



COUNCIL AGENDA MONDAY, MARCH 7, 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 FEBRUARY 21, 2022 REGULAR MEETING MINUTES
- IV. CITIZEN APPEARANCE:
 - A) Pete Tekippe – Funding Request for Downtown Mural
 - B)
- V. PUBLIC HEARINGS:
 - A) Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the 2022 Water Main Improvement Project
 - B) Proposed Restated Plan for the Mall Revitalization Area
 - C)
- VI. LEGAL ITEMS:
 - A) Resolution No. 22-24 – Finally Approving and Confirming Plans, Specifications, Form of Contract, and Estimate of Cost for the 2022 Water Main Improvement Project
 - B) Table Consideration of 2022 Water Main Improvement Bid Proposals to March 21, 2022, City Council Meeting
 - C) Resolution No. 22-25 – Adopting Restated Plan for the Mall Revitalization Area
 - D) Resolution No. 22-26 – To Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the Ballfield Improvements Project, and the Taking of Bids Thereof
 - E) Resolution No. 22-27 – To Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the Ballfield Improvements – Athletic Lighting Project and the Taking of Bids Thereof
 - F) Resolution No. 22-28 – Authorizing Development Agreement with Story City Economic Development Group

- G) Resolution No. 22-29 – Setting a Public Hearing on the Proposed Fiscal Year 2022-23 Budget
- H) Resolution No. 22-30 – Authorizing Weight Embargos on Roads
- I) Resolution No. 22-31 – Establishing the City of Story City’s Official Position on the Navigator Heartland Greenway CO2 Pipeline
- J)

VII. ADMINISTRATIVE ITEMS:

- A) Approve Engineering Services Agreement with MSA for Aeromod Wastewater Treatment Plant Project
- B) Approve Change Order No. 1 and Change Request No. 3 for the City Hall Renovations Project
- C)

VIII. PERMITS:

- A) Sign:
 - 1. Karl Ford – 510 Factory Outlet Drive
 - 2.
- B)

IX. MAYOR & CITY COUNCIL AGENDA ITEMS:

- A) Residential Tax Abatement:
 - 1. Cale and Amber Doyle – 938 8th St
 - 2.
- B)

X. APPROVAL OF BILLS AND CLAIMS

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

XII. ADJOURNMENT

STORY CITY, IOWA

February 21, 2022

Mayor Jensen called the council meeting to order on Monday, February 21, 2022, at 7:00 pm at the Community Center.

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

Also Present: Nicole Englehardt, Shanon McKinley, Tyler Frederickson, Nick Hermansen, EDC; Matt Sporleder, Story City Chief of Police

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

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

Nay: None

Motion Carried.

Motion by Ostrem, seconded by Phillips, to approve the February 8, 2022 Regular Meeting Minutes.

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

Nay: None

Motion Carried.

CITIZEN APPEARANCE

A) None

PUBLIC HEARINGS

A) Proposed Loan Agreement in a Principal Amount Not to Exceed \$50,000 for Acquisition of Vehicles and Equipment for the Street Department

Mayor Jensen Opened the public hearing. With no public comment, Mayor Jensen Closed the public hearing.

B) Proposed Maximum Property Tax Dollars to Certify for Levy for the Fiscal Year 2022-23 Budget

Mayor Jensen Opened the public hearing. With no public comment, Mayor Jensen Closed the public hearing.

LEGAL ITEMS

A) **RESOLUTION NO. 22-21 – TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO A GENERAL OBLIGATION EQUIPMENT ACQUISITION LOAN AGREEMENT AND PROVIDING FOR THE LEVY OF TAXES TO PAY GENERAL OBLIGATION EQUIPMENT ACQUISITION NOTE**

Motion by Sporleder, seconded by O'Connor, to approve Resolution No. 22-21 – Taking Additional Action on Proposal to Enter into a General Obligation Equipment Acquisition Loan Agreement and Providing for the Levy of Taxes to Pay General Obligation Equipment Acquisition Note
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

B) RESOLUTION NO. 22-22 – APPROVING THE FISCAL YEAR 2022-23 MAXIMUM PROPERTY TAX DOLLARS

Motion by Ostrem, seconded by Phillips, to approve Resolution No. 22-22 – Approving the Fiscal Year 2022-23 Maximum Property Tax Dollars
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

C) RESOLUTION NO. 22-23 – PROVIDING FOR NOTICE OF HEARING ON PROPOSED AMENDMENT TO THE REVITALIZATION PLAN FOR THE MALL REVITALIZATION AREA

Motion by Phillips, seconded by Solberg, to approve Resolution No. 22-23 – Providing for Notice of Hearing for March 7, 2022, on Proposed Amendment to the Revitalization Plan for the Mall Revitalization Area
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

ADMINISTRATIVE ITEMS

A) Request Authorization to Purchase Police Department Vehicle
Chief Matt Sporleder presented a request for a new Police Department Vehicle.
Motion by O'Connor, seconded by Ostrem, to approve Authorization to Purchase Police Department Vehicle

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

B) Request Authorization to Advertise for Police Officer Position
Chief Matt Sporleder presented a request to begin advertisement for a new Police Officer.
Motion by Solberg, seconded by O'Connor, to approve Authorization to Advertise for Police Officer Position

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

PERMITS

- A) None

MAYOR & CITY COUNCIL AGENDA ITEMS

- A) Update and Discussion on Economic Development Projects
Council and Mayor had discussion with EDC representatives regarding recruitment efforts for a grocery store.

APPROVAL OF BILLS AND CLAIMS

Motion by Ostrem, seconded by O'Connor, to approve Payment of Bills and Claims.

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

Nay: None

Motion Carried.

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

- CM Solberg provided an update on recent Library Board meeting.

There being no further business before council, the meeting adjourned at 8:13 p.m.

ATTEST:

Heather Slifka, City Clerk


Mike Jensen, Mayor

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 
Re: Resolution 22-24 – Approving the Plans, Specifications,
Form of Contract, and Estimate of Cost for the
2022 Water Main Improvement Project
Date: March 7, 2022

Presented for Mayor & City Council consideration is Resolution No. 22-24 for the purpose of finally approving and confirming the proposed plans, specifications, form of contract and estimate of cost for the 2022 Water Main Improvement Project.

The project shall include replacing or extending the following water mains:

- Larson Ave between Cedar St and 4th St
- 4th St between Larson Ave and Market Ave
- Market Ave between 4th St and Washington Ave
- Washington St between Market Ave and Park Ave (to be bid as an alternate)
- 8th St between Grand Ave and Hillcrest Dr
- Hillcrest Dr between Maple St. and Henryson St

The total estimated construction cost of the project is approximately \$605,000 (the engineering cost is \$98,000) and will be financed from the 2021A Bond and a probable Story County ARPA grant in the amount of \$214,250.

RESOLUTION NO. 22-24

Resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the 2022 Water Main Improvement Project

WHEREAS, the City Council of the City of Story City, Iowa, has heretofore given preliminary approval to the plans, specifications, form of contract and estimate of cost (the "Contract Documents") for the proposed 2022 Water Main Improvement Project (the "Project"), as described in the notice of hearing on the Contract Documents for the Project; and

WHEREAS, a hearing has been held on the Contract Documents on March 7, 2022;

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

Section 1. The Contract Documents referred to in the preamble hereof are hereby finally approved, and the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided for in the Contract Documents, is necessary and desirable.

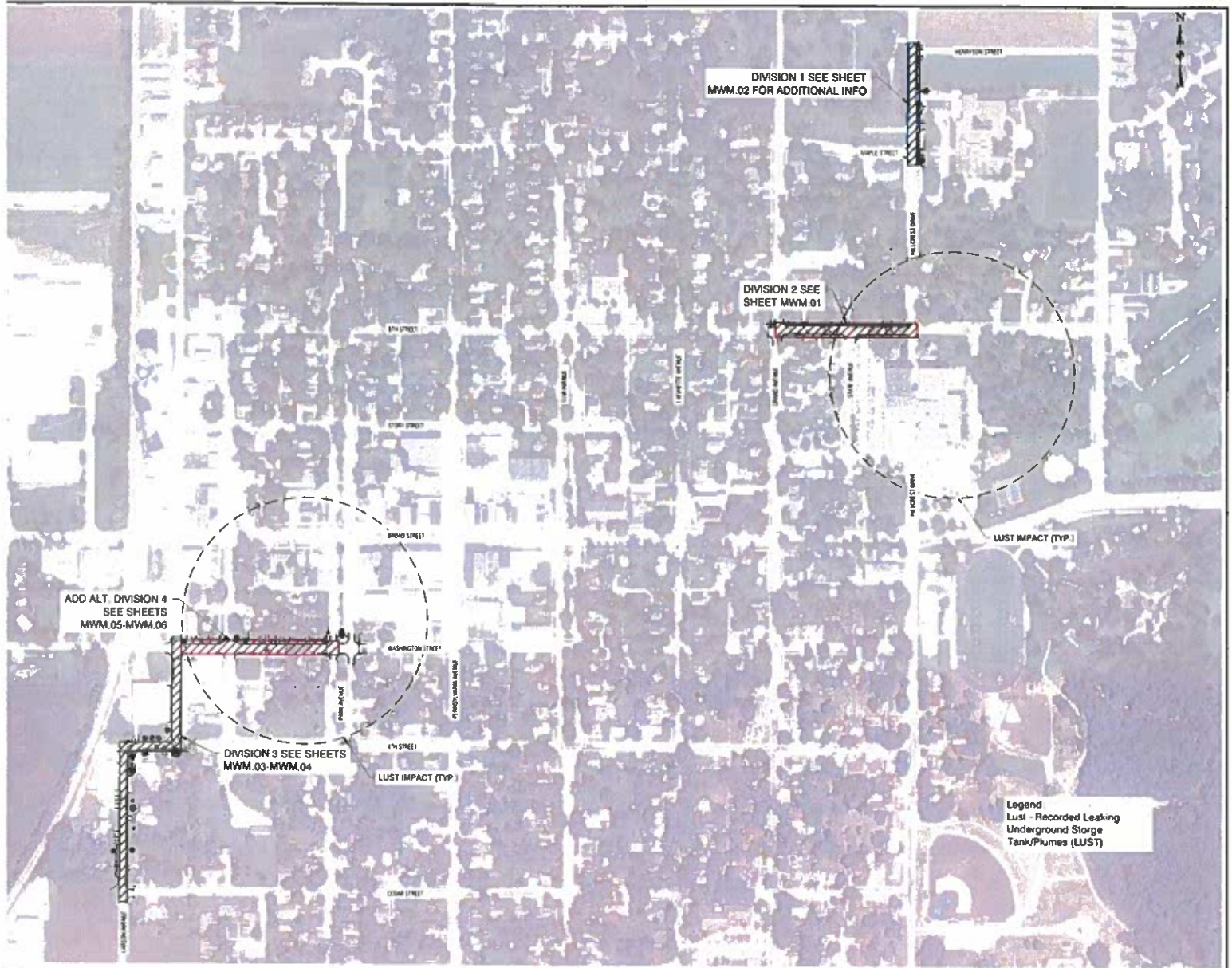
Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved March 7, 2022.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk



DIVISION 1 SEE SHEET
MWM.02 FOR ADDITIONAL INFO

DIVISION 2 SEE
SHEET MWM 01

ADD ALT. DIVISION 4
SEE SHEETS
MWM.05-MWM.06

DIVISION 3 SEE SHEETS
MWM.03-MWM.04

LUST IMPACT (TYP.)

LUST IMPACT (TYP.)

Legend
Lust - Recorded Leaking
Underground Storage
Tank/Pipes (LUST)

DATE	NO.	REVISION	BY	CHECKED	DATE	<p>Clayton-Garber Associates, Inc. 1421 S. 9th Ave. Suite 100 Des Moines, IA 50319 PH 515.281.7500 WWW.CGAINC.COM</p>	<p>DESIGNED _____ DATE _____</p> <p>DRAWN _____ DATE _____</p> <p>CHECKED _____ DATE _____</p> <p>APPROVED _____ DATE _____</p>	<h2 style="text-align: center;">WATER MAIN IMPROVEMENTS</h2> <p style="text-align: center;">STORY CITY, IOWA</p>	<h2 style="text-align: center;">OVERALL PROJECT SITE</h2>	PROJECT NO.	329V-04
										SHEET NO.	4.03

Bid Tabulation
 2022 Water Main Improvement Project
 Story City, IA - Bid Date: March 2, 2022 10:00 AM

Bidder Address	Unit	Base Bid				Engineer's Opinion of Probable Construction		Alternate	Engineer's Opinion of Probable Construction		Keller Excavating		Keller Excavating		
		Div. 1 Qty	Div. 2 Qty	Div. 3 Qty	Total Qty	Cost Division 1-3	Total Price		Div. 4 Qty	Cost Division 1-3	Total Price	Cost Division 1-3	Total Price	Cost Division 4	Total Price
DIVISION 2 - EARTHWORK															
2.01 Excavatory Excavation	HR	4	4	4	12	\$250.00	\$3,000.00	4	\$250.00	\$1,000.00	\$450.00	\$5,400.00	\$450.00	\$1,800.00	
2.02 Subgrade Preparation, 12"	SY	604	2,528	1,306	4,518	\$3.50	\$15,813.00	310	\$3.50	\$1,085.00	\$5.80	\$26,204.40	\$5.80	\$1,788.00	
2.03 Granular Subbase, 4"	SY	3	38	0	41	\$4.00	\$164.00	170	\$4.00	\$680.00	\$20.00	\$820.00	\$20.00	\$3,400.00	
2.04 Granular Subbase, 6"	SY	604	2,528	1,306	4,518	\$5.00	\$22,590.00	310	\$5.00	\$1,550.00	\$20.00	\$90,360.00	\$20.00	\$6,200.00	
2.05 Cleaning and Grubbing, (Tree Removal)	LS	0	0	0	0	\$1,750.00	\$0.00	1	\$1,750.00	\$1,750.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
DIVISION 5 - WATER MAINS AND APPURTENANCES															
5.01 Water Main, Trenched, PVC, 6"	LF	400	0	1,217	1,617	\$40.00	\$64,680.00	0	\$40.00	\$0.00	\$41.00	\$66,287.00	\$41.00	\$0.00	
5.02 Water Main, Trenched, DIP, 4"	LF	0	0	0	0	\$45.00	\$0.00	30	\$45.00	\$1,350.00	\$98.00	\$2,978.00	\$98.00	\$2,840.00	
5.03 Water Main, Trenched, DIP, 6"	LF	0	555	0	555	\$55.00	\$30,525.00	0	\$55.00	\$0.00	\$52.50	\$29,137.50	\$52.50	\$0.00	
5.04 Water Main, Trenched, DIP, 8"	LF	0	0	0	0	\$60.00	\$0.00	10	\$60.00	\$600.00	\$170.00	\$1,070.00	\$170.00	\$1,700.00	
5.05 Water Main, Trenched, DIP, 12"	LF	0	0	0	0	\$60.00	\$0.00	889	\$60.00	\$53,340.00	\$99.00	\$87,789.00	\$99.00	\$86,211.00	
5.06 Water Main, Fitting, Tapping Sleeve & Valve, 4" x 4"	EA	0	1	1	2	\$1,200.00	\$2,400.00	0	\$1,200.00	\$0.00	\$5,200.00	\$10,400.00	\$5,200.00	\$0.00	
5.07 Water Main, Fitting, Tapping Sleeve & Valve, 6" x 6"	EA	0	1	1	2	\$1,700.00	\$3,400.00	0	\$1,700.00	\$0.00	\$5,600.00	\$11,200.00	\$5,600.00	\$0.00	
5.08 Water Main, Fitting, Valve, 6"	EA	1	1	3	5	\$1,600.00	\$8,000.00	2	\$1,600.00	\$3,200.00	\$2,325.00	\$9,250.00	\$2,325.00	\$4,650.00	
5.09 Water Main, Fitting, Valve, 8"	EA	0	0	0	0	\$2,800.00	\$0.00	3	\$2,800.00	\$8,400.00	\$0.00	\$8,400.00	\$0.00	\$11,850.00	
5.10 Water Main, Fitting, Valve, 12"	EA	1	2	3	6	\$900.00	\$5,400.00	2	\$900.00	\$1,800.00	\$635.00	\$3,810.00	\$635.00	\$4,650.00	
5.11 Water Main, Fitting, Reducer, 4" x 6"	EA	0	0	0	0	\$650.00	\$0.00	2	\$650.00	\$1,300.00	\$0.00	\$1,300.00	\$0.00	\$1,330.00	
5.12 Water Main, Fitting, Reducer, 4" x 8"	EA	0	1	3	4	\$350.00	\$1,400.00	1	\$350.00	\$750.00	\$930.00	\$0.00	\$930.00	\$430.00	
5.13 Water Main, Fitting, Reducer, 4" x 12"	EA	0	1	3	4	\$490.00	\$1,960.00	5	\$490.00	\$2,450.00	\$400.00	\$1,760.00	\$400.00	\$1,960.00	
5.14 Water Main, Fitting, Cap, 4"	EA	0	0	0	0	\$900.00	\$0.00	1	\$900.00	\$900.00	\$1,085.00	\$0.00	\$1,085.00	\$440.00	
5.15 Water Main, Fitting, Cap, 6"	EA	1	0	0	1	\$750.00	\$750.00	0	\$750.00	\$0.00	\$770.00	\$0.00	\$770.00	\$0.00	
5.16 Water Main, Fitting, Tee, 4" x 4"	EA	0	1	2	3	\$900.00	\$2,700.00	1	\$900.00	\$900.00	\$1,000.00	\$3,000.00	\$1,000.00	\$1,500.00	
5.17 Water Main, Fitting, Tee, 6" x 6"	EA	0	1	2	3	\$2,000.00	\$6,000.00	1	\$2,000.00	\$2,000.00	\$1,560.00	\$0.00	\$1,560.00	\$1,560.00	
5.18 Water Main, Fitting, Tee, 8" x 8"	EA	0	1	2	3	\$3,300.00	\$9,900.00	1	\$3,300.00	\$3,300.00	\$42.00	\$10,710.00	\$42.00	\$5,670.00	
5.19 Water Main, Fitting, Tee, 12" x 12"	EA	0	1	2	3	\$8,000.00	\$24,000.00	1	\$8,000.00	\$8,000.00	\$44.00	\$3,080.00	\$44.00	\$1,540.00	
5.20 Water Main, Fitting, Tee, 12" x 8" x 6"	EA	0	1	2	3	\$4,000.00	\$12,000.00	1	\$4,000.00	\$4,000.00	\$122.00	\$4,122.00	\$122.00	\$4,880.00	
5.21 Water Service Pipe, Copper, 3"	LF	0	105	150	255	\$35.00	\$8,925.00	135	\$35.00	\$4,725.00	\$42.00	\$10,710.00	\$42.00	\$5,670.00	
5.22 Water Service Pipe, Copper, 4"	LF	0	75	40	115	\$40.00	\$4,600.00	35	\$40.00	\$1,400.00	\$44.00	\$5,080.00	\$44.00	\$1,840.00	
5.23 Water Service Pipe, Copper, 2"	LF	8	8	0	16	\$48.00	\$768.00	8	\$48.00	\$384.00	\$122.00	\$4,122.00	\$122.00	\$4,880.00	
5.24 Connection to Existing Water Services	EA	0	5	10	15	\$750.00	\$11,250.00	40	\$750.00	\$30,000.00	\$6,200.00	\$18,600.00	\$6,200.00	\$12,800.00	
5.25 Fire Hydrant Assembly	EA	1	1	1	3	\$3,500.00	\$10,500.00	3	\$3,500.00	\$10,500.00	\$6,200.00	\$18,600.00	\$6,200.00	\$12,800.00	
5.26 Fire Hydrant Assembly Removal	EA	0	1	1	2	\$1,500.00	\$3,000.00	2	\$1,500.00	\$3,000.00	\$575.00	\$1,150.00	\$575.00	\$1,150.00	
5.27 Water Main Tie-ins	EA	2	3	3	8	\$1,250.00	\$10,000.00	7	\$1,250.00	\$8,750.00	\$4,550.00	\$4,550.00	\$4,550.00	\$31,850.00	
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS															
6.01 Manhole Adjustment, Minor	EA	0	0	1	1	\$2,500.00	\$2,500.00	0	\$2,500.00	\$0.00	\$2,300.00	\$2,300.00	\$2,300.00	\$0.00	
DIVISION 7 - STREETS AND RELATED WORK															
7.01 HMA Milling, 2"	SY	0	2,528	0	2,528	\$6.00	\$15,168.00	0	\$6.00	\$0.00	\$3.85	\$9,732.80	\$3.85	\$0.00	
7.02 Pavement Overlay, HMA, 2" Lift	SY	0	2,528	0	2,528	\$20.00	\$50,560.00	0	\$20.00	\$0.00	\$12.25	\$30,968.00	\$12.25	\$0.00	
7.03 HMA Patch, Full Depth	SY	597	738	1,200	2,535	\$45.00	\$114,225.00	146	\$45.00	\$6,570.00	\$73.50	\$186,543.00	\$73.50	\$10,731.00	
7.04 Pavement Removal	SY	8	50	0	58	\$10.00	\$580.00	6	\$10.00	\$60.00	\$15.00	\$87.00	\$15.00	\$80.00	
7.05 Sidewalk, PCC, 4" Remove & Replace	SY	3	22	0	25	\$80.00	\$2,000.00	18	\$80.00	\$1,440.00	\$82.75	\$2,088.75	\$82.75	\$1,488.50	
7.06 Driveway PCC, 6" Remove & Replace	SY	0	0	0	0	\$70.00	\$0.00	260	\$70.00	\$18,200.00	\$78.00	\$20,460.00	\$78.00	\$20,540.00	
7.07 Curb & Gutter, 2.5" Remove & Replace	LF	40	167	0	207	\$36.00	\$7,452.00	70	\$36.00	\$2,520.00	\$46.25	\$9,573.75	\$46.25	\$3,237.50	
7.08 PCC Patch, Full Depth	SF	0	124	124	248	\$95.00	\$23,560.00	165	\$95.00	\$15,675.00	\$156.00	\$39,240.00	\$156.00	\$25,740.00	
7.09 Detachable Warning Panels, Cast Iron	TONS	0	48	0	48	\$20.00	\$960.00	16	\$20.00	\$320.00	\$55.00	\$2,640.00	\$55.00	\$880.00	
7.10 Granular Surfacing, Remove & Replace	TONS	10	10	50	70	\$30.00	\$2,100.00	5	\$30.00	\$150.00	\$55.00	\$3,850.00	\$55.00	\$273.00	
DIVISION 8 - TRAFFIC CONTROL															
8.01 Traffic Control	LS	0.25	0.25	0.25	0.75	\$10,000.00	\$7,500.00	0.25	\$10,000.00	\$2,500.00	\$5,600.00	\$4,950.00	\$5,600.00	\$1,650.00	
DIVISION 9 - SITE WORK AND LANDSCAPING															
9.01 Hydraulic Sealing, Fertilizer, and Mulching (Permanent Lawn-Studs Type 1)	SF	200	480	1,425	2,115	\$1.75	\$3,701.25	5,700	\$1.75	\$9,975.00	\$5.75	\$12,161.25	\$5.75	\$17,100.00	
9.02 Inlet Protection Device (Installation, Maintenance and Removal)	EA	0	5	0	5	\$200.00	\$1,000.00	4	\$200.00	\$800.00	\$90.00	\$290.00	\$90.00	\$1,160.00	
DIVISION 11 - MISCELLANEOUS															
11.01 Mobilization	LS	0.25	0.25	0.25	0.75	\$15,000.00	\$11,250.00	0.25	\$15,000.00	\$3,750.00	\$35,000.00	\$10,000.00	\$35,000.00	\$2,500.00	
TOTAL BASE BID											\$439,878.26	TOTAL ALTERNATE BID		\$172,730.00	\$612,608.26
TOTAL BASE BID AND ALTERNATE ITEMS											\$612,608.26	TOTAL ALTERNATE ITEMS		\$172,730.00	\$785,338.26

*Denotes Math Error Corrected by Engineer

Bid Tabulation
 2022 Water Main Improvement Project
 Story City, IA ~ Bid Date: March 2, 2022 10:00 AM

Bidder Address	Check or Bid Bond	Description - BASE BID	Unit	Div. 2 Qty	Div. 3 Qty	Total Qty	Engineer's Opinion of Probable Construction Cost Division 2-3		Keller Excavating Boone, IA Cost Division 2-3	
							Unit Price	Total Price	Unit Price	Total Price
DIVISION 2 - EARTHWORK										
2.01	Exploratory Excavation		HR	4	4	8				
2.02	Subgrade Preparation, 12"		SY	2,528	1,386	3,914	\$250.00	\$2,000.00	\$450.00	\$3,600.00
2.03	Granular Subbase, 4"		SY	38	0	38	\$3.50	\$13,698.00	\$5.80	\$22,701.20
2.04	Granular Subbase, 6"		SY	2,528	1,386	3,914	\$4.00	\$15,200.00	\$20.00	\$76,000.00
2.05	Cleaning and Grubbing, (Tree Removal)		LS	0	0	0	\$5.00	\$19,570.00	\$20.00	\$78,280.00
							\$1,750.00	\$0.00	\$1,000.00	\$0.00
DIVISION 5 - WATER MAINS AND APPURTENANCES										
5.01	Water Main, Trenched, PVC, 6"		LF	0	1,217	1,217	\$40.00	\$48,680.00	\$41.00	\$49,897.00
5.02	Water Main, Trenched, DIP, 4"		LF	0	0	0	\$45.00	\$0.00	\$98.00	\$0.00
5.03	Water Main, Trenched, DIP, 6"		LF	555	0	555	\$55.00	\$30,525.00	\$52.50	\$29,137.50
5.04	Water Main, Trenched, DIP, 8"		LF	0	0	0	\$60.00	\$0.00	\$170.00	\$0.00
5.05	Water Main, Trenched, DIP, 12"		LF	0	0	0	\$60.00	\$0.00	\$99.00	\$0.00
5.06	Water Main, Fitting, Tapping Sleeve & Valve, 4" x 4" x 4"		EA	1	1	2	\$1,200.00	\$2,400.00	\$5,200.00	\$10,400.00
5.07	Water Main, Fitting, Tapping Sleeve & Valve, 6" x 6" x 6"		EA	1	1	2	\$1,700.00	\$3,400.00	\$5,600.00	\$11,200.00
5.08	Water Main, Fitting, Valve, 6"		EA	1	3	4	\$1,800.00	\$6,400.00	\$1,850.00	\$7,400.00
5.09	Water Main, Fitting, Valve, 8"		EA	0	0	0	\$1,800.00	\$0.00	\$2,325.00	\$0.00
5.10	Water Main, Fitting, Valve, 12"		EA	0	0	0	\$2,800.00	\$0.00	\$3,950.00	\$0.00
5.11	Water Main, Fitting, Reducer, 4" x 6"		EA	2	3	5	\$600.00	\$3,000.00	\$635.00	\$3,175.00
5.12	Water Main, Fitting, Reducer, 4" x 8"		EA	0	0	0	\$650.00	\$0.00	\$665.00	\$0.00
5.13	Water Main, Fitting, Reducer, 4" x 12"		EA	0	0	0	\$750.00	\$0.00	\$830.00	\$0.00
5.14	Water Main, Fitting, Plug, 4"		EA	1	3	4	\$350.00	\$1,400.00	\$390.00	\$1,560.00
5.15	Water Main, Fitting, Cap, 4"		EA	1	3	4	\$400.00	\$1,600.00	\$440.00	\$1,760.00
5.16	Water Main, Fitting, Cross, 8" x 12"		EA	0	0	0	\$900.00	\$0.00	\$1,885.00	\$0.00
5.17	Water Main, Fitting, Tee, 4" x 4" x 4"		EA	0	0	0	\$750.00	\$0.00	\$770.00	\$0.00
5.18	Water Main, Fitting, Tee, 6" x 6" x 6"		EA	1	2	3	\$900.00	\$2,700.00	\$1,000.00	\$3,000.00
5.19	Water Main, Fitting, Tee, 12" x 6" x 8"		EA	0	0	0	\$1,800.00	\$0.00	\$1,500.00	\$0.00
5.20	Water Main, Fitting, Tee, 12" x 8" x 8"		EA	0	0	0	\$2,000.00	\$0.00	\$1,560.00	\$0.00
5.21	Water Service Pipe, Copper, 1/2"		LF	105	150	255	\$35.00	\$8,925.00	\$42.00	\$10,710.00
5.22	Water Service Pipe, Copper, 1"		LF	75	40	115	\$40.00	\$4,600.00	\$44.00	\$5,060.00
5.23	Water Service Pipe, Copper, 2"		LF	8	0	8	\$45.00	\$360.00	\$122.00	\$976.00
5.24	Connection to Existing Water Services		EA	5	10	15	\$750.00	\$11,250.00	\$1,600.00	\$24,000.00
5.25	Fire Hydrant Assembly		EA	1	1	2	\$3,500.00	\$7,000.00	\$6,200.00	\$12,400.00
5.26	Fire Hydrant Assembly Removal		EA	1	1	2	\$1,500.00	\$3,000.00	\$575.00	\$1,150.00
5.27	Water Main Tie-Ins		EA	3	3	6	\$1,250.00	\$7,500.00	\$4,550.00	\$27,300.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS										
6.01	Manhole Adjustment, Minor		EA	0	1	1	\$2,500.00	\$2,500.00	\$2,300.00	\$2,300.00
DIVISION 7 - STREETS AND RELATED WORK										
7.01	HMA Milling, 2"		SY	2,528	0	2,528	\$6.00	\$15,168.00	\$3.85	\$9,732.80
7.02	Pavement Overlay, HMA, 2" Lift		SY	2,528	0	2,528	\$20.00	\$50,560.00	\$12.25	\$30,968.00
7.03	HMA Patch, Full Depth		SY	738	1,200	1,938	\$45.00	\$87,210.00	\$73.50	\$142,443.00
7.04	Pavement Removal		SY	50	0	50	\$10.00	\$500.00	\$15.00	\$750.00
7.05	Sidewalk, PCC, 4", Remove & Replace		SY	22	0	22	\$60.00	\$1,320.00	\$82.75	\$1,820.50
7.06	Driveway PCC, 6", Remove & Replace		SY	0	0	0	\$70.00	\$0.00	\$79.00	\$0.00
7.07	Curb & Gutter, 2.5', Remove & Replace		LF	167	0	167	\$36.00	\$6,012.00	\$46.25	\$7,723.75
7.08	PCC Patch, Full Depth		SY	0	124	124	\$95.00	\$11,780.00	\$156.00	\$19,344.00
7.09	Detectable Warning Panels, Cast Iron		SF	48	0	48	\$20.00	\$960.00	\$55.00	\$2,640.00
7.10	Granular Surfacing, Remove & Replace		TONS	10	50	60	\$30.00	\$1,800.00	\$55.00	\$3,300.00
DIVISION 8 - TRAFFIC CONTROL										
8.01	Traffic Control		LS	0.25	0.25	1	\$10,000.00	\$5,000.00	\$6,600.00	\$3,300.00
DIVISION 9 - SITE WORK AND LANDSCAPING										
9.01	Hydraulic Seeding, Fertilizing, and Mulching (Permanent Lawn-Sudas Type 1)		SF	490	1,425	1,915	1.75	\$3,351.25	\$5.75	\$11,011.25
9.02	Inlet Protection Device (Installation, Maintenance and Removal)		EA	5	0	5	\$200.00	\$1,000.00	\$280.00	\$1,450.00
DIVISION 11 - MISCELLANEOUS										
11.01	Mobilization		LS	0.25	0.25	1	\$15,000.00	\$7,500.00	\$35,000.00	\$17,500.00
							TOTAL BASE BID	\$372,822.25		\$558,750.00

26,250
 567,500

*Denotes Math Error Corrected by Engineer

RESOLUTION NO. 22-25

Resolution Adopting Amended and Restated Urban Revitalization Plan for the Mall Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Code") the City of Story City, Iowa (the "City"), has designated certain real property situated within the City as the Mall Revitalization Area (the "Urban Revitalization Area") and has adopted an Urban Revitalization Plan (the "Plan") for such Urban Revitalization Area; and

WHEREAS, it has been proposed that the Plan be amended to establish a tax abatement schedule for the industrial property classification; and

WHEREAS, pursuant to the provisions of the Code, before amending the Plan, the City must prepare an amended plan, hold a public hearing thereon, and otherwise comply with the procedures set forth therein; and

WHEREAS, an amended and restated plan (the "Restated Plan") has been prepared and presented to the City Council for consideration in accordance with the provisions of the Code, said Restated Plan being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, pursuant to the provisions of the Code, the City Council has held a public hearing on the Restated Plan on March 7, 2022;

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

Section 1. The Restated Plan is hereby adopted in the form attached hereto as Exhibit A.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved March 7, 2022.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

AMENDED AND RESTATED URBAN REVITALIZATION PLAN

CITY OF STORY CITY, IOWA
MALL REVITALIZATION AREA

2022

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A. URBAN REVITALIZATION ACT

The Urban Revitalization Act, Chapter 404, Code of Iowa, (the "Act") is intended to encourage redevelopment and revitalization within a designated area by authorizing incentives to the private sector. Qualified real estate within the designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years. The primary intent of the Act is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise occur.

Section 404.1 provides that a City Council may designate an area of the City as a revitalization area, if that area meets the following situation:

"An area which is appropriate as an economic development area as defined in Section 403.17 (of the Code of Iowa)."

B. DESCRIPTION OF THE AREA AND MAP

The proposed Mall Revitalization Area (hereinafter referred to as "Area") includes the following described real property:

Mall Subdivision 1, Lot 2, City of Story City, Story County, Iowa

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

C. DESIGNATION CRITERIA

In accordance with Subsection 4 of Section 404.1 of the Act, the City Council has designated property within the Area as appropriate for economic development as defined in Section 403.17 of the Code of Iowa.

D. OBJECTIVES

The plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for economic development in the Area.

E. PROPOSED LAND USE AND ZONING

In accordance with the City's Comprehensive Land Use Plan, the revitalization area is proposed for commercial and industrial redevelopment, in accordance with the City's zoning regulations for the area.

F. PROPOSALS FOR EXPANDING CITY SERVICES

The City has not identified any need for additional city services.

G. ELIGIBLE IMPROVEMENTS

Eligible property improvements, as used in this plan, include rehabilitation and additions to existing commercial and industrial structures located within the Area.

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement, the increase in actual value of the property must be at least 5%.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City, and must be completed during the time the Area is designated as a revitalization district.

H. TIME FRAME

The area shall be eligible for tax abatement under the revitalization plan after the date of the adoption of the ordinance designating the Area, until, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, in which case the City Council may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all existing exemptions shall continue until their expiration.

I. EXEMPTIONS

Commercial Improvements

All qualified real estate assessed as commercial property is eligible to receive an exemption from taxation on the actual value added by the improvements. The exemption is for a period of five years. The amount of the exemption is equal to a percentage of the actual value added by the improvements as set forth in the following schedule:

Year 1 – 75%	Year 4 – 30%
Year 2 – 60%	Year 5 – 15%
Year 3 – 45%	

Industrial Improvements

All qualified real estate assessed as industrial property is eligible to receive an exemption from taxation on the actual value added by the improvements. The exemption is for a period of five years. The amount of the exemption is equal to a percentage of the actual value added by the improvements as set forth in the following schedule:

Year 1 – 75%
Year 2 – 60%
Year 3 – 45%

Year 4 – 30%
Year 5 – 15%

J. APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner must apply to the City for an exemption by February 1st of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation. The application shall contain, but not be limited to, the following information: the nature of the improvement, its cost, and the estimated or actual dates beginning and completing the improvement.

K. PRIOR APPROVAL

While applications should generally be filed after projects are completed, owners may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project. The City Council shall give its prior approval if the project is in conformance with this plan for revitalization. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject. Such prior approval shall not entitle the owner(s) to exemption from taxation until the improvements have been completed and found to be qualified for the exemption.

L. APPROVAL OF APPLICATIONS

The City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, is in conformance with this plan;
2. The project is located within the Area; and,
3. The improvements were made during the time the Area was designated as a revitalization area.

All approved applications shall be forwarded to the county assessor for review, pursuant to Section 404.5 of the Code of Iowa. The county assessor shall make a physical review of all properties with approved applications. The county assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the county assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

M. OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no other federal or state grants or loans for improvements in the area at this time other than those of conventional lending institutions at normal market rates.

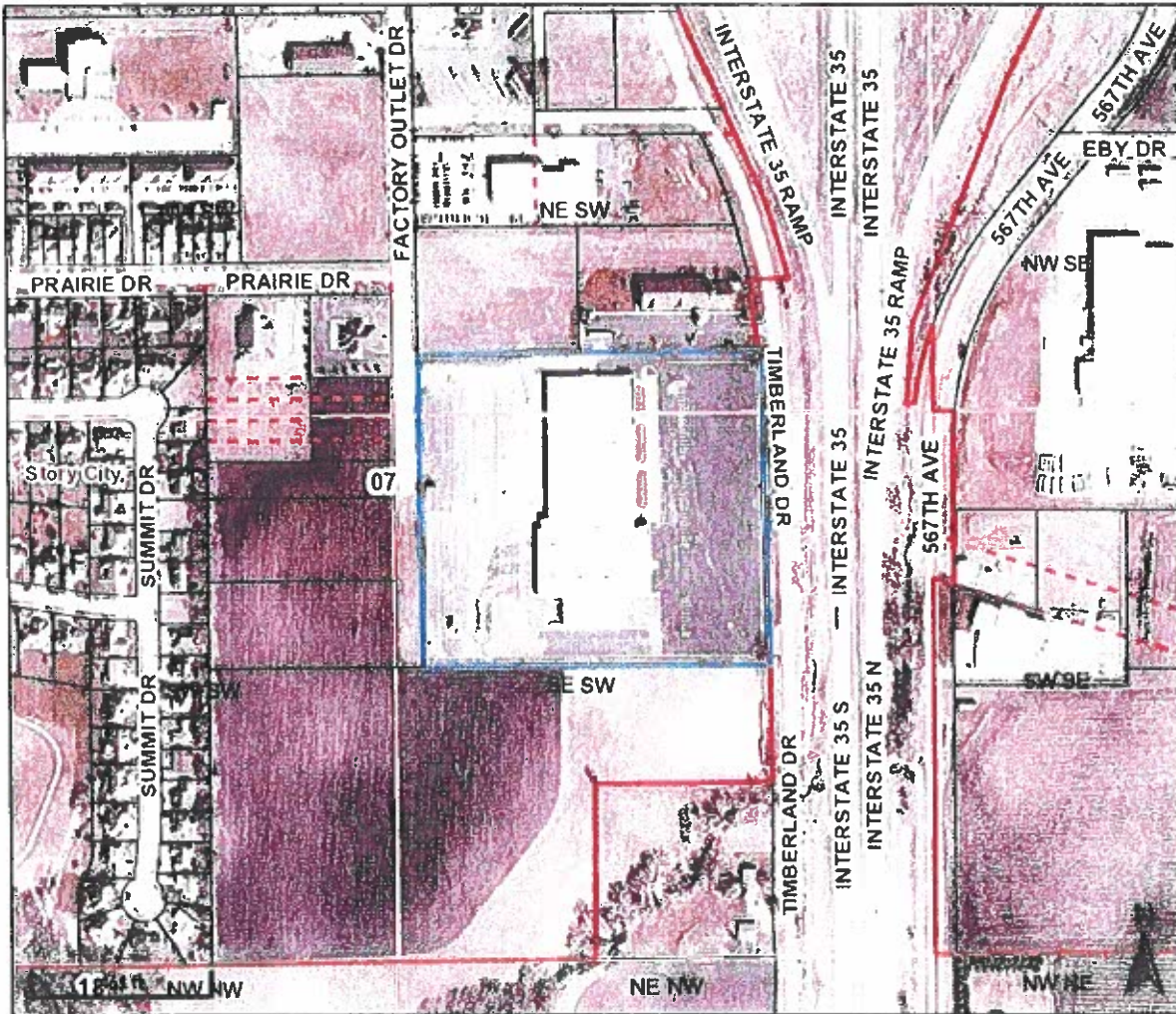
N. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Area.

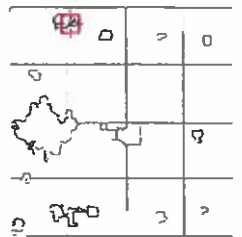
O. OWNERS OF PROPERTY AND ASSESSED VALUATION

The names and addresses of the owners of the property located within the Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

EXHIBIT A
MAP OF PROPERTY IN MALL REVITALIZATION AREA



Overview



Legend

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

EXHIBIT B

**NAME AND ADDRESSES OF THE OWNERS OF PROPERTY LOCATED WITHIN THE
MALL REVITALIZATION AREA AND ASSESSED VALUATION OF SUCH PROPERTY**

Dose Holdings LLC
104 W. 1st Street
Bouton, Iowa 50039
\$1,174,420

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: Ballfield Improvements Project
Resolutions Setting Public Hearings and Taking Bids
Date: March 7, 2022

Presented for Mayor & City Council consideration are the following resolutions pertaining to the Ballfield Improvements Project:

Resolution No. 22-26 – To provide for a notice of hearing on the proposed plans, specifications, form of contract, and estimate of cost for the Ballfield Improvements Project, and the taking of bids.

Resolution No. 22-27 – To provide for a notice of hearing on proposed plans, specifications, form of contract, and estimate of cost for the Ballfield Improvements Project – Athletic Lighting and the taking of bids.

The proposed Ballfield Improvements Project includes the Carousel and East Fields and in general includes: 1) New lighting, 2) New dugouts, 3) New Fencing, 4) New Bleachers & PCC Pavement, and 4) Bid as an alternate, a new concession stand at the Carousel Field.

Bids for both projects will be due by 2:00 p.m. on March 30th and the public hearings on the projects will be held at the April 4th City Council meeting.

Preliminary cost estimates are as follows:

Lighting:	\$350,000
Ballfields:	\$650,000
Concession Stand:	\$300,000
Engineering:	\$75,570

As you are aware, the bidding climate has been extremely volatile and unpredictable.

Construction would begin after July 15th. However, the field lighting/other work may be installed prior to that if it does not interfere with existing field play. Final restoration and completion by May 30, 2023

Financing of the proposed project will come from proceeds from the Fran Kinne Estate which has a current balance of approximately \$1.3 million.

Since the East Field is also utilized by the Roland-Story Community School District; Mayor and Jensen and I met with School Board President Marc Soderstrom, Superintendent Matt Patton, and Athletic Director Brian Petersen and discussed with them the proposed improvements. In addition, we did request consideration of funding from the school in the amount of \$200,000. The school board did discuss at a work session and intends to wait and see how the district's Stadium Renovation Project turns out (public vote and/or project bids) before making a decision on financial support for the project.

RESOLUTION NO. 22-26

Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Ballfield Improvements Project, and the taking of bids therefor

WHEREAS, it has been proposed that the City Council of the City of Story City, Iowa (the "City"), undertake the authorization of a public improvement to be constructed as described in the proposed plans and specifications and form of contract prepared by I&S Group, Inc. (the "Project Engineers"), which may be hereafter referred to as the "Ballfield Improvements Project" (and is sometimes hereinafter referred to as the "Project"), which proposed plans, specifications, notice of hearing and letting, and form of contract and estimate of cost (the "Contract Documents") are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the Contract Documents and to advertise for sealed bids for the Project;

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

Section 1. The Contract Documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The Project is hereby determined to be necessary and desirable for the City, and, furthermore, it is hereby found to be in the best interests of the City to proceed toward the construction of the Project.

Section 3. April 4, 2022, at 7:00 p.m., at the City Hall, Story City, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the "Notice of Hearing") of the hearing on the Contract Documents for the Project in a newspaper of general circulation in the City, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to the date of the hearing. The Notice of Hearing shall be in substantially the following form:

(Form of Notice of Hearing)

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE **BALLFIELD IMPROVEMENTS** FOR THE CITY OF STORY CITY, IOWA.

Notice is hereby given that the City Council of Story City, IA will meet at Story City City Hall, 504 Broad Street, Story City, IA 50248 on the **4th day of April, 2022, at 7:00 p.m.**, at which time and place a hearing will be held on the proposed plans and specifications, form of contract and estimate of cost for the **BALLFIELD IMPROVEMENTS**. Any interested person may appear at said hearing and file objections to the proposed plans, specifications, form of contract and estimated costs for said improvements.

The general description of types of construction and limits for which bids will be received shall be as follows:

Base Bid:

Construction of the Ballfield Improvements includes construction on two existing ballfields located in the City of Story City, IA. Improvements include approximately 715 square yards (SY) of PCC Pavement, 430 linear feet (LF) of chain link fence, 200 LF Backstop Fencing, Electrical Installation, Restoration, and other associated work.

Alternate #1:

Construction of Alternate #1 includes the construction of a Concession Stand, Water service, sanitary sewer service, and other associated work.

The improvements shall be constructed at Carousel Field, located northwest of the corner of Broad Street and Forest Avenue, and at East Field, located east of Hillcrest Drive and south of the access road to the north of Forty Oaks Drive.

Plans and specifications governing the construction of the proposed improvements have been prepared by the Engineer. These plans and specifications, and the proceedings of Story City City Hall referring to and defining said Ballfield Improvements, are hereby made a part of this Notice and the proposed contract by reference, and the proposed contract shall be executed to comply therewith.

Published upon order of the City of Story City, Iowa.

CITY OF STORY CITY, IA

BY /s/ Mike Jensen

Mayor

ATTEST:

BY /s/ Heather Slifka
City Clerk

Section 5. The City Council hereby delegates to the City Clerk the duty of receiving bids for the construction of the Project before 2:00 p.m., on March 30, 2022, at the City Hall, Story City, Iowa. At such time and place, the City Council hereby delegates to the City Clerk and/or the Project Engineers the duty of opening and announcing the results of the bids received. April 4, 2022, at 7:00 p.m., at the City Hall, in the City, is hereby fixed as the time and place that the Council will consider the bids received by the City Clerk in connection therewith.

Section 6. The amount of the bid security to accompany each bid is hereby fixed at 10% of the total amount of the bid.

Section 7. The City Clerk and/or the Project Engineers are hereby directed to give notice of the bid letting for the Project by posting notice (the "Notice to Bidders") at least once, not less than thirteen (13) and not more than forty-five (45) days prior to the date set for receipt of bids, in each of the following three places: (i) in a relevant contractor plan room service with statewide circulation; (ii) in a relevant construction lead generating service with statewide circulation; and (iii) on an internet site sponsored by either the City or a statewide association that represents the City. The Notice to Bidders shall be in substantially the following form:

(Form of Notice to Bidders)

NOTICE TO BIDDERS

FOR THE CONSTRUCTION OF BALLFIELD IMPROVEMENTS FOR THE CITY OF STORY CITY,
IOWA.

Sealed bids will be received by the City Clerk of Story City, Iowa at City Hall, 504 Broad St, Story City, Iowa before **2:00 p.m.** on the **30th day of March, 2022**, for the Ballfield Improvements Project in the City of Story City, Iowa, and for the City of Story City. At the above time and place all bids received by the City Council will be opened and publicly read with the results being reported to the City of Story City at their meeting on **April 4th, 2022 at 7:00 p.m.**, at Story City City Hall, 504 Broad St, Story City, Iowa 50248, at which time the City Council may take action on the proposals submitted or at such time as may then be fixed.

The general description of types of construction and limits for which bids will be received shall be as follows:

Base Bid:

Construction of the Ballfield Improvements includes construction on two existing ballfields located in the City of Story City, IA. Improvements include approximately 715 square yards (SY) of PCC Pavement, 430 linear feet (LF) of chain link fence, 200 LF Backstop Fencing, Electrical Installation, Restoration, and other associated work.

Alternate #1:

Construction of Alternate #1 includes the construction of a Concession Stand, Water service, sanitary sewer service, and other associated work.

A more detailed description of the kinds and approximate quantities of materials and types of construction for which bids will be received are set forth in the Bid Form included in the specifications prepared by I+S Group, of Des Moines, Iowa, which, together with the proposed form of contract, have heretofore been approved by the Council, and are now on file for public examination in the office of the City Clerk at 504 Broad Street, and are by this reference made part hereof as though fully set out and incorporated herein.

All Bids shall be made on official proposal forms furnished by the Engineer and must be enclosed in a separate sealed envelope and plainly identified and addressed to the City of Story City.

Each Bid shall be accompanied by a cashier's check or certified check drawn on a state-chartered or federally chartered bank, or a certified share draft drawn on a state-chartered or federally chartered credit union, or a bidder's bond with corporate surety satisfactory to the City in an amount equal to Ten percent (10%) of the total amount of the proposal. If bid bond is submitted, it must be in the form provided in these specifications. Said check or share draft may be cashed, or the bid bond forfeited as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within ten (10) days of issuance of a Notice of Award and post bond satisfactory to the City insuring the faithful fulfillment of the contract and maintenance of said improvements as required by law. The bid bond should be executed by a corporation authorized to contract as a surety in the State of Iowa and must not contain any conditions either in the body or as an endorsement thereon.

The successful bidder will be required to furnish a corporate surety bond in an amount equal to one hundred percent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City, and shall guarantee the faithful performance of the contract and the terms and conditions therein contained, the payment for materials used in the project and the

maintenance of said improvements in good repair for not less than one (1) year from the time of acceptance of said improvements by the City Council.

The City reserves the right to defer acceptance of any proposal for a period not to exceed sixty (60) calendar days from the date of receipt of bids. The City reserves the right to reject any or all bids and to waive informalities.

Payment of the cost of said project will be made from such cash funds of the City as may be legally used for said purpose at the discretion of the City Council, including but not limited to, the net revenues of the Street Department, the proceeds from the sale of Revenue or General Obligation Bonds, and/or the proceeds from the sale of warrants, as authorized by Section 384.57 of the Code of Iowa, made payable from any or all of the above-mentioned sources.

The Contractor will be paid ninety-five per cent (95%) of the Engineer's estimate of the value of acceptable work completed at the end of the preceding month. Final payment will be made not less than thirty-one (31) days after completion of the work and acceptance by the City, subject to the conditions and in accordance with the provisions of Chapter 573 of the Code of Iowa.

No such final payment will be due until the Contractor certifies to the City that the materials, labor, and services involved in the final estimate have been paid for in accordance with the requirements stated in the specifications. The City of Story City is exempt from paying Sales and Use Tax and will supply Contractor with an "Iowa Sales Tax Exemption Certificate" and an authorization letter to allow the Contractor to buy equipment and material for the project tax free.

The work on this project shall commence within ten (10) days after receipt by the contractor of a written notice to proceed provided that no disturbance to the playing surface of the fields takes place prior to July 15th. All work shall be substantially completed by **May 1, 2023**, subject to any changes in the contract period as provided for in these specifications.

Liquidated damages in the amount of **\$500** per calendar day will be assessed for each day that any of the work shall remain uncompleted after **June 1, 2023** with due allowance for extensions of the contract period due to conditions beyond control of the Contractor.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

To the extent required by Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

Plans and specifications governing the construction of the proposed improvements have been prepared by the Engineer. These plans and specifications, and the proceedings of the City

Council referring to and defining said improvements, are hereby made a part of this Notice and the proposed contract by reference, and the proposed contract shall be executed to comply therewith.

Copies of said plans and specifications and form of contract are now on file in the office of the City Clerk, for examination by bidders. Copies may be obtained from I+S Group, 217 East 2nd Street, Des Moines, IA 50309, (515) 243-9143 upon deposit of fifty dollars (\$50.00) which shall be refunded upon return of the plans and specifications within fourteen days after award of the project. If the plans and specifications are not returned within fourteen days after award of the project and in a reusable condition, the deposit shall be forfeited. Plans and specifications may also be obtained by download from the ISG website at www.ISGInc.com and Quest CDN at questcdn.com.

Any bidder or equipment supplier whose firm or affiliate is listed in the GSA publication "List of Parties Excluded from Federal Procurement and Non-procurement Programs" will be prohibited from the bidding process. Anyone submitting a bid who is listed in this publication will be determined to be a non-responsive bidder in accordance with 40 CFR Part 31.

Published upon order of the City of Story City, Iowa.

CITY OF STORY CITY, IOWA

BY /s/ Mike Jensen
Mayor

ATTEST:

BY /s/ Heather Slifka
City Clerk

Section 8. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved March 7, 2022.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

••••

At the conclusion of the meeting, the City Council adjourned.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

RESOLUTION NO. 22-27

Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Ballfield Improvements - Athletic Lighting Project, and the taking of bids therefor

WHEREAS, it has been proposed that the City Council of the City of Story City, Iowa (the "City"), undertake the authorization of a public improvement to be constructed as described in the proposed plans and specifications and form of contract prepared by I&S Group, Inc. (the "Project Engineers"), which may be hereafter referred to as the "Ballfield Improvements - Athletic Lighting Project" (and is sometimes hereinafter referred to as the "Project"), which proposed plans, specifications, notice of hearing and letting, and form of contract and estimate of cost (the "Contract Documents") are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the Contract Documents and to advertise for sealed bids for the Project;

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

Section 1. The Contract Documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The Project is hereby determined to be necessary and desirable for the City, and, furthermore, it is hereby found to be in the best interests of the City to proceed toward the construction of the Project.

Section 3. April 4, 2022, at 7:00 p.m., at the City Hall, Story City, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the "Notice of Hearing") of the hearing on the Contract Documents for the Project in a newspaper of general circulation in the City, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to the date of the hearing. The Notice of Hearing shall be in substantially the following form:

(Form of Notice of Hearing)

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE **BALLFIELD IMPROVEMENTS – ATHLETIC LIGHTING** FOR THE CITY OF STORY CITY, IOWA.

Notice is hereby given that the City Council of Story City, IA will meet at Story City City Hall, 504 Broad Street, Story City, IA 50248 on the **4th day of April, 2022, at 7:00 p.m.**, at which time and place a hearing will be held on the proposed plans and specifications, form of contract and estimate of cost for the **BALLFIELD IMPROVEMENTS – ATHLETIC LIGHTING**. Any interested person may appear at said hearing and file objections to the proposed plans, specifications, form of contract and estimated costs for said improvements.

The general description of types of construction and limits for which bids will be received shall be as follows:

Base Bid:

The project shall include furnishing and installing light poles and fixtures on two ballfields within the City of Story City, IA.

The improvements shall be constructed at Carousel Field, located northwest of the corner of Broad Street and Forest Avenue, and at East Field, located east of Hillcrest Drive and south of the access road to the north of Forty Oaks Drive.

Plans and specifications governing the construction of the proposed improvements have been prepared by the Engineer. These plans and specifications, and the proceedings of Story City City Hall referring to and defining said Ballfield Improvements, are hereby made a part of this Notice and the proposed contract by reference, and the proposed contract shall be executed to comply therewith.

Published upon order of the City of Story City, Iowa.

CITY OF STORY CITY, IA

BY /s/ Mike Jensen

Mayor

ATTEST:

BY /s/ Heather Slifka
City Clerk

Section 5. The City Council hereby delegates to the City Clerk the duty of receiving bids for the construction of the Project before 2:00 p.m., on March 30, 2022, at the City Hall, Story City, Iowa. At such time and place, the City Council hereby delegates to the City Clerk and/or the Project Engineers the duty of opening and announcing the results of the bids received. April 4, 2022, at 7:00 p.m., at the City Hall, in the City, is hereby fixed as the time and place that the Council will consider the bids received by the City Clerk in connection therewith.

Section 6. The amount of the bid security to accompany each bid is hereby fixed at 10% of the total amount of the bid.

Section 7. The City Clerk and/or the Project Engineers are hereby directed to give notice of the bid letting for the Project by posting notice (the "Notice to Bidders") at least once, not less than thirteen (13) and not more than forty-five (45) days prior to the date set for receipt of bids, in each of the following three places: (i) in a relevant contractor plan room service with statewide circulation; (ii) in a relevant construction lead generating service with statewide circulation; and (iii) on an internet site sponsored by either the City or a statewide association that represents the City. The Notice to Bidders shall be in substantially the following form:

(Form of Notice to Bidders)

NOTICE TO BIDDERS

FOR THE CONSTRUCTION OF BALLFIELD IMPROVEMENTS – ATHLETIC LIGHTING FOR THE CITY OF STORY CITY, IOWA.

Sealed bids will be received by the City Clerk of Story City, Iowa at City Hall, 504 Broad St, Story City, Iowa before **2:00 p.m.** on the **30th day of March, 2022**, for the Ballfield Improvements – Athletic Lighting Project in the City of Story City, Iowa, and for the City of Story City. At the above time and place all bids received by the City Council will be opened and publicly read with the results being reported to the City of Story City at their meeting on **April 4th, 2022 at 7:00 p.m.**, at Story City City Hall, 504 Broad St, Story City, Iowa 50248, at which time the City Council may take action on the proposals submitted or at such time as may then be fixed.

The general description of types of construction and limits for which bids will be received shall be as follows:

Base Bid:

The project shall include furnishing and installing light poles and fixtures on two ballfields within the City of Story City, IA.

A more detailed description of the kinds and approximate quantities of materials and types of construction for which bids will be received are set forth in the Bid Form included in the specifications prepared by I+S Group, of Des Moines, Iowa, which, together with the proposed form of contract, have heretofore been approved by the Council, and are now on file for public examination in the office of the City Clerk at 504 Broad Street, and are by this reference made part hereof as though fully set out and incorporated herein.

All Bids shall be made on official proposal forms furnished by the Engineer and must be enclosed in a separate sealed envelope and plainly identified and addressed to the City of Story City.

Each Bid shall be accompanied by a cashier's check or certified check drawn on a state-chartered or federally chartered bank, or a certified share draft drawn on a state-chartered or federally chartered credit union, or a bidder's bond with corporate surety satisfactory to the City in an amount equal to Ten percent (10%) of the total amount of the proposal. If bid bond is submitted, it must be in the form provided in these specifications. Said check or share draft may be cashed, or the bid bond forfeited as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within ten (10) days of issuance of a Notice of Award and post bond satisfactory to the City insuring the faithful fulfillment of the contract and maintenance of said improvements as required by law. The bid bond should be executed by a corporation authorized to contract as a surety in the State of Iowa and must not contain any conditions either in the body or as an endorsement thereon.

The successful bidder will be required to furnish a corporate surety bond in an amount equal to one hundred percent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City, and shall guarantee the faithful performance of the contract and the terms and conditions therein contained, the payment for materials used in the project and the maintenance of said improvements in good repair for not less than one (1) year from the time of acceptance of said improvements by the City Council.

The City reserves the right to defer acceptance of any proposal for a period not to exceed sixty (60) calendar days from the date of receipt of bids. The City reserves the right to reject any or all bids and to waive informalities.

Payment of the cost of said project will be made from such cash funds of the City as may be legally used for said purpose at the discretion of the City Council, including but not limited to, the net revenues of the Street Department, the proceeds from the sale of Revenue or General Obligation Bonds, and/or the proceeds from the sale of warrants, as authorized by Section 384.57 of the Code of Iowa, made payable from any or all of the above-mentioned sources.

The Contractor will be paid ninety-five per cent (95%) of the Engineer's estimate of the value of acceptable work completed at the end of the preceding month. Final payment will be made not less than thirty-one (31) days after completion of the work and acceptance by the City, subject to the conditions and in accordance with the provisions of Chapter 573 of the Code of Iowa.

No such final payment will be due until the Contractor certifies to the City that the materials, labor, and services involved in the final estimate have been paid for in accordance with the requirements stated in the specifications. The City of Story City is exempt from paying Sales and Use Tax and will supply Contractor with an "Iowa Sales Tax Exemption Certificate" and an authorization letter to allow the Contractor to buy equipment and material for the project tax free.

The work on this project shall commence within ten (10) days after receipt by the contractor of a written notice to proceed provided that no disturbance to the playing surface of the fields takes place prior to July 15th. All work shall be substantially completed by **May 1, 2023**, subject to any changes in the contract period as provided for in these specifications.

Liquidated damages in the amount of **\$500** per calendar day will be assessed for each day that any of the work shall remain uncompleted after **June 1, 2023** with due allowance for extensions of the contract period due to conditions beyond control of the Contractor.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

To the extent required by Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

Plans and specifications governing the construction of the proposed improvements have been prepared by the Engineer. These plans and specifications, and the proceedings of the City Council referring to and defining said improvements, are hereby made a part of this Notice and the proposed contract by reference, and the proposed contract shall be executed to comply therewith.

Copies of said plans and specifications and form of contract are now on file in the office of the City Clerk, for examination by bidders. Copies may be obtained from I+S Group, 217 East 2nd Street, Des Moines, IA 50309, (515) 243-9143 upon deposit of fifty dollars (\$50.00) which shall

be refunded upon return of the plans and specifications within fourteen days after award of the project. If the plans and specifications are not returned within fourteen days after award of the project and in a reusable condition, the deposit shall be forfeited. Plans and specifications may also be obtained by download from the ISG website at www.ISGInc.com and Quest CDN at questcdn.com.

Any bidder or equipment supplier whose firm or affiliate is listed in the GSA publication "List of Parties Excluded from Federal Procurement and Non-procurement Programs" will be prohibited from the bidding process. Anyone submitting a bid who is listed in this publication will be determined to be a non-responsive bidder in accordance with 40 CFR Part 31.

Published upon order of the City of Story City, Iowa.

CITY OF STORY CITY, IOWA

BY /s/ Mike Jensen
Mayor

ATTEST:
BY /s/ Heather Slifka
City Clerk

Section 8. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved March 7, 2022.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

••••

At the conclusion of the meeting, the City Council 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 
Re: Resolution No. 22-28 – Authorizing Agreement with
Story City Economic Development Group on Ritland Property
Date: March 7, 2022

Presented for Mayor & City Council consideration is Resolution No. 22-28 for the purpose of authorizing a development agreement with the Story City Economic Development Group LLC (aka Story City Economic Development Corporation).

The Story City Economic Development Group, 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 business development.

Highlights of the proposed agreement are as follows:

- The City will make an economic development grant to the Story City EDG in the amount of \$1,550,000 for the purchase of the property.
- The Story City EDG will be the owner of the property.
- The City will receive the proceeds from any sale of the property and will get the approval of any such sale from the Mayor and City Administrator.
- The Story City EDG will obtain approval from the Mayor and City Administrator if the real estate is listed.
- The City and Story City EDG will enter into a Farm Lease Agreement on distribution from the proceeds on the crops.

RESOLUTION NO. 22-28

Resolution Authorizing Development Agreement with Story City Economic Development Group LLC

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a city may provide grants, loans, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans or other financial assistance, a city council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that, in determining whether funds should be spent, a city council must consider any or all of a series of factors; and

WHEREAS, the City of Story City, Iowa (the “City”), has previously established the Story City Consolidated Urban Renewal Area (the “Urban Renewal Area”) and has established the Story City Consolidated Urban Renewal Area Tax Increment Revenue Fund (the “Tax Increment Fund”) in connection therewith; and

WHEREAS, the City has proposed to undertake an urban renewal project in the Urban Renewal Area consisting of funding of an economic development grant (the “Grant”) to the Story City Economic Development Group LLC (“EDG”) in connection with the acquisition of certain real property (the “Project”) in the Urban Renewal Area as a site for future commercial and industrial development;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Story City, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

- a) The Project will add diversity and generate new opportunities for the Story City and Iowa economies; and
- b) The Project will generate public gains and benefits, particularly in the creation of new jobs, which are warranted in comparison to the amount of the proposed Grant.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by making the Grant in connection with the Project.

Section 3. The Grant in an amount not to exceed \$1,550,000, is hereby approved, subject to the terms and conditions set out in an economic development grant agreement (the “Agreement”) to be entered into by EDG and the City. The City Administrator, with advice from bond counsel to the City, is hereby authorized and directed to prepare any additional documentation and to make such changes to the Agreement as are deemed necessary to carry out

the purposes of this Resolution. The Agreement is hereby approved. The Mayor and the City Clerk are hereby authorized to execute such documents as may be necessary to implement the Grant approved herein, including the Agreement, in substantially the form as has been presented to this City Council.

Section 4. It is hereby directed that an amount not to exceed Two Hundred Thousand Dollars (\$200,000) be advanced from the City's I-35 Development Fund (the "Source Fund") in order to fund the Grant. The Advance shall be repaid to the Source Fund, without interest, out of future incremental property tax revenues received into the Tax Increment Fund.

It is intended that the Advance shall be repaid to the Source Fund in ten (10) installments on June 1 in each of the years 2024 through 2033, inclusive, provided however that repayment of the Advance is subject to the determination of future City Councils that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds, or to withhold such appropriation, at its discretion.

Section 5. A copy of this Resolution shall be filed in the offices of the County of Auditor of Story County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2022, the original amount of the Advance.

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

Passed and Approved this March 7, 2022.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

ECONOMIC DEVELOPMENT GRANT AGREEMENT

This Economic Development Grant Agreement, including Exhibits (the "Agreement") is entered into between the CITY OF STORY CITY, IOWA (the "City") and STORY CITY ECONOMIC DEVELOPMENT GROUP LLC, (the "Developer") as of the ____ day of _____, 2022.

WHEREAS, the Developer has proposed to undertake the acquisition of certain real property (the "Property"), as described on Exhibit A hereto, in the Story City Consolidated Urban Renewal Area; and

WHEREAS, the Developer will use the Property in connection with the development of the industrial park in the Urban Renewal Area; and

WHEREAS, the Developer has requested that the City provide financial assistance to the Developer in order to assist in paying the costs of acquiring the Property; and

WHEREAS, the City is willing to provide such financial assistance in the form of a \$1,550,000 economic development grant (the "Grant") to the Developer provided that the Developer agrees to undertake certain obligations as hereinafter set forth; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide loans, grants, guarantees, tax incentives and other financial assistance to or for the benefit of private persons; and

WHEREAS, this Agreement has been prepared to facilitate the funding of the Grant and to set forth the understanding between the City and the Developer;

NOW THEREFORE, the parties hereto agree as follows:

A. Developer's Covenants

1. The Developer agrees to acquire the Property by March 15, 2022 (the "Acquisition Date"). Further, the Developer agrees to use the proceeds of the Grant solely in connection with paying the costs of acquiring the Property. The Developer agrees to provide documentation to the satisfaction of the City demonstrating the costs that will be incurred by the Developer in acquiring the Property on or before the Acquisition Date.

2. The Developer agrees to use its best efforts to ensure that the Property is used for its highest and best industrial/business application.

3. The Developer agrees that prior to creating a real estate listing for all or any portion of the Property, the Developer will get the approval of the Mayor and the City Administrator of such real estate listing. Further, prior to the sale of all or any portion of the Property, the Developer will get the approval of the Mayor and the City Administrator of the terms of such sale.

4. In the event that the Developer sells all or a portion of the Property, the Developer agrees to remit payment to the City in an amount equal to the proceeds resulting from such sale

less reasonable transactional costs associated with the sale of the Property. Within thirty (30) days of the sale of any portion of the Property, the Developer agrees to notify the City of such sale and to make payment to the City as required in this Section A.4.

5. The Developer agrees to enter into an agreement (“Farm Lease Agreement”) with the City governing the distribution of the proceeds of the farm lease(s) governing the sale of the crops grown on the Property. The terms of the Farm Lease Agreement shall be mutually agreed upon by the City and the Developer.

6. a. Events of Default. The following shall be “Events of Default” under this Agreement, and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- (i) Failure by the Developer to acquire the Property pursuant to the terms and conditions of this Agreement.
- (ii) Failure by the Developer to comply with Section A.3 of this Agreement.
- (iii) Failure by the Developer to fully and timely remit payments to the City pursuant to Section A.4 of this Agreement.
- (iv) Failure by the Developer to enter into the Farm Lease Agreement with the City pursuant to the terms and conditions of this Agreement.
- (v) Failure by the Developer to observe or perform any other material covenant on its part, to be observed or performed hereunder.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Developer describing the cause of the default and the steps that must be taken by the Developer in order to cure the default. The Developer shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Developer fails to cure the default or provide assurances, the City shall then have the right to:

- (i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.
- (ii) Withhold the disbursement of the Grant provided for under Section B.1 below.
- (iii) Recover from the Developer an amount equal to the full amount of the Grant previously made to the Developer under Section B.1 below.

B. City’s Obligations

1. Upon receipt by the City from the Developer of documentation demonstrating the costs to be incurred by the Developer in acquiring the Property, the City agrees to fund the Grant in the amount of \$1,550,000 to the Developer.

2. The City agrees to enter into the Farm Lease Agreement with the City governing the distribution of the proceeds of the farm lease(s) governing the sale of the crops grown on the

Property. The terms of the Farm Lease Agreement shall be mutually agreed upon by the City and the Developer.

3. The City agrees to cooperate with the Developer in the carrying out of its obligations set forth in Section A above.

C. Administrative Provisions

1. **Assignment.** This Agreement may not be amended or assigned by either party without the express permission of the other party.

2. **Successors and Assigns.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. **Choice of Law.** This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

4. **Indemnification.** It is hereby agreed that the Developer shall indemnify, defend and hold harmless the City, its officers, employees and departments, from and against any and all losses, liabilities, penalties, fines, damages, and claims (including taxes), and all related costs and expenses (including reasonable attorneys' fees and disbursements and costs of investigation, litigation, settlement, judgments, interest and penalties) arising from or in connection with any of the following:

a. Any claim, demand, action, citation or legal proceeding arising out of or resulting from the acquisition and development of the Property; and

b. Any claim, demand, action, citation or legal proceeding arising out of or resulting from an act or omission of the Developer or any of its agents in its or their capacity as an employer of a person with respect to the acquisition and development of the Property.

The City and the Developer have caused this Agreement to be signed in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF STORY CITY, IOWA

By _____
Mike Jensen, Mayor

Attest:

By _____
Heather Slifka, City Clerk

STORY CITY ECONOMIC DEVELOPMENT GROUP LLC

Tyler Fredericksen, President

EXHIBIT A
DESCRIPTION OF THE PROPERTY

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.

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

RESOLUTION NO. 22-29

A RESOLUTION SETTING A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2022-23 BUDGET FOR THE CITY OF STORY CITY, IOWA.

WHEREAS, the State of Iowa requires cities within the state to hold a public hearing prior to certifying the budget for the next fiscal year, and

WHEREAS, the City of Story City, Iowa, wishes to comply with the guidelines set forth by the State of Iowa, and

WHEREAS, a proposed Fiscal Year 2022-23 budget has been prepared for discussion and further action, and

WHEREAS, it is appropriate and necessary for the City Council to hold a public hearing on said amended budget.

NOW, THEREFORE, BE IT RESOLVED that a public hearing on the proposed budget for Fiscal Year 2022-23 will be held at the Community Center in Story City, Iowa, at 7:00 o'clock P.M. on the 21st day of March, 2022, and anyone interested may appear at said time and place to receive information about and express their opinions concerning said amended budget.

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 the 7th day of March, 2022.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk

NOTICE OF PUBLIC HEARING – PROPOSED BUDGET

Fiscal Year July 1, 2022 - June 30, 2023

City of: **STORY CITY**

The City Council will conduct a public hearing on the proposed Budget at: Community Center Meeting Date: 3/21/2022 Meeting Time: 07:00 PM
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property 10.18888

The estimated tax levy rate per \$1000 valuation on Agricultural land is 2.99907

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(515) 733-2121

City Clerk/Finance Officer's NAME
Heather Slifka

		Budget FY 2023	Re-estimated FY 2022	Actual FY 2021
Revenues & Other Financing Sources				
Taxes Levied on Property	1	1,841,183	1,747,871	1,703,937
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	1,841,183	1,747,871	1,703,937
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	848,070	779,985	768,896
Other City Taxes	6	664,737	665,392	739,170
Licenses & Permits	7	45,100	45,100	28,138
Use of Money and Property	8	68,430	77,765	70,611
Intergovernmental	9	871,000	998,817	282,664
Charges for Fees & Service	10	1,590,500	1,476,200	1,432,443
Special Assessments	11	0	0	7,425
Miscellaneous	12	33,500	1,772,500	1,598,919
Other Financing Sources	13	850,000	2,614,000	2,635,636
Transfers In	14	835,120	821,723	1,125,075
Total Revenues and Other Sources	15	7,647,640	10,999,353	10,392,914
Expenditures & Other Financing Uses				
Public Safety	16	814,640	823,785	697,629
Public Works	17	466,550	490,050	1,012,096
Health and Social Services	18	23,000	23,000	16,850
Culture and Recreation	19	848,425	825,525	1,405,893
Community and Economic Development	20	151,800	250,800	392,765
General Government	21	520,175	468,240	514,957
Debt Service	22	1,294,850	1,105,006	1,051,482
Capital Projects	23	2,912,000	3,060,000	174,881
Total Government Activities Expenditures	24	7,031,440	7,046,406	5,266,553
Business Type / Enterprises	25	1,411,418	2,307,649	1,501,135
Total ALL Expenditures	26	8,442,858	9,354,055	6,767,688
Transfers Out	27	835,120	821,723	1,125,075
Total ALL Expenditures/Transfers Out	28	9,277,978	10,175,778	7,892,763
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,630,338	823,575	2,500,151
Beginning Fund Balance July 1	30	9,466,909	8,643,334	6,143,183
Ending Fund Balance June 30	31	7,836,571	9,466,909	8,643,334

ADOPTED BUDGET SUMMARY
City Name: STORY CITY
Fiscal Year July 1, 2022 - June 30, 2023

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
Revenues & Other Financing Sources										
1 Taxes Levied on Property	1,256,133	0		561,156	23,894			1,841,183	1,747,871	1,703,937
2 Less: Uncollected Property Taxes-Levy Year	0	0		0	0			0	0	0
3 Net Current Property Taxes	1,256,133	0		561,156	23,894			1,841,183	1,747,871	1,703,937
4 Delinquent Property Taxes	0	0		0	0			0	0	0
5 TIF Revenues			848,070							
6 Other City Taxes	662,057	0		2,574	106			848,070	779,985	768,896
7 Licenses & Permits	45,100	0						664,737	665,392	739,170
8 Use of Money and Property	35,000	0	1,930	1,500	0	0	30,000	45,100	45,100	28,138
9 Intergovernmental	97,000	729,000	0	41,000	4,000			871,000	998,817	282,664
10 Charges for Fees & Service	175,000	0		0	0	0	1,415,500	1,590,500	1,476,200	1,432,443
11 Special Assessments	0	0		0	0			0	0	7,425
12 Miscellaneous	22,000	0		0	0		11,500	33,500	1,772,500	1,598,919
13 Sub-Total Revenues	2,292,290	729,000	850,000	606,230	28,000	0	1,457,000	5,962,520	7,563,630	6,632,203
Other Financing Sources:										
14 Total Transfers In	4,000	0		678,620	5,000	0	147,500	835,120	821,723	1,125,075
15 Proceeds of Debt	0	0		0	800,000		50,000	850,000	2,595,000	2,635,636
16 Proceeds of Capital Asset Sales	0	0		0	0		0	0	19,000	0
17 Total Revenues and Other Sources	2,296,290	729,000	850,000	1,284,850	833,000	0	1,654,500	7,647,640	10,999,353	10,392,914
Expenditures & Other Financing Uses										
18 Public Safety	814,640	0						814,640	823,785	697,629
19 Public Works	46,550	420,000						466,550	490,050	1,012,096
20 Health and Social Services	23,000	0						23,000	23,000	16,850
21 Culture and Recreation	786,425	62,000						848,425	825,525	1,405,893
22 Community and Economic Development	53,000	0	98,800					151,800	250,800	392,765
23 General Government	520,175	0						520,175	468,240	514,957
24 Debt Service	0	0		1,294,850				1,294,850	1,105,006	1,051,482
25 Capital Projects	0	1,447,000			1,465,000			2,912,000	3,060,000	174,881
26 Total Government Activities Expenditures	2,243,790	1,929,000	98,800	1,294,850	1,465,000	0		7,031,440	7,046,406	5,266,553
Business Type Proprietary: Enterprise & ISF										
27 Total Gov & Bus Type Expenditures	2,243,790	1,929,000	98,800	1,294,850	1,465,000	0	1,411,418	1,411,418	2,307,649	1,501,135
28 Total Transfers Out	52,500	3,000	749,270	0	0		30,350	835,120	821,723	1,125,075
29 Total ALL Expenditures/Fund Transfers Out	2,296,290	1,932,000	848,070	1,294,850	1,465,000	0	1,441,768	9,277,978	10,175,778	7,892,763
30 Excess Revenues & Other Sources Over										
31 (Under) Expenditures/Transfers Out	0	-1,203,000	1,930	-10,000	-632,000	0	212,732	-1,630,338	823,575	2,500,151
32 Beginning Fund Balance July 1	1,454,476	3,448,036	104,962	217,882	2,468,322	74,932	1,698,299	9,466,909	8,643,334	6,143,183
33 Ending Fund Balance June 30	1,454,476	2,245,036	106,892	207,882	1,836,322	74,932	1,911,031	7,836,571	9,466,909	8,643,334

REVENUES DETAIL

City Name: STORY CITY

Fiscal Year July 1, 2022 - June 30, 2023

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
REVENUES & OTHER FINANCING SOURCES										
1	1,256,133	0		561,156	23,894			1,841,183	1,747,871	1,703,937
2								0	0	0
3	1,256,133	0		561,156	23,894			1,841,183	1,747,871	1,703,937
4								0	0	0
5			848,070					848,070	779,985	768,896
Other City Taxes:										
6	5,557	0		2,074	106			7,737	8,892	22,983
7	40,000							40,000	35,000	42,168
8								0	0	0
9								0	0	0
10	1,500			500				2,000	1,500	1,622
11	105,000							105,000	105,000	76,223
12	510,000							510,000	515,000	596,174
13	662,057	0		2,574	106			664,737	665,392	739,170
14	45,100							45,100	45,100	28,138
15	35,000		1,930	1,500			30,000	68,430	77,765	70,811
Intergovernmental:										
16								0	0	0
17		420,000						420,000	435,000	0
18	42,000	247,000		14,000				303,000	482,917	146,795
19	55,000	62,000		27,000	4,000			148,000	80,900	135,869
20	97,000	729,000	0	41,000	4,000		0	871,000	998,817	282,664
Charges for Fees & Service:										
21								693,000	663,000	659,234
22								677,500	592,000	609,277
23								0	0	0
24								0	0	0
25								0	0	0
26								0	0	0
27	45,000							45,000	45,000	44,892
28								0	0	0
29								0	0	0
30								0	0	0
31								0	0	0
32								0	0	0
33	130,000						45,000	130,000	131,200	119,040
34	175,000	0		0	0	0	1,415,500	1,590,500	1,476,200	1,432,443
35								0	0	7,425
36	22,000							33,500	1,772,500	1,598,919
Other Financing Sources:										
37	4,000			29,350	5,000			85,850	160,538	381,225
38				649,270				749,270	661,185	743,850
39	4,000	0		678,620	5,000	0		835,120	821,723	1,125,075
40					800,000			850,000	2,595,000	2,635,636
41								0	19,000	0
42	4,000	0		678,620	805,000	0		1,685,120	3,435,723	3,760,711
43	2,296,290	729,000		1,284,850	833,000	0		7,647,640	10,999,353	10,392,914
44	1,454,476	3,448,036		217,882	2,468,322	74,932		9,466,909	8,643,334	6,143,183
45	3,750,766	4,177,036		1,502,732	3,301,322	74,932		17,114,549	19,642,687	16,536,097
TOTAL REVENUES & BEGIN BALANCE (lines 42-43)										

EXPENDITURES SCHEDULE PAGE 1

City Name: STORY CITY

Fiscal Year July 1, 2022 - June 30, 2023

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
PUBLIC SAFETY										
Police Department/Crime Prevention	653,390							653,390	641,985	513,316
Jail								0	0	0
Emergency Management								0	0	0
Flood Control								0	0	0
Fire Department	87,000							87,000	100,450	118,180
Ambulance								0	0	0
Building Inspections	35,000							35,000	35,000	18,641
Miscellaneous Protective Services								0	0	0
Animal Control	4,500							4,500	4,500	4,070
Other Public Safety	34,750							34,750	41,850	43,422
TOTAL (lines 1 - 10)	814,640	0				0		814,640	823,785	697,629
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	5,500	410,500						416,000	441,250	962,475
Parking - Meter and Off-Street								0	0	0
Street Lighting								0	0	0
Traffic Control and Safety	5,000							5,000	5,000	1,737
Snow Removal		9,500						9,500	7,750	9,508
Highway Engineering								0	0	0
Street Cleaning								0	0	0
Airport								0	0	0
Garbage (if not Enterprise)	36,050							36,050	36,050	36,026
Other Public Works								0	0	2,350
TOTAL (lines 12 - 21)	46,550	420,000				0		466,550	490,050	1,012,096
HEALTH & SOCIAL SERVICES										
Welfare Assistance								0	0	0
City Hospital								0	0	0
Payments to Private Hospitals								0	0	0
Health Regulation and Inspection								0	0	0
Water, Air, and Mosquito Control								0	0	0
Community Mental Health								0	0	0
Other Health and Social Services	23,000							23,000	23,000	16,850
TOTAL (lines 23 - 29)	23,000	0				0		23,000	23,000	16,850
CULTURE & RECREATION										
Library Services	195,300	62,000						257,300	232,000	205,254
Museum, Band and Theater								0	10,500	0
Parks	257,460							257,460	246,870	454,800
Recreation	166,325							166,325	325,655	720,848
Cemetery	8,200							8,200	7,000	10,991
Community Center, Zoo, & Marina								0	0	0
Other Culture and Recreation	159,140							159,140	3,500	14,000
TOTAL (lines 31 - 37)	786,425	62,000				0		848,425	825,525	1,405,893

EXPENDITURES SCHEDULE PAGE 2

City Name: STORY CITY

Fiscal Year July 1, 2022 - June 30, 2023

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39							0	0	9,980
Economic Development	40	45,000						45,000	124,000	61,828
Housing and Urban Renewal	41							0	0	121,778
Planning & Zoning	42	8,000						8,000	8,000	7,818
Other Com & Econ Development	43							0	0	56,217
TIF Rebates	44		98,800					98,800	118,800	135,144
TOTAL (lines 39 - 44)	45	53,000	0			0		151,800	250,800	392,765
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	159,475						159,475	156,265	145,299
Clerk, Treasurer, & Finance Adm.	47	276,535						276,535	259,275	248,977
Elections	48							0	0	0
Legal Services & City Attorney	49	10,000						10,000	9,500	9,617
City Hall & General Buildings	50	66,165						66,165	35,200	52,764
Tort Liability	51							0	0	0
Other General Government	52	8,000						8,000	8,000	58,300
TOTAL (lines 46 - 52)	53	520,175	0			0		520,175	468,240	514,957
DEBT SERVICE										
Gov Capital Projects	54			1,294,850	1,465,000			1,294,850	2,500,000	8,683
TIF Capital Projects	55		1,447,000					0	560,000	166,198
TOTAL CAPITAL PROJECTS	56							0	0	0
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	57	0	1,447,000	0	1,465,000	0		2,912,000	3,060,000	174,881
BUSINESS TYPE ACTIVITIES										
Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							513,000	547,980	0
Sewer Utility	60							419,000	419,775	0
Electric Utility	61							0	0	0
Gas Utility	62							0	0	0
Airport	63							0	0	0
Landfill/Garbage	64							0	0	0
Transit	65							0	0	0
Cable TV, Internet & Telephone	66							0	0	0
Housing Authority	67							0	0	0
Storm Water Utility	68							0	0	0
Other Business Type (city hosp., ISF, parking, etc.)	69							112,000	915,000	76,155
Enterprise DEBT SERVICE	70							280,768	279,747	277,491
Enterprise CAPITAL PROJECTS	71							86,650	145,147	1,147,489
Enterprise TIF CAPITAL PROJECTS	72							0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							1,411,418	2,307,649	1,501,135
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	2,243,790	1,929,000	98,800	1,465,000	0		8,442,858	9,354,055	6,767,688
Regular Transfers Out	75	52,500	3,000					30,350	85,850	381,225
Internal TIF Loan / Repayment Transfers Out	76			749,270				749,270	661,185	743,850
Total ALL Transfers Out	77	52,500	3,000	749,270	0			835,120	821,723	1,125,075
Total Expenditures & Fund Transfers Out (lines 74+77)	78	2,296,290	1,932,000	848,070	1,465,000	0		1,441,768	9,277,978	7,892,763
Ending Fund Balance June 30	79	1,454,476	2,245,036	106,892	1,836,322	74,932		1,911,031	7,836,571	9,466,909
				207,882						8,643,334

LONG TERM DEBT SCHEDULE - LT DEBT1
 GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
Aquatic Center	1 2,615,000	GO	15-37	125,000	64,975	189,975	1,000			190,975
Rich Olive Street	2 515,000	GO	15-47	75,000	6,250	81,250	1,000		81,250	1,000
South Storm Water Drainage	3 285,000	GO	15-48	25,000	4,350	29,350	1,000		29,350	1,000
2017A Bond	4 2,880,000	GO	17-44	320,000	41,875	361,875	1,000		361,875	1,000
2017 Refunding (2010 Street/Storm)	5 1,065,000	GO	17-45	135,000	8,200	143,200	1,000		26,000	118,200
2019A Bond (Auestad and Larson Heights)	6 640,000	GO	19-41	90,000	11,065	101,065	1,000		70,745	31,320
2019B Sewer Bond	7 1,750,000	NON-GO	19-42	55,000	58,233	113,233	1,000		114,233	0
Water Revenue Refunding	8 2,164,000	NON-GO	20-47	127,000	38,935	165,935	600		166,535	0
2020 Bond/Water Refund (Timberland/Larson Ave)	9 1,305,000	GO	20-94	105,000	17,563	122,563	1,000			123,563
2021A Bond (Streets, Water Mains, and Trails)	10 1,965,000	GO	21-41	50,000	35,400	85,400	1,000		85,400	1,000
Street Sweeper	11 250,000	GO	21-75	25,514	5,117	30,631				30,631
Fire Truck	12 510,000	GO	21-81	29,062	11,479	40,541			27,000	13,541
2022A Loan - Land Acquisition	13 1,375,000	GO	22-14		50,000	50,000	1,000		50,000	1,000
Street Vehicle/Equipment	14 50,000	GO	22-21	50,000		50,000				50,000
	15	-				0				0
	16	-				0				0
	17	-				0				0
	18	-				0				0
	19	-				0				0
	20	-				0				0
	21	-				0				0
	22	-				0				0
	23	-				0				0
	24	-				0				0
	25	-				0				0
	26	-				0				0
	27	-				0				0
	28	-				0				0
	29	-				0				0
	30	-				0				0
TOTALS				1,211,576	353,442	1,565,018	10,600	0	1,012,388	563,230

FISCAL YEAR JULY 1, 2022 - JUNE 30, 2023
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
The City of: STORY CITY County Name: STORY COUNTY

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	172,105,723	2b	171,346,233	City Number: 85-823 Last Official Census: 3,352
DEBT SERVICE	3a	206,217,036	3b	205,457,546	
Ag Land	4a	730,226			

TAXES LEVIED

Purpose	Dollar Limit	ENTER FIRE DISTRICT RATE BELOW		Request with Utility Replacement	Property Taxes Levied		Rate
Regular General levy	8.10000			5	1,259,500	1,253,943	43 7.31818
Non-Voted Other Permissible Levies							
Contract for use of Bridge	0.67500			6		0	44 0.00000
Opr & Maint publicly owned Transit	0.95000			7		0	45 0.00000
Rent, Ins. Maint of Civic Center	Amt Nec			8		0	46 0.00000
Opr & Maint of City owned Civic Center	0.13500			9		0	47 0.00000
Planning a Sanitary Disposal Project	0.06750			10		0	48 0.00000
Aviation Authority (under sec.330A.15)	0.27000			11		0	49 0.00000
Levee Impr. fund in special charter city	0.06750			13		0	51 0.00000
Liability, property & self insurance costs	Amt Nec			14		0	52 0.00000
Support of a Local Emerg.Mgmt.Comm.	Amt Nec			462		0	465 0.00000
Voted Other Permissible Levies							
Instrumental/Vocal Music Groups	0.13500			15		0	53 0.00000
Memorial Building	0.81000			16		0	54 0.00000
Symphony Orchestra	0.13500			17		0	55 0.00000
Cultural & Scientific Facilities	0.27000			18		0	56 0.00000
County Bridge	As Voted			19		0	57 0.00000
Missi or Missouri River Bridge Const.	1.35000			20		0	58 0.00000
Aid to a Transit Company	0.03375			21		0	59 0.00000
Maintain Institution received by gift/devise	0.20500			22		0	60 0.00000
City Emergency Medical District	1.00000			463		0	466 0.00000
Support Public Library	0.27000			23		0	61 0.00000
Unified Law Enforcement	1.50000			24		0	62 0.00000
Total General Fund Regular Levies (5 thru 24)				25	1,259,500	1,253,943	
Ag Land	3.00375			26	2,190	2,190	63 2.99907
Total General Fund Tax Levies (25 + 26)				27	1,261,690	1,256,133	
Special Revenue Levies							
Emergency (if general fund at levy limit)	0.27000			28		0	64 0.00000
Police & Fire Retirement	Amt Nec			29		0	0.00000
FICA & IPERS (if general fund at levy limit)	Amt Nec			30		0	0.00000
Other Employee Benefits	Amt Nec			31		0	0.00000
Total Employee Benefit Levies (29,30,31)				32	0	0	65 0.00000
Sub Total Special Revenue Levies (28+32)				33	0	0	
As Req		With Gas & Elec Valuation	Without Gas & Elec Valuation				
SSMID 1		0	0	34		0	66 0.00000
SSMID 2		0	0	35		0	67 0.00000
SSMID 3		0	0	36		0	68 0.00000
SSMID 4		0	0	37		0	69 0.00000
SSMID 5		0	0	555		0	565 0.00000
SSMID 6		0	0	556		0	566 0.00000
SSMID 7		0	0	1177		0	1179 0.00000
SSMID 8		0	0	1185		0	1187 0.00000
Total Special Revenue Levies				39	0	0	
Debt Service Levy 76.10(6)	Amt Nec			40	563,230	561,156	70 2.73125
Capital Projects (Capital Improv. Reserve)	0.67500			41	24,000	23,894	71 0.13945
Total Property Taxes (27+39+40+41)				42	1,848,920	1,841,183	72 10.18888

(Signature)

(Date)

(County Auditor)

(Date)

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

RESOLUTION NO. 22-30

A RESOLUTION AUTHORIZING WEIGHT EMBARGOS ON ROADS

WHEREAS, recent weather conditions have caused soft subgrades and surface conditions to develop on some roads, and

WHEREAS, it is deemed to be in the best public interest and welfare to preserve the road system in the best possible condition, and

WHEREAS, Sections 321.471, 321.472, and 321.473 of the Code of Iowa provide local authorities the right to restrict weight of vehicles, and

WHEREAS, Chapter 66 of the Story City Code of Ordinances authorizes the Council to declare an embargo and the right to restrict the load and weight of vehicles.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Story City, Iowa, hereby authorizes an embargo where necessary on the road system for Story City. The Street Superintendent is authorized beginning on March 8, 2022, to restrict gross loads on certain sections of the road system showing extreme distress at this time. The Street Superintendent shall be authorized to restrict all traffic to an 8-ton gross load if necessary and to place temporary signs to comply with Section 321.472 of the Code of Iowa.

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 7th day of March, 2022.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk

2022 ROAD EMBARGO LISTING

The Story City City Council formally adopted the
embargo resolution on March 8, 2022
Weight Restriction - 8 gross tons or less

<u>Roadways Subject to Embargo</u>	<u>Date Embargo Posted</u>	<u>Date Embargo Lifted</u>
Lafayette: from Maple to Roosevelt	3/8/22	5/17/22
Fourth: from Elm to Lafayette	3/8/22	5/17/22
Washington: From railroad crossing to Marvick	3/8/22	5/17/22
Marvick	3/8/22	5/17/22
Hazel	3/8/22	5/17/22
The east to west alley a half block south of Broad from Pennsylvania to Elm	3/8/22	5/17/22

2022 Notice of Embargoed Roads

Please be advised that pursuant to Section 321.471 of the Iowa Code and Chapter 66 of the Story City Code of Ordinances, the Story City City Council may impose weight restrictions on specific roads within the Story City. The sealcoat systems are the most susceptible to damage and are likely to be subjected to embargoes. Late February through early May is a very common time for the city to post weight restriction on roads and posted restrictions may be in effect for a period of ninety (90) days. Posted roadways have limited to any vehicle less than 8 gross tons. Please contact the city for additional information regarding City Council approval and weight restrictions for the 2022 embargo season.

Mike Wright
Street Superintendent

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

RESOLUTION NO. 22-31

**RESOLUTION ESTABLISHING THE CITY OF STORY CITY'S
OFFICIAL POSITION ON THE NAVIGATOR HEARTLAND
GREENWAY CO2 PIPELINE**

WHEREAS, the Story City City Council is concerned with the health, safety, and wellbeing of its residents, businesses, and the community as a whole, present and future, and

WHEREAS, Story City's health, safety, and well-being are impacted by the physical environment in which they live and work, and

WHEREAS, the danger of property damage and threats to personal safety from the proposed Navigator Heartland Greenway pipeline would cause undue burdens on public safety from the City of Story City, and

WHEREAS, CO2 is dangerous and can be toxic, causing sickness and death if released from a ruptured pipeline, and

WHEREAS, a dangerous pipeline presenting the risks such as the proposed Navigator Greenway CO2 pipeline would present the need for additional emergency services, evacuation plans, disaster mitigation, and the accompanying budgetary expenses associated with those requirements, and

WHEREAS, the proposed Navigator Heartland Greenway CO2 pipeline appears to be located through, adjacent, and within close proximity to the east and north corporate limits of the City of Story City, and

WHEREAS, the existing and future residential and business development and growth corridor of the City of Story City lies to its east and north, and

WHEREAS, the proposed Navigator Heartland Greenway CO2 pipeline will have a detrimental impact on the existing and future development and growth of Story City

WHEREAS, the pipeline is proposed to be located within close proximity to residential neighborhoods, businesses, and schools, and

WHEREAS, the proposed Navigator Greenway CO2 pipeline is a detriment and hazard to the health, safety, and economic well-being of our citizens, local environment, and property values.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Story City, Iowa, does hereby oppose the Navigator Greenway CO2 pipeline and requests that its project be abandoned or seek an alternative route so that the pipeline does not pass through, adjacent, and within close proximity to the City of Story City, Iowa.

BE IT FURTHER RESOLVED that the City Council of the City of Story City, Iowa, hereby requests that the Iowa Utilities Board deny Navigator Heartland Greenway, LLC's application to construct and operate a CO2 pipeline and does not provide it the use of eminent domain to acquire property to construct, install, and operate the proposed Navigator Heartland Greenway CO2 pipeline.

The 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 7th day of March, 2022.

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: Engineering Services Agreement with MSA for
Story City Aeromod Wastewater Treatment Plant Project
Date: March 7, 2022

Presented for Mayor and City Council consideration is an engineering services agreement with MSA for the Story City Aeromod Wastewater Treatment Plant Project at a cost of \$1,080,500.

Background

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, 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 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, it was decided to construct an Aero-Mod treatment system that may 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 replacement of 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 is anticipated to be in operation by Fiscal Year 2025-26.

Engineering Services

The City sent out a request for statement of qualifications and proposals to five engineering firms. A project overview meeting was held in which four engineering firms attended. Two engineering firms submitted a proposal for engineering services related to the proposed project. The remaining firms declined to submit proposals primarily due to schedule, availability of staff, and experience.

A committee consisting of myself along with Mayor Jensen, Councilmembers Sporleder and Solberg, Water & Wastewater Superintendent Martindale, and Assistant Water & Wastewater Superintendent Rahto reviewed the engineering

proposals and conducted interviews with each firm. Reference checks were conducted on each of the engineering firms.

Engineering Firm Recommendation

After review, consideration, and discussion of each firms proposal, interview and reference check, the committee recommended that MSA be retained for the Wastewater Treatment Plant Project. The engineering services cost is estimated at \$1,080,500 which is roughly 10 to 12 percent of the projected construction cost.

Based upon discussion at the February 8, 2022 council meeting, the consensus of the Mayor and Council was to consider a proposed engineering services agreement with MSA.



Professional Services Agreement

This AGREEMENT (Agreement) is made today 03/07/2022 by and between CITY OF STORY CITY (OWNER) and MSA PROFESSIONAL SERVICES, INC. (MSA), which agree as follows:

Project Name: Story City Aeromod Wastewater Treatment

The scope of the work authorized is: See Attached

The cost not to exceed for this work is:

Survey and Field Services	\$6,700.00
Preliminary Design	\$93,500.00
Final Design	\$387,200.00
Bidding	\$19,400.00
Construction Administration	\$192,400.00
RPR	\$351,800.00
Post – Construction	\$29,500.00
Total	\$1,080,500.00

All services shall be performed in accordance with the General Terms and Conditions of MSA, which is attached and made part of this Agreement. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and expense basis.

Approval: Authorization to proceed is acknowledged by signatures of the parties to this Agreement.

CITY OF STORY CITY

MSA PROFESSIONAL SERVICES, INC.

Mike Jensen

Mayor

Date: _____

Jason Miller, PE

Iowa Vice President

Date: March 7, 2022

504 Broad Sreet

Story City, Iowa 50248

Phone: (515) 733-2121

1555 SE Delaware Ave, Suite F

Ankeny, Iowa 50021

Phone: (515) 964-1920

Basis of work

As stipulated within the proposal submitted for the completion of this project, the below table identifies the level of effort, expenses and total fee inclusive to the completion of the project, based upon an hourly rate not to exceed contract.

PHASE	TOTAL HOURS	ESTIMATED OUT-OF-POCKET EXPENSES	ALL INCLUSIVE MAXIMUM FEE, INCLUDING EXPENSES	NOTES
Survey	50	\$896.00	\$6,700.00	
Preliminary Design	504	\$23,656.00	\$93,500.00	Cost Includes Geotechnical Investigation by Subconsultant
Final Design	2,854	\$7,883.20	\$387,200.00	
Bidding	126	\$3,776.40	\$19,400.00	
Construction Administration	1,222	\$10,871.60	\$192,400.00	
RPR	3,312	\$26,278.40	\$351,800.00	
Post Construction	148	\$263.20	\$29,500.00	
TOTAL	8,216	\$73,624.80	\$1,080,500.00	

**ATTACHMENT A:
RATE SCHEDULE**

<u>CLASSIFICATION</u>	<u>LABOR RATE</u>
Principal in Charge	\$210.00/hr
Stormwater Engineer.....	\$165.00/hr
Architect	\$165.00/hr
Electrical Engineer	\$165.00/hr
QA/QC Engineer	\$165.00/hr
Project Manager/Lead Designer.....	\$150.00/hr
HVAC, Plumbing Engineer	\$150.00/hr
Structural Engineer.....	\$140.00/hr
Resident Project Representative Oversight.....	\$125.00/hr
BIM/Cadd Technician	\$115.00/hr
Survey Crew member.....	\$105.00/hr
Engineer	\$100.00/hr
Resident Project Representative	\$90.00/hr
Administrative.....	\$80.00/hr

REIMBURSABLE EXPENSES

Copies/Prints.....	Rate based on volume
Fax	\$1.00/page
GPS Equipment	\$40/hour
Mailing/UPS	At cost
Mileage – Automobile (currently \$0.545/mile)	Rate set by Fed. Gov.
Mileage – MSA Truck.....	\$0.70/mile
Nuclear Density Testing	\$25.00/day + \$10/test
Organic Vapor Field Meter	\$100/day
PC/CADD Machine.....	Included in labor rates
Stakes/Lath/Rods	At cost
Total Station	Included in labor rates
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost
Trimble Geodimeter.....	\$30/hour

* Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2022.

**MSA PROFESSIONAL SERVICES, INC. (MSA)
GENERAL TERMS AND CONDITIONS OF SERVICES (PUBLIC)**

1. **Scope and Fee.** The quoted fees and scope of services constitute a good faith estimate of the fees and tasks required to perform the services as defined in Exhibit 1. This agreement upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development service or involve renovation of an existing building or structure, activities often cannot be fully defined during initial planning. As the project progresses, facts uncovered may reveal a change in direction which may alter the scope. MSA will promptly inform the OWNER in writing of such situations so that changes in this agreement can be made as required. The OWNER agrees to clarify and define project requirements and to provide such legal, accounting and insurance counseling services as may be required for the project.

2. **Owner's Responsibilities.** OWNER shall provide MSA with information and data needed by MSA to perform the scope of services, including but not limited to design objectives, performance requirements, budgetary sources and limitations, previously completed reports or designs, and other pertinent information regarding the site or adjacent properties.

3. **Billing.** MSA will bill the OWNER monthly with net payment due upon 45 days from receipt. Past due balances shall be subject to an interest charge at a rate of 12% per year from said due date. Should OWNER have questions regarding an invoice, OWNER shall contact MSA in writing prior to due date, MSA shall not charge interest in period in which OWNER is disputing the bill in writing. In addition, MSA may, after giving seven days written notice, suspend service under any agreement until the OWNER has paid in full all amounts due for services rendered and expenses incurred, including the interest charge on past due invoices.

4. **Costs and Schedules.** Costs and schedule commitments shall be subject to change for delays caused by the OWNER's failure to provide specified facilities or information or for delays caused by unpredictable occurrences including, without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults, by suppliers of materials or services, process shutdowns, pandemics, acts of God or the public enemy, or acts of regulations of any governmental agency. Temporary delays of services caused by any of the above which result in additional costs beyond those outlined may require renegotiation of this agreement.

5. **Access to Site.** Owner shall furnish right-of-entry on the project site for MSA and, if the site is not owned by Owner, warrants that permission has been granted to make planned explorations pursuant to the scope of services. MSA will take reasonable precautions to minimize damage to the site from use of equipment, but has not included costs for restoration of damage that may result and shall not be responsible for such costs.

6. **Location of Utilities.** Owner shall supply MSA with the location of all pre-existent utilities and MSA has the right to reasonably rely on all Owner supplied information. In those instances where the scope of services require MSA to locate any buried utilities, MSA shall use reasonable means to identify the location of buried utilities in the areas of subsurface exploration and shall take reasonable precautions to avoid any damage to the utilities noted. However, Owner agrees to indemnify and defend MSA in the event of damage or injury arising from damage to or interference with subsurface structures or utilities which result from inaccuracies in information of instructions which have been furnished to MSA by others.

7. **Professional Representative.** MSA intends to serve as the OWNER's professional representative for those services as defined in this agreement, and to provide advice and consultation to the OWNER as a professional. Any opinions of probable project costs, reviews and observations, and other decisions made by MSA for the OWNER are rendered on the basis of experience and qualifications and represents the professional judgment of MSA. However, MSA cannot and does not guarantee that proposals, bid or actual project or construction costs will not vary from the opinion of probable cost prepared by it.

8. **Construction.** This agreement shall not be construed as giving MSA, the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by the contractors or subcontractors or the safety precautions and programs incident to the work, the same being the sole and exclusive responsibility of the contractors or subcontractors.

9. **Standard of Care.** In conducting the services, MSA will apply present professional, engineering and/or scientific judgment, which is known as the "standard of care". The standard of care is defined as that level of skill and care ordinarily exercised by members of the same profession practicing at the same point in time and in the same or similar locality under similar circumstances in performing the Services. The OWNER acknowledges that "current professional standards" shall mean the standard for professional services, measured

as of the time those services are rendered, and not according to later standards, if such later standards purport to impose a higher degree of care upon MSA.

MSA does not make any warranty or guarantee, expressed or implied, nor have any agreement or contract for services subject to the provisions of any uniform commercial code. Similarly, MSA will not accept those terms and conditions offered by the OWNER in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt, or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

10. Electronic Documents and Transmittals. Owner and MSA agree to transmit and accept project related correspondence, documents, text, data, drawings and the like in digital format in accordance with MSA's Electronic Data Transmittal policy. Each party is responsible for its own cybersecurity, and both parties waive the right to pursue liability against the other for any damages that occur as a direct result of electronic data sharing.

11. Construction Site Visits. If the scope of services includes services during the Construction Phase, MSA shall make visits to the site as specified in Ex. 1 – Scope of Services. MSA shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall MSA have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. In reference to these issues, MSA neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

MSA shall act as OWNER's representative during the construction period, as such MSA will have authority to reject work which MSA believes to be defective, or that MSA believes will not produce a completed project that conforms to the contract documents. MSA shall further provide notification to OWNER of same.

12. Termination. This Agreement shall commence upon execution and shall remain in effect until terminated by either party, at such party's discretion, on not less than fifteen (15) days' advance written notice. The effective date of the termination is the thirtieth day after the non-terminating party's receipt of the notice of termination. If MSA terminates the Agreement, the OWNER may, at its option, extend the terms of this Agreement to the extent necessary for MSA to complete any services that were ordered prior to the effective date of termination. If OWNER terminates this Agreement, OWNER shall pay MSA for all services performed prior to MSA's receipt of the notice of termination and for all work performed. Termination hereunder shall operate to discharge only those obligations which are executory by either party on and after the effective date of termination. These General Terms and Conditions shall survive the completion of the services performed hereunder or the Termination of this Agreement for any cause.

This agreement cannot be changed or terminated orally. No waiver of compliance with any provision or condition hereof should be effective unless agreed in writing and duly executed by the parties hereto.

13. Betterment. If, due to MSA's error, any required or necessary item or component of the project is omitted from the construction documents, MSA's liability shall be limited to the reasonable costs of correction of the construction, less what OWNER'S cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that MSA will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the project.

14. Hazardous Substances. OWNER acknowledges and agrees that MSA has had no role in generating, treating, storing, or disposing of hazardous substances or materials which may be present at the project site, and MSA has not benefited from the processes that produced such hazardous substances or materials. Any hazardous substances or materials encountered by or associated with Services provided by MSA on the project shall at no time be or become the property of MSA. MSA shall not be deemed to possess or control any hazardous substance or material at any time; arrangements for the treatment, storage, transport, or disposal of any hazardous substances or materials, which shall be made by MSA, are made solely and exclusively on OWNER's behalf for OWNER's benefit and at OWNER's direction. Nothing contained within this Agreement shall be construed or interpreted as requiring MSA to assume the status of a generator, storer, treater, or disposal facility as defined in any federal, state, or local statute, regulation, or rule governing treatment, storage, transport, and/or disposal of hazardous substances or materials.

All samples of hazardous substances, materials or contaminants are the property and responsibility of OWNER and shall be returned to OWNER at the end of a project for proper disposal. Alternate arrangements to ship such samples directly to a licensed disposal facility may be made at OWNER's request and expense and subject to this subparagraph.

15. Insurance. MSA will maintain insurance coverage for: Worker's Compensation, General Liability, and Professional Liability. MSA will provide information as to specific limits upon written request. If the OWNER requires coverages or limits in addition to those in effect as of the date of the agreement, premiums for additional insurance shall be paid by the OWNER. The liability of MSA to the OWNER for any indemnity commitments, or for any damages arising in any way out of performance of this contract is limited to such insurance coverages and amount which MSA has in effect.

16. Reuse of Documents. Reuse of any documents and/or services pertaining to this project by the OWNER or extensions of this project or on any other project shall be at the OWNER's sole risk. The OWNER agrees to defend, indemnify, and hold harmless MSA for all claims, damages, and expenses including attorneys' fees and costs arising out of such reuse of the documents and/or services by the OWNER or by others acting through the OWNER.

17. Indemnification. To the fullest extent permitted by law, MSA shall indemnify and hold harmless, OWNER, and OWNER's officers, directors, members, partners, agents, consultants, and employees (hereinafter "OWNER") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of MSA or MSA's officers, directors, members, partners, agents, employees, or Consultants (hereinafter "MSA"). In no event shall this indemnity agreement apply to claims between the OWNER and MSA. This indemnity agreement applies solely to claims of third parties.

To the fullest extent permitted by law, OWNER shall indemnify and hold harmless, MSA, and MSA's officers, directors, members, partners, agents, consultants, and employees (hereinafter "MSA") from reasonable claims, costs, losses, and damages arising out of or relating to the PROJECT, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of the OWNER or the OWNER's officers, directors, members, partners, agents, employees, or Consultants (hereinafter "OWNER"). In no event shall this indemnity agreement apply to claims between MSA and the OWNER. This indemnity agreement applies solely to claims of third parties. Furthermore, in no event shall this indemnity agreement apply to claims that the OWNER is responsible for attorneys' fees. This agreement does not give rise to any duty on the part of the OWNER to defend MSA on any claim arising under this agreement.

To the fullest extent permitted by law, MSA's total liability to OWNER and anyone claiming by, through, or under OWNER for any cost, loss or damages caused in part or by the negligence of MSA and in part by the negligence of OWNER or any other negligent entity or individual, shall not exceed the percentage share that MSA's negligence bears to the total negligence of OWNER, MSA, and all other negligent entities and individuals.

18. Accrual of Claims. To the fullest extent permitted by Laws and Regulations, all causes of action arising under this Agreement will be deemed to have accrued, and all statutory periods of limitation will commence, no later than the date of Substantial Completion; or, if Engineer's services do not include Construction Phase services, or the Project is not completed, then no later than the date of Owner's last payment to Engineer.

19. Dispute Resolution. OWNER and MSA desire to resolve any disputes or areas of disagreement involving the subject matter of this Agreement by a mechanism that facilitates resolution of disputes by negotiation rather than by litigation. OWNER and MSA also acknowledge that issues and problems may arise after execution of this Agreement which were not anticipated or are not resolved by specific provisions in this Agreement. Accordingly, both OWNER and MSA will endeavor to settle all controversies, claims, counterclaims, disputes, and other matters in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect, unless OWNER and MSA mutually agree otherwise. Demand for mediation shall be filed in writing with the other party to this Agreement. A demand for mediation shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Neither

demand for mediation nor any term of this Dispute Resolution clause shall prevent the filing of a legal action where failing to do so may bar the action because of the applicable statute of limitations. If despite the good faith efforts of OWNER and MSA any controversy, claim, counterclaim, dispute, or other matter is not resolved through negotiation or mediation, OWNER and MSA agree and consent that such matter may be resolved through legal action in any state or federal court having jurisdiction.

20. **Successors and Assigns.** The successors, executors, administrators, and legal representatives of Owner and Engineer are hereby bound to the other party to this Agreement and to the successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement. Neither party may assign, sublet, or transfer any rights under or interest (including, but without limitation, claims arising out of this Agreement or money that is due or may become due) in this Agreement without the written consent of the other party, which shall not be unreasonable withheld, except to the extent that any assignment, subletting, or transfer is mandated by law.

21. **Notices.** Any notice required under this Agreement will be in writing, and delivered: in person (by commercial courier or otherwise); by registered or certified mail. All such notices are effective upon the date of receipt.

22. **Survival.** Subject to applicable Laws and Regulations, all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

23. **Severability.** Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and MSA.

24. **No Waiver.** A party's non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Agreement.

25. **State Law.** This agreement shall be construed and interpreted in accordance with the laws of the State of Iowa.

26. **Jurisdiction.** OWNER hereby irrevocably submits to the jurisdiction of the state courts of the State of Iowa for the purpose of any suit, action or other proceeding arising out of or based upon this Agreement. OWNER further consents that the venue for any legal proceedings related to this Agreement shall be, at MSA's option, Sauk County, Wisconsin, or any county in which MSA has an office.

27. **Understanding.** This agreement contains the entire understanding between the parties on the subject matter hereof and no representations, inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereto.

Scope of Services

Story City 2022 Aero Mod Wastewater Treatment Improvements

Basic Engineering Services and Related Matters

MSA Professional Services, Inc. (Engineer) proposes to provide Design and Construction phase services for the City of Story City, Iowa (Owner), including submission of plans and specifications to the Iowa DNR, and other permitting authorities of the following:

BASIC SERVICES OF ENGINEER

General

The Basic Services are premised on the following general scope of professional services:

MSA Professional Services, Inc. proposes to provide services for the completion of design, including submission of plans and specifications to the Iowa DNR for permitting and bidding of the following:

- 1) New Wastewater Treatment Facility

The projects are intended to be completed in conformance with the standards stipulated by the Engineers Joint Contract Documents Committee and published jointly by the American Consulting Engineers Council and National Society of Professional Engineers.

In accordance with the Request for Proposal response submitted by MSA Professional Services to the City of Story City, MSA shall provide notification of, and obtain concurrence about the potential replacement thereof, of changes in key staff, including: Principal-in-Charge, Project manager and Resident Project Representative.

In association with completion of these projects, MSA, and their subconsultants, shall further perform the following services:

Field Work:

Complete topographic survey of proposed improvement area, including WWTF. Topographic survey shall include locating and identifying observable features within the improvement area, as well as research for determining existing property owners, locations of property lines and easements.

Easement Preparation:

It has been assumed under this agreement that the majority of the construction will be located public right of way, and or on city owned property. No temporary construction or permanent easements will be provided by MSA for the alignment identified within the Preliminary Engineering report. As such modification to this alignment, necessitating any easements or property acquisition may be considered out of the scope of this agreement.

Permit Applications:

Scope of Services

Story City 2022 Aero Mod Wastewater Treatment Improvements

MSA shall complete the design of each project in conjunction with the approved facility plan and submit project plans and specifications to the DNR for review and subsequent authorization by DNR for construction. All required forms and fillings shall be completed by MSA, however associated permit fees shall be paid for by OWNER.

Administration

MSA shall further prepare billings in a timely manner, as stipulated herein.

MSA's engineering services are as outlined in Exhibit A, and shall also include the following:

WASTEWATER TREATMENT FACILITY

1. Field Data Collection Phase
 - a. Complete topographic survey of proposed improvement area. Topographic survey shall include locating and identifying observable features within the improvement area, as well as, research for determining locations of property lines and easements.
2. Preliminary Design Phase
 - a. Report Phase
 - i. Meet with the DNR to review approved facility plan and anti-degradation analysis.
 - ii. Develop a preliminary engineering report of proposed improvements for City of Story City.
 - iii. Submit and obtain concurrence of proposed design from DNR.
 - iv. Prepare new NPDES discharge permit for new WWTF and submit
 - b. Preliminary design phase
 - i. Complete subsurface investigation (soil borings) and geotechnical evaluation for the entire project area.
 - ii. Prepare site plan, including grading plan, structure siting and pipe routing for existing facility.
 - iii. Prepare proposed site plan, including grading plan, structure siting and pipe routing for proposed facility.
 - iv. Prepare preliminary equipment evaluations for screening, grit removal, sludge press, pumping and associated systems.
 1. Provide same to OWNER for determination of baseline equipment selections.
3. Final Design Phase
 - a. Prepare hydraulic design of the facility.
 - b. Prepare site plan, including grading plan, structure siting and pipe routing,
 - c. Prepare piping plans, including all necessary piping within proposed treatment facility.
 - d. Prepare preliminary sizing and equipment selection for the following processes:
 - i. Screening
 - ii. Grit Removal

Scope of Services

Story City 2022 Aero Mod Wastewater Treatment Improvements

- iii. Flow Measurement
- iv. Aero-Mod Treatment facility
- v. Sludge Digestion
- vi. Sludge Belt Filter Press
- vii. Transfer Pumps
- e. *Unit Process Design*
 - i. Structural and Architectural design of
 - 1. Existing headworks building.
 - 2. New control laboratory building, and
 - 3. Existing sludge building
 - ii. Plumbing and HVAC design for the
 - 1. Existing headworks building.
 - 2. New control laboratory building, and
 - 3. Existing sludge building
 - iii. Process design for the Headworks building
 - iv. Process design of new control and laboratory building
 - v. Process Design of Screening equipment
 - vi. Process design of Grit removal equipment
 - vii. Coordination with equipment suppliers in general for layout of facility
 - viii. Process and Structural design of Aero Mod facility
 - ix. Process and Structural Design of Sludge Belt Filter press
- f. *Control Systems*
 - i. Provide design for the Electrical Service for above features.
 - ii. Provide design for standby power generation.
 - iii. Provide design for variable frequency drives associated with the new treatment process.
 - iv. Provide master PLC based control for new WWTF, including automated control features within WWTF, including potential for future remote SCADA sensing of remote lift stations.
- g. Structural and Architectural design of Existing Headworks building
- h. Structural and Architectural design of new control and laboratory building
 - i. Structural and architectural design is assumed to be based upon fluted concrete tilt up panel matching existing buildings.
- i. Analyze, Prepare and complete NPDES storm water pollution prevention plan associated with proposed improvements. Storm water pollution prevention plan shall topographic map, site map, narrative description, storm water management controls.
- j. Analyze, Prepare and complete Floodplain permitting for proposed construction.
- k. Prepare design and specifications so as to provide Contractor with concept for construction phasing to keep existing WWTF operational during construction.
- l. Prepare existing wastewater treatment demolition plans and identify potential construction sequencing.
- m. Prepare Plans and Specifications for Wastewater Treatment Plant Project
- n. Prepare Construction Cost Estimate Based upon Completed Plans and Specifications for Wastewater Treatment Plant Project
- o. Prepare DNR, and other relevant agencies, Permit Applications. Associated fees to be paid for by OWNER.

Scope of Services

Story City 2022 Aero Mod Wastewater Treatment Improvements

- p. Submit Plans and Specifications for Wastewater Treatment Plant Project to DNR for Review.
- q. Administration:
 - i. Project Design Administration
 - 1. Perform internal quality review to assure compliance with OWNER's intent.
 - 2. Coordinate internal Staff to assure compliance with OWNER's intent
 - 3. Prepare Project Correspondence.
 - ii. Project Design Meetings
 - 1. Conduct design review meeting with City Staff at 25%, 50% and 95% completion.
- 4. Bidding and Negotiating Phase
 - a. Prepare and provide necessary bidding documents including construction documents, engineer provided funding forms, online posting of the bid, fax notice of bid to local contractors (Owner to provide list of requested contractors to be included).
 - b. Answer bidder questions prior to bidding
 - c. Attend pre-bid conference
 - d. Issue addenda as required
 - e. Attend and facilitate bid opening. Review bids and provide a recommendation to the Owner for action.
 - f. Prepare and distribute contractor construction contract for execution. Review contract, bonds, insurance forms for general conformity to contract requirements. Owner may at their direction and expense have same reviewed by City Attorney and or Insurance Provider as deemed appropriate.
- 5. Construction Administration Phase:
 - a. Including: Acting as project engineering on behalf of the Owner and providing construction supervision, including review and approval of contractor claims
 - b. Compliance with applicable federal, state and other applicable regulations
 - c. Assistance with obtaining and compliance with SRF Financing.
 - d. Provide overall Project Management for the Owner-Engineer contract.
 - e. Provide project administration for Owner-Engineer contract, including correspondence, billings, files, etc.
 - f. Provide general administration of construction contract, including review and interpretation of Owner-Contractor contract.
 - g. Attend and Facilitate Pre-Construction Conference
 - h. Review and prepare Change Orders and Work Change Directives
 - i. Receive and file Shop Drawings and Samples; provide Owner copies.
 - i. A single review of each submitted shop drawing is included within the scope of this agreement. Costs for further reviews of submitted shop drawings are herein assumed to be compensated by Contractor, not OWNER.
 - j. Review and recommend Contractor applications for payment.
 - k. Review and facilitate receipt of Contractor Completion documents
 - l. Issue Final Notice of Acceptability of the Work, issue and review Punch List items

Scope of Services

Story City 2022 Aero Mod Wastewater Treatment Improvements

- m. Meet with the Owner to determine the project construction requirements, provide periodic updates of the project progress, and discuss any relevant issues concerning the project.
 - n. Provide coordination and review services with Funding Administrator;
 - o. Attend monthly construction meetings with the Contractor for an assumed construction contract length of 15 months.
 - p. Witness and document equipment start up and performance tests required to demonstrate compliance with the contract documents.
6. Resident Project Representative and Construction Observation Phase
- a. See attached Duties, Responsibilities and Limitations of Authority of Resident Project Representative.
 - b. Including providing on-site observations and analysis during the course of the construction to provide additional assurance of design intent and compliance with regulations.
 - c. Provide construction staking for the Contractor's use in construction. Stakes will be placed once as requested by the Contractor. Any required restaking will be at the Contractor's Expense.
 - d. Provide for Professional Engineer level Construction Review and coordination
 - e. Provide on-site observation to determine the amount, quality and acceptability and fitness of the work, materials and equipment, which are to be paid for under the contract. Onsite observations have been assumed as outlined within Exhibit C of this agreement.
7. Post Construction Phase
- a. Assimilate equipment Operation and Maintenance manuals as required, associated with the Wastewater Treatment Facility
 - b. Prepare site specific operation and maintenance manuals for new wastewater treatment facility
 - c. Prepare and provide two (2) copies of record drawings depicting the nature of the construction modifications;

Items Not Included in Basic Services

1. Land Acquisition services

It has been assumed under this agreement that no services are required in association with land acquisition in relation to the construction identified. As such, any work in relation to land acquisition shall be considered out of scope of this agreement.

2. Construction Management Services

It has been assumed under this agreement that no services associated with Construction Management between multiple contractors will be provided, as such any such services requiring construction management services shall be considered out of the scope of the agreement.

Duties, Responsibilities, and Limitations of Authority of Resident Project Representative

Agreement is supplemented to include the following agreement of the parties:

D1.01 *Resident Project Representative*

- A. Engineer shall furnish a Resident Project Representative ("RPR") to assist Engineer in observing progress and quality of the Work. The RPR shall provide full time representation, assumed to be an 8 hour work day Monday through Friday over a 15 month construction schedule. It is anticipated that the Contractor may not be performing work on each day for the 15-month contracted construction schedule; RPR, Engineer and Owner shall coordinate which days RPR is onsite.
- B. Through RPR's observations of Contractor's work in progress and field checks of materials and equipment, Engineer shall endeavor to provide further protection for Owner against defects and deficiencies in the Work. However, Engineer shall not, during such RPR field checks or as a result of such RPR observations of Contractor's work in progress, supervise, direct, or have control over Contractor's Work, nor shall Engineer (including the RPR) have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for security or safety at the Site, for safety precautions and programs incident to any contractor's work in progress, or for any failure of a contractor to comply with Laws and Regulations applicable to such contractor's performing and furnishing of its work. The Engineer (including RPR) neither guarantee the performances of any contractor nor assumes responsibility for Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.

MSA shall act as OWNER's representative during the construction period, as such MSA will have authority to reject work which MSA believes to be defective, or that MSA believes will not produce a completed project that conforms to the contract documents. MSA shall further provide notification to OWNER of same.

- C. The duties and responsibilities of the RPR are as follows:
 1. *General:* RPR is Engineer's representative at the Site, will act as directed by and under the supervision of Engineer, and will confer with Engineer regarding RPR's actions. RPR's dealings in matters pertaining to the Contractor's work in progress shall in general be with Engineer and Contractor. RPR's dealings with Subcontractors shall only be through or with the full knowledge and approval of Contractor. RPR shall generally communicate with Owner only with the knowledge of and under the direction of Engineer.
 2. *Schedules:* Review the progress schedule, schedule of Shop Drawing and Sample submittals, and schedule of values prepared by Contractor and consult with Engineer concerning acceptability.
 3. *Conferences and Meetings:* Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.
 4. *Liaison:*

- a. Serve as Engineer's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the intent of the Contract Documents.
 - b. Assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's on-Site operations.
 - c. Assist in obtaining from Owner additional details or information, when required for proper execution of the Work.
5. *Interpretation of Contract Documents:* Report to Engineer when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by Engineer.
6. *Shop Drawings and Samples:*
- a. Record date of receipt of Samples and approved Shop Drawings.
 - b. Receive Samples which are furnished at the Site by Contractor, and notify Engineer of availability of Samples for examination.
 - c. Advise Engineer and Contractor of the commencement of any portion of the Work requiring a Shop Drawing or Sample submittal for which RPR believes that the submittal has not been approved by Engineer.
7. *Modifications:* Consider and evaluate Contractor's suggestions for modifications in Drawings or Specifications and report such suggestions, together with RPR's recommendations, to Engineer. Transmit to Contractor in writing decisions as issued by Engineer.
8. *Review of Work and Rejection of Defective Work:*
- a. Conduct on-Site observations of Contractor's work in progress to assist Engineer in determining if the Work is in general proceeding in accordance with the Contract Documents.
 - b. Report to Engineer whenever RPR believes that any part of Contractor's work in progress will not produce a completed Project that conforms generally to the Contract Documents or will imperil the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise Engineer of that part of work in progress that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection, or approval.
9. *Inspections, Tests, and System Start-ups:*
- a. Consult with Engineer in advance of scheduled inspections, tests, and systems start-ups.
 - b. Verify that tests, equipment, and systems start-ups and operating and maintenance training are conducted in the presence of appropriate Owner's personnel, and that Contractor maintains adequate records thereof.

- c. Observe, record, and report to Engineer appropriate details relative to the test procedures and systems start-ups.
- d. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections, and report to Engineer.

10. *Records:*

- a. Maintain at the Site orderly files for correspondence, reports of job conferences, reproductions of original Contract Documents including all change orders, field orders, work change directives, addenda, additional Drawings issued subsequent to the execution of the Construction Contract, Engineer's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing and Sample submittals received from and delivered to Contractor, and other Project-related documents.
- b. Prepare a daily report or keep a diary or log book, recording Contractor's hours on the Site, weather conditions, data relative to questions of change orders, field orders, work change directives, or changed conditions, Site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Engineer.
- c. Record names, addresses, fax numbers, e-mail addresses, web site locations, and telephone numbers of all Contractors, Subcontractors, and major Suppliers of materials and equipment.
- d. Maintain records for use in preparing Project documentation.
- e. Upon completion of the Work, furnish original set of all RPR Project documentation to Engineer.

11. *Reports:*

- a. Furnish to Engineer periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.
- b. Draft and recommend to Engineer proposed change orders, work change directives, and field orders. Obtain backup material from Contractor.
- c. Furnish to Engineer and Owner copies of all inspection, test, and system start-up reports.
- d. Immediately notify Engineer of the occurrence of any Site accidents, emergencies, acts of God endangering the Work, damage to property by fire or other causes, or the discovery of any Constituent of Concern.

12. *Payment Requests:* Review applications for payment with Contractor for compliance with the established procedure for their submission and forward with recommendations to Engineer, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site but not incorporated in the Work.

13. *Certificates, Operation and Maintenance Manuals:* During the course of the Work, verify that materials and equipment certificates, operation and maintenance manuals and other data required by the Contract Documents to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have these documents delivered to Engineer for review and forwarding to Owner prior to payment for that part of the Work.

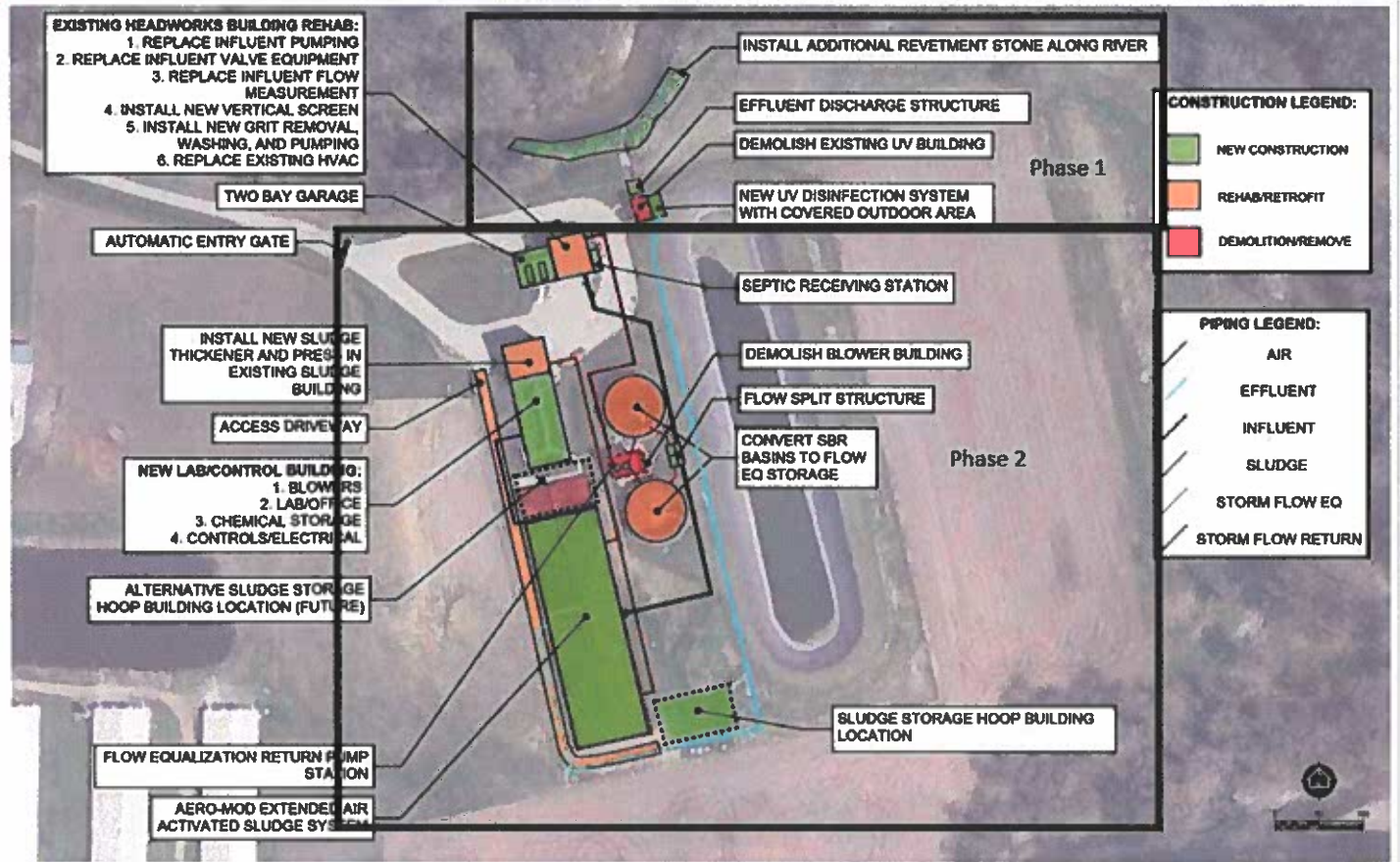
14. *Completion:*

- a. Participate in visits to the Project to determine Substantial Completion, assist in the determination of Substantial Completion and the preparation of lists of items to be completed or corrected.
- b. Participate in a final visit to the Project in the company of Engineer, Owner, and Contractor, and prepare a final list of items to be completed and deficiencies to be remedied.

D. Resident Project Representative shall not:

1. Authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items).
2. Exceed limitations of Engineer's authority as set forth in this Agreement.
3. Undertake any of the responsibilities of Contractor, Subcontractors or Suppliers.
4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of Contractor's work.
5. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.
6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Engineer.
7. Accept shop drawing or sample submittals from anyone other than Contractor.
8. Authorize Owner to occupy the Project in whole or in part.

Aeromod – New construction versus rehab/retrofit



DATE	DESCRIPTION	BY	CHKD



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CITY OF STORY CITY

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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: City Hall Renovations Project
Change Order No. 1

Date: March 7, 2022

Presented for Mayor and City Council consideration is Change Order No. 1 for the City Hall Renovations Project.

As has been previously reported and discussed, the City Hall Renovations Project bid came in significantly higher than what was estimated. Pursuant to discussion on options to reduce costs that were reviewed at the January 17, 2022, Council work session meeting; the architect, contractor, and city staff have identified cost savings in the amount of \$92,024.52.

The original construction contract was in the amount of \$535,000 and with the savings will result in a new contract sum in the amount of \$442,975.48. Attached for your information are the scope revisions made to the project.

With Change Order No. 1, the total cost of the project is approximately \$501,125 which is more in line with the preliminary budget estimate.

Change Request No. 3 – the original plans called for the relocation of the counter. Given its condition, it is recommended that a new one be constructed at an additional cost of \$1,561.96 (materials only; no labor charge). If approved, this would be reflected in change order no. 2.

Financing for the project will come from the issuance of a \$400,000 bond and General Fund cash reserves.



VALUE ENGINEERING SUGGESTIONS

City Hall Renovations

Story City, Iowa

OWNER: City of Story City
ARCHITECT: Farnsworth Group, Inc.
ESTIMATOR: Farnsworth Group, Inc.

DATE: February 23, 2022
PROJ. #: 0210518.00
PHASE: Post-Bid (Value Engineering)

DESCRIPTION OF WORK

Renovation of existing City Hall Building

BASE BID CONSTRUCTION COST		\$535,000
1)	Delete Railings at Stairs & Roof (keep @ West Exterior Door)	-\$6,500
2)	Delete Vertical Blinds	-\$1,800
3)	Delete Signage	-\$2,559
4)	Delete Upper Floor Finish Flooring (SV, LVT, Stairs & Carpet) (keep [204] & [205])	-\$27,792
5)	Delete Plaster Patching Allowance	-\$5,000
6)	Delete Vestibule Aluminum & Glass, Walls and Walkoff Carpet (keep exterior door)	-\$5,740
7)	Change Heat Pumps to Electric Furnace & Standard AC Units	-\$8,500
8)	Relocate ERVs to interior of building	-\$3,800
9)	Delete Doors, Frames & Hardware: (107-1, 107-2, 201-1, 202-1, 206-1, 206-2, 207-1, 208-1)	-\$17,000
10)	Delete Walls, Framing, Gyp & Paint: (Stair [200], Storage [206], Council Room [207])	-\$5,000
11)	Delete remaining painting from contract (keep @ [204], [205], new frames & walls)	-\$14,340
12)	Delete (5) LR1 Light Fixtures, conduit, wiring & switch in [207]:	-\$800
13)	Delete (15) Duplex outlets, conduit & wiring in [207] (circuits D-3, D-4, D-5 & D-6):	-\$900
14)	Reduce Circuit length for D-12 & D-13, ERV's to be relocated in [206A]:	-\$50
15)	Demo Ceiling in [202] & Add new Ceiling after ductwork:	\$3,700
16)	Add (8) L1 Light Fixtures, conduit, wiring & switch in [202]:	\$1,626
17)	Adjustment factor for other costs:	\$2,430
SUBTOTAL OF VE SUGGESTIONS		-\$92,025
REVISED CONSTRUCTION COST:		\$442,975



AIA Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
City Hall Renovations
504 Broad Street
Story City, Iowa 50248

CONTRACT INFORMATION:
Contract For: General Construction
Date: February 7, 2022

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: February 22, 2022

OWNER: *(Name and address)*
City of Story City, Iowa
504 Broad Street
Story City, Iowa 50248

ARCHITECT: *(Name and address)*
Farnsworth Group, Inc.
14225 University Avenue, Suite 110
Waukee, Iowa 50263

CONTRACTOR: *(Name and address)*
R.H. Grabau Construction, Inc.
871 P Avenue
PO Box 99
Boone, Iowa 50036

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

See attached Change Order No. 1 - Summary, dated February 22, 2022.

DEDUCT: (\$92,024.52)

The original Contract Sum was	\$	535,000.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	535,000.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	92,024.52
The new Contract Sum including this Change Order will be	\$	442,975.48

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be unchanged.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Farnsworth Group, Inc.

ARCHITECT *(Firm name)*

SIGNATURE

Kristofer J. Orth, AIA
PRINTED NAME AND TITLE

DATE

02/22/2022

R.H. Grabau

CONTRACTOR *(Firm name)*

SIGNATURE

ERIC R. HAMMER VP.
PRINTED NAME AND TITLE

DATE

2-22-22

City of Story City, Iowa

OWNER *(Firm name)*

SIGNATURE

Mike Jensen, Mayor
PRINTED NAME AND TITLE

DATE



CHANGE ORDER NO. 1 - SUMMARY

City Hall Renovations - Story City

Date: 02/22/22

Original Contract Price: \$535,000.00

Change Orders approved to date: \$0.00

CHANGE ORDER ITEMS

1) CR-001R PR-01 - Project Scope Revisions -\$94,929.52

2) CR-002 Demo Ceiling [202], Keep P5 Walls in [107]. \$2,905.00

TOTAL Changes: -\$92,024.52

Amount of this change order: -\$92,024.52

Adjusted contract price including this change order: \$442,975.48



**R.H. GRABAU CONSTRUCTION, INC.
GENERAL CONTRACTOR**

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Since 1946

CHANGE PROPOSAL

CR-001R

FEBRUARY 17, 2022

**FARNSWORTH GROUP
14225 UNIVERSITY AVE UNIT 110
WAUKEE, IA 50263**

Attn: KRISTOFER ORTH

Re: CITY HALL RENOVATIONS – CHANGE REQUEST 001

Dear Kristofer:

The following is the cost CR-001. This change is being proposed for the following:

- **Per proposal request 01.**
- **Breakdowns attached for your reference.**
- **If there are any questions, please feel free to contact this office.**

This change will come to a deduct in the contract in the amount of: \$94,929.52.

Very truly yours,

R. H. GRABAU CONSTRUCTION, INC.



Eric Hammer

Date: 2-17-22





**R.H. GRABAU CONSTRUCTION, INC.
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CHANGE PROPOSAL

CR-002

FEBRUARY 17, 2022

**FARNSWORTH GROUP
14225 UNIVERSITY AVE UNIT 110
WAUKEE, IA 50263**

Attn: KRISTOFER ORTH

Re: CITY HALL RENOVATIONS – CHANGE REQUEST 002

Dear Kristofer:

The following is the cost CR-002. This change is being proposed for the following:

- **Demolition of the ceiling in Staff Break Room [202].**
- **Keep P5 Walls in Police Department [107].**
- **Furring above ceiling.**

***Please note, there is no P/OH added to this cost, due to the cost being more than anticipated.**

This change will come to an additional cost of: \$2,905.00.

Very truly yours,

R. H. GRABAU CONSTRUCTION, INC.


Eric Hammer

Date: 2-17-22



Proposal Request Number: 01

Issue Date: February 7, 2022

Owner: City of Story City, Iowa

Project Name: City Hall Renovations

Project Number: 0210518.00

To: Eric Hammer

Company: R.H. Grabau Construction, Inc.

Street: 871 P Avenue – PO Box 99

City, State Zip: Boone, IA 50036

Phone: 515.432.6935

Contract for: General Construction

Contract Dated: February 7, 2022

Please submit an itemized quotation for changes in the contract sum and time incidental to proposed modifications to the contract documents described above.

THIS IS NOT A CHANGE ORDER OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED BELOW.

Description:

Scope revisions made to the project.

ADDENDUM NO. 2

- A. Sheet A1.1.1 – Supplementary Architectural Detail: **DELETE** galvanized steel guard rail at south edge of roof from scope of work.
- B. **DELETE** Keynote 10.03 – Maximum Occupancy Sign from scope of work.
- C. **DELETE** Section 01 2100 – Allowances in its entirety.

PROJECT MANUAL

- A. **DELETE** Section 01 2300 – Alternates in its entirety.
- B. **DELETE** Section 10 1400 – Signage in its entirety.
- C. **DELETE** Section 12 2116 – Vertical Louver Blinds in its entirety.

DRAWINGS

- A. Sheet A0.1 – General Information & Partition Types
 - 1. **DELETE** Wall Types P2 & P5 from scope of work.

B. Sheet AD1.1 – Demolition Plans

1. **DELETE** the following keynotes from the Demolition Keynotes List
 - a. D04.02, D06.03, D06.05, D08.06, D09.04, D11.01, D11.02, D12.04.
2. **REVISE** demo note D09.02 on south portion of 1/AD1.1 to only be for the Int Room [108].
3. **DELETE** all demolition work in Alternate #2 noted on 2/AD1.1 from scope of work.

C. Sheet A1.1 – Floor Plans

1. **DELETE** the following keynotes from Keynotes List:
 - a. 11.01 – Television Monitor (OF/OI)
 - b. 11.02 – Refrigerator (OF/OI)
 - c. 12.01 – Vertical Window Blind (Typ All Windows)
2. Main Floor Plan: **DELETE** Vestibule [106] P1A walls, storefronts S1 & S2, and aluminum door 106-2 & hardware.
3. Main Floor Plan: **DELETE** P5 Wall from Police Department [107].
4. Main Floor Plan: **DELETE** Doors 107-1 & 107-2.
5. Upper Floor Plan: **DELETE** Wall P3 at Stair [200].
6. Upper Floor Plan: **DELETE** Doors, Frames & Hardware 201-1, 202-1, 206-1, 206-2, 207-1 & 208-1.
7. Upper Floor Plan: **DELETE** Wall P1A between Storage [206A] & Mechanical [206B].
8. Upper Floor Plan: **DELETE** Wall P1A wall between Multi-Purpose Room [201] & Council Room [207].
9. Upper Floor Plan: **DELETE** VT><SV Floor Transition note between Multi-Purpose Room [201] and Hallway [201A].
10. Upper Floor Plan: **DELETE** RB><LVT Floor Transition note between Stair [200] and Hallway [201A].
11. Roof Plan: **DELETE** (3) Equipment Supports at ERV-1 & (3) Equipment Supports at ERV-2.

D. Sheet A3.1 – Exterior Elevation, Stair Sections & Roof Details

1. **DELETE** 3/A3.1 – Stair Section in its entirety, including new rubber risers, treads, and handrails.
2. **DELETE** 5/A3.1 - Roof Curb Flashing Detail.

E. Sheet A7.1 – Door & Room Finish Schedules, Door, Frame & Storefront Types

1. **REVISE** Room Finish Schedule floor to EXIST for the following rooms:
 - a. Stair [104]
 - b. Police Department [107]
 - c. Stair [200]
 - d. Multi-Purpose Room [201]
 - e. Hallway [201A]
 - f. Foyer [201B]
 - g. Staff Break Room [202]
 - h. Council Room [207]

2. **REVISE** Room Finish Schedule wall finishes to **EXIST** for the following rooms:
 - a. Vestibule [101]
 - b. Police Department [102] (East and South only)
 - c. Stair [104]
 - d. Storage [105]
 - e. Vestibule [106]
 - f. Multi-Purpose Room [201]
 - g. Hallway [201A]
 - h. Foyer [201B]
 - i. Staff Break Room [202] (North and West only)
 - j. Storage [206A]
 - k. Mechanical [206B]
 - l. Council Room [207]
 3. **DELETE** Rubber Base in [206A] & [206B].
 4. **DELETE** Vestibule [106] from Room Finish Schedule.
 5. **DELETE** the following doors from the Door Schedule in their entirety:
 - a. 106-2, 107-1, 107-2, 201-1, 202-1, 206-1, 206-2, 207-1, and 208-1
 6. **DELETE** Storefront Frame Types S1 and S2 from scope of work.
- F. Sheet A7.2 – Door & Storefront Details
1. **DELETE** details 5, 6, 7, 8 from scope of work.
 2. **REVISE** detail “4” to read “15”.
- G. Sheet A8.1 – Interior Elevations and Enlarged Plans
1. **DELETE** SV><LVT Floor Transition note between Foyer [201B] and Staff Break Room [202].
 2. **DELETE** details 6, 7 and 8.
- H. Sheet A8.2 – Interior Elevations and Enlarged Plans and Interior Details
1. **DELETE** Sheet A8.2 in its entirety.
- I. Sheet A8.3 – Upper Floor Interior Elevations
1. **DELETE** Sheet A8.3 in its entirety.
- J. Sheet A9.1– Reflected Ceiling Plans
1. Upper Floor Ceiling Plan, Room [202]: **ADD** Acoustic ceiling grid and tile.

MECHANICAL / ELECTRICAL DRAWINGS

A. Sheet M3.1 – Upper Level and Roof – Sheet Metal

1. **RELOCATE** ERV-1 & ERV-2 from roof to Storage/Mechanical [206].

B. Sheet M4.1 – Mechanical Details and Schedules

1. **CHANGE** AHU-1, 2, 3 and HP-1, 2, 3 to Electric Furnaces with Air Conditioning Units.

C. Sheet E1.1 – Main and Upper Level Plan - Lighting

1. Upper Level Plan – Lighting: **DELETE** (5) LR1 Light Fixtures, conduit, wiring & switch.
2. Upper Level Plan – Lighting: **ADD** (8) L1 Light Fixtures, conduit, wiring & switch in Staff Break Room [202].

D. Sheet E1.2 – Main and Upper Levels - Power

1. **DELETE** (15) Duplex outlets, conduit & wiring in [207] (circuits D-3, D-4, D-5 & D-6).
2. **RELOCATE** (2) Duplex outlets, conduit & wiring to north wall of [207] (circuits D-7).
3. **DELETE** (2) Duplex outlets, conduit & wiring in [206A] & [206B] (circuits D-9).

E. Sheet E2.2 – Basement and Roof Plans – Power

1. **RELOCATE** ERV-1 & ERV-2 from roof to Storage/Mechanical [206]. **REDUCE** circuit length (D-12 & D-13) including conduit and wiring.

F. Sheet E3.1 – Main and Upper Levels – Special Systems

1. **DELETE** (5) Combination Phone/Data outlets, conduit & boxes in [207].

G. Sheet E5.1 – Electrical Schedules

1. **CHANGE** AHU-1, 2, 3 and HP-1, 2, 3 to Electric Furnaces with Air Conditioning Units. Coordinate sizes of breakers, conduit, wiring, & disconnects, with Mechanical Subcontractor, then confirm with Electrical Engineer.

Issued By:

FARNSWORTH GROUP, INC.
Nathan H. Doggett, Associate AIA
Architectural Designer II

Attachments:

No Attachments.



**R.H. GRABAU CONSTRUCTION, INC.
GENERAL CONTRACTOR**

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Since 1946

CHANGE PROPOSAL

CR-003R



MARCH 1, 2022

**FARNSWORTH GROUP
14225 UNIVERSITY AVE UNIT 110
WAUKEE, IA 50263**

Attn: KRISTOFER ORTH

Re: CITY HALL RENOVATIONS - CHANGE REQUEST 003R



Dear Kristofer:

While onsite walking through the job site there was a discussion regarding the police department reception area. Currently this desk area is to be removed and reinstalled per the drawings. Due to the existing condition of the reception area, we are proposing a new reception desk. We are only requesting material costs to cover this. Labor and profit/overhead costs have been excluded from this request. We understand this is something the owners may not consider, but due to the extent of the existing conditions, we recommend replacing the desk as the existing one may not look appealing when finished. Included in this proposal are the data sheets as well as color selections for the countertop. If approved the owners may select the finish color for the desk from a catalog provided by the general contractor at a later date. Physical samples of the countertop can be provided upon request.



This quote includes a deduct to the owner for the additional labor from base bid.

This change will come to an additional cost of: \$1,561.96.

Very truly yours,

R. H. GRABAU CONSTRUCTION, INC.

Eric Hammer

Date: 3-1-22





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Design #: 335652543206

Estimated Price: \$2,156.96*

*Today's estimated price, future price may go up or down. Tax, labor, and delivery not included. Countertop, cabinet hardware, appliances, plumbing fixtures structures, flooring, lighting, and wall decor are sold separately and not included in the price

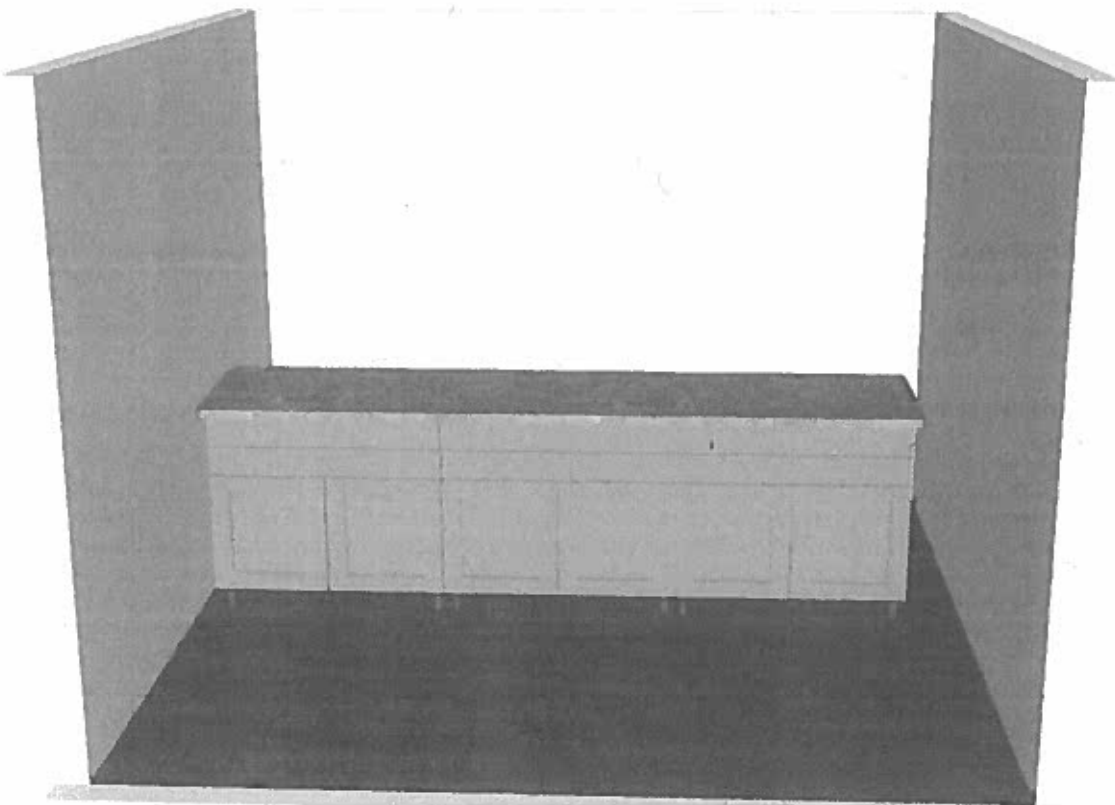
Cabinet Style:

Strömma Gray

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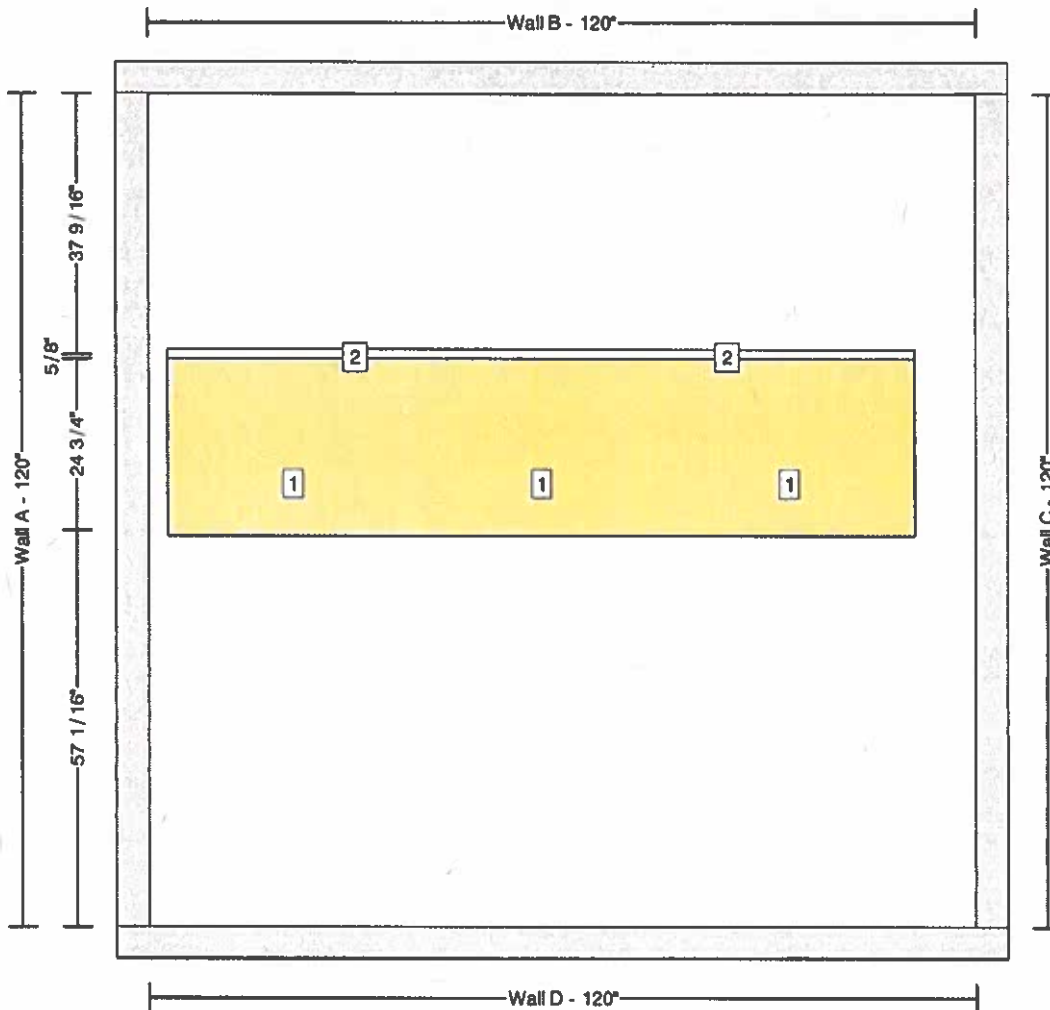
KLĀRVŪE/LAM-NEAPOLITAN STONE



Note: This 3D rendering is meant to represent the general appearance of the design. Actual design may vary from what is pictured. Color shows approximate tone. Color of actual product will vary from what is pictured due to differences in printing and resolution.

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIED ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

KLEARVUE/LAM-NEAPOLITAN STONE



All measurements have been provided by the guest. Menards™ is not responsible for any errors in dimensions. Verify the accuracy of all dimensions prior to purchase.

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CHANGE ORDER LOG

City Hall Renovations - Story City

Date: 03/02/22

Original Contract Price: \$535,000.00

CHANGE ORDER ITEMS

- | | | | |
|----|---------|---|-------------------------|
| 1) | CR-001R | PR-01 - Project Scope Revisions | -\$94,929.52 |
| 2) | CR-002 | Demo Ceiling [202], Keep P5 Walls in [107]. | \$2,905.00 |
| 2) | CR-003R | Replace Police Station Reception Desk | \$1,561.96 |

TOTAL Changes: ~~-\$90,462.56~~

Total of Changes ~~-\$90,462.56~~

Adjusted contract price including this change order: \$444,537.44

Sign Permit Application

City of Story City

504 Broad Street | 515-733-2121

Date: 2/24/2022

Application Number: _____

** Remove "GOOKIN" letters -
replace with "KARL" letters

Fee: _____

New are smaller / less sq ft than old

PERMIT FEE: \$50.00 for each such sign or other advertising structure

Location/Address of Sign:	510 Factory Outlet Drive
Applicant:	Gary Mills for Signs-N-More
Property owner:	Karl Ford
Sign Company:	Signs-N-More
Applicant Address:	751 NE Broadway Ave
Applicant Phone Number:	515-240-1533 Garys cell 515-285-8700 office
Applicant Email:	gmillssignsnmore@msn.com

Description of Work: Erect Alter Repair Maintain Remove Temporary Sign

Building Signage:

Type: Wall Awning Roof Other: _____

Height: 39" Width: 174 Total Area of Sign: 47.13 Total Wall Area: _____ Zoning District: _____

Ground Signage:

Type: Free Standing Monument Other: _____

Height: (ground to bottom of sign) _____ Height: (Bottom of sign to top of sign) _____ Width: _____

Total Area of Sign: _____

Set back from Property Lines:

Front: _____ Rear: _____ Sides: _____ Zoning District: _____

Construction Materials:

Face: white plex

Frame: aluminum individual letters

Support: std wall anchors

Attach 2 copies of the blueprints or ink drawing of the plans and specifications. Including: Locations & dimensions of all existing signage, locations & dimensions of all proposed signage, site plan showing property lines (if ground sign), building/structures in the area and the sign location or site plan showing wall area.

I hereby acknowledge that I have read this application and that it is correct, and I agree to comply with all city ordinances and state laws regulating signs and billboards.

J Mills for Sign-N-More
Applicant

Date: 02-24-2022

Anthony Mills Karl Auto
Owner

Date: 02-24-2022

Office Use Only

Approved Denied

Mark A Jackson
City Administrator

Date: 2-24-2022

City Council Action if required:

Approved Denied

City Clerk

Date: _____

Permit Fee Paid by: Check # _____ Cash

Residential Tax Abatement Application

City of Story City

504 Broad Street | 515-733-2121

Date: 02/24/22

Provides tax abatement for five years on the first \$75,000 of actual value added.

Address of Property: 938 8th St
Legal Description: Property ID 01-12-260-225
Title Holder or Contract Buyer: Cale and Amber Doyle
Address of Owner (if different than above):
Day Time Phone Number: 319-430-1568

Existing Property Use: Residential Commercial Industrial Vacant


Proposed Property Use: (check two) Residential Commercial Industrial Vacant Owner-Occupied

Nature of Improvements: New Construction Addition General Improvements

Specify: New 30'x40' Garage

Estimated or Actual Date of Completion: 02/01/22

Estimated of Actual Cost of Improvements: \$100,000

Signature: 

Date: 02/24/22



City of Story City, IA

CLAIMS REGISTER REPORT

By Segment (Select Below)

Payable Dates 2/12/2022 - 3/4/2022

Vendor Name	Description (Payable)	Amount
Department: 1110 - POLICE DEPARTMENT		
WELLMARK	GROUP HEALTH/DENTAL	3,943.31
JAKE EDWARDS	REIMBURSE	350.71
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	96.00
WINDSTREAM	PHONE/POLICE	76.51
COMPLETE COMMUNICATION	PHONE/INTERNET	85.21
Department 1110 - POLICE DEPARTMENT Total:		4,551.81
Department: 1150 - FIRE DEPARTMENT		
FELD FIRE EQUIPMENT CO	HOSE PARTS	429.31
BLACK HILLS ENERGY	GAS SERVICE	1,471.11
MPEC/NAPA Auto Parts	SUPPLIES	40.91
LYSLE MACDONALD	FIRE PROTECTION PUBLICATIO	184.00
VAN WALL	MISC SUPPLIES	15.31
ECHO GROUP, INC	ELECTRICAL PARTS	117.90
ECHO GROUP, INC	ELECTRICAL PARTS	18.61
PATTERSON AUTO	F350/F150/SUBURBAN	588.81
BRADY KLINE	REIMBURSE SUBSCRIPTION	92.00
COMPLETE COMMUNICATION	PHONE/INTERNET	185.41
Department 1150 - FIRE DEPARTMENT Total:		3,143.61
Department: 1160 - FIRST RESPONDERS		
PATTERSON AUTO	F350/F150/SUBURBAN	379.11
DEWEY FORD	2008 F-45	6,682.91
Department 1160 - FIRST RESPONDERS Total:		7,062.11
Department: 1170 - BLDG INSPECTIONS		
SAFE BUILDING	BLDG, PLUMB, MECH, PERMIT	1,569.61
SAFE BUILDING	PERMITS/BLDG/PLUMB/MEC	3,816.71
Department 1170 - BLDG INSPECTIONS Total:		5,386.41
Department: 2210 - STREET/ROADWAY MAINT		
PREFERRED PEST MANAGEME	SERVICE	45.00
WELLMARK	GROUP HEALTH/DENTAL	2,706.41
BLACK HILLS ENERGY	GAS SERVICE	554.41
MPEC/NAPA Auto Parts	SUPPLIES	598.71
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	48.00
CENTRAL IOWA DIST	SUPPLIES	295.51
VAN WALL	PARTS	2,917.31
KARL FORD	ADAPTER	380.01
CAPITAL CITY EQUIPMENT	SKID LOADER PIN	73.11
INTERSTATE BATTERY/UPPER I	SUPPLIES	243.90
HOKEL MACHINE SUPPLY	GAS	63.51
AWS SERVICE CENTER	GARBAGE SERVICE	47.00
COMPLETE COMMUNICATION	PHONE/INTERNET	107.51
Department 2210 - STREET/ROADWAY MAINT Total:		8,080.71
Department: 2250 - SNOW & ICE		
HAWKEYE TRUCK EQUIP	CHAIN	1,200.00
Department 2250 - SNOW & ICE Total:		1,200.00
Department: 4410 - LIBRARY		
WELLMARK	GROUP HEALTH/DENTAL	1,284.31
WELLMARK	GROUP HEALTH/DENTAL	428.11
BLACK HILLS ENERGY	GAS SERVICE	801.31
AWS SERVICE CENTER	GARBAGE SERVICE	30.00
CENTER POINT PUBLISHING	BOOKS	139.01
ACCESS SYSTEMS	copier	140.11

CLAIMS REGISTER REPORT

Payable Dates: 2/12/2022 - 3/4/2022

Vendor Name	Description (Payable)	Amount
INGRAM LIBRARY SERVICES	BOOKS	380.7
INGRAM LIBRARY SERVICES	BOOKS	74.4
AUREON COMMUNICATIONS	LIBRARY SERVICIE	82.6
BAKER & TAYLOR	books	128.7
GALE/CENGAGE LEARNING	BOOKS	96.7
SABRINA GOGERTY	CLEANING	256.2
VISA	PROGRAMMING	14.1
VISA	PROGRAMMING	40.0
VISA	PROGRAMMING	90.9
AMAZON CAPITAL SERVICES	BOOKS AND SUPPLIES	63.4
AMAZON CAPITAL SERVICES	BOOKS AND SUPPLIES	17.1
AMAZON CAPITAL SERVICES	BOOKS AND SUPPLIES	15.9
AMAZON CAPITAL SERVICES	BOOKS AND SUPPLIES	9.9
AMAZON CAPITAL SERVICES	BOOKS AND SUPPLIES	17.1
MARIA HARTT	PROGRAMS	4.2
MARIA HARTT	PROGRAMS	29.6
MARIA HARTT	PROGRAMS	3.8
Department: 4410 - LIBRARY Total:		4,149.1
Department: 4430 - PARKS		
MTI DISTRIBUTING INC	AIR/FUEL FILTERS	82.3
PREFERRED PEST MANAGEME	SERVICE	55.0
AMES OUTDOOR SUPPLY	MOWER SERVICE SUPPLIES	140.9
WELLMARK	GROUP HEALTH/DENTAL	399.3
BLACK HILLS ENERGY	GAS SERVICE	850.8
JOE LUCAS	TRAVEL/MEAL	39.0
MPEC/NAPA Auto Parts	SUPPLIES	97.9
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.0
VAN WALL	MISC SUPPLIES	537.5
MENARDS	SUPPLIES	74.5
CENTRAL IOWA DIST	SUPPLIES	305.0
AMES OUTDOOR SUPPLY	MOWER PARTS	326.5
PATTERSON AUTO	F350/F150/SUBURBAN	166.4
AWS SERVICE CENTER	GARBAGE SERVICE	179.3
LOWES COMPANIES	MISC	35.4
LOWES COMPANIES	MISC	237.9
LOWES COMPANIES	MISC	129.1
O'CONNOR HEATING & COOL	HEATER REPAIRS @ SHOP	572.2
COMPLETE COMMUNICATION	PHONE/INTERNET	195.4
Department 4430 - PARKS Total:		4,456.8
Department: 4440 - RECREATION DEPARTMENT		
MENARDS	SHELVING, OIL, WIPES	219.6
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.0
TK ELEVATOR CORPORATION	SERVICE	276.4
COMPLETE COMMUNICATION	PHONE/INTERNET	139.5
Department 4440 - RECREATION DEPARTMENT Total:		651.6
Department: 4445 - SWIMMING POOL		
BLACK HILLS ENERGY	GAS SERVICE	70.0
COMPLETE COMMUNICATION	PHONE/INTERNET	5.0
Department 4445 - SWIMMING POOL Total:		75.0
Department: 4450 - CEMETERY		
AWS SERVICE CENTER	GARBAGE SERVICE	40.0
Department 4450 - CEMETERY Total:		40.0
Department: 5520 - ECONOMIC DEVELOPMENT		
STORY CITY EDC	EDC CONTRIBUTIONS/WATER	332.0
Department 5520 - ECONOMIC DEVELOPMENT Total:		332.0
Department: 6300 - PARTIAL SELF FUNDING		
BENEFITS INC	GROUP HEALTH	135.0
Department 6300 - PARTIAL SELF FUNDING Total:		135.0

CLAIMS REGISTER REPORT

Payable Dates: 2/12/2022 - 3/4/2022

Vendor Name	Description (Payable)	Amount
Department: 6611 - EXECUTIVE (MAYOR, ADM)		
WELLMARK	GROUP HEALTH/DENTAL	1,698.9
MPEC/NAPA Auto Parts	SUPPLIES	60.9
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.0
		Department 6611 - EXECUTIVE (MAYOR, ADM) Total:
		1,775.9
Department: 6620 - FINANCIAL AD (CLERK,TREA)		
STORY COUNTY RECORDER	RECORDING FEES	12.0
GATE HOUSE DB IOWA HOLDI	MINUTES/NOTICES	834.4
WELLMARK	GROUP HEALTH/DENTAL	1,673.9
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	26.4
STAPLES CREDIT PLAN	OFFICE SUPPLIES	31.4
PETTY CASH	CITY HALL	126.2
COMPLETE COMMUNICATION	PHONE/INTERNET	247.5
		Department 6620 - FINANCIAL AD (CLERK,TREA) Total:
		2,952.0
Department: 6640 - LEGAL SERVICES		
LARSON LAW OFFICE	LEGAL SERVICES	600.0
		Department 6640 - LEGAL SERVICES Total:
		600.0
Department: 6650 - CITY HALL/SENIOR CENTER		
PREFERRED PEST MANAGEME	SERVICE	75.0
AMERICAN BUSINESS PHONES	REMOTE SERVICE	55.0
WELLMARK	GROUP HEALTH/DENTAL	171.1
ANGELA HALLADAY	CLEANING CH	200.0
BLACK HILLS ENERGY	GAS SERVICE	1,713.4
CONVERSE CONDITIONED AIR	MINI SPLIT PD	3,500.0
AWS SERVICE CENTER	GARBAGE SERVICE	111.2
TERRACON CONSULTANTS INC	INSPECTION	3,713.5
		Department 6650 - CITY HALL/SENIOR CENTER Total:
		9,539.3
Department: 6670 - DATA PROCESSING		
COMPUTER EXPRESS	COMPUTER REPAIRS	80.7
COMPUTER EXPRESS	COMPUTER REPAIRS	108.7
COMPUTER EXPRESS	COMPUTER REPAIRS	642.6
SALTECH	TECHNOLOGY SUPPORT	344.4
		Department 6670 - DATA PROCESSING Total:
		1,176.6
Department: 8750 - CAPITAL PROJECTS		
SEALWIZE OF IOWA	EPOXY FLOOR FAIRVIEW LOD	9,324.0
		Department 8750 - CAPITAL PROJECTS Total:
		9,324.0
Department: 8766 - WATER MAIN IMPROVEMENTS		
CLAPSADDLE-GARBER INC	WATER MAIN IMPROV	17,544.2
		Department 8766 - WATER MAIN IMPROVEMENTS Total:
		17,544.2
Department: 9810 - WATER UTILITY		
HACH COMPANY	WATER CHEMICALS	215.7
HACH COMPANY	WATER CHEMICALS	450.7
HACH COMPANY	WATER CHEMICALS	411.6
HACH COMPANY	SERVICE AGREEMENT	3,000.0
HACH COMPANY	WATER CHEMICALS	103.1
ULINE	MISC SUPPLIES	289.1
BJ'S STATE INDUSTRIAL SUPPL	PIPE THREADER	149.9
IA ASSOC MUN UTILITIES	DUES	563.0
WELLMARK	GROUP HEALTH/DENTAL	1,971.6
BLACK HILLS ENERGY	GAS SERVICE	248.5
MPEC/NAPA Auto Parts	SUPPLIES	5.4
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.0
MENARDS COMMERCIAL CAPI	WATER PLANT REFRIGERATOR	245.5
HACH COMPANY	CHEMICALS	61.9
CENTRAL IOWA DIST	SUPPLIES	68.0
CENTRAL IOWA DIST	SUPPLIES	69.5
MENARDS	SHELIVING	589.9
AWS SERVICE CENTER	GARBAGE SERVICE	78.0

CLAIMS REGISTER REPORT

Payable Dates: 2/12/2022 - 3/4/2022

Vendor Name	Description (Payable)	Amount
BUSINESS RADIO LICENSING	DUES	110.00
STORY CITY POSTMASTER	WATER UTILITY BILLS	204.20
COMPLETE COMMUNICATION	PHONE/INTERNET	179.20
Department 9810 - WATER UTILITY Total:		9,047.40
Department: 9815 - SEWER UTILITY		
CENTRAL PUMP & MOTOR	DAYTON PUMP REPAIR	473.30
I & S GROUP	CONSULTING	1,805.00
WELLMARK	GROUP HEALTH/DENTAL	1,971.60
BLACK HILLS ENERGY	GAS SERVICE	754.40
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.00
CENTRAL IOWA DIST	SUPPLIES	349.50
MECHANICAL COMFORT	VENT FAN	220.00
OMNISITE	ANNUAL SERVICES	232.10
AWS SERVICE CENTER	GARBAGE SERVICE	48.00
STORY CITY POSTMASTER	WATER UTILITY BILLS	204.20
COMPLETE COMMUNICATION	PHONE/INTERNET	179.20
Department 9815 - SEWER UTILITY Total:		6,269.40
Grand Total:		97,493.60

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	45,325.36
033 - GILBERT PUBLIC LIBRARY	567.45
110 - ROAD USE TAX	9,280.70
115 - PARTIAL SELF FUNDING	135.00
312 - CAPITAL PROJECTS	9,324.00
316 - WATER PROJECTS	17,544.20
600 - WATER UTILITY	9,047.41
610 - SEWER UTILITY	6,269.49
Grand Total:	97,493.61

Account Summary

Account Number	Account Name	Payment Amount
001-1110-6150	INSURANCE, GROUP HE	4,039.32
001-1110-6181	CLOTHING ALLOWANCE	350.75
001-1110-6373	TELEPHONE	161.79
001-1150-6230	TRAVEL & TRAINING	276.00
001-1150-6320	BUILDING & GROUNDS	136.55
001-1150-6331	MOTOR VEHICLE OPER.	15.39
001-1150-6332	VEHICLE REPAIR & MAIN	588.84
001-1150-6350	EQUIPMENT REPAIR &	470.31
001-1150-6371	UTILITIES	1,471.13
001-1150-6373	TELEPHONE	185.43
001-1160-6332	VEHICLE REPAIR & MAIN	379.17
001-1160-6350	EQUIPMENT REPAIR &	6,682.97
001-1170-6490	PROFESSIONAL SERVICE	5,386.43
001-4410-6150	INSURANCE, GROUP HE	1,284.37
001-4410-6320	BUILDING & GROUNDS	256.25
001-4410-6371	UTILITIES	831.32
001-4410-6373	TELEPHONE	82.66
001-4410-6499	MISCELLANEOUS	63.46
001-4410-6500	PROGRAMMING	31.27
001-4410-6502	TECHNOLOGY	15.99
001-4410-6505	CATALOGING SUPPLIES	40.00
001-4410-6506	OFFICE SUPPLIES	140.15
001-4410-6772	BOOKS	836.26
001-4430-6150	INSURANCE, GROUP HE	431.30
001-4430-6230	TRAVEL & TRAINING	39.01
001-4430-6320	BUILDING & GROUNDS	1,198.73
001-4430-6330	MOTOR VEHICLE MAINT	326.54
001-4430-6331	MOTOR VEHICLE OPER.	858.80
001-4430-6332	VEHICLE REPAIR & MAIN	166.42
001-4430-6350	EQUIPMENT REPAIR &	572.22
001-4430-6373	TELEPHONE	195.43
001-4430-6498	CONTRACTUAL SERVICES	55.00
001-4430-6499	MISCELLANEOUS	179.30
001-4430-6504	MINOR EQUIPMENT	129.13
001-4430-6507	MISC. OPERATING SUPP	305.00
001-4440-6150	INSURANCE, GROUP HE	16.00
001-4440-6320	BUILDING & GROUNDS	219.67
001-4440-6373	TELEPHONE	139.53
001-4440-6413	PAYMENTS TO OTHER A	276.48
001-4445-6371	UTILITIES	70.00
001-4445-6373	TELEPHONE	5.00
001-4450-6320	BUILDING & GROUNDS	40.00
001-5520-6413	PAYMENTS TO OTHER A	332.00
001-6611-6150	INSURANCE, GROUP HE	1,714.94
001-6611-6330	MOTOR VEHICLE MAINT	60.97

Account Summary

Account Number	Account Name	Payment Amount
001-6620-6150	INSURANCE, GROUP HE	1,700.34
001-6620-6373	TELEPHONE	247.51
001-6620-6402	PUBLICATION ADV/LEGA	834.47
001-6620-6490	PROFESSIONAL SERVICE	12.00
001-6620-6506	OFFICE SUPPLIES	31.48
001-6620-6508	PETTY CASH/POSTAGE	126.26
001-6640-6490	PROFESSIONAL SERVICE	600.00
001-6650-6150	INSURANCE, GROUP HE	171.13
001-6650-6320	BUILDING & GROUNDS	275.00
001-6650-6350	EQUIPMENT REPAIR &	55.00
001-6650-6371	UTILITIES	1,713.49
001-6650-6490	PROFESSIONAL SERVICE	3,713.56
001-6650-6499	MISCELLANEOUS	111.20
001-6650-6727	CAPITAL EQUIPMENT	3,500.00
001-6670-6490	PROFESSIONAL SERVICE	1,176.64
033-4410-6150	INSURANCE, GROUP HE	428.12
033-4410-6500	PROGRAMMING	61.04
033-4410-6506	OFFICE SUPPLIES	3.88
033-4410-6772	BOOKS	74.41
110-2210-6150	INSURANCE, GROUP HE	2,754.44
110-2210-6330	MOTOR VEHICLE MAINT	380.05
110-2210-6332	VEHICLE REPAIR & MAIN	243.90
110-2210-6350	EQUIPMENT REPAIR &	3,589.24
110-2210-6371	UTILITIES	554.49
110-2210-6373	TELEPHONE	107.58
110-2210-6490	PROFESSIONAL SERVICE	45.00
110-2210-6499	MISCELLANEOUS	47.00
110-2210-6507	MISC. OPERATING SUPP	359.00
110-2250-6350	EQUIPMENT REPAIR &	1,200.00
115-6300-6150	INSURANCE, GROUP HE	135.00
312-8750-6499	MISCELLANEOUS	9,324.00
316-8766-6490	PROFESSIONAL SERVICE	17,544.20
600-9810-6150	INSURANCE, GROUP HE	2,003.66
600-9810-6210	DUES & SUBSCRIPTIONS	3,673.00
600-9810-6350	EQUIPMENT REPAIR &	5.49
600-9810-6371	UTILITIES	248.55
600-9810-6373	TELEPHONE	179.20
600-9810-6419	DATA PROCESSING	204.25
600-9810-6499	MISCELLANEOUS	78.00
600-9810-6504	MINOR EQUIPMENT	383.02
600-9810-6506	OFFICE SUPPLIES	289.19
600-9810-6507	MISC. OPERATING SUPP	801.80
600-9810-6524	SCIENTIFIC SUPPLIES	1,181.25
610-9815-6150	INSURANCE, GROUP HE	2,003.66
610-9815-6210	DUES & SUBSCRIPTIONS	232.14
610-9815-6320	BUILDING & GROUNDS	220.00
610-9815-6371	UTILITIES	754.40
610-9815-6373	TELEPHONE	179.20
610-9815-6419	DATA PROCESSING	204.26
610-9815-6490	PROFESSIONAL SERVICE	2,278.33
610-9815-6499	MISCELLANEOUS	48.00
610-9815-6504	MINOR EQUIPMENT	349.50
	Grand Total:	97,493.61

Project Account Summary

Project Account Key	Payment Amount
None	97,493.61

Project Account Summary

Project Account Key
None

Payment Amount

Grand Total:

97,493.61

Street Department's Activities for January

1. Snow and ice control
2. Burned brush at North dump
3. Maintained brush sites
4. Hauled away several loads of wood chips
5. Finalized Street budget
6. Cleaned up in shop and are getting rid of unneeded items
7. Ty got his CDL
8. Deep cleaned street sweeper and put in storage for winter
9. Washed trucks and equipment
10. Hauled in 3 loads of sand for ice control
11. Replaced batteries on road grader
12. Replaced door handle on Ford Ranger
13. Hawkeye Truck Equipment repaired cylinder and a few leaking hoses on '99 Chevy plow and repaired bent plow on '08 Ford F550
14. Repaired broken plow mount on '09 International wing plow
15. Serviced '01 Ford Ranger, '06 Ford F350, '08 Ford F550, '21 Ford F350 and '09 Freightliner
16. We all attended safety training

Scheduled Activities for February

1. Snow and ice control
2. Maintain and repair equipment
3. Have Ty study for pesticide license

January 2022

Water

Completed monthly bac-t samples
Completed well draw downs
Completed all disconnects
Completed meters and rechecks
All locates completed

Wastewater

Weekly & monthly sampling. (TSS, Ammonia, BOD, Tank Samples)

Monthly Maintenance: cleaning, greasing, exercising valves.

Continued increased Aluminum testing to monitor for regulations coming down the line. Will be talking with Tom at the DNR in February to see how long we will need to continue this testing. With the amount of testing we have done to date, I think we have proven that we will be able to meet the limit on our permit coming in 2024.

Automatic Systems was out to take a look at SBR Bridge drive Number 2. It keeps tripping out the braker and causing alarms that have to be taken care of (calls out and caused OT) Replace the heaters on the starter if that doesn't work, we will have to look into it further. *This is still an ongoing problem. We have Josh with central pump lined up to come and see what he can find. Josh did some very basic electrical testing and didn't find anything. It was very cold (-15 or so) the day he was here so he is going to look at in more when he is back on a warmer day.

Josh took our sampler pump for repair.

Getting quotes to repair wet well vent fan.

Dumped Grit

Applied to reed beds to lower mixed liquor in our tanks (trying to get our settling moving in the right direction. It has been working)

Ordered Quality Control and DMRQA testing for the upcoming year.

Dwain is still working on testing.

Helped with water dig on maple in front of school.

**STORY CITY PARKS AND RECREATION DEPARTMENT
MONTHLY ACTIVITIES REPORT
JANUARY 2022**

- Light snow on 1/1 so I came in around 7am on Jan. 2 and moved snow at our areas
- One Hour Heating and Cooling came on 1-4 and got our sidewalk boiler heater at City Hall up and running
- My parks truck had a temp. sensor go bad, causing check engine light to keep coming on. Took to Patterson Auto and they replaced it on 1/5
- Cole and I worked on the shed on the 4th-7th
- Jenny gone 1/7-1/16
- Cole and I finished the shed on 1/11 and moved it to the East Diamond, we'll build some shelves in it this spring.
- Cole and I painted the route arrows for Rosy Cheeks on 1/12
- Snow storm projected on 1/14 so Cole and I got all our equipment fueled up and ready on 1/13
- Snow all day on 1/14, Cole and I hit all our areas in the morning then Cole started plowing for the street department till 6pm. I touched up our areas throughout the day and came back in at 8:30pm to do the fire station one more time before morning.
- Street dept was down a man all weekend, so Cole came in at 3am 1/15 and plowed for the Street dept all day (11 hours). I used skid loader and Adam Johnson used our mower/snowblower to move snow at all our areas
- Touched up snow removal and added ice melt to areas on 1/17, Cole helped Street dept all day haul snow away from downtown and again on 1/18
- Council budget meeting 5pm 1/17 at senior center
- Jenny out sick on 1/17
- Pretty warm out on 1/18, so I scrapped snow/ice at our areas to get it to melt off faster
- Spring dance session started up on 1/18 at FVL
- Cole and I started putting together picnic tables on 1/19, 20, 21ST
- Cole and I hauled snow off from True Value's sidewalk on 1/18.
- City hosted a IAMU training on diversity, workplace violence and harassment on 1/20 at FVL (14 employees between city and electric dept attended) We will now host a training each month on various safety topics.
- Light snow at night on 1/21, so Cole and I came in on 1/22 and moved snow at our locations, used broom on skid loader and back pack blower

- Light snow early morning on 1/24, so Cole and I moved snow with broom and blower again first thing
- Rob's Tree Service cut a broken, potentially dangerous branch out of tree at 703 Lafayette and removed 2 dead ash at 410 Elm that were on the removal list and in bad shape on 1/24
- Early registration for Rosy Cheeks 5k race ended on 1/24 (47 registered, as of 1/24), registration remains open and will be open day of race as well
- Cole and I serviced John Deere zero turn mower and John Deere 1550 mower on 1/26 and 1/27
- Main garage door opener at parks shop broke, had Stine Door Co (John Stine) come fix it on 1/31

Story City Police Department

Summary Report

01/01/2022 00:00:00 - 01/31/2022 23:59:59

Quick Overview

Calls for Service: 529

Traffic Stops: 14

New Cases: 16

Outreach Events: 0

Extra Patrol: 57

Fire Alarms: 0

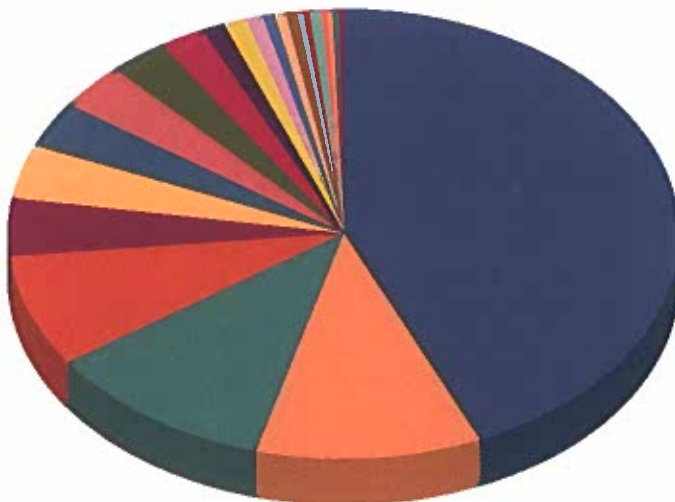
Number of Arrests: 5

Total Charges Filed: 6

Juvenile Referrals: 0

Calls For Service

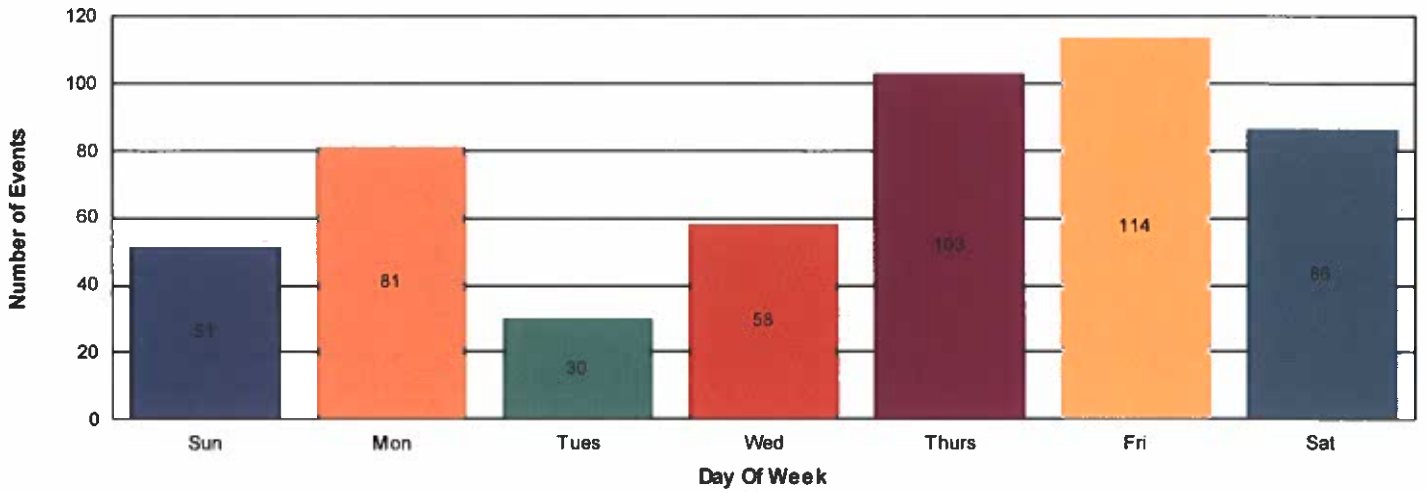
Officer Involved



OUTREACH / COMMUNITY SERVICE	43.4%
BUSINESS SECURITY CHECK	10.9%
EXTRA PATROL	10.9%
GENERAL COMPLAINTS	8.2%
ADMINISTRATIVE ACTIVITY	4.2%
SUSPICIOUS ACTIVITY	3.6%
FOLLOW UP	3.4%
MEDICAL CALL	3.4%
TRAFFIC STOP / ENFORCEMENT	2.7%
COLLISION	2.3%
THEFT/BURGLARY/PROPERTY CALLS	1.1%
WELFARE CHECK	1.1%
LAW DEPARTMENT ASSIST	0.8%
ALARM	0.6%
CIVIL MATTER	0.6%
DOMESTIC DISPUTE	0.4%
DRUGS AND ALCOHOL	0.4%
SALVAGE VEHICLE INSPECTION	0.4%
WARRANT SERVICE	0.4%
ATTEMPT SUICIDE / SUICIDE	0.2%
CHEMICAL SPILL/ODOR	0.2%
FIREWORKS COMPLAINT	0.2%
HARASSMENT	0.2%
REPOSSESSION	0.2%
VEHICLE FIRE	0.2%
Total:	100.0%

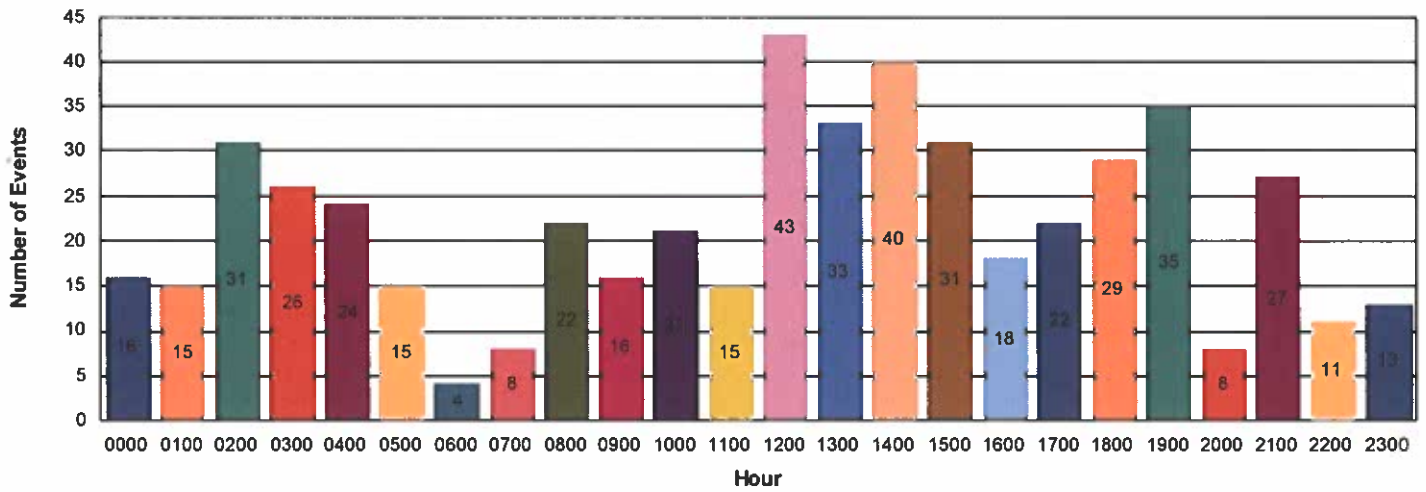
Events by Day

Officer Involved



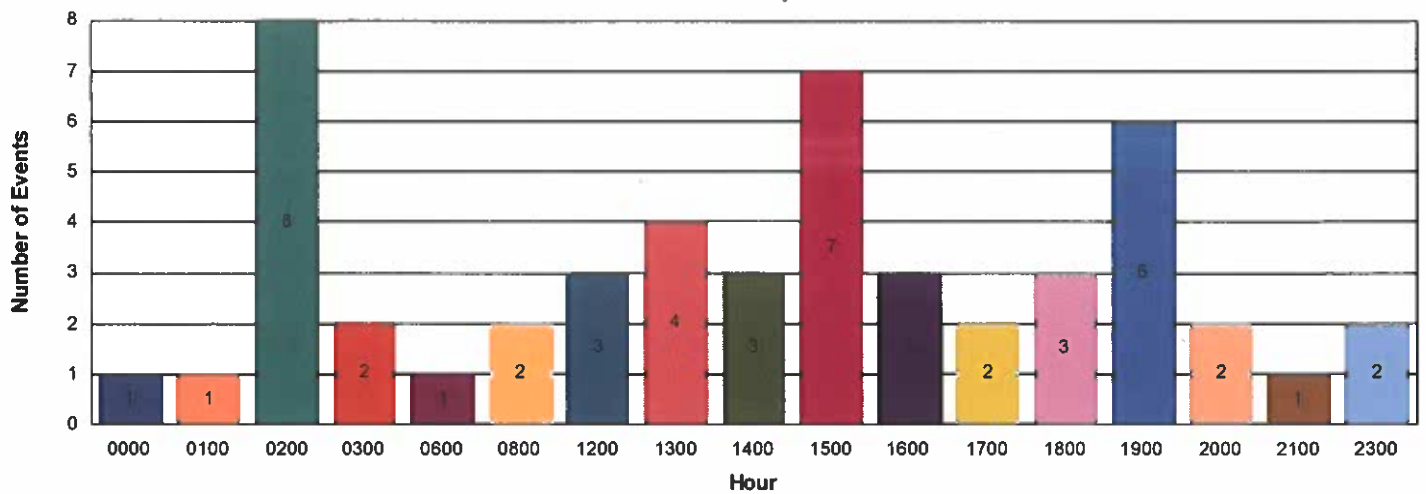
Events by Hour - All Days

Officer Involved



Events by Hour

For Sunday



CAD Event Breakdown by Day - All Events

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Total
TOTAL	52	81	32	59	104	115	86	529
911 HANG UP / INCOMPLETE CALL	0	0	0	1	0	1	0	2
ANIMAL CALL	3	1	0	2	0	1	1	8
ATTEMPT SUICIDE / SUICIDE	0	0	0	1	0	0	0	1
BURGLARY / ATTEMPTED BURGLARY	0	0	0	0	0	2	1	3
BUSINESS SECURITY CHECK	5	7	6	6	10	5	18	57
CHEMICAL SPILL/ODOR	1	0	0	0	0	0	0	1
CITIZEN CONTACT	0	4	2	6	7	3	5	27
CIVIL MATTER	0	1	0	0	1	1	0	3
DISTURBANCE & NOISE PARTY	0	0	0	1	0	0	1	2
DOMESTIC DISPUTE	1	0	1	0	0	0	0	2
EXTRA PATROL	11	20	4	1	5	6	10	57
FINGER PRINTING	0	0	0	1	0	0	1	2
FIREWORKS COMPLAINT	0	0	0	0	0	0	1	1
FOLLOW UP	1	1	3	2	6	3	2	18
GENERAL ALARM BANK / RESIDENTI	0	0	0	1	0	1	2	4
GENERAL INFO/COMPLAINT/ASSIST	0	3	1	3	1	1	1	10
HARASSMENT	0	1	0	0	0	0	0	1
HIT & RUN PROPERTY DAMAGE	0	0	0	0	1	0	0	1
JUVENILE TROUBLE	0	1	0	0	0	1	0	2
LAW DEPARTMENT ASSIST	1	0	0	0	3	0	0	4
LOST OR FOUND PROPERTY	0	0	0	0	2	0	0	2
MEDICAL ASSIST/AMBULANCE CALL	2	1	4	1	3	6	2	19
MOTOR VEH CRASH/PROP DAMAGE	0	1	2	1	2	0	0	6
MOTORIST ASSISTANCE	3	1	0	0	1	5	2	12
OPEN DOOR	0	2	0	0	1	1	0	4
OPERATING WHILE INTOXICATED	1	0	0	0	0	0	1	2
PARKING ENFORCEMENT/COMPLAINT	0	1	2	0	1	1	4	9
RECKLESS DRIVER	0	0	0	0	0	0	2	2
REPOSSESSION	0	1	0	0	1	0	0	2
RESIDENCE CHECK	17	23	1	28	49	45	18	181
SALVAGE VEHICLE INSPECTION	0	0	0	0	1	1	0	2
SCAM	0	0	0	0	0	1	0	1
SNOW ORDINANCE VIOLATION	0	0	0	0	0	19	1	20
SUSPICIOUS PERSON/VEH/ACTIVITY	4	1	1	0	3	1	5	15
TRAFFIC HAZARD	0	3	1	1	0	0	1	6
TRAFFIC STOP / ENFORCEMENT	1	3	1	1	3	2	4	15
TRAINING	0	2	0	0	0	0	0	2
TRUANCY	0	0	2	0	0	1	0	3
VEHICLE FIRE	0	0	0	0	0	2	0	2
VEHICLE IN DITCH	0	1	0	0	0	3	1	5
VEHICLE UNLOCK	0	0	1	1	2	0	1	5
WARRANT SERVICE	0	0	0	0	0	1	1	2
WELFARE CHECK	1	2	0	1	1	1	0	6

Offense Numbers

A report can have more than one offense. The total for this table may be larger than the number of reports listed on page 1.
 This data is from the Mobile database and may not reflect final data in RMS as offenses may change during the approval process.

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Total
TOTAL	2	2	3	2	3	3	2	17
ALL OTHER NON REPORTABLE	0	0	0	1	0	0	0	1
ALL OTHER OFFENSES	0	0	1	0	0	0	0	1
BURGLARY 3RD DEGREE - BURGLARY/BREAKING AND ENTER	0	0	0	0	0	1	0	1
CHILD ENDANGERMENT W/O SER INJURY	0	0	1	0	0	0	0	1
COLLISION REPORT	0	1	1	1	3	0	1	7
DEATH INVESTIGATION	1	0	0	0	0	0	0	1
DRIVING WHILE BARRED	0	0	0	0	0	1	0	1
DRUG POSSESSION OF CONTROLLED SUBSTANCE	1	0	0	0	0	0	0	1
HARASSMENT 3RD DEGREE	0	1	0	0	0	0	0	1
OWI 2ND OFFENSE	0	0	0	0	0	0	1	1
THEFT BY DECEPTION - ALL OTHER LARCENY	0	0	0	0	0	1	0	1

Charge Numbers

	Mon	Tues	Thurs	Fri	Sat	Total
TOTAL	1	1	1	1	2	6
CHILD ENDANGERMENT (OTHER) AGGRAVATED	0	0	1	0	0	1
DOMESTIC ASSAULT STRANGULATION W/INJURY	0	1	0	0	0	1
DRIVING WHILE BARRED	0	0	0	1	0	1
FAILURE TO HAVE VALID LICENSE OR PERMIT WHILE OPERATI	0	0	0	0	1	1
OWI 2ND OFFENSE	0	0	0	0	1	1
POSSESSION OF A CONTROLLED SUBSTANCE - MARIJUANA 2N	1	0	0	0	0	1