



**COUNCIL AGENDA  
MONDAY, NOVEMBER 6, 2023 - 6:00 P.M.  
CITY HALL – SECOND FLOOR**

- I. CALL TO ORDER AND ROLL CALL, 6:00 P.M.
- II. APPROVE/AMEND THE AGENDA
- III. APPROVAL OF THE OCTOBER 16, 2023 REGULAR MEETING AND OCTOBER 30, 2023 WORK SESSION MEETING MINUTES
- IV. CITIZEN APPEARANCE:
  - A)
- V. LEGAL ITEMS:
  - A) Resolution No. 23-69 – Approving Proposed Agreement Between the City of Story City and the Iowa Department of Transportation for the City’s Receipt of RISE Funding
  - B) Resolution No. 23-70 – Obligating Funds from the Urban Renewal Tax Revenue Fund for Appropriations to the Payment of Annual Appropriation Tax Increment Financed Obligations Which Shall Come Due in the Next Succeeding Fiscal Year
  - C) Resolution No. 23-71 – Approving the Urban Renewal Area (TIF) Report
  - D) Resolution No. 23-72 – Waiving Joint Review Authority, in Favor of the County, of the Subdivision of Land Owned by Paul Voga, in Accordance with Section 354.9.2 of the *Code of Iowa*
  - E) Ordinance No. 344 – Changing the Official Zoning Map of the City of Story City, Iowa by Changing the District Boundaries of the “R-2” and “C-2” Districts, Second Reading
  - F)
- VI. ADMINISTRATIVE ITEMS:
  - A) Preliminary Discussion on the Fiscal Year 2024-25 Budget: Parks & Recreation, Library, and Golf Course
  - B) Request Authorization to Purchase Batting Cage for Rec Center

C) Request Approval to Renew Employee Health Insurance with Wellmark

D)

VII. PERMITS:

A)

VIII. MAYOR & CITY COUNCIL AGENDA ITEMS:

A) Sidewalk Improvements Applications:

1. Sean and Ashley Edens – 528 Lafayette Ave

2. Tim and Judy Watson – 811 Elm Ave

3.

B) Approve Emergency Catalyst Building Remediation Grant Match for 614 Broad Street

C)

IX. APPROVAL OF BILLS AND CLAIMS

X. COMMENTS REGARDING NON-AGENDA ITEMS

XI. ADJOURNMENT

Mayor Jensen called the council meeting to order on Monday October 16, 2023, at 6:00 p.m. at City Hall.

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

Also Present: Nicole Englehardt, EDC; Shanon McKinley, GCC; Chris McIlrath, McIlrath Holdings; Mike Wright, Story City Street Superintendent; Randy Martindale, Story City Water/Wastewater Superintendent; Chris Feil, Library Board President; Tara Turner, Bertha Bartlett Library Director; numerous members of the public; Dan and Michelle Goos

Motion by Ostrem, seconded by Phillips, to approve the agenda.  
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder  
Nay: None  
Motion Carried.

Motion by O'Connor, seconded by Sporleder, approve the October 2, 2023 regular meeting minutes.  
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder  
Nay: None  
Motion Carried.

### LEGAL ITEMS

A) **Resolution No. 23-68 – To Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the Bertha Bartlett Public Library – Addition and Renovation Phase 2 Project Rebid, and the Taking of Bids Thereof**

Chris Feil presented a rendering of the current proposed project and explained the layout of the new design. Tara Turner, new library director was introduced.

Motion by Sporleder, seconded by O'Connor, to approve Resolution No. 23-68 – To Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the Bertha Bartlett Public Library – Addition and Renovation Phase 2 Project Rebid, and the Taking of Bids Thereof

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

- B) **Ordinance No. 341 – Amending the Code of Ordinances by Amending Provisions Pertaining to Fiscal Management, Final Reading**  
Motion by Sporleder, seconded by Ostrem, to approve Ordinance No. 341 – Amending the Code of Ordinances by Amending Provisions Pertaining to Fiscal Management, Final Reading  
Aye: Ostrem, Phillips, Solberg, O’Connor, Sporleder  
Nay: None  
Motion Carried.
- C) **Ordinance No. 342 – Amending the Code of Ordinances by Amending Provisions Pertaining to Liquor Licenses and Cigarette and Tobacco Permits, Final Reading**  
Motion by Phillips, seconded by O’Connor, to approve Ordinance No. 342 – Amending the Code of Ordinances by Amending Provisions Pertaining to Liquor Licenses and Cigarette and Tobacco Permits, Final Reading  
Aye: Ostrem, Phillips, Solberg, O’Connor, Sporleder  
Nay: None  
Motion Carried.
- D) **Ordinance No. 344 – Changing the Official Zoning Map of the City of Story City, Iowa by Changing the District Boundaries of the “R-2” and “C-2” Districts, First Reading. Tabled from October 2, 2023 Council Meeting**  
Members of the public presented concerns about noise, parking, and the change to their neighborhood by bringing in an event venue. Chris McIlrath introduced Dan and Michelle Goos as the potential buyers of the property. Dan Goos answered questions about the plans to make the property handicap accessible and reported that he does not have a rendering of the plans as of this time.  
Motion by Ostrem, seconded by O’Connor, to approve Ordinance No. 344 – Changing the Official Zoning Map of the City of Story City, Iowa by Changing the District Boundaries of the “R-2” and “C-2” Districts, First Reading. Tabled from October 2, 2023 Council Meeting  
Aye: Ostrem, Solberg, O’Connor  
Nay: Phillips, Sporleder  
Motion Carried

#### **ADMINISTRATIVE ITEMS**

- A) **Preliminary Discussion on the Fiscal Year 2024-25 Budget:**  
**Water & Wastewater and Streets**  
Randy Martindale, Water/Wastewater Superintendent, presented information to the council about the past year and the projected budget needs for the 24-25 fiscal year.  
Mike Wright, Street Superintendent, presented information to the council about the past year and the projected budget needs for the 24-25 fiscal year.

- B) Approve Construction Project Submittals:  
1. Change Orders No 5 and 6 for the Railroad Crossing Improvements Project  
2. Construction Pay Application No. 1 for the Carousel Ballfield Fencing Project  
Motion by Sporleder, seconded by O'Connor, to approve Change Orders No 5 and 6 for the Railroad Crossing Improvements for \$3,601.62 and \$3,001.35. and Project and Construction Pay Application No. 1 for the Carousel Ballfield Fencing Project for \$70,769.30.  
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder  
Nay: None  
Motion Carried.

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

- A) Residential Tax Abatement:  
1. Brian and De McNamara – 305 Sunrise Ave  
Motion to approve Residential Tax Abatement for Brian and De McNamara – 305 Sunrise Ave  
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder  
Nay: None  
Motion Carried.
- B) Breanna and Thomas Miller, 223 Elm Ave – Request to Have Chickens  
Motion by O'Connor, seconded by Solberg, to approve request to retain current chicken population by Breanna and Thomas Miller, 223 Elm Ave with the provision that as natural attrition occurs, chicken population is reduced to 6 and is maintained at the total of 6, excluding "Peggy".  
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder  
Nay: None  
Motion Carried.
- C) Discussion, with Option to Take Action, on 614 Broad Street  
Motion by Phillips, seconded by Ostrem, to approve matching funds of \$5,000 for the Emergency Catalyst Grant at 614 Broad Street.  
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder  
Nay: None  
Motion Carried.

### **APPROVAL OF BILLS AND CLAIMS**

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

## COMMENTS REGARDING NON-AGENDA ITEMS

- CM Solberg requested information on a fallen tree
  - Mayor Jensen will look into it
- CM Ostrem inquired about Mediacom notifying property owners prior to digging in the right of way

There being no further business before council, the meeting adjourned at 7:08 p.m.

ATTEST:

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Heather Slifka, City Clerk

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Mike Jensen, Mayor

Story City, Iowa

October 30, 2023

Mayor Jensen called the special council work session meeting to order on Monday, October 30, 2023 at 5 p.m. at City Hall.

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

Also Present: Shanon McKinley, GCC; Jason Miller, MSA; Theresa Stromberg-Murphy, CGA

Motion by O'Connor, seconded by Sporleder, to approve the agenda  
Aye: Ostrem, Phillips, Solberg, O'Connor, and Sporleder  
Nay: None  
Motion Carried.

#### **Wastewater Treatment Plant Project**

Council was presented with a video layout of the proposed Wastewater Treatment Plant. Jason Miller presented information for council to consider including time frame, water main, and sludge press.

#### **Broad Street Reconstruction Project**

Theresa Stromberg-Murphy presented project plans and information regarding the reconstruction of Broad St. from Park to Garfield. She estimated bid letting for February and the project to begin in April.

#### **Downtown Building Grant Program**

Council was presented with the proposed Downtown Building Grant Program. There was discussion about the makeup of the board and language of the program guidelines.

#### **Update on 614 Broad Steet**

Council was presented with information regarding an increase to the upfront contribution for the buyers and decrease to the end of project contribution. Shanon McKinley reported that this would work best with IDEA's Emergency Catalyst Building Project Grant for the project and potentially allow for greater overall benefit to the buyers.

#### **Golf Course Irrigation System**

CM Ostrem presented information about the cost and timeline involved in replacing the 50 year old irrigation system at the golf course. Council discussed what support the city could offer, including guaranteeing the loan at the local bank.

**Update on Economic Development Projects**

Council was presented with information on an addition planned by Karl Ford and the potential for them to take over the access easement currently owned by McDonalds. The city council may consider assisting with the repair of the access easement. The council was also presented with information about a potential business locating in the industrial park area and a tax abatement.

With no further business before council, the work session adjourned at 6:41 p.m.

ATTEST:

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Heather Slifka, City Clerk

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Mike Jensen, Mayor





504 Broad Street ▲ Story City, IA 50248

🌐 [CityofStoryCity.org](http://CityofStoryCity.org)

515.733.2121

To: The Honorable Mayor & City Council  
From: Mark A. Jackson, City Administrator *maj*  
Re: Resolution No. 23-69 – Approving Agreement Between the  
City and the Iowa Department of Transportation for the  
Extension of Rich Olive Street  
Date: November 6, 2023

Presented for Mayor & City Council consideration is Resolution No. 23-69 for the purpose of approving an agreement between the City and the Iowa Department of Transportation for the receipt of RISE grant funding.

The City has been awarded \$402,057 from the Iowa Department of Transportation for the extension of Rich Olive Street in the Interstate 35 Business Park.

The City, along with the Story City EDC and Ames EDC, is negotiating with a business for location in the Interstate 35 Business Park in an area identified in the extension of Rich Olive Street. In addition, discussions have been taking place with two other potential business prospects for location in this area as well.

The proposed project would construct approximately 1,160 lineal feet of roadway on Rich Olive Street from Precision Parkway heading east. The estimated cost of the project is \$1,181,839. The City has been awarded \$402,057 in RISE funds for the roadway project. The City will also be applying to the Economic Development District for Public Works and Economic Adjustment Assistance for funding in the amount of approximately \$491,502 for the project.

In addition, construction of the new roadway will provide direct access to approximately 40 acres of land in the Interstate 35 Business Park for economic development purposes.

The City's funding match, estimated at \$288,280, will come from tax increment financing through either an internal loan and/or from the 2021A bond.

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

**RESOLUTION NO. 23-69**

**A RESOLUTION APPROVING PROPOSED AGREEMENT BETWEEN THE CITY OF  
STORY CITY AND THE IOWA DEPARTMENT OF TRANSPORTATION FOR THE  
CITY'S RECEIPT OF RISE FUNDING**

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 construct approximately 1,160 feet of Rich Olive Street located on the east side of town, and

WHEREAS, funding is available for the project from the Revitalize Iowa's Sound Economy (RISE) fund under Chapter 315 of the Code of Iowa, and

WHEREAS, said RISE fund is administered by the Iowa Department of Transportation, which Department has furnished an Agreement (identified as Agreement No. 2024-R-002) for execution by the parties concerning the City's eligibility for and receipt of RISE 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 6<sup>th</sup> day of November, 2023.

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

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

**Iowa Department of Transportation  
Agreement for a  
Revitalize Iowa's Sound Economy Program (RISE) Project**

RECIPIENT: Story City

PROJECT NO: RM-7430(617)--9D-85

IOWA DOT AGREEMENT NO.: 2024-R-002

This is an agreement between Story City (hereinafter referred to as Recipient) and the Iowa Department of Transportation (hereinafter referred to as the DOT). The Recipient submitted an application to the DOT for funding through the Revitalize Iowa's Sound Economy (RISE) fund under Iowa Code Chapter 315, and the application was approved by Transportation Commission Order No. TD-2024-13 on October 10, 2023.

Pursuant to the terms of this agreement, and applicable statutes and administrative rules the DOT agrees to provide funding to the Recipient for the authorized and approved costs for eligible items associated with the construction of approximately 1,160 feet of Rich Olive Street located on the southeast side of town.

In consideration of the foregoing and the mutual promises contained in this agreement, the parties agree as follows:

1. The Recipient shall be the lead organization for carrying out the provisions of this agreement.
2. All notices required under this agreement shall be made in writing to the DOT's and/or the Recipient's contact person. The DOT's contact person shall be Jennifer Kolacia, Systems Planning Bureau, 800 Lincoln Way, Ames, Iowa 50010, 515-239-1738, email Jennifer.Kolacia@iowadot.us. The Recipient's contact person shall be Mark A. Jackson, City Administrator, Story City, 504 Broad Street, Story City, IA 50248, majackson@cityofstorycity.org, 515-733-2121.
3. The Recipient shall be responsible for the development and completion of the following described project:

Construction of approximately 1,160 feet of Rich Olive Street located on the southeast side of town.

This project is necessary to provide access to five lots totaling more than 41 acres for industrial purposes. The associated economic development is the majority of the designated development area (more than 41 acres in total and shown on Exhibit A) will be developed with RISE eligible land uses.

See Exhibit A.

4. Eligible project costs for the project described in Section 3 of this agreement, listed above, date of project approval (funding commitment) by the Transportation Commission shall be paid as follows:

City RISE Funds:	\$402,057
Story City Local Contribution:	\$402,056
Project Total:	\$804,113

5. The local contribution stated above may include cash or non-cash contributions to the project. The Recipient shall certify to the DOT the value of any non-cash contribution to the project prior to it being incurred. For right of way contributions, the recipient shall submit an appraisal from a qualified independent appraiser. The DOT reserves the right to review the Recipient's certificate of value and has sole authority to determine the value of the Recipient's non-cash contribution for the purposes of this agreement. If, as a result of the DOT's determination, the Recipient's total cash and non-cash contribution is below that stated in the terms of this agreement, the Recipient shall increase its cash contribution in order to complete the Recipient's local contribution, or the grant and/or loan amount associated with this project shall be reduced accordingly.
6. The portion of total project costs paid by RISE grant shall not exceed the amount stated above \$402,057 or 50 percent of the total cost of the eligible items, whichever is the smaller amount. Any cost overruns shall be paid solely by the applicant.
7. Project activities or costs eligible for funding include only those items set out in Exhibit B which is attached hereto and by this reference incorporated into this agreement, and which are necessary to complete the project as described in Section 3.
8. Activities or costs ineligible for funding include but are not limited to those items set out in Exhibit C which is attached hereto and by this reference incorporated into this agreement.
9. Notwithstanding any other provisions of this contract, if funds anticipated for the continued fulfillment of this contract are at any time not forthcoming or insufficient, either through the failure of the State of Iowa to appropriate funds or discontinuance or material alteration of the program for which funds were provided, the DOT shall have the right to terminate this contract without penalty by giving not less than ninety (90) days written notice.
10. The DOT reserves the right to delay reimbursement of funds to the Recipient if necessary to maintain a positive cash flow. If such a delay is necessary and lasts more than five working days, the DOT shall so notify the Recipient in writing and shall give the Recipient an estimate of when reimbursement might be expected. The DOT shall establish a system to equitably make reimbursements to all Recipients so affected.
11. The attached project implementation schedule, Exhibit D, shall be used unless the Recipient submits to the DOT, no later than 30 days subsequent to the Recipient's signature date on this agreement, a revised implementation schedule.

12. The Recipient must have let the contract or construction started within three years of the date this project is approved by DOT. If the Recipient does not do this, they will be in default for which the DOT can revoke funding commitments. This agreement may be extended for periods up to six months upon receipt of a written request from the Recipient at least sixty (60) days prior to the deadline.
13. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.
14. It is the intent of both parties that no third-party beneficiaries be created by this agreement.
15. This agreement shall be executed and delivered in two or more copies, each of which so executed and delivered shall be deemed to be an original and shall constitute but one and the same instrument.
16. This agreement is not assignable without the prior written consent of the DOT.
17. If the project described in Section 3 of this agreement crosses a DOT primary road, then:
  - A. The Recipient shall convey title to the State of Iowa, by quit claim deed, to any right of way necessary for the primary road crossing, all at no cost to the DOT. However, the DOT shall prepare detailed legal descriptions and plats. The general configuration of the right of way to be conveyed shall be agreed to by the Recipient and the DOT prior to the survey.
  - B. The Recipient shall submit six copies of plans for all primary road system crossings to the DOT contact person for review and approval by the District Offices for necessary permits, Road Design and Maintenance Bureau with regard to crossing design and location, signing, fencing, safety, maintenance, compliance with access control policy, etc. Said approval shall be obtained before the Recipient proceeds with the construction of any primary road system crossing.
  - C. The use of primary highway right of way for this projects' purpose shall be subject to any rights enjoyed by any existing utility lines presently within the right of way. If excavation of a utility line over which this project has been placed is necessary for any reason, the utility shall be responsible for proper backfilling of said excavation to ground level. The Recipient shall be responsible for any necessary resurfacing or restoration.
  - D. The use of primary highway right of way for this projects' purposes shall be subject to any future plans for reconstruction, improvement, maintenance, and/or relocation of the highway by the DOT. Any relocation of this project necessary because of said plans shall be at the expense of the Recipient, all at no cost to the DOT.
18. 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 the DOT's Right of Way manual. The Recipient shall contact the DOT for assistance, as necessary, to ensure compliance with the required procedures, even if no federal funds in the right of way purchase are involved. The Recipient will need to comply with all state and local environmental requirements and regulations before acquiring any needed right of way. With prior approval, hardship and protective buying is possible. If the Recipient requests Federal-aid participation for right of way acquisition, the Recipient will need to get environmental concurrence and Federal Highway Administration (FHWA) authorization before purchasing any needed right of way.

19. The Recipient shall comply with the Policy for Accommodating Utilities on City and County Federal-aid Highways Right of Way and the Policy for Accommodating Utilities on Primary Road system when on the DOT's right of way. Certain utility relocation, alteration, adjustment, or removal costs to the Recipient for the project may be eligible for Federal-aid reimbursement in accordance with the FHWA rules applicable to the type of utility involved and Iowa Code Chapter 306A.
20. The Recipient shall be responsible for obtaining any permits, such as the Right to Occupy and/or Perform Work Within the Right of Way, Permit of Access, Utility Accommodation, Right to Install and Maintain Traffic Control Devices, and/or other construction permits required for the project prior to the start of construction.

The Recipient shall complete all known required environmental permits before the project is advertised for letting. In addition, the Recipient shall fully comply with all applicable environmental requirements before funds are reimbursed or credited.

The approval of the project application for funding nor the signing of this agreement nor the concurrence to advertise shall be construed as approval of any required permit from DOT.

21. 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 Iowa Administrative Code Chapter (IAC) 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.
22. In the event that right of way is required for the project, said right of way will be acquired in accordance with 761 IAC Chapter 111, Real Property Acquisition and Relocation Assistance, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
23. The project plans, specifications and cost estimate shall be prepared and certified by a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State of Iowa. The Recipient shall submit the plans, specifications and other agreement documents to the DOT for review. This submittal may be in divisions and in the order of preference as determined by the Recipient. However, the plans, specifications and other agreement documents for each division must be submitted at least thirty (30) days prior to the project advertising of each division. Project cannot be

advertised until DOT concurrence has been acquired. The DOT shall review said submittal(s) recognizing the Recipient's development schedule and shall, after satisfactory review, authorize in writing the Recipient to proceed with implementation of the project letting. The work on this project shall be in accordance with the survey, plans, and specifications on file. Any modification of these plans and specifications must be approved by the DOT prior to the modification being put into effect.

24. The Recipient shall be responsible for the daily inspection of the project. For projects let to contract, the Recipient shall compile a daily log of materials and quantities. For projects constructed with local forces, the Recipient shall compile a daily log of materials, equipment and labor on the project. The DOT reserves the right to inspect project activities and to audit claims for funding reimbursement. The purpose of the inspection or audit is to determine substantial compliance with the terms of this agreement.
25. 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 such materials available at all reasonable times during the construction period and for three years from the date of final reimbursement, for inspection by the DOT, FHWA, or any authorized representatives of the Federal government. Copies of said materials shall be furnished by the Recipient if requested.
26. The Recipient may submit to the DOT periodic itemized claims for reimbursement for eligible project costs. Reimbursement claims shall include certification that all eligible project costs, for which reimbursement is requested, have been completed in substantial compliance with the terms of this agreement.
27. The DOT shall reimburse the Recipient for properly documented and certified claims for eligible project activity costs less a retainage of not more than five percent, either by state warrant, or by crediting other accounts from which payment may have been made initially. If, upon audits of contracts, the DOT determines the Recipient is overpaid, the Recipient shall reimburse the overpaid amount to the DOT.
28. Upon completion of the project described in this agreement, a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State of Iowa, shall certify in writing to the DOT that the project activities were completed in substantial compliance with the plans and specifications set out in this agreement.

In addition, prior to final reimbursement for the project the Recipient shall furnish a set of "as-built" plans of the project to the DOT.

Final reimbursement of funds, including retainage, shall be made only after the DOT accepts the project as complete.

29. If, in the opinion of the Recipient, the specific provisions of this agreement requiring the services of a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State of Iowa, prove to be burdensome to the Recipient or otherwise not in the public interest, and if the Recipient decides that the

provisions of this agreement can be otherwise complied with without endangering public safety, the Recipient may request that said provisions be waived on all or specific parts of the project identified by the Recipient. Such request shall be made in writing to the DOT's contact person who shall, after consultation with other DOT staff, as necessary, make the final determination concerning said waiver. If said waiver is granted, all provisions of this agreement requiring the services of a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State of Iowa, shall be performed by the Recipient's contact person or designee.

30. The Recipient agrees to indemnify, defend and hold the DOT 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 DOT's application review and approval process, plan and construction reviews and funding participation.
31. This agreement may be declared to be in default by the DOT if the DOT determines that the Recipient's application for funding contained inaccuracies, omissions, errors or misrepresentations; or if the DOT determines that the project is not developed as described in the application.
32. If the Recipient fails to perform any obligation under this agreement, the DOT shall have the right, after first giving thirty (30) days written notice to the Recipient by certified mail return receipt requested, to declare any part or all of this agreement in default. The Recipient shall have thirty (30) days from date of mailing of the notice to cure the default. If the Recipient cures the default, the Recipient shall notify DOT no later than five (5) days after cure or before the end of said thirty (30) day period given to cure the default. Within ten (10) working days of receipt of Recipient's notice of cure, the DOT shall issue either a notice of acceptance of cure or a notice of continued default.
33. In the event a default is not cured the DOT may revoke funding commitments and/or seek repayment of funds loaned or granted by this agreement. By signing this agreement, the Recipient agrees to repay said funding if they are found to be in default. Repayment methods must be approved by the DOT Commission and may include cash repayment, installment repayments with negotiable interest rates, charges against the Recipient's share of road use tax funds, or other methods as approved by the Commission.
34. In case of dispute concerning the terms of this agreement, the parties shall submit the matter to arbitration pursuant to Iowa Code Chapter 679A. Either party has the right to submit the matter to arbitration after ten (10) days notice to the other party of their intent to seek arbitration. The written notice must include a precise statement of the disputed question. DOT and the Recipient agree to be bound by the decision of the appointed arbitrator. Neither party may seek any remedy with the state or federal courts absent exhaustion of the provisions of this section for arbitration.
35. The Recipient shall maintain, or cause to be maintained for the intended public use, the improvement for twenty (20) years from the completion date in a manner acceptable to the DOT. Failure to comply with this provision may be considered a default of this agreement.



36. In accordance with Iowa Code Chapter 216, 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.
37. The Recipient shall use positive efforts to solicit bids from and to utilize Targeted Small Business (TSB) enterprises as contractors and ensure that the contractors make positive efforts to utilize these enterprises as subcontractors, suppliers or participants in the work covered by this agreement. Efforts shall be made and documented in accordance with Exhibit E which is attached hereto and by this reference incorporated into this agreement.
38. The Recipient shall conduct the project development and implementation in compliance with applicable laws, ordinances and administrative rules. For portions of the project let to bid, the Recipient shall advertise for bidders, make a good faith effort to get at least three bidders and hold a public letting for the project work. Prior to awarding the contract, the Recipient shall provide the DOT file copies of project letting documents within five (5) working days after the letting. The Recipient must wait for DOT concurrence before making the final award.
39. The Recipient shall include in their Notice to Bidders that Sales Tax Exemption Certificates will be issued, as provided for by Iowa Code section 423.3, subsection 80. The Recipient shall be responsible for obtaining the sales tax exemption certificates through the Iowa Department of Revenue and Finance. The Recipient shall issue these certificates to the successful bidder and any subcontractors to enable them to purchase qualifying materials for the project free of sales tax.
40. Local Development: The Recipient shall notify the DOT's contact person within 30 days of the date the RISE project was constructed and open to traffic. The Recipient shall certify to the DOT's contact person within three years of the date the RISE project is constructed and open to traffic any associated economic development which has resulted from the project, including infrastructure improvements, capital investment, and/or job creation. This certification by the Recipient is subject to review by the DOT.

Land: The Recipient shall also provide certification documentation to the DOT's contact person within three years of the date the RISE project is constructed and open to traffic that the majority of the area that was developed is RISE eligible. The Recipient will certify that the developed area has been maintained as a RISE eligible development and that the said development meets RISE eligibility requirements. This certification by the Recipient is subject to audit by the DOT and the DOT has sole authority to determine whether the associated economic development has been accomplished. If the majority of the developed area is not RISE eligible then the Recipient shall pay back an amount determined by the DOT up to the full repayment of the RISE award.

The DOT shall monitor the progress of the associated economic development following the construction of the RISE project. Failure to certify the associated economic development shall be considered a default under this agreement.

41. This agreement as set forth in sections 1 through 41 herein, including referenced exhibits, constitutes the entire agreement between the DOT 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 must be made in the form of an addendum to this agreement. Said addendum shall become effective only upon written approval of the DOT and Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2024-R-002 as of the date shown opposite its signature below.

RECIPIENT: Story City

By: \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_

Title: Mayor

**CERTIFICATION:**

I, \_\_\_\_\_, certify that I am the Clerk of the city, and that  
(Name of City Clerk)

\_\_\_\_\_, who signed said Agreement for and on behalf of  
(Name of Mayor/Signer Above)

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 \_\_\_\_\_, \_\_\_\_\_.

Signed: \_\_\_\_\_

City Clerk of Story City, Iowa.

**IOWA DEPARTMENT OF TRANSPORTATION**  
Planning, Programming and Modal Division  
800 Lincoln Way, Ames, Iowa 50010

By: \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_

Garrett Pedersen  
Director  
Systems Planning Bureau

# Exhibit A

Project Site Map:



## **Exhibit B**

Project activities or costs eligible for RISE funding, and which may be counted as part of the non-RISE participation in immediate opportunity and local development roadway projects, include only the following:

- a. Roadway resurfacing, rehabilitation, modernization, upgrading, reconstruction or initial construction, including grading and drainage, paving, erosion control, pavement overlays and shoulder widening and stabilization.
- b. Bridge and culvert repair, modernization, replacement or initial construction.
- c. Roadway intersection and interchange improvements including warranted traffic signalization when it is integral to the improvement.
- d. Public transportation system improvements, including but not limited to bus shelters, bus turnouts, and passenger information signage, when they are integral to the roadway improvement and were approved for inclusion in the project by the Department prior to the funding commitment.
- e. Bicycle and pedestrian infrastructure improvements, including but not limited to sidewalks, at-grade pedestrian crossings, bike lanes, and separated bike lanes, when they are integral to the roadway improvement and were approved for inclusion in the project by the Department prior to the funding commitment.
- f. Right-of-way acquisition costs, including but not limited to appraisals, negotiation, compensation, and cultural resources surveys necessary to comply with applicable local, state and federal laws, rules and regulations.
- g. Construction or improvement of motorist rest areas, welcome centers and information centers.
- h. Design engineering costs leading to construction plan development and construction inspection costs associated with RISE-financed projects.
- i. County and City bond principal and interest payments associated with RISE projects. No financing expenses incurred prior to funding commitment shall be eligible.
- j. Storm drainage and storm sewer costs to the extent needed for draining the roadway.
- k. Reconstruction or adjustment of utilities, including but not limited to water, sanitary sewer, electric, telephone, and natural gas, when utilities are located on private property and require replacement or relocation due to project construction; or said utilities are located in the public right-of-way and the utility is not required to relocate at its own expense.
- l. Costs associated with the acquisition of local, state and federal permits required for roadway construction.

## **Exhibit C**

Activities or costs ineligible for RISE funding, and which may not be counted as part of the non-RISE participation in immediate opportunity or local development roadway projects, include but are not limited to the following:

- a. Any and all costs incurred prior to a funding commitment by the commission notwithstanding rule 761—163.9(315).
- b. Routine roadway, bridge and culvert maintenance, including but not limited to pothole filling, crack sealing, seal coating, patching, shoulder maintenance, gravel or earth roadway maintenance, and bridge painting.
- c. Winter roadway and bridge maintenance, including but not limited to snow plowing, sanding and salting.
- d. Overhead and operating costs associated with eligible project activities, including auditing.
- e. Expenses associated with the preparation and submission of applications for RISE funding.
- f. Pre-design engineering, feasibility or alignment studies, and other planning expenses.
- g. Traffic signalization, except as an integral part of a roadway project.
- h. Pavement marking and traffic signs, except as an integral part of a roadway project.
- i. Utility construction, reconstruction or adjustment except for those activities or costs described in Exhibit B, Item k.
- j. Safety appurtenances, except as an integral part of a roadway project.
- k. Lighting, except as an integral part of a roadway project.
- l. Lighting energy and maintenance costs.
- m. Sidewalks, bicycle paths and railroad-highway crossings, except when replacing those facilities in service and affected by the project, or as an integral part of a roadway project.
- n. Parking expenditures, including those for structure, lots, meters, paving, and marking whether on-street or off-street parking.
- o. Non-roadway transportation expenditures, including those for railway, aviation, public transportation and inland waterway facilities and equipment.
- p. Purchase of furnishings, construction equipment and personal property.

- q. General government expenses and expenses associated with the provision of any public service which are not eligible for RISE program assistance.
- r. Donated right of way.

## **Exhibit D**

### **Project Implementation Schedule:**

**Commission Approval Date:** October 10, 2023  
**Design Completion:** January 2024  
**Letting/Bid Date:** February 2024  
**Project Closeout:** October 2024






504 Broad Street ▲ Story City, IA 50248

🌐 CityofStoryCity.org

515.733.2121

To: The Honorable Mayor & City Council  
From: Mark A. Jackson, City Administrator   
Re: Resolution No. 23-70 – Regarding TIF  
Request for FY 2024-25  
Date: November 6, 2023

Presented for Mayor & City Council consideration is Resolution No. 23-70 for the purpose of requesting appropriations for the Tax Increment Financing (TIF) fund in the amount of \$949,369 for FY 2024-25.

Attached for your information are the following: 1) Exhibit A which provides for the projects and the amount being requested, 2) Certification forms to be filed with the county auditor, 3) A spreadsheet indicating the amount the city has requested since FY 2004-05 and the amount received, and 4) A spread sheet with a history of the TIF valuation and TIF revenue generated since FY 2000-01.

The TIF indebtedness not previously certified includes the internal loan for the Dose Steelworks Economic Development Project

The amount of TIF dollars to be received is determined based on the following: 1) The amount of TIF debt eligible and amount requested, 2) The TIF valuation, and 3) The TIF tax levy rate.

The City is required by Iowa Code to submit by December 1<sup>st</sup> each year with the county auditor the amount of TIF dollars requested for the next fiscal year. As an example, the city will be certifying its request by December 1, 2023 for TIF funds to be received in Fiscal Year 2024-25 which begins on July 1<sup>st</sup>.

Next the county auditor's office will "estimate" what the total tax levy rate will be for FY 2024-25. Unfortunately, the city, county, and school don't set their tax levy rates until April. If the tax levy rate is lower then what was "estimated" then the city will receive less TIF revenue.

The auditor will then establish a TIF valuation based upon the TIF dollar amount requested and the estimated tax levy rate. The city will have a total taxable valuation which will be subtracted from the TIF valuation in order to provide the General Fund taxable valuation. The General Fund taxable valuation is used in determining the general fund tax levy rate. Please note that the debt service taxable valuation is the general fund and TIF valuations added together.

The amount of TIF revenue generated over previous fiscal years has been more than enough to meet the city's bond payments which is our first priority. The second priority are fulling the city's contractual rebate agreements and third is the payback to the Hospital Fund for internal loans borrowed from fund. The Hospital Fund has allowed the city to do a number of small TIF projects without having to borrow money.

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

**RESOLUTION NO. 23-70**

**OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND  
FOR APPROPRIATIONS TO THE PAYMENT OF ANNUAL APPROPRIATION  
TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN  
THE NEXT SUCCEEDING FISCAL YEAR**

WHEREAS, the City of Story City, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Story City Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has scheduled payments in the amount of \$949,369.00 (the "Annual Payment") which shall come due in the fiscal year beginning July 1, 2024, with respect to the City's annual appropriation obligations as shown on Exhibit A, and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2024.

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

Section 1. The City Council hereby obligates \$949,369.00 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2024.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City December 1, 2023 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

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 6<sup>th</sup> day of November, 2023.

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

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

## Exhibit A

**STORY CITY TIF**

<b><u>PROJECT</u></b>	<b><u>Date</u></b> <b><u>Approved</u></b>	<b><u>Funding</u></b> <b><u>Source</u></b>	<b><u>Owed</u></b> <b><u>7/1/2024</u></b>	<b><u>Amount</u></b> <b><u>Eligible</u></b>	<b><u>Amount</u></b> <b><u>Requested</u></b>
Series 2017A - Five Projects	6/5/2017	Bond	\$1,081,875	\$360,750	\$360,750
Series 2019	5/20/2019	Bond	\$213,035	\$71,474	\$71,474
Series 2021A	5/3/2021	Bond	\$1,872,800	\$234,300	\$234,300
Series 2022B	10/31/2022	Bond	\$1,959,050	\$75,345	\$75,345
Rich Olive Street	8/17/2015	Bond	\$82,500	\$82,500	\$82,500
2020 Street Improvements	6/21/2021	Internal	\$125,000	\$125,000	\$125,000
Dose Steetworks	12/19/2022	Internal	\$150,000	\$150,000	
<b>TOTAL</b>					<b>\$949,369</b>

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Story City County: Story

Urban Renewal Area Name: Story City Urban Renewal Tax Increment Area

Urban Renewal Area Number: 85018 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 150,000

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ November \_\_\_\_\_, 2023

\_\_\_\_\_  
Signature of Authorized Official Telephone 515-733-2121

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Story City County: Story

Urban Renewal Area Name: Story City Urban Renewal Tax Increment Area

Urban Renewal Area Number: 85018 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Dose Steelworks Economic Development Project - Internal Loan</u>	<u>12/19/2022</u>	<u>150,000</u>
_____		
_____		
_____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____		
_____		
_____		
_____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____		
_____		
_____		
_____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____		
_____		
_____		
_____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____		
_____		
_____		
_____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 150,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.







Instr. Number: 2022-11972  
Recorded: 12/30/2022 at 8:54:43.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Stacie L. Herridge - Recorder  
Transfer Tax:  
Story County, Iowa

---

SPACE ABOVE THIS LINE FOR RECORDER  
DOCUMENT PREPARED BY MARK A. JACKSON, 504 BROAD STREET, STORY CITY, IA, 50248, PH. (515) 733-2121  
GRANTORS: CITY OF STORY CITY, IA  
GRANTEE: CITY OF STORY CITY, IA  
RETURN TO: CITY OF STORY CITY, CITY HALL, 504 BROAD STREET, STORY CITY, IA, 50248

---

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

#### **RESOLUTION NO. 22-84**

#### **A RESOLUTION AUTHORIZING INTERNAL TAX INCREMENT FINANCING DEBT FOR DOSE STEELWORKS ECONOMIC DEVELOPMENT PROJECT**

WHEREAS, the City of Story City, Iowa, (the "City") has established the Story City Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the Dose Steelworks Economic Development Project ( the "Project") is located within the Urban Renewal Area; and

WHEREAS, in order to make the cost of the Project eligible to be paid from increment property tax revenues, it is necessary to create an internal debt.

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

Section 1. It is hereby directed that \$150,000 be advanced from the Hospital Fund to Dose Steelworks for the Project. This advance shall be treated as a loan (the "loan") and shall be repaid to the Hospital Fund from tax increment revenues from the Story City Urban Renewal Area.

Payments shall be made on the Loan on or before June 30 of each year to the extent there are increment tax revenues available for such purposes which have been allocated to or accrued in the Tax Increment Fund. The right is hereby reserved to issue

additional obligations, or to enter into additional loans, payable from the Tax Increment Fund, which may either rank on a parity with the Loan or may have a priority over the Loan with respect to the revenues in the Tax Increment Fund.

Section 2. The Tax Increment Fund is hereby pledged to the repayment of the Loan, and a copy of this Resolution shall be filed in the office of the County Auditor to evidence this pledge. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify to the County Auditor, no later than December 1, 2023, the original amount of the Loan, and to certify to the County Auditor no later that December 1 of each succeeding year, and remaining outstanding balance of the Loan.

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

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

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

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

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

WHEREUPON, the Mayor declared the Resolution duly adopted this 19<sup>th</sup> day of December, 2022.

  
Mike Jensen, Mayor

ATTEST:   
Heather Slifka, City Clerk



	<u>Requested</u>		<u>Received</u>	<u>Difference</u>
2022	\$943,134	FY 2023-24	?	
2021	\$848,070	FY 2022-23	\$820,837	(\$27,233)
2020	\$779,985	FY 2021-22	\$781,406	\$1,421
2019	\$760,550	FY 2020-21	\$768,896	\$8,346
2018	\$764,148	FY 2019-20	\$748,822	(\$15,326)
2017	\$707,800	FY 2018-19	\$704,393	(\$3,407)
2016	\$809,870	FY 2017-18	\$814,180	\$4,310
2015	\$812,086	FY 2016-17	\$802,380	(\$9,706)
2014	\$814,129	FY 2015-16	\$815,134	\$1,005
2013	\$811,454	FY 2014-15	\$813,258	\$1,804
2012	\$728,685	FY 2013-14	\$679,432	(\$49,253)
2011	\$766,448	FY 2012-13	\$735,317	(\$31,131)
2010	\$749,151	FY 2011-12	\$773,895	\$24,744
2009	\$740,309	FY 2010-11	\$751,639	\$11,330
2008	\$672,642	FY 2009-10	\$759,687	\$87,045
2007	\$794,570	FY 2008-09	\$749,438	(\$45,132)
2006	\$872,307	FY 2007-08	\$899,346	\$27,039
2005	\$930,426	FY 2006-07	\$998,845	\$68,419
2004	\$705,148	FY 2005-06	\$683,605	(\$21,543)
2003	\$961,623	FY 2004-05	\$978,286	\$16,663

<u>Fiscal Year</u>	<u>TIF Valuation</u>	<u>TIF Revenue</u>
2023-24	\$39,066,287	\$943,134 Budgeted
2022-23	\$34,111,313	\$820,837
2021-22	\$31,556,162	\$781,406
2020-21	\$30,711,313	\$768,896
2019-20	30,485,174	748,822
2018-19	27,940,151	704,393
2017-18	32,442,062	814,180
2016-17	31,654,127	802,380
2015-16	31,997,863	815,134
2014-15	31,998,369	813,258
2013-14	26,968,718	679,432
2012-13	26,938,579	735,317
2011-12	27,827,069	773,895
2010-11	27,369,085	751,639
2009-10	27,875,459	759,687
2008-09	28,561,729	749,438
2007-08	31,805,203	899,346
2006-07	36,783,031	998,845
2005-06	26,717,045	683,605
2004-05	38,831,626	978,286
2003-04	48,454,698	1,229,827
2002-03	45,256,007	1,210,219
2001-02	41,369,037	1,061,429
2000-01	37,595,300	885,790
1999-00		769,942
1998-99	27,231,329	757,913
1997-98	22,209,605	588,405
1996-97		537,754
1995-96		465,836
1994-95		459,520
1993-94		292,176
1992-93		255,913
1991-92		52,724

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

**RESOLUTION NO. 23-71**

**APPROVING THE URBAN RENEWAL AREA (TIF) REPORT**

WHEREAS, the Urban Renewal Area Report to be submitted to the Iowa Department of Management, is hereby on the agenda for consideration by the City Council of the City of Story City, Iowa, and

WHEREAS, the Urban Renewal Reporting Act of 2012 requires the City to provide specific information concerning active Urban Renewal Areas and any associated Tax Increment Financing Districts, and

WHEREAS, it is necessary to either approve or disapprove said report.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Story City, Iowa, that the Urban Renewal Area Report to be submitted to the Iowa Department of Management is hereby approved and affirmed.

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

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

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

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

WHEREUPON, the Mayor declared the motion duly passed this 6<sup>th</sup> day of November, 2023.

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

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

**Annual Urban Renewal Report, Fiscal Year 2022 - 2023**

**Levy Authority Summary**

Local Government Name: **STORY CITY**  
 Local Government Number: **85G823**

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STORY CITY CONSOLIDATED URBAN RENEWAL	85018	10

**TIF Debt Outstanding: 5,066,105**

---

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>126,219</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

TIF Revenue:	820,837
TIF Sp. Revenue Fund Interest:	17,582
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>838,419</b>

Rebate Expenditures:	86,980
Non-Rebate Expenditures:	764,035
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>851,015</b>

---

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>113,623</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance: 4,101,467**

**Urban Renewal Area Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL  
 UR Area Number: 85018

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL TIF INCREM	850516	850116	34,111,313
STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL TIF INCREM	850517	850117	0
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL TIF INCREM	850518	850118	0
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY SOUTHWEST URBAN RENEWAL TIF INCREMENT	850520	850120	0
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL ENLARGEMENT TIF INCREM	850536	850136	0
STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL ENLARGEMENT TIF INCREM	850537	850137	0
STORY CITY CITY/ROLAND-STORY SCH STORY CITY URA AMENDMENT #8 TIF INCREM	850588	850188	0
STORY CITY CITY/ROLAND-STORY SCH/2017 DOWNTOWN-WINFIELD TIF INCREM	850648	850649	0
STORY CITY CITY/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM	850650	850651	0
STORY CITY AG/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM	850652	850653	0

**Urban Renewal Area Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	54,177,000	16,699,400	0	0	-62,968	71,726,232	0	71,726,232
Taxable	0	29,326,122	15,029,460	0	0	-62,968	44,874,526	0	44,874,526
Homestead Credits									170

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 126,219      0      **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 820,837  
 TIF Sp. Revenue Fund Interest: 17,582  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 838,419**

Rebate Expenditures: 86,980  
 Non-Rebate Expenditures: 764,035  
 Returned to County Treasurer: 0  
**Total Expenditures: 851,015**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 113,623      0      **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For STORY CITY CONSOLIDATED URBAN RENEWAL

### Winfield Solutions

Description: Rebate Agreement for development of former Pella  
 Classification: Commercial - warehouses and distribution facilities  
 Physically Complete: Yes  
 Payments Complete: No

### Rich Olive Street

Description: Construction of street in I-35 Business Park  
 Classification: Roads, Bridges & Utilities  
 Physically Complete: Yes  
 Payments Complete: No

### 2017 Bond Projects

Description: Broad Street Reconstruction, Holm Ave Reconstruction,  
 Storm/Sanitary Sewer, and Parks  
 Classification: Roads, Bridges & Utilities  
 Physically Complete: Yes  
 Payments Complete: No

### American Packaging Corp

Description: Rebate Agreement for Expansion  
 Classification: Industrial/manufacturing property  
 Physically Complete: Yes  
 Payments Complete: No

### 2019 Bond Projects

Description: Auestad Avenue and Larson Heights  
 Classification: Roads, Bridges & Utilities  
 Physically Complete: Yes  
 Payments Complete: No

### Parks Projects

Description: Improvements to North and South Parks  
 Classification: Recreational facilities (lake development, parks, ball fields,  
 trails)  
 Physically Complete: Yes  
 Payments Complete: No

### 2021A Bond Projects

Description: Streets, Water Mains, and Trails  
 Classification: Roads, Bridges & Utilities  
 Physically Complete: No  
 Payments Complete: No

### 2022B Bond - Ritland Property

Description: Purchase of Ritland Property  
 Classification: Industrial/manufacturing property

Physically Complete: Yes  
Payments Complete: No

### **2020 Streets Improvements Project**

Description: Factory Outlet Drive  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: No

### **Dose Steelworks**

Description: Economic Grant  
Classification: Industrial/manufacturing property  
Physically Complete: Yes  
Payments Complete: No

## Debts/Obligations For STORY CITY CONSOLIDATED URBAN RENEWAL

### Rich Olive Street

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	230,000
Interest:	13,125
Total:	243,125
Annual Appropriation?:	No
Date Incurred:	09/22/2015
FY of Last Payment:	2025

### 2017A Bond Projects

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,675,000
Interest:	127,625
Total:	1,802,625
Annual Appropriation?:	No
Date Incurred:	06/05/2017
FY of Last Payment:	2027

### American Packaging Corp.

Debt/Obligation Type:	Rebates
Principal:	18,800
Interest:	0
Total:	18,800
Annual Appropriation?:	No
Date Incurred:	12/21/2015
FY of Last Payment:	2023

### Winfield Solutions

Debt/Obligation Type:	Rebates
Principal:	80,037
Interest:	0
Total:	80,037
Annual Appropriation?:	No
Date Incurred:	12/05/2016
FY of Last Payment:	2023

### Parks Projects

Debt/Obligation Type:	Internal Loans
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	12/17/2018
FY of Last Payment:	2025

### 2019 Bond Projects

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	329,000
Interest:	24,138

Total: 353,138  
Annual Appropriation?: No  
Date Incurred: 05/20/2019  
FY of Last Payment: 2027

### **2021A Bond Projects**

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 1,965,000  
Interest: 228,380  
Total: 2,193,380  
Annual Appropriation?: No  
Date Incurred: 05/03/2021  
FY of Last Payment: 2032

### **2022B Bond - Ritland Property**

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 10/31/2022  
FY of Last Payment: 2035

### **2020 Streets Improvements Project**

Debt/Obligation Type: Internal Loans  
Principal: 125,000  
Interest: 0  
Total: 125,000  
Annual Appropriation?: No  
Date Incurred: 06/21/2021  
FY of Last Payment: 2025

### **Dose Steelworks Economic Grant**

Debt/Obligation Type: Internal Loans  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 12/19/2022  
FY of Last Payment: 2026

## **Non-Rebates For STORY CITY CONSOLIDATED URBAN RENEWAL**

<b>TIF Expenditure Amount:</b>	<b>81,250</b>
<b>Tied To Debt:</b>	<b>Rich Olive Street</b>
<b>Tied To Project:</b>	<b>Rich Olive Street</b>
<b>TIF Expenditure Amount:</b>	<b>361,875</b>
<b>Tied To Debt:</b>	<b>2017A Bond Projects</b>
<b>Tied To Project:</b>	<b>2017 Bond Projects</b>
<b>TIF Expenditure Amount:</b>	<b>70,745</b>
<b>Tied To Debt:</b>	<b>2019 Bond Projects</b>
<b>Tied To Project:</b>	<b>2019 Bond Projects</b>
<b>TIF Expenditure Amount:</b>	<b>85,400</b>
<b>Tied To Debt:</b>	<b>2021A Bond Projects</b>
<b>Tied To Project:</b>	<b>2021A Bond Projects</b>
<b>TIF Expenditure Amount:</b>	<b>125,000</b>
<b>Tied To Debt:</b>	<b>Parks Projects</b>
<b>Tied To Project:</b>	<b>Parks Projects</b>
<b>TIF Expenditure Amount:</b>	<b>39,765</b>
<b>Tied To Debt:</b>	<b>2022B Bond - Ritland Property</b>
<b>Tied To Project:</b>	<b>2022B Bond - Ritland Property</b>

## Rebates For STORY CITY CONSOLIDATED URBAN RENEWAL

### American Packaging Corp.

TIF Expenditure Amount:	18,800
Rebate Paid To:	American Packaging Corp.
Tied To Debt:	American Packaging Corp.
Tied To Project:	American Packaging Corp.
Projected Final FY of Rebate:	2023

### Winfield Solutions

TIF Expenditure Amount:	68,180
Rebate Paid To:	Winfield Solutions
Tied To Debt:	Winfield Solutions
Tied To Project:	Winfield Solutions
Projected Final FY of Rebate:	2023

**TIF Taxing District Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 850116  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

	<b>UR Designation</b>
Slum	No
Blighted	No
Economic Development	08/1989

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	54,177,000	16,699,400	0	0	-62,968	71,726,232	0	71,726,232
Taxable	0	29,326,122	15,029,460	0	0	-62,968	44,874,526	0	44,874,526
Homestead Credits									170

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	15,881,330	44,874,526	34,111,313	10,763,213	259,844

FY 2023 TIF Revenue Received: 820,837

**TIF Taxing District Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 850117  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

	<b>UR Designation</b>
Slum	No
Blighted	No
Economic Development	08/1989

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	330,585	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 850118  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

	<b>UR Designation</b>
Slum	No
Blighted	No
Economic Development	11/1991

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	36,545	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY SOUTHWEST URBAN RENEWAL TIF INCREMENT  
 TIF Taxing District Inc. Number: 850120  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

	<b>UR Designation</b>
Slum	No
Blighted	No
Economic Development	04/1987

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	557,379	0	0	0	0

FY 2023 TIF Revenue Received: 0



**TIF Taxing District Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN  
 RENEWAL ENLARGEMENT TIF INCREM  
 TIF Taxing District Inc. Number: 850136

TIF Taxing District Base Year: 1993	Slum	UR Designation
FY TIF Revenue First Received:	Blighted	No
Subject to a Statutory end date? No	Economic Development	No
		07/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,516,262	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY WEST URBAN  
 RENEWAL ENLARGEMENT TIF INCREM  
 TIF Taxing District Inc. Number: 850137

TIF Taxing District Base Year: 1993	Slum	UR Designation
FY TIF Revenue First Received:	Blighted	No
Subject to a Statutory end date? No	Economic Development	No
		07/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	15,458	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH STORY CITY URA AMENDMENT #8  
 TIF INCREM  
 TIF Taxing District Inc. Number: 850188  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: UR Designation  
 Subject to a Statutory end date? Yes Slum No  
 Fiscal year this TIF Taxing District Blighted No  
 statutorily ends: 2031 Economic Development No

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,677,800	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/2017 DOWNTOWN-WINFIELD TIF  
 INCREM  
 TIF Taxing District Inc. Number: 850649  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: UR Designation  
 Subject to a Statutory end date? Yes Slum No  
 Fiscal year this TIF Taxing District Blighted No  
 statutorily ends: 2040 Economic Development No

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	27,297,100	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM  
 TIF Taxing District Inc. Number: 850651  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: UR Designation  
 Subject to a Statutory end date? Yes Slum No  
 Fiscal year this TIF Taxing District Blighted No  
 statutorily ends: 2040 Economic Development No

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,058,100	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY AG/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM  
 TIF Taxing District Inc. Number: 850653  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: UR Designation  
 Subject to a Statutory end date? No Slum No  
 Economic Development No

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	224,300	0	0	0	0

FY 2023 TIF Revenue Received: 0

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

**RESOLUTION NO. 23-72**

**A RESOLUTION WAIVING JOINT REVIEW AUTHORITY, IN FAVOR OF THE COUNTY, OF THE SUBDIVISION OF LAND OWNED BY PAUL VOGA, IN ACCORDANCE WITH SECTION 354.9.2 OF THE CODE OF IOWA**

WHEREAS, Paul Voga is the owner of property located in the unincorporated area of Story County, Parcel ID Number 01-27-200-225, and

WHEREAS, the owner wishes to subdivide the above-described property; and

WHEREAS, the above-described property is located within two miles of the corporate limits of the City of Story City and is subject to joint review authority of the rezoning and subdivision by the City in accordance with Section 354.9.2 of the *Code of Iowa*; and

WHEREAS, Section 354.9.2. of the *Code of Iowa* provides that a local government may, by resolution, waive its joint review authority.

NOW, THEREFORE, BE IT RESOLVED that the Story City City Council does hereby waive its review authority, in favor of the county, for the subdivision of the above-described property.

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

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

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

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

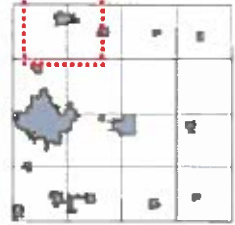
WHEREUPON, the Mayor declared the Resolution duly adopted this 6<sup>th</sup> day of November, 2023.

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

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



**Overview**



**Legend**

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

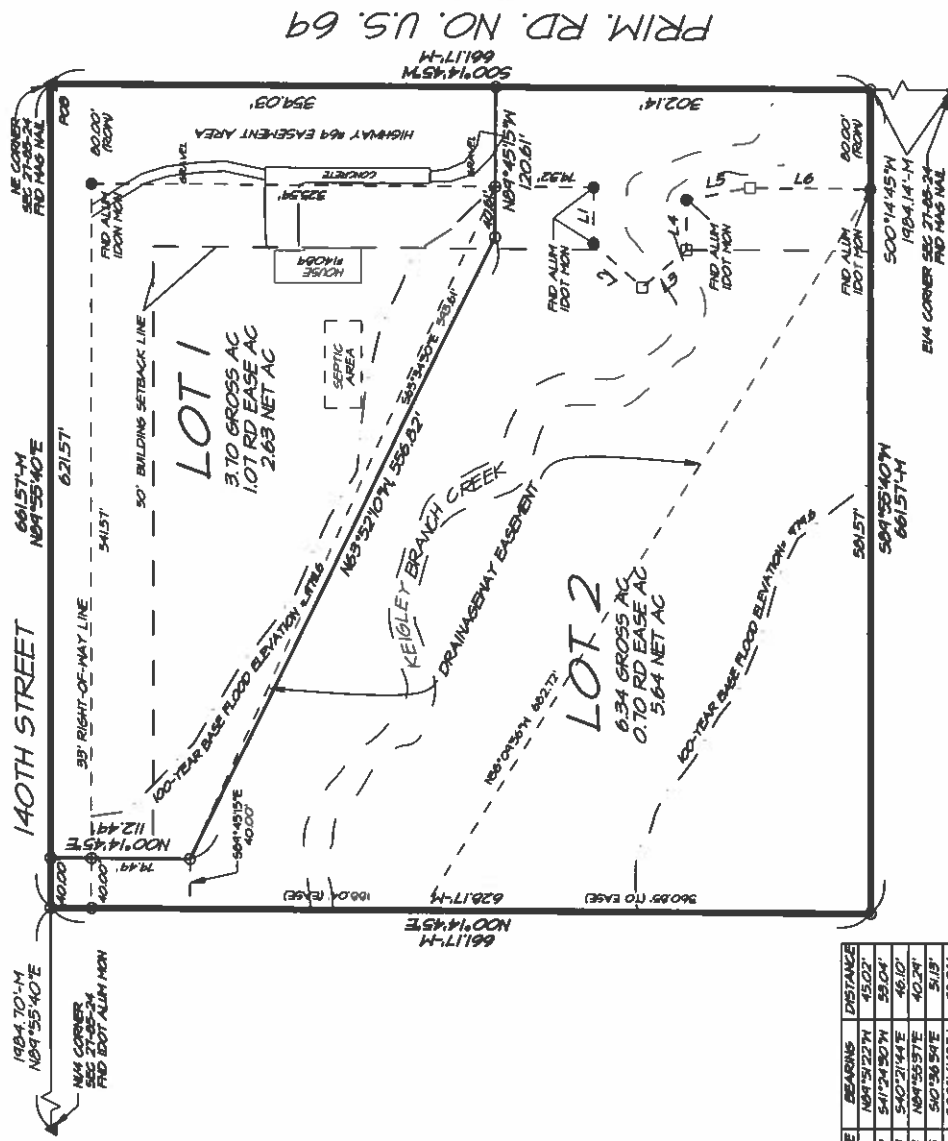
Parcel ID	0127200225	Alternate ID	0127200225	Owner Address	VOGA, PAUL
Sec/Twp/Rng	27-85-24	Class	AD - Ag Dwelling		53502 140TH ST
Property Address	14089 US HIGHWAY 69	Acreage	8.23		STORY CITY, IA 50248-8671
	STORY CITY				
District	55093 - LAFAYETTE TWP/ROLAND-STORY SCH				
Brief Tax Description	SECTION:27 TOWNSHIP:85 RANGE:24 NE NE NE				
	(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: 10/25/2023  
 Last Data Uploaded: 10/24/2023 11:26:51 PM

Developed by  Schneider  
 GEOSPATIAL



PRIM. RD. NO. U.S. 69

\*AREA ABOVE FOR RECORDATION ONLY\*  
 PRELIMINARY PLAT  
**COLTON'S CORNER**  
 A RESIDENTIAL PARCEL SUBDIVISION-SECTION 27-T85N-R24W-NE1/4, IOWA

**LEGAL DESCRIPTION OF COLTON'S CORNER**

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 85 NORTH, RANGE 24 WEST OF THE 5TH PM, STORY COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27; THENCE SOUTH 00°14'45" WEST ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 27; A DISTANCE OF 661.17 FEET; THENCE SOUTH 89°55'40" WEST, A DISTANCE OF 661.57 FEET; THENCE NORTH 00°14'45" EAST, A DISTANCE NORTH 661.17 FEET TO THE NORTH LINE OF THE NE1/4 OF SAID SECTION 27; THENCE NORTH 89°55'40" EAST ALONG SAID LINE A DISTANCE OF 661.57 FEET TO THE POINT OF BEGINNING CONTAINING 10.04 ACRES MORE OR LESS, AND SUBJECT TO THE PUBLIC ROADWAY EASEMENTS, CONTAINING 1.17 ACRES, MORE LESS, AND SUBJECT TO ANY OTHER EASEMENT OR RESTRICTION OF RECORD

**OWNER/DEVELOPER:**

PAUL VOGA  
 53502 140TH ST  
 STORY CITY, IOWA 50248  
 PH - 515-231-0555

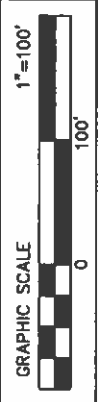
**SERVICES AND NOTES:**

- 1) WATER-XENIA
- 2) ELECTRIC-ALLIANT ENERGY
- 3) FIRE-STORY CITY DEPARTMENT
- 4) EMERGENCY-STORY CITY AMBULANCE
- 5) SCHOOL DISTRICT-ROLAND STORY COMMUNITY SCHOOLS
- 6) FLOOD ZONE- FIRM MAP 1916R000A06, EFFECTIVE DATE 1/15/2021-ZONE X
- 7) ZONING-A-1 AGRICULTURE

**BULK REGULATIONS:**

SETBACKS-50' MIN  
 SIDE YARDS-40' MIN  
 LOT WIDTH-100' MIN

<p>INDEX LEGEND</p> <p>STORY COUNTY, IOWA          SEC 27-T85N-R24W-NE1/4</p> <p>PAUL VOGA          53502 140TH ST          STORY CITY, IOWA 50248</p> <p>PROPRIETOR:          PAUL VOGA          53502 140TH ST          STORY CITY, IOWA 50248</p> <p>SURVEYOR:          GREGORY L ROSS, IA PLS NO. 13286          ROSS LAND SURVEYING, INC          PO BOX 336, JOHNSTON, IA 50131</p> <p>COMPANY:          ROSS LAND SURVEYING, INC          PO BOX 336, JOHNSTON, IA 50131</p> <p>RETURN TO:          ROSS LAND SURVEYING, INC          PO BOX 336, JOHNSTON, IA 50131</p>		<p>INDEX LEGEND</p> <p>FOUND CORNER</p> <p>SET 1/2" IR with orange plastic cap #13286</p> <p>CALCULATED CORNER ONLY</p> <p>CUT "X"</p> <p>SECTION CORNER</p> <p>IRON PIPE/GAS PIPE</p> <p>IRON ROD</p> <p>MEASURED DISTANCE</p> <p>RECORDED DISTANCE</p> <p>WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER]</p>
<p>FIELD WORK DONE: APR 2023</p> <p>BEARINGS=1A SPCS 1A NORTH</p> <p>REVISIONS:</p>	<p>DATE</p> <p>Signed: GREGORY L. ROSS, PLS Iowa License No. 13286          My license renewed date is December 31, 2025          PAGES COVERED: 1</p>	
<p>FIELD WORK DONE: APR 2023</p> <p>BEARINGS=1A SPCS 1A NORTH</p> <p>REVISIONS:</p>		
<p>PROFESSIONAL LAND SURVEYOR</p> <p>GREGORY L. ROSS          I.S. #13286          IOWA</p>		
<p>LAND SURVEYING INC.</p> <p>PO Box 336          Johnston, Iowa 50131          PH 616 354 3267  <a href="http://rosslandsurveying.com">rosslandsurveying.com</a></p>		
<p>STORY COUNTY, IOWA          SEC 27-T85N-R24W-NE1/4</p> <p>PAUL VOGA          53502 140TH ST          STORY CITY, IOWA 50248</p> <p>PROPRIETOR:          PAUL VOGA          53502 140TH ST          STORY CITY, IOWA 50248</p> <p>SURVEYOR:          GREGORY L ROSS, IA PLS NO. 13286          ROSS LAND SURVEYING, INC          PO BOX 336, JOHNSTON, IA 50131</p> <p>COMPANY:          ROSS LAND SURVEYING, INC          PO BOX 336, JOHNSTON, IA 50131</p> <p>RETURN TO:          ROSS LAND SURVEYING, INC          PO BOX 336, JOHNSTON, IA 50131</p>		
<p>JOB NUMBER: 8237 SUB 23</p> <p>COLTON'S CORNER          IN          SECTION 27          TOWNSHIP 85 NORTH          RANGE 24 WEST          STORY COUNTY          IOWA</p>		



---

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

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**ORDINANCE NO. 344**

**AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF  
STORY CITY, IOWA BY CHANGING THE DISTRICT BOUNDARIES OF THE "R-2"  
AND "C-2" 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 "C-2" to include the following described real estate,  
which was previously zoned "R-2":

E.R. Larson's Addition Lots 1&2, Block 17 except E60' Story City, Iowa

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 6<sup>th</sup> day of February, 2023.

---

Mike Jensen, Mayor

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

MINUTES RE: ORDINANCE 344:

The foregoing Ordinance No. 344 was considered for the first time by the City Council on October 16, 2023. The first reading was moved by Councilperson Solberg, and seconded by Councilperson O'Connor, and, on roll call, carried by an aye and nay vote of the Council, as follows:

AYE: Ostrem, Solberg, and O'Connor

NAY: Phillips and Sporleder

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

The ordinance was considered for the second time by the City Council on November 6, 2023. The second reading was moved by Councilperson \_\_\_\_\_, and seconded by Councilperson \_\_\_\_\_, and, on roll call, carried by an aye and nay vote of the Council, as follows:

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

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

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

The ordinance was considered for the third and final time by the City Council on November 20, 2023. The third and final reading was moved by Councilperson \_\_\_\_\_, and seconded by Councilperson \_\_\_\_\_, and, on roll call, carried by an aye and nay vote of the Council, as follows:

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

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

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

WHEREUPON, the Mayor declared Ordinance No. 344 duly passed and the title agreed upon this 6<sup>th</sup> day of November, 2023.

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

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



# Memorandum

From: Jenny Nelson - Recreation & Aquatics Supervisor

To: Mayor, City Council & Mark Jackson

Date: November 1, 2023

Re: Installing Rec Center Batting Cage

We would like to install a batting cage at the recreation center to offer additional services to our community and our park and rec teams. Joe & I have spoken with 3 vendors and all have come back with the same price range of \$10,000. I have attached a quote from Riser Incorporated that does our annual service to our basketball hoops and equipment at the rec center. He came out and looked at how we could add the batting cage in our current space. They have sourced the manufacture NGE in Roland to make the cage itself and then they will do the install. We would additionally need to have some electrical run to the controller to allow the cage to be raised and lowered. I recommend we go with the net that will allow golf practice as well. It is a little more as you can see in the quote.

Please let me know if you have any questions.

Sincerely,

*Jenny Nelson*

Jenny Nelson  
Recreation & Aquatics Supervisor

**RISER INCORPORATED**

5 Sugar Creek Lane  
 Waukee, IA 50263  
 515-201-6475  
 Troy Graen, president

**Estimate**

Date	Estimate #
10/19/2023	395

Name / Address
Story City Rec. Center 826 Elm Ave. Story City, IA 50248

Description	Qty	Cost	Project
			Total
Provide, deliver and install 12 x 14 x 60 batting cage with golf/main sport netting		10,900.00	10,900.00T
Provide, deliver and install 12 x 14 x 55 batting cage with baseball/softball netting		9,700.00	9,700.00T
After talking with Spalding, I would recommend using an individual key switch to control this unit. The Spalding controller is pretty old and if it breaks down or the relays have issues, getting parts is very tough, if not impossible. electrical by others		85.00	85.00T
Out-of-state sale, exempt from sales tax		0.00	0.00T
		0.00%	0.00
<b>Subtotal</b>			<b>██████████</b>
<b>Total</b>			<b>██████████</b>

*- option #1*  
*- option #2*

Signature \_\_\_\_\_

Phone #	Fax #	E-mail
515-201-6475		troygraen@gmail.com



504 Broad Street ▲ Story City, IA 50248

🌐 CityofStoryCity.org

515.733.2121

To: The Honorable Mayor & City Council  
From: Mark A. Jackson, City Administrator *maj*  
Re: Renewal of Employee Health Insurance  
Date: November 6, 2023

The City's employee health insurance premium through Wellmark Blue Cross Blue Shield is proposed to increase by 4.58 percent at its renewal on January 1<sup>st</sup>.

There are a number of categories that cause rates to increase or decrease. The specific categories for the 2024 rate increase included the base rate, risk level, and area factor. The areas that experienced no increase included the plan value and group size adjustment. The area that decreased were the demographics and family composition. The net result is a rate increase of 4.58 percent.

I have attached for your review the percentage increase and decrease in premium rates beginning in 1994. From 1994 through 2024, the average annual premium has increased by 6.48 percent and over the previous five years the average annual increase has been 5.82 percent.

Also attached for your review is the City's cost for employee health insurance beginning in FY 1993-94. The average annual increase since that time has been 4.32 percent and over the last five years has **decreased** on an annual average of under 1 percent. Part of the increase over the years can be attributed to the number of employees covered under the city's health insurance. For example, today approximately 15 employees are covered, in 1993-94 15 employees were covered and over the years as many as 19 employees. Areas that will impact the cost of health insurance include the number of employees that have fluctuated as positions have been added or eliminated, employees choose to have coverage elsewhere, and changes in employee coverage.

In addition, the city provides \$25 per month of the monthly premium for dental. There was no change in the monthly rates. The total monthly premium ranges \$45.84 (single) to \$165.58 family. We have seven employees who choose to have dental coverage.

**City Cost for Employees Health Insurance**

<b><u>Fiscal Year</u></b>	<b><u>Cost</u></b>	<b><u>Increase/Decrease from Previous Year</u></b>	<b><u>% Change</u></b>
FY 2022-23	\$191,154.62	(\$1,219.57)	-0.60%
2021-22	\$192,374.19	\$19,122.36	11.00%
2020-21	\$173,251.83	\$11,435.45	7.06%
2019-20	\$161,816.38	(\$8,034.15)	-4.70%
2018-19	\$169,850.53	(\$27,275.27)	-13.80%
2017-18	\$197,125.80	(\$21,116.98)	-9.60%
2016-17	\$218,242.78	\$4,701.43	2.20%
2015-16	\$213,541.35	-\$20,412.35	-8.70%
2014-15	\$233,953.70	\$8,490.67	3.70%
2013-14	\$225,463.03	\$24,485.92	12.20%
2012-13	\$200,977.11	\$24,026.60	13.50%
2011-12	\$176,950.51	\$8,670.91	5.10%
2010-11	\$168,279.60	\$4,319.47	2.60%
2009-10	\$163,960.13	\$11,187.59	7.30%
2008-09	\$152,772.54	(\$14,648.12)	-8.70%
2007-08	\$167,420.66	\$7,321.28	4.50%
2006-07	\$160,099.38	\$14,304.39	9.80%
2005-06	\$145,794.99	-\$9,022.84	-5.80%
2004-05	\$154,816.84	\$4,320.90	2.80%
2003-04	\$150,495.94	\$27,016.11	21.80%
2002-03	\$123,479.83	\$20,864.60	20.30%
2001-02	\$102,615.23	\$19,594.67	23.60%
2000-01	\$83,020.56	\$1,041.72	1.20%
1999-00	\$81,978.84	\$6,575.47	8.70%
1998-99	\$75,403.37	(\$1,652.62)	-2.10%
1997-98	\$77,055.99	(\$2,810.02)	-3.50%
1996-97	\$79,866.01	\$5,051.83	6.70%
1995-96	\$74,814.18	\$8,256.86	12.40%
1994-95	\$66,557.32	\$4,002.22	6.40%
1993-94	\$62,555.10		

## Percentage Increase/Decrease in Monthly Premium Rate

<u>Year</u>	<u>Increase/Decrease</u>
2024	4.58%
2023	-1.05%
2022	-9.79%
2021	14.72%
2020	20.65%
2019	-9.38%
2018	1.26%
2017	5.80%
2016	-4.50%
2015	15.42%
2014	-8.27%
2013	17.48%
2012	14.20%
2011	2.52%
2010	14.88%
2009	2.58%
2008	-1.62%
2007	0.13%
2006	11.86%
2005	-4.35%
2004	11.76%
2003	24.90%
2002	21.86%
2001	20.56%
2000	-4.57%
1999	2.43%
1998	-2.24%
1997	11.76%
1996	19.03%
1995	10.04%
1994	-1.81%

# Sidewalk Improvement Program Application

City of Story City

504 Broad Street | 515-733-2121

Date: 10-22-23

Property Owner:	<u>Sean and Ashley Edens</u>
Property Address:	<u>528 Lafayette Ave</u>
Phone Number:	<u>515-735-0766</u>
Email:	<u>edenssean@gmail.com</u>

Is the property used exclusively for residential occupancy?  Yes  No

Have you received funding from this program during the last 12 months?  Yes  No

Quantity of sidewalk to be replaced:

Length: 100' Width: 4' Depth: 4"

Estimated cost to replace sidewalk: \$ 3114.00

Please attach a sketch showing the location of the sidewalk as it is located on your property.

*- with Building Permit*

  
Applicant Signature

10-22-23  
Date

Reimbursement will only be disbursed after the following conditions are met:

- Final inspection and approval of work
- Bill showing the actual replacement cost
- Proof of payment to the contractor

Office Use Only

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Sketch received:  Yes  No

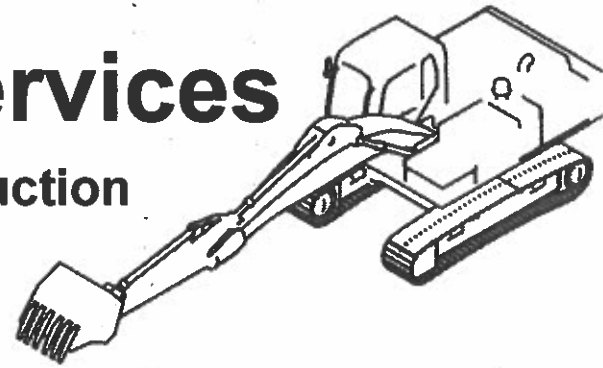
Bill & proof of contractor payment received:  Yes  No

Date of final inspection and approval: \_\_\_\_\_

Date of disbursement of funds: \_\_\_\_\_

# Contracted Services

## Concrete & Construction



Date: 10/21/23

Customer:

Jobsite:

Invoice

Sean Edens	
528 Lafayette Ave	
Story City, IA 50248	
515-735-0766	edenssean@gmail.com

**Description: drive/sidewalk**

Description	Desc	Qty	Total
Drive/Approach		962sf	[REDACTED]
Tear out walk ways			[REDACTED]
Cold weather additives	driveway	\$8/yd	[REDACTED]
City Sidewalk tear out/replace		346sf	\$3,114.00
Haul away dirt	4 loads	4-10/18/23	[REDACTED]
Haul away dirt	3 loads	3-10/19/23	[REDACTED]

Invoice total [REDACTED]

Thank you for your business!! Craig, Colton & Sam Fink

Contracted Services

3561 330th St.

Radcliffe, IA 50230

515-291-9185

contractedservices2001@gmail.com

*Check sent on 10-23-23*

# Sidewalk Improvement Program Application

City of Story City

504 Broad Street | 515-733-2121

Date: 10/24/23

Property Owner: <u>Tim and Judy Watson</u>
Property Address: <u>811 Elm</u>
Phone Number: <u>515-509-4211 (T) 515-231-8507 (J)</u>
Email: <u>judywatson07@gmail.com</u>

Is the property used exclusively for residential occupancy?  Yes  No

Have you received funding from this program during the last 12 months?  Yes  No

Quantity of sidewalk to be replaced:

Length: 70' Width: 4'6" Depth: 4 inches  
We poured additional 10 feet to south to match up with neighbors newer sidewalk.

Estimated cost to replace sidewalk: \$5900 - completed job under budget \$5600<sup>00</sup>

Please attach a sketch showing the location of the sidewalk as it is located on your property.

Tim E. Watson  
Applicant Signature

10/24/23  
Date

Reimbursement will only be disbursed after the following conditions are met:

- Final inspection and approval of work
- Bill showing the actual replacement cost
- Proof of payment to the contractor

Office Use Only

Sketch received:  Yes  No

Bill & proof of contractor payment received:  Yes  No

Date of final inspection and approval: \_\_\_\_\_

Date of disbursement of funds: \_\_\_\_\_



Tim Watson  
811 Elm



811 Elm  
Residence

Driveway

60' Sidewalk replacement

Right of way

Right of way

ELM A U.



# CLAIMS REGISTER REPORT

By Segment (Select Below)

Payable Dates 10/14/2023 - 11/3/2023

Vendor Name	Description (Payable)	Amount
<b>Department: 1110 - POLICE DEPARTMENT</b>		
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	96.00
PETTY CASH	Postage	100.00
WELLMARK	GROUP HEALTH/DENTAL	5,558.90
WINDSTREAM	PHONE/POLICE	77.33
ANDREA CLARK	Reimbursement- clothing allo...	118.99
KARL FORD	Oil change/service + parts	391.85
MGMC	NOV MEMBERSHIPS	37.80
COMPLETE COMMUNICATION...	PHONE/INTERNET	85.26
<b>Department 1110 - POLICE DEPARTMENT Total:</b>		<b>6,466.13</b>
<b>Department: 1150 - FIRE DEPARTMENT</b>		
MEDIC	IA Fire Chiefs Assoc Conference	480.00
LYSLE MACDONALD	Reimbursement- radio repair	175.00
LYSLE MACDONALD	reimbursement- workshop ro...	658.56
FELD FIRE EQUIPMENT CO	parts	1,213.00
FIRE SERVICE TRAINING BURE...	FF1 for CO	50.00
SIGN IT HERE	Names for roster board	57.00
BLACK HILLS ENERGY	GAS SERVICE	38.84
COMPLETE COMMUNICATION...	PHONE/INTERNET	193.58
WITMER PUBLIC SAFETY GRO...	Adjustable harnesses	131.45
<b>Department 1150 - FIRE DEPARTMENT Total:</b>		<b>2,997.43</b>
<b>Department: 1160 - FIRST RESPONDERS</b>		
SIGLER PRINTING	EMS Clothing	1,205.27
IEMSA	Annual conference fees	1,260.00
<b>Department 1160 - FIRST RESPONDERS Total:</b>		<b>2,465.27</b>
<b>Department: 1170 - BLDG INSPECTIONS</b>		
SAFE BUILDING	PERMITS/BLDG/PLUMB/MECH	4,893.64
<b>Department 1170 - BLDG INSPECTIONS Total:</b>		<b>4,893.64</b>
<b>Department: 1190 - ANIMAL CONTROL</b>		
HEARTLAND PET HOSPITAL	impound fees	144.91
HEARTLAND PET HOSPITAL	impound fees	353.17
HEARTLAND PET HOSPITAL	IMPOUND FEES	175.93
<b>Department 1190 - ANIMAL CONTROL Total:</b>		<b>674.01</b>
<b>Department: 2210 - STREET/ROADWAY MAINT</b>		
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	48.00
WELLMARK	GROUP HEALTH/DENTAL	2,678.07
TY PAYSAN	Reimbursement- clothing allo...	19.22
GRIMES ASPHALT & PAVING	cold mix	283.50
IOWA ONE CALL	ONE CALL	15.00
MENARDS COMMERCIAL CAPI...	Monthly bill/receipts	207.24
VAN WALL	multiple	296.82
VAN WALL	multiple	322.34
VAN WALL	multiple	7.26
BLACK HILLS ENERGY	GAS SERVICE	35.26
COMPLETE COMMUNICATION...	PHONE/INTERNET	107.58
<b>Department 2210 - STREET/ROADWAY MAINT Total:</b>		<b>4,020.29</b>
<b>Department: 2240 - TRAFFIC CONTROL</b>		
ECONO SIGNS LLC	Street signs	1,167.41
<b>Department 2240 - TRAFFIC CONTROL Total:</b>		<b>1,167.41</b>
<b>Department: 4410 - LIBRARY</b>		
WELLMARK	GROUP HEALTH/DENTAL	423.53
WELLMARK	GROUP HEALTH/DENTAL	141.18

**CLAIMS REGISTER REPORT**

**Payable Dates: 10/14/2023 - 11/3/2023**

<b>Vendor Name</b>	<b>Description (Payable)</b>	<b>Amount</b>
MIDWEST PANO, LLC	Website 3D tour	189.00
EARLY BIRD WINDOW WASHI...	Cleaning	80.00
BAKER & TAYLOR	Books	261.57
BAKER & TAYLOR	Books	65.51
BAKER & TAYLOR	Books	31.33
BAKER & TAYLOR	Books	105.66
BAKER & TAYLOR	Books	79.65
BAKER & TAYLOR	Books	39.85
BAKER & TAYLOR	Books	244.28
BAKER & TAYLOR	Books	40.08
BAKER & TAYLOR	Books	179.79
BAKER & TAYLOR	Books	29.04
CENTER POINT PUBLISHING	Books	138.42
INGRAM LIBRARY SERVICES	Books	166.67
INGRAM LIBRARY SERVICES	Books	274.59
INGRAM LIBRARY SERVICES	Books	-157.93
INGRAM LIBRARY SERVICES	Books	73.15
INGRAM LIBRARY SERVICES	Books	18.77
GALE/CENGAGE LEARNING	Books	26.24
CONVERSE CONDITIONED AIR	Furnace	69.37
AMAZON CAPITAL SERVICES	Materials	4.88
AMAZON CAPITAL SERVICES	Materials	34.93
AMAZON CAPITAL SERVICES	Materials	102.31
AMAZON CAPITAL SERVICES	Materials	94.22
AMAZON CAPITAL SERVICES	Materials	12.47
AMAZON CAPITAL SERVICES	Materials	20.75
AMAZON CAPITAL SERVICES	Materials	9.99
AUREON COMMUNICATIONS	Phone	78.28
NATIONAL GEOGRAPHIC	Subscriptions	34.00
IOWA POETRY ASSOCIATION	Subscriptions	12.75
SABRINA GOGERTY	October Cleaning	375.00
SMITHSONIAN	Subscriptions	14.99
STORY CITY SPACE CENTER	Storage- October	60.00
TARA TURNER	Reimbursement	151.94
VISA/BERTHA BARTLETT	Programming	100.01
VISA/BERTHA BARTLETT	Programming	8.85
VISA/BERTHA BARTLETT	Programming	36.64
VISA/BERTHA BARTLETT	Programming	142.80
VISA/BERTHA BARTLETT	Programming	7.73
D & K PRODUCTS	ice melt	159.25
	<b>Department 4410 - LIBRARY Total:</b>	<b>3,981.54</b>

**Department: 4430 - PARKS**

MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.00
WELLMARK	GROUP HEALTH/DENTAL	395.30
D & K PRODUCTS	ice melt	159.25
MENARDS COMMERCIAL CAPI...	Monthly bill/receipts	24.45
MENARDS COMMERCIAL CAPI...	Monthly bill/receipts	263.00
STORY CITY BLDG PRODUCTS	Misc supplies	43.40
VAN WALL	multiple	67.11
VAN WALL	multiple	9.15
VAN WALL	multiple	742.69
BLACK HILLS ENERGY	GAS SERVICE	35.26
MGMC	NOV MEMBERSHIPS	37.80
COMPLETE COMMUNICATION...	PHONE/INTERNET	195.43
	<b>Department 4430 - PARKS Total:</b>	<b>2,004.84</b>

**Department: 4440 - RECREATION DEPARTMENT**

MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.00
MARY GREELEY MED CENTER	UTILITIES	5,030.47
PORTABLE PRO	Soccer field	180.00
EMILY ORDONEZ	Soccer referee	100.00

CLAIMS REGISTER REPORT

Payable Dates: 10/14/2023 - 11/3/2023

Vendor Name	Description (Payable)	Amount
COMPLETE COMMUNICATION...	PHONE/INTERNET	139.53
<b>Department 4440 - RECREATION DEPARTMENT Total:</b>		<b>5,466.00</b>
<b>Department: 4445 - SWIMMING POOL</b>		
BLACK HILLS ENERGY	GAS SERVICE	70.52
BLACK HILLS ENERGY	GAS SERVICE	36.43
COMPLETE COMMUNICATION...	PHONE/INTERNET	99.90
<b>Department 4445 - SWIMMING POOL Total:</b>		<b>206.85</b>
<b>Department: 5540 - PLANNING AND ZONING</b>		
FOX ENGINEERING ASSOC, INC	Project 7044.009	436.25
FOX ENGINEERING ASSOC, INC	Project 7044.012	1,107.25
<b>Department 5540 - PLANNING AND ZONING Total:</b>		<b>1,543.50</b>
<b>Department: 6300 - PARTIAL SELF FUNDING</b>		
BENEFITS INC	GROUP HEALTH	135.00
<b>Department 6300 - PARTIAL SELF FUNDING Total:</b>		<b>135.00</b>
<b>Department: 6611 - EXECUTIVE (MAYOR, ADM)</b>		
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.00
WELLMARK	GROUP HEALTH/DENTAL	1,681.39
KARL FORD	Service to vehicle	1,550.00
MGMC	NOV MEMBERSHIPS	37.80
<b>Department 6611 - EXECUTIVE (MAYOR, ADM) Total:</b>		<b>3,285.19</b>
<b>Department: 6620 - FINANCIAL AD (CLERK,TREA)</b>		
GATE HOUSE DB IOWA HOLDI...	Minutes/Notices	276.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.00
WELLMARK	GROUP HEALTH/DENTAL	1,656.39
WELLMARK	GROUP HEALTH/DENTAL	1,681.39
SALTECH	computer data services	154.00
MGMC	NOV MEMBERSHIPS	56.70
COMPLETE COMMUNICATION...	PHONE/INTERNET	212.14
<b>Department 6620 - FINANCIAL AD (CLERK,TREA) Total:</b>		<b>4,068.62</b>
<b>Department: 6650 - CITY HALL/SENIOR CENTER</b>		
WELLMARK	GROUP HEALTH/DENTAL	169.42
D & K PRODUCTS	ice melt	159.25
ANGELA HALLADAY	October cleaning	210.00
BLACK HILLS ENERGY	GAS SERVICE	44.80
<b>Department 6650 - CITY HALL/SENIOR CENTER Total:</b>		<b>583.47</b>
<b>Department: 6670 - DATA PROCESSING</b>		
TYLER TECHNOLOGIES INC	TYLER CONVERSION	16.00
<b>Department 6670 - DATA PROCESSING Total:</b>		<b>16.00</b>
<b>Department: 7714 - DEBT SERVICE - 2019 URBAN RENEWAL</b>		
BOK FINANCIAL	IASTORY2019A	225.00
BOK FINANCIAL	IASTORY2019A	4,542.50
<b>Department 7714 - DEBT SERVICE - 2019 URBAN RENEWAL Total:</b>		<b>4,767.50</b>
<b>Department: 7719 - RITLAND LAND</b>		
BOK FINANCIAL	IAStory GO2022B Ritland	225.00
BOK FINANCIAL	IAStory GO2022B Ritland	37,672.50
<b>Department 7719 - RITLAND LAND Total:</b>		<b>37,897.50</b>
<b>Department: 7721 - 2021A BOND</b>		
BOK FINANCIAL	IASTORYGO2021A	225.00
BOK FINANCIAL	IASTORYGO2021A	17,590.00
<b>Department 7721 - 2021A BOND Total:</b>		<b>17,815.00</b>
<b>Department: 7722 - 2010 PROJECT STR/STORM</b>		
BOK FINANCIAL	IASTORYGO17B	225.00
BOK FINANCIAL	IASTORYGO17B	2,750.00
<b>Department 7722 - 2010 PROJECT STR/STORM Total:</b>		<b>2,975.00</b>

CLAIMS REGISTER REPORT

Payable Dates: 10/14/2023 - 11/3/2023

Vendor Name	Description (Payable)	Amount
<b>Department: 7724 - 2012B WATER/REFUND</b>		
BOK FINANCIAL	IASTORYGOR20	225.00
BOK FINANCIAL	IASTORYGOR20	7,731.25
		<b>Department 7724 - 2012B WATER/REFUND Total: 7,956.25</b>
<b>Department: 7773 - SWIMMING POOL</b>		
BOK FINANCIAL	IASTORYGO21B	225.00
BOK FINANCIAL	IASTORYGO21B	16,954.70
		<b>Department 7773 - SWIMMING POOL Total: 17,179.70</b>
<b>Department: 7774 - RICH OLIVE ST</b>		
BOK FINANCIAL	IASTORYGSI15	225.00
BOK FINANCIAL	IASTORYGSI15	1,937.50
		<b>Department 7774 - RICH OLIVE ST Total: 2,162.50</b>
<b>Department: 7792 - 2015 STORM DRAINAGE</b>		
BOK FINANCIAL	IASTORYGSD15	225.00
BOK FINANCIAL	IASTORYGSD15	1,581.25
		<b>Department 7792 - 2015 STORM DRAINAGE Total: 1,806.25</b>
<b>Department: 7794 - 2017 BONDS</b>		
BOK FINANCIAL	IASTORYGO17A	225.00
BOK FINANCIAL	IASTORYGO17A	16,937.50
		<b>Department 7794 - 2017 BONDS Total: 17,162.50</b>
<b>Department: 8846 - FRAN KINNE ESTATE</b>		
MINTURN, INC.	Carousel Park Ballfield Fencing...	70,769.30
I & S GROUP	Proj 21-25690 Ballfield Impro...	330.00
		<b>Department 8846 - FRAN KINNE ESTATE Total: 71,099.30</b>
<b>Department: 9211 - STORM DRAINAGE</b>		
TYLER TECHNOLOGIES INC	TYLER CONVERSION	6.40
		<b>Department 9211 - STORM DRAINAGE Total: 6.40</b>
<b>Department: 9810 - WATER UTILITY</b>		
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.00
WELLMARK	GROUP HEALTH/DENTAL	1,951.25
STORY CITY POSTMASTER	WATER UTILITY BILLS	245.61
HACH COMPANY	chemicals	385.45
BIG STATE INDUSTRIAL SUPPLY	supplies	704.80
ULINE	cleaning supplies	95.12
ULINE	cleaning supplies	138.13
USA BLUE BOOK	supplies	263.55
WIGEN COMPANIES	service, travel, & hours	17,542.50
IOWA ONE CALL	ONE CALL	15.00
NATIONAL INDUSTRIAL & SAF...	safety supplies	398.00
HAWKINS INC	chemicals	5,381.00
SHERWIN-WILLIAMS	Paint for water plant	91.56
BOK FINANCIAL	IASTORYWTR20	225.00
BOK FINANCIAL	IASTORYWTR20	18,178.65
IOWA RURAL WATER ASSOC	Membership	405.00
STORY CITY BLDG PRODUCTS	Misc supplies	122.76
STORY CITY BLDG PRODUCTS	Misc supplies	-31.09
TYLER TECHNOLOGIES INC	TYLER CONVERSION	140.80
BLACK HILLS ENERGY	GAS SERVICE	35.26
MGMC	NOV MEMBERSHIPS	37.80
COMPLETE COMMUNICATION...	PHONE/INTERNET	179.20
MICROBAC LABORATORIES, I...	LAB TESTING	60.00
CORE & MAIN	Parts	921.79
		<b>Department 9810 - WATER UTILITY Total: 47,519.14</b>
<b>Department: 9815 - SEWER UTILITY</b>		
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.00
WELLMARK	GROUP HEALTH/DENTAL	1,951.25
STORY CITY POSTMASTER	WATER UTILITY BILLS	245.61
UNIFIED	DNR Compliance Inspection	702.65

**CLAIMS REGISTER REPORT**

**Payable Dates: 10/14/2023 - 11/3/2023**

<b>Vendor Name</b>	<b>Description (Payable)</b>	<b>Amount</b>
IOWA ONE CALL	ONE CALL	15.00
BOK FINANCIAL	IAStory 2019B	225.00
BOK FINANCIAL	IAStory 2019B	28,566.25
LEKWA HEATING & COOLING	WWTP service	163.00
TYLER TECHNOLOGIES INC	TYLER CONVERSION	156.80
VAN WALL	multiple	27.99
VAN WALL	multiple	40.99
BLACK HILLS ENERGY	GAS SERVICE	37.61
MGMC	NOV MEMBERSHIPS	37.80
COMPLETE COMMUNICATION...	PHONE/INTERNET	179.20
MICROBAC LABORATORIES, I...	LAB TESTING	1,385.75
MSA PROFESSIONAL SERVICES	Sump pump inspections yr 4	248.75
	<b>Department 9815 - SEWER UTILITY Total:</b>	<b>34,015.65</b>
	<b>Grand Total:</b>	<b>306,337.88</b>

# Report Summary

## Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	39,432.42
033 - GILBERT PUBLIC LIBRARY	387.48
110 - ROAD USE TAX	4,020.29
115 - PARTIAL SELF FUNDING	135.00
134 - FRAN KINNE ESTATE	71,099.30
200 - DEBT SERVICE	109,722.20
600 - WATER UTILITY	29,115.49
601 - WATER SINKING	18,403.65
610 - SEWER UTILITY	5,224.40
611 - SEWER SINKING	28,791.25
740 - STORM WATER DRAINAGE	6.40
<b>Grand Total:</b>	<b>306,337.88</b>

## Account Summary

Account Number	Account Name	Payment Amount
001-1110-6150	INSURANCE, GROUP HE...	5,654.90
001-1110-6181	CLOTHING ALLOWANCE	118.99
001-1110-6210	DUES & SUBSCRIPTIONS	37.80
001-1110-6332	VEHICLE REPAIR & MAIN...	391.85
001-1110-6373	TELEPHONE	162.59
001-1110-6508	PETTY CASH/POSTAGE	100.00
001-1150-6230	TRAVEL & TRAINING	1,188.56
001-1150-6350	EQUIPMENT REPAIR & ...	175.00
001-1150-6371	UTILITIES	38.84
001-1150-6373	TELEPHONE	193.58
001-1150-6499	MISCELLANEOUS	57.00
001-1150-6504	MINOR EQUIPMENT	1,344.45
001-1160-6230	TRAVEL & TRAINING	1,260.00
001-1160-6499	MISCELLANEOUS	1,205.27
001-1170-6490	PROFESSIONAL SERVICES	4,893.64
001-1190-6413	PAYMENTS TO OTHER A...	674.01
001-2240-6507	MISC. OPERATING SUPPL...	1,167.41
001-4410-6150	INSURANCE, GROUP HE...	423.53
001-4410-6320	BUILDING & GROUNDS	584.37
001-4410-6373	TELEPHONE	78.28
001-4410-6490	PROFESSIONAL SERVICES	189.00
001-4410-6500	PROGRAMMING	108.86
001-4410-6501	BUILDING SUPPLIES	159.25
001-4410-6506	OFFICE SUPPLIES	156.82
001-4410-6507	MISC. OPERATING SUPPL...	214.37
001-4410-6770	MAGAZINES	61.74
001-4410-6772	BOOKS	1,523.62
001-4410-6773	VIDEO	94.22
001-4430-6150	INSURANCE, GROUP HE...	427.30
001-4430-6210	DUES & SUBSCRIPTIONS	37.80
001-4430-6320	BUILDING & GROUNDS	202.65
001-4430-6330	MOTOR VEHICLE MAINT...	76.26
001-4430-6332	VEHICLE REPAIR & MAIN...	742.69
001-4430-6371	UTILITIES	35.26
001-4430-6373	TELEPHONE	195.43
001-4430-6504	MINOR EQUIPMENT	287.45
001-4440-6150	INSURANCE, GROUP HE...	16.00
001-4440-6371	UTILITIES	5,030.47
001-4440-6372	SANITATION SERVICES	180.00
001-4440-6373	TELEPHONE	139.53
001-4440-6498	CONTRACTUAL SERVICES	100.00
001-4445-6371	UTILITIES	106.95

## Account Summary

Account Number	Account Name	Payment Amount
001-4445-6373	TELEPHONE	99.90
001-5540-6490	PROFESSIONAL SERVICES	1,543.50
001-6611-6150	INSURANCE, GROUP HE...	1,697.39
001-6611-6330	MOTOR VEHICLE MAINT...	1,550.00
001-6611-6499	MISCELLANEOUS	37.80
001-6620-6150	INSURANCE, GROUP HE...	3,369.78
001-6620-6373	TELEPHONE	212.14
001-6620-6402	PUBLICATION ADV/LEGAL	276.00
001-6620-6490	PROFESSIONAL SERVICES	154.00
001-6620-6499	MISCELLANEOUS	56.70
001-6650-6150	INSURANCE, GROUP HE...	169.42
001-6650-6320	BUILDING & GROUNDS	369.25
001-6650-6371	UTILITIES	44.80
001-6670-6490	PROFESSIONAL SERVICES	16.00
033-4410-6150	INSURANCE, GROUP HE...	141.18
033-4410-6507	MISC. OPERATING SUPPL...	12.47
033-4410-6772	BOOKS	223.84
033-4410-6773	VIDEO	9.99
110-2210-6150	INSURANCE, GROUP HE...	2,726.07
110-2210-6181	CLOTHING ALLOWANCE	19.22
110-2210-6330	MOTOR VEHICLE MAINT...	619.16
110-2210-6350	EQUIPMENT REPAIR & ...	7.26
110-2210-6371	UTILITIES	35.26
110-2210-6373	TELEPHONE	107.58
110-2210-6490	PROFESSIONAL SERVICES	15.00
110-2210-6507	MISC. OPERATING SUPPL...	207.24
110-2210-6526	ROAD MAINT. SUPPLIES	283.50
115-6300-6150	INSURANCE, GROUP HE...	135.00
134-8846-6490	PROFESSIONAL SERVICES	330.00
134-8846-6798	CAPITAL PROJECT	70,769.30
200-7714-6851	BOND INTEREST	4,767.50
200-7719-6491	CONSULTANT/PROF FEES	225.00
200-7719-6851	BOND INTEREST	37,672.50
200-7721-6491	CONSULTANT/PROF FEES	225.00
200-7721-6851	BOND INTEREST	17,590.00
200-7722-6491	CONSULTANT/PROF FEES	225.00
200-7722-6851	BOND INTEREST	2,750.00
200-7724-6491	CONSULTANT/PROF FEES	225.00
200-7724-6851	BOND INTEREST	7,731.25
200-7773-6491	CONSULTANT/PROF FEES	225.00
200-7773-6851	BOND INTEREST	16,954.70
200-7774-6491	CONSULTANT/PROF FEES	225.00
200-7774-6851	BOND INTEREST	1,937.50
200-7792-6491	CONSULTANT/PROF FEES	225.00
200-7792-6851	BOND INTEREST	1,581.25
200-7794-6491	CONSULTANT/PROF FEES	225.00
200-7794-6851	BOND INTEREST	16,937.50
600-9810-6150	INSURANCE, GROUP HE...	1,983.25
600-9810-6210	DUES & SUBSCRIPTIONS	442.80
600-9810-6320	BUILDING & GROUNDS	91.56
600-9810-6371	UTILITIES	35.26
600-9810-6373	TELEPHONE	179.20
600-9810-6419	DATA PROCESSING	386.41
600-9810-6490	PROFESSIONAL SERVICES	17,617.50
600-9810-6504	MINOR EQUIPMENT	1,102.80
600-9810-6506	OFFICE SUPPLIES	95.12
600-9810-6507	MISC. OPERATING SUPPL...	615.25
600-9810-6520	METERS, CLAMPS, HYDR...	1,185.34



**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Payment Amount</b>
600-9810-6524	SCIENTIFIC SUPPLIES	5,381.00
601-9810-6490	PROFESSIONAL SERVICES	225.00
601-9810-6851	BOND INTEREST	18,178.65
610-9815-6150	INSURANCE, GROUP HE...	1,983.25
610-9815-6210	DUES & SUBSCRIPTIONS	37.80
610-9815-6350	EQUIPMENT REPAIR & ...	163.00
610-9815-6371	UTILITIES	37.61
610-9815-6373	TELEPHONE	179.20
610-9815-6419	DATA PROCESSING	402.41
610-9815-6490	PROFESSIONAL SERVICES	2,352.15
610-9815-6507	MISC. OPERATING SUPPL...	68.98
611-9815-6490	PROFESSIONAL SERVICES	225.00
611-9815-6851	BOND INTEREST	28,566.25
740-9211-6490	PROFESSIONAL SERVICES	6.40
	<b>Grand Total:</b>	<b>306,337.88</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Payment Amount</b>
**None**	306,337.88
	<b>Grand Total:</b>
	<b>306,337.88</b>