

CITY OF STORY CITY

504 Broad Street
Story City, IA 50248
515.733.2121

www.cityofstorycity.org

1913 Herschell-Spillman Carousel

COUNCIL AGENDA MONDAY, JANUARY 3, 2022 - 7:00 P.M. **COMMUNITY CENTER – 503 ELM AVENUE**

- I. CALL TO ORDER AND ROLL CALL, 7:00 P.M.
- II. APPROVE/AMEND THE AGENDA
- III. APPROVAL OF THE DECEMBER 20, 2021 REGULAR MEETING MINUTES
- IV. CITIZEN APPEARANCE:
 - A)
- V. Public Hearings:
 - A) Proposed Amendment to the Story City Consolidated Urban Renewal Area
 - B) Proposed Amendment to the Fiscal Year 2021-22 Budget
 - C)
- VI. LEGAL ITEMS:
 - A) Resolution No. 22-1 – Designate the Official Depositories for the City
 - B) Resolution No. 22-2 – Designate the Date, Time, and Place of Regular Council Meetings
 - C) Resolution No. 22-3 – Designate the Official Newspapers
 - D) Resolution No. 22-4 – Appointment of City Attorney
 - E) Resolution No. 22-5 – Appointment of City Clerk & Treasurer
 - F) Resolution No. 22-6 – Appointment of Building Inspectors
 - G) Resolution No. 22-7 – To Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Story City Consolidated Urban Renewal Area
 - H) Resolution No. 22-8 – Amending the Current Budget For Fiscal Year Ending June 2022
 - I) Ordinance No. 322 – Establishing Voting Precincts in the City of Story City, Iowa in Response to the Federal Decennial Census in Accordance with Chapter 49, *Code of Iowa* by Amending the Code of Ordinances Chapter 6, Section 6.07 and Re-adopting said Chapter and Section as Revised and Establishing Effective Date, Waive Two Readings and Proceed to Final Reading

- J) Ordinance No. 323 – Providing for the Division of Taxes Levied on Taxable Property in the January, 2022 Addition to the Story City Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, Waive Two Readings and Proceed to Final Reading
- K) Resolution No. 22-9 – Setting the Date for Public Hearing on Proposal to Enter into a Taxable General Obligation Urban Renewal Land Acquisition Loan Agreement and to Borrow Money thereunder in an Aggregate Principal Amount Not to Exceed \$1,500,000
- L)

VII. ADMINISTRATIVE ITEMS:

- A) Review and Accept Audit for Fiscal Year Ending June 30, 2021
- B) Approve Memorandum of Agreement with Story County with Regards to Voting Precincts
- C)

VIII. PERMITS:

- A)

IX. MAYOR & CITY COUNCIL AGENDA ITEMS:

- A) Appointment of Mark Jackson as City Representative to CIRTPA Policy and Technical Committees
- B)

X. APPROVAL OF BILLS AND CLAIMS

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

XII. ADJOURNMENT

Mayor Jensen called the council meeting to order on Monday, December 20, at 7:00 pm at the Community Center.

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

Also Present: Kristofer Orth, Architect, Farnsworth Group: Cheryl Semler

Motion by Sporleder, seconded by O'Connor, to amend the agenda to remove Administrative Item A) Review and Accept Audit for Fiscal Year Ending June 30, 2021.

Aye: Phillips, Solberg, O'Connor, Sporleder

Nay: None

Motion Carried.

Motion by Solberg, seconded by Phillips, to approve the December 6, 2021 regular meeting minutes.

Aye: Phillips, Solberg, O'Connor, Sporleder

Nay: None

Motion Carried.

CITIZEN APPEARANCE

None.

PUBLIC HEARING

A) Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the City Hall Renovations Project

Mayor Jensen opened the Public Hearing.

With no public comment, Mayor Jensen closed the Public Hearing.

LEGAL ITEMS

A) **RESOLUTION NO. 21-98- FINALLY APPROVING AND CONFIRMING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE CITY HALL RENOVATIONS PROJECT**

Motion by Phillips, seconded by O'Connor, to approve Resolution No. 21-98- Finally Approving And Confirming Plans, Specifications, Form Of Contract, And Estimate Of Cost For The City Hall Renovations Project

Aye: Phillips, Solberg, O'Connor, Sporleder

Nay: None

Motion Carried.

Kristofer Orth, Architect, Farnsworth Group, presented information to council about the bids presented to the city for the project. The bids exceeded the cost estimates by more than 30%. Discussion on what items could be removed from the project and possibly breaking the project into separate bids.

Motion by Solberg, seconded by Phillips, that the meeting be adjourned to the January 17, 2022 meeting at 7:00 p.m. at which time the City Council will meet to further consider such proposals.

Aye: Phillips, Solberg, O'Connor, Sporleder

Nay: None

Motion Carried.

B) RESOLUTION NO. 21-99- ACCEPTING WORK OF CONTRACTOR ON 2020 STREET IMPROVEMENTS NORTH ELM AND FACTORY OUTLET DRIVE

Motion by O'Connor, seconded by Sporleder to approve Resolution No. 21-99- Accepting Work Of Contractor On 2020 Street Improvements North Elm And Factory Outlet Drive

Aye: Phillips, Solberg, O'Connor, Sporleder

Nay: None

Motion Carried.

C) RESOLUTION NO. 21-100- WAIVING JOINT REVIEW AUTHORITY, IN FAVOR OF THE COUNTY, OF THE SUBDIVISION OF LAND OWNED BY ADAM AND AMBER CHRISTIAN IN THE WALNUT VIEW SUBDIVISION, IN ACCORDANCE WITH SECTION 354.9.2 OF THE CODE OF IOWA

Motion by Sporleder, seconded by O'Connor, to approve Resolution No. 21-100- Waiving Joint Review Authority, In Favor Of The County, Of The Subdivision Of Land Owned By Adam And Amber Christian In The Walnut View Subdivision, In Accordance With Section 354.9.2 Of The Code Of Iowa

Aye: Phillips, Solberg, O'Connor, Sporleder

Nay: None

Motion Carried.

D) RESOLUTION NO. 21-101- SETTING A PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE FISCAL YEAR 2021-22 BUDGET

Administrator Jackson presented information to the council about the budget amendment.

Motion by Solberg, seconded by Phillips, to approve Resolution No. 21-101- Setting A Public Hearing On The Proposed Amendment To The Fiscal Year 2021-22 Budget for January 3, 2022 at 7:00 p.m.

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

- E) **ORDINANCE NO. 321- INCREASING FINE FOR IMPORVER USE OF A PERSONS WITH DISABILITIES PARKING PERMIT BY AMENDING SECTION 70.03 OF THE CODE OF ORDINANCES, SECOND READING**
Motion by Phillips, seconded by Sporleder, to approve Ordinance No. 321 – Increasing Fine for Improper Use of a Persons With Disabilities Parking Permit by Amending Section 70.03 of the Code of Ordinances, Final Reading
Aye: Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

ADMINISTRATIVE ITEMS

- A) Remove item from agenda: **Review and Accept Audit for Fiscal Year Ending in June 30, 2021**
- B) **Approve Underwriting Engagement Letter with D.A. Davidson for the 2020 General Obligation Corporate Purpose Bonds**
Motion by O'Connor, seconded by Solberg, to Approve Underwriting Engagement Letter with D.A. Davidson for the 2020 General Obligation Corporate Purpose Bonds
Aye: Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.
- C) **Request Authorization to Sell Truck**
Motion by Sporleder, seconded by O'Connor to approve Authorization to Sell Truck for approximately \$2000 to Hall Excavating.
Aye: Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.
- D) **Approve Construction Pay Applications No. 4 and No. 5 (Final) for the 2020 Street Improvements North Elm and Factory Outlet Drive Project**
Motion by Solberg, seconded by Sporleder, to Approve Construction Pay Applications No. 4 and No. 5 (Final) for the 2020 Street Improvements North Elm and Factory Outlet Drive Project for \$5367.68 and \$10,482.41.
Aye: Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

- E) Approve Change Order No. 3 for the North Park Phase 3 Improvements Project
Motion by O'Connor, seconded by Phillips, to Approve Change Order No. 3 for the North Park Phase 3 Improvements Project
Motion by O'Connor, seconded by Phillips, to Approve Change Order No. 3 for the North Park Phase 3 Improvements Project to install lights in the park.
Aye: Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

PERMITS

- A) Liquor: Ames Center for Health and Harmony- 518 Broad
Motion by Phillips, seconded by Sporleder, to approve liquor permit for Ames Center for Health and Harmony- 518 Broad
Aye: Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

APPROVAL OF BILLS AND CLAIMS

Motion by Sporleder, seconded by O'Connor, to approve bills and claims.
Aye: Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

MAYOR AND CITY COUNCIL COMMENTS REGARDING NON-AGENDA ITEMS

Administrator Jackson:

- Met with Karl Moyer regarding the purchase of Gookin Ford and his plans for Karl Ford

There being no further business before council, the meeting adjourned at 7:40 p.m.

ATTEST:

Heather Slifka, City Clerk

Mike Jensen, Mayor

The following resolution was offered by _____
who moved its adoption.

RESOLUTION NO. 22-1

WHEREAS, the Great Western Bank, Story City, Iowa, the Reliance State Bank, Story City, Iowa, the GNB Bank, Story City, Iowa, the Security State Bank, Story City, Iowa, and Bankers Trust Company, Des Moines, Iowa are the logical depositories.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of The Incorporated City of Story City, Iowa, that the Great Western Bank, Story City, Iowa, and the Reliance State Bank, Story City, Iowa, and the GNB Bank, Story City, Iowa, and the Security State Bank, Story City, Iowa, and the BOK Financial, Lincoln, Nebraska, be designated as the depositories for the funds of the City, with limitation thereon in the amount of \$7,000,000 in each depository.

This motion was seconded by _____ and on roll call,
carried by an aye and nay vote as follows:

Aye: _____

Nay: _____

Absent: _____

Abstain: _____

WHEREUPON, the Mayor declared the motion duly passed this 3rd day of January, 2022.

Mike Jensen, Mayor

ATTEST:

Heather Slifka, City Clerk

The following resolution was offered by _____
who moved its adoption.

RESOLUTION NO. 22-2

WHEREAS, it is necessary that the City Council designate the date, time, and place of the regular meetings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the Incorporated City of Story City, Iowa, that the First and Third Monday of each month be designated as the official date of holding the regular meeting of the City Council, which shall be held primarily in the Council Chambers of City Hall and alternatively at the Community Center, commencing at 7:00 o'clock p.m.

This motion was seconded by _____, and on roll call, carried by an aye and nay vote, as follows:

AYE: _____

NAY: _____

ABSENT: _____

ABSTAIN: _____

WHEREUPON, the Mayor declared the motion duly passed this 3rd day of January, 2022.

Mike Jensen, Mayor

ATTEST:

Heather Slifka, City Clerk

The following resolution was offered by _____ who moved its adoption.

RESOLUTION NO. 22-3

WHEREAS, it is necessary that the Incorporated City of Story City, Iowa declare an official newspaper/newspapers in which it will be authorized to publish their notices, as required by law, and,

WHEREAS, the law requires that said newspapers have a general circulation in this city, and are suitable newspapers for the official publications of the City of Story City, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the Incorporated City of Story City, Iowa that the Story City Herald and The Tribune be declared the official newspapers of the Incorporated City of Story City, Iowa.

This motion was seconded by _____, and on roll call, carried by an aye and nay vote, as follows:

AYE: _____

NAY: _____

ABSENT: _____

ABSTAIN: _____

WHEREUPON, the Mayor declared the motion duly passed this 3rd day of January, 2022.

Mike Jensen, Mayor

ATTEST:

Heather Slifka, City Clerk

The following resolution was offered by _____ who moved its adoption.

RESOLUTION NO. 22-4

WHEREAS, it is necessary that the City appoint and hire the services of a City Solicitor, and

WHEREAS, the City Council of the City of Story City, Iowa believes it to be in the best interests of the City to employ the services of Atty. Fred Larson to be the City Solicitor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Story City, Iowa, that Fred Larson, Attorney at Law, engaged in general practice of law in the City of Story City, Iowa, be appointed as the City Solicitor for the City of Story City, Iowa, on a monthly retainer of \$600.00 per month, plus reasonable compensation for any representation in Magistrate's Court or in District Court.

This motion was seconded by _____, and on roll call, carried by an aye and nay vote, as follows:

AYE: _____

NAY: _____

ABSENT: _____

ABSTAIN: _____

WHEREUPON, the Mayor declared the motion duly passed this 3rd day of January, 2022.

Mike Jensen, Mayor

ATTEST:

Heather Slifka, City Clerk

The following resolution was offered by _____ who moved its adoption.

RESOLUTION NO. 22-5

WHEREAS, it is necessary that the City appoint and hire the services of a City Clerk/Treasurer every two years.

WHEREAS, the City Council of the City of Story City, Iowa believes it to be in the best interests of the City to employ the services of Heather Slifka to be the City Clerk/Treasurer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Story City, Iowa, that Heather Slifka be appointed as the City Clerk/Treasurer for the City of Story City, Iowa, at current salary.

This motion was seconded by _____, and on roll call, carried by an aye and nay vote, as follows:

AYE: _____

NAY: _____

ABSENT: _____

ABSTAIN: _____

WHEREUPON, the Mayor declared the motion duly passed this 3rd day of January, 2022.

Mike Jensen, Mayor

ATTEST:

Heather Slifka, City Clerk

The following resolution was offered by Council Member _____
who moved its adoption.

RESOLUTION NO. 22-6
APPOINTMENT OF BUILDING INSPECTORS

WHEREAS, it is necessary that the City appoint Building Inspectors every two years.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Story City, Iowa, that Safe Building be appointed as the Building Inspectors for the City of Story City, Iowa.

This motion was seconded by Council Member _____, and on roll call, carried by an aye and nay vote, as follows:

AYE _____

NAY: _____

ABSENT: _____

WHEREUPON, the Mayor declared the Resolution duly adopted this 3rd day of January, 2022.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk

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1913 Herschell-Spillman Carousel

To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator *MAJ*
Re: Resolution No. 22-7 – Establishing Urban Renewal Area and
Approve Amendment to Urban Renewal Plan
Date: January 3, 2022

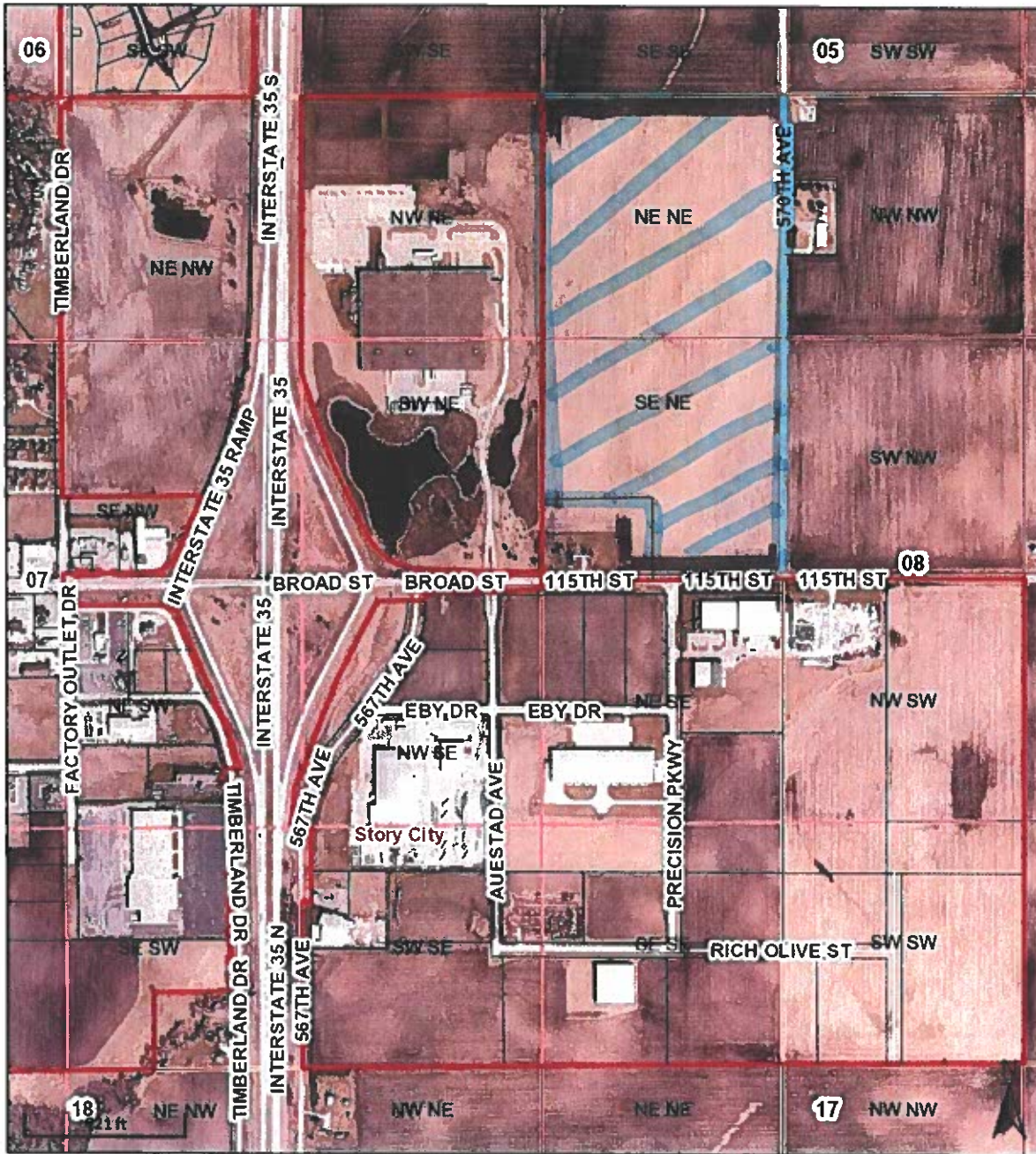
Presented for Mayor and City Council consideration is Resolution No. 22-7 for the purpose of declaring necessity and establish an Urban Renewal Area and approve the Urban Renewal Plan Amendment for the Story City Consolidated Urban Renewal Area

The proposed expanded Story City Consolidated Urban Renewal Area would include approximately 72+/- acres of land east of Winfield Solutions and as highlighted on the attached map. The property is owned by the Elnora Ritland Estate.

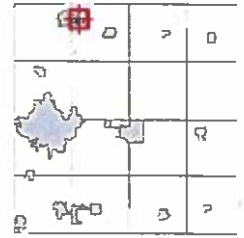
The proposed Urban Renewal Plan Amendment is for an economic development grant up to \$1.6 million to the Story City Economic Development Corporation for the purchase of the property owned by the Elnora Ritland Estate. The property would be utilized for future economic development purposes.

The Story City Economic Development Corporation, in collaboration with the City of Story City, will purchase the land from the estate of Elnora Ritland in the amount of \$1,550,000. The land will be utilized for future economic development purposes. Financing for the purchase will come from: 1) \$200,000 from the Interstate 35 Business Park fund, and 2) The issuance of a bond for the remaining amount. In general, the bond will be paid with Tax Increment Financing revenues over 15 years with interest only payments the first three years. The average payment for the last 12 years is approximately \$142,000.

Similar to the spec building, the City will enter into an agreement with the Story City Economic Development Corporation.



Overview



Legend

- Parcels
- Lots
- Townships
- Sections
- Quarter Quarters
- Corporate Limits
- Road Centerlines

Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:

The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines can be recognized for building permit or zoning purposes. If you have questions regarding the legal description or parcel measurements, please contact the Story County Auditor's office (515-382-7210).

Date created: 9/27/2021

Last Data Uploaded: 9/27/2021 9:29:51 AM

RESOLUTION NO. 22-7

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Story City Consolidated Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of Story City, Iowa (the “City”) has previously created the Story City Consolidated Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “2022-1 Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of providing tax increment financing support to Story City Economic Development Corporation in connection with land acquisition for future commercial and industrial development thereon; and

WHEREAS, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the proposed 2022-1 Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on January 3, 2022; and

WHEREAS, copies of the 2022-1 Amendment, notice of public hearing and notice of a consultation meeting with respect to the 2022-1 Amendment were mailed to Story County and the Roland-Story Community School District; the consultation meeting was held on the 15th day of December, 2021; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the January, 2022 Addition to the Story City Consolidated Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The proposed 2022-1 Amendment and the project and initiatives described therein conform to the general plan of the municipality as a whole;

B. The proposed economic development project described in the 2022-1 Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City's undertaking under the 2022-1 Amendment. Should such issues arise, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The 2022-1 Amendment attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved January 3, 2022.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

EXHIBIT A

Legal Description

January, 2022 Addition to the Story City Consolidated Urban Renewal Area

Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, Except the South Four Hundred Fifty (450) Feet of the West Six Hundred (600) Feet thereof, From Root of Title.

The Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, containing Forty (40.0) Acres, more or less, from Root of Title.

CITY OF STORY CITY, IOWA
URBAN RENEWAL PLAN AMENDMENT
STORY CITY CONSOLIDATED URBAN RENEWAL AREA

January, 2022

The Urban Renewal Plan (the “Plan”) for the Story City Consolidated Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying a new urban renewal project to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the January, 2022 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

A.

Name of Project: Story City Economic Development Corporation Land Acquisition Project

Name of Urban Renewal Area: Story City Consolidated Urban Renewal Area

Date of Council Approval of the Project: January 3, 2022

Description of Project and Project Site: Story City Economic Development Corporation (“EDC”) will acquire the Property (as defined in Section 1 of this Amendment). It is intended that the Property will serve as the site of commercial and industrial development in the future. The City intends to provide an economic development grant (the “Grant”) to EDC in order to assist EDC with paying the costs of acquiring the Property.

Description of Use of TIF for the Project: The Grant will be funded with either borrowed funds and/or an internal advance of funds on-hand. In any case, the City’s obligations (the “Obligations”) may be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the total amount of incremental property tax revenues to be used by the City to fund the Grant will not exceed \$1,600,000, plus any interest expense incurred by the City on the Obligations.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$15,105,360</u>
Outstanding general obligation debt of the City:	<u>\$9,056,347</u>
Proposed TIF debt to be incurred under the January, 2022 Amendment*:	<u>\$ 1,600,000</u>

*It is anticipated that the debt incurred under this Amendment will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Story City Consolidated Urban Renewal Area
(January, 2022 Addition)

Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, Except the South Four Hundred Fifty (450) Feet of the West Six Hundred (600) Feet thereof, From Root of Title.

The Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, containing Forty (40.0) Acres, more or less, from Root of Title.

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1913 Herschell-Spillman Carousel

To: The Honorable Mayor and City Council
From: Mark A. Jackson, City Administrator *MAJ*
Re: Resolution No. 22-8 – Adopting Amendment
to the Fiscal Year 2021-22 Budget
Date: January 3, 2022

Presented for Mayor and City Council consideration is Resolution No. 22-8 for the purpose of adopting the amendment to the Fiscal Year 2021-22 Budget.

Highlights of the proposed amendment to the Fiscal Year 2021-22 Budget include the following:

Revenues

- Other City Taxes – projected additional Local Option Sales Tax revenues.
- Intergovernmental – American Rescue Plan funding and reimbursement from the Derecho storm.
- Miscellaneous – Proceeds from the Fran Kinne estate and sale of the spec building.
- Other Financing – Proposed proceeds from bonds for an economic development grant for the purchase of property owned by the Elnora Ritland estate.

Expenditures

- Community and Economic Development – Proposed economic development grant to the Story City EDC for the purchase of property owned by the Elnora Ritland estate.

- General Government – Replacement of City Hall heating system on the first floor.
- Debt Service – Interest payment on the 2021A bond.
- Capital Projects – Overlay of Broad Street from west corporate limit to Holm Avenue, completion of the Timberland Drive Improvements Project and economic development grant for Timberland Ridge Subdivision, economic grant to Dose Steelworks, completion of the North Park Phase 3 Improvements Project, and slip lining of sanitary sewer mains.
- Business/Enterprise – Membrane replacement at water treatment plant.

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2022 - AMENDMENT # 1

To the Auditor of STORY County, Iowa:

The City Council of STORY CITY in said County/Countries met on 01/03/2022 07:00 PM, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. Thereupon, the following resolution was introduced.

RESOLUTION No. 22-8

**A RESOLUTION AMENDING THE CURRENT BUDGET FOR FISCAL YEAR ENDING JUNE 2022
(AS LAST CERTIFIED OR AMENDED ON 03/15/2021)**

Be it Resolved by the Council of City of STORY CITY

Section 1. Following notice published/posted 12/16/2021 and the public hearing held 01/03/2022 07:00 PM the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at the hearing:

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	1,747,871	0	1,747,871
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	1,747,871	0	1,747,871
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	779,985	0	779,985
Other City Taxes	6	635,392	30,000	665,392
Licenses & Permits	7	45,100	0	45,100
Use of Money & Property	8	77,765	0	77,765
Intergovernmental	9	733,817	265,000	998,817
Charges for Service	10	1,476,200	0	1,476,200
Special Assessments	11	0	0	0
Miscellaneous	12	102,500	1,670,000	1,772,500
Other Financing Sources	13	2,595,000	1,550,000	4,145,000
Transfers In	14	821,723	0	821,723
Total Revenues & Other Sources	15	9,015,353	3,515,000	12,530,353
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	823,785	0	823,785
Public Works	17	480,050	10,000	490,050
Health and Social Services	18	23,000	0	23,000
Culture and Recreation	19	815,525	10,000	825,525
Community and Economic Development	20	250,800	1,550,000	1,800,800
General Government	21	468,240	40,000	508,240
Debt Service	22	1,055,006	50,000	1,105,006
Capital Projects	23	2,360,000	700,000	3,060,000
Total Government Activities Expenditures	24	6,276,406	2,360,000	8,636,406
Business Type/Enterprise	25	2,257,649	50,000	2,307,649
Total Gov Activities & Business Expenditures	26	8,534,055	2,410,000	10,944,055
Transfers Out	27	821,723	0	821,723
Total Expenditures/Transfers Out	28	9,355,778	2,410,000	11,765,778
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-340,425	1,105,000	764,575
Beginning Fund Balance July 1, 2021	30	5,391,390	0	5,391,390
Ending Fund Balance June 30, 2022	31	5,050,965	1,105,000	6,155,965

Explanation of Changes: Revenues: Proceeds from: issuance of bond, Fran Kinne Estate, and sale of spec building. American Rescue Plan and derecho reimbursement funds and additional local option sales tax revenues.
Expenditures: Street overlay from west corporate limits to Holm Avenue, completion of North Park Phase 3 Improvements Project, completion of Timberland Drive Project and economic grant for Timberland Ridge Subdivision, economic grant to Dose Steelworks, economic grant for purchase of land east of Interstate 35 for economic development purposes, interest payment on 2021A bond, membrane replacement at water treatment plant, slip lining of sanitary sewer main, city hall heating system, and pool repairs.

01/03/2022

City Clerk/Administrator Signature of Certification

Adopted On

Mayor Signature of Certification

ORDINANCE NO. 322

**AN ORDINANCE ESTABLISHING VOTING PRECINCTS
IN THE CITY OF STORY CITY, IOWA
IN RESPONSE TO THE FEDERAL DECENNIAL CENSUS
IN ACCORDANCE WITH CHAPTER 49, CODE OF IOWA
BY AMENDING THE CODE OF ORDINANCES CHAPTER 6, SECTION 6.07
AND RE-ADOPTING SAID CHAPTER AND SECTION AS REVISED
AND ESTABLISHING AN EFFECTIVE DATE**

BE IT ENACTED by the City Council of Story City, Iowa:

SECTION ONE: The Code of Ordinances of the City of Story City shall be and is hereby amended by repealing and amending Chapter 6, Section 6.07, Voting Precincts, and readopting said section title, section, and contents as follows:

6.07 ELECTION PRECINCTS

For the purposes of best serving the convenience of the voters, elections precincts are described as follows:

First Precinct. All incorporated territory within the city corporate limits south of the centerline of West Broad Street/Broad Street/115th Street.

Second Precinct. All incorporated territory within the city corporate limits north of the centerline of West Broad Street/Broad Street/115th Street.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

SECTION THREE: 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 FOUR: Effective Date. This ordinance shall be in effect for city elections for city elections occurring after January 15, 2022 after its final passage, approval and publication as provided by law.

PASSED, ADOPTED AND APPROVED this 3rd day of January, 2022.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk

MINUTES RE: ORDINANCE 322:

Councilperson _____ introduced an ordinance entitled "Ordinance No. 322. An Ordinance Establishing Voting Precincts in the City of Story City, Iowa in Response to the Federal Decennial Census in Accordance with Chapter 49, *Code of Iowa* by Amending the Code of Ordinances Chapter 6, Section 6.07 and Re-adopting Said Chapter and Section as Revised and Establishing an Effective Date."

It was moved by Councilperson _____, and seconded by Councilperson _____, that the ordinance be adopted.

AYE: _____
NAY: _____
ABSENT: _____

WHEREUPON, the Mayor declared the motion duly carried and declared that the ordinance had been given its initial consideration

It was moved by Councilperson _____ that the provision requiring an ordinance to be considered at two meetings prior to passage be suspended. This motion was seconded by Councilperson _____, and, upon roll call, was carried by an aye and nay vote of the Council, as follows:

AYE: _____
NAY: _____
ABSENT: _____

WHEREUPON, the Mayor declared the provision requiring an ordinance to be considered at two meetings prior to passage be suspended.

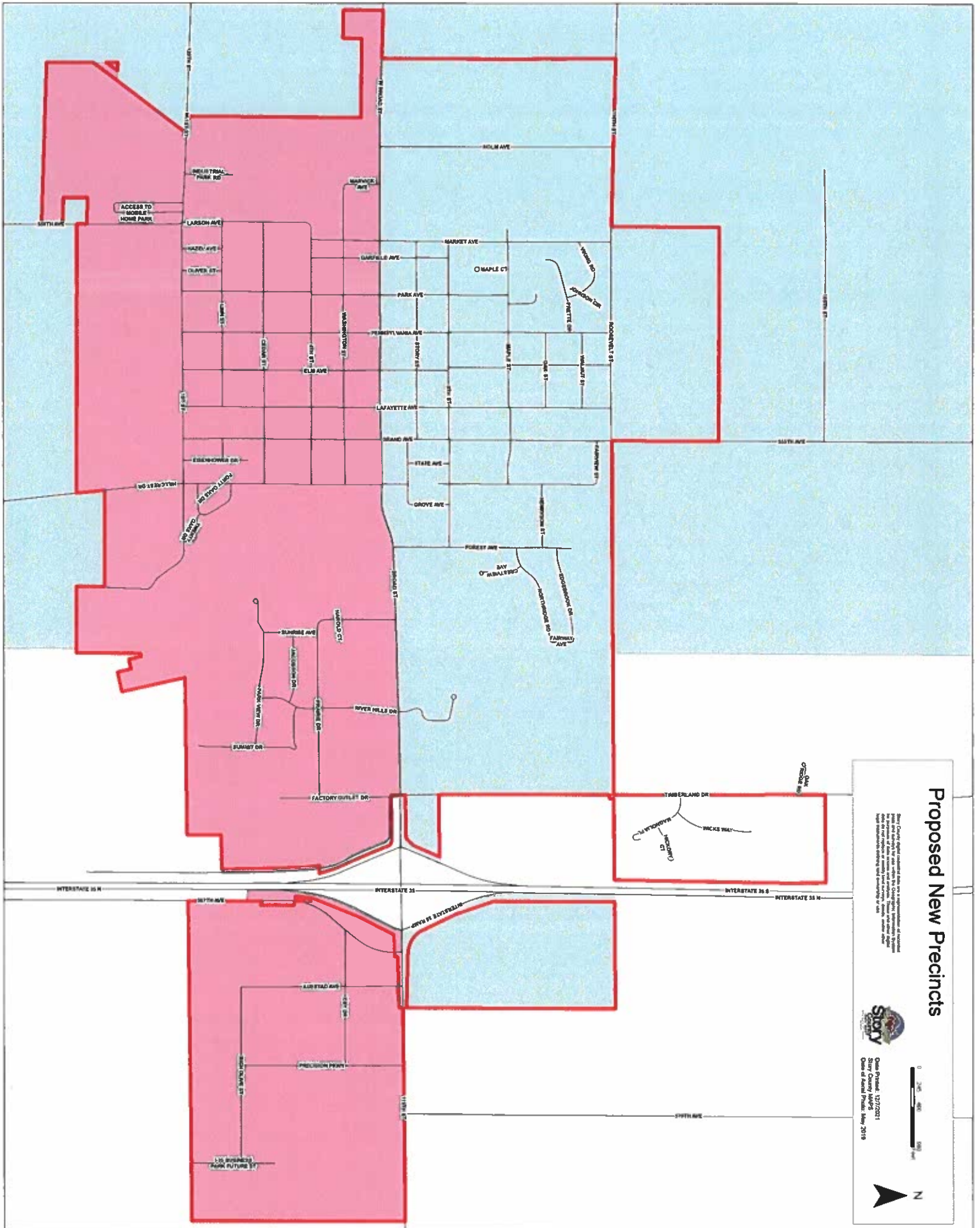
It was then moved by Councilperson _____ that Ordinance No. 322 be passed and the title agreed upon. This motion was seconded by Councilperson _____, and, upon roll call, was carried by an aye and nay vote of the Council, as follows:

AYE: _____
NAY: _____
ABSENT: _____

WHEREUPON, the Mayor declared Ordinance No. 322 duly passed and the title agreed upon this 3rd day of January, 2022.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk



Proposed New Precincts

This City of Stary County, Missouri, is a representative of the people of the County and is authorized to prepare and adopt a plan for the proposed new precincts. This plan is subject to the approval of the voters of the County at the next general election. The plan is subject to the approval of the voters of the County at the next general election.



Date Printed: 1/27/2021
 Stary County MO
 Date of Issue Printed: May 2019



CITY OF STORY CITY

504 Broad Street
Story City, IA 50248
515.733.2121

www.cityofstorycity.org



1913 Herschell-Spillman Carousel

To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator *maj*
Re: Ordinance No. 323 – Providing for the Division of
Taxes on Taxable Property in the January, 2022 Addition
to the Story City Consolidated Urban Renewal Area
Date: January 3, 2022

Presented for Mayor and City Council consideration is Ordinance No. 323 for the purpose of providing for the Division of Taxes Levied on Taxable Property in the January, 2022 Addition to the Story City Consolidated Urban Renewal Area.

In general, the tax increment ordinance freezes property valuations in the area and the property taxes (less certain levies) generated from the increase in property valuations go into the city's tax increment fund to pay for certain public improvements and to assistance for private development.

MINUTES PROVIDING FOR PASSAGE OF AN ORDINANCE ESTABLISHING A TAX INCREMENT FINANCING DISTRICT FOR THE JANUARY, 2022 ADDITION TO THE STORY CITY CONSOLIDATED URBAN RENEWAL AREA

421081-82

Story City, Iowa

January 3, 2022

The City Council of the City of Story City, Iowa, met on January 3, 2022, at 7:00 o'clock p.m., at the Community Center in the City.

The Mayor presided and the roll was called showing members present and absent, as follows:

Present: _____

Absent: _____.

Council Member _____ introduced an ordinance entitled "Ordinance No. 323. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the January, 2022 Addition to the Story City Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Council Member _____ and seconded by Council Member _____ that the ordinance be adopted. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and declared that the ordinance had been given its initial consideration.

It was moved by Council Member _____ and seconded by Council Member _____ that the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended. The Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member _____ and seconded by Council Member _____ that the ordinance entitled "Ordinance No. _____. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the January, 2022 Addition to the Story City Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa," now be put upon its final consideration and adoption. The Mayor put the question on the final consideration and adoption of the ordinance and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and the ordinance duly adopted, as follows:

ORDINANCE NO. 323

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the January, 2022 Addition to the Story City Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Story City, Iowa (the “City”) previously enacted an ordinance entitled “An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Story City Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa”; and

WHEREAS, pursuant to that ordinance, certain taxable property within the Story City Consolidated Urban Renewal Area in the City was designated a “tax increment district”; and

WHEREAS, the City Council now desires to increase the size of the “tax increment district” by adding additional property;

BE IT ENACTED by the Council of the City of Story City, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the January, 2022 Addition to the Story City Consolidated Urban Renewal Area of the City of Story City, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Story City to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Story City, Iowa.

“County” shall mean Story County, Iowa.

“2022 Urban Renewal Area Addition” shall mean the January, 2022 Addition to the Story City Consolidated Urban Renewal Area of the City, the legal description of which is set out below, approved by the City Council by resolution adopted on January 3, 2022:

Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, Except the South Four Hundred Fifty (450) Feet of the West Six Hundred (600) Feet thereof, From Root of Title.

The Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, containing Forty (40.0) Acres, more or less, from Root of Title.

“Urban Renewal Area” shall mean the entirety of the Story City Consolidated Urban Renewal Area as amended from time to time.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the 2022 Urban Renewal Area Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the 2022 Urban Renewal Area Addition each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the 2022 Urban Renewal Area Addition is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the 2022 Urban Renewal Area Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the 2022 Urban Renewal Area Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the 2022 Urban Renewal Area Addition to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the 2022 Urban Renewal Area Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the 2022 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the 2022 Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of

the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving 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 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed by the Council of the City of Story City, Iowa, on January 3, 2022.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

.....

There being no further business to come before the meeting, it was upon motion adjourned.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

CITY OF STORY CITY

504 Broad Street
Story City, IA 50248
515.733.2121

www.cityofstorycity.org



1913 Herschell-Spillman Carousel

To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator *maj*
Re: Resolution No. 22-9 – Setting Date for a Public Hearing
on Proposal to Enter into a GO Urban Renewal
Land Acquisition Loan Agreement
Date: January 3, 2022

Presented for Mayor & City Council consideration is Resolution No. 22-9 for the purpose of setting a public hearing for January 17th at 7:00 p.m. at the Community Center on a proposal to enter into a Taxable General Obligation Urban Renewal Land Acquisition Loan Agreement and to borrow money in a principal amount not to exceed \$1.5 million.

The Story City Economic Development Corporation, in collaboration with the City, will purchase approximately 72+/- acres of land from the estate of Elnora Ritland in the amount of \$1,550,000. It is intended that the property will serve as the site for future commercial and industrial development.

Similar to the spec building, the City will provide an economic grant to the EDC in order to assist with paying the costs of acquiring the property.

RESOLUTION NO. 22-9

Resolution setting the date for public hearing on proposal to enter into a Taxable General Obligation Urban Renewal Land Acquisition Loan Agreement and to borrow money thereunder in an aggregate principal amount not to exceed \$1,500,000

WHEREAS, the City of Story City (the “City”), in Story County, State of Iowa proposes to enter into a Taxable General Obligation Urban Renewal Land Acquisition Loan Agreement (the “Loan Agreement”), pursuant to the provisions of Section 384.24A and 384.24.3(q) of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$1,500,000 for the purpose of paying certain costs, to that extent, of undertaking the Land Acquisition Project, an urban renewal project in the Story City Consolidated Urban Renewal Area, authorized by action of the City Council on January 3, 2022, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal;

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

Section 1. This City Council shall meet on January 17, 2022, at the Community Center, Story City, Iowa, at 7:00 o’clock p.m., at which time and place hearings will be held and proceedings will be instituted and action taken to enter into the Loan Agreement described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,500,000

(GENERAL OBLIGATION)

The City Council of the City of Story City, Iowa (the "City"), will meet on January 17, 2022, at the Community Center, Story City, Iowa, at 7:00 o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a general obligation urban renewal loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$1,500,000 for the purpose of paying certain costs, to that extent, of undertaking the Land Acquisition Project, an urban renewal project in the Story City Consolidated Urban Renewal Area, authorized by action of the City Council on January 3, 2022.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A and Section 384.24.3(q) of the Code of Iowa and will constitute a general obligation of the City.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Story City, Iowa.

Heather Slifka
City Clerk

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved January 3, 2022.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

Memorandum of Agreement

The parties to this agreement are the City of Story City, Iowa ("City"), and Story County, Iowa ("County"). This agreement is entered into as of December _____, 2021.

WHEREAS:

Following the federal decennial census, and after the redistricting of congressional and legislative districts, city councils and county boards of supervisors are required to complete any changes in precinct and ward boundaries.

Cities and counties are required to use federal census block information when defining precincts and wards for the purposes of redistricting.

A portion of a federal census block within the City's corporate limits was designated by the census as unincorporated Howard Township territory.

The City and the County agree that a portion of federal census block 191690106003003 is designated as unincorporated in error.

The City and the County agree to combine said incorporated portion of federal census block 191690106003003 as shown on the official County map with the contiguous Story City Precinct 2, as defined by City of Story City, Ordinance No. 322, into one voting precinct.

Furthermore, election precincts composed partially of unincorporated territory and partially of all or any part of an incorporated city may be established within a single county in any manner which is not contrary to *Code of Iowa* §49.3.

For voting purposes, the City and the County agree to combine the following unincorporated territory with Story City Precinct 2:

- Story City Precinct 2 and the unincorporated territory of Lafayette Township into one voting precinct

Dated this ____ of December, 2021.

City of Story City, Iowa

By _____
Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

Dated this 28th of December, 2021.

County of Story, Iowa

By 
Lisa K. Heddens, Chair, Board of Supervisors

Attest:


Lucy Martin, Auditor



CLAIMS REGISTER REPORT

By Segment (Select Below)

Payable Dates 12/18/2021 - 12/30/2021

Vendor Name	Description (Payable)	Amount
Department: 1110 - POLICE DEPARTMENT		
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	112.00
WINDSTREAM	PHONE	76.98
WELLMARK	GROUP HEALTH/DENTAL	3,943.32
		Department 1110 - POLICE DEPARTMENT Total: 4,132.30
Department: 1150 - FIRE DEPARTMENT		
TOYNE INC	PARTS/SUPPLIES	102.09
VAN WALL	PARTS/SUPPLIES	127.17
		Department 1150 - FIRE DEPARTMENT Total: 229.26
Department: 2210 - STREET/ROADWAY MAINT		
HAWKEYE TRUCK EQUIP	LED LIGHT BAR	225.00
HALLETT MATERIALS	ICE CONTROL, SAND	211.27
GRIMES ASPHALT & PAVING	COLD MIX	292.00
CLAPSADDLE-GARBER INC	ELM AND FACT. DRIVE	773.50
VAN WALL	PARTS/SUPPLIES	11.10
IOWA ONE CALL	ONE CALL	14.70
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	48.00
WELLMARK	GROUP HEALTH/DENTAL	3,462.27
		Department 2210 - STREET/ROADWAY MAINT Total: 5,037.84
Department: 2250 - SNOW & ICE		
IA DEPT TRANSPORTATION	SNOW FENCE PARTS	339.48
		Department 2250 - SNOW & ICE Total: 339.48
Department: 4410 - LIBRARY		
CENTER POINT PUBLISHING	BOOKS	139.02
ACCESS SYSTEMS	COPIER	140.15
GALE/CENGAGE LEARNING	BOOKS	293.19
AMAZON CAPITAL SERVICES	SUPPLIES	44.99
AMAZON CAPITAL SERVICES	SUPPLIES	5.96
AMAZON CAPITAL SERVICES	SUPPLIES	44.99
AMAZON CAPITAL SERVICES	BOOKS/SUPPLIES	3.49
AMAZON CAPITAL SERVICES	BOOKS/SUPPLIES	10.95
AMAZON CAPITAL SERVICES	BOOKS/SUPPLIES	101.90
AMAZON CAPITAL SERVICES	BOOKS/SUPPLIES	3.50
AUREON COMMUNICATIONS	LIBRARY SERVICE	83.46
BAKER & TAYLOR	BOOKS	387.19
BAKER & TAYLOR	BOOKS	31.62
BLACK HILLS ENERGY	GAS/LIBRARY	298.86
DDM ELECTRIC	REPAIRS	625.08
MARIA HARTT	PROGRAMS	16.99
SABRINA GOGERTY	CLEANING	281.25
WELLMARK	GROUP HEALTH/DENTAL	2,444.88
WELLMARK	GROUP HEALTH/DENTAL	814.96
		Department 4410 - LIBRARY Total: 5,772.43
Department: 4430 - PARKS		
PLASTIC RECYCLING OF IOWA	POSTS	97.20
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.00
WELLMARK	GROUP HEALTH/DENTAL	399.30
		Department 4430 - PARKS Total: 528.50
Department: 4440 - RECREATION DEPARTMENT		
TK ELEVATOR CORPORATION	ELEVATOR SERV. REC CTR	276.48
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.00

CLAIMS REGISTER REPORT

Payable Dates: 12/18/2021 - 12/30/2021

Vendor Name	Description (Payable)	Amount
STAPLES CREDIT PLAN	OFFICE SUPPLIES	26.87
Department 4440 - RECREATION DEPARTMENT Total:		319.35
Department: 6300 - PARTIAL SELF FUNDING BENEFITS INC	GROUP HEALTH	144.00
Department 6300 - PARTIAL SELF FUNDING Total:		144.00
Department: 6611 - EXECUTIVE (MAYOR, ADM) PROFESSIONAL DEVELOPERS MET LIFE SMALL BUS CNTR WELLMARK	MEMBERSHIP AD&D COVERAGE GROUP HEALTH/DENTAL	355.00 16.00 1,698.94
Department 6611 - EXECUTIVE (MAYOR, ADM) Total:		2,069.94
Department: 6620 - FINANCIAL AD (CLERK,TREA) CHERYL MURKEN MET LIFE SMALL BUS CNTR STAPLES CREDIT PLAN WELLMARK	CLOTHING ALLOWANCE AD&D COVERAGE OFFICE SUPPLIES GROUP HEALTH/DENTAL	91.92 26.40 66.02 1,673.94
Department 6620 - FINANCIAL AD (CLERK,TREA) Total:		1,858.28
Department: 6650 - CITY HALL/SENIOR CENTER LEKWA HEATING & COOLING ANGELA HALLADAY WELLMARK	REPAIRS DECEMBER CLEANING C/H GROUP HEALTH/DENTAL	481.50 250.00 171.13
Department 6650 - CITY HALL/SENIOR CENTER Total:		902.63
Department: 8766 - WATER MAIN IMPROVEMENTS CLAPSADDLE-GARBER INC	WATER MAIN IMPROVE	5,261.00
Department 8766 - WATER MAIN IMPROVEMENTS Total:		5,261.00
Department: 8774 - RICH OLIVE STR PROJECT MANATTS INC MANATTS INC	PAY APP #4, NORTH ELM/FACT PAY APP #5, NORTH ELM/FACT	5,367.68 10,462.41
Department 8774 - RICH OLIVE STR PROJECT Total:		15,830.09
Department: 9810 - WATER UTILITY FERGUSON WATERWORKS #2 HACH COMPANY KEYSTONE LABORATORIES KEYSTONE LABORATORIES HALL BACKHOE & TRENCHING HAWKINS INC IOWA ONE CALL MET LIFE SMALL BUS CNTR VESSCO WELLMARK	METERS CHEMICALS LAB TESTING LAB TESTING WASHINGTON/GRAND HYDR TREATMENT CHEMICALS ONE CALL AD&D COVERAGE VALVE/ PARTS GROUP HEALTH/DENTAL	418.03 315.92 50.00 50.00 7,818.50 1,657.67 14.70 32.00 560.36 1,971.66
Department 9810 - WATER UTILITY Total:		12,888.84
Department: 9815 - SEWER UTILITY AGSOURCE LABORATORIES AGSOURCE LABORATORIES KEYSTONE LABORATORIES KEYSTONE LABORATORIES AUTOMATIC SYSTEMS CO OMNISITE IOWA ONE CALL MET LIFE SMALL BUS CNTR WELLMARK	TESTING/ WW TESTING/ WW LAB TESTING LAB TESTING OVERLOADS/TESTING 1 YR WIRELESS SERVICE ONE CALL AD&D COVERAGE GROUP HEALTH/DENTAL	313.50 165.50 533.90 465.90 337.55 828.00 14.70 32.00 1,971.66
Department 9815 - SEWER UTILITY Total:		4,662.71
Grand Total:		59,976.65

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	18,379.89
033 - GILBERT PUBLIC LIBRARY	895.07
110 - ROAD USE TAX	1,915.05
115 - PARTIAL SELF FUNDING	144.00
316 - WATER PROJECTS	5,261.00
320 - TIF STREETS	15,830.09
600 - WATER UTILITY	12,888.84
610 - SEWER UTILITY	4,662.71
Grand Total:	59,976.65

Account Summary

Account Number	Account Name	Payment Amount
001-1110-6150	INSURANCE, GROUP HE	4,055.32
001-1110-6373	TELEPHONE	76.98
001-1150-6350	EQUIPMENT REPAIR &	127.17
001-1150-6727	CAPITAL EQUIPMENT	102.09
001-2210-6150	INSURANCE, GROUP HE	3,462.27
001-4410-6150	INSURANCE, GROUP HE	2,444.88
001-4410-6320	BUILDING & GROUNDS	906.33
001-4410-6371	UTILITIES	298.86
001-4410-6373	TELEPHONE	83.46
001-4410-6500	PROGRAMMING	65.47
001-4410-6506	OFFICE SUPPLIES	140.15
001-4410-6772	BOOKS	932.25
001-4410-6773	VIDEO	5.96
001-4430-6150	INSURANCE, GROUP HE	431.30
001-4430-6320	BUILDING & GROUNDS	97.20
001-4440-6150	INSURANCE, GROUP HE	16.00
001-4440-6413	PAYMENTS TO OTHER A	276.48
001-4440-6506	OFFICE SUPPLIES	26.87
001-6611-6150	INSURANCE, GROUP HE	1,714.94
001-6611-6230	TRAVEL & TRAINING	355.00
001-6620-6150	INSURANCE, GROUP HE	1,700.34
001-6620-6181	CLOTHING ALLOWANCE	91.92
001-6620-6506	OFFICE SUPPLIES	66.02
001-6650-6150	INSURANCE, GROUP HE	171.13
001-6650-6320	BUILDING & GROUNDS	731.50
033-4410-6150	INSURANCE, GROUP HE	814.96
033-4410-6500	PROGRAMMING	48.49
033-4410-6772	BOOKS	31.62
110-2210-6150	INSURANCE, GROUP HE	48.00
110-2210-6350	EQUIPMENT REPAIR &	236.10
110-2210-6490	PROFESSIONAL SERVICE	788.20
110-2210-6526	ROAD MAINT. SUPPLIES	503.27
110-2250-6526	ROAD MAINT. SUPPLIES	339.48
115-6300-6150	INSURANCE, GROUP HE	144.00
316-8766-6490	PROFESSIONAL SERVICE	5,261.00
320-8774-6798	CAPITAL PROJECT	15,830.09
600-9810-6150	INSURANCE, GROUP HE	2,003.66
600-9810-6490	PROFESSIONAL SERVICE	7,933.20
600-9810-6507	MISC. OPERATING SUPP	2,533.95
600-9810-6520	METERS, CLAMPS, HYDR	418.03
610-9815-6150	INSURANCE, GROUP HE	2,003.66
610-9815-6210	DUES & SUBSCRIPTIONS	828.00
610-9815-6490	PROFESSIONAL SERVICE	1,831.05
Grand Total:	59,976.65	

Project Account Summary

Project Account Key
****None****

Payment Amount
59,976.65

59,976.65

Grand Total:



Story City Municipal Electric Utility Trustees Board Meeting Minute

For November 17, 2021

Story City Municipal Electric Utility Trustees met at the Distribution Office on November 17, 2021 with the meeting called to order at 4:00pm by Linda Narigon. Attendees: Chris Isebrand, Linda Narigon, Adam Wilkinson, Admin. Jake Froehlich and Connie Philips. Story City resident Rosemary Jordan also present.

Review of October 2021 Board Meeting Minutes. Wilkinson moved to approve October 2021 Board Meeting Minutes, seconded by Narigon. Motion carried.

Citizen Rosemary Jordan is requesting the SCMEU and Board to review the validity of installing solar array to supplement the utilities needs. She stated that her home is nearing the time it is in need of a new water heater and HVAC system and would like to move away from natural gas to all electric. Short discussion concerning solar and thanked Ms. Jordan for coming to the meeting with her concerns.

Review of October 2021 collections, invoices, and financials. Narigon moved to approve October 2021 Financial Report, seconded by Isebrand. Motion carried.

Admin. Froehlich lead the Work and Activity Report for the month of October 2021.

- Opacity testing completed and all initial signs point to that it went well. Waiting on final results.
- Central States Roofing coming to repair roof of Office and Generation Plant.
- Shermco coming to replace relay for north feeder and complete main breaker maintenance.
- Eby expansion service completed.
- Combine damaged pole which is requiring replacement.
- New residence on Hwy D-65 waiting for electrician for completion.
- Marvick addition waiting for electrician for completion.
- Issues with installing streetlight poles on Broad Street due to backfill of roadway.
- Postcard billing to start in January 2022.
- Wage study evaluation underway with results for December 2021 Board meeting.
- Tri-star Insurance billing issues.

Discussion into the future of solar arrays with SCMEU. Short discussion on possible locations. Requesting Admin. Froehlich to review different options and also discuss with RPGI first quarter of 2022.

2022 Operating Budget reviewed. Narigon moved to approve 2022 Operating Budget as reviewed, seconded by Wilkinson. Motion carried.

2022 Capital Improvement Budget reviewed. Board requested to add Alternative Energy line item. Isebrand moved to approve 2022 Capital Improvement Budget with the addition of Alternative Energy, seconded by Wilkinson. Motion carried.

Year End Bonus review and discussion. Narigon moved to approve Year End Bonus of \$2,500.00 per employee, seconded by Isebrand. Motion carried.

SCMEU Christmas Party to be held on December 3rd, 2021 at Comfort Inn in Story City.

Admin. Froehlich stated there are 2 possible candidates for the lineman position. He is waiting to do a formal interview with the 2nd individual before making a final decision.

December 2021 board meeting set for December 15, 2021.

No further business Narigon moved to adjourned 6:00pm.

Linda Narigon Chairwomen

Christopher M. Isebrand Sec'y

Bertha Bartlett Public Library

Board Meeting

Monday, November 23, 2021

6:00pm

Meeting held via Zoom and at Library

Present: Lynn Cummings, Kolleen Taylor (Director), City Council Representative Mary Kay Solberg (left at 7p), Secretary Jessica Hensch, Matt Emerson, Rod Bohner, Mary Sirna, Clark Grinde, Alaina Christian, Shelly Hart, Mark Jackson, Matthew Tessmer, and President Chris Feil, Treasurer Duane Fournier

Called to Order: 6:03p

Changes to and approval of the Agenda – Altering business flow for architect presentation

None

Architect Presentation – Gary Landhauser – Emergent (Formerly Novak Architectural Design) – 6:05p – 7p

Three options are provided by Landhauser and discussion among Board, Foundation and Steering Committee members.

- No options require the library to close down. Each option allows for space to be renovated individually.

Discussion amongst members

Approval of Minutes:

Motion to approve the October 2021 minutes by Emerson, seconded by Cummings, approved unanimously.

Citizen's Appearance:

None

Treasurer's Report

P and L:

Story City:

1/3 through budget year and in good shape. Underspent so far for the total budget. A few items have overspent, for example, in tech. Magazines will go significantly over budget due to increase in subscription fees for newspapers. Scaled some back to reduce budget overages.

Gilbert:

Slightly overspent in Gilbert. At 64% of budget remaining. Over on PT salaries, insurance and travel and training.

October Bills:

Fournier reports that bills look comparable to other months, except the magazine subscription that will put over budget.

\$2700 for Emergent comes from the trust for Phase 1 services.

Dot markers are split between the two locations so they show under both locations on bill sheet.

Fournier motions to approve November 2021 bills. Hensch seconds. Approved unanimously.

Circulation:

Young adult circulation is down quite a bit from last year.

Board Training: 7:30p -

Discussion on offering Trustee training for all Story County Library Trustees, your thoughts or continue as we have.

Talking about doing an all-county training sessions both in person and via Zoom.

This board is on track for enough board training for this year.

Board members can go through things on the state website independently and report that for accreditation.

Correspondence/Communications:

None

Gilbert Update –

Seems to be going well at that site.

Budget discussions in Gilbert next month.

New Business

Consider dropping fines for patrons

Tessmer reports studies show dropping fines doesn't negatively affect collection integrity.

Discussion pertaining to fines being important to help maintain accountability for items borrowed.

This discussion will be tabled until next month when Tessmer can do some board training with specifics regarding research findings.

Credit Card or debit card payments to library

Feil suggests the option to utilize PayPal as a method of paying for copies. This will be tabled until next meeting.

Action Items: Policies to review for accreditation

Weeding Policy – Change to “weeding procedure” and refer to weeding procedure within the collection development policy.

Emergency Procedures – Reviewed with no changes needed

Finance Policy - Tabled

Gift Policy – Change “Materials Selection” to “Collection Development”.

Change the third paragraph “Gifts of cash SHOULD be directed to the Bertha Bartlett. . . “

Community Bulletin Board Policy – Reviewed with no changes requested

Travel Policy – Reviewed with no changes needed

Collections Policy – add a phrase to Section C2 saying “For any requests for reconsideration of materials, see ‘Reconsideration Procedure’ for contested materials”. There needs to be a form and procedure regarding how the reconsideration will be performed.

In Section D, “Material Selection Policy” should be changed to “Collections Development Policy”

Motion to approve review of all above policies and revision of applicable policies by Fournier, seconded by Emerson. Approved unanimously.

Old Business

Cell Phone:

Tabled until next month

Budget:

2022-2023 budget \$195,300. \$60.02/person based on census

Many cuts: books, programming, cataloging, office supplies, audiobooks.

Gilbert’s part-time and full-time salaries make up most of the budget. Contract needs to increase drastically.

Adjournment: Motion to adjourn Hensch, seconded by Fournier. Approved unanimously at 8:30p.

Next Meeting: Tuesday, December 28th at 6pm at the library.

Jessica Hensch

Secretary

Board of Trustees