0%
	REMOVE AND REPLACE PAVEMENT MATCH EXISTING SLOPES
	RE - REPAIRING SLOPE
	CS - CHOSEN SLOPE
*CONTROLLED INTERSECTION CROSS SLOPE 0.1% TO 2% MAX. UNCONTROLLED INTERSECTION CROSS SLOPE 0.1% TO 5% MAX.	

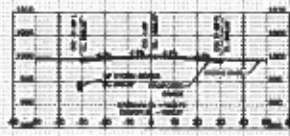
**SIWALK COMPLIANCE (NORTH 2ND STREET & INDIAN STREET)**

Point	Elevation	Point to Point	Sidewalk Designation	Distance'	Elevation	Slope	Legally Acceptable Range	Difference Between Designed Slope and Maximum Legally Acceptable Range	Acceptable (Contracted) Range	Does Designer need to obtain design approval from Method's Engineer?	Measured Slope	Initials	Remarks
W180	999.60	W180	W181	14.00	1.00	7.0%	0.1% to 8.1%	6.9%	0.1%				
W181	1000.00	W181	W182	5.00	0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W182	1000.15	W182	W183	5.00	0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W183	1000.63	W183	W184	5.00	-0.01	-0.2%	0.1% to 2.0%	2.0%	0.1%				
W184	999.61	W184	W185	5.00	-0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W185	999.60	W185	W186	14.00	-1.02	-7.3%	0.1% to 8.1%	7.2%	0.1%				
W186	1000.10	W186	W187	5.00	0.00	0.0%	0.0% to 3.0%	3.0%	0.0%				
W187	999.64	W187	W188	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W188	999.64	W188	W189	5.00	-0.00	-0.0%	0.0% to 5.0%	4.9%	0.0%				
W189	999.64	W189	W190	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W190	1000.10	W190	W191	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W191	1000.10	W191	W192	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W192	1000.10	W192	W193	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W193	999.100	W193	W194	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W194	999.100	W194	W195	13.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W195	1000.100	W195	W196	5.00	0.00	0.0%	0.0% to 3.0%	3.0%	0.0%				
W196	999.100	W196	W197	13.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W197	999.100	W197	W198	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W198	999.100	W198	W199	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W199	999.100	W199	W200	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W200	999.100	W200	W201	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W201	999.100	W201	W202	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W202	999.100	W202	W203	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W203	999.100	W203	W204	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W204	999.100	W204	W205	14.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W205	999.100	W205	W206	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W206	999.100	W206	W207	14.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W207	999.100	W207	W208	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W208	999.100	W208	W209	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W209	999.100	W209	W210	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W210	999.100	W210	W211	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W211	999.100	W211	W212	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W212	999.100	W212	W213	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W213	999.100	W213	W214	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W214	999.100	W214	W215	14.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W215	999.100	W215	W216	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W216	999.100	W216	W217	14.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W217	999.100	W217	W218	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W218	999.100	W218	W219	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W219	999.100	W219	W220	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W220	999.100	W220	W221	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W221	999.100	W221	W222	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W222	999.100	W222	W223	5.00	0.00	0.0%	0.1% to 2.0%	0.0%	0.1%				
W223	999.100	W223	W224	14.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W224	999.100	W224	W225	5.00	0.00	0.0%	0.0% to 5.0%	4.9%	0.0%				
W225	999.100	W225	W226	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W226	999.100	W226	W227	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W227	999.100	W227	W228	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W228	999.100	W228	W229	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W229	999.100	W229	W230	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W230	999.100	W230	W231	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W231	999.100	W231	W232	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W232	999.100	W232	W233	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W233	999.100	W233	W234	14.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W234	999.100	W234	W235	5.00	-0.00	-1.0%	0.0% to 5.0%	4.9%	0.0%				
W235	999.100	W235	W236	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W236	999.100	W236	W237	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W237	999.100	W237	W238	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W238	999.100	W238	W239	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W239	999.100	W239	W240	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W240	999.100	W240	W241	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W241	999.100	W241	W242	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W242	999.100	W242	W243	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W243	999.100	W243	W244	14.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W244	999.100	W244	W245	5.00	-0.00	-1.0%	0.0% to 5.0%	4.9%	0.0%				
W245	999.100	W245	W246	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W246	999.100	W246	W247	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W247	999.100	W247	W248	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W248	999.100	W248	W249	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W249	999.100	W249	W250	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W250	999.100	W250	W251	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W251	999.100	W251	W252	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W252	999.100	W252	W253	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W253	999.100	W253	W254	14.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W254	999.100	W254	W255	5.00	-0.00	-1.0%	0.0% to 5.0%	4.9%	0.0%				
W255	999.100	W255	W256	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W256	999.100	W256	W257	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W257	999.100	W257	W258	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W258	999.100	W258	W259	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W259	999.100	W259	W260	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W260	999.100	W260	W261	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W261	999.100	W261	W262	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W262	999.100	W262	W263	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W263	999.100	W263	W264	14.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W264	999.100	W264	W265	5.00	-0.00	-1.0%	0.0% to 5.0%	4.9%	0.0%				
W265	999.100	W265	W266	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W266	999.100	W266	W267	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				
W267	999.100	W267	W268	14.00	0.00	0.0%	0.1% to 2.0%	2.0%	0.1%				
W268	999.100	W268	W269	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W269	999.100	W269	W270	5.00	-0.00	-1.0%	0.0% to 2.0%	1.0%	0.0%				
W270	999.100	W270	W271	5.00	-0.00	-1.0%	0.1% to 2.0%	1.0%	0.1%				





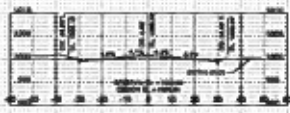
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STA = 0+70



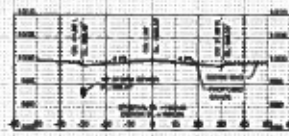
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STA = 0+25



STA = 1+00



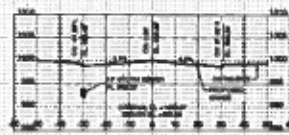
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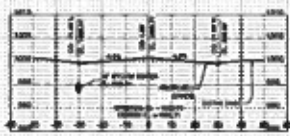
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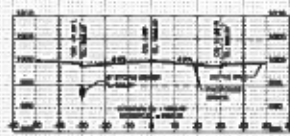
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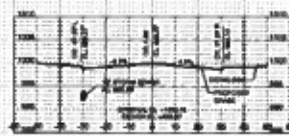
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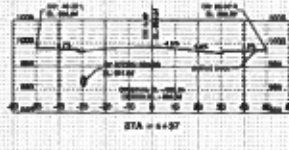
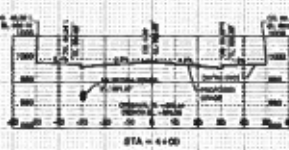
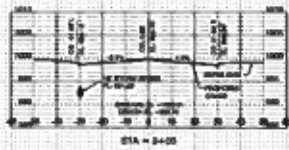
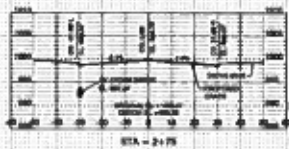
STA = 0+60



STA = 1+50



STA = 3+50



ENGINEERING & ARCHITECTURE, INC. 1110 S. 17th Ave.



**ENGINEER'S OPINION OF PROBABLE COST**  
**Broad Street Reconstruction Phase II**  
**STBG-SWAP-7430(616)--SG-85**



Story City, Iowa

Date Prepared: 12/18/20

ITEM NO.	ITEM CODE	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
<b>Division I - Broad Street</b>						
1	2102-2710090	EXCAVATION, CLASS 10, WASTE	900	CY	\$15.00	\$13,500
2	2105-8425015	TOPSOIL, STRIP, SALVAGE AND SPREAD	240	CY	\$5.00	\$1,200
3	2109-8225100	SPECIAL COMPACTION OF SUBGRADE, 12"	2941	SY	\$7.00	\$20,587
4	2115-0100000	MODIFIED SUBBASE, 4"	380	SY	\$6.00	\$2,280
5	2115-0100000	MODIFIED SUBBASE, 6"	2969	SY	\$8.00	\$23,752
6	2123-7450020	SHOULDER FINISHING, EARTH	7.65	STA	\$500.00	\$3,825
7	2301-1032070	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 2 DURABILITY, 7 IN.	2868	SY	\$60.00	\$172,080
8	2435-0140148	MANHOLE, STORM SEWER, SW-401, 48 IN.	2	EA	\$4,000.00	\$8,000
9	2435-0250100	INTAKE, SW-501	5	EA	\$4,000.00	\$20,000
10	2435-0251100	INTAKE, SW-511	1	EA	\$4,000.00	\$4,000
11	2435-0700020	CONNECTION TO EXISTING INTAKE	1.00	EA	\$2,000.00	\$2,000
12	2502-8212206	SUBDRAIN, PERFORATED PLASTIC PIPE, 6 IN. DIA.	844	LF	\$15.00	\$12,660
13	2503-0114215	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 15 IN.	145	LF	\$55.00	\$7,975
14	2503-0114218	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 18 IN.	369	LF	\$65.00	\$23,985
15	2503-0114218	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 18 IN., GASKETED	62	LF	\$75.00	\$4,650
16	2503-0200036	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	578	LF	\$15.00	\$8,670
17	2510-6745850	REMOVAL OF PAVEMENT	3112	SY	\$15.00	\$46,680
18	2510-6750600	REMOVAL OF INTAKES AND UTILITY ACCESSES	6	EA	\$2,500.00	\$15,000
19	2511-6745900	REMOVAL OF SIDEWALK	384	SY	\$6.00	\$2,304
20	2511-7526004	SIDEWALK, P.C. CONCRETE, 4 IN.	380	SY	\$60.00	\$22,800
21	2511-7526006	SIDEWALK, P.C. CONCRETE, 6 IN.	28	SY	\$65.00	\$1,820
22	2511-7528101	DETECTABLE WARNINGS	84	SF	\$45.00	\$3,780
23	2512-1725256	CURB AND GUTTER, P.C. CONCRETE, 2.5 FT.	874	LF	\$40.00	\$34,960
24	2515-2475006	DRIVEWAY, P.C. CONCRETE, 6 IN.	61	SY	\$60.00	\$3,660
25	2515-6745600	REMOVAL OF PAVED DRIVEWAY	57	SY	\$15.00	\$855
26	2527-9263118	PAINTED PAVEMENT MARKINGS,	1	LS	\$3,000.00	\$3,000
27	2528-2518000	SAFETY CLOSURE	4	EA	\$500.00	\$2,000
28	2528-8445110	TRAFFIC CONTROL	1	LS	\$8,000.00	\$10,000
29	2533-4980005	MOBILIZATION	1	LS	\$32,000.00	\$32,377
30	2554-0114006	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 6 IN.	80	LF	\$60.00	\$4,800
31	2554-0202400	FITTINGS BY COUNT, POLYVINYL CHLORIDE (PVC)	5	EA	\$500.00	\$2,500
32	2554-0207006	VALVE, GATE, DIP, 6 IN.	1	EA	\$2,000.00	\$2,000
33	2599-9999005	SUBDRAIN CLEANOUT, TYPE A-1	5	EA	\$800.00	\$4,000
34	2599-9999009	REMOVE WATER MAIN	80	LF	\$10.00	\$800
35	2601-2636043	SEEDING AND FERTILIZING (URBAN)	1	LS	\$2,500.00	\$2,500
<b>Total Estimated Division I Construction Cost</b>						<b>\$525,000.00</b>

<b>Division II - Elm Avenue</b>						
1	2102-2710090	EXCAVATION, CLASS 10, WASTE	23	CY	\$15.00	\$345.00
4	2115-0100000	MODIFIED SUBBASE, 4"	163	SY	\$6.00	\$978.00
5	2115-0100000	MODIFIED SUBBASE, 6"	39	SY	\$8.00	\$312.00
19	2511-6745900	REMOVAL OF SIDEWALK	202	SY	\$6.00	\$1,212.00
20	2511-7526004	SIDEWALK, P.C. CONCRETE, 4 IN.	163	SY	\$60.00	\$9,780.00
21	2511-7526006	SIDEWALK, P.C. CONCRETE, 6 IN.	39	SY	\$65.00	\$2,535.00
<b>Total Estimated Division II Construction Cost</b>						<b>\$15,162.00</b>

**Total Estimated Construction Cost** **\$540,162**

**Total Engineering, Survey & Administration Cost** **\$77,000**

**Total Estimated Project Cost** **\$617,162**

**Preliminary Assessment  
Plat and Schedule  
for**

**Broad Street Reconstruction Phase II  
Story City, Iowa  
2021**

**Project No. 1689**



**CITY OF STORY CITY**

**City of Story City  
504 Broad Street  
Story City, Iowa 50248**

Prepared By:



# Preliminary Assessment Plat and Schedule



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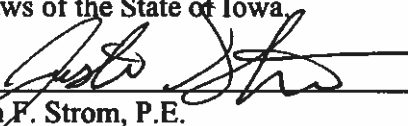
## Broad Street Reconstruction

Story City, Iowa

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I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.



---

Justin F. Strom, P.E.

Iowa License No.: 24140

License Renewal Date: 12-31-22

FEBRUARY 10<sup>th</sup>, 2021

Prepared by  
Clapsaddle-Garber Associates, Inc.  
Consulting Engineers

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PN 1689

**CGA**

1523 S. Bell Ave., Suite 101 · Ames, IA 50010 ·

Phone 515-232-1784 · [cga@cgaconsultants.com](mailto:cga@cgaconsultants.com)

## **Preliminary Assessment Plat & Schedule**

### **Broad Street Reconstruction Phase II**

#### **Story City, Iowa – 2021**

##### **Description:**

The work on Broad Street will be performed on and along Broad Street, from Grand Avenue to, and including, its intersection with Lafayette Avenue.

The Work on Elm Avenue will be performed along Elm Avenue from Maple Street to Oak Street. More precisely along 901, 920, 925, 926 and 930 Elm Avenue

Work in the Broad Street area involves pavement removal and replacement including PCC Curb and gutter measuring 30 inches from the back of curb, water main removal and replacement, storm sewer removal and replacement, driveway removal and replacement, sidewalk removal and replacement, pavement markings and seeding.

Work in the Elm Avenue area involves sidewalk removal and replacement.

Assessable work for Broad Street will include Curb and Gutter measuring 30 inches wide measured from back of curb, 4 inch Portland cement concrete and 6 inch Portland cement concrete.

Assessable work for Elm Avenue will include 4 inch Portland cement concrete and 6 inch Portland cement concrete.

##### **Benefited Property:**

Properties which shall receive special benefit from the proposed improvements, and upon which special assessments will be levied to finance a portion of the project cost are the following:

###### **Division I -**

1. S 80' Lots 8-13, Block 9, Original Town, Story City
2. Lots 1-4, EX S 1/2, Block 10, Original Town, Story City
3. Lots 5-8, Block 10, Original Town, Story City
4. Lots 9, 10 & W ½ Lot 11, Block 10, Original Town, Story City
5. Lots 12 & 13 & E ½ Lot 11 Ex E5' Lot 13, Block 10, Original Town, Story City

###### **Division II –**

6. Lot 9 & N ½ Lot 10, Block 37, Henryson's Addition, Story City
7. Lot 8 & Commencing at the NE COR N10', W150', S10', E150', to Point of Beginning, Block 37, Henryson's Addition, Story City
8. W 76' Lot 6 & S 5' of W 76' Lot 7, Block 39, Henryson's Addition, Story City
9. Lot 5, Block 39, Henryson's Addition, Story City
10. E 1/2 Lots 13 & 14, Block 37, Henryson's Addition, Story City

**Determination of Benefit:**

A portion of the total project cost will be identified as assessable cost, and be apportioned to each benefited property on the basis of lot frontage adjacent to the improvements and area of sidewalk to be replaced.

**Assessable Costs:**

The assessable cost per linear foot of frontage will include 100% of the curb and gutter. The assessable cost per square yard will include 50% of the sidewalk construction. The table below summarizes the assessable costs.

<b>Broad Street Reconstruction Phase II - Preliminary Cost Estimate</b>			
<b>Item</b>	<b>Factor</b>	<b>Cost/LF</b>	<b>Cost/SY</b>
CURB AND GUTTER, P.C. CONCRETE, 2.5 FT.	100%	\$40.00	
SIDEWALK, P.C. CONCRETE, 4 IN.	50%		\$60.00
SIDEWALK, P.C. CONCRETE, 6 IN.	50%		\$65.00

**Cost to the City:**

The City will pay for the construction costs of the pavement removal and replacement, water main removal and replacement; storm water removal and replacement; driveway removal and replacement; pavement markings; ADA compliant sidewalk ramps; seeding and fertilizing, and other miscellaneous construction improvements.

**Preliminary Cost Estimate:**

The table below summarizes the preliminary cost estimate for the Broad Street Improvements project:

<b>Broad Street Reconstruction Phase II</b>		
<b>Construction Cost Estimate</b>		
<b>Description</b>	<b>Preliminary Estimate</b>	<b>Final Project Cost</b>
<b>Division I – Broad Street</b>		
EXCAVATION, CLASS 10, WASTE	\$13,500	
TOPSOIL, STRIP, SALVAGE AND SPREAD	\$1,200	
SPECIAL COMPACTION OF SUBGRADE, 12"	\$20,587	
MODIFIED SUBBASE, 4"	\$2,280	
MODIFIED SUBBASE, 6"	\$23,752	
SHOULDER FINISHING, EARTH	\$3,825	
STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 2 DURABILITY, 7 IN.	\$172,080	
MANHOLE, STORM SEWER, SW-401, 48 IN.	\$8,000	
INTAKE, SW-501	\$20,000	

INTAKE, SW-511	\$4,000	
CONNECTION TO EXISTING INTAKE	\$2,000	
SUBDRAIN, PERFORATED PLASTIC PIPE, 6 IN. DIA.	\$12,660	
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 15 IN.	\$7,975	
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 18 IN.	\$23,985	
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 18 IN., GASKETED	\$4,650	
REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	\$8,670	
REMOVAL OF PAVEMENT	\$46,680	
REMOVAL OF INTAKES AND UTILITY ACCESSES	\$15,000	
REMOVAL OF SIDEWALK	\$2,304	
SIDEWALK, P.C. CONCRETE, 4 IN.	\$22,800	
SIDEWALK, P.C. CONCRETE, 6 IN.	\$1,820	
DETECTABLE WARNINGS	\$3,780	
CURB AND GUTTER, P.C. CONCRETE, 2.5 FT.	\$34,960	
DRIVEWAY, P.C. CONCRETE, 6 IN.	\$3,660	
REMOVAL OF PAVED DRIVEWAY	\$855	
PAINTED PAVEMENT MARKINGS,	\$3,000	
SAFETY CLOSURE	\$2,000	
TRAFFIC CONTROL	\$10,000	
MOBILIZATION	\$32,377	
WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 6 IN.	\$4,800	
FITTINGS BY COUNT, POLYVINYL CHLORIDE (PVC)	\$2,500	
VALVE, GATE, DIP, 6 IN.	\$2,000	
SUBDRAIN CLEANOUT, TYPE A-1	\$4,000	
REMOVE WATER MAIN	\$800	
SEEDING AND FERTILIZING (URBAN)	\$2,500	
<b>Total Estimated Division I Construction Cost</b>	<b>\$525,000.00</b>	
<b>Division II – Elm Avenue</b>		
EXCAVATION, CLASS 10, WASTE	\$345.00	
MODIFIED SUBBASE, 4"	\$978.00	
MODIFIED SUBBASE, 6"	\$312.00	
REMOVAL OF SIDEWALK	\$1,212.00	
SIDEWALK, P.C. CONCRETE, 4 IN.	\$9,780.00	
SIDEWALK, P.C. CONCRETE, 6 IN.	\$2,535.00	
<b>Total Estimated Division I Construction Cost</b>	<b>\$15,162</b>	
<b>Total Estimated Construction Cost</b>	<b>\$540,162</b>	

**Assessment Costs:**

<b>Broad Street Reconstruction Phase II</b>		
<b>Construction Cost Estimate</b>		
<b>Description</b>	<b>Preliminary Estimate</b>	<b>Final Project Cost</b>
CURB AND GUTTER, P.C. CONCRETE, 2.5 FT.	\$25,460.00	
SIDEWALK, P.C. CONCRETE, 4 IN.	\$13,255.97	
SIDEWALK, P.C. CONCRETE, 6 IN.	\$2,166.66	
<b>TOTAL</b>	<b>\$40,882.63</b>	

**Project Financing:**

<b>Broad Street Reconstruction Phase II</b>		
<b>Construction Cost Estimate</b>		
<b>Funding Source</b>	<b>Preliminary Estimate</b>	<b>Final Project Cost</b>
Special Assessments	\$40,882.63	
City Funds	\$499,279.37	
<b>TOTAL</b>	<b>\$540,162.00</b>	



### Broad Street Reconstruction Phase II

#### Preliminary Assessment Schedule

No.	Owner/Parcel No.	Address	Legal Description	Current Title Holder	Value Before Improvement	Value After Improvement	25% Valuation	Frontage (ft)	Curb & Gutter Cost (\$/L.F.)	Curb & Gutter Assessment (100%)	Statement Cost (\$/SF)	Statement Assessment (80%)	Subtotal Project Assessment	Percent of Total Project Cost	Percent of Lot Value	Deficiency	Actual Assessment After Dist.	Total Project Assessment	
<b>Division I - Broad Street</b>																			
1	0112335180	816 Broad Street	SOUTH 80' of Lots 8-13, Block 9, Original Town, Story City, Iowa	Imperial Evangelical Lutheran Corporation Church 600 Lafayette Ave Story City, IA 50248-1424	\$223,200	\$240,623	\$60,131	325	\$40.00	\$12,720.00	\$60.00 (4-hrs)	\$4,603.13	\$17,323.13	3.21%	7.29%	\$0	\$17,323	\$17,323.13	
2	0112335275	529 Lafayette Avenue	Lot 1-4, except South 80', Block 10, Original Town, Story City, Iowa	Story Homebuilders Inc. 723 Park Avenue Story City, IA 50248-1115	\$129,300	\$134,970	\$33,742	100	\$40.00	\$4,000.00	\$60.00 (4-hrs)	\$1,689.87	\$5,689.87	1.05%	4.20%	\$0	\$5,670	\$5,689.87	
3	0112335250	812 Broad Street	Lot 5-8, Block 10, Original Town, Story City, Iowa	Brian D. & Caryn S. Watson 1051 9th St. Story City, IA 50248	\$304,500	\$270,480	\$32,615	100	\$40.00	\$4,000.00	\$60.00 (4-hrs)	\$1,960.11	\$3,960.11	1.10%	2.83%	\$0	\$5,980	\$5,980.11	
4	0112335230	820 Broad Street	Lots 8 & 10 of W 1/2 Lot 11, Block 10, Original Town, Story City, Iowa	Story City, IA 50248	\$72,200	\$73,751	\$18,338	62.5	\$40.00	\$2,500.00	\$60.00 (4-hrs)	\$1,050.83	\$3,550.83	0.68%	4.69%	\$0	\$3,551	\$3,550.83	
5	0112335210	527 Grand Avenue	Lots 12 & 13 & 1/2 Lot 11, Original Town, Story City, Iowa	Robert H. Healy II 1525 Keener Rd., PO Box 480 Fayetteville, TX 75840	\$105,700	\$107,840	\$26,885	57.5	\$40.00	\$2,300.00	\$60.00 (4-hrs)	\$0.00	\$2,300.00	0.41%	2.68%	\$0	\$2,240	\$2,240.00	
<b>Division I - Broad Street Totals</b>																			
										\$33,420.00	\$3,283.74		\$3,283.74		\$0.00		\$34,703.74		\$34,703.74
<b>Division II - Elm Avenue</b>																			
6	0112128440	825 Elm Avenue	Lots 8 & N 1/2, Lot 10, Block 37, Henryyon's Addition, Story City, Iowa	Curtis A. Anderson 825 Elm Avenue Story City, IA 50248-1311	\$84,500	\$85,803	\$18,678	82.5	\$40.00	\$0.00	\$60.00 (4-hrs)	\$1,402.78	\$1,402.78	0.28%	2.13%	\$0	\$1,403	\$1,402.78	
7	0112128450	809 Elm Avenue	Lot 8 & Cornering at the NE COR N1/4, W1/4, S1/4 E1/4, to Point of Beginning, Block 37, Henryyon's Addition, Story City, Iowa	Paul & Jeanette Wideman 15028 57th Avenue Story City, IA 50248-8714	\$108,800	\$108,817	\$27,464	65	\$40.00	\$0.00	\$60.00 (4-hrs)	\$916.67	\$916.67	0.17%	0.83%	\$0	\$917	\$916.67	
8	0112130440	828 Elm Avenue	W 7/8' Lot 8 & S 1/4 of W 7/8' Lot 7, Block 38, Henryyon's Addition, Story City, Iowa	David W. Rogers 828 Elm Avenue Story City, IA 50248	\$115,800	\$116,823	\$29,230	60	\$40.00	\$0.00	\$60.00 (4-hrs)	\$1,020.83	\$1,020.83	0.19%	0.87%	\$0	\$1,021	\$1,020.83	
9	112130450	820 Elm Avenue	Lot 5, Block 38, Henryyon's Addition, Story City, Iowa	Erica Ramona LLC 824 Hickory Avenue Story City, IA 50248-1519	\$84,300	\$85,238	\$21,209	55	\$40.00	\$0.00	\$60.00 (4-hrs)	\$937.50	\$937.50	0.17%	1.10%	\$0	\$938	\$937.50	
10	0112128410	801 Elm Avenue	E 1/2 Lot 13 & 1/4, Block 37, Henryyon's Addition, Story City, Iowa	Madison J. McCaughey 801 Elm Avenue Story City, IA 50248-1518	\$154,800	\$156,691	\$39,165	110	\$40.00	\$0.00	\$60.00 (4-hrs)	\$1,961.11	\$1,961.11	0.34%	1.18%	\$0	\$1,861	\$1,861.15	
										\$72.5	\$3.00		\$3,158.29		\$2.00		\$5,129		\$5,128.29
										\$35,420.00	\$11,422.48		\$11,422.48		\$0.00		\$49,265		\$49,262.48







1913 Herschell-Spillman Carousel

# CITY OF STORY CITY

504 Broad Street  
Story City, IA 50248  
515.733.2121  
[www.cityofstorycity.org](http://www.cityofstorycity.org)

To: The Honorable Mayor & City Council  
From: Mark A. Jackson, City Administrator *MAJ*  
Re: Setting a Public Hearing on Sale of  
City Owned Real Estate to Kirchner Properties  
Date: February 15, 2021

Presented for Mayor and City Council consideration is Resolution No. 21-18 for the purpose of setting a public hearing for March 1, 2021, at 7:00 o'clock p.m. on the sale of city-owned real estate in the Interstate 35 Business Park to Kirchner Properties.

This approximate 11 acre parcel is located at the intersection of Rich Olive Street and Precisions Parkway, as shown in red on the attached map, will be purchased by Kirchner Properties for \$275,000. NOTS Logistics, owned by the Kirchner family, proposes to construct an initial 72,000 square foot warehouse and distribution facility.

NOTS Logistics is a second generation family owned company headquartered in Nashville, IL. They own and operate approximately four million square feet of warehouse and distribution facilities in Illinois, Kentucky, and Georgia.

The City's incentives will include an economic grant in the amount of \$275,000 and a tax abatement (75%, 60%, 45%, 30%, and 15%).

The following resolution was offered by Councilperson \_\_\_\_\_,  
who moved its adoption:

**RESOLUTION NO. 21-18**

**A RESOLUTION SETTING FORTH A PROPOSAL FOR THE SALE OF CITY OWNED REAL ESTATE AND SETTING A PUBLIC HEARING THEREON.**

WHEREAS, the City of Story City, Iowa (“the City”) is the fee owner of real estate legally described as follows:

**Parcel “B” located in Lot 4, I-35 Business Park Subdivision Fourth Addition to Story City located in the Southeast ¼ of Section 7, Township 85 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa; EXCEPT the West 150 feet thereof;**

**AND**

**The West 185 feet of the South 575 feet of the Southwest ¼ of the Southwest ¼ of Section 8, Township 85 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa; containing 10.93 acres.**

**(The above-described real estate will most likely be known in the future as Lot 2, I-35 Business Park Subdivision Fifth Addition to Story City, Story County, Iowa).**

Hereinafter referred to as “the real estate”.

AND WHEREAS, the City is in receipt of an offer from Kirchner Properties Belleville, LLC d/b/a KPNA to purchase the real estate for the price of \$275,000.00.

AND WHEREAS, the City Council believes the proposed sale is on terms that are fair and commercially reasonable, and will be in the best interests of the City and its citizens, and should therefore be approved.

AND WHEREAS, it is necessary to set a public hearing on the proposed sale, as required by law.

NOW, THEREFORE, BE IT RESOLVED that a public hearing on the proposed sale, as required by Sections 364.7 and 362.3 of the Iowa Code, will be held in the Council Chambers at City Hall in Story City, Iowa, at 7:00 P.M. on the 1st day of March, 2021, and anyone interested may appear at said time and place and voice any objections they may have thereto.

BE IT FURTHER RESOLVED that the City Clerk shall cause Notice of said hearing to be published, as required by law.

This motion was seconded by Councilperson \_\_\_\_\_, and, upon roll call was carried by an aye and nay vote, as follows:

AYE: \_\_\_\_\_

NAY: \_\_\_\_\_

ABSENT: \_\_\_\_\_

WHEREUPON, the Mayor declared the Resolution duly adopted this 15th day of February, 2021.

\_\_\_\_\_  
Mike Jensen, Mayor

ATTEST: \_\_\_\_\_  
Heather Slifka, City Clerk

**NOTICE OF PUBLIC HEARING ON A PROPOSED SALE OF REAL ESTATE  
BY THE CITY OF STORY CITY, IOWA**

Notice is hereby given that the City of Story City, Iowa proposes to sell the following-described real estate to Kirchner Properties Belleville, LLC d/b/a KPNA for the price of \$275,000.00:

**Parcel "B" located in Lot 4, I-35 Business Park Subdivision Fourth Addition to Story City located in the Southeast ¼ of Section 7, Township 85 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa; EXCEPT the West 150 feet thereof;**

**AND**

**The West 185 feet of the South 575 feet of the Southwest ¼ of the Southwest ¼ of Section 8, Township 85 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa; containing 10.93 acres.**

**(The above-described real estate will most likely be known in the future as Lot 2, I-35 Business Park Subdivision Fifth Addition to Story City, Story County, Iowa).**

Notice is further given that a hearing on said proposed sale will be held in the Council Chamber at City Hall in Story City, Iowa at 7:00 o'clock P. M. on the 1st day of March, 2021, and anyone interested may appear at said time and place and voice any objections thereto that they may have.

This Notice is published pursuant to a resolution passed by the City Council on the 15th day of February, 2021. For further particulars, see the Resolution on file in the office of the City Clerk of Story City, Iowa.

/s/: Mike Jensen, Mayor

/s/: Heather Slifka, City Clerk





KPNA Property Management

12578 State Rt 127  
Nashville, IL 62263

Date: February 12, 2021

Mayor Mike Jensen and City Council Members  
Mark A. Jackson, City Administrator  
504 Broad Street  
Story City, Iowa 50248

Re: Interstate 35 Business Park in Story City, IA

Kirchner Properties Belleville, LLC d/b/a KPNA would like to purchase a 11 +/- acre parcel on the city-owned land in the Interstate 35 Business Park in Story City, IA.

The 11 +/- acre parcel is located at the intersection of Rich Olive Street and Precisions Parkway as shown in Attachment A would be purchased by KPNA for \$275,000.

KPNA, headquartered in Nashville, IL proposes to construct an initial 72,000 square foot building to be used as a warehouse and distribution facility by NOTS Logistics.

The City's incentives would include an economic grant in the amount of \$275,000 and a tax abatement based on the following (Year 1 - 75%, Year 2 - 60%, Year 3 - 45%, Year 4 - 30%, and Year 5 - 15%) on the 11 +/- acre parcel and on the building.

This would be contingent upon KPNA being able to obtain all of the other required approvals, including but not limited to the Economic Grant, Development Agreement, Site Plan and Building Permit etc.

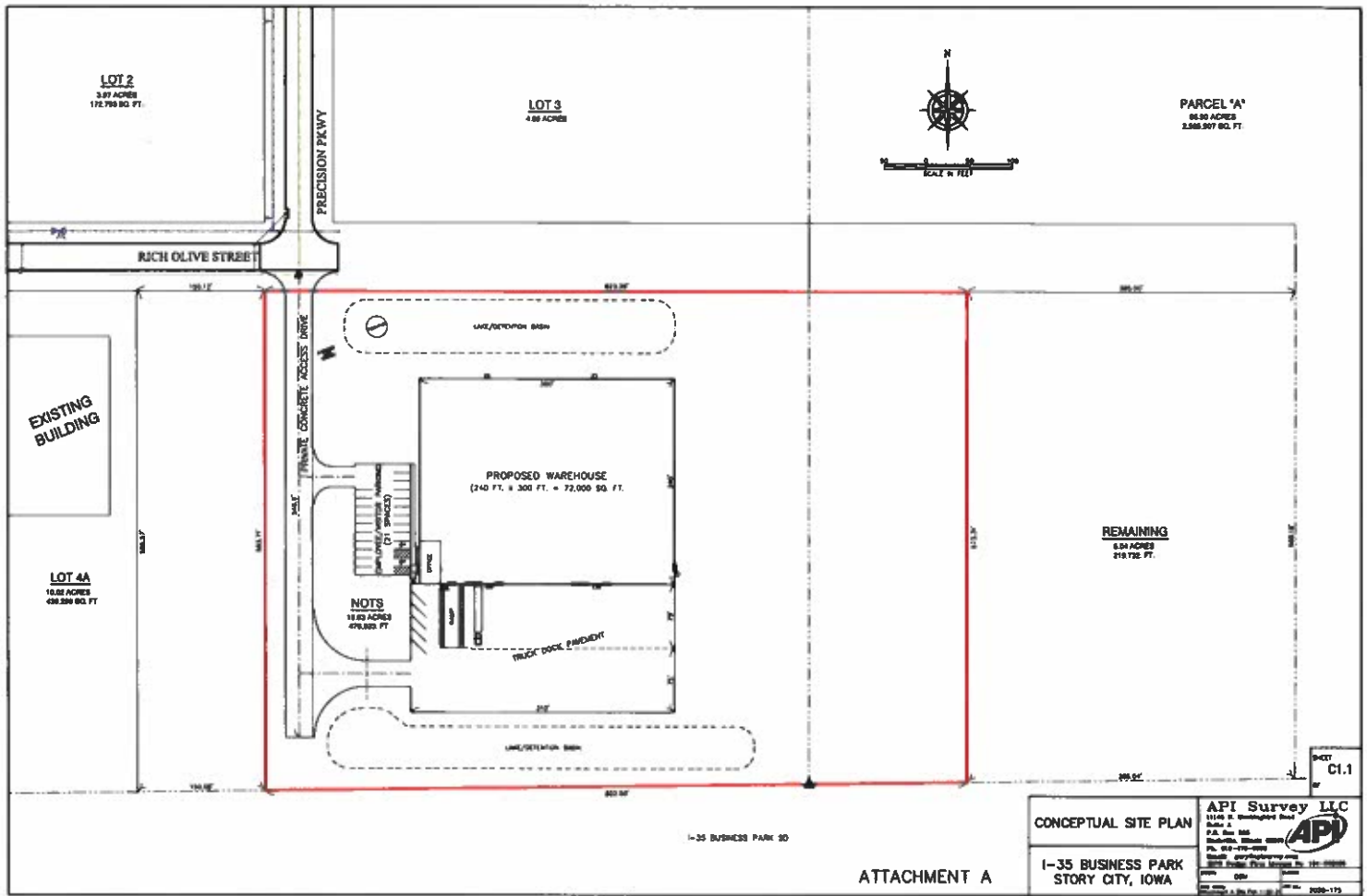
Please review and let me know if this would meet your approval.

If you have any questions, please contact me.

Sincerely,

Andy Kirchner  
Manager  
618-478-5354

att. A





# STORY CITY POLICE DEPARTMENT

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508 BROAD STREET  
STORY CITY, IOWA 50248

Telephone 515-733-2646  
Fax 515-733-2460

To: Story City Mayor, City Council, and City Administrator  
From: Matt L. Sporleder, Police Chief  
Re: Ordinance Proposal  
Date: January 28, 2021

The police department has received repeated complaints from several citizens about disturbances from vehicles with loud radios and exhaust. This has been occurring for over a year. This noise causes disturbances through all times of day and night and it is usually the same people identified as the source of excessive noise in the majority of complaints. We have received no cooperation from those people to adjust their behavior.

There are legal limitations on enforcing solutions to the complaints due to a lack of applicable law or ordinance to back it up. In the past, we would have leaned on the clause under the state statute of disorderly conduct which refers to the act of making "loud and raucous noise in the vicinity of any residence or public building which causes unreasonable distress to the occupants thereof." In September 2019, courts have ruled that portion of the law as unconstitutionally vague, and we are no longer able to charge people under that provision. The State of Iowa has not fixed the law, but there is a push to have it examined in this legislative year.

It has been frustrating for our officers to tell people that we cannot do anything about their complaints. I am asking for the adoption of this code so officers have another tool to remedy this issue.

**ORDINANCE NO. 309**

**AN ORDINANCE AMENDING CHAPTER 62 OF THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA TO PROHIBIT EXCESSIVE MOTOR VEHICLE NOISE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE INCORPORATED CITY OF STORY CITY, IOWA:

SECTION 1. Chapter 62 of the Story City Code of Ordinances is hereby amended by adding new section 08, as follows:

---

**62.08 EXCESSIVE MOTOR VEHICLE NOISE.** No person shall operate any motor vehicle in any manner which causes excessive motor vehicle noise, which, for the purpose of this section, is defined as that level or degree of noise caused by or arising from a motor vehicle which exceeds that which is customary, necessary or reasonable under the existing circumstances and includes but is not limited to excessive motor vehicle noise caused by squealing or spinning tires, operation of defective or non-factory original equipment type exhaust systems or their component parts, unnecessary horn honking not required by law or high volume operation of a motor vehicle's radio, tape or CD payer or Citizen's Band sound system.

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SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby specifically repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its adoption by the City Council and publication thereof as provided by law.

PASSED, ADOPTED AND APPROVED this 1<sup>st</sup> day of March, 2021.

\_\_\_\_\_  
Mike Jensen, Mayor

ATTEST: \_\_\_\_\_  
Heather Slifka, City Clerk

MINUTES RE: ORDINANCE 309:

The foregoing ordinance was considered for the first time by the City Council on February 1, 2021. It was moved by Councilperson Sporleder, and seconded by Councilperson O'Connor, and, on roll call, carried by an aye and nay vote of the Council, as follows:

AYE: Ostrem, Solberg, O'Connor, and Sporleder

NAY: \_\_\_\_\_

ABSENT: Phillips

The ordinance was considered for the second time by the City Council on February 15, 2021. The second reading was moved by Councilperson \_\_\_\_\_, and seconded by Councilperson \_\_\_\_\_, and, on roll call, carried by an aye and nay vote of the Council, as follows:

AYE: \_\_\_\_\_

NAY: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The ordinance was considered for the third and final time by the City Council on March 1, 2021. The third and final reading was moved by Councilperson \_\_\_\_\_, and seconded by Councilperson \_\_\_\_\_, and, on roll call, carried by an aye and nay vote of the Council, as follows:

AYE: \_\_\_\_\_

NAY: \_\_\_\_\_

ABSENT: \_\_\_\_\_

WHEREUPON, the Mayor declared Ordinance No. 309 duly passed and the title agreed upon this 1<sup>st</sup> day of March, 2021.

\_\_\_\_\_  
Mike Jensen, Mayor

ATTEST: \_\_\_\_\_  
Heather Slifka, City Clerk






1913 Herschell-Spillman Carousel

# CITY OF STORY CITY

504 Broad Street  
Story City, IA 50248  
515.733.2121  
[www.cityofstorycity.org](http://www.cityofstorycity.org)

To: The Honorable Mayor & City Council  
From: Mark A. Jackson, City Administrator   
Re: Ordinance No. 310 - Establishment of the  
Timberland Ridge Connection Fee District  
Date: February 15, 2021

Presented for Mayor and City Council consideration is Ordinance No. 310 for the purpose of establishing the Timberland Ridge Connection Fee District.

Pursuant to the terms of the Development Agreement between the City and Fairview Development for the Timberland Ridge Subdivision, the City agreed to consider the establishment of a sanitary sewer connection fee district so that that the developer could recover costs incurred for the extension of the sanitary sewer to the Timberland Ridge Subdivision.

The purpose of this district is to establish sanitary sewer connection charges for properties within the district so that the developer can recover costs from property owners who connect to the sanitary sewer main. Typically, a connection fee is paid when a property is developed and sanitary sewer plans are developed to serve a new subdivision. Current residents will also have to pay the fee if they decide to abandon their septic systems and connect to the City sanitary sewer system. Since the developer incurred the cost of extending the sanitary sewer main, the connection fee will be paid to the developer.



## ORDINANCE NO. 310

### AN ORDINANCE AMENDING CHAPTER 96 OF THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA IN ORDER TO ESTABLISH TIMBERLAND RIDGE CONNECTION FEE DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE INCORPORATED CITY OF STORY CITY, IOWA:

SECTION 1. Chapter 96 of the Story City Code of Ordinances is hereby amended by adding new section 11, as follows:

---

#### 96.11 TIMBERLAND RIDGE CONNECTION FEE DISTRICT

1. Definitions. The following terms are defined for use in this chapter:

A. "Benefitted service area" means a designated area to which sanitary sewer service will be provided by a sanitary sewer utility of a given design and capacity.

B. "Connection" means any act that results in a direct or indirect discharge into the Sanitary Sewer Utility, including (but not limited to) the connection of a private sewer system to a lateral sewer, force main or manhole or the connection of a lateral sewer serving a subdivision to a trunk sewer, force main or manhole.

C. "Lot" means a parcel of land under one ownership. Two or more contiguous parcels under common ownership may be treated as one lot for the purposes of this chapter if the parcels bear common improvements or if the Council finds that the parcels have been assembled into a single unit for the purpose of use or development.

C. "Sanitary Sewer Utility" means and includes sanitary sewer trunk lines and sanitary sewer interceptors, sanitary sewer force mains, pumping stations and detention basins of the City.

D. "North Basin" means those areas of land and properties that are serviced by gravity sewer to the Timberland Ridge Pump Station, located near the SW corner of the Timberland Ridge Subdivision as recorded on the Final Plat signed May 13, 2020.

E. "South Basin" means those areas of land and properties that are serviced by force main that reside along the west side of Timberland Drive. Said properties will require additional individual or regional pump stations to discharge to the existing force main along said Timberland Drive and are not serviced by gravity sewer that drains to the Timberland Ridge Pump Station, located near the SW corner of the Timberland Ridge Subdivision.

2. District Establishment Policy.

A. **Cost Recovery.** The City Council, through a Developer's Agreement with the Developer for Timberland Ridge Subdivision, and after public notice and hearing as prescribed by law, has determined the necessity of establishing sanitary sewer connection fee districts and the imposition of fees for connection to the Sanitary Sewer Utility upon each person who owns property in said areas and will be served by connection to the Sanitary Sewer Utility.

B. **Intent.** It is the intent of the City to define connection fees and a connection fee district to allow the Timberland Ridge Developer to recover 100% of the original cost of constructing sanitary sewer utilities to serve the properties in the connection fee district.

3. **Lots Outside City Limits.** For lots outside the City limits, with the application for connection, owners shall also be required to execute a service contract with the City for their use of the Sanitary Sewer Utility.
4. **Contiguous Parcels.** If the owner of two contiguous parcels affected by this chapter desires to make a connection to the Sanitary Sewer Utility that will serve only one such parcel, and the parcels do not bear common improvements and have not been assembled into a single unit for the purpose of use or development, the owner may make application to the City Council to connect to each such parcel separately. If the Council finds that the parcels do not bear common improvements and have not been assembled into a single unit for the purpose of use or development, the original connection fee shall be calculated and paid only upon the parcel or parcels that will be served by the connection. A new application must be filed, and a connection fee paid, when the parcel or parcels not served by the original connection to the Sanitary Sewer Utility are connected.
5. **Additional Fee.** Connection fees collected by the City Treasurer shall be used only for the purpose of operating, or paying debt of, the Sanitary Sewer Utility. The sewer connection fees established by this section are in addition to, and not in lieu of, any other fees for connection required under the State Plumbing Code, other provisions of this Code of Ordinances, or City policy. The property owner paying a connection fee will be responsible for the full cost of providing any necessary sanitary sewer extensions or services lines from the private property improvements or buildings to the trunk sewers and/or force mains being constructed as part of the project.
6. **Illegal Connections; City Authority.** In the event a connection is made to the Sanitary Sewer Utility serving the connection fee district without the permit required by this chapter, or without payment of the connection fees set forth in this chapter, or if any installment payment of such fee as provided by subsequent resolution of the Council is not made, the City shall disconnect such service from the Sanitary Sewer Utility until such time as the property owner has received a permit for the connection and paid the required connection fee. In addition, the City may pursue any other remedy allowed by law.
7. **Timberland Ridge Connection Fee District.**

A. The Timberland Ridge Connection Fee District is an area bounded on the east by Interstate 35, on the west by the Skunk River and floodplain, residing north of Broad Street, partially within and outside the City limits of the City, legally described as follows:

*That part of the West Half of Section 6 and the Northwest Quarter of Section 7, all in Township 85 North, Range 23 West of the 5th P.M., Story City, Story County, Iowa, being more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 7; thence N00°03'51"W, 862.30 feet along the east line thereof to the point of beginning; thence S89°16'42"W, 404.53 feet along the south line of Lot 1 in Henryson-Beroen Addition to Story City, Iowa, to the Southwest Corner thereof; thence N00°03'52"W, 1790.96 feet along the west line thereof and said line extended northerly to the north line of said Section 7; thence S89°35'00"E, 404.51 feet along said line to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 7; thence N00°07'00"W, 539.58 feet along the east line of the Southwest Quarter of the Southwest Quarter of said Section 6 to the Southeast Corner of Parcel B therein, thence following the boundary thereof S89°53'00"W, 373.31 feet; thence N00°07'00"W, 640.00 feet; thence N89°53'00"E, 373.31 feet to the Northeast Corner thereof, said point being on the west line of the East Half of the Southwest Quarter of said Section 6; thence N00°07'00"W, 1448.37 feet along said line to the Northwest Corner of the Northeast Quarter of said Southwest Quarter; thence N00°16'35"E, 330.00 feet along the west line of the Southeast Quarter of the Northwest Quarter of said Section 6; thence N07°50'41"E, 458.89 feet along the centerline of Timberland Drive to the Southwest Corner of a tract in said Southeast Quarter of the Northwest Quarter, as shown on the Plat of Survey filed in Book 3, Page 118; thence N89°29'35"E, 1001.90 feet along the south line thereof to the westerly right of way line of U.S. Interstate #35; thence following said line S11°36'25"E, 53.80 feet; thence southerly, 730.83 feet along a curve having a radius of 11310.00 feet, concave westerly, a central angle of 3°42'08" and being subtended by a chord which bears S00°47'31"E, 730.70 feet to the south line of said Southeast Quarter of the Northwest Quarter; thence continuing along said right of way line S00°36'37"E, 472.58 feet; thence S00°57'58"W, 2154.05 feet to the south line of said Section 6; thence S00°58'32"W, 1146.02 feet; thence S03°27'24"W, 177.20 feet to the north line of the Southeast Quarter of the Northwest Quarter of said Section 7; thence S89°20'53"W, 518.75 feet along said line; thence S00°03'51"E, 460.37 feet; thence S89°20'53"W, 500.00 feet to the west line of said Southeast Quarter of the Northwest Quarter; thence S00°03'51"E, 25.37 feet along said line to the point of beginning, all together containing 142.81 acres.*

B. Sanitary Sewer Connection Fees. Sanitary sewer connection fees are hereby established and shall be imposed on owners of properties within the Timberland Ridge

Connection Fee District at the time of application to connect their properties to said sanitary sewer collection facilities as follows:

(1). TABLE 1.

AREA NAME (SEE EXHIBIT A)	GEOPARCEL REFERENCE	SANITARY SEWER CONNECTION FEE		
		Per Unit	Per Acre	Full Property
A	0207100405	-	\$ 2,900.00	\$16,000.00
B	0207100210	-	\$ 2,900.00	\$96,000.00
C	MULTIPLE (TIMBERLAND RIDGE SUBDIVISION)	\$ 4,000.00	-	\$196,000.00
D	0206300340	\$ 4,000.00	-	\$4,000.00
E	0206100440	-	\$ 2,900.00	\$60,000.00
1	0207150230	\$ 1,100.00	-	\$1,100.00
2	0207101415	-	\$ 800.00	\$5,900.00
3	0207101300	\$ 1,100.00	-	\$1,100.00
4	0207101200	\$ 1,100.00	-	\$1,100.00

(2). The sanitary sewer connection fee schedule herein shall also apply to any properties outside the Timberland Ridge Connection Fee District, which use or derive benefit from any of the sanitary sewer facilities constructed for the Timberland Ridge Connection Fee District. The appropriate fee shall be imposed at the time of determination that a benefit is derived by the property.

(3). The determination that a property is to be connected to the sanitary sewer collection facilities shall occur, and the appropriate connection fee shall be paid, prior to the time of release of a final plat for recordation or issuance of a building or plumbing permit, whichever occurs first.

(4). The owner of any single-family residence that is located on a parcel in excess of one acre and existing or under construction on the effective date of this section may apply for connection upon annexation to the City, subdivision of said parcel into a single residence parcel one acre in size and an outlot, and payment of a single-acre connection fee. Any future development of said parcel shall require a revised application for connection and payment of the sanitary sewer connection fee as established in the above fee schedule.

(5). The owner of any parcel being used as a public or nonprofit recreational or park facility upon the effective date of this section may apply for connection upon annexation to the City and payment of a single-acre sanitary sewer connection fee. Any future development of said parcel shall require a revised application for connection and payment of the sanitary sewer connection fee as established herein.

(6). The sanitary sewer connection fee for existing single-family residences on land that cannot be subdivided further, due to restrictions imposed by applicable zoning laws or regulations, is hereby set at \$1,100.00, subject to the Adjustment Schedule as defined herein.

C. Adjustment Schedule. The connection fees (per acre and per unit) shall be imposed per Table 1 and shall have an effective date hereof through **June 30, 2021**. The per acre and per unit connection fee shall be adjusted annually as of **July 1** of each calendar year based on the change in the Engineering News-Record (ENR) construction cost index for the one year period ending in April of the calendar year in which the adjustment is made. The City Administrator shall determine the applicable connection fees for each established connection fee district and the City Clerk shall maintain on file the connection fees in each connection fee district effective July 1 of each calendar year.

D. Effect of Schedule. The sanitary sewer connection fees herein shall remain in force and effect until such time that the City Council adopts a resolution to adjust the sanitary sewer connection fees applicable to the Timberland Ridge Connection Fee District. Nothing herein is intended to restrict the City Council from an adjustment of the sanitary sewer connection fee schedule to reflect future construction costs.

E. Waiver of Requirements: The City Council reserves the right to waive or modify to a lesser degree any provision or requirement contained in this section provided said waiver or modification does not adversely affect the intent of these regulations to adequately meet the requirements of the Timberland Ridge Development Agreement for reimbursement for public infrastructure. Exceptions will only be considered for those areas where special circumstances warrant a change and whereby the modification or waiver is determined to be in the best interest of the general public.

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**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby specifically repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 4. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its adoption by the City Council and publication thereof as provided by law.

PASSED, ADOPTED AND APPROVED this xxxx day of xxxxxx, 2021.

\_\_\_\_\_  
Mike Jensen, Mayor

ATTEST: \_\_\_\_\_  
Heather Slifka, City Clerk

MINUTES RE: ORDINANCE 310:

The foregoing ordinance was considered for the first time by the City Council on February 15, 2021. It was moved by Councilperson \_\_\_\_\_, and seconded by Councilperson \_\_\_\_\_, and, on roll call, carried by an aye and nay vote of the Council, as follows:

AYE: \_\_\_\_\_

NAY: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The ordinance was considered for the second time by the City Council on March 1, 2021. The second reading was moved by Councilperson \_\_\_\_\_, and seconded by Councilperson \_\_\_\_\_, and, on roll call, carried by an aye and nay vote of the Council, as follows:

AYE: \_\_\_\_\_

NAY: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The ordinance was considered for the third and final time by the City Council on March 15, 2021. The third and final reading was moved by Councilperson \_\_\_\_\_, and seconded by Councilperson \_\_\_\_\_, and, on roll call, carried by an aye and nay vote of the Council, as follows:

AYE: \_\_\_\_\_

NAY: \_\_\_\_\_

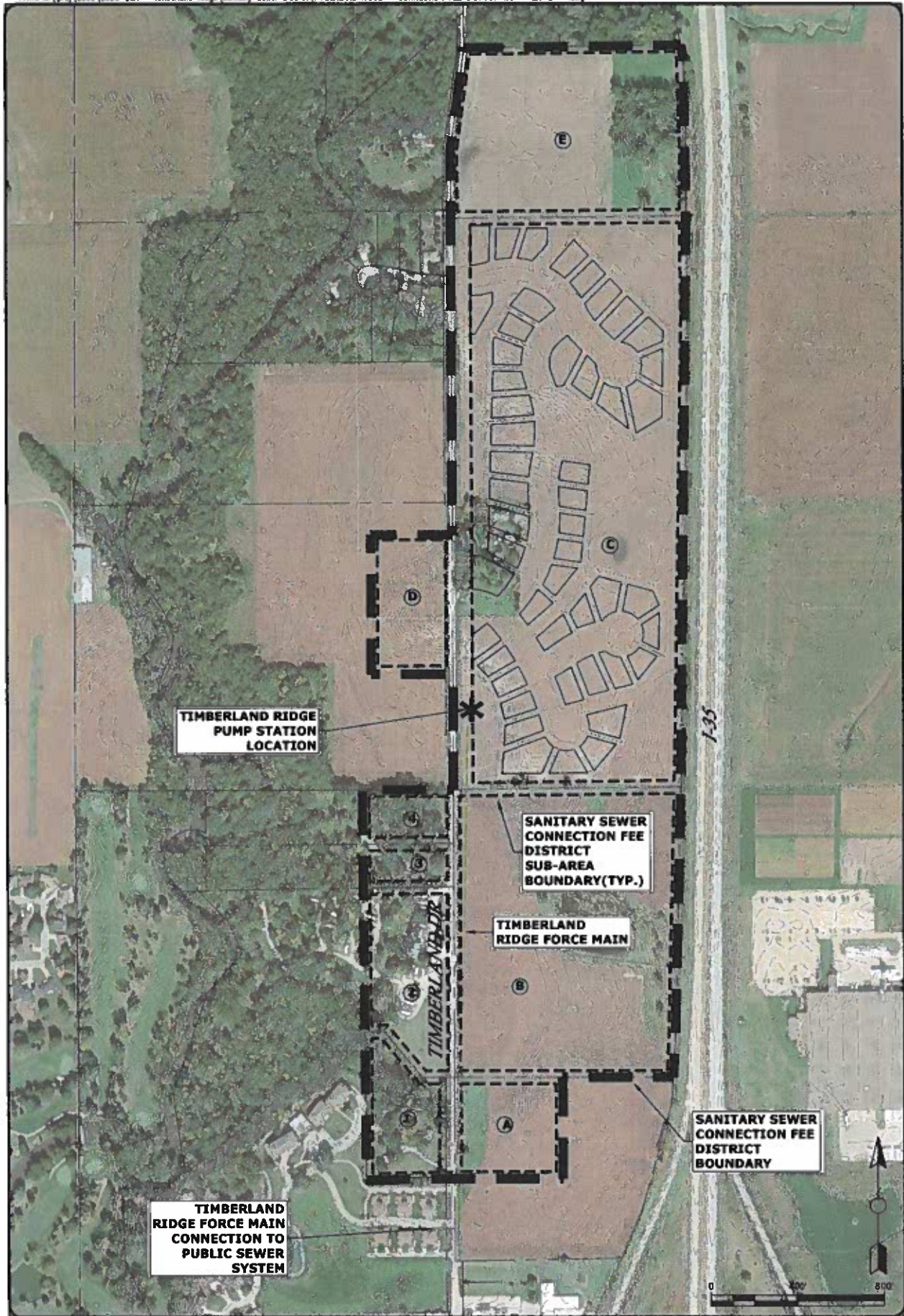
ABSENT: \_\_\_\_\_

WHEREUPON, the Mayor declared Ordinance No. 310 duly passed and the title agreed upon this 15<sup>th</sup> day of March, 2021.

\_\_\_\_\_  
Mike Jensen, Mayor

ATTEST: \_\_\_\_\_  
Heather Slifka, City Clerk





FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103

**EXHIBIT A**  
 TIMBERLAND RIDGE CONNECTION FEE DISTRICT

STORY CITY, IOWA

**FIGURE:EXHIBIT A**

REVISION	NO.	DATE
DRAWN 8DB	PROJECT NO. 5472-19A	DATE 09/14/20

**TIMBERLAND RIDGE CONNECTION FEE DISTRICT - COST BREAKDOWN**

PROPERTY OWNER	PROPERTY OWNER MAP REFERENCE	REGION	TOTAL ACRES***	UNITS*	TOTAL COST FOR PROPERTY (UNIT RATE)	TOTAL COST FOR PROPERTY (ACREAGE RATE)	ROUNDED/ESTIMATED		
							TOTAL FEE BASED ON NUMBER OF UNITS	TOTAL FEE BASED ON TOTAL ACRES	LIKELY SCENARIO
HENRYSON, GAYLORD M REVOC TRUST	A	NORTH	5.28	4	\$16,053	\$15,495	\$ 16,000.00	\$ 15,300.00	\$ 16,000.00
HENRYSON, GAYLORD M REVOC TRUST	B	NORTH	31.51	24	\$96,318	\$92,394	\$ 96,000.00	\$ 91,400.00	\$ 96,000.00
TIMBERLAND RIDGE	C	NORTH	64.77	49	\$196,649	\$189,926	\$ 196,000.00	\$ 187,800.00	\$ 196,000.00
BROUWER, COLLIN M & KATIE E	D	NORTH	5.48	1	\$4,033	\$16,083	\$ 4,000.00	\$ 15,900.00	\$ 4,000.00
HENRYSON, GAYLORD M REVOC TRUST	E	NORTH	19.17	15	\$60,199	\$56,218	\$ 60,000.00	\$ 51,600.00	\$ 60,000.00
HENRYSON, GAYLORD M REVOC TRUST	1	SOUTH	5.11	1	\$1,094	\$3,995	\$ 1,100.00	\$ 4,100.00	\$ 1,100.00
VICKERY, JAMES R & MISTY R-CTR	2	SOUTH	7.32	6	\$6,561	\$5,715	\$ 6,600.00	\$ 1,900.00	\$ 5,900.00
HOLM, KEVIN L & CANDI LEA	3	SOUTH	1.86	1	\$1,094	\$1,451	\$ 1,100.00	\$ 1,500.00	\$ 1,100.00
SKAAR, BRAD A & JULIE A	4	SOUTH	2.31	1	\$1,094	\$1,801	\$ 1,100.00	\$ 1,800.00	\$ 1,100.00
			142.81	102	\$383,075	\$383,077	\$381,900	\$379,300	\$381,200

AREAS IN NORTH BASIN WILL SHARE THE COST OF THE PUMP STATION AND FORCE MAIN. 93 UNITS 126.22 Acres

AREAS IN THE SOUTH BASIN WILL SHARE THE COST OF THE FORCE MAIN ONLY. 9 UNITS 16.59 Acres

TOTAL COST FOR FORCE MAIN	\$ 111,543.56	
TOTAL COST FOR PUMP STATION	\$ 271,531.03	
	\$ 383,074.60	
		ROUNDED
UNIT BASIS CALCULATION	PRICE PER UNIT (NORTH BASIN)	\$ 4,013.21 \$ 4,000.00
	PRICE PER UNIT (SOUTH BASIN)	\$ 1,093.56 \$ 1,100.00
ACRE BASIS CALCULATION	PRICE PER ACRE (NORTH BASIN)	\$ 2,937.51 \$ 2,900.00
	PRICE PER ACRE (SOUTH BASIN)	\$ 781.05 \$ 800.00

		SINGLE FAMILY	PER PARCEL
CONNECTION FEE - NORTH	2021	\$ 4,000.00	\$ 2,900.00
(ASSUMES 4% GROWTH)	2022	\$ 4,160.00	\$ 3,016.00
	2023	\$ 4,326.40	\$ 3,136.64
	2024	\$ 4,499.46	\$ 3,262.11
	2025	\$ 4,679.43	\$ 3,392.59
CONNECTION FEE - SOUTH	2021	\$ 1,100.00	\$ 800.00
(ASSUMES 4% GROWTH)	2022	\$ 1,144.00	\$ 832.00
	2023	\$ 1,189.76	\$ 865.28
	2024	\$ 1,237.35	\$ 899.89
	2025	\$ 1,286.84	\$ 935.89

\* SINGLE FAMILY UNIT NUMBER BASED ON DENSITY OF 0.75 UNIT/ACRE (ROUNDED TO NEAREST UNIT)  
 \*\* ASSUMES RESIDENTIAL ESTATE PROPERTY WILL HAVE A SINGLE RESIDENCE  
 \*\*\* AREA INCLUDES EXISTING PUBLIC RIGHT OF WAY

**TIMBERLAND RIDGE CONNECTION FEE DISTRICT - TOTAL PROJECT COST**

**TOTAL COST OF SANITARY SEWER**

**CONSTRUCTION COSTS**

ITEM NUMBER	BID ITEM	UNIT	QTY	UNIT PRICE	TOTAL PRICE
1.01	MOBILIZATION	LS	1	\$ 3,556.66	\$ 3,556.66
1.02	TRAFFIC CONTROL	LS	1	\$ 609.71	\$ 609.71
3.01	TRENCH FOUNDATION	TON	104.2	\$ 31.75	\$ 3,308.35
4.11	SANITARY FORCE MAIN, TRENCHED, 4-INCH	LF	2366	\$ 19.50	\$ 46,137.00
4.13	SANITARY SEWER FORCE MAIN, TRENCHLESS, 4-INCH	LF	145	\$ 48.00	\$ 6,960.00
4.16	SANITARY FORCE MAIN CONNECTION INTO EXISTING MANHOLE	EA	1	\$ 11,500.00	\$ 11,500.00
4.13	SANITARY SEWER, TESTING	LS	1	\$ 2,300.00	\$ 430.69
4.15	FIELD TILE REPAIR	LF	63	\$ 19.50	\$ 1,228.50
6.05	SANITARY LIFT STATION	EA	1	\$ 225,000.00	\$ 225,000.00
9.01	SEEDING, FERTILIZING, AND MULCHING - TYPE 1 (ROW SEEDING)	AC	1	\$ 2,500.00	\$ 2,500.00
9.05	TEMPORARY SEEDING AND MULCHING	AC	3.75	\$ 750.00	\$ 2,812.50
9.07	SILT FENCE, INSTALL & REMOVE	LF	400	\$ 3.00	\$ 1,200.00

**TOTAL CONSTRUCTION COSTS** \$ 305,243.41

**EASEMENT COSTS**

HENRYSONS		UNIT	QTY	UNIT PRICE	TOTAL PRICE
	SANITARY FORCE MAIN SERVICE, TRENCHLESS, 2-INCH	LF	190	\$ 32.75	\$ 6,222.50
	CHECK FOR PUMP AND CONNECTION	LS	1	\$ 2,000.00	\$ 2,000.00
	FARM FENCE REMOVAL AND REPLACEMENT (BY DEVELOPER)	LS	1	\$ 3,000.00	\$ 3,000.00
	CHECK TO FARM TENANT	LS	1	\$ 400.00	\$ 400.00
	CROP REMOVAL	AC	1.72	\$ 1,000.00	\$ 1,720.00
	DEEP RIPPING	AC	1.72	\$ 2,000.00	\$ 3,440.00

**TOTAL EASEMENT COSTS** \$ 16,782.50

**ENGINEERING COSTS** ESTIMATED ENGINEERING FOR FM + PUMP STATION (20%) \$ 61,048.68

**TOTAL ENGINEERING COSTS** \$ 61,048.68

**GRAND TOTAL FOR CONNECTION FEE DISTRICT COSTS** \$ 383,074.60









**RCP Shelters, Inc.**  
Balance Invoice

Date: 12/23/2020

Invoice #: 11902

RCP Project#: 20-096

PO Number:

Shipped Via: Pro Trucking

PO Box 25 • Stuart, FL 34995  
2100 SE Rays Way • Stuart, FL 34994  
P: 800-525-0207 • F: 772-288-0207  
info@rcpshelters.com • http://www.rcpshelters.com

F.E.I.N. 59-2595331

**Wastewater Treatment Facility**

**Bill To:**

Weidner Construction, Inc.  
Attn: Robin Weidner  
2067 255th St  
Marshalltown, IA 50158  
  
(P): 641-752-6665  
weidnercon@gmail.com

**Ship To:**

\$900B COVID Relief Bill  
1300 1st St.  
Story City, IA 50248  
Robin Weidner  
  
(P): 641-752-6665  
weidnercon@gmail.com

**Charges:**

Item #	Item Description	Qty	Charge	Taxable?
SLF-SQ24-03-G-Z	24' x 24' STEEL FRAME SQUARE HIP ROOF SHELTER	1	\$20,620.00	<input type="checkbox"/>
	templates, HDG anchor bolts 3/4" x 24" F1554-36 w/washer & nuts.	1	\$600.00	<input type="checkbox"/>
	24 gauge snap fit true standing seam metal roofing.	1	\$5,420.00	<input type="checkbox"/>
			<b>\$26,640.00</b>	

Date Received	Payment Type	Reference #	Notes	Payment
7/2/2020	Credit Card			\$2,664.00
10/19/2020	Check	2948		\$5,328.00
				<b>\$7,992.00</b>

Terms: Net 30 Days

Sum Invoice Charges **\$26,640.00**

Total Amount Due **\$26,640.00**

Sum Payments **\$7,992.00**

Balance **\$18,648.00**

**Total Due w/Check or Money Order \$18,648.00**



# STRENGTH TEST REPORT

PROJECT NO: 2-7838

REPORT DATE: 11/13/2020

Report No: 3-0



PROJECT NAME PO Reference:

Story City WWTF Design Phase 1

Story City, IA

TO: Weidner Construction, Inc.

2607 255th Street

Marshalltown, IA 50158

Conc. sampled ASTM C172, made by C31, tested using C1231 Pad Caps (unless noted C617 Sulfur "Cap" column). Type Fractures indicated: Cone:Type 1, Cone Shear/Cone Split: Type 2, Column:Type 3, Shear:Type 4, Cap Shear:Type 5, Cap Cone:Type 6. 7-day < 66% of design, or 28 day < design, in red.

date placed	date rec'd	type of sample	amb temp F	Load CY	Run CY	Total CY	slump (in) ASTM C143	air % C231	temp C1064
10/15/20	10/20/20	4 x 8 Concrete	38						

slump spec	air spec	Ordered Str.	dsn str, psi
6 Max	4.5-7.5		5000

Tested per C31 set location & notes	set no - cyl ID	date tested	age (days)	days cured C511	diam (in)	sect. area (SI)	density (pcf)	max. applied load (lbs)	compressive strength (psi) ASTM C39	fracture - comment	test by
UV structure: Footing/Slab	1-1	10/22/20	7	2	4.00	12.57	139.80	49910	3970	Shear	NG
	1-2	11/12/20	28	23	4.00	12.57	139.10	64370	5120	Shear	ER
	1-3	11/12/20	28	23	4.00	12.57	139.60	57050	4540	Shear	ER
	1-4	11/12/20	28	23	4.00	12.57	139.30	62980	5010	Shear	AE

Specimens made by C. Carlson.

date placed	date rec'd	type of sample	slump (in) ASTM C143	air % C231	temp C1064
10/15/20	10/20/20	4 x 8 Concrete			7.5

slump spec	air spec	Ordered Str.	dsn str, psi
6 Max	4.5-7.5		5000

Tested per C31 set location & notes	set no - cyl ID	date tested	age (days)	days cured C511	diam (in)	sect. area (SI)	density (pcf)	max. applied load (lbs)	compressive strength (psi) ASTM C39	fracture - comment	test by
UV structure: Footing/Slab	2-1	10/22/20	7	2	4.00	12.57	138.50	47510	3780	Shear	NG
	2-2	11/12/20	28	23	4.00	12.57	135.90	64870	5160	Shear	ER
	2-3	11/12/20	28	23	4.00	12.57	136.20	61340	4880	Shear 28 day avg 5020 psi	ER

Specimens made by C. Carlson.

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1913 Herschell-Spillman Carousel

# CITY OF STORY CITY

504 Broad Street  
Story City, IA 50248  
515.733.2121  
[www.cityofstorycity.org](http://www.cityofstorycity.org)

To: The Honorable Mayor & City Council  
From: Mark A. Jackson, City Administrator *maj*  
Re: Discussion on Increasing Water and  
Wastewater Rates  
Date: February 15, 2021

Presented for Mayor and City Council discussion is a recommendation to increase water and wastewater rates.

## Proposed Water and Wastewater Rates

Water has a current base rate of \$18.89 and a unit charge rate of \$2.81. In order to finance operational, maintenance, and capital requirements, the Iowa Rural Water Association suggested a targeted rate of \$3.52. It is recommended that beginning in 2021 and through 2024, the unit rate be increased by .20 cents annually. It is recommended this be implemented with the November billing. The base rate would continue to automatically increase by 3 percent (3%) or an amount equal to the increase in the Consumer Price Index, whichever is less.

Wastewater has a current base rate of \$20.27 and a unit charge rate of \$1.65. The Iowa Rural Water Association identified a preliminary targeted suggested unit charge rate of \$5.90 in order to finance the revenue bond. It is recommended that, beginning in 2021 and through 2025, the unit rate be increased by .85 cents annually. It is recommended this be implemented with the May billing. Revenues generated prior to bond payments would go toward the cost of the new wastewater treatment plant or other wastewater capital and maintenance requirements. This step rate increase approach is similar to what the city did for construction of the water treatment plant. The base rate would continue to automatically increase by 3 percent (3%) or an amount equal to the increase in the Consumer Price Index, whichever is less.

### New Wastewater Treatment Plant

The existing wastewater treatment plant went into operation in 1989 and has operated beyond its life-expectancy. Like all things as they age, there comes a time when certain things need to be replaced. That time has come for the wastewater treatment plant. In addition, mandated and stricter requirements imposed by the Iowa Department of Natural Resources (DNR) has forced the city to act. Therefore, we the city will need to change its sewage treatment process which will require a new wastewater treatment plant.

The City will be receiving a new National Pollutant Discharge Elimination (NPDES) permit from the Iowa DNR. The new permit will mandate that Story City's wastewater treatment facility provide additional capacity, ability to meet stricter permit limits, and add new nutrient removal requirements. The process of designing, constructing, and operating a wastewater treatment plant is heavily regulated. The existing wastewater treatment plant is not designed and would be too costly to redesign to meet these new stringent and mandated regulations.

The City commissioned its engineering firm – MSA – to prepare a Comprehensive Wastewater Facility Plan which was completed in March of 2019. This facility plan reviewed the existing wastewater treatment plant, developed growth projections, outlined more stringent state and federal discharge criteria that the city is mandated to comply with, identified potential options, and provided cost estimated and time schedule for implementation.

The Facility Plan identified five possible options. The Mayor, City Council, City staff, and MSA reviewed and discussed these options. We specifically considered the estimated construction costs for each option which ranged from approximately \$10.5 million to \$11.5 million as well as the cost and requirements to operate. City staff and MSA also went to several communities to investigate and tour existing wastewater treatment plants.

After years of planning and reviewing options, the City will take the next step to address the future of meeting these requirements and replace its outdated and on-compliant aged treatment system. The City plans to construct an Aero-Mod

treatment system that will include rehabilitation and retrofitting certain parts of the existing plant. This treatment process is designed to meet the stricter discharge requirements that are being imposed all over the state, address potential future new limits, and enable capacity expansions in the future if needed.

The City has taken the first step of initial improvements at the wastewater treatment plant with replacement of the equalization basin liner, wastewater treatment flow monitoring, and is currently replacing the UV disinfection system. The process for designing a new plant, obtaining approval from the Iowa DNR, and construction takes a minimum of three years. The new wastewater treatment plant will need to be in operation by Fiscal Year 2025-26.

It is currently being proposed that financing for the proposed new wastewater treatment plant will be through a combination of wastewater charges, property taxes, and tax increment financing.

A number of years before construction of the new water plant, the City initiated annual step increases in its water rates so that by the time the new plant went into operation (2014) rates would be at a level to meet the required bond payment. We wish the City could just make improvements to the existing plant. However, the Iowa DNR has the statutory authority to require cities to upgrade their systems to meet mandated requirements. In other words, we have no choice.

The Iowa Rural Water Association provided the City a suggested targeted charge unit rate in order to meet the projected bond payment requirements for the new wastewater treatment plant. It is proposed that each year, for the next five years, the unit charge would be increased annually by .85 cents. Increasing wastewater or water rates in order to support needed services and mandated federal and state requirements is difficult, but necessary.

Using an average of the City Council as an example, the City's current and proposed 2021 utility rates compared to other area cities would be as follows:

	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Roland	\$34.57	\$81.40	\$115.97
Gilbert	\$54.82	\$36.86	\$91.68
Huxley	\$34.25	\$41.14	\$75.39
Nevada	\$37.70	\$33.57	\$71.27
Ames	\$23.58	\$25.20	\$48.78
SC- Current	\$31.75	\$27.83	\$59.58
SC-Proposed	\$32.95	\$32.02	\$64.97

Even with the proposed increase, our charges will be less than other area communities – excluding Ames. Increasing water and wastewater rates in order to support needed services is difficult, but necessary.

<b>WASTEWATER</b>						
	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	
<b>Revenues:</b>						
Sales	388,614	393,929	421,346	487,575	545,598	
Other	12,894	21,499	8,259	13,273	39,589	
<b>TOTAL</b>	<b>401,508</b>	<b>415,428</b>	<b>429,605</b>	<b>500,848</b>	<b>585,187</b>	
<b>Expenditures:</b>						
Operational	276,195	323,747	347,997	311,767	325,602	
Capital	60,682	35,199	83,587	144,615	48,829	
Transfer Out	35,000	20,000	24,000	68,000	119,000	
<b>TOTAL</b>	<b>371,877</b>	<b>378,946</b>	<b>455,584</b>	<b>524,382</b>	<b>493,431</b>	
E. Balance	313,448	349,930	323,951	300,417	392,173	
<b>WASTEWATER IMPROVEMENT</b>						
	<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>	
Revenues	37,061	23,863	24,835	43,236	37,432	
Expenditures	128,882	26,848	19,694	52,622	51,997	
E. Balance	178,910	175,925	181,066	171,680	157,115	
<b>E. Balance</b>	<b>492,358</b>	<b>525,855</b>	<b>505,017</b>	<b>472,097</b>	<b>549,288</b>	



					<b>WATER</b>	
		<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>
<b>Revenues:</b>						
Sales		597,497	618,592	632,026	618,767	636,284
Other		38,196	34,175	31,074	44,554	96,700
<b>TOTAL</b>		<b>635,693</b>	<b>652,767</b>	<b>663,100</b>	<b>663,321</b>	<b>732,984</b>
<b>Expenditures:</b>						
Operational		397,729	405,285	370,960	423,689	464,790
Capital		33,996	24,037	38,034	6,400	3,950
Transfer Out		198,000	198,000	198,000	198,000	216,000
<b>TOTAL</b>		<b>629,725</b>	<b>627,322</b>	<b>606,994</b>	<b>628,089</b>	<b>684,740</b>
E. Balance		187,358	212,803	268,909	304,141	352,385
<b>WATER IMPROVEMENT</b>						
		<b>FY 15-16</b>	<b>FY 16-17</b>	<b>FY 17-18</b>	<b>FY 18-19</b>	<b>FY 19-20</b>
Revenue		24,881	25,437	27,312	29,177	46,096
Expenditures			86	40	120,288	41,984
E. Balance		188,247	213,598	240,870	149,759	153,871
<b>E. Balance</b>		<b>375,605</b>	<b>426,401</b>	<b>509,779</b>	<b>453,900</b>	<b>506,256</b>

ORDINANCE NO. (WATER)

AN ORDINANCE INCREASING WATER SERVICE RATES BY AMENDING SECTION 92.02 OF THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE INCORPORATED CITY OF STORY CITY, IOWA:

SECTION 1. Section 02 of Chapter 92 of the Story City Code of Ordinances (Section 92.02) is hereby repealed in its entirety and replaced with the following:

-----  
92.02 RATES FOR SERVICE. Water service shall be furnished at the following monthly rates within the City:

1. Base Rate (Minimum Bill). Each customer shall pay a base rate of \$18.89 per month. Consumers with yard meters shall pay an additional base rate of \$5.46 per month for each yard meter.

2. Usage Rate. In addition to the base rate, each customer shall pay for water used at the rate of \$2.81 for any amount up to 100 cubic feet and \$2.81 per 100 cubic feet for amounts over 100 cubic feet, prorated to the actual amount used. This usage rate shall increase by \$0.20 per 100 cubic feet beginning with the November 2021 billing, and an additional \$0.20 each November in the years 2022, 2023 and 2024.

The Base Rate shall automatically increase by 3 percent (3%) or an amount equal to the increase in the Consumer Price Index, whichever increase is less, at the November billing each year.

-----  
SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby specifically repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its adoption by the City Council and publication thereof as provided by law.

PASSED, ADOPTED AND APPROVED this 5th day of April, 2021.

\_\_\_\_\_  
Mike Jensen, Mayor

\_\_\_\_\_  
ATTEST: Heather Slifka, City Clerk

ORDINANCE NO. (SEWER)

AN ORDINANCE INCREASING SEWER SERVICE RATES BY AMENDING SECTION 99.07 OF THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE INCORPORATED CITY OF STORY CITY, IOWA:

SECTION 1. Section 07 of Chapter 99 of the Story City Code of Ordinances (Section 99.07) is hereby repealed in its entirety and replaced with the following:

-----  
99.07 MINIMUM CHARGE. The minimum charge per month per user shall be \$20.27. The total minimum charge shall be paid by the user responsible for the meter. This minimum charge shall automatically increase by 3 percent (3%) or an amount equal to the increase in the Consumer Price Index, whichever increase is less, with the May billing each year.

In addition, each user responsible for a meter (except as provided in Section 99.08) shall pay a user charge rate for operation and maintenance including replacement of \$1.65 per 100 cubic feet of water as determined in the preceding section. Beginning with the May billing in 2021, this user charge rate shall increase by \$0.85 annually each year through the May billing in 2025.

-----  
SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby specifically repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its adoption by the City Council and publication thereof as provided by law.

PASSED, ADOPTED AND APPROVED this 5th day of April, 2021.

Mike Jensen, Mayor

ATTEST: Heather Slifka, City Clerk



City of Story City, IA

CONTACT INFORMATION:

Jason Miller/Andrew Inhelder/Justin Robinson/Dan Molini

Phone: 515-964-1920

JMiller@MSA-PS.com Alnhelder@MSA-PS.com

JRobinson@MSA-PS.com DMolini@MSA-PS.com

DATE:

February 15, 2021

STORY CITY WASTEWATER - PHASE 1 IMPROVEMENTS

PROJECT DESCRIPTION:

This project is to address the Phase 1 improvements identified in the Facility Plan. The proposed improvements include updates and replacement of the UV disinfection system.

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST:

\$1,085,000.00 (Base Bid)
\$88,000.00 (Bid Alternative #1)
\$1,173,000.00 (TOTAL)

ORIGINAL CONTRACT PRICE:

\$1,050,637.00

CHANGE ORDERS:

CO#1: -19,414.90 (APPROVED)
CO#2: -6,079.16 (APPROVED)

CURRENT CONTRACT PRICE:

\$1,025,142.94

STATUS:

Weidner was off the project site during January. A construction progress meeting was held on February 2nd with Weidner, MSA, and City staff





**City of Story City, IA****CONSTRUCTION PROGRESS PHOTO:**

**City of Story City, IA****COMPLETED STEPS:**

- **May 4:** Weidner submitted Pay Application No. 1 to MSA for review
- **May 5:** Preconstruction meeting held with City staff, MSA, and Weidner Construction via Skype
- **May 12:** MSA returned reviewed Pay Application No. 1 to City
- **May 19:** Notice to Proceed
- **June 4:** Site visit to discuss construction phasing
- **June 16:** Weidner provides Change Order #1 for \$19,414.90 deduct
- **June 29 - July 6:** Mobilization, concrete debris removal and rip rap placement
- **July 10:** Weidner provides Change Order #2 for \$6,079.16 for deduct
- **July 14:** Weidner submitted Pay Application No. 2 to MSA for review. MSA returned reviewed Pay Application No. 2 to City.
- **September 22:** Weidner completed installation of the temporary weirs.
- **September 24:** Weidner completed the installation of the bypass piping.
- **September 30:** Weidner preparing foundation for new UV channel.
- **October 2:** MSA returned reviewed Pay Application No. 3 to City.
- **October 8:** Weidner installed rebar for the new UV structure slab.
- **October 12:** Weidner installed the waterstop that will be located between the slab and walls of the new UV structure.
- **October 13:** Weidner installed rebar for the piers that the shelter will be installed on later in the project.
- **October 14:** Construction progress meeting held with Weidner, MSA, and City staff.
- **October 15:** Weidner completed the concrete pour for the slab of the new UV structure.
- **October 20:** Weidner prepared the forms in preparation of the concrete pour for the center wall of the new UV structure.
- **October 21:** Weidner completed the concrete pour for the center wall of the new UV structure.
- **October 30:** Construction progress meeting held with Weidner, MSA, and City staff.

### City of Story City, IA

- **November 8:** Weidner completed the rebar and forms for the exterior walls of new UV structure.
- **November 9:** Weidner completed the concrete pour for the exterior walls for the new UV structure.
- **November 20:** Weidner completed the concrete pour for the weir base and north piers.
- **November 30:** Construction progress meeting held with Weidner, MSA, and City staff.
- **December 2:** Weidner is preparing the boxouts to install the slide gates for the new UV structure.
- **December 4:** Weidner finished installing the slide gates for the new UV Structure.
- **December 11:** Construction progress meeting held with Weidner, MSA, and City staff.
- **December 15:** Weidner completed the installation of the pipe penetration in the existing UV building.
- **December 17:** Weidner completed installation of the pipe between the existing UV building and the new UV structure.
- **February 2:** Construction progress meeting held with Weidner, MSA, and City staff.



**City of Story City, IA**

**TENTATIVE CONSTRUCTION SCHEDULE (PROVIDED BY WEIDNER) & NEXT STEPS:**

- June** Mobilization  
Rip Rap – Base Bid  
Rip Rap – Alternate  
Remove Fence
- Sept. – Nov.** Concrete
- Dec. – Feb.** Slide Gates  
New Pipe Installation
- Feb.-March** UV System Installation  
Electrical and Controls  
Sampler  
Heating  
Vent
- April** Finish Concrete  
Building Installation
- May** Grading  
Replace Fence  
Seeding

**CONTRACTOR PAY APPLICATION STATUS LOG:**

Pay Application No.	Application Period	Total Completed and Stored to Date	Retainage	Recommended Payment	Balance to Finish + Retainage	Date Approved by Owner
1	4/1/2020 - 4/30/2020	\$15,000.00	\$750.00	\$14,250.00	\$1,036,387.00	May 5, 2020
2	5/1/2020 – 7/6/2020	\$186,719.02	\$9,335.95	\$163,133.07	\$847,759.87	July 21, 2020
3	7/7/2020 - 9/30/2020	\$276,029.02	\$13,801.45	\$84,844.50	\$762,915.37	October 5, 2020
4	10/1/2020-10/31/2020	\$591,850.37	\$29,592.52	\$300,030.28	\$462,885.09	November 16, 2020
5	11/1/2020 – 11/30/2020	\$668,424.37	\$33,421.22	\$72,745.30	\$390,139.79	December 21, 2020
6	12/1/2020-12/31/2020	\$751,193.76	\$37,559.68	\$78,630.93- \$4,000.00 (Requested by Owner: Concrete ) = \$74,630.93	\$311,508.86	



**City of Story City, IA****NORTH PARK PHASE 3**

**PROJECT DESCRIPTION:** This project is for the design and construction administration of the third phase of the North Park improvements. Project is in the northeastern area of the park which will include such things as: trail routing, playground equipment improvements and rubber surfacing under playground equipment.

**STATUS:** Revising conceptual design and modeling of the park improvements and scheduling second committee meeting to review improvements and budget.

**COMPLETED STEPS:**

**September 1<sup>st</sup>:** Committee met to review concept and offer initial feedback.

**October 12<sup>th</sup>:** Committee met with playground equipment vendors and selected ABCreative to work with for the proposed playground equipment.

**ANTICIPATED TEIMELINE & NEXT STEPS:**

**December 16<sup>th</sup>:** Committee meeting was delayed due to COVID and is now scheduled for December 16<sup>th</sup>. Committee will meet with MSA & ABCreative to refine the playground equipment design and approve conceptual site plan layout.

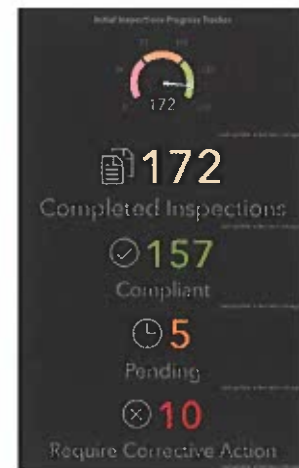
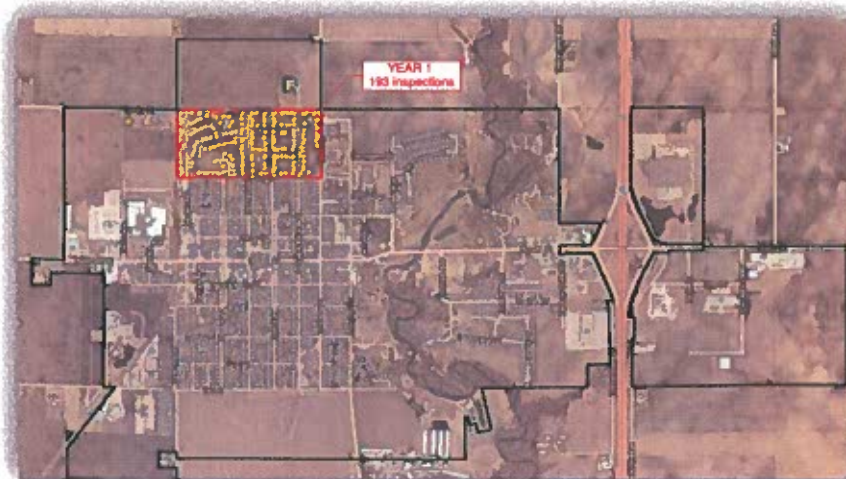
**Next Step:**  
After committee meetings have been held, MSA will move forward with detailed plan creation and specifications and will present to City Staff and Council. Target bidding in February/March of 2021 for construction beginning after Scandinavian days in June.



**City of Story City, IA****SUMP PUMP INSPECTIONS 2019****PROJECT DESCRIPTION:**

This project is for sump pump inspections of approximately 193 properties during 2019. This is year one of a seven year project that coincides with the City's sewer televising program. Public outreach, education, and notifications are included as part of this project.

**Year 1 Inspections Locations:** North of Maple Street and west of Grand Ave.

**STATUS:**

Year one inspections have been completed. Summary above.

This effort has been put on hold due to COVID. The City will re-address moving into Phase 2 at the appropriate time.

**Due to COVID-19, this project is on hold - individual inspections can take place as needed with fee being paid by owner.**



**City of Story City, IA****ADDITIONAL OPPORTUNITIES FOR YOUR COMMUNITY****RESOURCES ROUNDUP FOR NEW MUNICIPAL STAFF AND ELECTED OFFICIALS**

Whether you're a newcomer in one of these important municipal roles or just brushing up on your knowledge base, first and foremost—thank you. Your work is critical to a smooth-running community and not always easy. Rest assured, there is a multitude of individuals and organizations ready and willing to offer support, advice and lessons learned. Count MSA as one of them.

For more information, please see the link below:

<https://www.msa-ps.com/resources-roundup-for-new-municipal-staff-and-elected-officials/>

## City of Story City, IA

### THE WELLMARK FOUNDATION MATCH GRANTS

**Sponsor:** The Wellmark Foundation

**Description:** This is a potential source of grant funding for park and trail projects, as well as other projects improving wellness and access to food, such as community gardens. Both the large (requests up to \$100,000) and small (requests up to \$25,000) grant options have match requirements. These matching funds typically come from previously budgeted funds or local fundraising.

**Example Projects Previously Funded (below examples and text obtained from the Wellmark Foundation website):**

*City of Spencer, IA - Pedestrian Crossings (\$25,000 grant award)*

This initiative will help expand Spencer's Safe Routes to School. The City will re-design five high-volume street crossings making it safer for children to walk or bike to school. These features will benefit all residents including those who drive in the community.

*City of Eldora, IA - Memorial Park (\$17,000 grant award)*

The City of Eldora will make over Memorial Park by installing new fully-functioning, high-quality play structures. This will make Memorial Park a destination for all generations to enjoy together.

**Read more at the below link:**

<https://www.wellmark.com/foundation/rfps.html>

**Application Deadline:** February 17, 2021 (large grant), May 26, 2021 (small grant)



**City of Story City, IA****EDA CARES ACT RECOVERY ASSISTANCE**

U.S. Department of Commerce  
Economic Development Administration (EDA)

**Coronavirus Aid, Relief, and Economic Security Act**

**Sponsor:** Economic Development Administration (EDA)

**Description:** \$1.467 billion in funding available for up to an 80% grant for projects targeted at communities with an industry coming in or expanding/creating jobs. EDA has already started to make awards and intend to get this funding out as quickly as possible.

**Items you need to know:**

- Minimum eligible project cost - \$100,000
- Maximum eligible project cost - \$30 million

**Eligible Projects:**

- Planning and technical assistance
- Capitalization and recapitalization of Revolving Loan Funds (RLFs), which provide access to capital for struggling businesses
- Construction of critical infrastructure and other economic development projects
  - Extending infrastructure to business parks
  - WWTF expansion
  - Stormwater Drainage
- Innovation grants

If you have a project in mind, please contact us. We can coordinate a meeting with EDA to discuss. They will let us know if they think it is a good project and whether to move forward with an application.

**Read more at the link below:**

<https://www.eda.gov/news/press-releases/>

<https://www.eda.gov/coronavirus/>

**City of Story City, IA****POSITIONING YOUR COMMUNITY FOR INFRASTRUCTURE RELIEF FUNDING: WHAT IOWA MUNICIPALITIES CAN DO NOW TO PREPARE**

Focus on “shovel-ready” projects by continuing to pursue existing Iowa funding programs.

While the COVID-19 crisis is not directly analogous to the 2008 recession and the resulting American Recovery and Reinvestment Action of 2009 (ARRA), past experience dictates that “shovel-ready” projects — projects where planning, engineering and permitting had been done in advance — receive priority.

The MSA team is ready and able to provide any assistance you may need along the way. Helping communities navigate strategic capital planning — and finding the funds to make plans a reality — is what we do, and what we enjoy.

**Potential Funding Sources:**

- The Kresge Foundation
  - Environment Program
  - Social Investment Practice
  - CREWS Initiative - Climate Resilient & Equitable Water Systems
- The Water Researchers Foundation
- Urban Water Funders
  - Partners for Places
- US Water Alliance

**Read more at the link below:**

<https://www.msa-ps.com/positioning-your-community-for-infrastructure-stimulus-funding-what-iowa-cities-can-do-now-to-prepare/>

[www.epa.gov/wfc](http://www.epa.gov/wfc)

# Detail Report

## Account Summary

Date Range: 07/01/2020 - 01/31/2021

City of Story City, IA



Account	Name	Beginning Balance	Total Activity	Ending Balance
<b>AccountCode: 1101 - GENERAL SAVINGS ACCOUNT</b>				
<u>001-1101</u>	GENERAL FUND SAV ACCT	473,702.94	1,383.91	475,086.85
<u>022-1101</u>	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
<u>031-1101</u>	LIB GIFT TRUST SAV ACCT	2,078.84	4.86	2,083.70
<u>032-1101</u>	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
<u>040-1101</u>	ECON DEV REV SAV ACCT	209,279.80	592.14	209,871.94
<u>053-1101</u>	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
<u>061-1101</u>	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
<u>110-1101</u>	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
<u>125-1101</u>	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
<u>135-1101</u>	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
<u>200-1101</u>	DEBT SERVICE SAV ACCT	140,538.27	328.37	140,866.64
<u>350-1101</u>	EQUIP REPL SAV ACCT	15,023.55	35.09	15,058.64
<u>440-1101</u>	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
<u>500-1101</u>	CEM PERP CARE SAV ACCT	605.47	1.43	606.90
<u>600-1101</u>	WATER SAV ACCT	103,743.04	303.09	104,046.13
<u>601-1101</u>	WATER SINKING SAVINGS ACCT	79,074.70	231.01	79,305.71
<u>602-1101</u>	WATER IMPROVE SAV ACCT	5,607.74	16.39	5,624.13
<u>610-1101</u>	SEWER SAV ACCT	188,486.18	550.67	189,036.85
<u>612-1101</u>	WW/MO REPL SAV ACCT	163,529.45	382.11	163,911.56
<u>613-1101</u>	WW TREATMENT PROJ SAV ACCT	0.00	0.00	0.00
<u>680-1101</u>	HOSPITAL SAV ACCT	180,502.70	421.74	180,924.44
		<b>1,562,172.68</b>	<b>4,250.81</b>	<b>1,566,423.49</b>
<b>Total AccountCode: 1101 - GENERAL SAVINGS ACCOUNT:</b>				

<b>AccountCode: 1121 - PETTY CASH</b>				
<u>001-1121</u>	PETTY CASH	150.00	0.00	150.00
		<b>150.00</b>	<b>0.00</b>	<b>150.00</b>
<b>Total AccountCode: 1121 - PETTY CASH:</b>				

<b>AccountCode: 1141 - GENERAL CD</b>				
<u>001-1141</u>	GENERAL CD	100,000.00	0.00	100,000.00
		<b>100,000.00</b>	<b>0.00</b>	<b>100,000.00</b>
<b>Total AccountCode: 1141 - GENERAL CD:</b>				

<b>AccountCode: 1142 - LIBRARY TRUST #5910</b>				
<u>031-1142</u>	LIBRARY TRUST #5910	105,000.00	0.00	105,000.00
		<b>105,000.00</b>	<b>0.00</b>	<b>105,000.00</b>
<b>Total AccountCode: 1142 - LIBRARY TRUST #5910:</b>				

<b>AccountCode: 1143 - LIBRARY TRUST #5911</b>				
<u>031-1143</u>	LIBRARY TRUST #5911	105,000.00	0.00	105,000.00
		<b>105,000.00</b>	<b>0.00</b>	<b>105,000.00</b>
<b>Total AccountCode: 1143 - LIBRARY TRUST #5911:</b>				

<b>AccountCode: 1147 - CEM PERP CARE CD</b>				
		105,000.00	0.00	105,000.00
		<b>105,000.00</b>	<b>0.00</b>	<b>105,000.00</b>
<b>Total AccountCode: 1147 - CEM PERP CARE CD:</b>				

**Detail Report**

Date Range: 07/01/2020 - 01/31/2021

Account	Name	Beginning Balance	Total Activity	Ending Balance
<a href="#">500-1147</a>	CEM PERP CARE CD	27,956.90	0.00	27,956.90
<b>Total AccountCode: 1147 - CEM PERP CARE CD:</b>				
		27,956.90	0.00	27,956.90
<a href="#">AccountCode: 1149 - SEWER CD</a>	SEWER CD	0.00	0.00	0.00
<b>Total AccountCode: 1149 - SEWER CD:</b>				
		0.00	0.00	0.00
<a href="#">AccountCode: 1160 - HOSPITAL CD</a>	HOSPITAL CD	100,000.00	0.00	100,000.00
<b>Total AccountCode: 1160 - HOSPITAL CD:</b>				
		100,000.00	0.00	100,000.00
<b>Grand Totals:</b>				
		2,000,279.58	4,250.81	2,004,530.39



ALL CASH FUNDS

# Detail Report Account Summary

Date Range: 07/01/2020 - 01/31/2021

City of Story City, IA



Account	Name	Beginning Balance	Total Activity	Ending Balance
<u>001-1000</u>	GENERAL CASH (Claim on Pool)	649,046.59	351,346.22	1,000,392.81
<u>022-1000</u>	HOUSING ASSIST CASH (Claim on Pool)	165,120.92	-121,336.79	43,784.13
<u>031-1000</u>	LIB GIFT TRUST CASH (Claim on Pool)	332,259.71	1,545.66	333,805.37
<u>032-1000</u>	TREES FOREVER CASH (Claim on Pool)	3,541.74	-92.82	3,448.92
<u>033-1000</u>	GILBERT LIBRARY CASH (Claim on Pool)	19,063.20	-563.99	18,499.21
<u>040-1000</u>	ECON DEV REVOLV LOAN CASH (Claim on Pool)	-72,584.98	30,100.00	-42,484.98
<u>053-1000</u>	WW/MAINT OPER CASH (Claim on Pool)	10,649.15	31.63	10,680.78
<u>061-1000</u>	SPECIAL ASSIST CASH (Claim on Pool)	79,340.36	6,120.25	85,460.61
<u>110-1000</u>	ROAD USE TAX CASH (Claim on Pool)	429,615.74	33,185.46	462,801.20
<u>115-1000</u>	PARTIAL SELF FUND CASH (Claim on Pool)	2,155.74	-6,368.86	-4,213.12
<u>125-1000</u>	TAX INCREMENT FINANCE CASH (Claim on Pool)	84,891.87	266,208.52	351,100.39
<u>126-1000</u>	TIF RESERVE FUND CASH (Claim on Pool)	153.60	0.45	154.05
<u>135-1000</u>	I-35 DEVELOPMENT CASH (Claim on Pool)	1,650.81	35,056.68	36,707.49
<u>200-1000</u>	DEBT SERV CASH (Claim on Pool)	392.61	178,272.35	178,664.96
<u>311-1000</u>	DOWNTOWN IMPROVE CASH (Claim on Pool)	1,451.68	4.30	1,455.98
<u>312-1000</u>	CAPITAL PROJECTS CASH (Claim on Pool)	9,700.68	20,985.80	30,686.48
<u>313-1000</u>	STREET IMPROVE CASH (Claim on Pool)	-21,588.84	181,655.16	160,066.32
<u>314-1000</u>	CLUBHOUSE/TRAIL CASH (Claim on Pool)	14,345.17	-11,783.37	2,561.80
<u>320-1000</u>	RICH OLIVE ST CASH (Claim on Pool)	65,129.14	-794.76	64,334.38
<u>323-1000</u>	SWIMMING POOL PROJ CASH (Claim on Pool)	128,910.76	382.89	129,293.65
<u>324-1000</u>	SO & NO PARKS PROJ CASH (Claim on Pool)	209,806.29	189,630.26	399,436.55
<u>326-1000</u>	BONDS CASH (Claim on Pool)	760.18	24,725.17	25,485.35
<u>327-1000</u>	WW TREAT PROJ CASH CLAIM	825,555.79	-658,832.08	166,723.71
<u>328-1000</u>	WWTP REMEDIATION CASH CLAIM	2,401.84	7.14	2,408.98
<u>329-1000</u>	RR CROSSINGS PROJECT (Claim on Pool)	0.00	-8,057.00	-8,057.00
<u>330-1000</u>	BROAD ST RECONSTRUCTION	0.00	-20,077.30	-20,077.30
<u>350-1000</u>	EQUIP REPLACE FUND CASH (Claim on Pool)	19,177.88	1,476.49	20,654.37
<u>440-1000</u>	RECREATION CENTER CASH (Claim on Pool)	58,182.40	172.81	58,355.21
<u>500-1000</u>	CEM PERP CARE CASH (Claim on Pool)	46,369.50	1,724.21	48,093.71
<u>600-1000</u>	WATER CASH (Claim on Pool)	248,642.45	-21,961.06	226,681.39
<u>601-1000</u>	WATER SINK CASH (Claim on Pool)	24,811.85	73,024.53	97,836.38
<u>602-1000</u>	WATER IMPROV CASH (Claim on Pool)	148,263.27	-9,007.31	139,255.96
<u>603-1000</u>	WATER RESERVE CASH (Claim on Pool)	783.78	2.33	786.11
<u>610-1000</u>	SEWER UTILITY CASH (Claim on Pool)	203,686.70	4,967.06	208,653.76
<u>611-1000</u>	SEWER SINK CASH (CLAIM ON POOL)	47,774.57	34,228.81	82,003.38
<u>612-1000</u>	SEWER/REPL FUND CASH (Claim on Pool)	-17,063.46	23,801.34	6,737.88

**Detail Report**

Date Range: 07/01/2020 - 01/31/2021

Account	Name	Beginning Balance	Total Activity	Ending Balance
613-1000	WW TREAT PROJ CASH (Claim on Pool)	115,083.42	341.80	115,425.22
580-1000	HOSPITAL CASH (Claim on Pool)	133,433.47	793.22	134,226.69
740-1000	STORM WATER DRAIN CASH (Claim on Pool)	-13,317.71	29,073.81	15,756.10
751-1000	GOLF COURSE TRUST CASH (Claim on Pool)	23,005.51	5,944.22	28,949.73
800-1000	POLICE FORFEIT CASH (Claim on Pool)	556.39	1.65	558.04
<b>Total AccountCode: 1000 - CASH (Claim on Pool):</b>		<b>3,981,159.77</b>	<b>635,934.88</b>	<b>4,617,094.65</b>

**AccountCode: 1100 - CASH**

001-1100	GENERAL CASH	0.00	0.00	0.00
022-1100	HOUSING ASSIST CASH	0.00	0.00	0.00
031-1100	LIB GIFT TRUST CASH	0.00	0.00	0.00
032-1100	TREES FOREVER CASH	0.00	0.00	0.00
033-1100	GILBERT LIBRARY CASH	0.00	0.00	0.00
040-1100	ECON DEVEL REVOLV LOAN CASH	0.00	0.00	0.00
053-1100	WW/MAINT OPER CASH	0.00	0.00	0.00
061-1100	SPECIAL ASSIST CASH	0.00	0.00	0.00
110-1100	ROAD USE TAX CASH	0.00	0.00	0.00
115-1100	PARTIAL SELF FUND CASH	0.00	0.00	0.00
125-1100	TAX INCREMENT FINANCE CASH	0.00	0.00	0.00
126-1100	TIF RESERVED FUND CASH	0.00	0.00	0.00
135-1100	I-35 DEVELOPMENT CASH	0.00	0.00	0.00
200-1100	DEBT SERV CASH	0.00	0.00	0.00
311-1100	DOWNTOWN IMPROVE CASH	0.00	0.00	0.00
312-1100	CAPITAL PROJECTS CASH	0.00	0.00	0.00
313-1100	STREET IMPROVE CASH	0.00	0.00	0.00
314-1100	CLUBHOUSE/TRAIL CASH	0.00	0.00	0.00
320-1100	RICH OLIVE ST CASH	0.00	0.00	0.00
323-1100	SWIMMING POOL PROJ CASH	0.00	0.00	0.00
324-1100	SO & NO PARKS PROJ CASH	0.00	0.00	0.00
329-1100	CAPITAL PROJECTS CASH	0.00	0.00	0.00
330-1100	CAPITAL PROJECTS CASH	0.00	0.00	0.00
350-1100	EQUIP REPL FUND CASH	0.00	0.00	0.00
440-1100	RECREATION CENTER CASH	0.00	0.00	0.00
500-1100	CEM PERP CARE CASH	0.00	0.00	0.00
500-1100	WATER CASH	0.00	0.00	0.00
601-1100	WATER SINK CASH	0.00	0.00	0.00
602-1100	WATER IMPROVE CASH	0.00	0.00	0.00
603-1100	WATER RESERVE CASH	0.00	0.00	0.00
610-1100	SEWER UTILITY CASH	0.00	0.00	0.00
612-1100	SEWER IMP/ REPL CASH	0.00	0.00	0.00
613-1100	WW TREAT PROJ CASH	0.00	0.00	0.00
680-1100	HOSPITAL CASH	0.00	0.00	0.00
740-1100	STORM WATER DRAIN CASH	0.00	0.00	0.00
751-1100	GOLF COURSE TRUST CASH	0.00	0.00	0.00

**Detail Report**

Date Range: 07/01/2020 - 01/31/2021

Account	Name	Beginning Balance	Total Activity	Ending Balance
800-1100	POLICE FORFEIT CASH	0.00	0.00	0.00
<b>Total AccountCode: 1100 - CASH:</b>				
<b>AccountCode: 1101 - GENERAL SAVINGS ACCOUNT</b>				
001-1101	GENERAL FUND SAV ACCT	473,702.94	1,383.91	475,086.85
022-1101	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
031-1101	LIB GIFT TRUST SAV ACCT	2,078.84	4.86	2,083.70
032-1101	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
040-1101	ECON DEV REV SAV ACCT	209,279.80	592.14	209,871.94
053-1101	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
061-1101	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
110-1101	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
125-1101	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
135-1101	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
200-1101	DEBT SERVICE SAV ACCT	140,538.27	328.37	140,866.64
350-1101	EQUIP REPL SAV ACCT	15,023.55	35.09	15,058.64
440-1101	GENERAL SAVINGS ACCOUNT	0.00	0.00	0.00
500-1101	CEM PERP CARE SAV ACCT	605.47	1.43	606.90
600-1101	WATER SAV ACCT	103,743.04	303.09	104,046.13
601-1101	WATER SINKING SAVINGS ACCT	79,074.70	231.01	79,305.71
602-1101	WATER IMPROVE SAV ACCT	5,607.74	16.39	5,624.13
610-1101	SEWER SAV ACCT	188,486.18	550.67	189,036.85
612-1101	WW/MO REPL SAV ACCT	163,529.45	382.11	163,911.56
613-1101	WW TREATMENT PROJ SAV ACCT	0.00	0.00	0.00
680-1101	HOSPITAL SAV ACCT	180,502.70	421.74	180,924.44
<b>Total AccountCode: 1101 - GENERAL SAVINGS ACCOUNT:</b>		<b>1,562,171.68</b>	<b>4,250.81</b>	<b>1,566,423.49</b>

**AccountCode: 1120 - PETTY CASH**

001-1120	PETTY CASH	0.00	0.00	0.00
022-1120	PETTY CASH	0.00	0.00	0.00
031-1120	PETTY CASH	0.00	0.00	0.00
032-1120	PETTY CASH	0.00	0.00	0.00
061-1120	PETTY CASH	0.00	0.00	0.00
110-1120	PETTY CASH	0.00	0.00	0.00
125-1120	PETTY CASH	0.00	0.00	0.00
200-1120	PETTY CASH	0.00	0.00	0.00
350-1120	PETTY CASH	0.00	0.00	0.00
500-1120	PETTY CASH	0.00	0.00	0.00
600-1120	PETTY CASH	0.00	0.00	0.00
601-1120	PETTY CASH	0.00	0.00	0.00
602-1120	PETTY CASH	0.00	0.00	0.00
610-1120	PETTY CASH	0.00	0.00	0.00
612-1120	PETTY CASH	0.00	0.00	0.00
680-1120	PETTY CASH	0.00	0.00	0.00

**Detail Report**

Date Range: 07/01/2020 - 01/31/2021

Account	Name	Beginning Balance	Total Activity	Ending Balance
<b>AccountCode: 1121 - PETTY CASH</b>				
<u>001-1121</u>	PETTY CASH	150.00	0.00	150.00
		<b>150.00</b>	<b>0.00</b>	<b>150.00</b>
<b>AccountCode: 1141 - GENERAL CD</b>				
<u>001-1141</u>	GENERAL CD	100,000.00	0.00	100,000.00
		<b>100,000.00</b>	<b>0.00</b>	<b>100,000.00</b>
<b>AccountCode: 1142 - LIBRARY TRUST #5910</b>				
<u>031-1142</u>	LIBRARY TRUST #5910	105,000.00	0.00	105,000.00
		<b>105,000.00</b>	<b>0.00</b>	<b>105,000.00</b>
<b>AccountCode: 1143 - LIBRARY TRUST #5911</b>				
<u>031-1143</u>	LIBRARY TRUST #5911	105,000.00	0.00	105,000.00
		<b>105,000.00</b>	<b>0.00</b>	<b>105,000.00</b>
<b>AccountCode: 1147 - CEM PERP CARE CD</b>				
<u>500-1147</u>	CEM PERP CARE CD	27,956.90	0.00	27,956.90
		<b>27,956.90</b>	<b>0.00</b>	<b>27,956.90</b>
<b>AccountCode: 1160 - HOSPITAL CD</b>				
<u>680-1160</u>	HOSPITAL CD	100,000.00	0.00	100,000.00
		<b>100,000.00</b>	<b>0.00</b>	<b>100,000.00</b>
	<b>Grand Totals:</b>	<b>5,981,439.35</b>	<b>640,185.69</b>	<b>6,621,625.04</b>

# Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL FUND	1,222,899.53	352,730.13	1,575,629.66
022 - HOUSING ASSISTANCE FUND	165,120.92	-121,336.79	43,784.13
031 - LIBRARY GIFT TRUST FUND	544,338.55	1,550.52	545,889.07
032 - TREES FOREVER PROGRAM	3,541.74	-92.82	3,448.92
033 - GILBERT PUBLIC LIBRARY	19,063.20	-563.99	18,499.21
040 - ECON DEV REVOLVING LOAN	136,694.82	30,692.14	167,386.96
053 - WW/MAINT OPER	10,649.15	31.63	10,680.78
061 - SPECIAL ASSISTANCE FUND	79,340.36	6,120.25	85,460.61
110 - ROAD USE TAX	429,615.74	33,185.46	462,801.20
115 - PARTIAL SELF FUNDING	2,155.74	-6,368.86	-4,213.12
125 - TAX INCREMENT FINANCING	84,891.87	266,208.52	351,100.39
126 - TIF RESERVED FUND	153.60	0.45	154.05
135 - I-35 DEVELOPMENT	1,650.81	35,056.68	36,707.49
200 - DEBT SERVICE	140,930.88	178,600.72	319,531.60
311 - DOWNTOWN IMPROVEMENT	1,451.68	4.30	1,455.98
312 - CAPITAL PROJECTS	9,700.68	20,985.80	30,686.48
313 - STREET IMPROVEMENT	-21,588.84	181,655.16	160,066.32
314 - CLUBHOUSE/TRAIL PROJECT	14,345.17	-11,783.37	2,561.80
320 - RICH OLIVE SREET PROJECT	65,129.14	-794.76	64,334.38
323 - SWIMMING POOL PROJECT	128,910.76	382.89	129,293.65
324 - SO AND NO PARKS PROJECT	209,806.29	189,630.26	399,436.55
326 - 2017/2019 BONDS	760.18	24,725.17	25,485.35
327 - WASTEWATER TREATMENT PLANT	825,555.79	-658,832.08	166,723.71
328 - WWTP REMEDIATION	2,401.84	7.14	2,408.98
329 - RR CROSSINGS PROJECT	0.00	-8,057.00	-8,057.00
330 - BROAD ST RECONSTRUCTION	0.00	-20,077.30	-20,077.30
350 - EQUIPMENT REPLACEMENT FUND	34,201.43	1,511.58	35,713.01
440 - RECREATION CENTER	58,182.40	172.81	58,355.21
500 - CEMETERY PERPETUAL CARE	74,931.87	1,725.64	76,657.51
600 - WATER UTILITY	352,385.49	-21,657.97	330,727.52
601 - WATER SINKING	103,886.55	73,255.54	177,142.09
602 - WATER IMPROVEMENT	153,871.01	-8,990.92	144,880.09
603 - WATER RESERVE FUND	783.78	2.33	786.11
610 - SEWER UTILITY	392,172.88	5,517.73	397,690.61
611 - SEWER SINKING	47,774.57	34,228.81	82,003.38
612 - SEWER IMP/REPL FUND	146,465.99	24,183.45	170,649.44
613 - WASTEWATER TREATMENT PROJEC	115,083.42	341.80	115,425.22
680 - HOSPITAL ACCOUNT	413,936.17	1,214.96	415,151.13
740 - STORM WATER DRAINAGE	-13,317.71	29,073.81	15,756.10
751 - GOLF COURSE TRUST FUND	23,005.51	5,944.22	28,949.73

# Fund Summary

800 - POLICE FORFEITURES	556.39	1.65	558.04
Grand Total:	5,981,439.35	640,185.69	6,621,625.04