

Mayor Jensen called the council meeting to order on Monday December 18, 2023, at 6:00 p.m. at City Hall.

Present: Mayor Jensen, Administrator Jackson, Attorney Larson
Council Members: Ostrem, Phillips, Solberg, O'Connor, Sporleder
Absent: None

Also Present: Nicole Englehardt, EDC; Shanon McKinley, GCC, Tara Turner, Bertha Bartlett Library Director; Dave Morris, Laura Donaldson; Grant Reimers; Shelly Hart, President of Library Foundation, Theresa Stromberg-Murphy, CGA; Mitch Holtz, Strand Associates; Mark DeYoung, Adam Schoeppner, Fareway; Nate Summers, UMB

Motion by O'Connor, seconded by Ostrem, to amend the agenda to remove Administrative Item D) Discussion on Carousel Field Concession Stand Project and add Agenda Item B) Reschedule January 1, 2024 Council Meeting
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

Motion by Ostrem, seconded by Solberg, to approve the December 4, 2023 regular meeting minutes and December 8, 2023 work session minutes.
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

LEGAL ITEMS

- A) Resolution No. 23-75 – Awarding Contract for the Bertha Bartlett Public Library – Addition and Renovation Phase 2 Project Rebid
The library board recommended acceptance of the bid from Kingland Construction Services for the amount of \$2,816,000 and includes alternates 1, 2, & 5.
Motion by Solberg, seconded by O'Connor, to approve Resolution No. 23-75 – Awarding Contract for the Bertha Bartlett Public Library – Addition and Renovation Phase 2 Project Rebid
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.
- B) Resolution No. 23-76- Authorizing Internal Tax Increment Financing Debt for the Downtown Building Grant Program Project
Motion by Ostrem, seconded by Phillips, to approve Resolution No. 23-76- Authorizing Internal Tax Increment Financing Debt for the Downtown Building Grant Program Project
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder

Nay: None
Motion Carried.

- C) Resolution No. 23-77 – Approving Certain Fund Transfers in the Fiscal Year 2023-24 Budget
Motion by Phillips, seconded by Solberg, to approve Resolution No. 23-77 – Approving Certain Fund Transfers in the Fiscal Year 2023-24 Budget
Aye: Ostrem, Phillips, Solberg, O’Connor, Sporleder
Nay: None
Motion Carried.
- D) Resolution No. 23-78 – Approving Proposed Development Agreement between the City of Story City and These Iowa Roots, LLC, for the City’s Receipt of Community Catalyst and Building Remediation Grant Funding
Motion by O’Connor, seconded by Ostrem, to approve Resolution No. 23-78 – Approving Proposed Development Agreement between the City of Story City and These Iowa Roots, LLC, for the City’s Receipt of Community Catalyst and Building Remediation Grant Funding of \$100,000.
Aye: Ostrem, Phillips, Solberg, O’Connor, Sporleder
Nay: None
Motion Carried.

ADMINISTRATIVE ITEMS

- A) Approve Technical Services Agreement with Strand Associates (formerly known as Fox Engineering)
Mitch Holtz presented information to the council about the technical services agreement.
Motion by Solberg, seconded by Ostrem, to approve Technical Services Agreement and Task Order 23-01 with Strand Associates
Aye: Ostrem, Phillips, Solberg, O’Connor, Sporleder
Nay: None
Motion Carried.
- B) Approve Engineering Services Agreement with CGA for I-35 Business Park North Water & Sanitary Sewer Phase 1 Project
Motion by Ostrem, seconded by O’Connor, to approve Engineering Services Agreement with CGA for I-35 Business Park North Water & Sanitary Sewer Phase 1 Project
Aye: Ostrem, Phillips, Solberg, O’Connor, Sporleder
Nay: None
Motion Carried.
- C) Initial Discussion on Financing of Wastewater Treatment Plant Project
Nate Summers, UMB, presented information about how the financing can be

structured with the Wastewater Treatment Plant Project.
Mayor and Council asked questions and discussed the financing structure.
No Action taken.

- D) Discussion on Carousel Field Concession Stand Project
Removed Item from Agenda

MAYOR & CITY COUNCIL AGENDA ITEMS

- A) Fareway Grocery Store Site Plan
Adam Schoeppner and Mark DeYoung presented the Fareway site plan to council including the waiver for the parking stall width.
Mitch Holtz, Strand Assoc, reviewed the engineers report. Recommends approval include the waiver for the pending stall width.
Mark Jackson reported that the Planning and Zoning board recommended approval. Mayor and council asked questions and discussed the plan.
Motion by Ostrem, seconded by Solberg, to approve the Fareway Grocery Store Site Plan, including waiver for the parking stall width.
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.
- B) Reschedule January 1, 2024 Council Meeting
Motion by O'Connor, seconded by Phillips, to approve changing the first January council meeting to Wednesday January 3, 2024 at 6:00 p.m. at city hall.
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder
Nay: None
Motion Carried.

APPROVAL OF BILLS AND CLAIMS

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

COMMENTS REGARDING NON-AGENDA ITEMS

- CM Phillips thanked everyone who attended her ribbon cutting and after hours at the Silver Chandelier
- CM Ostrem requested update on carousel diamond bleachers and backstop as well as the issues with the 8th street retaining wall.
- Shanon McKinley reported to council that the ribbon cutting for the Liquor and

Vape shop will be Wednesday, December 20th. Also reported good progress on the building renovations at 614 Broad St.

There being no further business before council, the meeting adjourned at 7:05 p.m.

ATTEST:

Heather Slifka, City Clerk

Mike Jensen, Mayor