



1913 Herschell-Spillman Carousel

CITY OF STORY CITY

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

COUNCIL AGENDA MONDAY, OCTOBER 19, 2020 7:00 P.M. – CITY HALL

Special Note to the Public: Due to recommendations to limit gatherings and to adhere to social distancing requirements in order to help slow the spread of the COVID-19 virus, public access to the meeting will be provided electronically as allowed by Section 21.8.1 of the Iowa Code. Members of the public may do so using:

Dial: 978-990-5170

Enter: 826596#

We ask that you mute your phone if possible. If you have called to listen to the City Council meeting and you have a question or comment, you can text us during the meeting at 515-203-0226

- I. CALL TO ORDER AND ROLL CALL, 7:00 P.M.
- II. APPROVE/AMEND THE AGENDA
- III. APPROVAL OF THE OCTOBER 5, 2020 REGULAR AND OCTOBER 12 SPECIAL MEETING MINUTES
- IV. CITIZEN APPEARANCE:
 - A)
- V. PUBLIC HEARINGS:
 - A) Proposed Rezoning of Mall Subdivision 1, Lot 2 from C-1 to HM-1
 - B)
- VI. LEGAL ITEMS:
 - A) Ordinance No. 303 – Changing the Official Zoning Map of the City of Story City, Iowa by Changing the District Boundaries of the “C-1” and “HM-1” Districts, Waive Two Readings and Proceed to Final Reading

- B) Ordinance No. 304 – Providing for the Division of Taxes Levied on Certain Taxable Property added to the Story City Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, Waive Two Readings and Proceed to Final Reading
- C) Resolution No. 20-96 – Setting a Public Hearing on an Ordinance Updating the Floodplain Management Ordinance
- D) Resolution No. 20-97 – Approving Proposed Agreement Between the City of Story City and the Iowa Department of Transportation for a Surface Transportation Block Grant Program Federal-aid SWAP Fund Project
- E) Resolution No. 20-98 – Approving an Addendum to Development Agreement with Gabrielson Properties, LLC, and Authorizing Mayor and City Clerk to Execute
- F) Resolution No. 20-99 – Appointing a Member of the City Council of the City of Story City, Iowa
- G)

VII. ADMINISTRATIVE ITEMS:

- A) Approve Change Order No.1 for the Larson Avenue Water Main Improvements Project
- B) Preliminary Discussion on the Fiscal Year 2021-22 Budget – Water & Wastewater and Streets
- C)

VIII. PERMITS:

- A) Building:
 - 1. These Iowa Roots – 522 Broad
 - 2. Kevin & Diana Keech – 814 Market
 - 3.
- B)

IX. MAYOR & CITY COUNCIL AGENDA ITEMS:

- A) Request from GCC for Allocation of Funds for Story City Cash Yulefest Shop Small Saturday Promotion
- B)

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

XI. ADJOURNMENT

STORY CITY, IOWA

October 05, 2020

Mayor Jensen called the council meeting to order on Monday, October 5, 2020, at 7:00 pm in City Hall.

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

Also Present: Matt Sporleder, Story City Chief of Police; Lysle MacDonald, Story City Fire Chief; Chris and Marty Isebrand

Motion by Sporleder, seconded by Phillips, to amend the agenda under legal item F) Approve Resolution 20-95 Approve Contract And Performance And/Or Payment Bonds For The Timberland Drive HMA Paving Improvements Project.

Aye: Ostrem, Phillips, Solberg, and Sporleder

Nay: None

Motion Carried.

Motion by Ostrem, seconded by Solberg, to approve the September 21, 2020 regular meeting minutes.

Aye: Ostrem, Phillips, Solberg, and Sporleder

Nay: None

Motion Carried.

CITIZEN APPEARANCE

Marty Isebrand asked a question about the organizational structure of city officials' positions.

PUBLIC HEARINGS

- A) Proposed 2020-3 Amendment to Urban Renewal Plan for Story City Consolidated Urban Renewal Area
With no public comment, Mayor Jensen closed the public hearing.

LEGAL ITEMS

A) **RESOLUTION NO. 20-91 – APPROVE 2020-3 AMENDMENT TO URBAN RENEWAL PLAN FOR THE STORY CITY CONSOLIDATED URBAN RENEWAL AREA**

Motion by Solberg, seconded by Sporleder, to approve Resolution No. 20-91 – Approve 2020-3 Amendment to Urban Renewal Plan for the Story City Consolidated Urban Renewal Area

Aye: Ostrem, Phillips, Solberg, and Sporleder

Nay: None

Motion Carried

B) **RESOLUTION NO. 20-92 – APPROVING CONTRACT AND PERFORMANCE AND/OR PAYMENT BONDS FOR THE LARSON AVENUE WATER MAIN IMPROVEMENTS PROJECT**

Motion by Phillips, seconded by Solberg, to approve Resolution No. 20-92 – Approving Contract and Performance and/or Payment Bonds for the Larson Avenue Water Main Improvements Project

Aye: Ostrem, Phillips, Solberg, and Sporleder

Nay: None

Motion Carried

C) **RESOLUTION NO. 20-93 – SETTING A PUBLIC HEARING ON A REQUEST FOR REZONING**

Motion by Ostrem, seconded by Phillips, to approve Resolution No. 20-93 – Setting a Public Hearing on a Request for Rezoning for the former mall from “C-1” Highway Commercial to “HM-1” Highway Mall District. Public Hearing to be held in city hall on October 19 at 7:00 p.m.

Aye: Ostrem, Phillips, Solberg, and Sporleder

Nay: None

Motion Carried

D) **RESOLUTION NO. 20-94 – PROVIDING FOR THE ISSUANCE OF \$1,350,000 GENERAL OBLIGATION CORPORATE PURPOSE AND REFUNDING BONDS, SERIES 2020 AND PROVIDING FOR THE LEVY OF TAXES TO PAY THE SAME**

Motion by Phillips, seconded by Ostrem, to approve Resolution No. 20-94 – Providing for the Issuance of \$1,350,000 General Obligation Corporate Purpose and Refunding Bonds, Series 2020 and Providing for the Levy of

Taxes to Pay the Same

Aye: Ostrem, Phillips, Solberg, and Sporleder

Nay: None

Motion Carried

E) **ORDINANCE NO. 302 – AMENDING CHAPTER 166, SECTION 23, OF THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA TO CORRECT ERRORS IN ESTABLISHMENT OF ZONING DISTRICT, WAIVE TWO READING AND PROCEED TO FINAL READING**

Motion by Sporleder, seconded by Solberg, to waive a provision requiring two readings and proceed to the final reading.

Aye: Ostrem, Phillips, Solberg, and Sporleder

Nay: None

Motion Carried

Motion by Sporleder, seconded by Ostrem to approve the final reading of Ordinance No. 302 – Amending Chapter 166, Section 23, of the Code of Ordinances of the City of Story City, Iowa to Correct Errors in Establishment of Zoning District.

Aye: Ostrem, Phillips, Solberg, and Sporleder

Nay: None

Motion Carried

F) **RESOLUTION NO. 20-95—APPROVE CONTRACT AND PERFORMANCE AND/OR PAYMENT BONDS FOR THE TIMBERLAND DRIVE HMA PAVING IMPROVEMENTS PROJECT**

Motion by Phillips, seconded by Solberg, to approve Resolution No. 20-95—Approve Contract And Performance And/Or Payment Bonds For The Timberland Drive HMA Paving Improvements Project

Aye: Ostrem, Phillips, Solberg, and Sporleder

Nay: None

Motion Carried

ADMINISTRATIVE ITEMS

A) Preliminary Discussion on the Fiscal Year 2021-22 Budget – Police, Fire, and First Responders

Police Chief Matt Sporleder was present to review projects and expenses from FY 19/20 as well as anticipated projects and expenses for FY 20/21.

Fire Chief Lysle Macdonald was present to review projects and expenses from FY 19/20 as well as anticipated projects and expenses for FY 20/21. No action needed by council.

- B) Approve New Control Panel at Lift Station
Motion by Solberg, seconded by Sporleder, to Approve the New Control Panel at Lift Station at an estimated cost of \$22,000.
Aye: Ostrem, Phillips, Solberg, and Sporleder
Nay: None
Motion Carried

- C) Approve Merchant Agreement for GovPayNet/AllPaid
Motion by Sporleder, seconded by Ostrem, to Approve Merchant Agreement for GovPayNet/AllPaid at no cost to the city.
Aye: Ostrem, Phillips, Solberg, and Sporleder
Nay: None
Motion Carried

- D) Request Authorization to Replace Four City Hall Windows
Motion by Phillips, seconded by Solberg, to approve Authorization to Replace Four City Hall Windows at an estimated cost of \$9,850.00
Aye: Ostrem, Phillips, Solberg, and Sporleder
Nay: None
Motion Carried

- E) Approve Amendment to Engineering Services Agreements with Fox Engineering for the Timberland Drive Improvements Project and the Larson Ave Water Main Project
Motion by Solberg, seconded by Sporleder, to Approve Amendment to Engineering Services Agreements with Fox Engineering as presented.
Aye: Ostrem, Phillips, Solberg, and Sporleder
Nay: None
Motion Carried

- F) Approve Engineering Services Agreement with CGA for Broad Street Reconstruction Phase II Project
Motion by Sporleder, seconded by Phillips, to Approve Engineering Services Agreement with CGA for Broad Street Reconstruction Phase II Project

Aye: Ostrem, Phillips, Solberg, and Sporleder

Nay: None

Motion Carried

- G) Approve Construction Pay Application No. 3 for the Wastewater Treatment Facility Phase I Improvements Project
Motion by Sporleder, seconded by Ostrem, to Approve Construction Pay Application No. 3 for the Wastewater Treatment Facility Phase I Improvements Project in the amount of \$84,844.50
Aye: Ostrem, Phillips, Solberg, and Sporleder
Nay: None
Motion Carried

PERMITS

- A) Liquor:
1. Bethany Life – 212 Lafayette
Motion by Sporleder, seconded by Phillips, to approve the liquor license at Bethany Life—212 Lafayette
Aye: Ostrem, Phillips, Solberg, and Sporleder
Nay: None
Motion Carried

MAYOR & CITY COUNCIL AGENDA ITEMS

- A) Discussion, with Possible Action, on Beggars Night
Motion by Ostrem, seconded by Phillips, to approve having Beggars Night on October 31 from 5:30-7 with guidelines as discussed.
Aye: Ostrem, Phillips, Solberg
Nay: Sporleder
Motion Carried

APPROVAL OF BILLS AND CLAIMS FOR SEPTEMBER

Motion by Sporleder, seconded by Solberg to approve bills and claims for September.
Aye: Ostrem, Phillips, Solberg, and Sporleder
Nay: None
Motion Carried

MAYOR AND CITY COUNCIL COMMENTS REGARDING
NON-AGENDA ITEMS

CM Sporleder: Margins in Claims and Budgets Reports didn't completely scan on electronic copy.

There being no further business before council the meeting adjourned at 8:15 p.m.

ATTEST:

Heather Slifka, City Clerk

Mike Jensen, Mayor

Story City, Iowa

October 12, 2020

Mayor Jensen called the special council meeting to order on Monday, October 12, 2020, at 5:15 p.m. in the City Hall.

Present: Mayor Jensen, Administrator Jackson, Council Members Ostrem, Phillips, and Sporleder

Absent: Solberg

Also Present: None

Motion by Sporleder, seconded by Phillips, to approve the agenda

Aye: Ostrem, Phillips, and Sporleder

Nay: None

Motion Carried.

Motion by Ostrem, seconded by Phillips, to defer approval of the October 5, 2020 regular meeting minutes.

Aye: Ostrem, Phillips, and Sporleder

Nay: None

Motion Carried.

MAYOR & CITY COUNCIL AGENDA ITEMS

A) **REQUEST APPROVAL FOR ELECTION POLLING LOCATION AT THE COMMUNITY/SENIOR CENTER ON NOVEMBER 3RD**

Story County Auditor's office has requested that the Community/Senior Center be used as a polling location for the election to be held on November 3rd. Due to COVID-19, the center is closed. The Story County Auditor has also indicated that they cannot require voters to wear masks or face coverings. Face coverings are required in city buildings. Mayor and council members discussed.

Motion by Sporleder, seconded by Ostrem, to approve the Community/Senior Center as a polling location for the November 3rd election and waive the requirement, but strongly encourage the wearing of face coverings.

Aye: Ostrem, Phillips, and Sporleder

Nay: None

Motion Carried

There being no further business before the council, the meeting was adjourned at 5:20 p.m.

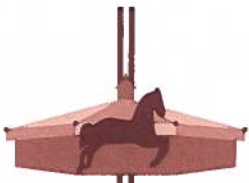
Mike Jensen, Mayor

Attest: _____
Mark A. Jackson, City Administrator

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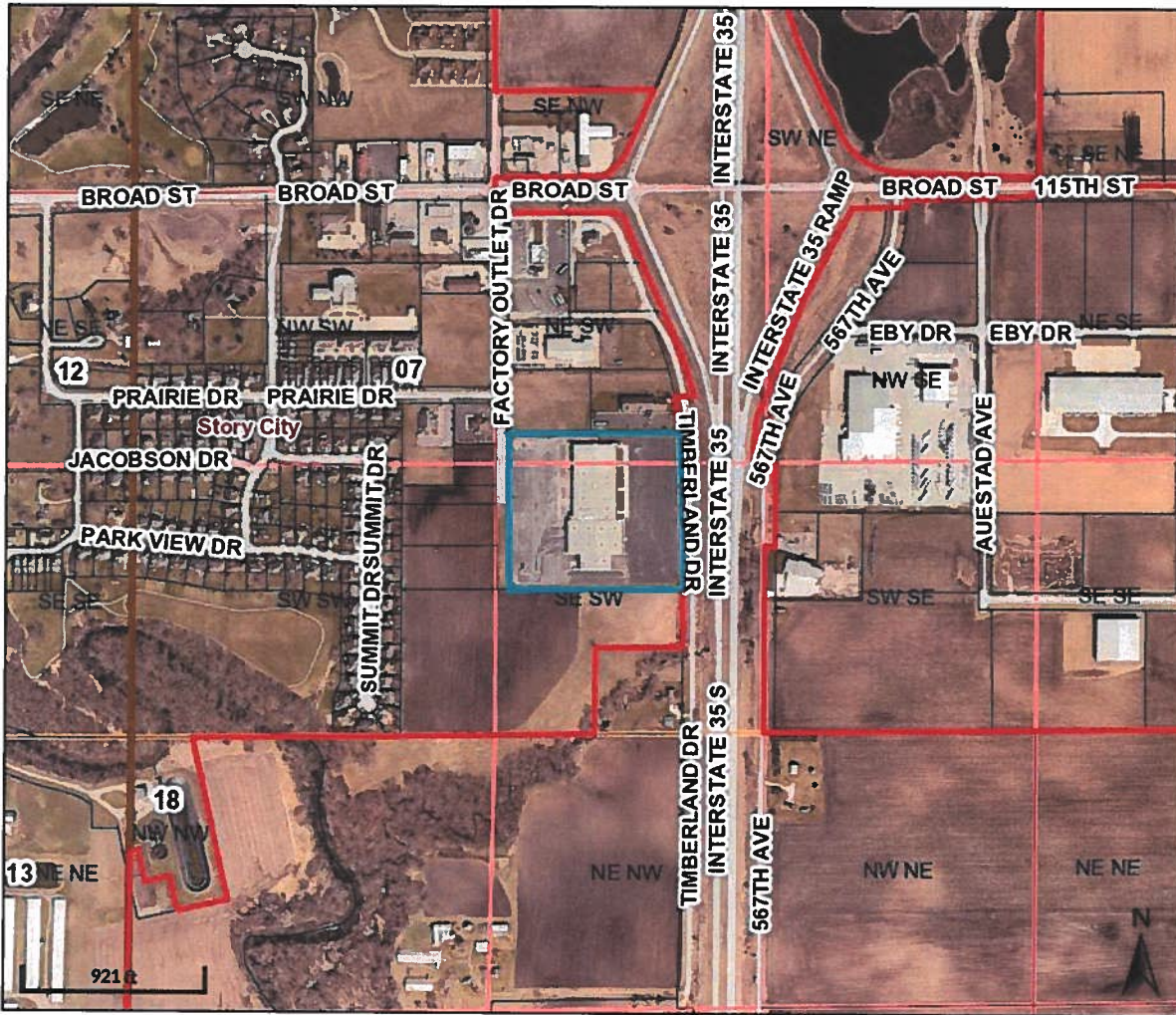
To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator
Re: Rezoning of Story City Business Center
324 Factory Outlet Drive
Date: October 19, 2020

Presented for Mayor & City Council consideration is Ordinance No. 303 for the purpose of rezoning the Story City Business Center, 324 Factory Outlet Drive, from “C-1” – Highway Commercial District to “HM-1” – Highway Mall District.

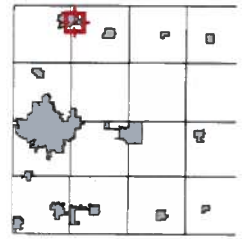
Pursuant to Section 3 of the Development Agreement approved by the City Council on April 2, 2018, states:

“If the Developer obtains commitments from potential tenants to lease 50,000 square feet of finished space on the Real Estate by October 1, 2018, the zoning for the Project will remain as Highway Commercial. If the Developer is not able to obtain such commitments by October 1, 2018, the City agrees to rezone the Real Estate as Highway Commercial Limited and will cooperate with the Developer in negotiating the permitted uses in said District.”

At its meeting on December 16, 2019, the City Council approved the establishment of a new zoning district for the former mall property. After the adoption of the new zoning district, the next step should have been the actual rezoning of the property. The rezoning does not appear to have taken place.



Overview



Legend

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

Parcel ID	0207301285	Alternate ID	0207301285	Owner Address	E124, LLC
Sec/Twp/Rng	07-85-23	Class	C - COMMERCIAL		9500 UNIVERSITY AVE STE 2112
Property Address	324 FACTORY OUTLET DR STORY CITY	Acreage	n/a		WEST DES MOINES IA 50266
District	14090 - STORY CITY CITY/ROLAND-STORY SCH				
Brief Tax Description	MALL SD LOT:2 STORY CITY				

(Note: Not to be used on legal documents)

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

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

Date created: 10/7/2020
Last Data Uploaded: 10/7/2020 12:15:47 AM

SPACE ABOVE THIS LINE FOR RECORDER

DOCUMENT PREPARED BY: Mark A. Jackson, 504 Broad Street, Story City, Iowa, 50248,
(515) 733-2121

GRANTORS: City of Story City

GRANTEE: City of Story City

RETURN TO: City of Story City, City Hall, 504 Broad Street, Story City, Iowa 50248

ORDINANCE NO. 303

**AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF
STORY CITY, IOWA BY CHANGING THE DISTRICT BOUNDARIES OF THE "C-1"
AND "HM-1" DISTRICTS**

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

Section 1. That the official zoning map of the City of Story City, Iowa is hereby changed
by changing the district boundaries of the "HM-1" to include the following described real estate,
which was previously zoned "C-1":

Mall Subdivision 1, Lot 2

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby
repealed.

Section 3. That this ordinance shall be in full force and effect from and after its adoption
by the City Council and publication thereof as provided by law.

PASSED, ADOPTED AND APPROVED this 19th day of October, 2020.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk

MINUTES RE: ORDINANCE 303:

Councilperson _____ introduced an ordinance entitled "Ordinance No. 303. An Ordinance Changing the Official Zoning Map of the City of Story City, Iowa by Changing the District Boundaries of the "C-1" and HM-1" District

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

AYE: _____

NAY: _____

ABSENT: _____

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

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

AYE: _____

NAY: _____

ABSENT: _____

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

It was then moved by Councilperson _____ that Ordinance No. 303 be passed and the title agreed upon. This motion was seconded by Councilperson _____, and, upon roll call, was carried by an aye and nay vote of the Council, as follows:

AYE: _____

NAY: _____

ABSENT: _____

WHEREUPON, the Mayor declared Ordinance No. 303 duly passed and the title agreed upon this 19th day of October, 2020.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk

ORDINANCE NO. 304

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

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

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

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

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

“County” shall mean Story County, Iowa.

“2020-3 Property” shall mean certain taxable property that was added to the Story City Consolidated Urban Renewal Area, by resolution of the City Council adopted on October 5, 2020, with the following legal description:

Timberland Ridge Subdivision, First Addition, Lots 1 through 30

Marvick’s Subdivison, Third Addition, Lots 1 through 10

Jacobson Park Subdivision, First Addition, Outlot Z

Jacobson Park Subdivision, Third Addition, Outlot X

Lot 15, lying east of the Skunk River, in the East half of the Southeast Quarter, Section 12, Township 85 North, Range 24 West of the 5th P.M., Story County, Iowa.

All in City of Story City, Story County, State of Iowa

Section 3. Provisions for Division of Taxes Levied on 2020-3 Property. After the effective date of this ordinance, the taxes levied on the 2020-3 Property each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the 2020-3 Property is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the 2020-3 Property, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the 2020-3 Property on the effective date of this ordinance, but to which the 2020-3 Property has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the 2020-3 Property to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Story City Consolidated Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, to the extent authorized by Section 403.19(2) of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa, to the extent authorized by Section 403.19(2) of the Code of Iowa, and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the 2020-3 Property exceeds the total assessed value of the 2020-3 Property as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the 2020-3 Property shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the 2020-3 Property shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Story City Consolidated Urban Renewal Area.

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

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

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

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

Section 7. Filing with County Auditor. A copy of this Ordinance shall be filed in the office of the County Auditor of Story County, Iowa.

Passed by the Council of the City of Story City, Iowa, on October 19, 2020.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

Approved on October 19, 2020.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

APPROVE 2020-3 TIF ORDINANCE

421081-60

Story City, Iowa

October 19, 2020

The City Council of the City of Story City, Iowa, met on October 19, 2020, at 7:00 p.m., at the City Hall Council Chambers, for the purpose of considering a tax increment ordinance. The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____

Council Member _____ introduced an ordinance entitled "Ordinance No. 304. An Ordinance Providing for the Division of Taxes Levied on Certain Taxable Property added to the Story City Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa."

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

Ayes: _____

Nays: _____

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

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

Ayes: _____

Nays: _____

Whereupon, the Mayor declared the motion duly carried.

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

Ayes: _____

Nays: _____.

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

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1913 Herschell-Spillman Carousel

To: The Honorable Mayor & City Council

From: Mark A. Jackson, City Administrator

Re: Set Public Hearing on Updated

Floodplain Management Ordinance

Date: October 19, 2020

Presented for Mayor & City Council consideration is Resolution No. 20-96 for the purpose of setting a public hearing for November 2nd on an update to the floodplain management ordinance.

The new Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps for the city were finalized this summer and will become effective on January 15, 2021. One of the requirements is for the City to update its floodplain management ordinance to ensure we are fully compliant with the regulations of the National Flood Insurance Program (NFIP) and to reference the new effective date of the maps.

Story City has participated in the NFIP since 1975. In order to remain in good standing with the program, FEMA requires the city to update its floodplain management ordinance prior to January 15, 2021.

The Iowa Department of Natural Resources provided a model floodplain management ordinance so that it aligns the regulations with the floodplain criteria of FEMA and the State of Iowa.

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

RESOLUTION NO. 20-96

**A RESOLUTION SETTING A PUBLIC HEARING ON AN ORDINANCE
UPDATING THE FLOODPLAIN MANAGEMENT ORDINANCE**

WHEREAS, the Federal Emergency Management Agency (FEMA) is requiring the City to update its floodplain management ordinance in order to ensure full compliance with the National Flood Insurance Program (NFIP) regulations, and

WHEREAS, an update to the floodplain management ordinance has been presented for Mayor, City Council, and Public consideration, and

WHEREAS, the City Council of the City of Story City, wishes to hold a public hearing on the ordinance, and

WHEREAS, it is necessary to fix a time and place of a public hearing on the proposed ordinance.

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

Section 1. November 2, 2020, at 7:00 o'clock p.m., at the City Hall, Story City, Iowa, is hereby fixed as the time and place of hearing on the ordinance.

Section 2. The City Clerk is hereby authorized and directed to publish notice of the hearing (the "Notice of Hearing") on the ordinance pursuant to Section 362.3 of the Iowa Code.

Section 3. That all resolutions or parts of resolutions in conflict herewith are repealed, and the same by an aye and nay vote, as follows:

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 19th day of October, 2020.

Mike Jensen, Mayor

Attest: _____
Heather Slifka, City Clerk

**NOTICE OF PUBLIC HEARING ON A PROPOSED ORDINANCE
UPDATING THE FLOODPLAIN MANAGEMENT ORDINANCE**

Notice Is Hereby Given: That at 7:00 o'clock p.m., at the City Hall, Story City, Iowa, on November 2, 2020, the City Council of the City of Story City, Iowa, will hold a public hearing on a proposed ordinance updating the floodplain management ordinance

At the hearing any interested person may file written objections or comments and may be heard with respect to the subject matters of the hearing.

Heather Slifka
City Clerk

Chapter 160 FLOODPLAIN MANAGEMENT

160.01 - Definitions

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

1. **APPURTENANT STRUCTURE** - A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.
2. **BASE FLOOD** - The flood having one (1) percent chance of being equaled or exceeded in any given year. (Also commonly referred to as the "100-year flood").
3. **BASE FLOOD ELEVATION (BFE)** - The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.
4. **BASEMENT** - Any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see "lowest floor."
5. **DEVELOPMENT** - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.
6. **ENCLOSED AREA BELOW LOWEST FLOOR** - The floor of the lowest enclosed area in a building when all the following criteria are met:
 - A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of Section 160.07 (2)(D)(1) of this Ordinance, and
 - B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and
 - C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the base flood elevation, and
 - D. The enclosed area is not a "basement" as defined in this section.
7. **EXISTING CONSTRUCTION** - Any structure for which the "start of construction" commenced before the effective date of the first floodplain management regulations adopted by the community.
8. **EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION** - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.
9. **EXPANSION OF EXISTING FACTORY-BUILT HOME PARK OR SUBDIVISION** - The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built

homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

10. **FACTORY-BUILT HOME** - Any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Ordinance factory-built homes include mobile homes, manufactured homes, and modular homes; and also include "recreational vehicles" which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.
11. **FACTORY-BUILT HOME PARK OR SUBDIVISION** - A parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.
12. **FIVE HUNDRED (500) YEAR FLOOD** - A flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.
13. **FLOOD** - A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.
14. **FLOOD INSURANCE RATE MAP (FIRM)** - The official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.
15. **FLOOD INSURANCE STUDY (FIS)** - A report published by FEMA for a community issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.
16. **FLOODPLAIN** - Any land area susceptible to being inundated by water as a result of a flood.
17. **FLOODPLAIN MANAGEMENT** - An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.
18. **FLOODPROOFING** - Any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.
19. **FLOODWAY** - The channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.
20. **FLOODWAY FRINGE** - Those portions of the **Special Flood Hazard Area** outside the floodway.

21. HIGHEST ADJACENT GRADE - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure
22. HISTORIC STRUCTURE - Any structure that is:
 - A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;
 - B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,
 - D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either i) an approved state program as determined by the Secretary of the Interior or ii) directly by the Secretary of the Interior in states without approved programs.
23. LOWEST FLOOR - The floor of the lowest enclosed area in a building including a basement **except when the criteria listed in the definition of Enclosed Area below Lowest Floor are met.**
24. **MAXIMUM DAMAGE POTENTIAL DEVELOPMENT - Hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.**
25. MINOR PROJECTS - Small development activities (except for filling, grading and excavating) valued at less than \$500.
26. NEW CONSTRUCTION - (new buildings, factory-built home parks) - Those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.
27. NEW FACTORY-BUILT HOME PARK OR SUBDIVISION - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.
28. RECREATIONAL VEHICLE - A vehicle which is:
 - A. Built on a single chassis;
 - B. Four hundred (400) square feet or less when measured at the largest horizontal projection;
 - C. Designed to be self-propelled or permanently towable by a light duty truck; and
 - D. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.
29. ROUTINE MAINTENANCE OF EXISTING BUILDINGS AND FACILITIES - Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are

not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

- A. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
- B. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
- C. Basement sealing;
- D. Repairing or replacing damaged or broken window panes;
- E. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

30. **SPECIAL FLOOD HAZARD AREA (SFHA)** - The land within a community subject to the "base flood". This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.
31. **START OF CONSTRUCTION** - Includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.
32. **STRUCTURE** - Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar uses.
33. **SUBSTANTIAL DAMAGE** - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.
34. **SUBSTANTIAL IMPROVEMENT** - Any improvement to a structure which satisfies either of the following criteria:
- A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (i) before the "start of construction" of the improvement, or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred.
- The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions. The term also does not include any alteration of an "historic

structure”, provided the alteration will not preclude the structure’s designation as an “historic structure”.

- B. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

35. VARIANCE - A grant of relief by a community from the terms of the floodplain management regulations.

36. VIOLATION - The failure of a structure or other development to be fully compliant with the community’s floodplain management regulations.

160.02 - Statutory Authority, Findings of Fact and Purpose

1. The Legislature of the State of Iowa has in Chapter 414, Code of Iowa, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.
2. Findings of Fact
 - A. The flood hazard areas of the City of Story City, Iowa, are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare of the community.
 - B. These flood losses, hazards, and related adverse effects are caused by: (i) The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.
 - C. This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.
3. Statement of Purpose

It is the purpose of this Ordinance to protect and preserve the rights, privileges and property of the City of Story City, Iowa, and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in Section 160.02 (2)(A) of this Ordinance with provisions designed to:

- A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.
- B. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
- C. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
- D. Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.
- E. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

160.03 - General Provisions

1. Lands to Which Ordinance Apply

The provisions of this Ordinance shall apply to all lands within the jurisdiction of the City of Story City, Iowa, shown on the Official Floodplain Zoning Map as being within the boundaries of the Floodway, Floodway Fringe, General Floodplain and Shallow Flooding (Overlay) Districts, as established in Section 160.05.

2. Establishment of Official Floodplain Zoning Map

The Flood Insurance Rate Map (FIRM) for Story County and Incorporated Areas, City of Story City, Panels 19169C0028F, 0029F, 0035F, 0036F, 0037F, 0045F, dated January 15th, 2021, which were prepared as part of the Flood Insurance Study for Story County, are hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The flood profiles and all explanatory material contained with the Flood Insurance Study are also declared to be a part of this ordinance.

3. Rules for Interpretation of District Boundaries

The boundaries of the zoning district areas shall be determined by scaling distances on the Official Floodplain Zoning Map. When an interpretation is needed as to the exact location of a boundary, the Zoning Administrator shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Zoning Administrator in the enforcement or administration of this Ordinance.

4. Compliance

No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.

5. Abrogation and Greater Restrictions

It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance imposes greater restrictions, the provision of this Ordinance shall prevail. All other ordinances inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency only.

6. Interpretation

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

7. Warning and Disclaimer of Liability

The standards required by this Ordinance are considered reasonable for regulatory purposes. This Ordinance does not imply that areas outside the designated Floodplain (Overlay) District areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of Story City, Iowa, or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made there under.

8. Severability

If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

160.04 - Administration

1. Appointment, Duties and Responsibilities of Local Official

- A. The Zoning Administrator is hereby appointed to implement and administer the provisions of this Ordinance and will herein be referred to as the Administrator.
- B. Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:
 - 1) Review all floodplain development permit applications to assure that the provisions of this Ordinance will be satisfied.
 - 2) Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.
 - 3) Record and maintain a record of (i) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved buildings or (ii) the elevation to which new or substantially improved structures have been floodproofed.
 - 4) Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.
 - 5) Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this Ordinance.
 - 6) Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.
 - 7) Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.
 - 8) Review subdivision proposals to insure such proposals are consistent with the purpose of this ordinance and advise the Board of Adjustment of potential conflict.
 - 9) Maintain the accuracy of the community's Flood Insurance Rate Maps when;
 - a. Development placed within the Floodway (Overlay) District results in any of the following:
 - (i) An increase in the Base Flood Elevations, or
 - (ii) Alteration to the floodway boundary
 - b. Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or
 - c. Development relocates or alters the channel.

Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

- 10) Perform site inspections to ensure compliance with the standards of this Ordinance.
- 11) Forward all requests for Variances to the Board of Adjustment for consideration. Ensure all requests include the information ordinarily submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

2. Floodplain Development Permit

- A. Permit Required - A Floodplain Development Permit issued by the Administrator shall be secured prior to any floodplain development (any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, excavation or drilling operations), including the placement of factory-built homes.
- B. Application for Permit - Application shall be made on forms furnished by the Administrator and shall include the following:
- 1) Description of the work to be covered by the permit for which application is to be made.
 - 2) Description of the land on which the proposed work is to be done (i.e., lot, block, track, street address or similar description) that will readily identify and locate the work to be done.
 - 3) Location and dimensions of all structures and additions
 - 4) Indication of the use or occupancy for which the proposed work is intended.
 - 5) Elevation of the base flood.
 - 6) Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of buildings or of the level to which a structure is to be floodproofed.
 - 7) For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.
 - 8) Such other information as the Administrator deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this Ordinance.
- C. Action on Permit Application - The Administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this Ordinance and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for variances except as directed by the Board of Adjustment.
- D. Construction and Use to be as Provided in Application and Plans - Floodplain Development Permits based on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Ordinance, prior to the use or occupancy of any structure.

160.05 - Establishment of Zoning (Overlay) Districts

The floodplain areas within the jurisdiction of this ordinance are hereby divided into the following districts:

1. Floodway (Overlay) District (FW) - those areas identified as Floodway on the Official Floodplain Zoning Map;
2. Floodway Fringe (Overlay) District (FF) - those areas identified as Zone AE on the Official Floodplain Zoning Map but excluding those areas identified as Floodway; and,
3. General Floodplain (Overlay) District (GF) - those areas identified as Zone A on the Official Floodplain Zoning Map

The boundaries shall be as shown on the Official Floodplain Zoning Map. Within these districts, all uses not allowed as Permitted Uses are prohibited unless a variance to the terms of this ordinance is granted after due consideration by the Board of Adjustment.

160.06 - Floodway (Overlay) District (FW)

1. Permitted Uses

All **development** within the Floodway District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway District.

2. Performance Standards

All Floodway District uses allowed as a Permitted Use shall meet the following standards.

- A. No **development** shall be permitted in the Floodway District that would result in any increase in the **base flood elevation**. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
- B. All **development** within the Floodway District shall:
 - 1) Be consistent with the need to minimize flood damage.
 - 2) Use construction methods and practices that will minimize flood damage.
 - 3) Use construction materials and utility equipment that are resistant to flood damage.
- C. No **development** shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.
- D. Structures, buildings, **recreational vehicles**, and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the Floodway Fringe District and shall be constructed or aligned to present the minimum possible resistance to flood flows.
- E. Buildings, if permitted, shall have a low flood damage potential and shall not be for human habitation.
- F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the Floodway District within the time available after flood warning.
- G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.
- H. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.
- I. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

160.07 - Floodway Fringe (Overlay) District FF

1. Permitted Uses

All **development** within the Floodway Fringe District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet applicable performance standards of the Floodway Fringe District.

2. Performance Standards

All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. **Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot.** The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

A. All development shall:

- 1) Be **designed and** adequately anchored to prevent flotation, collapse or lateral movement.
- 2) Use construction methods and practices that will minimize flood damage.
- 3) Use construction materials and utility equipment that are resistant to flood damage.

- B. **Residential structures** - All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one (1) foot above the **base flood elevation**. Construction shall be upon compacted fill which shall, at all points, be no lower than 1.0 ft. above the **base flood elevation** and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers or **extended foundations**) may be allowed where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

- C. **Non-residential structures** - All new or substantially improved non-residential **structures** shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the **base flood elevation**, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the **base flood**; and that the structure, below the **base flood elevation** is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator.

D. All new and substantially improved structures

- 1) Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:
 - a. A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.
 - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access and low damage potential storage. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

- 2) New and substantially improved structures shall be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities elevated or floodproofed to a minimum of one (1) foot above the base flood elevation).
- 3) New and substantially improved structures must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

E. Factory-built homes

- 1) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one (1) foot above the base flood elevation.
- 2) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.

F. Utility and Sanitary Systems

- 1) On-site wastewater disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.
- 2) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one (1) foot above the base flood elevation.
- 3) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one (1) foot above the base flood elevation.
- 4) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

G. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one (1) foot above the base flood elevation. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning.

H. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of 3 ft. of design freeboard and shall provide for

adequate interior drainage. In addition, the Department of Natural Resources shall approve structural flood control works.

- I. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, the Department of Natural Resources must approve such alterations or relocations.
- J. Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this Ordinance. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the **base flood**. Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include **base flood elevation** data for those areas located within the Floodway Fringe (Overlay) District.
- K. Accessory Structures to Residential Uses
 - 1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the **base flood elevation** requirements where the following criteria are satisfied:
 - a. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than 1 foot above the base flood elevation must be constructed of flood-resistant materials.
 - b. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.
 - c. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
 - d. The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.
 - e. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the **base flood elevation**.
 - f. The structure's walls shall include openings that satisfy the provisions of 160.07(2)(D)(1) of this Ordinance.
 - 2) Exemption from the **base flood elevation** requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.
- L. Recreational Vehicles
 - 1) Recreational vehicles are exempt from the requirements of 160.07(2)(E) of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied:
 - a. The recreational vehicle shall be located on the site for less than 180 consecutive days, and,
 - b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
 - 2) Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of 160.07(2)(E) of this Ordinance regarding anchoring and elevation of factory-built homes.

- M. Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.
- N. Maximum Damage Potential Development - All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

160.08 - General Floodplain (Overlay) District (GF)

1. Permitted Uses

- A. All development within the General Floodplain District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district) and provided they meet the applicable performance standards of the General Floodplain District.
- B. Any development which involves placement of structures, factory-built homes, fill or other obstructions, storage of materials or equipment, excavation or alteration of a watercourse shall be reviewed by the Department of Natural Resources to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.
- C. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where:
- 1) The bridge or culvert is located on a stream that drains less than two (2) square miles, and
 - 2) The bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(2), Iowa Administrative Code.

2. Performance Standards

- A. All development, or portions thereof, to be located in the floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway (Overlay) District 160.06.
- B. All development, or portions thereof, to be located in the floodway fringe as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway Fringe (Overlay) District 160.07.

160.09 - Appointment and Duties of Board of Adjustment

1. Appointment and Duties of Board of Adjustment - A Board of Adjustment is hereby established which shall hear and decide (i) appeals and (ii) requests for variances to the provisions of this ordinance, and shall take any other action which is required of the Board.
2. Appeals - Where it is alleged there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance, the aggrieved party may appeal such action. The notice of appeal shall be filed with the Board of Adjustment and with the official from whom the appeal is taken and shall set forth the specific reason for the appeal. The official from whom the appeal is taken shall transmit to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.
3. Variance - The Board of Adjustment may authorize upon request in specific cases such variances from the terms of this Ordinance that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship. Variances granted must meet the following applicable standards:
 - A. Variances shall only be granted upon: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local codes or ordinances.
 - B. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood would result. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
 - C. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - D. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.
 - E. All variances granted shall have the concurrence or approval of the Department of Natural Resources.
4. Hearings and Decisions of the Board of Adjustment
 - A. Hearings. Upon the filing with the Board of Adjustment of an Appeal or a request for a Variance, the Board shall hold a public hearing. The Board shall fix a reasonable time for the hearing and give public notice thereof, as well as due notice to parties in interest. At the hearing, any party may appear in person or by agent or attorney and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Department of Natural Resources.
 - B. Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 160.09(4)(B)(2).

- 1) Factors Upon Which the Decision of the Board of Adjustment Shall be Based. In passing upon applications for Variances, the Board shall consider all relevant factors specified in other sections of this Ordinance and:
 - a. The danger to life and property due to increased flood heights or velocities caused by encroachments.
 - b. The danger that materials may be swept on to other land or downstream to the injury of others.
 - c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
 - d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - e. The importance of the services provided by the proposed facility to the City.
 - f. The requirements of the facility for a floodplain location.
 - g. The availability of alternative locations not subject to flooding for the proposed use.
 - h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - i. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
 - j. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - k. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
 - l. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges.
 - m. Such other factors which are relevant to the purpose of this Ordinance.

- 2) Conditions Attached to Variances - Upon consideration of the factors listed above, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purpose of this Ordinance. Such conditions may include, but not necessarily be limited to:
 - a. Modification of waste disposal and water supply facilities.
 - b. Limitation of periods of use and operation.
 - c. Imposition of operational controls, sureties, and deed restrictions.
 - d. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this Ordinance.
 - e. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

5. Appeals to the Court - Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment may present to a court of record a petition, duly verified, setting forth that

such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board.

160.10 - Nonconforming Uses

1. A structure or the use of a structure or premises which was lawful before the passage or amendment of this Ordinance, but which is not in conformity with the provisions of this Ordinance, may be continued subject to the following conditions:
 - A. If such use is discontinued for six (6) consecutive months, any future use of the building premises shall conform to this Ordinance.
 - B. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.
 - C. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty (50) percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this Ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.
2. Except as provided in 160.10(1)(B), any use which has been permitted as a Variance shall be considered a conforming use.

160.11 - Penalties for Violation

Violations of the provisions of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of Variances) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00 (Five Hundred) or imprisoned for not more than 30 (THIRTY) days. Each day such violation continues shall be considered a separate offense. Nothing herein contained prevent the City of Story City, Iowa, from taking such other lawful action as is necessary to prevent or remedy violation.

160.12 - Amendments

The regulations and standards set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.

ADOPTED AND PASSED by the City Council of the City of
this

_____ day of _____, 20 _____ .

Seal of City

Attest:

Mayor

City Clerk

Public Hearing Date: _____

Publication Date: _____

Effective Date: _____

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

RESOLUTION NO. 20-97

**A RESOLUTION APPROVING PROPOSED AGREEMENT BETWEEN THE CITY OF
STORY CITY AND THE IOWA DEPARTMENT OF TRANSPORTATION FOR A
SURFACE TRANSPORTATION BLOCK GRANT PROGRAM FEDERAL-AID SWAP
FUND PROJECT**

WHEREAS, the City Council of Story City, Iowa, finds that it is in the best interest of the City of Story City and its citizens to reconstruct Broad Street from Grand Avenue to Lafayette Avenue,

WHEREAS, funding is available for the project from Surface Transportation Block Grant Federal-aid SWAP fund, and

WHEREAS, said funding is administered by the Iowa Department of Transportation, which Department has furnished an Agreement (identified as Agreement No. 1-20-STBG-SWAP-050) for execution by the parties concerning the City's eligibility for and receipt of funding, and

WHEREAS, the City Council of the City of Story City finds that it would be advantageous and in the best interest to enter into such an agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Story City, Iowa, hereby approves said agreement, and the Mayor and City Clerk are hereby authorized and directed to execute same on behalf of the City.

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 19th day of October, 2020.

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: Agreement with IDOT for Broad Street
Reconstruction Phase II Project
Date: October 19, 2020

Presented for Mayor & City Council consideration is Resolution No. 20-97 for the purpose of approving an agreement with the Iowa Department of Transportation for the Broad Street Reconstruction Phase II Project.

The project includes the reconstruction of Broad Street from Grand Avenue to Lafayette Avenue, including the intersection of Broad Street and Lafayette Avenue.

The estimated cost of the project is \$560,483 and the City has been awarded a grant in the amount of \$125,000 from the Central Iowa Regional Transportation Planning Alliance's Small Community Fund Program. Funding for the Small Community Fund Program is through the Surface Transportation Block Grant (STBG) Program Federal-aid Swap funds. Financing for the City's portion of the project will be through the issuance of a bond with the payment of the bond from Tax Increment Financing revenues.

**IOWA DEPARTMENT OF TRANSPORTATION
Agreement for a Surface Transportation Block Grant Program Federal-aid Swap Project**

Recipient: City of Story City

Project No.: STBG-SWAP-7430(616)—SG-85

Iowa DOT Agreement No.: 1-20-STBG-SWAP-050

This is an agreement between the City of Story City, Iowa (hereinafter referred to as the Recipient) and the Iowa Department of Transportation (hereinafter referred to as the Department) for Surface Transportation Block Grant (STBG) Program Federal-aid Swap funds under 761 Iowa Administrative Code (IAC) Chapter 162. Iowa Code Section 306A.7 provides for the Recipient and the Department to enter into agreements with each other for the purpose of financing transportation improvement projects on streets and highways in Iowa.

Pursuant to the terms of this agreement, applicable statutes, and administrative rules, the Department agrees to provide STBG Federal-aid Swap funding to the Recipient for the authorized and approved costs for eligible items associated with the project.

Under this agreement, the parties further agree as follows:

1. The Recipient shall be the lead local governmental agency for carrying out the provisions of this agreement.
2. All notices required under this agreement shall be made in writing to the appropriate contact person. The Department's contact persons will be the Local Systems Project Development Engineer, Christy VanBuskirk, and Central Region Local Systems Field Engineer, Brian J. Catus. The Recipient's contact person shall be the City Administrator.
3. The Recipient shall be responsible for the development and completion of the following described STBG project:

In the City of Story City, on Broad Street from Lafayette to Grand Pavement Rehab.
4. Eligible project activities will be limited to the following: construction, engineering, inspection, and right-of-way acquisition. Under certain circumstances, eligible activities may also include utility relocation or railroad work that is required for construction of the project.
5. The Recipient shall receive reimbursement for costs of authorized and approved eligible project activities from STBG Federal-aid Swap funds. The portion of the project costs reimbursed by STBG Federal-aid Swap funds shall be up to \$125,000 for the following phases of work as stipulated by the Central IA Region Transportation Planning Alliance :

Preliminary Engineering
Construction Engineering
Right-of-Way
X Construction
Other (please specify) _____.
6. The Recipient shall pay for all project costs not reimbursed with STBG Federal-aid Swap funds.
7. If the project described in Section 3 drops out of the Central IA Region Transportation Planning Alliance current TIP or the approved current STIP prior to obligation of funds, and the Recipient fails to reprogram the project in the appropriate TIP and STIP within 3 years, this agreement shall become null and void.
8. The Recipient shall let the project for bids through the Department.
9. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.
10. It is the intent of both parties that no third party beneficiaries be created by this agreement.

11. This agreement and the attached Exhibit 1 constitute the entire agreement between the Department and the Recipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement shall be made in the form of an addendum to this agreement. The addendum shall become effective only upon written acceptance of the Department and the Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this agreement as of the date shown opposite its signature below.

City Signature Block

By _____ Date _____, 20____

Title of city official

I, _____, certify that I am the City Clerk of Story City, and
that _____, who signed said Agreement for and on behalf of the city was duly
authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city on the _____
day of _____, 20_____.

Signed _____ Date _____, 20____

City Clerk of Story City, Iowa

**IOWA DEPARTMENT OF TRANSPORTATION
Highway Administration**

By _____ Date _____, 20____

Brian J. Catus, P.E.
Local Systems Field Engineer
Central Region

EXHIBIT 1

General Agreement Provisions for use of Federal-aid Swap Funds on Non-primary Projects

Unless otherwise specified in this agreement, the Recipient shall be responsible for the following:

1. General Requirements.

- a. The Recipient shall take the necessary actions to comply with applicable State and Federal laws and regulations. To assist the Recipient, the Department has provided guidance in the Instructional Memorandums to Local Public Agencies (I.M.s), available on-line at: https://iowadot.gov/local_systems/publications/im/lpa_ims. The Recipient shall follow the applicable procedures and guidelines contained in the I.M.s in effect at the time project activities are conducted.
- b. In accordance with Iowa Code Chapter 216 and associated subsequent nondiscrimination laws and regulations, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability.
- c. The Recipient shall comply with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973 (Section 504), the associated Code of Federal Regulations (CFR) that implement these laws, and the guidance provided in I.M. 1.080, ADA Requirements. When pedestrian facilities are constructed, reconstructed, or altered, the Recipient shall make such facilities compliant with the ADA and Section 504.
- d. The Recipient agrees to indemnify, defend, and hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and acceptance process, plan and construction reviews, and funding participation.
- e. Termination of funds. Notwithstanding anything in this agreement to the contrary, and subject to the limitations set forth below, the Department shall have the right to terminate this agreement without penalty and without any advance notice as a result of any of the following: 1) The Federal government, legislature or governor fail in the sole opinion of the Department to appropriate funds sufficient to allow the Department to either meet its obligations under this agreement or to operate as required and to fulfill its obligations under this agreement; or 2) If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by the Department to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Department in its sole discretion; or 3) If the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this agreement is withdrawn or materially altered or modified. The Department shall provide the Recipient with written notice of termination pursuant to this section.

2. Programming

- a. The Recipient shall be responsible for including the project in the appropriate Regional Planning Affiliation (RPA) or Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP). The Recipient shall also ensure that the appropriate RPA or MPO, through their TIP submittal to the Department, includes the project in the Statewide Transportation Improvement Program (STIP). If the project is not included in the appropriate fiscal year of the STIP, funds cannot be obligated.
- b. Before beginning any work for which funding reimbursement will be requested, the Recipient shall submit a written request for acceptance to the Department. The Department will notify the Recipient when acceptance is granted. The cost of work performed prior to acceptance will not be reimbursed. The turning in of plans for letting by the Department's administering bureau shall be considered acceptance for construction. The Department will notify the Recipient when acceptance is granted.

3. Design and Consultant Services

- a. The Recipient shall be responsible for the design of the project, including all necessary plans, specifications, and estimates (PS&E). The project shall be designed in accordance with the design guidelines provided or referenced by the Department in the Guide and applicable I.M.s.

4. Environmental Requirements and other Agreements or Permits.

- a. The Recipient shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, the Department, or other agencies as required. The Recipient shall follow the applicable procedures in the Instructional Memorandums to Local Public Agencies Table of Contents, Chapter 4 – Environmental Regulations.

5. Right-of-Way, Railroads, and Utilities.

- a. The Recipient shall acquire the project right-of-way, whether by lease, easement, or fee title, and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in I.M. 3.600, Right-of-Way Acquisition, and the Department's Right of Way Bureau Local Public Agency Manual. The Recipient shall contact the Department for assistance, as necessary, to ensure compliance with the required procedures.
- b. If a railroad crossing or railroad tracks are within or adjacent to the project limits, the Recipient shall obtain agreements, easements, or permits as needed from the railroad. The Recipient shall follow the procedures in I.M. 3.670, Work on Railroad Right-of-Way.
- c. The Recipient shall obtain agreements from utility companies as needed. The Recipient shall comply with the "Policy for Accommodating Utilities on the County and City a Non-Primary Federal-aid Road System" for projects on non-primary Federal-aid highways. For projects connecting to or involving some work inside the right-of-way for a primary highway, the Recipient shall follow the Department's "Policy for Accommodating and Adjustment of Utilities on the Primary Road System" The Recipient should also use the procedures outlined in I.M. 3.640, Utility Accommodation and Coordination, as a guide to coordinating with utilities.

6. Contract Procurement.

- a. The following provisions apply only to projects involving physical construction or improvements to transportation facilities:
- b. The project plans, specifications, and cost estimate (PS&E) shall be prepared and certified by a professional engineer or architect, as applicable, licensed in the State of Iowa.
- c. The Recipient shall be responsible for the following:
 - i. Prepare and submit the PS&E and other contract documents to the Department for review and acceptance in accordance with I.M. 3.700, Check and Final Plans and I.M. 3.500, Bridge or Culvert Plans, as applicable.
 - ii. The contract documents shall use the Department's Standard Specifications for Highway and Bridge Construction. Prior to their use in the PS&E, specifications developed by the Recipient for individual construction items shall be approved by the Department.
 - iii. Follow the procedures in I.M. 5.030, Iowa DOT Letting Process, to analyze the bids received; make a decision to either award a contract to the lowest responsive bidder or reject all bids; and if a contract is awarded, execute the contract documents and return to Department.

Note: The Department may not be able to allow a project to be let in the scheduled letting due to possible issues with cash flow availability.

- d. The Recipient shall forward a completed Project Development Certification (Form 730002) to the Department in accordance with I.M. 5.050, Project Development Certification Instructions. The project will not be turned in for bid letting until the Department has reviewed and accepted the Project Development Certification.
- e. If the Recipient is a city, the Recipient shall comply with the public hearing requirements of the Iowa Code section 26.12.

- f. The Recipient shall not provide the contractor with notice to proceed until after receiving written notice that the Department has concurred in the contract award.

7. Construction.

- a. The Recipient shall follow the procedures in I.M. 6.000, Construction Inspection, and the Department's Construction Manual, as applicable, for conducting construction inspection activities. The Recipient's engineer shall at all times be responsible for inspection of the project.
- b. A full-time employee of the Recipient shall serve as the person in responsible charge of the project. For cities that do not have any full time employees, the mayor or city clerk will serve as the person in responsible charge, with assistance from the Department.
- c. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 IAC Chapter 130. Proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as needed.
- d. The project shall be constructed under the Department's Standard Specifications for Highway and Bridge Construction and the Recipient shall comply with the procedures and responsibilities for materials testing according to the Department's Materials I.M.s. Available on-line at: <https://www.iowadot.gov/erl/index.html>.
- e. If the Department provides any materials testing services to the Recipient, the Department will bill the Recipient for such testing services according to its normal policy as per Materials I.M. 103.

8. Reimbursements.

- a. The Recipient will be initially responsible for all project costs. After costs have been incurred, the Recipient shall submit to the Department periodic itemized claims for reimbursement for eligible project costs. Requests for reimbursement shall be made at least semi-annually but not more than bi-weekly.
- b. To ensure proper accounting of costs, reimbursement requests for costs incurred prior to June 30 shall be submitted to the Department by August 1, if possible, but no later than August 15.
- c. Reimbursement claims shall include a certification that all eligible project costs, for which reimbursement is requested, have been reviewed by an official or governing board of the Recipient, are reasonable and proper, have been paid in full, and were completed in substantial compliance with the terms of this agreement.
- d. The Department will reimburse the Recipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the total funds available for the project. Reimbursement will be made either by State warrant or by crediting other accounts from which payment was initially made. If, upon final review or audit selected by the Administering Bureau, the Department determines the Recipient has been overpaid, the Recipient shall reimburse the overpaid amount to the Department. After the final review is complete and after the Recipient has provided all required paperwork, the Department will release the funds withheld.
- e. The total funds collected by the Recipient for this project shall not exceed the total project costs. The total funds collected shall include any funds received; for example, Federal funds not received through FHWA, any special assessments made by the Recipient (exclusive of any associated interest or penalties) pursuant to Iowa Code Chapter 384 (cities) or Chapter 311 (counties), proceeds from the sale of excess right-of-way, and any other revenues generated by the project. The total project costs shall include all costs that can be directly attributed to the project. In the event that the total funds collected by the Recipient do exceed the total project costs, the Recipient shall either:
 - i. in the case of special assessments, refund to the assessed property owners the excess special assessments collected (including interest and penalties associated with the amount of the excess), or
 - ii. refund to the Department all funds collected in excess of the total project costs (including interest and penalties associated with the amount of the excess) within 60 days of the receipt of any excess funds.

9. Project Close-out.

- a. Acceptance of the completed construction shall be with the concurrence of the Department. Within 30 days of completion of construction or other activities authorized by this agreement, the Recipient shall provide written notification to the Department. The Recipient shall follow and request a final review, in accordance with the procedures in I.M. 6.110, Final Review, Audit, and Close-out Procedures for Federal-aid, Federal-aid Swap, and Farm-to-Market Projects. Failure to comply with the procedures may result in loss of funds and the ability to let future projects through the Department; reimbursed funds shall be returned and a possible suspension may be placed on the Recipient from receiving funds from the Department on future projects until the Recipient has demonstrated responsible management of funds on roadway projects.
- b. For construction projects, the Recipient shall provide a certification by a professional engineer, architect, or landscape architect as applicable, licensed in the State of Iowa, indicating the construction was completed in substantial compliance with the project plans and specifications.
- c. Final reimbursement of funds shall be made only after the Department accepts the project as complete.
- d. The Recipient shall maintain all books, documents, papers, accounting records, reports, and other evidence pertaining to costs incurred for the project. The Recipient shall also make this documentation available at all reasonable times for review by the Department. Copies of this documentation shall be furnished by the Recipient if requested. Such documentation shall be retained for at least 3 years from the date of the Department's signature of the Department's Final Payment Form (Form 830436) or the bottom part of the Certificate of Completion and Final Acceptance of Agreement Work (Form 640003).
- e. The Recipient shall maintain, or cause to be maintained, the completed improvement in a manner acceptable to the Department.

The following Resolution was offered by Councilperson _____,
who moved its adoption:

RESOLUTION NO. 20-98

**A RESOLUTION APPROVING AN ADDENDUM TO DEVELOPMENT AGREEMENT
WITH GABRIELSON PROPERTIES, LLC, AND AUTHORIZING MAYOR AND CITY
CLERK TO EXECUTE SAME.**

WHEREAS, the City of Story City, Iowa (“the City”) and Gabrielson Properties, LLC (“the Developer”) previously entered into a Development Agreement concerning the Developer’s interest in developing a new residential subdivision on Larson Avenue in Story City, to be known as Marvick’s Subdivision, Third Addition (“the Project”).

AND WHEREAS, the City and the Developer find it necessary to amend said Agreement by adding an additional term, as represented by a certain Addendum, a copy of which is attached hereto, marked Exhibit “A”, and by this reference made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Story City, Iowa, that said Addendum is hereby approved, and the Mayor and City Clerk are hereby authorized to execute same on behalf of the City.

The foregoing Resolution 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 Resolution 20-98 duly adopted this 19th day of October, 2020.

Mike Jensen, Mayor

ATTEST: Heather Slifka, City Clerk

ADENDUM TO DEVELOPMENT AGREEMENT

WHEREAS, the City of Story City, Iowa (“the City”) and Gabrielson Properties, LLC (“the Developer”) previously entered into a Development Agreement concerning the Developer’s interest in developing a new residential subdivision on Larson Avenue in Story City, to be known as Marvick’s Subdivision, Third Addition (“the Project”).

AND WHEREAS, the City and the Developer find it necessary to amend said Agreement by adding an additional term as follows:

NOW, THEREFORE, the parties to said Agreement and this Addendum hereby agree that, notwithstanding Paragraph 2 of said Agreement, the Developer will pay for the services represented by the Quote dated 9/30/2020 from Iowa Pipe and Grading, for providing eight (8) water services with corp and curb stops for the Project. A copy of said Quote is attached hereto and by this reference made a part hereof.

Dated this _____ day of October, 2020.

THE CITY OF STORY CITY, IOWA

By _____

By _____

GABRIELSON PROPERTIES, LLC

By Erin K. Anderson, Manager

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

RESOLUTION NO. 20-99

**A RESOLUTION APPOINTING _____ AS A MEMBER
OF THE CITY COUNCIL OF THE CITY OF STORY CITY, IOWA**

WHEREAS, there is a vacancy on the City Council for the City of Story City, Iowa, due to the unfortunate and untimely death of councilperson Chris Crutchfield, and

WHEREAS, Section 372.13(2) of the Iowa Code authorizes the City Council to fill said vacancy by appointment or by calling for a special election, and

WHEREAS, the City Council believes said vacancy should be filled by appointment, to save the citizens of Story City the cost of a special election, and

WHEREAS, a public notice of the Council's intention to fill the vacancy on the Council by appointment was published in the *Story City Herald*, as required by said statute, and

WHEREAS, after considering interested and well qualified applicants for said position, the City Council believes _____ should be appointed to serve as a member of the City Council until the next pending election, pursuant to the authority and direction of said Section 372.13(2) of the Iowa Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby appoints _____ as a member of the City Council of the City of Story City, 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 19th day of October, 2020.

Mike Jensen, Mayor

ATTEST: _____
Heather Slifka, City Clerk

To: Mark Jackson
Mayor and Members of City Council

From: Norman L. Spurlock

RE: Vacant City Council Position

Date: October 5, 2020

Please accept this letter of interest for the current City Council vacancy.

I offer many years of public employment as well as significant community service. I wish to continue my service to the City of Story City and feel the position of Council would be an ideal position for me.

Thanks in advance for your consideration.

rec'd HS
10/5/20

1259 Edgebrook Dr.
Story City, IA 50248

Story City City Hall
% City Clerk
504 Broad St.
Story City, IA 50248

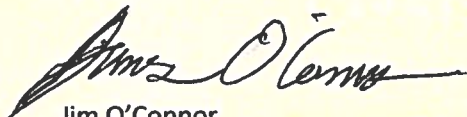
Dear City Clerk:

I'm proud and excited to announce that I am seeking the City Council vacancy. I received a phone call from my friend, Chris Crutchfield, a few weeks ago. He told me he wanted me to replace him on the Council and I told him I would be honored to fill his position. I believe I have the passion and enthusiasm to make a positive difference in this great city of ours. Story City is a vibrant community with a rich history that should be maintained, but we also need to continue looking toward the future and what we can do to bring about progress and growth yet maintain our small-town feel.

I am a long-time resident of Story City. My wife and I moved here in 1993 where we raised our two daughters. Both daughters are married and between them we have 5 grandsons! I have worked for Black Hills Energy since 1989 and my wife for Cook Family Dentistry since it opened. I also run my own heating/cooling business which serves this and surrounding communities. With over 30 years in the utility business I have a good understanding of this city's infrastructure as well as a good working relationship with all city departments.

I believe I have the knowledge and personality to make a positive contribution to the Council and in turn this community. I'm committed, hardworking, positive and upbeat and I believe in the strength of family and community. I am also a great listener who is ready and willing to serve!

Sincerely,



Jim O'Connor

rec'd HS
9/24/20

Mayor Jensen, Story City Council Members, and Administrator Jackson
504 Broad Street
Story City, IA 50248

To whom it may concern,

I, Tanner Lee Johnson, express my interest in filling the vacancy left on the council by the unfortunate and untimely passing of Council member Chris Crutchfield.

I currently serve the community as a Training Officer and EMT for Story City First Responders and work to keep our crews certified and ready to respond. I have been on first responders for six years and have served the community in the past as a member of Boy Scouts, 4H, FFA, and HOSA. While in high school I gained experience as a small business owner, attended both DMACC and Mercy College of Health Sciences, and began my experience in EMS before graduating from Roland-Story in 2016.

I enjoy giving back and working to make Story City a better and safer place. I have volunteered in the community in a variety of ways, most recently during the derecho cleanup and as a member of the Iowa Volunteer Disaster Medical Assistance Team. I come into contact with many community members each day whether on EMS calls or through my job as a mail carrier with the United States Postal Service. I have lived in Story City my entire life and enjoy taking part in our community's rich heritage, and have learned the values we share as a community.

I believe that I would bring a new perspective to the council as a young adult in the community. If appointed, I will work to continue the economic growth of the city by supporting new business development, the expansion of existing business, and new residential construction. I will support our main street businesses by increasing the safety of pedestrians and drivers along Broad Street through the use of radar speed signs and pedestrian activated flashing crosswalk signs. By actively bringing attention to driver speed and the pedestrians crossing Broad Street, it will be easier and safer for the community to support these small businesses.

A large project I would like to spearhead is the development of a business incubator program. In coordination with the Story City EDC, this program will utilize funding and grant opportunities from the Iowa Economic Development Authority and US Economic Development Administration to attract startup companies to Story City. The program will assist these new businesses by providing resources and advice throughout the early stages of business development. In return, the startups will agree to maintain operations in Story City along with any other terms of their agreement with

the stakeholders (i.e. Story City, EDC, etc.) The goal of incubator will be to diversify the city's industry and job market, create 21st century job opportunities, and indirectly stimulate residential growth and tax base. It also offers an opportunity to capitalize on our close proximity to Iowa State University and the business ideas that begin there.

I am proud to be a citizen of such a great community and consider myself lucky to have grown up here. I hope to be able to serve my community in an additional role as city councilor and help forge a bright future for our citizens, businesses, and the community as a whole. I believe I will serve the community well as a city councilor and I hope you agree.

Sincerely,

A handwritten signature in black ink, appearing to read "Tanner Lee Johnson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tanner Lee Johnson

515-291-2194

tjohnson2275@gmail.com

rec'd HS
10/14/20

Date of Issuance: October 7, 2020	Effective Date: September 29, 2020
Owner: City of Story City	Owner's Contract No.:
Contractor: Iowa Pipe and Grading	Contractor's Project No.:
Engineer: FOX Engineering	Engineer's Project No.: 3386-20A
Project: Larson Avenue Water Main Improvements	Contract Name: Same as Project

The Contract is modified as follows upon execution of this Change Order:

Description: Addition of water service connections to new water main, new 1" water service and new curb stop. Placement of service connections shall be as per the attached Sheet C3.1 of Marvick's Third Subdivision Construction Drawings. All work shall be as per SUDAS Section 5010. Water service connection to main and curb stop shall be as per local plumbing code. Pipe materials for service shall be Type K Copper. Contractor shall accurately record the location of the service line during construction with respect to lot corners, pavement and other permanent physical features. Said location shall be furnished to the City. A 2 x 4 or similar stake shall be left standing at the end of each service adjacent to the curb stop to mark the location. The stake shall be painted blue to indicate a water distribution service location.

- 1) Increase Item CO1.1 - Water Service, 1-inch, with Hardware - by 8 EA @ \$1,345.00/EA = \$10,760.00
- Total of Change Order #1 = \$10,760.00**

Attachments: *Sheet C3.1 - Construction Plans for Marvick's Third Addition*

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>103,208.66</u>	Original Contract Times: Substantial Completion: <u>20 days or November 6, 2020</u> Ready for Final Payment: <u>November 20, 2020</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u> </u> to No. <u> </u> : \$ <u>0</u>	[Increase] [Decrease] from previously approved Change Orders No. <u> </u> to No. <u> </u> : Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>103,208.66</u>	Contract Times prior to this Change Order: Substantial Completion: <u>20 days or November 6, 2020</u> Ready for Final Payment: <u>November 20, 2020</u> days or dates
[Increase] [Decrease] of this Change Order: \$ <u>10,760.00</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>2 days</u> Ready for Final Payment: <u>2 days</u> days or dates
Contract Price incorporating this Change Order: \$ <u>113,968.66</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>22 days or November 10, 2020</u> Ready for Final Payment: <u>November 24, 2020</u> days or dates

RECOMMENDED:		ACCEPTED:	
By: <u>[Signature]</u>	By: _____	By: <u>[Signature]</u>	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	
Title: <u>Project Manager</u>	Title _____	Title <u>President</u>	
Date: <u>10/12/2020</u>	Date _____	Date <u>10/10/2020</u>	

Street Department Activities for the Year and Budget Proposals for 2021-2022

Personnel:

Michael Wright Street Superintendent, with Mosquito, Turf Pest control and Right of Way licenses

Benjamin Knutson Public Works/Streets, with Mosquito and Turf Pest Control licenses

Streets Seal coated:

Baseball road from Hilcrest to East Diamond

Riverhills cul-de-sac

Patch repair on Hilcrest and on Penn

Activities Performed:

Snow and ice removal

Maintain and repair equipment

Swept streets

Maintained both brush sites

Attended safety classes and continuing ed courses

Hauled in rock and sand for seal coating and street repairs

Replaced and established new traffic signs, street name sign and posts

Removed the snow fence in the spring

Hauled wood chips and compost to Jeff Wirth's farm

Repaired pot holes

Repaired 3 tile lines

Repaired 1 intake box and surrounding curb and gutter

Jetted several tile lines to unplug them

Cleaned several intake sumps and grates

Painted crosswalks and stop bars on Broad, Grand and around schools

Repainted all yellow curbs yellow on Broad, around schools and Bethany Manor

Kam-line stripped Broad St

Sprayed for weeds in the streets

Mowed ditched and rights-of-way

Graded rock alley by Water Treatment Plant and soccer field parking lots

Sprayed mosquitos and treated the larva

Replaced roughly 50 ft of curb and gutter

V and H Ag built new salt shed

Did several locate of storm sewer for Stratford Cable

Cleaned up debris from Derecho and maintained temporary brush pile

Kluesner Construction sealed the joints in the concrete on Riverhills and Prairie Dr. and finished Broad from signal lights to interstate bridge

Street Department's Upcoming Activities for 2020-2021

Receive new F350 pickup from Gookin Ford and have Hawkeye Truck Equipment install snow plow

Finish seal coating the streets we have scheduled

Repaint white and yellow pavement markings

Sweep streets

Haul compost and wood chips to Jeff Wirth's farm

Maintain both brush sites

Replace faded street signs

Inspect snow equipment and put up snow fence

Maintain trucks and equipment

Kluesner Construction is coming this fall to seal the joints on Edgebrook Dr, Northridge Rd, Fairway Ave, Jacobson Dr, Summit Dr and Park View Dr

Golden Valley Hardscapes is coming to grind temporary brush pile from Derecho

Repair concrete around manholes in Jacobson Park

Demo street sweepers to find most cost-effective type for the city

Asphalt mill and overlay on Factory Outlet from Broad to Timberland and Elm from Eighth to ambulance shed

Snow removal

Repair chain link fence on Broad St bridge over Skunk River

Acquire bus barn and convert into new street shop

Building Permit Application

City of Story City

504 Broad Street | 515-733-2121


Project Address: 522 Broad St., Story City, IA 50248	
Legal Description: OT N90.3' E20.9' LOT 9 AND ALL LOTS 10 AND 11 BLK 4	
Project Description: PHASE 1: SEPARATION OF WEST GROUND FLOOR BAY FROM REMAINING AREA IN ORDER TO SELL. (ADJACENT OWNER CURRENTLY OWNS THE 2ND FLOOR AND BASEMENT OF WEST SIDE OF BUILDING)	
Select all that apply:	
<input type="checkbox"/> Detached Single Family	<input type="checkbox"/> Duplex
<input type="checkbox"/> Attached Single Family	<input type="checkbox"/> Repair/Addition
<input type="checkbox"/> Finished Basement	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> New	<input type="checkbox"/> Addition
<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Attached Garage
<input type="checkbox"/> Unfinished Basement	
Applicant: THESE IOWA ROOTS	Email: theseiowaroots@gmail.com
Address: 648 Riverhills Dr.	Phone: 515-520-0595
City: Story City State: IA	Valuation: \$10,000.00

Note: The project valuation shall include total value of work, including materials and labor, for which the permit is being issued, including electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the final building permit valuation shall be set by Safe Building Compliance & Technology.

Lot of Tract Area:	Zoning District:
Front Yard Setback:	
Side Yard Setbacks:	
Rear Yard Setback:	
Off-Street Parking:	

By signing below, the applicant understands and agrees to the following

I hereby acknowledge that I have read this application and state that the above is true and correct. I also acknowledge that it is my responsibility to understand and comply with all city ordinances and state laws regulating building construction.

Signature of Applicant:  Date: 8/21/19
 Applicant is: Property Owner Contractor

When signed and dated below, and total fees are paid, this becomes your approved permit.

DATE ISSUED: 8/29/2019 PERMIT NUMBER: 19-0380

APPROVED BY: Adam Ostert

PLEASE NOTE: Plan review for phase 1 complete. Call for inspections

SAFE BUILDING prior to covering anything up.

421 MAIN STREET, SLATER, IA 50244 • T: 515-333-4161 • F: 515-864-0287 • SAFEBUILDINGIOWA.ORG

Valuation:	RECEIVED	\$ 10,000
Building Permit Fee:		\$ 75.00
Plan Review Fee:	AUG 29 2019	\$ 13.75
City Fees (WT/SW/BOA):		\$
Trade Permit Fees:		\$
Total:	288.75 PD 8/29/19	\$ 288.75



Building Permit Application

City of Story City

504 Broad Street | 515-733-2121

Project Address:	814 Market Ave., Story City, IA 50248
Legal Description:	Solust 2nd Add Lot: 5
Project Description:	Kitchen expansion and remodel

Select all that apply:

- Detached Single Family
 Duplex
 Attached Single Family
 Repair/Addition
 Finished Basement
 New
 Addition
 Detached Garage
 Attached Garage
 Unfinished Basement
 Other

Applicant:	Kevin + Diana Keech	Email:	KdKeech@gmail.com
Address:	814 Market Ave.	Phone:	515-231-5717 / 515-231-5612
City:	Story City	State:	Iowa
		Valuation:	55,000.00

Note: The project valuation shall include total value of work, including materials and labor, for which the permit is being issued, including electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the final building permit valuation shall be set by Safe Building Compliance & Technology.

Lot of Tract Area:	11,139	Zoning District:	C-1A
Front Yard Setback:	N/A		
Side Yard Setbacks:	8'9" + 11 48'		
Rear Yard Setback:	69'		
Off-Street Parking:			

} See last page

By signing below, the applicant understands and agrees to the following

I hereby acknowledge that I have read this application and state that the above is true and correct. I also acknowledge that it is my responsibility to understand and comply with all city ordinances and state laws regulating building construction.

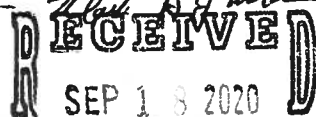
Signature of Applicant: Diana Keech Date: 8/19/20
 Applicant is: Property Owner Contractor

When signed and dated below, and total fees are paid, this becomes your approved permit.

DATE ISSUED: 9/17/20 PERMIT NUMBER:

APPROVED BY: Approved by BOA on 9/17/20

PLEASE NOTE:



Valuation:	\$
Building Permit Fee:	\$
Plan Review Fee:	\$
City Fees (WT/SW/BOA):	pd 9/24 \$ 80.00
Trade Permit Fees:	\$
Total: 9/18/20 PD 80.00	\$



SAFE BUILDING

103 S 2ND STREET, POLK CITY, IA 50226 • T: 515-333-4161 • F: 515-864-0287 • SAFEBUILDINGIOWA.ORG

BY: am CK # 8528

September 2020

Water

Completed monthly Bac-t samples

Completed monthly well draw downs

Wigen cleaned both RO's, switched membranes around in RO 1 (pressure issues)

Replace discharge gauges in all wells

Two service line repairs (homeowner responsible)

Checked a methane smell at the Vet clinic (internal issue)

Accujet pumped sane from clear well

Dwain and Adam attended class at Kirkwood (Cedar Rapids)

Meter and rechecks completed

Checked on water smell issue at Subway (believe it was the hot water heater)

Worked on corner of Broad and Park (bigger issue than leak, lead water mains and leaking poor condition valves) Halls is going to re do the area correctly

Randy and Isaac met with jetco about the timberland lift station.

Wastewater

weekly sampling. (TSS, Ammonia, BOD, Tank Samples)

Monthly Maintenance: cleaning, greasing, exercising valves, cleaned DO probes, replaced DO probe in tank 2

Continued increased Aluminum testing to monitor for regulations coming down the line.

Dwain and Adam took 30hr wastewater class at Kirkwood

Completed and passed Quality Control and DMRQ state required lab tests

Automatic systems came to fix SCADA computer it was determined that we will need to upgrade this computer.

Wiedner construction is back on site and coming along with dirt work in preparation for concert and hooked up the bypass effluent line to the outfall.

Pre-con meeting with Fox for Larson development

Mowed lawn at WWTP 1 times.

Central pump worked on FB lift station and changed out a drive motor on SBR #2.

Moved leftover rock from EQ project and put down on drive along reed beds.

Adam and Dwain hauled grit to the dump.

Worked with Derrick throughout the month on plant operation and process control..

Dwain started working at the wastewater plant in Aug. He is doing great and catching on fast. He will be taking his 30 hr classes the next couple months. Before he can get his grade 1 he will have to get 6 months experience at the WWTP. As said before there is a big learning curve at the WWTP so training will be ongoing for some time

Street Department's Activities for September

1. Had transmission on F250 repaired by Gookin Ford
2. Got new front tires for JD 1600 mower
3. Serviced JD 1600 mower
4. Replaced curb broom and rubber runners on street sweeper
5. Serviced JD sickle mower
6. Offered open position to Trevor Swenson
7. Maintained the grounds at the cemetery also, mowed the ditches and right of ways
8. Hauled several loads of compost to Jeff Wirth's farm
9. Checked for and treated mosquito larva
10. Cleaned off storm intakes and picked up branches around town
11. Worked on Derecho paperwork (equipment and employee hours)
12. Swept streets
13. Filled several potholes
14. Hauled 2 tandem loads of sand and 1 load of 1" clean rock
15. Received 115 tons of road salt for ice control
16. Had 7 traditional burials and 1 cremation

Scheduled Activities for October

1. Sweep streets
2. Hot mix patching
3. Maintain cemetery grounds and mow ditches and rights-of-way
4. Reopen south brush site
5. Continue hauling compost and wood chips

STORY CITY PARKS AND RECREATION DEPARTMENT
MONTHLY ACTIVITIES REPORT
September 2020

- 9/1 had first North Park improvement meeting
- 9/1 drained the water out of the deep end of the pool. Water held, so deep end inlet is ready to be repaired/replaced by Peterson Construction
- Tim mowed about 4 hours on Labor Day 9/7
- Got soccer paint and painter ready for season on 9/10
- Called into council meeting on 9/8
- Rain almost every day the week of 9/8-9/11, so Tim didn't work at all so came in Sunday 9/13 and mowed soccer and started on other areas.
- Ordered fall fertilizer on 9/14
- Cole and I marked out all flag football and soccer fields on 9/14
- Jenny painted soccer and flag football fields on 9/14 and 9/15
- Flag football and volleyball practices began on 9/14, soccer on 9/15
- Cole and I set soccer goals and put nets on 9/15
- Cole gone 9/17 and 9/18
- I sprayed roundup and knocked down weeds at happy chef corner on 9/17
- Ordered hand sanitizer dispensers to mount on walls and stands and hand sanitizer to go in them for all our city owned buildings
- Lights at prairie park sign and gazebo aren't working so contacted Norseman Electric on 9/18 to take a look at them.
- Jenny and I are getting prices and options for some exterior lighting at Rec center parking area on Elm. This area is very dark when Rec Center closes, which is difficult for users and staff to see and get to their vehicles.
- Cole and I shingled the soccer shed on 9/21
- Called into council meeting on 9/21
- On 9/22 we mowed flag football fields down short and painted them again to get ready for the first night of games
- Jenny went and got flag football, volleyball, and soccer rec shirts on 9/22
- Cole put new batteries in the interior security back up lights at the Senior Center on 9/23 and installed hand sanitizer dispensers at each entrance there
- Ordered the bucket and brush crusher attachment for our tractor 9/23
- Took our snapper push mower to Johnson Mower Repair to have a new self-propelled belt installed on it on 9/23
- Wirth Concrete came on 9/25 and replaced the cracked trail panels along the northside of the football field
- Norseman electric looked at North Park basketball lights (timer is at top of pole and may be messed up from when we lost power in the park last time
- MTI (TORO) came and picked up our Toro utility vehicle on 9/29 to take it in to look at it. It has no power anymore and can barely get up a small hill. They think it's the clutch.
- Pest company came on 9/29 and looked at FVL and Senior Center, they are getting us prices.
- Cole mowed reed canary grass at prairie park on 9/24
- Cole re sealed floors at FVL. 1 coat each day on 9/24, 25 and 28
- Typed up list of all damaged trees from August storm with GPS coordinates 9/29
- Jenny and I started planning out basketball season in coordination with Central Iowa Rec league 9/30

Story City Police Department

Summary Report

09/01/2020 00:00:00 - 09/30/2020 23:59:59

Quick Overview

Calls for Service: 355

Outreach Events: 3

Number of Arrests: 3

Traffic Stops: 26

Extra Patrol: 54

Total Charges Filed: 5

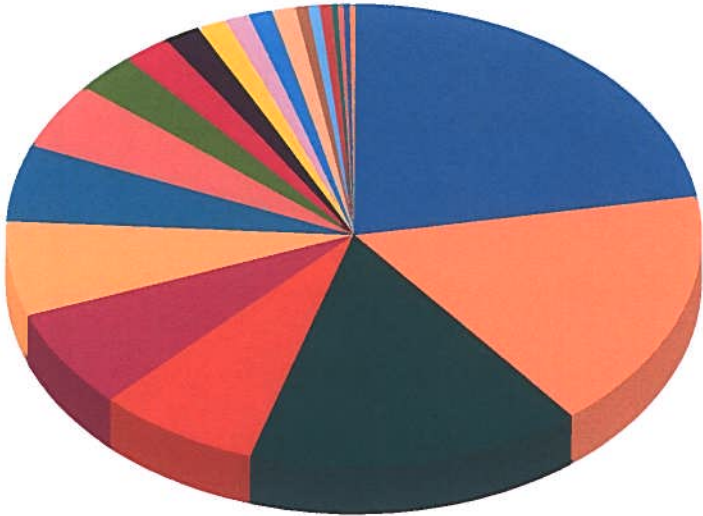
New Cases: 14

Fire Alarms: 1

Juvenile Referrals: 0

Calls For Service

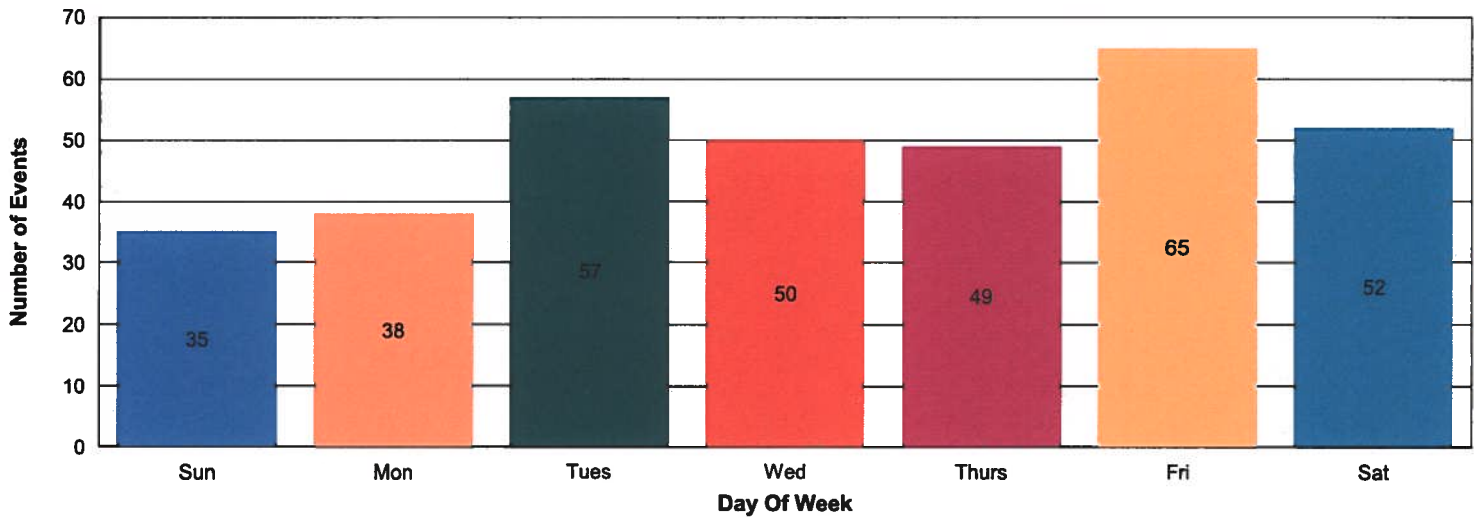
Officer Involved



GENERAL COMPLAINTS	22.3%
OUTREACH / COMMUNITY SERVICE	17.1%
EXTRA PATROL	15.3%
TRAFFIC STOP / ENFORCEMENT	7.5%
SUSPICIOUS ACTIVITY	6.9%
FOLLOW UP	6.6%
THEFT/BURGLARY/PROPERTY CALLS	5.5%
BUSINESS SECURITY CHECK	4.6%
MEDICAL CALL	2.9%
LAW DEPARTMENT ASSIST	2.0%
ALARM	1.7%
CIVIL MATTER	1.4%
SALVAGE VEHICLE INSPECTION	1.2%
WELFARE CHECK	1.2%
HARASSMENT	0.9%
CITY CODE ENFORCEMENT	0.6%
DOMESTIC DISPUTE	0.6%
EQUIPMENT/SIGN MALFUNCTION	0.6%
ADMINISTRATIVE ACTIVITY	0.3%
CHEMICAL SPILL/ODOR	0.3%
COLLISION	0.3%
DRUGS AND ALCOHOL	0.3%
Total:	100.0%

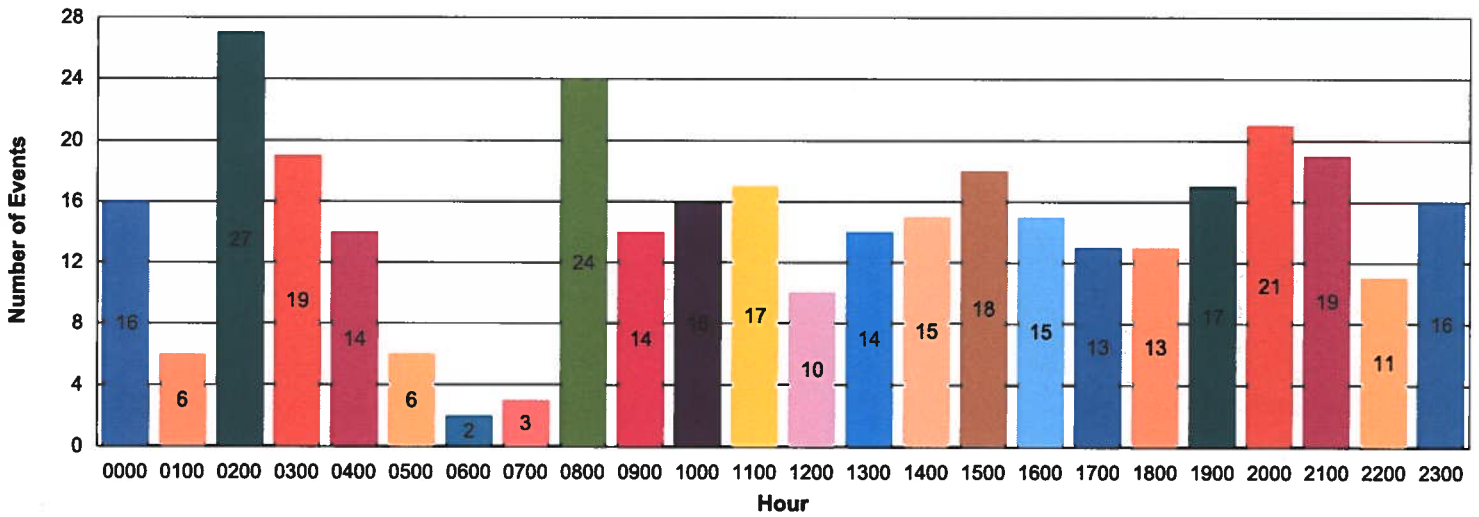
Events by Day

Officer Involved



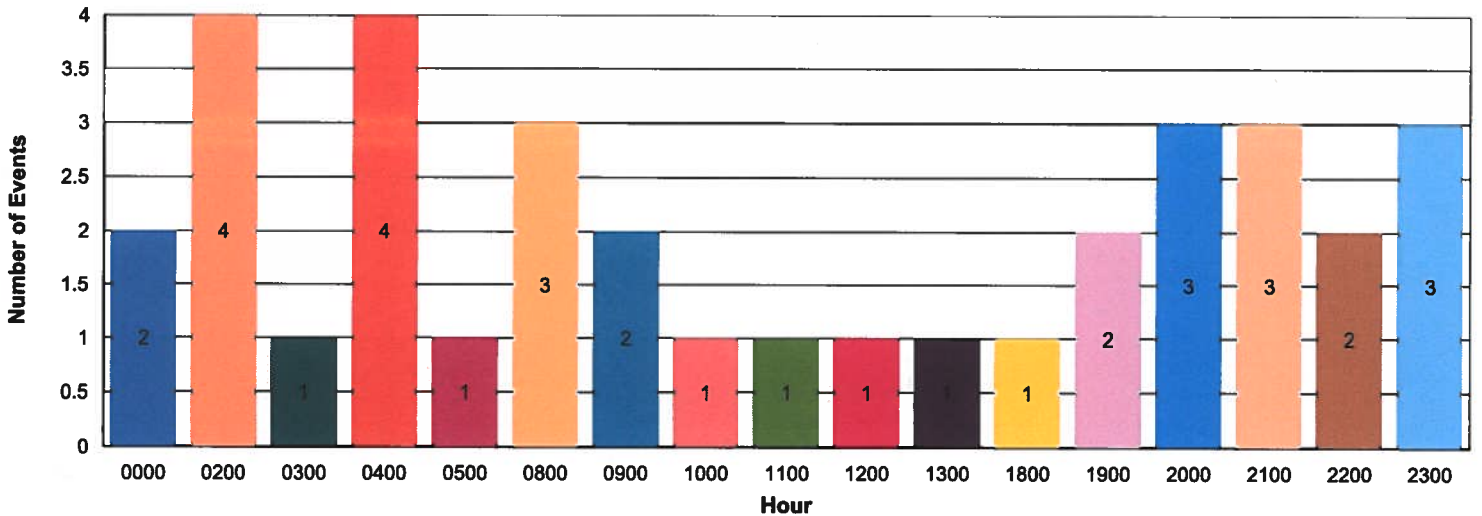
Events by Hour - All Days

Officer Involved



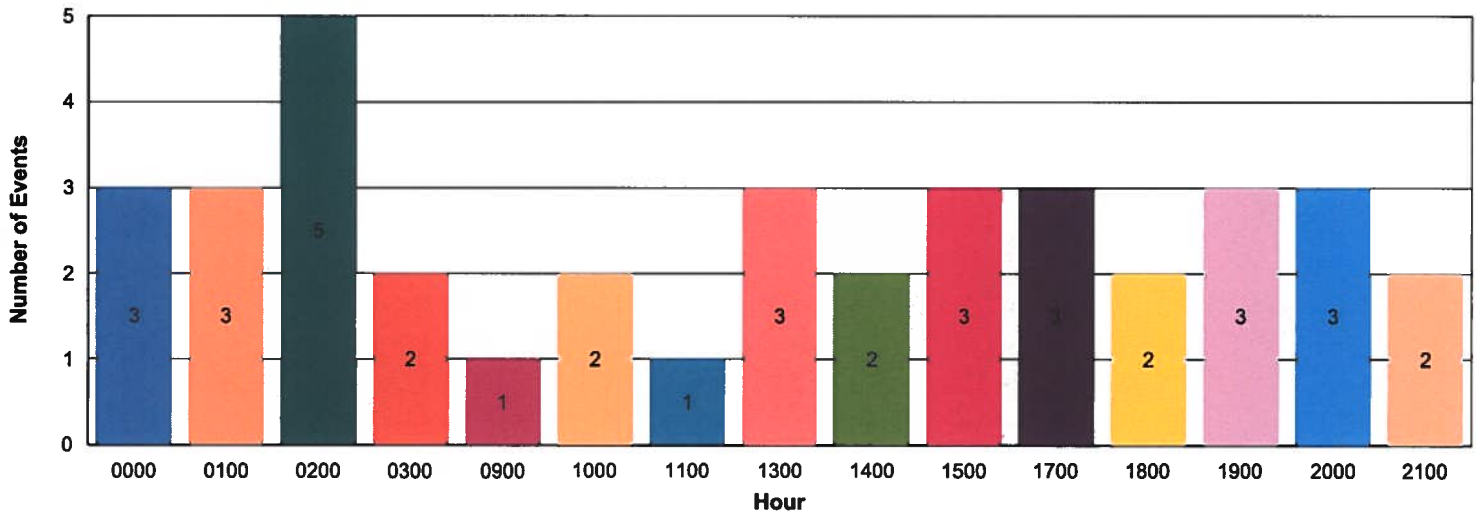
Events by Hour

For Sunday



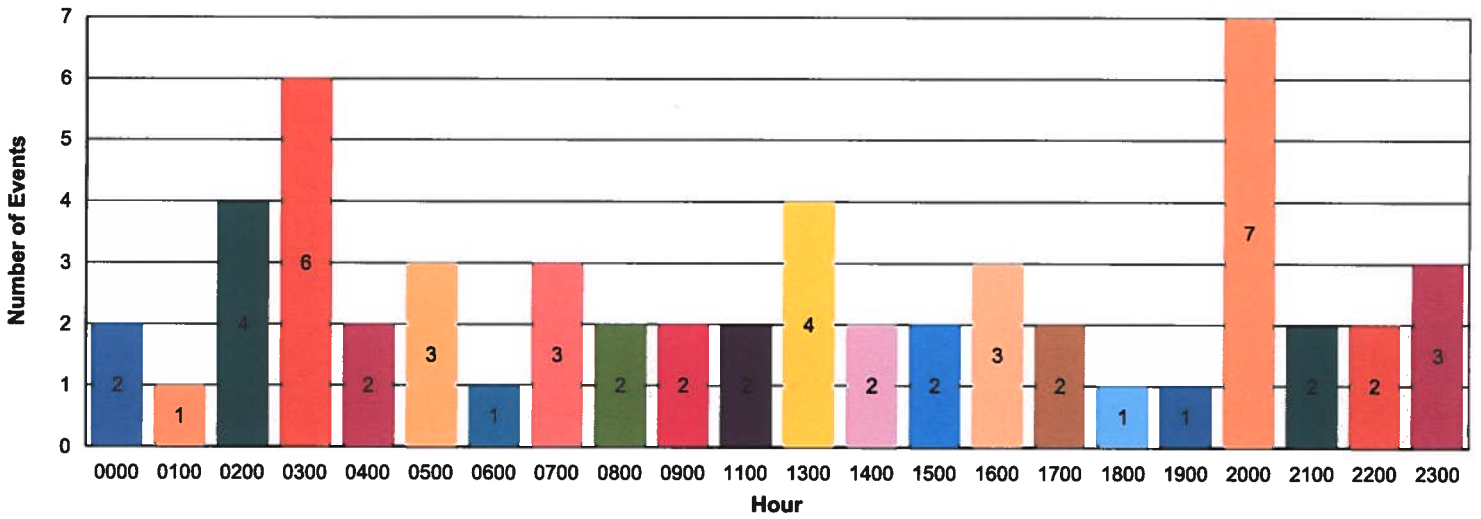
Events by Hour

For Monday



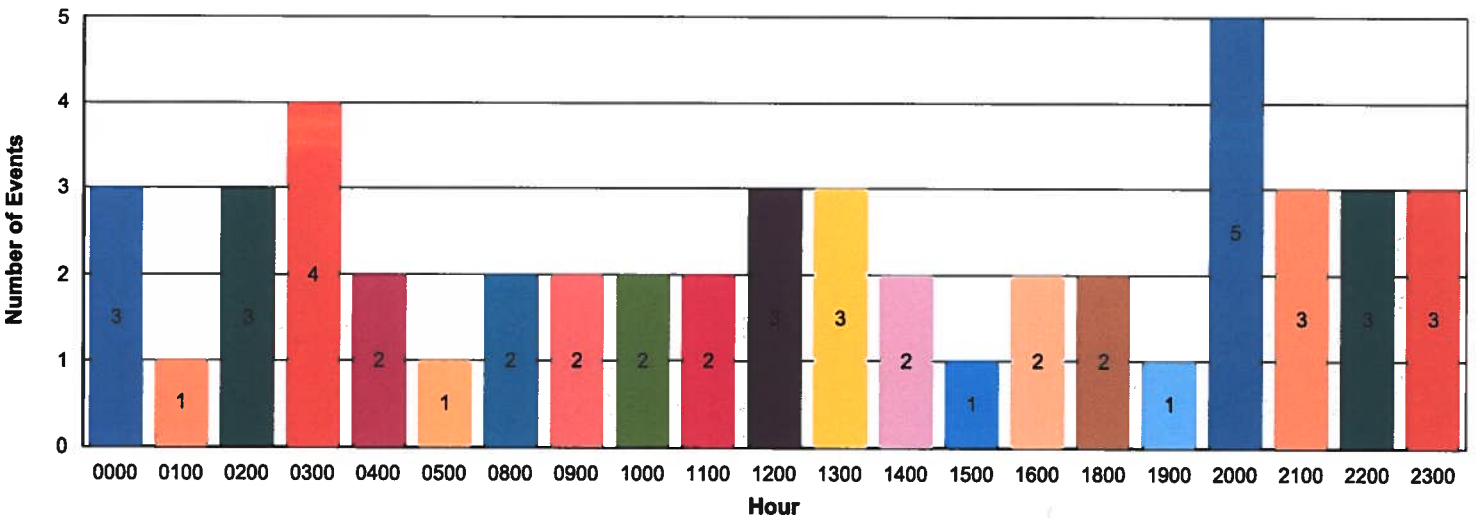
Events by Hour

For Tuesday



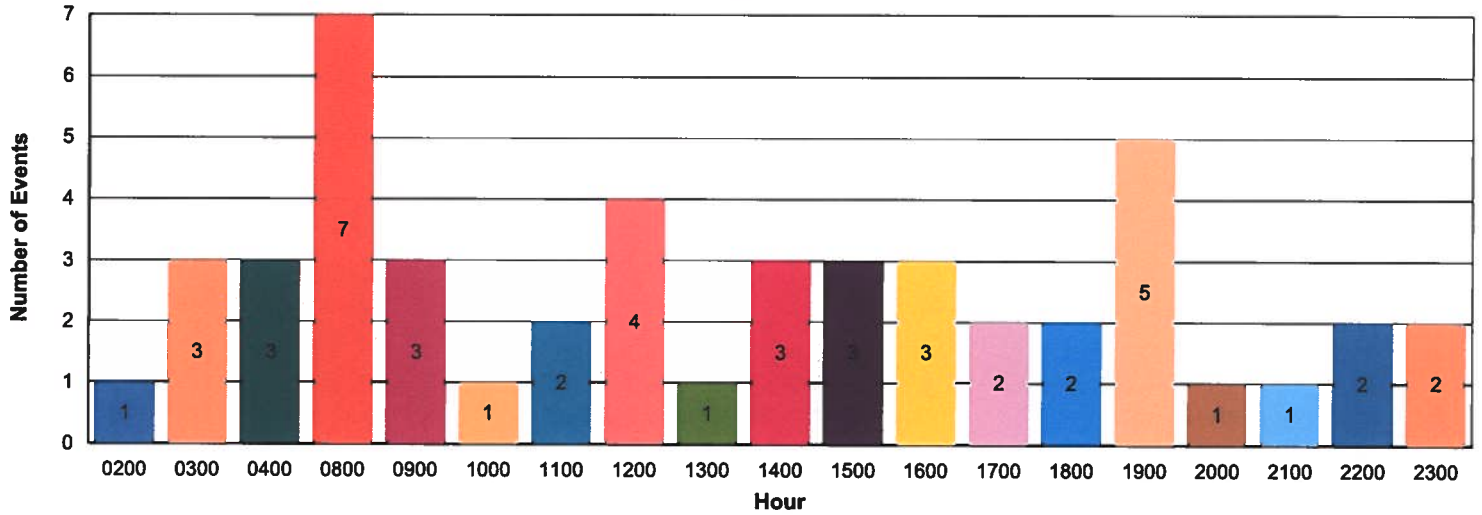
Events by Hour

For Wednesday



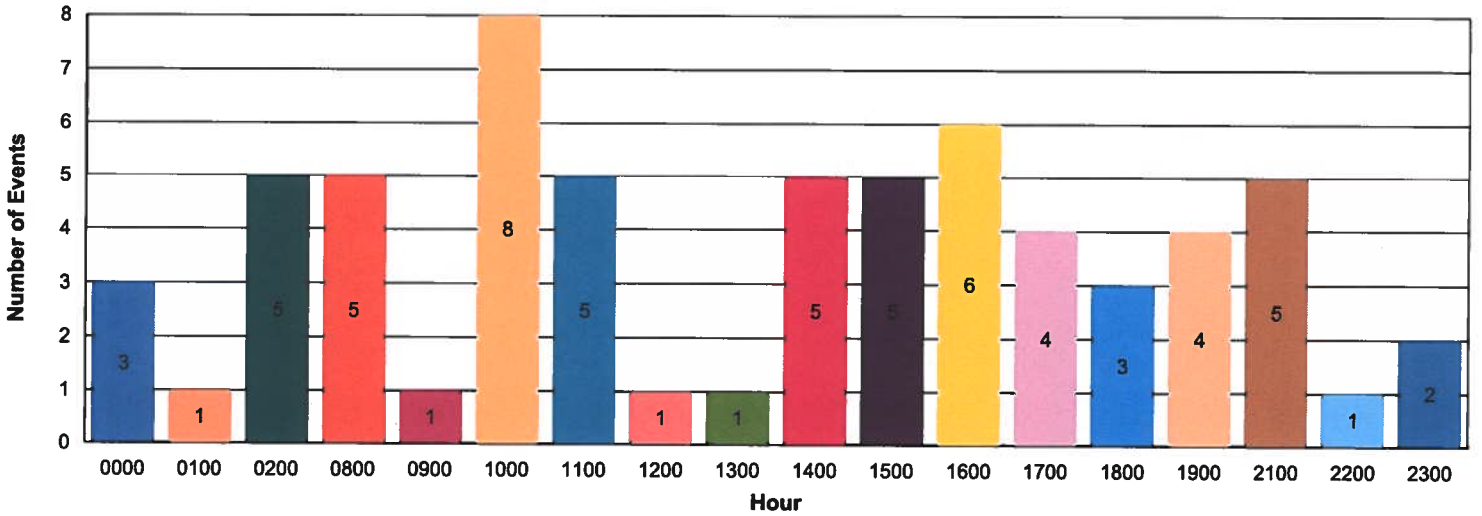
Events by Hour

For Thursday



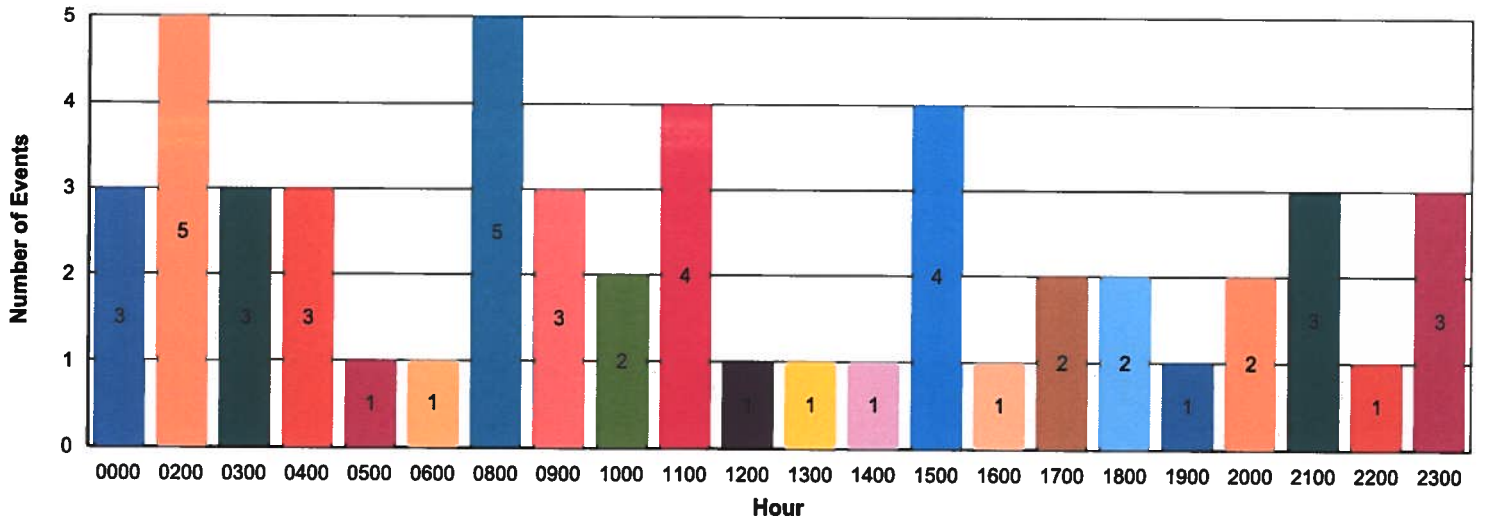
Events by Hour

For Friday



Events by Hour

For Saturday



CAD Event Breakdown by Day - All Events

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Total
TOTAL	35	40	60	51	50	65	54	355
911 HANG UP / INCOMPLETE CALL	0	0	1	0	0	0	1	2
ANIMAL CALL	2	2	3	0	0	2	0	9
BURGLARY / ATTEMPTED BURGLARY	0	0	2	0	0	0	0	2
BUSINESS SECURITY CHECK	3	3	4	2	1	2	1	16
CHEMICAL SPILL/ODOR	0	0	0	0	0	0	1	1
CITIZEN CONTACT	1	2	4	2	2	2	1	14
CITY CODE ENFORCEMENT	0	1	0	0	1	0	0	2
CIVIL MATTER	0	2	2	0	0	1	1	6
DISTURBANCE & NOISE PARTY	2	0	0	1	0	0	0	3
DOMESTIC DISPUTE	0	0	0	0	0	0	2	2
DRUG ACTIVITY/INVESTIGATION	0	0	0	0	0	0	1	1
EQUIPMENT/SIGN MALFUNCTION	0	0	0	1	0	1	0	2
EXTRA PATROL	7	6	10	6	4	10	11	54
FINGER PRINTING	0	0	0	1	3	0	0	4
FIRE ALARM	0	0	0	0	1	0	0	1
FOLLOW UP	0	3	3	2	11	2	2	23
GENERAL ALARM BANK / RESIDENTI	0	1	2	0	0	0	2	5
GENERAL INFO/COMPLAINT/ASSIST	2	1	2	3	8	8	4	28
HARASSMENT	0	2	0	1	0	0	0	3
JUVENILE TROUBLE	1	0	2	1	1	1	0	6
LAW DEPARTMENT ASSIST	0	2	0	1	1	3	0	7
LOST OR FOUND PROPERTY	0	0	0	1	0	3	2	6
MEDICAL ASSIST/AMBULANCE CALL	2	3	2	1	1	1	1	11
MOTOR VEH CRASH / INJURY	0	0	0	0	0	1	0	1
MOTORIST ASSISTANCE	1	0	1	0	0	2	1	5
OFFICE UNLOCK	0	0	0	0	0	0	1	1
OPEN DOOR	1	0	1	0	0	0	1	3
OUTREACH	0	0	0	0	1	1	1	3
PARKING ENFORCEMENT/COMPLAINT	1	2	0	1	2	2	0	8
RECKLESS DRIVER	1	1	3	2	1	2	2	12
RESIDENCE CHECK	3	2	3	7	1	6	3	25
SALVAGE VEHICLE INSPECTION	0	0	1	0	1	0	2	4
SCAM	1	0	0	0	1	0	1	3
SOLICITORS	0	0	0	0	0	1	0	1
SUSPICIOUS PERSON/VEH/ACTIVITY	1	2	4	6	3	2	3	21
THEFT / FRAUD / FORGERY	0	1	0	3	0	2	0	6
THEFT OF MOTOR VEHICLE	0	0	1	0	1	0	0	2
TRAFFIC HAZARD	2	1	2	1	0	2	2	10
TRAFFIC STOP / ENFORCEMENT	3	3	4	5	2	6	3	26
TRAINING	0	0	0	1	0	0	0	1
TRESPASS	0	0	0	0	0	1	0	1
VEHICLE UNLOCK	1	0	1	2	3	0	2	9
WELFARE CHECK	0	0	2	0	0	1	2	5

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	1	2	1	6	2	2	1	15
ANIMAL ISSUE	0	1	0	0	0	0	0	1
ARREST WARRANT - OTHER AGENCY	0	0	0	1	0	0	0	1
BURGLARY/BREAKING AND ENTERING	0	0	1	0	0	0	0	1
CONFLICT MEDIATION	0	0	0	1	0	0	0	1
COUNTERFEITING/FORGERY	0	0	0	0	0	1	0	1
DRUG/NARCOTICS VIOLATIONS	0	0	0	0	0	0	1	1
DRUNKENNESS/PUBLIC INTOXICATION	1	0	0	0	0	0	0	1
FRAUD-CREDIT CARD/ATM FRAUD	0	0	0	0	1	0	0	1
HARBORING A RUNAWAY CHILD	0	0	0	1	0	0	0	1
LARCENY-ALL OTHER	0	1	0	0	0	0	0	1
LARCENY-THEFT MV PARTS OR ACCESSORIES	0	0	0	2	0	1	0	3
MOTOR VEHICLE THEFT	0	0	0	0	1	0	0	1
PORNOGRAPHY/OBSCENE MATERIAL	0	0	0	1	0	0	0	1

Charge Numbers

	Sun	Wed	Total
TOTAL	1	2	3
BURGLARY 3RD DEGREE - BURGLARY/BREAKING AND ENTE	0	1	1
CONTRIBUTING ALCOHOL (18,19,20 YEARS OF AGE)	1	0	1
THEFT 2ND DEGREE - THEFT FROM BUILDING	0	1	1

City of Story City, IA**CONTACT INFORMATION:**

Jason Miller/Andrew Inhelder/Justin Robinson/Dan Molini

Phone: 515-964-1920

JMiller@MSA-PS.com

Alnhelder@MSA-PS.com

JRobinson@MSA-PS.com

DMolini@MSA-PS.com

DATE:

October 19, 2020

STORY CITY WASTEWATER - PHASE 1 IMPROVEMENTS**PROJECT DESCRIPTION:**

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

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST:

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

ORIGINAL CONTRACT PRICE:

\$1,050,637.00

CHANGE ORDERS:

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

CURRENT CONTRACT PRICE:

\$1,025,142.94

STATUS:

Weidner Construcion is submitting shop drawings, product data, and samples for the project (see summary log below).

Weidner is preparing to pour the slab for the new UV disinfection system channel.

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

City of Story City, IA

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

- **May 4:** Weidner submitted Pay Application No. 1 to MSA for review
- **May 5:** Preconstruction meeting held with City staff, MSA, and Weidner Construction via Skype
- **May 12:** MSA returned reviewed Pay Application No. 1 to City
- **May 19:** Notice to Proceed
- **June 4:** Site visit to discuss construction phasing
- **June 16:** Weidner provides Change Order #1 for \$19,414.90 deduct
- **June 29 - July 6:** Mobilization, concrete debris removal and rip rap placement
- **July 10:** Weidner provides Change Order #2 for \$6,079.16 for deduct
- **July 14:** Weidner submitted Pay Application No. 2 to MSA for review. MSA returned reviewed Pay Application No. 2 to City.
- **September 22:** Weidner completed installation of the temporary weirs.
- **September 24:** Weidner completed the installation of the bypass piping.
- **September 30:** Weidner preparing foundation for new UV channel.

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

- **July – Sept:**
 - Dewatering
 - New Pipe and Demo Old
 - Slide Gates and Pipe
 - Concrete
 - Seeding
- **Sept. – Nov.:**
 - Building Installation
 - Sampler
 - Heating
 - Vent
 - Paint
 - Grading
 - Fence – Remove and Replace
- **Nov. – Dec.:**

City of Story City, IA

- New UV System Installation
- **June – Dec.:**
 - Electrical and Controls

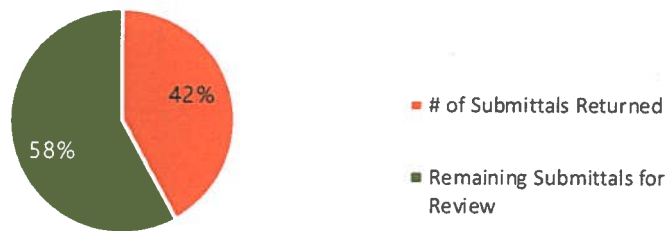
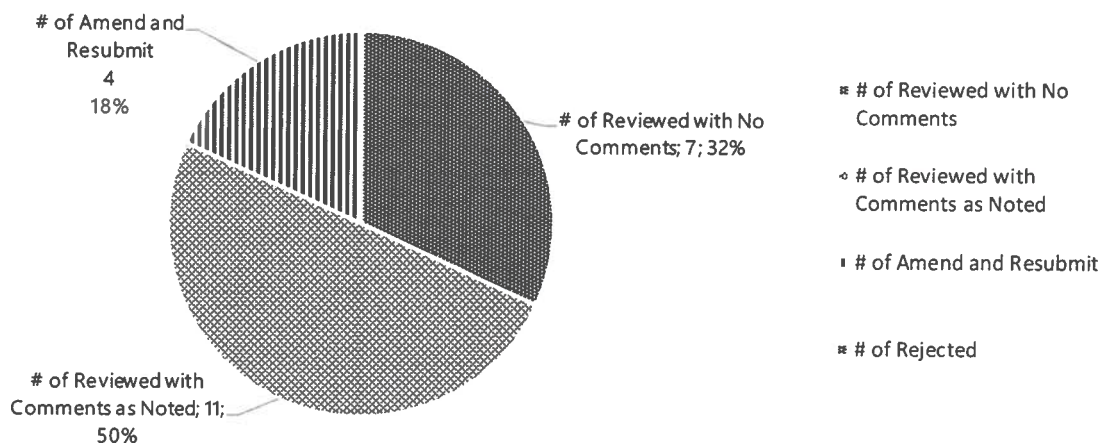
Next Steps:

- Weidner Construction to continue with project submittals
- Weidner plans to pour the slab of the new UV structure within the next two weeks.

SHOP DRAWINGS, PRODUCT DATA, AND SAMPLE STATUS LOG:

# of Submittals Required	
50	
# of Submittals Received	
21	
Remaining # to Submit	
29	
# of Submittals in Review	
0	
Average # of Days to Review	
5.381	
Remaining Submittals for Review	
29	
# of Submittals Returned	
21	
Average # of Days to Return	
6.143	
Returned Submittals - Status:	
# of Reviewed with No Comments	7
# of Reviewed with Comments as Noted	11
# of Amend and Resubmit	4
# of Rejected	

City of Story City, IA
Submittals Received vs. Remaining Submittals to Submit

Submittals Returned vs. Remaining Submittals for Review

Returned Submittals - Status Summary


City of Story City, IA
CONTRACTOR PAY APPLICATION STATUS LOG:

Pay Application No.	Application Period	Total Completed and Stored to Date	Retainage	Recommended Payment	Balance to Finish + Retainage	Date Approved by Owner
1	4/1/2020 - 4/30/2020	\$15,000.00	\$750.00	\$14,250.00	\$1,036,387.00	May 5, 2020
2	5/1/2020 - 7/6/2020	\$186,719.02	\$9,335.95	\$163,133.07	\$847,759.87	July 21, 2020
3	7/7/2020 - 9/30/2020	\$276,029.02	\$13,801.45	\$84,844.50	\$762,915.37	10/5/2020

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

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

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

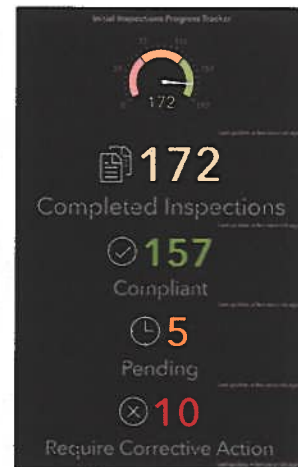
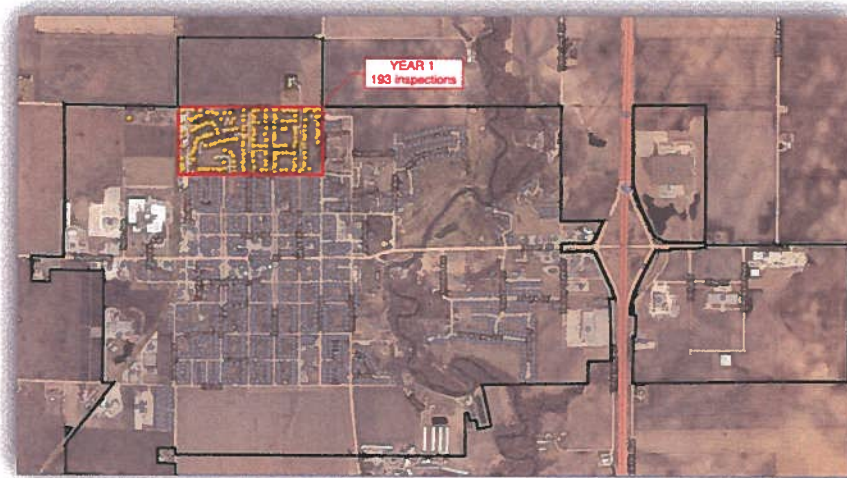
COMPLETED STEPS: **September 1st:** Committee met on September 1, 2020 to review concept and offer initial feedback.

ANTICIPATED TEIMELINE & NEXT STEPS:
October 12th: Hold second committee meeting to review concept.
Next Step: After committee meetings have been held, MSA will move forward with detailed plan creation and specifications and will present to City Staff and Council. Target bidding date in January of 2021.

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

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

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

**STATUS:**

Year one inspections have been completed. Summary above.

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

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

City of Story City, IA

ADDITIONAL OPPORTUNITIES FOR YOUR COMMUNITY

THE WELLMARK FOUNDATION CHALLENGE GRANTS

Sponsor: The Wellmark Foundation

Description: This is a potential source of funds for park and trail projects, as well as other projects improving wellness and access to food, such as community gardens.

The Wellmark Foundation grants are typically challenge grants, requiring the applicant to get matching grants, typically through local fundraising.

Example Projects Funded in 2019 (examples and text obtained from the Wellmark Foundation website):

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

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

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

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

Read more and apply at the link below (deadline to apply, depending on grant size, is February and June annually):

<https://www.wellmark.com/foundation/grants/match-grants-2019.html>



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

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

Coronavirus Aid, Relief, and Economic Security Act

Sponsor: Economic Development Administration (EDA)

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

Items you need to know:

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

Eligible Projects:

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

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

Read more at the link below:

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

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

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

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

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

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

**Potential Funding Sources:**

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

Read more at the link below:

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

www.epa.gov/wfc

Weidner Construction, Inc.

2607 255th Street Marshalltown, IA 50158

Phone (641)752-6665

weidnercon@gmail.com

A family business since 1971

October 8, 2020

MSA Professional Services, Inc.
1555 SE Delaware Ave.
Suite F
Ankeny, IA 50021

RE: Updated Work Schedule

Justin,

Find below the updated work schedule I have drafted.

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

Respectfully,



Robin Weidner
President
Weidner Construction, Inc.



**LARSON AVENUE WATER MAIN IMPROVEMENTS
PRE-CONSTRUCTION CONFERENCE
MINUTES**

Conference Date/Time: September 30, 2020 @ 10:30 AM
Location: 2nd Floor of City Hall, 504 Broad St, Story City, IA 50248

A. **Project:** Larson Avenue Water Main Improvements

FOX PN: 3386-20A

B. **Contracting Authority:**

City of Story City
504 Broad St,
Story City, IA 50248

C. **Engineering:**

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

Project Manager: Mitch Holtz, P.E.
Cell Phone: 515-231-6005
Email: msh@foxeng.com

Project Engineer: John Gade, P.E.
Cell Phone: 515-291-2470
Email: jmg@foxeng.com

Engineer's Field Rep: Dave Nethers
Cell Phone: 515-291-2850

D. **Contractor:**

Iowa Pipe and Grading
1035-222nd Drive
Ogden, Iowa 50212

515-230-1977 (Cell)
eppertb@hotmail.com

Project Manager: Boone Eppert
Cell Phone: 515-230-1977

Email: eppertb@hotmail.com

Project Superintendent: "Frog" Schoener
Phone: 515-556-2198

E. Utility Company Contacts:

Water Lines:	City of Story City – Randy Martindale	– (515) 203-0224
Sanitary Sewer:	City of Story City – Isaac Rahto	– (515) 203-0219
Gas Lines:	Black Hills Energy – Mike Broshous	– (515) 987-8971
Electrical:	Story City Municipal – Jeff Ishmael	– (515) 733-4691
Fiber Optic:	Aureon Network Services – Jeff Klocko	– (515) 830-0445
Fiber Optic:	Stratford Telephone – Steve Frey	– (515) 835-3332
Telephone:	Windstream – Locate Desk	– (800)-289-1901

One Call Locates 1-800-292-8989

F. Contract:

Contract Price:	\$103,208.66
Substantial Completion:	20 working days or November 6, 2020 (whichever comes first)
Final Completion:	November 20, 2020
Liquidated Damages:	\$500/day for substantial completion \$250/day after final completion

G. Type of Construction

The project consists of installation of 1,200 LF of 8-inch water main along the west side of Larson Avenue from 1st Street to Cedar Street. Project includes installation two hydrants and connections to existing water main at three separate locations. Project also includes pavement patches, traffic control and seeding of all disturbed areas.

H. Conference Checklist Items:

1. Purpose of preconstruction conference:

- a. To introduce participants and to begin coordination and communications related to the project.
- b. Information given at the preconstruction meeting does not alter contract documents.

2. Attendance – **See Roster**

3. Contract Documents:

- a. Contract Documents:
 - i. Notice of Award: Signed by City on September 8, 2020
 - ii. Contract documents: Executed by Iowa Pipe and Grading and sent to City on 9/25/2020.
 - iii. Performance, Payment, and Maintenance Bond: Included in Contract Documents

-
- iv. Insurance Certificates: Included in Contract Documents
 - v. Notice to Proceed: **City issued at Precon**
4. Construction Admin. Forms: FOX emailed on 9/22/20
 - a. Pay Application
 - b. Shop Drawing Transmittal
 - c. Shop Drawing Statement of Compliance
 5. Sales and Use Taxes: Instructions to Bidders 22.
 - a. Owner is exempt from Iowa State Sales and Use Taxes on materials and equipment to be incorporated in the work. Said taxes shall not be included in the bid. Refer to Paragraph SC-7.09 of the Supplementary Conditions for additional information.
 - b. (SC-7.09,C) The Contractor shall provide a listing to the City identifying all appropriate subcontractors qualified for use of the tax exemption certificate. The listing shall include the Federal Employer Identification Number (FEIN) for the Contractor and each Subcontractor.
 6. Subcontractors, equipment suppliers and materialmen submittal: Contractor to submit list within 10-days of effective date of agreement. **See attached list of contacts.**
 7. Progress Schedule: See specification 01 11 00, 1.3; 01 32 16 and General Conditions 2.03-2.05: Contractor shall submit preliminary Progress Schedule within 10-days of effective date of agreement.
 - a. Progress meetings - **Due to short project duration, it is not planned that any progress meetings will be necessary unless absolutely necessary.**
 8. Shop Drawing Submittals: See Specification 01 33 00, 1.8 & General Conditions 2.03-2.05
 - a. Provide a digital .pdf via email. Each submittal to be stamped with approval of Contractor.
 - b. Each submittal shall have a cover sheet and a Supplier/Contractor Statement of Compliance sheet.
 - c. Charges for excessive review (see specification 01 33 00, 1.8, 12)
 9. Construction Photographs: See Specification 01 33 00, 1.7
 10. Record Documents: See Specification 01 33 00, 1.11
 - a. The Contractor is in charge of record drawings for the project.
 11. Schedule of Values: Unit prices will serve as Schedule of Values
 12. Stored Materials:
 - a. See Specification SC-15.01
 - b. Materials may be stored at the site and must be properly protected.
 - c. **Boone said he doesn't plan to submit payment for stored materials.**

-
13. Temporary Buildings and Site Access: See specification 01 11 00 & 01 50 00 **(Boone said would not likely have a trailer).**
14. Submittal of Contractor personnel authorized to execute payment applications, change orders, substantial completion and final pay: Boone Eppert
15. Traffic Applications:
- a. See plans for working limits
 - b. Notification to property owners – **Shouldn't need to provide notification to property owners in advance of traffic control as there should always be access.**
16. Safety-Refer to Information for Bidders and General Conditions: Contractor's responsibility.
17. Project Communications:
- a. Sub-contractors ↔ Contractor ↔ Engineer ↔ Owner.
 - b. Requests-for-Information (RFIs): all RFI's and responses to be written
18. Survey and Layout Responsibilities:
- a. FOX Engineering Associates, Inc. will provide staking.
 - b. Contractor shall protect/preserve stakes. All re-staking shall be paid for by the Contractor at our normal crew rate. Contact Seth Polich at 515.520-0603.
 - i. It will be tempting to have our project observer coordinate staking. It is best not to do this, but to call Seth Polich.
19. Testing Responsibilities: Contractor's responsibility. See specification Section 01 11 00 Project Requirements, specification Section 01 45 00 Quality Control and SUDAS.
- a. Testing Lab (Soil Compaction): **TEAM Services**
 - b. Testing firm is to provide sufficient copies of all reports to:
 - i. Dave Nethers (dhn@foxeng.com)
 - ii. Mitch Holtz (msh@foxeng.com)
 - c. Water Main Testing
 - i. **Discussion regarding Bacteria testing**
 - 1. **Isaac stated that the City uses Ag Source as a lab (Ellsworth) typically.**
 - 2. **City will provide notices if flushing is necessary.**
 - 3. **It may be acceptable to pull samples from the hydrant. Randy to clarify.**
 - ii. **Valves – The City shall turn all valves.**
20. Construction Utilities: See specification 01 50 00, 1.3.

21. Permits:

- a. IDNR Water Supply Construction Permit – In process

22. Storm Water/Erosion Control: See specification Section 01 50 00, 1.6 Environmental Protection and Section 01 57 23 Erosion and Sediment Control (addendum 1)

Responsibilities –

Contractor shall install and Maintain all control measures

Procedures – (See plans & specs)

NPDES permit not required for this project

23. Neighborhood Issues and Communication: **Not much necessary here. Be friendly.**

24. Procedure for Application for Payment:

- a. See Supplemental Conditions – Article 15.
- b. Applications considered once each month at Council Meeting (**first Monday of the month**)
- c. Construction payments need to be submitted to Engineer first for review. Must be submitted by **the Monday before the first Monday of the month** to allow the Engineer time to review and forward to the City.
 - i. Council meeting – **1st Monday of the Month**
 - ii. Submittal Deadline – **7 calendar days prior to meeting**
- d. If the progress payment must be expedited, the City will allow electronically submitted (email) progress payments to process for council meeting. However, originals will be required for the project file.
- e. Applications must be accompanied by: **Won't be necessary.**
 - ~~i. Updated progress schedule & report (see specification 01 32 16)~~
 - ~~ii. Tabulation of stored materials/invoices (if requesting payment for stored materials)~~

25. Change Order Procedures and Determination of Amount:

- a. Absolutely no changes without prior written approval
- b. request-for-change proposal is not a Change Order
- c. Documentation to Engineer first, Engineer to review, Engineer submits to the Owner.
- d. Field Order; Work Change Directive; Change Order
- e. **Mark Jackson stated he has some power to move things through quickly if needed, ahead of a Council meeting.**

26. Sets of Plans and Specs: Three (3) will be provided to Contractor; additional copies can be provided at cost of reproduction.

27. Alternatives and Substitute Review: See General Conditions 7.05

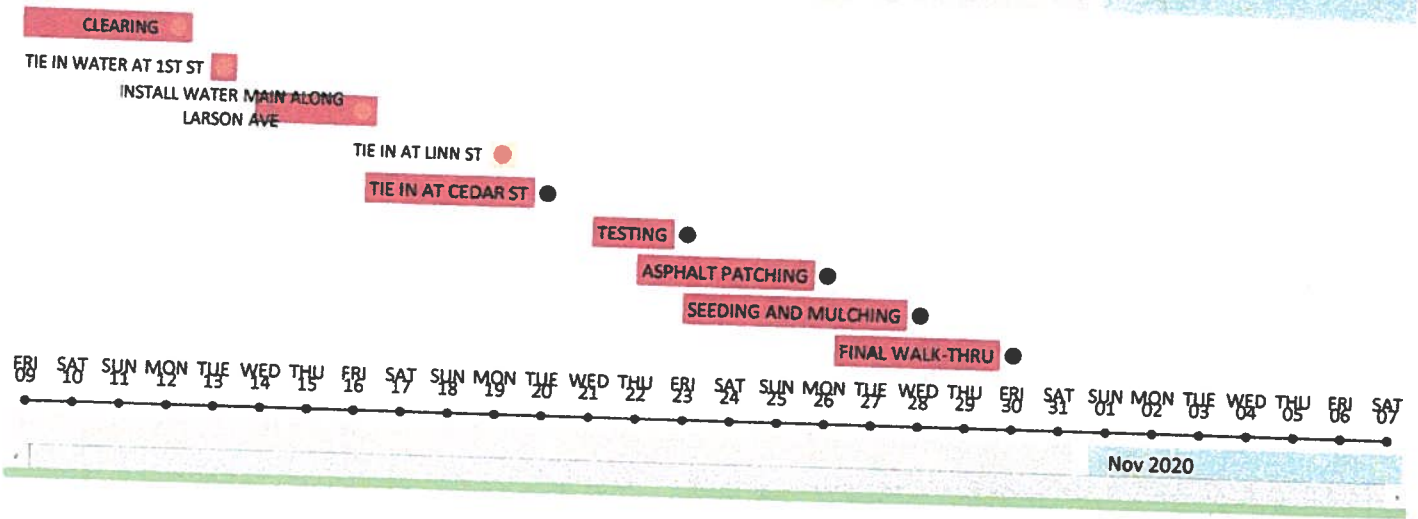
28. Clarifications and Interpretations: Written RFI's

Project Comments:

- 1) Steve Frey (Stratford Telephone) stated that there is some newer fiber optic cable in the vicinity of the site that was installed in the last few months and is not shown on the plans. Would like to walk the site to review (Boone agreed).
 - a. Discussion regarding the ability to move the water main a little if needed for utility conflicts. Mitch said it will be possible to move the water main a little if needed as long as we can stay in the city right of way.
- 2) Discussed the possibility of adding water services to the Contract at the request of the developer.
- 3) Discussed the existing services that are shown on the plans that are in conflict with the new water main (look to traverse to the industrial park, west of the project).
 - a. Mitch said that the city maps showed these lines, but may not be completely accurate. Will need to verify whether they exist as construction progresses.
- 4) Discussion regarding the removal/salvaging of the existing hydrants east of Larson Avenue.
 - a. Isaac brought up that there should possibly be more work done at the hydrants to make sure they don't leak in the future. The plans currently show removal of the hydrant and capping the top of barrel.
 - b. Boone said he was planning on removing the barrel, shoe and anchor pipe to the valve, but that is where he was going to stop.
 - c. Discussion proceeded to figure out other options:
 - i. Remove the valve box to the valve?
 - ii. Remove the valve box to the valve and put a cap on the end of the valve where the shoe and anchor pipe was removed?
 - iii. Remove the valve and provide a cap in place of the valve?
 - d. Mitch to reach out to Randy to find out what the City should do and if anything needs to change.

Contractor's Questions:

PROJECT TIMELINE



ENTER START DATE: 10/9/2020

ACTIVITY	START	END	NOTES
Clearing	10/9/2020	10/12/2020	
Tie In Water At 1st St	10/13/2020	10/13/2020	
Install Water Main Along Larson Ave	10/14/2020	10/16/2020	
Tie In At Linn St	10/19/2020	10/19/2020	
Tie In At Cedar St	10/20/2020	10/20/2020	
Testing	10/21/2020	10/23/2020	
Asphalt Patching	10/26/2020	10/26/2020	
Seeding And Mulching	10/27/2020	10/28/2020	
Final Walk-Thru	10/30/2020	10/30/2020	