



504 Broad Street ▲ Story City, IA 50248  
🌐 CityofStoryCity.org  
515.733.2121

**COUNCIL AGENDA**  
**MONDAY, FEBRUARY 5, 2024 - 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 JANUARY 15, 2024 REGULAR MEETING AND JANUARY 29, 2024 WORK SESSION MEETING MINUTES
- IV. CITIZEN APPEARANCE:
  - A)
- V. PUBLIC HEARINGS:
  - A) Amendment to the Revitalization Plan for the Mall Revitalization Area
  - B) Amendment to the Revitalization Plan for the I-35 Business Park I-35 Business Park Urban Revitalization Area
  - C)
- VI. LEGAL ITEMS:
  - A) Resolution No. 24-10 – Adopting Amended and Restated Plan for the Mall Revitalization Area
  - B) Ordinance No. 346 – Amending Ordinance Designating an Area of Story City, Iowa as the Mall Revitalization Area, Waive Two Readings and Proceed to Final Reading
  - C) Resolution No. 24-11 – Adopting Amended and Restated Plan for the I-35 Business Park Urban Revitalization Area
  - D) Ordinance No. 347 – Designating an Area of Story City, Iowa as the I-35 Business Park Urban Revitalization Area, Waive Two Readings And Proceed to Final Reading
  - E) Resolution No. 24-12 – Setting Date for Public Hearing on Urban Renewal Plan Amendment for the Story City Consolidated Renewal Area
  - F) Resolution No. 24-13 – Approving Loan Agreement and Authorizing Issuance of a \$50,000 General Obligation Equipment Acquisition Note

- G) Resolution No. 24-14 – Setting a Date for a Public Hearing on Proposal to Enter into a General Obligation Equipment Acquisition Loan Agreement and to Borrow Money thereunder in a Principal Amount Not to Exceed \$70,000
- H) Resolution No. 24-15 – Approving an Agreement with Story County, Iowa, Pursuant to Chapter 28E of the Code of Iowa, Concerning Dispatching Services
- I) Resolution No. 24-16 – Authorizing the City to Submit an Application for Funding from the Federal Surface Transportation Grant Program (STBG) to the Central Iowa Regional Transportation Planning Alliance (CIRTPA) for the Partial Funding for the Broad Street Reconstruction Phase 4 Project
- J) Resolution No. 24-17 – Authorizing the City to Submit an Application for Funding from the Federal Surface Transportation Grant Program (STBG) to the Central Iowa Regional Transportation Planning Alliance (CIRTPA) for the Partial Funding for the Hillcrest Drive Bridge Culvert Replacement Project
- K)

VII. ADMINISTRATIVE ITEMS:

- A) Amendment to Engineering Services Agreement with MSA for Wastewater Treatment Plant Project
- B) Review and Accept Audit for Fiscal Year Ending June 30, 2023
- C)

VIII. PERMITS:

- A)

IX. MAYOR & CITY COUNCIL AGENDA ITEMS:

- A)

X. APPROVAL OF BILLS AND CLAIMS

XI. COMMENTS REGARDING NON-AGENDA ITEMS

XII. ADJOURNMENT

STORY CITY, IOWA

January 15, 2024

Mayor Jensen called the council meeting to order on Monday January 15, 2024, at 6:00 p.m. at City Hall.

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

Motion by Ostrem, seconded by Sporleder, to amend the agenda to move Administrative Item B) Review and Accept the Audit, to the February 5, 2024 meeting.

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

Nay: None

Motion Carried.

Motion by Sporleder, seconded by O'Connor, to approve the January 3, 2024 regular meeting minutes.

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

Nay: None

Motion Carried.

#### LEGAL ITEMS

- A) Resolution No. 24-7 – Approving Economic Development Agreement With MAK STORY, LLC

Motion by Phillips, seconded by Solberg, to approve Resolution No. 24-7 – Approving Economic Development Agreement With MAK STORY, LLC

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

Nay: None

Motion Carried.

- B) Resolution No. 24-8 – Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Mall Revitalization Area  
Motion by Ostrem, seconded by O'Connor, to approve Resolution No. 24-8 – Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Mall Revitalization Area, Public Hearing to be held February 5, 6:00 p.m. at City Hall.

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

Nay: None

Motion Carried.

- C) Resolution No. 24-9 – Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the I-35 Business Park Urban Revitalization Area

Motion by Sporleder, seconded by Phillips, to approve Resolution No. 24-9 – Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the I-35 Business Park Urban Revitalization Area, Public Hearing to be held February 5, 6:00 p.m. at City Hall.

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

#### **ADMINISTRATIVE ITEMS**

- A) Pool Season 2024  
Mayor and council discussion. No action taken.
- B) Review and Accept Audit for Fiscal Year Ending June 30, 2023  
Item moved to February 5, 2024 Agenda

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

- A) Schedule Mayor and City Council Work Session for January 29<sup>th</sup> at 6 p.m.  
Motion by O'Connor seconded by Sporleder, to schedule Mayor and City Council Work Session for January 29<sup>th</sup>  
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder  
Nay: None  
Motion Carried.
- B) Sewer Bill Adjustment – 505 1<sup>st</sup> Street  
Motion by Ostrem, seconded by Phillips, to approve Sewer Bill Adjustment – 505 1<sup>st</sup> Street  
Aye: Ostrem, Phillips, Solberg, O'Connor, Sporleder  
Nay: None  
Motion Carried.

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

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

#### **COMMENTS REGARDING NON-AGENDA ITEMS**

- Mayor Jensen stated appreciation of the city crews in cleaning streets/sidewalks over the past week during multiple heavy snowfall events

There being no further business before council, the meeting adjourned at 6:08 p.m.

ATTEST:

\_\_\_\_\_  
Heather Slifka, City Clerk

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

STORY CITY, IOWA

January 29, 2024

Mayor Jensen called the work session to order on Monday January 29, 2024, at 6:00 p.m. at City Hall.

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

Also Present: Matt Garber, CGA; Matt Sporleder, Chief of Police; Aaron Adams, police officer; Joe Lucas, Parks and Recreation Superintendent; Mike Wright, Street Superintendent; Tara Turner, Library Director; Randy Martindale, Water/Wastewater Superintendent; Shanon McKinley, GCC

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

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

Nay: None

Motion Carried.

Motion by Ostrem, seconded by Phillips, to defer approval of the January 15, 2024 regular meeting minutes

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

Nay: None

Motion Carried.

#### **Administrative Items**

A) Update on Capital Improvement Projects

Matt Garber, CGA, presented a summary and cost estimate of the following projects:

1. Broad Street Reconstruction Project, Phase 3
2. I-35 Business Park North – Water & Sanitary Sewer, Phase 1
3. Hillcrest Avenue Culvert Replacement

B) Review Proposed Fiscal Year 2024-2025 Budget

Mark Jackson, City Administrator, presented a summary of the upcoming expenses and revenues projected for the budget.

Each of the department heads presented a summary of their departmental budgets and upcoming expenses and projects.

There being no further business before council, the meeting adjourned at 7:55 p.m.

ATTEST:

\_\_\_\_\_  
Heather Slifka, City Clerk

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

RESOLUTION NO. 24-10

Resolution Adopting Amended and Restated Plan for the Mall Revitalization Area

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

WHEREAS, it has been proposed that the Plan for the Mall Revitalization Area be amended to update the legal description of the Urban Revitalization Area to include therein certain real property; and

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

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

WHEREAS, pursuant to the provisions of the Act, the City Council has held a public hearing on the Restated Plan on February 5, 2024;

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

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

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

Passed and approved February 5, 2024.

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

Attest:

\_\_\_\_\_  
Heather Slifka, City Clerk

AMENDED AND RESTATED URBAN REVITALIZATION PLAN

CITY OF STORY CITY, IOWA  
MALL REVITALIZATION AREA

FEBRUARY, 2024

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A. URBAN REVITALIZATION ACT

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

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

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

B. DESCRIPTION OF THE AREA AND MAP

The proposed Mall Revitalization Area (hereinafter referred to as “Area”) includes certain real property described as follows:

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

Fjell Subdivision Lots 2 and 3, City of Story City, Story County, Iowa;

Story City Hotel Group Subdivision Lot 1, City of Story City, Story County, Iowa; and

Ronald’s 2nd Subdivision Parcel B CFN 13-48 Lot 2 & Parcel D CFN 13-48 Lot 3, City of Story City, Story County, Iowa.

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

C. DESIGNATION CRITERIA

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

D. OBJECTIVES

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

E. PROPOSED LAND USE AND ZONING

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

F. PROPOSALS FOR EXPANDING CITY SERVICES

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

G. ELIGIBLE IMPROVEMENTS

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

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

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

H. TIME FRAME

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

I. EXEMPTIONS

**Commercial Improvements**

All qualified real estate assessed as commercial property is eligible to receive an exemption from taxation on the actual value added by the improvements. The exemption is for a period of five (5) years. The amount of the exemption is equal to a percentage of the actual value added by the improvements as set forth in the following schedule:

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

**Industrial Improvements**

All qualified real estate assessed as industrial property is eligible to receive an exemption from taxation on the actual value added by the improvements. The exemption is for a period of five (5) years. The amount of the exemption is equal to a percentage of the actual value added by the improvements as set forth in the following schedule:

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

**J. APPLICATION PROCEDURES**

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

**K. PRIOR APPROVAL**

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

**L. APPROVAL OF APPLICATIONS**

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

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

All approved applications shall be forwarded to the county assessor for review, pursuant to Section 404.5 of the Code of Iowa. The county assessor shall make a physical review of all properties with approved applications. The county assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the county assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for

the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

M. OTHER SOURCES OF REVITALIZATION FUNDS

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

N. RELOCATION PROVISIONS

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

O. OWNERS OF PROPERTY AND ASSESSED VALUATION

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

P. REVITALIZATION AREA ALSO INCLUDED IN URBAN RENEWAL AREAS

A portion of the real property being included as part of the Revitalization Area may also be included in the City's urban renewal areas established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. The City Council reserves the right to deny any application for tax abatement made pursuant to this Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City. Further, properties from which incremental property tax revenues have been pledged for the payment of bonds, notes, contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section F of this Plan.

EXHIBIT A  
MAP OF PROPERTY IN MALL REVITALIZATION AREA



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MSA

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## Story City Area Map Mall Revitalization Area

City of Story City  
Story County, Iowa



**EXHIBIT B**

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

**Mall Urban Revitalization Aea**

<b><u>Owner</u></b>	<b><u>Address/Parcel</u></b>	<b><u>Valuation</u></b>
Dose Holdings, LLC	324 Factory Outlet Dr.	\$3,749,955
Moyer Family Real Estate	510 Factorym Outlet Dr.	\$1,879,600
Moyer Family Real Estate	507 Timberland Dr.	\$212,300
Moyer Family Real Estate	515 Timberland Dr.	\$178,300
Moyer Family Real Estate	02-07-301-260	\$358,600
Moyer Family Real Estate	.90 acres south of 510 Factory Outlet Dr.	?



MINUTES PROVIDING FOR PASSAGE OF AN ORDINANCE AMENDING ORDINANCE DESIGNATING REVITALIZATION AREA

421081-97

(Ord.– Consideration and Adoption)

Story City, Iowa

February 5, 2024

The City Council of the City of Story City, Iowa, met on February 5, 2024, at 6:00 p.m. at the City Hall in the City.

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

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

Council Member \_\_\_\_\_ introduced an ordinance entitled: "Ordinance No. 346. An Ordinance Amending Ordinance Designating an Area of Story City, Iowa, as the Mall Revitalization Area."

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

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

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

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

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_ that the ordinance entitled Ordinance No. 346. An Ordinance Amending Ordinance Designating an Area of Story City, Iowa, as the Mall Revitalization Area," now be put upon its final passage and adoption. The Mayor put the question on the final passage and adoption of said ordinance and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been duly adopted and signed approval to said ordinance as follows:

ORDINANCE NO. 346

An Ordinance Amending Ordinance Designating an Area of Story City, Iowa as the Mall Revitalization Area

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

WHEREAS, the City Council of the City of Story City, Iowa, (the "City") previously adopted Ordinance No. 273 (the "Original Ordinance") designating an area of the City as the Mall Revitalization Area (the "Urban Revitalization Area") pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act"); and

WHEREAS, pursuant to the provisions of the Act, the City has adopted an amended and restated plan (the "Restated Plan") for the Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the Act, the City has by resolution determined with respect to the Urban Revitalization Area that:

(a) *The property situated in the Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Act.*

(b) *The redevelopment, economic development and promotion of commercial and industrial development in the Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act;*

and

WHEREAS, it is now necessary for the City to amend the Original Ordinance for the purpose of adding certain real property to the Urban Revitalization Area;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Story City, in Story County, Iowa, the Original Ordinance shall now read as follows:

Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, certain real property more particularly described as follows:

Mall Subdivision 1, Lot 2, City of Story City, Story County, Iowa (*included in the Original Ordinance*);

Fjell Subdivision Lots 2 and 3, City of Story City, Story County, Iowa;

Story City Hotel Group Subdivision Lot 1, City of Story City, Story County, Iowa; and

Ronald's 2nd Subdivision Parcel B CFN 13-48 Lot 2 & Parcel D CFN 13-48 Lot 3, City of Story City, Story County, Iowa.

is hereby designated as a revitalization area under the Act, which shall be known as the Mall Revitalization Area.

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

Section 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed by the Council of the City of Story City, Iowa, on February 5, 2024.

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

Attest:

\_\_\_\_\_  
Heather Slifka, City Clerk

....

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

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

Attest:

\_\_\_\_\_  
Heather Slifka, City Clerk

RESOLUTION NO. 24-11

Resolution Adopting Amended and Restated Plan for the I-35 Business Park Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") the City of Story City, Iowa (the "City"), has designated certain real property situated within the City as the I-35 Business Park Urban Revitalization Area (the "Urban Revitalization Area") and has adopted the I-35 Business Park Urban Revitalization Area Plan (the "Plan") for such Urban Revitalization Area; and

WHEREAS, it has been proposed that the Plan for the I-35 Business Park Urban Revitalization Area be amended to update the legal description of the Urban Revitalization Area to include therein certain real property; and

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

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

WHEREAS, pursuant to the provisions of the Act, the City Council has held a public hearing on the Restated Plan on February 5, 2024;

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

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

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

Passed and approved February 5, 2024.

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

Attest:

\_\_\_\_\_  
Heather Slifka, City Clerk

AMENDED AND RESTATED URBAN REVITALIZATION PLAN  
CITY OF STORY CITY, IOWA  
I-35 BUSINESS PARK URBAN REVITALIZATION AREA  
FEBRUARY, 2024

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A. URBAN REVITALIZATION ACT

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

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

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

B. DESCRIPTION OF THE AREA AND MAP

The proposed I-35 Business Park Urban Revitalization Area (hereinafter referred to as "Area") includes certain real property described as follows:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 8, Township 85 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa;

AND

The East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 7, Township 85 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa, EXCEPT the South 450 Feet of the West 600 Feet thereof.

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

C. DESIGNATION CRITERIA

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

D. OBJECTIVES

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



E. PROPOSED LAND USE AND ZONING

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

F. PROPOSALS FOR EXPANDING CITY SERVICES

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

G. ELIGIBLE IMPROVEMENTS

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

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement, the increase in actual value of the property must be at least 10%.

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

H. TIME FRAME

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

I. EXEMPTIONS

**Commercial Improvements**

All qualified real estate assessed as commercial property is eligible to receive an exemption from taxation on the actual value added by the improvements. The exemption is for a period of five (5) years. The amount of the exemption is equal to a percentage of the actual value added by the improvements as set forth in the following schedule:

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

**Industrial Improvements**

All qualified real estate assessed as industrial property is eligible to receive an exemption from taxation on the actual value added by the improvements. The exemption is for a period of five (5) years. The amount of the exemption is equal to a percentage of the actual value added by the improvements as set forth in the following schedule:

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

**J. APPLICATION PROCEDURES**

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

**K. PRIOR APPROVAL**

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

**L. APPROVAL OF APPLICATIONS**

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

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

All approved applications shall be forwarded to the county assessor for review, pursuant to Section 404.5 of the Code of Iowa. The county assessor shall make a physical review of all properties with approved applications. The county assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the county assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for

the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

M. OTHER SOURCES OF REVITALIZATION FUNDS

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

N. RELOCATION PROVISIONS

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

O. OWNERS OF PROPERTY AND ASSESSED VALUATION

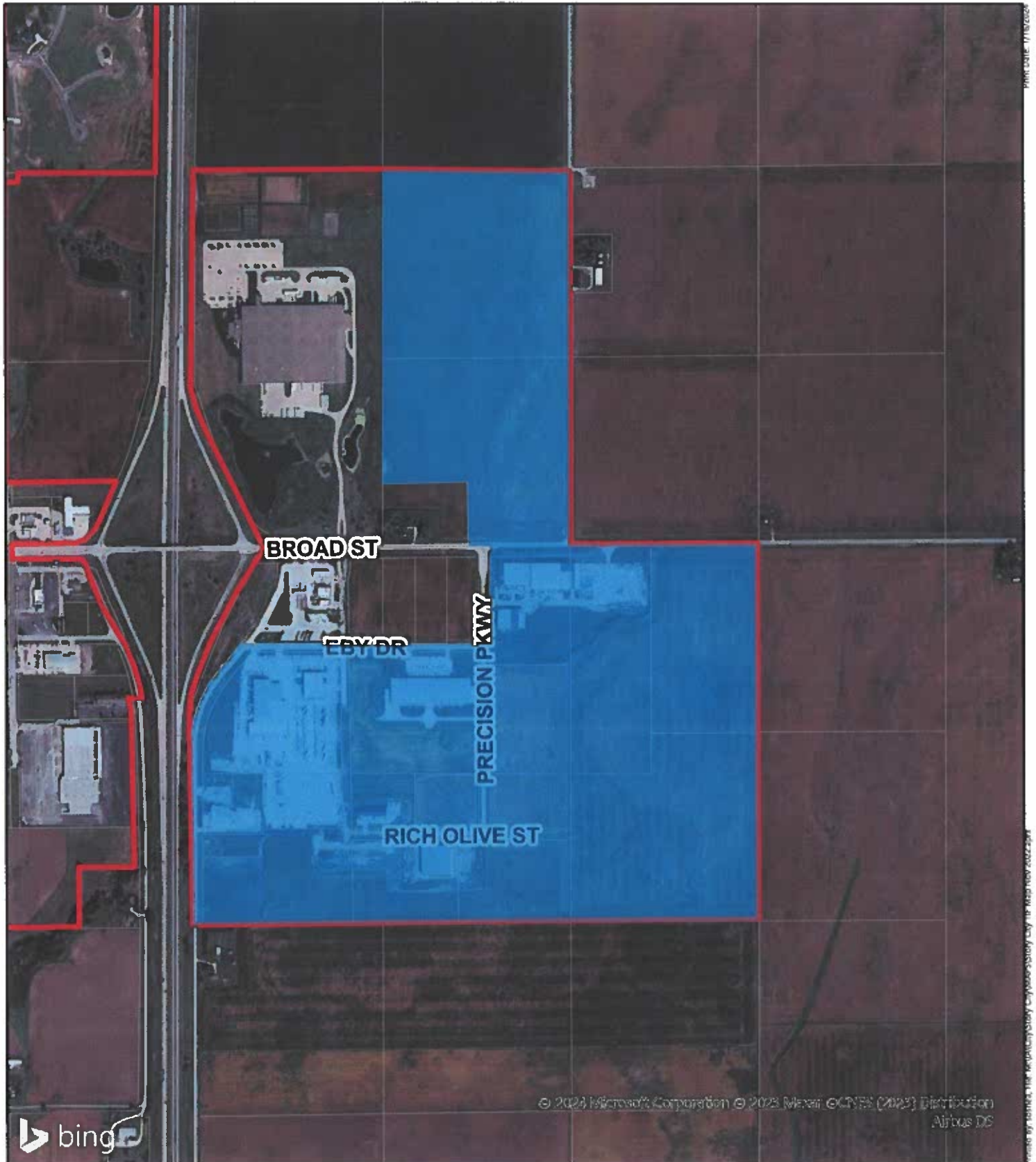
The names and addresses of the owners of the property located within the Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

P. REVITALIZATION AREA ALSO INCLUDED IN URBAN RENEWAL AREAS

A portion of the real property being included as part of the Revitalization Area may also be included in the City's urban renewal areas established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. The City Council reserves the right to deny any application for tax abatement made pursuant to this Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City. Further, properties from which incremental property tax revenues have been pledged for the payment of bonds, notes, contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section F of this Plan.

EXHIBIT A

MAP OF PROPERTY IN I-35 BUSINESS PARK URBAN REVITALIZATION AREA



## Story City Area Map I-35 Business Park Urban Revitalization Area

City of Story City  
Story County, Iowa



EXHIBIT B

NAME AND ADDRESSES OF THE OWNERS OF PROPERTY LOCATED WITHIN THE I-35 BUSINESS PARK URBAN REVITALIZATION AREA AND ASSESSED VALUATION OF SUCH PROPERTY

## **I-35 Business Park Urban Revitalization Area**

<b><u>Owner</u></b>	<b><u>Address/Parcel #</u></b>	<b><u>Valuation</u></b>
TNL Development, LLC	1708 Eby Dr.	\$6,349,540
TNL Development, LLC	1808 Rich Olive St.	\$3,100,400
TNL Development, LLC	02-07-400-005	\$27,600
TNL Development, LLC	02-07-400-335	\$135,600
Soilview	1803 Rich Olive St.	\$808,900
Blama Properities, LLC	1811 Rich Olive St.	\$7,100
R&F TU IA, LLC	435 Precision Parkway	\$4,650,000
Generation Repair & Service	540 Precision Parkway	\$8,401,500
Generation Repair & Service	02-08-300-105	\$476,600
Generation Repair & Service	02-07-400-280	\$16,100
Story City Municipal Electric	02-07-400-350	\$0
Story City Municipal Electric	02-07-400-325	\$6,300
City of Story City	02-07-400-350	\$4,100
City of Story City	02-07-480-030	\$9,200
City of Story City	02-07-480-080	\$18,300
City of Story City	02-08-300-120	\$38,200
City of Story City	02-08-350-001	\$8,800
City of Story City	02-08-350-010	\$8,200
City of Story City	02-08-350-020	\$8,600
City of Story City	02-08-350-030	\$26,300
Story City Economic Group, LLC	02-07-200-200	\$76,200
Story City Economic Group, LLC	02-07-200-405	\$62,000

MINUTES PROVIDING FOR PASSAGE  
OF AN ORDINANCE AMENDING  
ORDINANCE DESIGNATING  
REVITALIZATION AREA

421081-98

(Ord.– Consideration and Adoption)

Story City, Iowa

February 5, 2024

The City Council of the City of Story City, Iowa, met on February 5, 2024, at 6:00 p.m. at the City Hall in the City.

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

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

Council Member \_\_\_\_\_ introduced an ordinance entitled: "Ordinance No. 347. An Ordinance Amending Ordinance Designating an Area of Story City, Iowa, as the I-35 Business Park Urban Revitalization Area."

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

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

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

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

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.



Whereupon, the Mayor declared the motion duly carried.

It was moved by Council Member \_\_\_\_\_ and seconded by Council Member \_\_\_\_\_ that the ordinance entitled Ordinance No. 347. An Ordinance Amending Ordinance Designating an Area of Story City, Iowa, as the I-35 Business Park Urban Revitalization Area," now be put upon its final passage and adoption. The Mayor put the question on the final passage and adoption of said ordinance and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the motion duly carried and declared that said ordinance had been duly adopted and signed approval to said ordinance as follows:

ORDINANCE NO. 347

An Ordinance Amending Ordinance Designating an Area of Story City, Iowa as the I-35 Business Park Urban Revitalization Area

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

WHEREAS, the City Council of the City of Story City, Iowa, (the "City") previously adopted Ordinance No. 211 (the "I-35 Business Park Ordinance") designating an area of the City as the I-35 Business Park Urban Revitalization Area (the "Urban Revitalization Area") pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act"); and

WHEREAS, pursuant to the provisions of the Act, the City has adopted an amended and restated plan (the "Restated Plan") for the Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the Act, the City has by resolution determined with respect to the Urban Revitalization Area that:

(a) *The property situated in the Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Act.*

(b) *The redevelopment, economic development and promotion of commercial and industrial development in the Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act;*

and

WHEREAS, it is now necessary for the City to amend the I-35 Business Park Ordinance for the purpose of adding certain real property to the Urban Revitalization Area;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Story City, in Story County, Iowa, the I-35 Business Park Ordinance shall now read as follows:

Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, certain real property more particularly described as follows:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 8, Township 85 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa (*included in the I-35 Business Park Ordinance*);

AND

The East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 7, Township 85 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa, EXCEPT the South 450 Feet of the West 600 Feet thereof.

is hereby designated as a revitalization area under the Act, which shall be known as the I-35 Business Park Urban Revitalization Area.

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

Section 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed by the Council of the City of Story City, Iowa, on February 5, 2024.

---

Mike Jensen, Mayor

Attest:

---

Heather Slifka, City Clerk

••••

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

---

Mike Jensen, Mayor

Attest:

---


Heather Slifka, City Clerk



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. 24-12 – Setting Date for Public Hearing  
on Urban Renewal Plan Amendment  
Date: February 5, 2024

Presented for Mayor and City Council consideration is Resolution No. 24-12 for the purpose of setting a public hearing for March 4, 2024, at 6:00 p.m. on a proposed amendment to the Urban Renewal Plan.

The proposed Urban Renewal Plan Amendment includes the following:

### **I-35 Business Park North Water & Sanitary Sewer Extension**

The proposed project includes the extension of sanitary sewer and water to the 72 acres of land east of Winfield. The estimated cost is approximately \$650,000. It is anticipated that the funding for this project will come from the sale of 10.5 acres of land that the utilities will be extended to. However, to be on the save side for any changes to the sale or any unanticipated costs, it is recommended that this included in the plan and eligible for Tax Increment Financing.

### **Rich Olive Street Extension**

The proposed project includes the construction approximately 1,160 lineal feet of roadway and utilities on Rich Olive Street from Precision Parkway heading east. The estimated cost of the project is approximately \$1.2 Million. The City has been awarded a RISE grant in the amount of \$402,057. The City is attempting to securing additional grant funding through the EDA.

### **Wastewater Treatment Plant Project**

The proposed project includes the construction of a new wastewater treatment plant. The preliminary recommendation is that approximately 35 percent of the cost for the project, up to \$10 Million, be financed through Tax Increment Financing. This will be an Annual Appropriation Bond. Rather than the total outstanding principal bond amount counting toward the City's debt capacity, only that fiscal year's principal amount is counted toward the City's debt capacity. The preliminary estimated annual payment (including interest) is \$785,000.

RESOLUTION NO. 24-12

Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment  
for the Story City Consolidated Urban Renewal Area

WHEREAS, the City Council of the City of Story City, Iowa by resolution previously established the Story City Consolidated Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of initiatives and projects therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which would authorize the undertaking of new urban renewal projects in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing street, sanitary sewer system and waterworks system improvements to support the development and retention of commercial and industrial enterprises in the Urban Renewal Area; and

WHEREAS, it is now necessary that a date be set for a public hearing on the Amendment;

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

Section 1. This City Council will meet at the City Hall, Story City, Iowa, on March 4, 2024, at 6:00 p.m., at which time and place it will hold a public hearing on the proposed Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or his designee, is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Passed and approved this February 5, 2024.

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

Attest:

\_\_\_\_\_  
Heather Slifka, City Clerk

**NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN  
AMENDMENT**

Notice Is Hereby Given: That at 6:00 p.m., at the City Hall, Story City, Iowa, on March 4, 2024, the City Council of the City of Story City, Iowa, will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Story City Consolidated Urban Renewal Area (the "Urban Renewal Area") which would authorize the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing street, sanitary sewer system and waterworks system improvements to support the development and retention of commercial and industrial enterprises in the Urban Renewal Area. A copy of the amendment is on file for public inspection in the office of the City Clerk.

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

Heather Slifka  
City Clerk

CITY OF STORY CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT  
STORY CITY CONSOLIDATED URBAN RENEWAL AREA

March, 2024

The Urban Renewal Plan (the “Plan”) for the Story City Consolidated Urban Renewal Area (the “Urban Renewal Area”) of the City of Story City, Iowa (the “City”) is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

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

A.

**Name of Project:** I-35 Business Park North Water & Sanitary Sewer Extension Project

**Date of Council Approval of Project:** March 4, 2024

**Description of Project and Project Site:** The I-35 Business Park North Water & Sanitary Sewer Extension Project (the “Water & Sewer Project”) will consist of the construction of municipal waterworks system and sanitary sewer system improvements, including the extension of sanitary sewer and water services to 72 acres of land situated east of Winfield United and north of Broad Street, and the incidental landscaping, site clearance and cleanup work related thereto.

It is expected that the completed Water & Sewer Project will cause increased and improved ability of the City to provide water and sanitary sewer services necessary for the growth and retention of commercial and industrial enterprises in the Urban Renewal Area.

**Description of Properties to be Acquired in Connection with Project:** The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Water & Sewer Project.

**Description of Use of TIF for the Project:** It is anticipated that the City will pay for the Water & Sewer Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Water & Sewer Project will not exceed \$650,000, plus any interest expense incurred by the City on any borrowing undertaken for the funding of the Water & Sewer Project.

**B.**

**Name of Project:** Rich Olive Street East Extension Project

**Date of Council Approval of Project:** March 4, 2024

**Description of Project and Project Site:** The Rich Olive Street East Extension Project will consist of the extension of Rich Olive Street East from its intersection with Precision Parkway on the west and continuing east approximately 1,160 lineal feet and will include street paving; the construction of sanitary sewer, water and storm water drainage system improvements; the construction of sidewalk and curb and gutter improvements; the installation of street lighting and signage; and the incidental utility, landscaping, site clearance and cleanup work related thereto.

It is expected that the completed Rich Olive Street East Extension Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial and industrial enterprises in the Urban Renewal Area.

**Description of Properties to be Acquired in Connection with Project:** The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Rich Olive Street East Extension Project.

**Description of Use of TIF for the Project:** It is anticipated that the City will pay for the Rich Olive Street East Extension Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Rich Olive Street East Extension Project will not exceed \$800,000, plus any interest expense incurred by the City on any borrowing undertaken for the funding of the Rich Olive Street East Extension Project.

**C.**

**Name of Project:** Municipal Wastewater Treatment Plant Project

**Date of Council Approval of Project:** March 4, 2024

**Description of the Project:** The Municipal Wastewater Treatment Plant Project (the "Project") will consist of the planning, design, and construction of a new wastewater treatment facility on the site of the existing wastewater treatment plant in Urban Renewal Area. It is expected that the completed Project will cause increased and improved ability of the City to provide adequate sanitary sewer system infrastructure for the growth and retention of commercial and industrial enterprises in the City.



**Description of Properties to be Acquired in Connection with the Project:** The City will acquire such easement territory and right-of-way as are necessary to successfully undertake the Project.

**Description of Use of TIF:** It is anticipated that the City will pay for the Project with either borrowed funds and/or the proceeds of an internal advance of City funds on hand. In any case, the City's obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Project will not exceed \$10,000,000, plus any interest expense incurred by the City on any borrowing undertaken for the funding of the Project.

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

Constitutional debt limit of the City:	<u>\$20,710,171</u>
Outstanding general obligation debt of the City:	<u>\$9,331,146</u>
Proposed debt to be incurred under the March, 2024 Amendment*:	<u>\$11,450,000</u>

\*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.



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: Resolution Approving Loan Agreement for Vehicle/Equipment – Street Department and Resolution Setting a Public Hearing on Loan Agreement for Vehicle/Equipment Acquisition – Police and/or Street Departments

Date: February 5, 2024

Presented for Mayor and City Council consideration is Resolution No. 24-13 for the purpose of entering into a loan agreement and authorizing the issuance of a \$50,000 General Obligation Equipment and Acquisition Note. The City Council held a public hearing and approved a resolution at its February 20, 2023, meeting of its intent to enter into a loan agreement at a future date. This will be the same as had been done in previous years related to police or street vehicle/equipment purchases. The City received a loan (no interest, but a \$100 fee) from the bond for \$50,000 and it is deposited into the City's equipment replacement fund. The City issues a check for the same amount payable from the debt service fund to pay off the loan.

Presented for Mayor and City Council consideration is Resolution No. 24-14 for the purpose of setting a public hearing for February 19<sup>h</sup> regarding the City's intent to enter into a loan agreement in the amount of \$70,000 for the acquisition of a vehicle/equipment for the Police and/or Street Departments. The City will utilize the debt service levy for this purchase in the FY 2024-25 Budget.

RESOLUTION NO. 24-13

Resolution approving a Loan Agreement and authorizing issuance of a \$50,000  
General Obligation Equipment Acquisition Note

WHEREAS, the City of Story City (the "City"), in Story County, State of Iowa, heretofore proposed to enter into a loan agreement (the "Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$50,000 for the purpose of paying the cost, to that extent, of acquiring vehicles and equipment for the police and/or street department, and has published notice of the proposed action and has held a hearing thereon on February 20, 2023; and

WHEREAS, it is necessary at this time to authorize and approve the Loan Agreement and to make provision for the issuance of a General Obligation Equipment Acquisition Note (the "Note") in the amount of \$50,000, in evidence of the obligation of the City under the Loan Agreement;

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

Section 1. The City hereby determines to enter into the Loan Agreement with Reliance State Bank, Story City, Iowa, as lender (the "Lender"), providing for a loan to the City in the principal amount of \$50,000 for the purpose or purposes set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the Loan Agreement on behalf of the City, and the Loan Agreement is hereby approved.

Section 2. The Note is hereby authorized to be issued in the principal amount of \$50,000, shall be dated the date of its delivery to the Lender, and shall be payable in the manner hereinafter specified.

The City Clerk is hereby designated as the registrar and paying agent for the Note and may be hereinafter referred to as the "Registrar" or the "Paying Agent".

The Note bears interest at the rate of 0% per annum. The City will pay a transactional fee to the Lender in the amount of \$100 at closing of the Note issue.

The Note shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk and shall be a fully registered Note. In case any officer whose signature or the facsimile of whose signature appears on the Note shall cease to be such officer before the delivery of the Note, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Note shall be fully registered in the name of the owner on the registration books of the City kept by the Registrar, and after such registration, payment of the principal thereof shall be made only to the registered owner or its legal representatives or assigns. The Note shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

Section 3. The Note shall be in substantially the following form:

(Form of Note)

UNITED STATES OF AMERICA  
STATE OF IOWA  
STORY COUNTY  
CITY OF STORY CITY

GENERAL OBLIGATION EQUIPMENT ACQUISITION NOTE

No. 1			\$50,000
	RATE	MATURITY DATE	NOTE DATE
	0%	February 20, 2024	February 20, 2024

The City of Story City (the "City"), in Story County, State of Iowa, for value received, promises to pay in the manner hereinafter provided to

RELIANCE STATE BANK  
Story City, Iowa

or registered assigns, the principal sum of FIFTY THOUSAND DOLLARS.

Principal of this Note is payable to the registered owner appearing on the registration books of the City maintained by the City Clerk (hereinafter referred to as the "Registrar" or the "Paying Agent") on the Maturity Date in lawful money of the United States of America.

This Note is issued by the City to evidence its obligation under a certain Loan Agreement, dated as of the date hereof (the "Loan Agreement") entered into by the City for the purpose of paying the cost, to that extent, of acquiring vehicles and equipment for the police and/or street department.

This Note is issued pursuant to and in strict compliance with the provisions of Chapter 384 and Chapter 76 of the Code of Iowa, 2023, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council authorizing and approving the Loan Agreement and providing for the issuance and securing the payment of this Note (the "Resolution"), and reference is hereby made to the Resolution and the Loan Agreement for a more complete statement as to the source of payment of this Note and the rights of the owner of this Note.

This Note is fully negotiable but shall be fully registered in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Note to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Note were and have been properly existent, had, done and performed in regular and due form and time; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of this Note as the same will become due; and that the total indebtedness of the City, including this Note, does not exceed any constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the City of Story City, Iowa, by its City Council, has caused this Note to be executed by its Mayor and attested by its City Clerk, as of February 20, 2024.

CITY OF STORY CITY, IOWA

By (DO NOT SIGN)

Mayor

Attest:

(DO NOT SIGN)

City Clerk

#### ABBREVIATIONS

The following abbreviations, when used in this Note, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common

UTMA

(Custodian)

TEN ENT - as tenants by the entireties

As Custodian for

(Minor)

JT TEN - as joint tenants with  
right of survivorship and  
not as tenants in common

under Uniform Transfers to Minors Act

(State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Note to

\_\_\_\_\_  
(Please print or type name and address of Assignee)

\_\_\_\_\_  
PLEASE INSERT SOCIAL SECURITY OR OTHER  
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint \_\_\_\_\_,  
Attorney, to transfer this Note on the books kept for registration thereof with full power of substitution.

Dated: \_\_\_\_\_

Signature guaranteed:  
  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Note in every particular, without alteration or enlargement or any change whatever.

Section 4. The Note shall be executed as herein provided as soon after the adoption of this resolution as may be possible and thereupon shall be delivered to the Registrar for registration and delivery to the Lender, upon receipt of the loan proceeds, and all action heretofore taken in connection with the Loan Agreement is hereby ratified and confirmed in all respects.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved on February 5, 2024.

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

Attest:

\_\_\_\_\_  
Heather Slifka, City Clerk



RESOLUTION NO. 24-14

Resolution setting the date for a public hearing on proposal to enter into a General Obligation Equipment Acquisition Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$70,000

WHEREAS, the City of Story City (the "City"), in Story County, State of Iowa, proposes to enter into a loan agreement (the "Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$70,000 for the purpose of paying the cost, to that extent, of acquiring vehicles and equipment for the municipal police and streets departments (the "Acquisition"), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Loan Agreement and to give notice thereof as required by such law;

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

Section 1. The City Council shall meet on February 19, 2024, at the City Hall, Story City, Iowa, at 6:00 o'clock p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreement described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than four (4) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO  
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY  
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$70,000

(GENERAL OBLIGATION)

The City Council of the City of Story City, Iowa, will meet on February 19, 2024, at the City Hall, Story City, Iowa, at 6:00 o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a General Obligation Equipment Acquisition Loan Agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$70,000 for the purpose of paying the cost, to that extent, of acquiring vehicles and equipment for the municipal police and streets departments.

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

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

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

Heather Slifka  
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Acquisition which is reasonably estimated to cost approximately \$70,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Acquisition have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved February 5, 2024.

---

Mike Jensen, Mayor

Attest:

---

Heather Slifka, City Clerk



504 Broad Street ▲ Story City, IA 50248  
🌐 CityofStoryCity.org  
515.733.2121

To: The Honorable Mayor and City Council  
From: Mark A. Jackson, City Administrator *MAJ*  
Re: Resolution No. 24-15 - Approving Agreement with  
Story County for Dispatching Services  
Date: February 5, 2024

Presented for City Council consideration is Resolution No. 24-15 for the purpose of approving an agreement with Story County for dispatching services.

The per capita rate will increase from \$6.69 to \$6.90 (3.2%) pursuant to section 1 of the Dispatching Services Contract which states that the per capita rate will automatically increase by four (4) percent or amount equal to the Consumer Price Index (3.2%) whichever is less.

The total cost for dispatching services in Fiscal Year 2024-25 will be \$23,128.80 or an increase of \$703.92.

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

**RESOLUTION NO. 24-15**

**A RESOLUTION APPROVING AN AGREEMENT WITH STORY COUNTY,  
IOWA, PURSUANT TO CHAPTER 28E OF THE CODE OF IOWA,  
CONCERNING DISPATCHING SERVICES.**

WHEREAS, the City of Story City, Iowa, and Story County, Iowa, have  
previously entered into an agreement for dispatching services, and

WHEREAS, an updated and amended dispatching services agreement has been  
prepared, and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of  
Story City, Iowa, hereby approves the Agreement, a copy of which is attached to this  
Resolution, and the Mayor and City Administrator are 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 5<sup>th</sup> day of  
February, 2024.

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

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

Prepared by Paul H. Fitzgerald, Story County Sheriff, 1315 S B Avenue, Nevada, Iowa 50201 PBX 515-382-6566

## **DISPATCHING SERVICES CONTRACT**

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between Story County, Iowa, and the City of Story City, Iowa and is duly authorized by Chapter 28E of the Code of Iowa.

The City of Story City has no office wherein the police department may receive or dispatch telephone and radio messages on a 24 hour per day basis. Story City agrees to the following terms with the Story County Sheriff's Office:

1. This contractual agreement shall commence on the first day of July 2024 and shall continue for one (1) year ending on June 30, 2025. The per capita charge shall automatically increase by 4 percent or an amount equal to the U.S. Consumer Price Index for all Urban Consumers (CPI-U) for a 12 month period, to be reviewed each October, and increased the lesser amount. The new rate will begin on the first day of each July.
2. Story County shall be reimbursed by Story City for its dispatching services at a rate of \$6.90 per capita based on the 2020 census figure of 3,352; the annual fee is \$23,128.80. This fee shall be paid in equal quarterly installments to the Story County Sheriff's Office on July 1, October 1, January 1 and April 1.
3. The Sheriff of Story County and his deputies or duly designated representatives agree to receive in the Sheriff's Office or county jail, such telephone calls, teletype messages and radio messages as are directed to the Police Department and the Fire Department of the City of Story City and transmit the same to the officers of the respective departments.

The Sheriff of Story County and his deputies or duly designated representatives agree to receive or dispatch telephone, radio and teletype messages on a 24 hour per day basis in the Sheriff's Office or county jail as are directed to the Story City Wastewater Treatment Plant and transmit same to said department. The Sheriff's Office telephone number shall be included on the Automatic Dialing Alarm System for the Water Department and Wastewater Treatment Plant.

4. The Sheriff or Sheriff's Designee will provide the Story City Police Department with copies of teletype messages of general and specific interest to all law enforcement officers and agencies in Story County.
5. The Sheriff or Sheriff's Designee will provide a printed daily report to the Story City Police Chief or the Chief's Designee of all phone calls received in the Dispatch Center and other such calls for service and activities that are entered into the Computer Aided Dispatch System for the Story City Police Department.
6. The Sheriff agrees to provide and allow the Story City Police Chief or Chief's Designee computer terminal access to the records contained in the Computer Aided Dispatch System that pertain to the activities of the Story City Police Department and its officers.
7. The Story County Sheriff shall keep in the Story County Jail, under his control and supervision, any and all prisoners who have been committed to its care by the Chief of Police of the City of Story City or his duly authorized agents or police officers, for violation of the city ordinances of Story City, Iowa, at no additional charge.
8. The Sheriff and his deputies or duly designated representatives shall take fingerprints and forward same of all persons arrested and brought into custody at the Story County Jail by members of the Story City Police Department of Public Safety and the Federal Bureau of Investigation as required by State and Federal law.
9. The Sheriff agrees to allow the Story City Police Chief or the Chief's Designee access to the criminal history and jail record files of all prisoners brought into custody at the Story County Jail by members of the Story City Police Department.
10. The City of Story City agrees to pay all medical and doctor expenses for injuries to or sickness of their prisoners held on City of Story City ordinance violations and all other extraordinary expenses related to those prisoners which may occur and which are not due to the negligence of Story County or its employees.
11. Story County will furnish and maintain the necessary radio equipment to provide the services named above (The City of Story City will pay for their telephone service on the designated police department line installed in the Sheriff's telephone system.)
12. In accordance with Section 28E.7 of the Code of Iowa, this agreement shall not relieve any of the parties hereto of any obligation or responsibility imposed upon it or them by law, except that to the extent of actual and timely performance thereof by either of the contracting parties hereto, said performance may be offered in satisfaction of the obligation or responsibility.

13. No separate legal or administrative entity or organization shall be created by this agreement; no separate budget shall be established and no tangible property shall be acquired which would require disposition upon the termination of this agreement.
14. The duly elected Sheriff of Story County, Iowa, and the duly appointed City Administrator of Story City, Iowa, shall be joint co-administrators of this agreement as provided by Section 28E.6(1) of the Code of Iowa.
15. As joint co-administrators the duly elected Sheriff of Story County, Iowa, and the City Administrator, shall develop the necessary procedures to effectively administer this agreement including but not limited to addressing new situations not covered by this agreement and conflict resolution.
16. Story County shall file a copy of this agreement with the Secretary of State and the County Auditor of Story County, Iowa and record a copy with the Story County Recorder pursuant to Section 28E.8 of the Code of Iowa. The city seal shall be affixed to the contract before returning to the county for filing.
17. This contract may be terminated by either party. Termination is effective at the end of the current quarterly billing cycle and must be preceded with a minimum 30 day written notice to either party. Notice shall be accomplished by certified mail or personal service.
18. Any amendments or addendums to this agreement shall be created and passed in the same manner and with reference made to this original document.
19. The initial term of the Agreement shall be automatically extended for successive one-year periods upon the same terms and conditions provided by this Agreement for the initial term, unless this Agreement is terminated or modified by the express election of either City or County as hereinafter provided. Modification to this Agreement may be made by mutual consent of both parties.

STORY COUNTY, IOWA, a political  
subdivision of the State of Iowa

CITY OF Story City, IOWA  
a municipal corporation

\_\_\_\_\_  
Story County Board of Supervisors

\_\_\_\_\_  
Michael Jensen  
Mayor of Story City

ATTEST: \_\_\_\_\_  
Story County Auditor

\_\_\_\_\_  
Mark Jackson  
Story City Administrator

APPROVED:

\_\_\_\_\_  
Paul H. Fitzgerald  
Story County Sheriff





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: Resolution No. 24-16 – Authorizing Grant Application  
To CIRTPA for Broad Street Reconstruction Phase 4 Project  
Date: February 5, 2024

Presented for Mayor and City Council consideration is a request to submit a grant application to the Central Iowa Regional Transportation Planning Alliance (CIRTPA) for the Broad Street Reconstruction Phase 4 Project.

Surface Transportation Block Grant (STBG) funding is available through a competitive application process for all communities under 5,000 in population within the CIRTPA planning area. STBG funding is used for the construction of street and bridge infrastructure projects. This year approximately \$270,000 will be available for communities to apply for.

The City received a \$125,000 grant for Broad Street Reconstruction Phase 1 Project and has been awarded \$280,000 for the Broad Street Reconstruction Phase 3 Project.

The Broad Street Reconstruction Phase 4 Project includes the reconstruction of Broad Street from Lafayette to Elm.

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

**RESOLUTION NO. 24-16**

**RESOLUTION AUTHORIZING THE CITY OF STORY CITY TO SUBMIT  
AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE  
TRANSPORTATION BLOCK GRANT PROGRAM (STBG) TO THE  
CENTRAL IOWA REGIONAL TRANSPORTATION PLANNING  
ALLIANCE (CIRTPA) FOR THE PARTIAL FUNDING FOR THE BROAD  
STREET RECONSTRUCTION PHASE 4 PROJECT**

WHEREAS, the City of Story City is located in the Central Iowa Regional  
Transportation Planning Alliance Planning Area, and

WHEREAS, the Federal Surface Transportation Block Grant Program  
provides funding for local jurisdictions for the construction of eligible projects, and

WHEREAS, the program is administered by the Central Iowa Regional  
Transportation Planning Alliance which prioritizes and ranks all project  
applications.

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

Section 1. The City of Story City supports and approves an application for  
Federal Surface Transportation Program Funding.

Section 2. The City Council of the City of Story City hereby commits  
matching monies as required by the Federal Surface Transportation Program  
funding.

Section 3. The City of Story City hereby commits to accepting and  
maintaining these improvements for a minimum of twenty (20) years following the  
completion of the project.

Section 4. All resolutions or parts of resolutions in conflict herewith be and the same repealed, to the extent of such conflict.

BE IT FURTHER RESOLVED that the City Administrator of the City of Story City is hereby authorized to approve and execute the application on behalf of the City Council of Story City, Iowa.

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

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

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

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

WHEREUPON, the Mayor declared the Resolution duly adopted this 5<sup>th</sup> day of February, 2024.

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

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



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: Resolution No. 24-17 – Authorizing Grant Application  
To CIRTPA for Hillcrest Drive Bridge Culvert Replacement Project  
Date: February 5, 2024

Presented for Mayor and City Council consideration is a request to submit a grant application to the Central Iowa Regional Transportation Planning Alliance (CIRTPA) for the Hillcrest Drive Bridge Culvert Replacement Project.

Surface Transportation Block Grant (STBG) funding is available through a competitive application process for all communities under 5,000 in population within the CIRTPA planning area. STBG funding is used for the construction of street and bridge infrastructure projects. This year approximately \$270,000 will be available for communities to apply for.

The project includes the replacement of the culvert under the bridge on Hillcrest Drive between Eighth Street and Maple Street. The estimated cost of the project is approximately \$250,000.

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

**RESOLUTION NO. 24-17**

**RESOLUTION AUTHORIZING THE CITY OF STORY CITY TO SUBMIT  
AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE  
TRANSPORTATION BLOCK GRANT PROGRAM (STBG) TO THE  
CENTRAL IOWA REGIONAL TRANSPORTATION PLANNING  
ALLIANCE (CIRTPA) FOR THE PARTIAL FUNDING FOR THE  
HILLCREST DRIVE BRIDGE CULVERT REPLACEMENT PROJECT**

WHEREAS, the City of Story City is located in the Central Iowa Regional  
Transportation Planning Alliance Planning Area, and

WHEREAS, the Federal Surface Transportation Block Grant Program  
provides funding for local jurisdictions for the construction of eligible projects, and

WHEREAS, the program is administered by the Central Iowa Regional  
Transportation Planning Alliance which prioritizes and ranks all project  
applications.

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

Section 1. The City of Story City supports and approves an application for  
Federal Surface Transportation Program Funding.

Section 2. The City Council of the City of Story City hereby commits  
matching monies as required by the Federal Surface Transportation Program  
funding.

Section 3. The City of Story City hereby commits to accepting and  
maintaining these improvements for a minimum of twenty (20) years following the  
completion of the project.

Section 4. All resolutions or parts of resolutions in conflict herewith be and the same repealed, to the extent of such conflict.

BE IT FURTHER RESOLVED that the City Administrator of the City of Story City is hereby authorized to approve and execute the application on behalf of the City Council of Story City, Iowa.

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

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

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

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

WHEREUPON, the Mayor declared the Resolution duly adopted this 5<sup>th</sup> day of February, 2024.

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

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



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: Amendment to Engineering Services Agreement with MSA  
for Wastewater Treatment Plant Project  
Date: February 5, 2023

Presented for Mayor and City Council is an amendment to the engineering services agreement with MSA for the Wastewater Treatment Plant Project at a cost not to exceed \$15,000 for a water main extension.

The existing wastewater treatment plant is serviced by a 2” water main. The engineering services contract did not include the modifications to the water main as it was dependent upon which sludge press was selected. There were some presses that did not need a modified water main and there were others that did. The one that was selected does require an increased sized water main.

In addition, the environmental review included the potential for an archaeological investigation of the water main route. An archaeological investigation would not be required if the water main was removed from the wastewater treatment plant bid and bid/quote out separately.



Amendment

Amendment No: 1

MSA Project Number: 8989030
Date of Issuance: 01/30/2024

This is an amendment to the Agreement dated 03/07/2022 and does acknowledge that MSA Professional Services, Inc. (MSA) is authorized to begin work on the following project amendment:

MSA PROFESSIONAL SERVICES, INC (MSA)
Address: 1555 SE Delaware Ave Suite F, Ankeny Iowa, 50021
Phone: (515) 964-1920
Representative: Jason Miller, PE Email: JMiller@MSA-ps.com

CITY OF STORY CITY (OWNER)
Address: 504 Broad Street, Story City Iowa 50248
Phone: (515) 733-2121
Representative: Mark Jackson Email: MAJackson@Storycity.org

Project Name: Story city Wastewater treatment design and construction

The project scope has changed due to: Water main extension removal from WWTF

The scope of the work authorized is: See Attachment A: Scope of Services

The cost not to exceed fee for the work is: \$15,000.00

Any attachments or exhibits referenced in this Amendment are made part of this Agreement. Payment for these services will be on a cost not to exceed basis.

Approval: MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Amendment. A copy of this Amendment signed by the authorized representatives shall be returned for our files. If a signed copy of this Authorization is not received by MSA within seven days from the date of issuance, MSA may stop work on the project.

CITY OF STORY CITY

MSA PROFESSIONAL SERVICES, INC.

Mike Jensen
Mayor
Date:

Jason Miller, PE
Vice President
Date: 01/30/2024



## **Basic Engineering Services and Related Matters**

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

### **BASIC SERVICES OF ENGINEER**

#### **General**

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

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

- 1) Water main extension to Wastewater treatment facility, including removal of water main from Wastewater treatment plant project and preparation of plans and specifications for bidding of project separately.

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

#### **Field Work:**

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

#### **Easement Preparation:**

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

#### **Permit Applications:**

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

#### **Administration**

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

## **WATER MAIN EXTENSION**

1. Field Data Collection Phase
  - a. Complete topographic survey of proposed improvement area. Topographic survey shall include locating and identifying observable features within the improvement area, as well as, research for determining locations of property lines and easements.
2. Design Phase
  - a. Prepare plans and specifications for the extension of water main along first street through the wastewater treatment plant access drive to the property of the Wastewater treatment plant
  - b. Prepare Construction Cost Estimate Based upon Completed Plans and Specifications for water main extension
  - c. Prepare DNR, and other relevant agencies, Permit Applications. Associated fees to be paid for by OWNER.
  - d. Submit Plans and Specifications for Watermain extension project DNR for Review.
  - e. Administration:
    - i. Project Design Administration
      1. Perform internal quality review to assure compliance with OWNER's intent.
      2. Coordinate internal Staff to assure compliance with OWNER's intent
      3. Prepare Project Correspondence.
3. Bidding and Negotiating Phase
  - a. Prepare and provide necessary bidding documents including construction documents, engineer provided funding forms, online posting of the bid, fax notice of bid to local contractors (Owner to provide list of requested contractors to be included).
  - b. Answer bidder questions prior to bidding
  - c. Issue addenda as required
  - d. Attend and facilitate bid opening. Review bids and provide a recommendation to the Owner for action.
  - e. Prepare and distribute contractor construction contract for execution. Review contract, bonds, insurance forms for general conformity to contract requirements. Owner may at their direction and expense have same reviewed by City Attorney and or Insurance Provider as deemed appropriate.
4. Construction Administration Phase:
  - a. Provide overall Project Management for the Owner-Engineer contract.
  - b. Provide project administration for Owner-Engineer contract, including correspondence, billings, files, etc.

- c. Provide general administration of construction contract, including review and interpretation of Owner-Contractor contract.
  - d. Issue Final Notice of Acceptability of the Work, issue and review Punch List items
  - e. Meet with the Owner to determine the project construction requirements, provide periodic updates of the project progress, and discuss any relevant issues concerning the project.
5. Resident Project Representative and Construction Observation Phase
- a. See attached Duties, Responsibilities and Limitations of Authority of Resident Project Representative.
  - b. Including providing on-site observations and analysis during the course of the construction to provide additional assurance of design intent and compliance with regulations.
  - c. Provide construction staking for the Contractor's use in construction. Stakes will be placed once as requested by the Contractor. Any required restaking will be at the Contractor's Expense.
  - d. Provide for Professional Engineer level Construction Review and coordination
  - e. Provide on-site observation to determine the amount, quality and acceptability and fitness of the work, materials and equipment, which are to be paid for under the contract. Onsite observations have been assumed as outlined within Exhibit C of this agreement.

*Items Not Included in Basic Services*

**1. Land Acquisition services**

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

**2. Construction Management Services**

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

**ATTACHMENT B:  
RATE SCHEDULE**

<u>CLASSIFICATION</u>	<u>LABOR RATE</u>
Administrative	\$ 75 – \$150/hr.
Architects	\$ 75 – \$215/hr.
Community Development Specialists	\$135 – \$185/hr.
Digital Design	\$175 – \$195/hr.
Environmental Scientists/Hydrogeologists	\$105 – \$185/hr.
Geographic Information Systems (GIS)	\$ 95 – \$185/hr.
Housing Administration	\$ 95 – \$170/hr.
HR.....	\$ 135 - \$150/hr.
Inspectors/Zoning Administrators	\$105 – \$130/hr.
IT Support	\$175 – \$195/hr.
Land Surveying	\$ 75 – \$185/hr.
Landscape Designers & Architects	\$ 75 – \$215/hr.
Planners	\$ 75 – \$205/hr.
Principals	\$210 – \$315/hr.
Professional Engineers/Designers of Engineering Systems	\$150 – \$200/hr.
Project Managers	\$150 – \$230/hr.
Real Estate Professionals	\$135 – \$165/hr.
Staff Engineers	\$ 75 – \$145/hr.
Technicians	\$ 95 – \$150/hr.
Wastewater Treatment Plant Operator	\$ 90 – \$115/hr.

REIMBURSABLE EXPENSES

Copies/Prints.....	Rate based on volume
Specs/Reports.....	\$10
Copies.....	\$0.12/page
Plots.....	\$0.006/sq.in.
Flash Drive.....	\$10
GPS Equipment.....	\$20/hour
Dini Laser Level.....	\$30/per day
Mailing/UPS.....	At cost
Mileage – Reimbursement.....	IRS Rate – IRS Rate + \$5/day
Mileage – MSA Vehicle.....	\$0.75 mile standard/ \$0.67 mile for DOT
Nuclear Density Testing.....	\$25.00/day + \$10/test
Organic Vapor Field Meter.....	\$100/day
PC/CADD Machine.....	Included in labor rates
Robotic Survey Equipment.....	\$20/hour - \$15/hour for DOT
Stakes/Lath/Rods.....	At cost
Travel Expenses, Lodging, & Meals.....	At cost
Traffic Counting Equipment & Data Processing.....	At cost
Geodimeter.....	\$30/hour
Drone Flight.....	\$375/flight

Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2024.



City of Story City, IA

# CLAIMS REGISTER REPORT

By Segment (Select Below)

Payable Dates 1/15/2024 - 2/2/2024

Vendor Name	Description (Payable)	Amount
<b>Department: 1110 - POLICE DEPARTMENT</b>		
VISA/SC PURCHASING	multiple dept purchases	125.00
VISA/SC PURCHASING	multiple dept purchases	1,379.00
VISA/SC PURCHASING	multiple dept purchases	427.69
VISA/SC PURCHASING	multiple dept purchases	94.05
CITY OF AMES	POLICE MAPSG SOFTWARE	2,150.50
WELLMARK	GROUP HEALTH/DENTAL	4,054.13
CITY OF TAMA	VEST /ADAMS	836.00
GALLS INC	Ink pads	41.15
GALLS INC	Uniforms- AC, AA	226.57
GALLS INC	Uniforms- AC, AA	340.23
MID-STATES ORGANIZED CRI...	membership	100.00
HERO'S PRIDE	patches	473.80
KARL FORD	service + parts	1,110.74
BRICE HASKIN	Reimbursement- clothing allo...	58.28
IOWA PEACE OFFICER ASSOCI...	2024 dues	125.00
MC FARLAND CLINIC P.C.	pre employment physical	141.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	80.00
WINDSTREAM	PHONE/POLICE	77.35
<b>Department 1110 - POLICE DEPARTMENT Total:</b>		<b>11,840.49</b>
<b>Department: 1150 - FIRE DEPARTMENT</b>		
PATTERSON AUTO	oil change, intake manifold wo...	401.02
FIRE SERVICE TRAINING BURE...	FF1 for LR	50.00
MED COMPASS	testing	2,550.00
BLACK HILLS ENERGY	GAS SERVICE	391.23
ST CO FIREFIGHTERS ASSOC	2024 dues	25.00
ALEX AIR APPARATUS	3 sets of gear	7,129.70
<b>Department 1150 - FIRE DEPARTMENT Total:</b>		<b>10,546.95</b>
<b>Department: 1160 - FIRST RESPONDERS</b>		
HOKEL MACHINE SUPPLY	oxygen	59.34
<b>Department 1160 - FIRST RESPONDERS Total:</b>		<b>59.34</b>
<b>Department: 1170 - BLDG INSPECTIONS</b>		
SAFE BUILDING	inspections	1,193.64
<b>Department 1170 - BLDG INSPECTIONS Total:</b>		<b>1,193.64</b>
<b>Department: 1190 - ANIMAL CONTROL</b>		
HEARTLAND PET HOSPITAL	IMPOUND FEES	373.91
HEARTLAND PET HOSPITAL	impound fees	554.25
<b>Department 1190 - ANIMAL CONTROL Total:</b>		<b>928.16</b>
<b>Department: 2210 - STREET/ROADWAY MAINT</b>		
VISA/SC PURCHASING	multiple dept purchases	30.00
VISA/SC PURCHASING	multiple dept purchases	26.84
VISA/SC PURCHASING	multiple dept purchases	219.99
WELLMARK	GROUP HEALTH/DENTAL	2,800.86
TYLER TECHNOLOGIES INC	Financial support	26.50
TYLER TECHNOLOGIES INC	financial support	1,222.18
BIG STATE INDUSTRIAL SUPPLY	Tools & supplies	748.60
HAWKEYE TRUCK EQUIP	work to plow truck, blade	18,932.00
HAWKEYE TRUCK EQUIP	work to plow truck, blade	5,975.00
IOWA ONE CALL	ONE CALL	8.10
PREFERRED PEST MANAGEM...	SERVICE	45.00
BLACK HILLS ENERGY	GAS SERVICE	21.39

**CLAIMS REGISTER REPORT**

Payable Dates: 1/15/2024 - 2/2/2024

Vendor Name	Description (Payable)	Amount
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	48.00
<b>Department 2210 - STREET/ROADWAY MAINT Total:</b>		<b>30,104.46</b>
<b>Department: 2240 - TRAFFIC CONTROL</b>		
IOWA PRISON INDUSTRIES	street markers	715.22
<b>Department 2240 - TRAFFIC CONTROL Total:</b>		<b>715.22</b>
<b>Department: 2250 - SNOW &amp; ICE</b>		
HALLETT MATERIALS	ice control sand	246.24
HAWKEYE TRUCK EQUIP	work to plow truck, blade	1,155.56
IA DEPT TRANSPORTATION	liquid salt brine	520.00
VAN WALL	parts	69.60
<b>Department 2250 - SNOW &amp; ICE Total:</b>		<b>1,991.40</b>
<b>Department: 4410 - LIBRARY</b>		
WELLMARK	GROUP HEALTH/DENTAL	442.10
WELLMARK	GROUP HEALTH/DENTAL	147.37
BAKER & TAYLOR	2038035716, 2038004099, 20...	515.89
BAKER & TAYLOR	2038035716, 2038004099, 20...	90.06
CENTER POINT PUBLISHING	Books	138.42
INGRAM LIBRARY SERVICES	Books	91.29
GALE/CENGAGE LEARNING	Books	22.39
AUREON COMMUNICATIONS	LIBRARY SERVCIE	78.17
SABRINA GOGERTY	Jan cleaning	300.00
STORY CITY SPACE CENTER	storage	60.00
TARA TURNER	Reimbursement	60.54
VISA/BERTHA BARTLETT	Programming	48.59
VISA/BERTHA BARTLETT	Programming	307.51
VISA/BERTHA BARTLETT	Programming	69.92
VISA/BERTHA BARTLETT	Programming	6.54
VISA/BERTHA BARTLETT	Programming	131.51
VISA/BERTHA BARTLETT	Programming	16.79
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.00
<b>Department 4410 - LIBRARY Total:</b>		<b>2,543.09</b>
<b>Department: 4430 - PARKS</b>		
VISA/SC PURCHASING	multiple dept purchases	15.00
VISA/SC PURCHASING	multiple dept purchases	21.12
VISA/SC PURCHASING	multiple dept purchases	16.89
WELLMARK	GROUP HEALTH/DENTAL	412.63
PATTERSON AUTO	oil change, intake manifold wo...	71.24
HAWKEYE TRUCK EQUIP	work to plow truck, blade	586.67
PREFERRED PEST MANAGEM...	SERVICE	55.00
BLACK HILLS ENERGY	GAS SERVICE	104.30
MENARDS COMMERCIAL CAPI...	monthly bill/receipts	21.37
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.00
<b>Department 4430 - PARKS Total:</b>		<b>1,336.22</b>
<b>Department: 4440 - RECREATION DEPARTMENT</b>		
INTENSITEE INC	tshirts & jerseys	2,368.64
MARY GREELEY MED CENTER	utilities	4,929.82
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.00
<b>Department 4440 - RECREATION DEPARTMENT Total:</b>		<b>7,314.46</b>
<b>Department: 4445 - SWIMMING POOL</b>		
BLACK HILLS ENERGY	GAS SERVICE	35.26
BLACK HILLS ENERGY	GAS SERVICE	35.26
<b>Department 4445 - SWIMMING POOL Total:</b>		<b>70.52</b>
<b>Department: 5520 - ECONOMIC DEVELOPMENT</b>		
STORY CITY EDC	EDC CONTRIBUTIONS/WATER...	311.88
STORY CITY EDC	EDC CONTRIBUTIONS/WATER...	314.00
<b>Department 5520 - ECONOMIC DEVELOPMENT Total:</b>		<b>625.88</b>

**CLAIMS REGISTER REPORT**

Payable Dates: 1/15/2024 - 2/2/2024

Vendor Name	Description (Payable)	Amount
<b>Department: 5540 - PLANNING AND ZONING</b>		
STRAND ASSOCIATES, INC	site plan review	1,064.00
		<b>Department 5540 - PLANNING AND ZONING Total:</b>
		<b>1,064.00</b>
<b>Department: 5845 - HOSPITAL</b>		
TYLER TECHNOLOGIES INC	Financial support	5.30
TYLER TECHNOLOGIES INC	financial support	244.44
		<b>Department 5845 - HOSPITAL Total:</b>
		<b>249.74</b>
<b>Department: 6300 - PARTIAL SELF FUNDING</b>		
BENEFITS INC	Claims	854.91
BENEFITS INC	CLAIMS/MULTIPLE	562.80
BENEFITS INC	GROUP HEALTH	126.00
BENEFITS INC	Claims	1,122.66
		<b>Department 6300 - PARTIAL SELF FUNDING Total:</b>
		<b>2,666.37</b>
<b>Department: 6611 - EXECUTIVE (MAYOR, ADM)</b>		
VISA/SC PURCHASING	multiple dept purchases	55.00
WELLMARK	GROUP HEALTH/DENTAL	1,757.33
PROFESSIONAL DEVELOPERS ...	membership dues	375.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.00
		<b>Department 6611 - EXECUTIVE (MAYOR, ADM) Total:</b>
		<b>2,203.33</b>
<b>Department: 6620 - FINANCIAL AD (CLERK,TREA)</b>		
GANNETT IOWA LOCALIQ	MINUTES/NOTICES	758.70
VISA/SC PURCHASING	multiple dept purchases	47.12
WELLMARK	GROUP HEALTH/DENTAL	1,732.33
WELLMARK	GROUP HEALTH/DENTAL	1,757.33
STAPLES	OFFICE SUPPLIES	87.09
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	16.00
STAPLES	office supplies	301.39
		<b>Department 6620 - FINANCIAL AD (CLERK,TREA) Total:</b>
		<b>4,715.96</b>
<b>Department: 6650 - CITY HALL/SENIOR CENTER</b>		
WELLMARK	GROUP HEALTH/DENTAL	176.84
PREFERRED PEST MANAGEM...	SERVICE	75.00
GRAINGER PARTS OPERATION	parts, flags	200.43
BLACK HILLS ENERGY	GAS SERVICE	358.85
		<b>Department 6650 - CITY HALL/SENIOR CENTER Total:</b>
		<b>811.12</b>
<b>Department: 6670 - DATA PROCESSING</b>		
TYLER TECHNOLOGIES INC	Financial support	119.25
TYLER TECHNOLOGIES INC	financial support	5,499.80
		<b>Department 6670 - DATA PROCESSING Total:</b>
		<b>5,619.05</b>
<b>Department: 7718 - CAP PROJ/EQUIP</b>		
TYLER TECHNOLOGIES INC	Financial support	66.25
TYLER TECHNOLOGIES INC	financial support	3,055.45
		<b>Department 7718 - CAP PROJ/EQUIP Total:</b>
		<b>3,121.70</b>
<b>Department: 8760 - I-35 DEVELOPMENT</b>		
CLAPSADDLE-GARBER INC	I-35 Business Park N Water/S...	20,025.60
IOWA REGIONAL UTILITY ASSN	water service territory pmnt #1	62,705.34
		<b>Department 8760 - I-35 DEVELOPMENT Total:</b>
		<b>82,730.94</b>
<b>Department: 8761 - CAPITAL PROJECT</b>		
UNION PACIFIC RAILROAD C...	Washington St. crossing	84.91
		<b>Department 8761 - CAPITAL PROJECT Total:</b>
		<b>84.91</b>
<b>Department: 8766 - WATER MAIN IMPROVEMENTS</b>		
CLAPSADDLE-GARBER INC	3391 SC water main improve...	165.00
		<b>Department 8766 - WATER MAIN IMPROVEMENTS Total:</b>
		<b>165.00</b>
<b>Department: 8774 - RICH OLIVE STR PROJECT</b>		
CIVIL ENGINEERS & CONSTRU...	Prelim report Olive St expansi...	925.00
CLAPSADDLE-GARBER INC	SC Business Park- Rich Olive St...	9,491.60

**CLAIMS REGISTER REPORT**

Payable Dates: 1/15/2024 - 2/2/2024

Vendor Name	Description (Payable)	Amount
IA DEPT TRANSPORTATION	Project agreement 2022-6-030	20,000.00
<b>Department 8774 - RICH OLIVE STR PROJECT Total:</b>		<b>30,416.60</b>
<b>Department: 9810 - WATER UTILITY</b>		
HILL'S BACKHOE & TILING	Backhoe/labor	11,343.50
VISA/SC PURCHASING	multiple dept purchases	32.29
VISA/SC PURCHASING	multiple dept purchases	20.00
VISA/SC PURCHASING	multiple dept purchases	399.22
WELLMARK	GROUP HEALTH/DENTAL	2,039.56
TYLER TECHNOLOGIES INC	Financial support	23.85
TYLER TECHNOLOGIES INC	financial support	8,097.81
HACH COMPANY	chemicals	568.48
HACH COMPANY	chemicals	445.54
BIG STATE INDUSTRIAL SUPPLY	tools	330.12
COMPASS BUSINESS SOL	booklet envelopes	117.33
WIGEN COMPANIES	parts	375.83
IOWA ONE CALL	ONE CALL	8.10
NATIONAL INDUSTRIAL & SAF...	safety supplies	329.60
HAWKINS INC	chemicals	4,693.55
HAWKINS INC	chemicals	6,438.00
GRAINGER PARTS OPERATION	parts	230.18
GRAINGER PARTS OPERATION	parts, flags	40.20
BLACK HILLS ENERGY	GAS SERVICE	-53.07
MENARDS COMMERCIAL CAPI...	monthly bill/receipts	40.87
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.00
STORY CITY POSTMASTER	WATER UTILITY BILLS	232.88
<b>Department 9810 - WATER UTILITY Total:</b>		<b>35,785.84</b>
<b>Department: 9815 - SEWER UTILITY</b>		
VISA/SC PURCHASING	multiple dept purchases	15.00
WELLMARK	GROUP HEALTH/DENTAL	2,039.56
IOWA DEPT OF NATURAL RES...	2024 Application Fee	85.00
TYLER TECHNOLOGIES INC	Financial support	23.85
TYLER TECHNOLOGIES INC	financial support	8,097.81
ABBOTT ELECTRIC	sewer plant work	193.85
IOWA ONE CALL	ONE CALL	8.10
GPM	pump tubing	235.00
BLACK HILLS ENERGY	GAS SERVICE	-7.73
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.00
STORY CITY POSTMASTER	WATER UTILITY BILLS	232.88
MSA PROFESSIONAL SERVICES	2023 CIPP lining assistance	1,286.25
<b>Department 9815 - SEWER UTILITY Total:</b>		<b>12,241.57</b>
<b>Grand Total:</b>		<b>251,145.96</b>



# Report Summary

## Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	70,038.71
033 - GILBERT PUBLIC LIBRARY	537.56
110 - ROAD USE TAX	13,107.02
115 - PARTIAL SELF FUNDING	2,666.37
135 - I-35 DEVELOPMENT	82,730.94
200 - DEBT SERVICE	3,121.70
316 - WATER PROJECTS	165.00
320 - TIF STREETS	30,416.60
329 - RR CROSSINGS PROJECT	84.91
600 - WATER UTILITY	35,785.84
610 - SEWER UTILITY	12,241.57
680 - HOSPITAL ACCOUNT	249.74
<b>Grand Total:</b>	<b>251,145.96</b>

## Account Summary

Account Number	Account Name	Payment Amount
001-1110-6150	INSURANCE, GROUP HE...	4,134.13
001-1110-6181	CLOTHING ALLOWANCE	625.08
001-1110-6210	DUES & SUBSCRIPTIONS	225.00
001-1110-6230	TRAVEL & TRAINING	1,504.00
001-1110-6332	VEHICLE REPAIR & MAIN...	1,110.74
001-1110-6373	TELEPHONE	77.35
001-1110-6413	PAYMENTS TO OTHER A...	2,150.50
001-1110-6490	PROFESSIONAL SERVICES	141.00
001-1110-6504	MINOR EQUIPMENT	1,737.49
001-1110-6507	MISC. OPERATING SUPPL...	135.20
001-1150-6210	DUES & SUBSCRIPTIONS	25.00
001-1150-6230	TRAVEL & TRAINING	50.00
001-1150-6332	VEHICLE REPAIR & MAIN...	401.02
001-1150-6371	UTILITIES	391.23
001-1150-6499	MISCELLANEOUS	2,550.00
001-1150-6727	CAPITAL EQUIPMENT	7,129.70
001-1160-6507	MISC. OPERATING SUPPL...	59.34
001-1170-6490	PROFESSIONAL SERVICES	1,193.64
001-1190-6413	PAYMENTS TO OTHER A...	928.16
001-2210-6230	TRAVEL & TRAINING	30.00
001-2210-6332	VEHICLE REPAIR & MAIN...	18,932.00
001-2210-6373	TELEPHONE	26.84
001-2240-6507	MISC. OPERATING SUPPL...	715.22
001-4410-6150	INSURANCE, GROUP HE...	458.10
001-4410-6320	BUILDING & GROUNDS	360.00
001-4410-6373	TELEPHONE	78.17
001-4410-6506	OFFICE SUPPLIES	48.59
001-4410-6770	MAGAZINES	307.51
001-4410-6772	BOOKS	753.16
001-4430-6150	INSURANCE, GROUP HE...	444.63
001-4430-6230	TRAVEL & TRAINING	15.00
001-4430-6320	BUILDING & GROUNDS	21.37
001-4430-6330	MOTOR VEHICLE MAINT...	586.67
001-4430-6332	VEHICLE REPAIR & MAIN...	71.24
001-4430-6371	UTILITIES	104.30
001-4430-6413	PAYMENTS TO OTHER A...	21.12
001-4430-6498	CONTRACTUAL SERVICES	55.00
001-4430-6507	MISC. OPERATING SUPPL...	16.89
001-4440-6150	INSURANCE, GROUP HE...	16.00
001-4440-6371	UTILITIES	4,929.82
001-4440-6499	MISCELLANEOUS	2,368.64

**Account Summary**

Account Number	Account Name	Payment Amount
001-4445-6371	UTILITIES	70.52
001-5520-6413	PAYMENTS TO OTHER A...	625.88
001-5540-6490	PROFESSIONAL SERVICES	1,064.00
001-6611-6150	INSURANCE, GROUP HE...	1,773.33
001-6611-6230	TRAVEL & TRAINING	430.00
001-6620-6150	INSURANCE, GROUP HE...	3,521.66
001-6620-6402	PUBLICATION ADV/LEGAL	758.70
001-6620-6506	OFFICE SUPPLIES	435.60
001-6650-6150	INSURANCE, GROUP HE...	176.84
001-6650-6371	UTILITIES	358.85
001-6650-6490	PROFESSIONAL SERVICES	75.00
001-6650-6499	MISCELLANEOUS	200.43
001-6670-6490	PROFESSIONAL SERVICES	5,619.05
033-4410-6150	INSURANCE, GROUP HE...	147.37
033-4410-6506	OFFICE SUPPLIES	131.51
033-4410-6507	MISC. OPERATING SUPPL...	60.54
033-4410-6772	BOOKS	198.14
110-2210-6150	INSURANCE, GROUP HE...	2,848.86
110-2210-6350	EQUIPMENT REPAIR & ...	5,975.00
110-2210-6371	UTILITIES	21.39
110-2210-6490	PROFESSIONAL SERVICES	1,301.78
110-2210-6499	MISCELLANEOUS	219.99
110-2210-6507	MISC. OPERATING SUPPL...	748.60
110-2250-6350	EQUIPMENT REPAIR & ...	1,225.16
110-2250-6526	ROAD MAINT. SUPPLIES	766.24
115-6300-6150	INSURANCE, GROUP HE...	2,666.37
135-8760-6490	PROFESSIONAL SERVICES	20,025.60
135-8760-6499	MISCELLANEOUS	62,705.34
200-7718-6490	PROFESSIONAL SERVICES	3,121.70
316-8766-6490	PROFESSIONAL SERVICES	165.00
320-8774-6490	PROFESSIONAL SERVICES	10,416.60
320-8774-6798	CAPITAL PROJECT	20,000.00
329-8761-6798	CAPITAL PROJECT	84.91
600-9810-6150	INSURANCE, GROUP HE...	2,071.56
600-9810-6210	DUES & SUBSCRIPTIONS	32.29
600-9810-6320	BUILDING & GROUNDS	40.20
600-9810-6350	EQUIPMENT REPAIR & ...	375.83
600-9810-6371	UTILITIES	-53.07
600-9810-6419	DATA PROCESSING	232.88
600-9810-6490	PROFESSIONAL SERVICES	19,473.26
600-9810-6499	MISCELLANEOUS	20.00
600-9810-6506	OFFICE SUPPLIES	629.40
600-9810-6507	MISC. OPERATING SUPPL...	12,517.95
600-9810-6524	SCIENTIFIC SUPPLIES	445.54
610-9815-6150	INSURANCE, GROUP HE...	2,071.56
610-9815-6210	DUES & SUBSCRIPTIONS	15.00
610-9815-6350	EQUIPMENT REPAIR & ...	235.00
610-9815-6371	UTILITIES	-7.73
610-9815-6413	PAYMENTS TO OTHER A...	85.00
610-9815-6419	DATA PROCESSING	232.88
610-9815-6490	PROFESSIONAL SERVICES	9,609.86
680-5845-6490	PROFESSIONAL SERVICES	249.74
	<b>Grand Total:</b>	<b>251,145.96</b>

**Project Account Summary**

Project Account Key	Payment Amount
**None**	251,145.96

**Project Account Summary**

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

Payment Amount

Grand Total:

251,145.96

**Bertha Bartlett Public Library  
Board of Trustees  
Minutes  
December 18, 2023**

Chris Feil, board President, opened the meeting at 6:35 p.m. Attending were Trustees Chris Feil, Grant Reimers, Laura Donaldson, Ashlee Mullenbach, Duane Fournier, Theresa Sens, Lynn Cummins; Tara Turner, library director; Shelley Hart, with the Foundation.

The agenda was reviewed. A motion was made by Theresa, second by Lynn to approve the agenda as written. All approved.

Minutes were reviewed from the November meeting. A motion to approve the minutes as written was made by Theresa second by Duane. All approved.

Citizens Appearance – none today.

Foundation Report -

Shelley Hart gave the report to the board. The Foundation Board will meet next in January. New foundation members Veronica Vaughn and Doug Dodgen will be joining at that time. The Foundation met the match challenge from the city to pay for new paint and lights.

Tara discussed with the Board that a project update must be given to the CAT grant board due to the change in scope of the building project.

Treasurer's Report - Financial and Budget reports were reviewed by Duane.

The board reviewed the December 2023 bills. Not all bills are in or paid yet because it is early in the month. A motion to approve the bills for November 2023 was made by Duane, second by Lynn. All approved.

Circulation Report – Tara reviewed the Circulation report for the board.

Correspondence/Communication - None this month.

Board Training - 15 minutes.

Tara discussed with us the purpose of a Library Board, and discussed a Roles and Responsibilities Guidelines document.

A reminder of the County-wide Trustees training April 30. Location TBD still.

Gilbert Update - -- Tara gave a Gilbert update.

There will be a food bank challenge between Gilbert and Story City for a prize of the gumball machine. Jayden has recently been hired (high school senior) to work afternoons and Saturdays to fill in at Gilbert and Story City.

New Business:

- Library to host business after hours March 7, 5-7pm.
- Preliminary Strategic Plan (per request of City Manager, also needed every 5 years. Due in a year, but we need preliminary ideas now) Brainstorm ideas of what should be part of the plan. Next month Tara can have an outline for the board.
- Annual Holiday Calendar. Proposed holiday closures discussed.

City approved Kingland's bid with alternates 1, 2 and 5. A pre-construction meeting will be held in February or March with the contractor, city and board. This will be discussed at a later date.

Old Business:

- Vote meeting room policy. Tabled to next meeting.

Next meeting:

Board meeting Monday January 22, 6:30pm.

A motion was made by Theresa, second by Duane to adjourn the meeting at 7:30pm. All approved.

Respectfully

Theresa Sens, Secretary/Trustee