

Mayor Jensen called the council meeting to order on Monday, February 17, 2025, at 6:00 p.m. in the City Hall.

Present: Mayor Jensen, Administrator Jackson

Council Members: Phillips, Solberg, O'Connor, and Sporleder

Absent: Ostrem

Also Present: Nicole Engelhardt (EDC), Shanon McKinley (GCC); Andrew Johnson, MCC; Don Naglak, Harvest E-Free; Jason Parker; Brian Janssen

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

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

Nay: None

Motion Carried.

Motion by Phillips, seconded by Sporleder, to approve the February 3, 2025 regular meeting minutes

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

Nay: None

Motion Carried.

CITIZEN APPEARANCE

None

PUBLIC HEARINGS

- A) **Request from Story City II LLC (current owner) and MCC Story City Family, LP (option holder) to Rezone Property at the Northwest Corner of Prairie Drive and Factory Outlet Drive from C-1 (Highway Commercial) to R-3 (Multi-Family Residential) with a PUD (Planned Unit Development) Overlay**

Mayor Jensen opened the public hearing. Andrew Johnson, representing MCC, presented a summary of information about the Mayor and city council asked several questions regarding the proposed housing development. Don Naglak, Harvest E-Free Church, asked questions about storm water management, parking and traffic. Jason Parker asked why Story City, how tenants are selected and contractors. Andrew Johnson responded to the questions. Mayor Jensen closed the public hearing.

B) **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**

Mayor Jensen opened the public hearing. With no questions or comments from the public, Mayor Jensen closed the public hearing.

LEGAL ITEMS

A) **Ordinance No. 360 – Changing the Official Zoning Map of the City of Story City, Iowa, by Changing the District Boundaries of the “C-1” and “R-3” with a PUD Overlay Districts, Waive Two Readings and Proceed to Final Reading**

Administrator Jackson reported that Planning and Zoning recommends approval.

Councilperson Solberg introduced an ordinance entitled “Ordinance No. 360. An Ordinance Changing the Official Zoning Map of the City of Story City, Iowa by Changing the District Boundaries of the “C-1” and “R-3” with a “PUD” overlay Districts.

It was moved by Councilperson Phillips, and seconded by Councilperson O’Connor, that the ordinance be adopted.

Aye: Phillips, Solberg, O’Connor, and Sporleder

Nay: None

Absent: Ostrem

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

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

Aye: Phillips, Solberg, O’Connor, and Sporleder

Nay: None

Absent: Ostrem

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

It was then moved by Councilperson Solberg, that Ordinance No. 360 be passed and the title agreed upon. This motion was seconded by Councilperson Phillips, and, upon roll call, was carried by an aye and nay vote of the Council, as follows:

Aye: Phillips, Solberg, O'Connor, and Sporleder
Nay: None
Absent: Ostrem

WHEREUPON, the Mayor declared Ordinance No. 360 duly passed and the title agreed upon this 17th day of February, 2025.

- B) **Resolution No. 25-14 – Approving and Adopting an Amendment to the Land Use Plan of the Comprehensive Plan Update and Policies**
Administrator Jackson reported that Planning and Zoning recommends approval. Motion by O'Connor, seconded by Phillips, to approve Resolution No. 25-14, Approving and adopting an amendment to the Land Use Plan of the Comprehensive Plan Update and Policies
Aye: Phillips, Solberg, O'Connor, and Sporleder
Nay: None
Motion Carried.
- C) **Resolution No. 25-15 – Taking Additional Action on Proposal to Enter into a General Obligation Equipment Acquisition Loan Agreement and Providing for the Levy of Taxes to Pay General Obligation Equipment Acquisition Note**
Motion by Phillips, seconded by Sporleder, to approve Resolution No. 25-15 – Taking Additional Action on Proposal to Enter into a General Obligation Equipment Acquisition Loan Agreement and Providing for the Levy of Taxes to Pay General Obligation Equipment Acquisition Note
Aye: Phillips, Solberg, O'Connor, and Sporleder
Nay: None
Motion Carried.
- D) **Resolution No. 25-16 – Setting a Public Hearing on the Proposed Property Tax Levy for the Fiscal Year 2025-26 Budget**
The public hearing on the proposed property tax levy for the Fiscal Year 2025-26 Budget will be held on March 31st at 5:30 p.m. in the City Hall Council Chambers.
Motion by Sporleder, seconded by O'Connor, to approve Resolution No. 25-16 – Setting a Public Hearing on the Proposed Property Tax Levy for the Fiscal Year 2025-26 Budget
Aye: Phillips, Solberg, O'Connor, and Sporleder
Nay: None
Motion Carried.

ADMINISTRATIVE ITEMS

- A) **Approve Construction Pay Applications and Change Orders: Bertha Bartlett Public Library Addition and Renovation Project Pay Application No. 12 and Change Order No. 3 and Water Main 2024 Project Pay Application No. 2 and Change Orders No. 1 and No. 2**

Motion by Solberg, and seconded by Sporleder, to approve Bertha Bartlett Public Library Addition and Renovation Project Pay Application No. 12 for \$216,804.35 and Change Order No. 3 for \$8,599.40; Water Main 2024 Project Pay Application No. 2 for \$13,378.47, Change Orders No. 1 for \$5,084.60 and No. 2 for \$202,331.45.

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

- B) **Approve Engineering Services Agreement with CGA for 2025 Broad St Watermain Replacement Project – Pennsylvania to Elm**

Motion by Sporleder, seconded by O'Connor, to Approve Engineering Services Agreement with CGA for 2025 Broad St Watermain Replacement Project – Pennsylvania to Elm

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

PERMITS

MAYOR AND CITY COUNCIL AGENDA ITEMS

- A) **Scandinavian Days – Street Closures**

Motion by Phillips, seconded by Sporleder, to approve Scandinavian Days Street Closures and allocation of \$4,250 for Fireworks.

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

- B) **Request for Sewer Bill Reduction – Yazmin Marshall, 399 Frette Dr.**

Motion by Sporleder, seconded by Solberg, to approve request for a sewer bill reduction for 399 Frette Dr.

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

Nay: None

Motion Carried.

APPROVAL OF BILLS AND CLAIMS

Motion by Sporleder, seconded by O'Connor, to approve payment of bills and claims.

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

Nay: None

Motion Carried.

PUBLIC COMMENTS REGARDING NON-AGENDA ITEMS

- Shanon McKinley reported that Debi Durham, Director of Iowa Finance Authority, will be in Story City to see the renovations at 614 Broad on March 11th from 3-4, which will be open to the public at that time. This was a reschedule due to weather

MAYOR, CITY COUNCIL AND CITY STAFF COMMENTS REGARDING NON-AGENDA ITEMS

- City Administrator Jackson reported that the city is ready to go out to bid on the Rich Olive extension project, but federal funds are being held at this time.
- Mayor Jensen reported a resident had contacted him regarding rip rap being thrown in the river.

There being no further business before the council the meeting was adjourned at 6:36 p.m.

ATTEST:

Heather Slifka, City Clerk

Mike Jensen, Mayor