



504 Broad Street ▲ Story City, IA 50248

🌐 CityofStoryCity.org

515.733.2121

**COUNCIL SPECIAL WORK SESSION AGENDA
MONDAY, MARCH 31, 2025 – 6:00 P.M.
CITY HALL**

- I. CALL TO ORDER AND ROLL CALL, 6:00 P.M.
- II. APPROVE/AMEND THE AGENDA
- III. DEFER APPROVAL OF THE MARCH 17, 2025 REGULAR MEETING MINUTES
- IV. CITIZEN APPEARANCE:
 - A)
- V. ADMINISTRATIVE ITEMS:
 - A) Approve Proposed 2025 Pool Season
 - B) Update on Capital Improvement Projects:
 - 1. North Park Restrooms Project
 - 2. Wastewater Treatment Plant Project
 - 3. 2024 Water Main Project
 - 4. Broad Street Reconstruction Phase 3 Project
 - 5. Rich Olive Street Extension Project
 - 6. Hillcrest Avenue Culvert Replacement
 - 7. 567th Avenue Culvert Replacement
 - 8. 2025 Broad Street Watermain Replacement Project
 - 9. Broad Street Reconstruction Phase 4 Project
- VI. ADJOURNMENT



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Memorandum

From: Jenny Nelson - Recreation & Aquatics Supervisor

To: Mayor, City Council & Mark Jackson

Date: March 24th, 2025

Re: 2025 Pool Season

Pool Fees:

We will maintain the existing fee structure for the 2025 season.

Staff Rates:

- **Managers:** \$14 - \$18 per hour. Higher rates will be offered to candidates with prior pool management experience, Certified Pool Operator (CPO) certification, and Lifeguard Instructor (LGI) certification.
- **Lifeguards:** \$11.50 per hour base rate, with an additional \$0.50 per hour increase for each returning year of service. (Ames \$14.06)

Referral Bonus - Proposal:

To address staffing challenges, we are proposing a \$50 referral bonus program. This bonus will be awarded to returning staff members who successfully recruit qualified new candidates. The recruited candidate must complete their first pay period before the referring staff member receives the bonus.

Pool Hours:

We will maintain the same pool hours as the 2024 season. However, I am currently exploring options to adjust staff rotations and slide operation times based on staffing levels.

Monday - Thursday:

- 11:00 AM - 1:00 PM: Lap/Tot Time
- 1:00 PM - 6:00 PM: Open Swim
- 6:00 PM - 7:00 PM: Lap/Family or Lap/Open Swim
- 7:00 PM - 9:00 PM: Available for Pool Parties

• Friday:

- 11:00 AM - 1:00 PM: Lap/Tot Time
- 1:00 PM - 5:00 PM: Open Swim
- 5:00 PM - 6:00 PM: Lap/Family Swim
- 6:00 PM - 8:00 PM: Available for Pool Parties

• Saturday & Sunday:

- 12:00 PM - 1:00 PM: Lap/Tot Time
- 1:00 PM - 5:00 PM: Open Swim
- 5:00 PM - 6:00 PM: Lap/Family or Lap/Open Swim
- 6:00 PM - 8:00 PM: Available for Pool Parties

Season Dates:

I propose the following season dates for 2025:

- **Opening:** We will open at 2:00 PM on June 3rd. (last day of school)
- **Closing:** Sunday, August 24th.

Please let me know if you have any questions

Sincerely,

Jenny Nelson


Jenny Nelson
Recreation & Aquatics Supervisor



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515.733.2121

To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator 
Re: Update on Capital Improvement Projects
Date: March 31, 2025

North Park Restrooms Project

The proposed North Park Restrooms would be located in the northeast area of the park near the playground area. The estimated cost of the project is \$370,000. The City has been awarded a grant from Story County in the amount of \$265,000 for the project.

One of the top three goals identified in the City's Strategic Plan and Parks & Recreation Plan is the redevelopment and refurbishing of the North Park. In addition to the proposed grant funding from the county, the remaining cost of the project, estimated at \$105,000 will be funded through funds remaining in the Parks Capital Project fund and the Fran Kinne Estate fund.

2024 Water Main Project

The project includes replacing or extending the following water mains:

- A new water main on Story Street from Grand Avenue to Hillcrest Drive. This will "loop" in the water main in front of the high school.
- Replacement of the water main on Hillcrest Drive from Story Street to Broad Street. This will replace the water main in front of the aquatic center.
- A new water main needs to be installed as part of the new wastewater treatment plant project.

The total estimated construction cost of the project was \$215,000. Financing for the water mains on Story Street and Hillcrest Drive will come from the Story County ARPA grant and remaining Story City ARPA funds. The new water main for the wastewater treatment project will come from the wastewater fund.

Broad Street Reconstruction Phase 3 Project

The Broad Street Reconstruction Project Phase III includes the reconstruction of Broad Street from Garfield Avenue to Park Avenue, including the intersection of Broad Street and Park Avenue.

The estimated construction cost for Broad Street is \$825,000. The City has been awarded a grant in the amount of \$264,880 from the Central Iowa Regional Transportation Planning Alliance's Small Community Fund Program. Financing for the City's portion of the project will be through the 2021A Bond proceeds and Special Assessments. It is anticipated that the project will be closed out by mid-2025.

Rich Olive Street Extension Project

The proposed project would construct approximately 1,160 lineal feet of roadway on Rich Olive Street from Precision Parkway heading east. The estimated cost of the project is approximately \$1.3 Million. The City has also been awarded a federal EDA grant in the amount of \$681,130 and \$402,057 in state RISE funds for the roadway project. Construction of the new roadway will provide direct access to approximately 40 acres of land in the Interstate 35 Business Park for economic development purposes.

Hillcrest Culvert Replacement Project

Remove and replace the twin culverts culverts located on Hillcrest Drive between Eighth Street and Maple Street. To include related intake, street, and sidewalk repairs. The total estimated cost of the project is \$275,000 and will be financed from an internal loan from the Hospital Fund and repaid with future Tax Increment Financing revenues.

567th Avenue Culvert Replacement Project

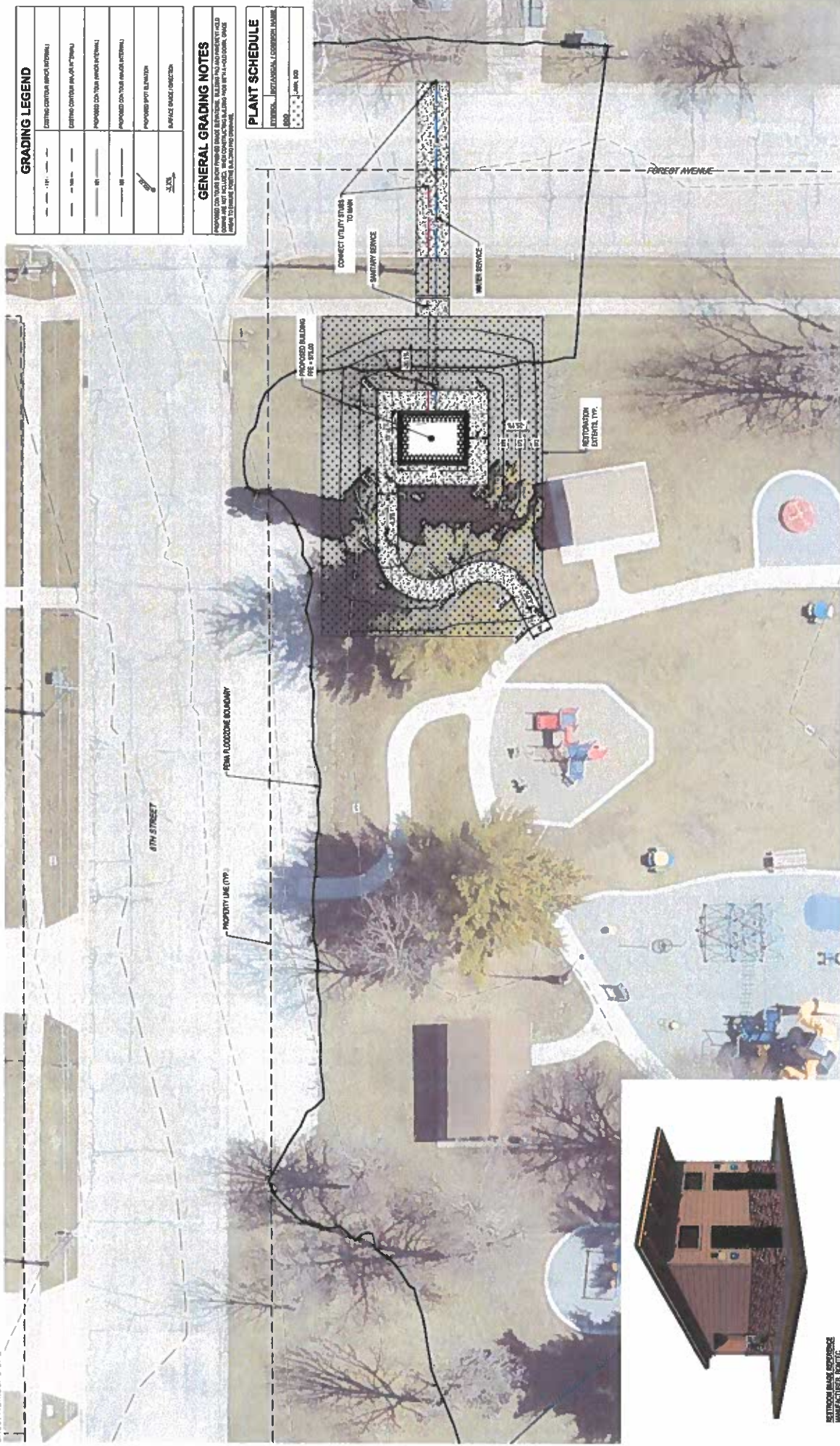
Replace an existing wooden bridge and smaller concrete box culvert with one single new box culvert on 567th Avenue. The bridge is located near the Story City Municipal Electric Distribution Facility. The total estimated cost of the project is \$300,000 and will be financed from an internal loan from the Hospital Fund and repaid with future Tax Increment Financing revenues.

2025 Broad Street Watermain Replacement Project

Replacement of the watermain on Broad Street from Elm Avenue to Pennsylvania Avenue. The total estimated cost of the project is approximately \$200,000 and will be financed from the 2021A bond, Water Improvement Fund, and/or Tax Increment Financing.

Broad Street Reconstruction Phase 4 Project

The Broad Street Reconstruction Phase 4 Project includes the reconstruction of Broad Street from Lafayette Avenue to Elm Avenue. The estimated cost is \$800,000. Last year, the City was awarded a STBG grant in the amount of \$75,000 from CIRTPA. It appears that the city will receive an additional \$250,000 +/- for the project. This project is scheduled for 2026.



GRADING LEGEND	
[Symbol]	EXISTING CURB/RAISED SIDEWALK
[Symbol]	EXISTING CURB/RAISED SIDEWALK
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	RAISED GRADE/CONCRETE

GENERAL GRADING NOTES
 PROPOSED CONCRETE SIDEWALKS SHALL BE 4" THICK AND FINISHED WITH A POLISHED GLOSS. ALL OTHER CONCRETE SHALL BE 4" THICK AND FINISHED WITH A POLISHED GLOSS. ALL CONCRETE SHALL BE 28-DAY CURE. ALL CONCRETE SHALL BE 28-DAY CURE. ALL CONCRETE SHALL BE 28-DAY CURE.

PLANT SCHEDULE	
[Symbol]	EXTERIOR
[Symbol]	INTERIOR
[Symbol]	WOOD
[Symbol]	CONCRETE



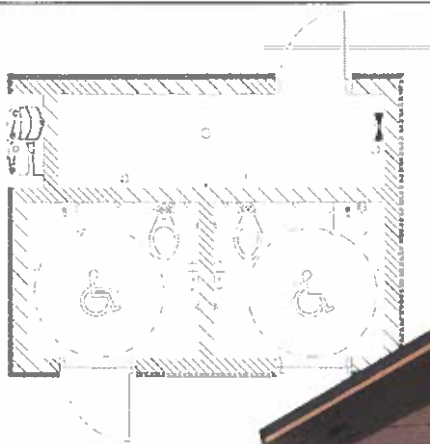
RESTROOM BUILDING EXTERIOR MANUFACTURED UNIT

SITE CONCEPT 1

Architecture • Engineering • Environmental • Planning

NORTH PARK RESTROOM BUILDING
 5750 E. 67th Ave. • Denver, CO 80221
 60 PROJECT NO. 21185





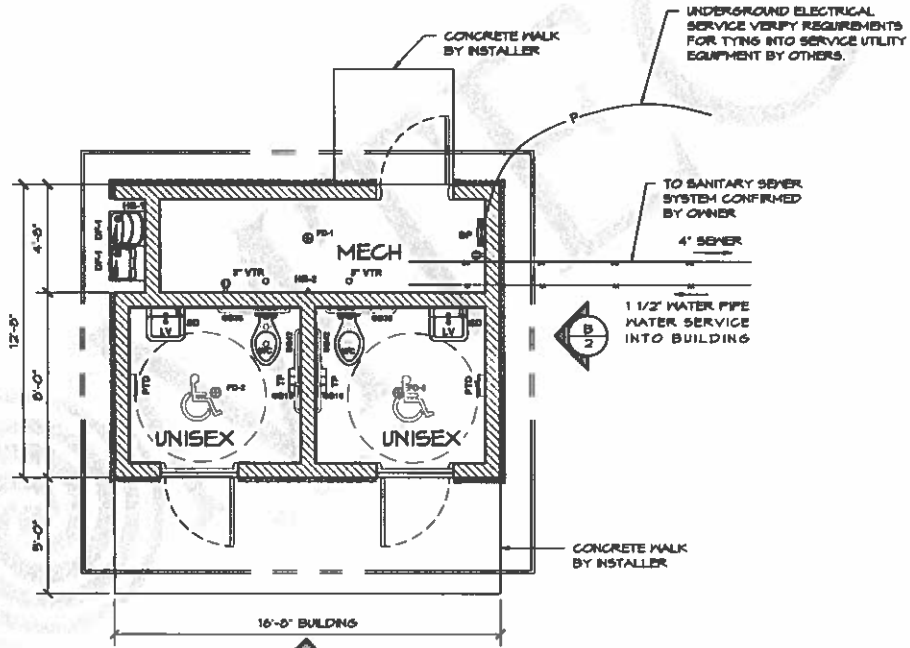
ERWIN PARK SMALL RESTROOM

MCKINNEY, TEXAS

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	EXTERIOR WALL LIGHTS	4
	INTERIOR CEILING LIGHTS	3

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE 'SCOPE OF SUPPLY AND SERVICES' LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

WALL TYPE SCHEDULE	
	6" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROMTEC
1600 NORTH BANK ROAD, ROSSBORO, OR 97170
PRELIMINARY

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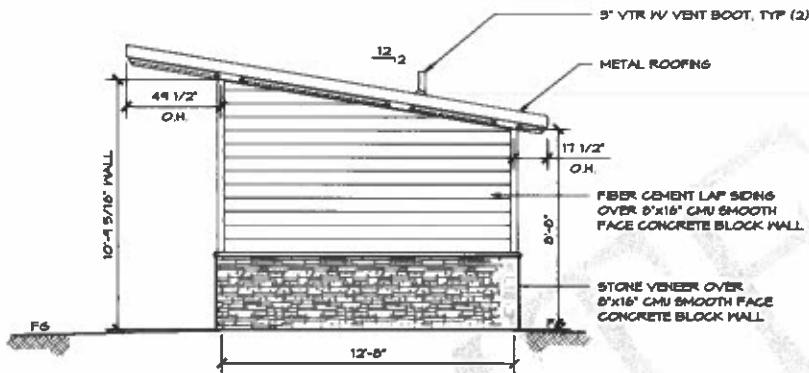
PROJECT: TNP INC. ERWIN PARK - DOUBLE RESTROOM
MCKINNEY, TEXAS

DATE: 5/10/2024

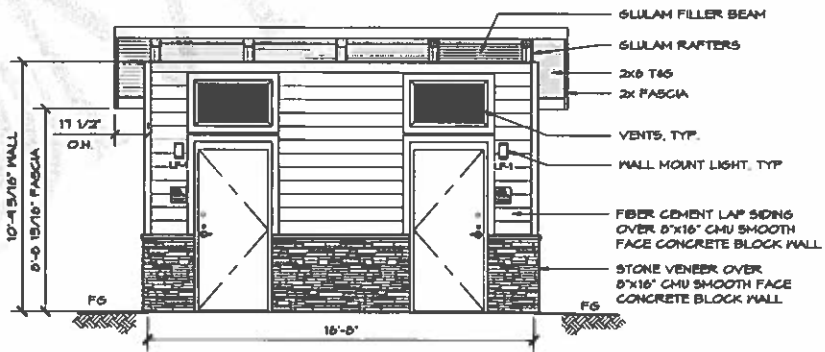
REVISIONS:

NO.	DATE	DESCRIPTION
1		

SHEET NO. 01



(B) ELEVATION VIEW
SCALE 1/4" = 1'-0"



(C) ELEVATION VIEW
SCALE 1/4" = 1'-0"

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

ROMTEC
12401 NORTH BANK ROAD - ROSEBURG, OR 97170
PRELIMINARY

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PROJECT: TRIP INC.
ERWIN PARK - DOUBLE RESTROOM
MCKINNEY, TEXAS

PROJECT NO. 2262 A

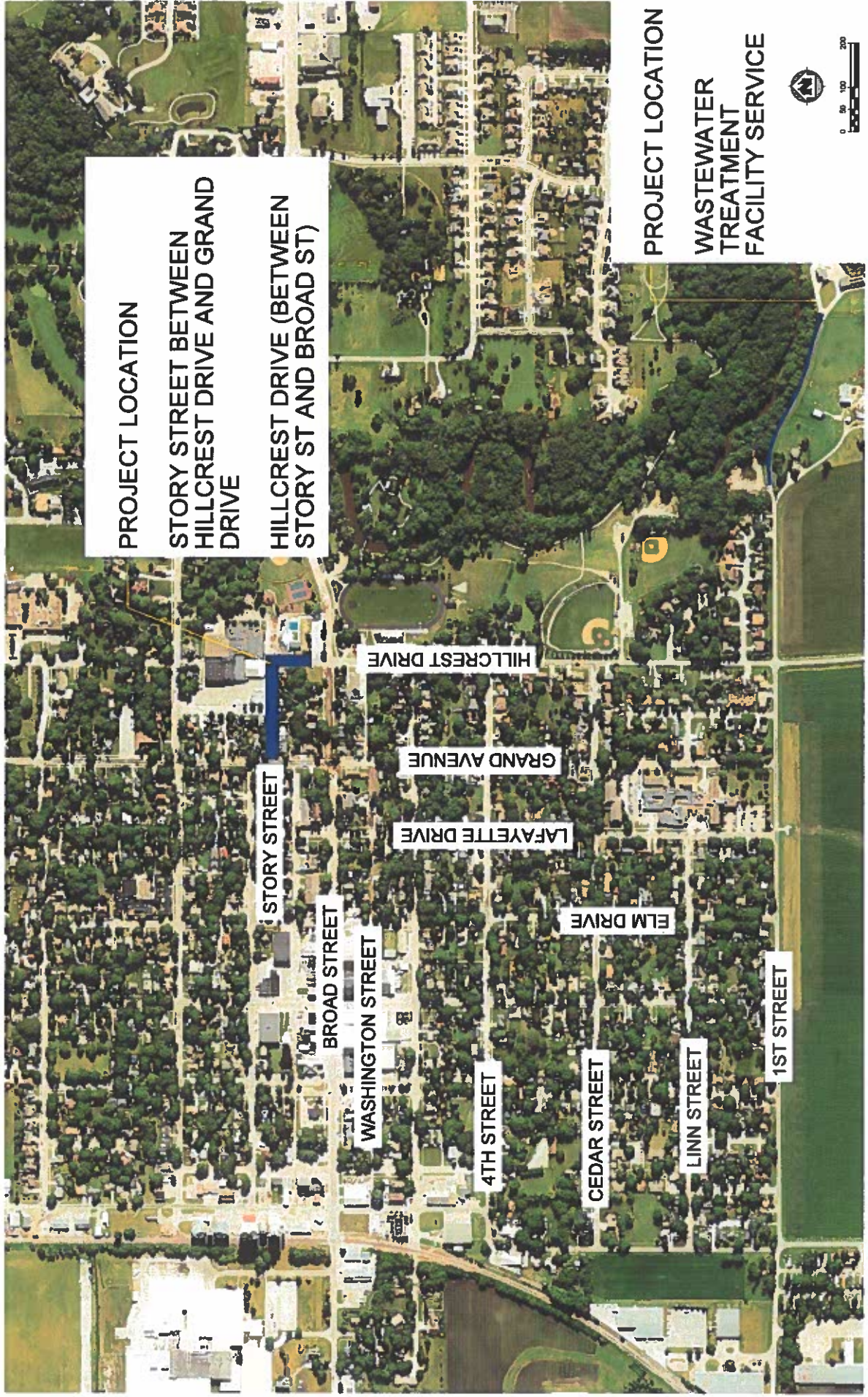
DATE: 10/04/2024

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRW: JRM

SHEET NO. 02



PROJECT LOCATION
 STORY STREET BETWEEN
 HILLCREST DRIVE AND GRAND
 DRIVE
 HILLCREST DRIVE (BETWEEN
 STORY ST AND BROAD ST)

PROJECT LOCATION
 WASTEWATER
 TREATMENT
 FACILITY SERVICE

PROJECT DATE	DATE	SCALE	DATE
DESIGNED BY	DATE	PROJECT NO.	0889029
CHECKED BY	DATE	PROJECT LOCATION EXHIBIT	1
DATE	DATE	PROJECT LOCATION EXHIBIT	1

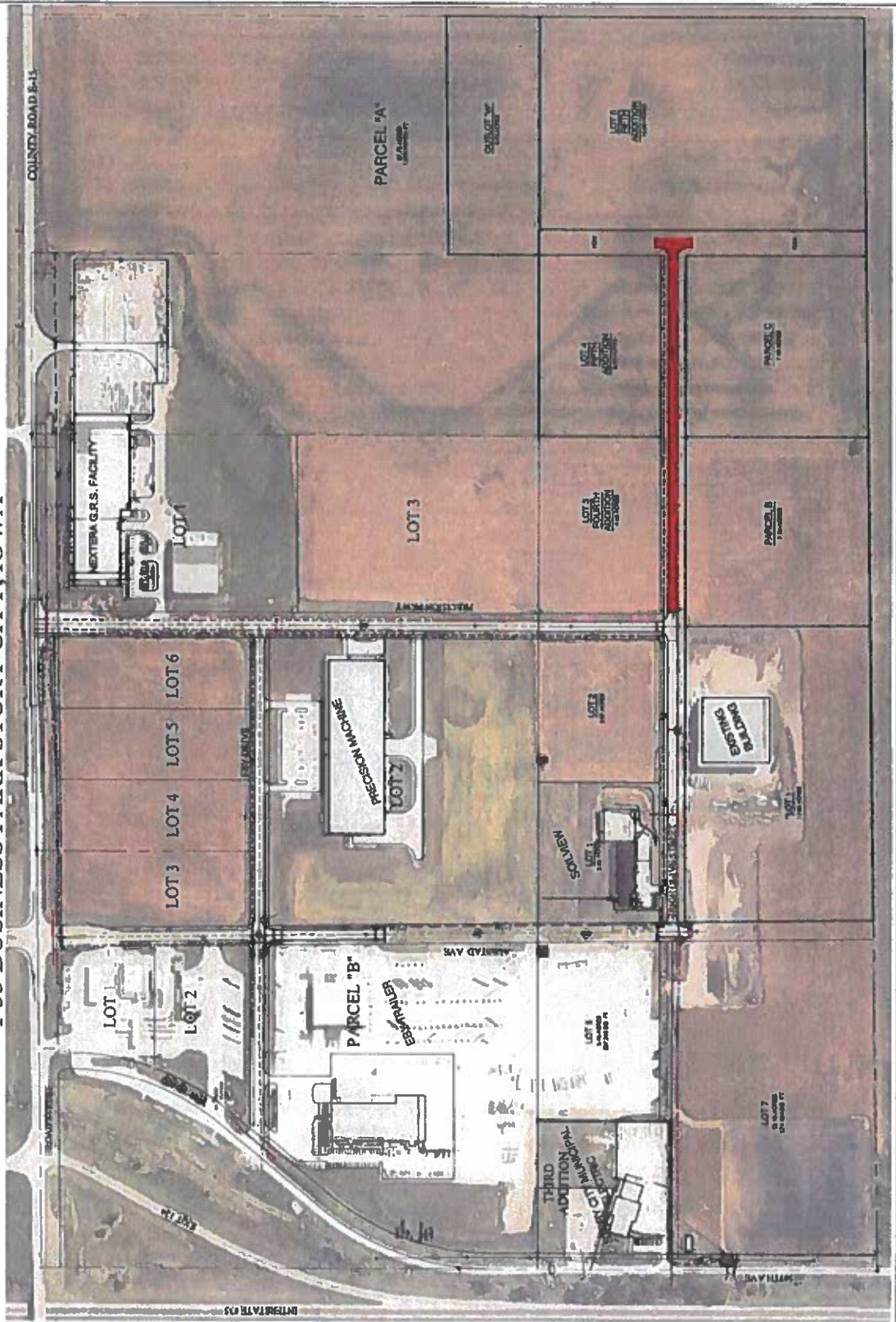
STORY CITY WATERMAIN
 CITY OF STORY CITY
 STORY CITY, IA

ENGINEERING ARCHITECTURE SURVEYING
 PLUMBING PAINTING ELECTRICITY
 www.msa-inc.com



RICH OLIVE STREET EXTENSION

I-35 BUSINESS PARK STORY CITY, IOWA

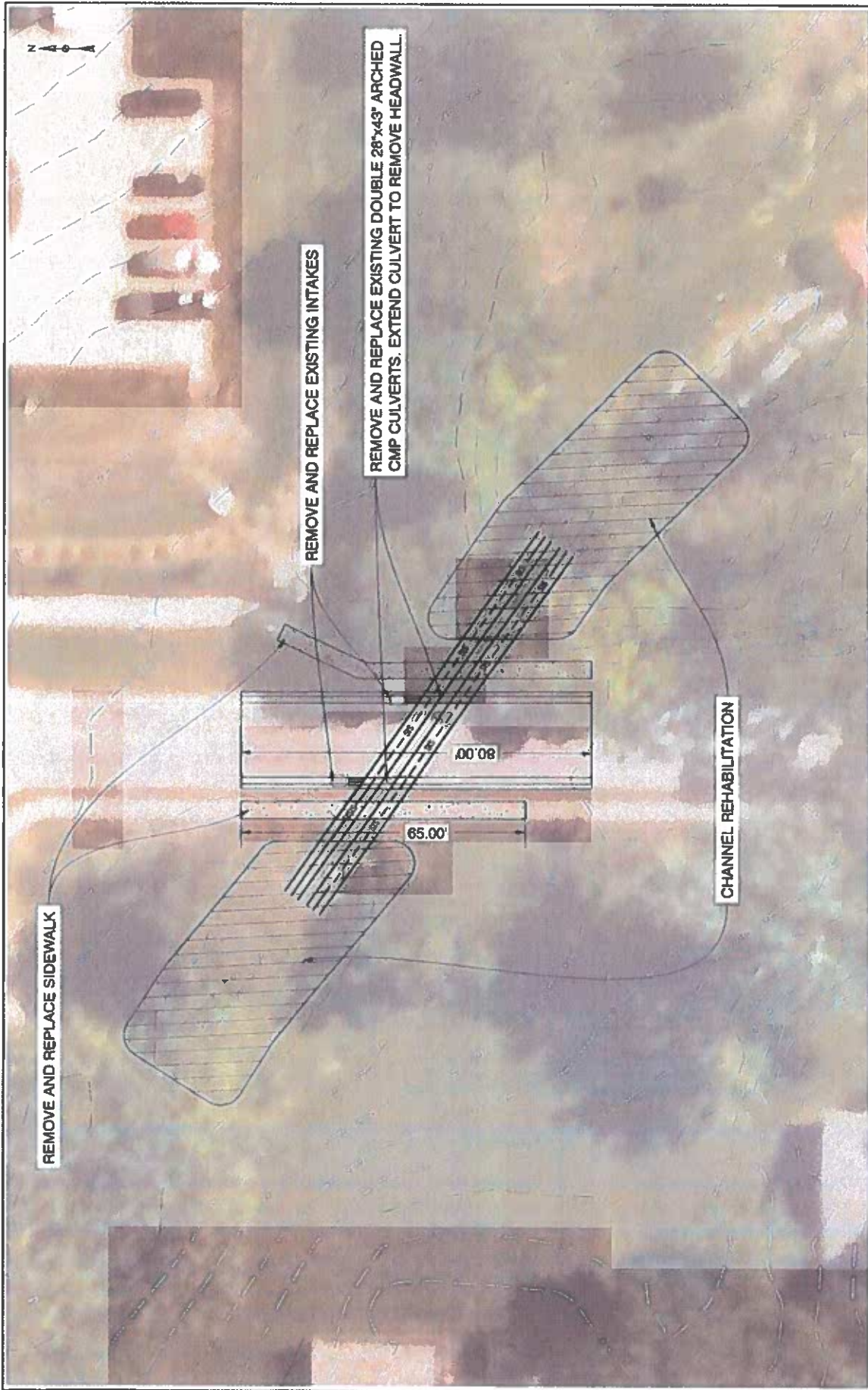


- UTILITY LEGEND**
- STORM SEWER
 - SANITARY SEWER
 - WATER MAIN



Chapman-Cook Associates, Inc.
 1825 S. East Ave. Suite 101
 Ames, Iowa 50010
 Ph: 515.232.8523
 www.chapmancook.com





REMOVE AND REPLACE SIDEWALK

REMOVE AND REPLACE EXISTING INTAKES

REMOVE AND REPLACE EXISTING DOUBLE 28"x43" ARCHED CMP CULVERTS. EXTEND CULVERT TO REMOVE HEADWALL.

CHANNEL REHABILITATION

00'08"

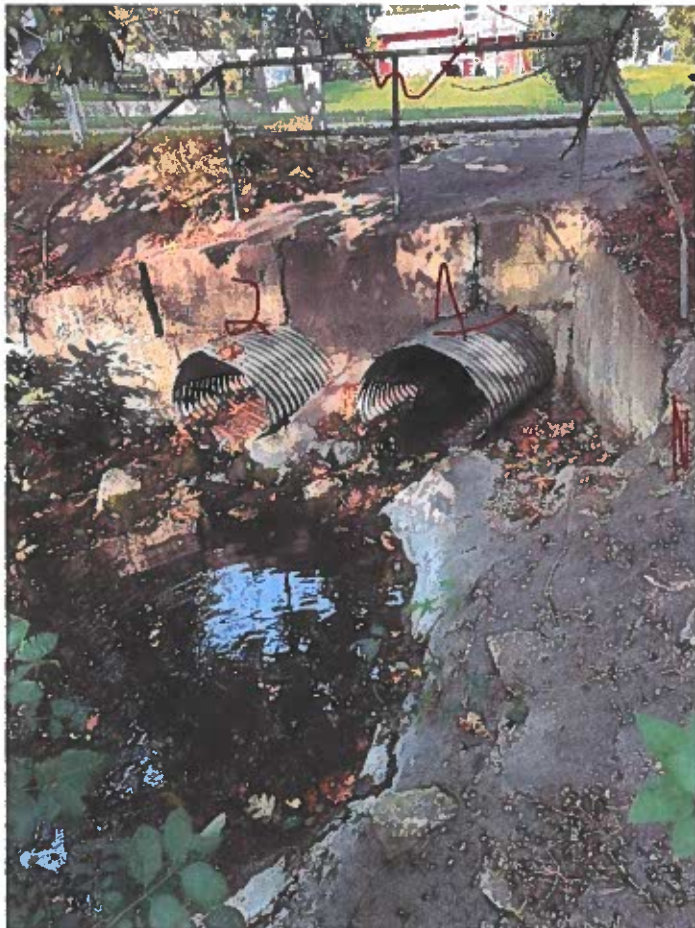
65.00'

		HILLCREST CULVERT REPLACEMENT STORY CITY, IOWA		CONCEPT EXHIBIT	
PROJECT NO. 20-16-001	DATE 01/11	DRAWN BY J.S.	CHECKED BY J.S.	DATE 01/11	SCALE 0.1" = 1'-0"

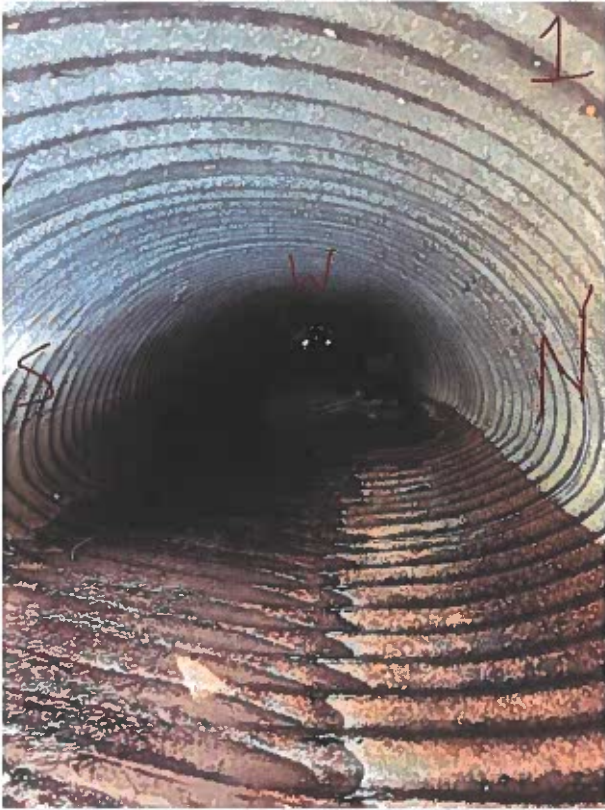
Hillcrest Culvert Field inspection notes and pictures from 8-25-23.



North Culvert Looking West – Notice bottom is buckled upward w/ obstructions.



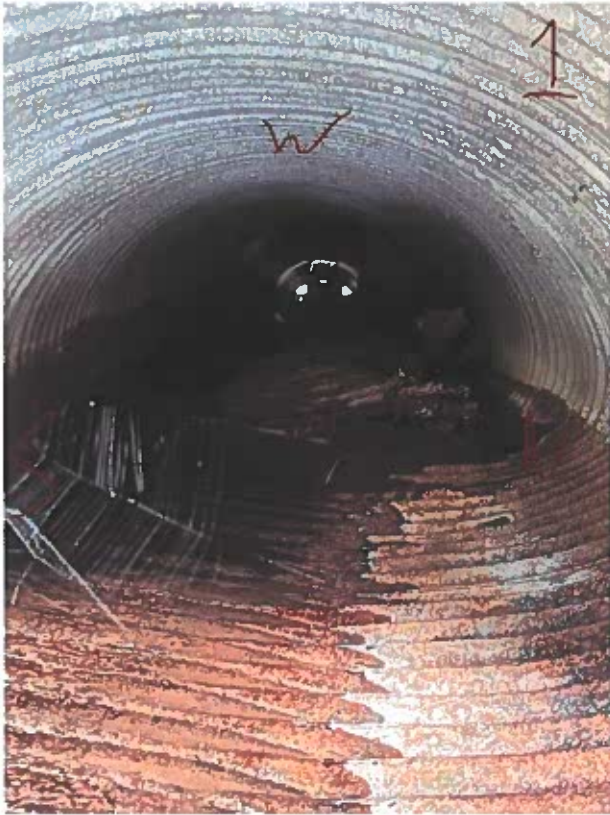
Outlet End
Looking West



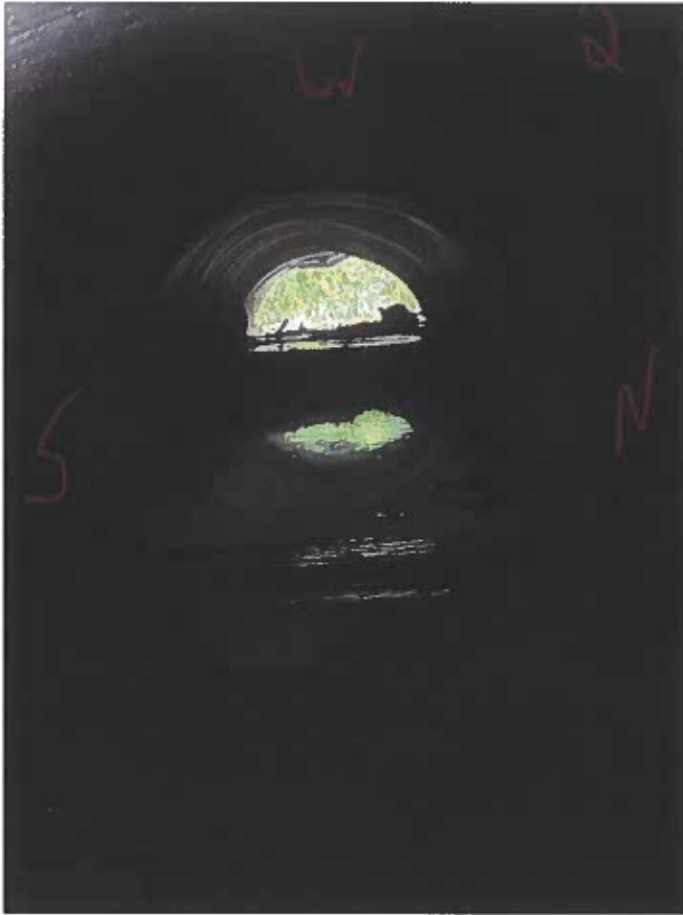
North Culvert Looking West



South Culvert Looking West

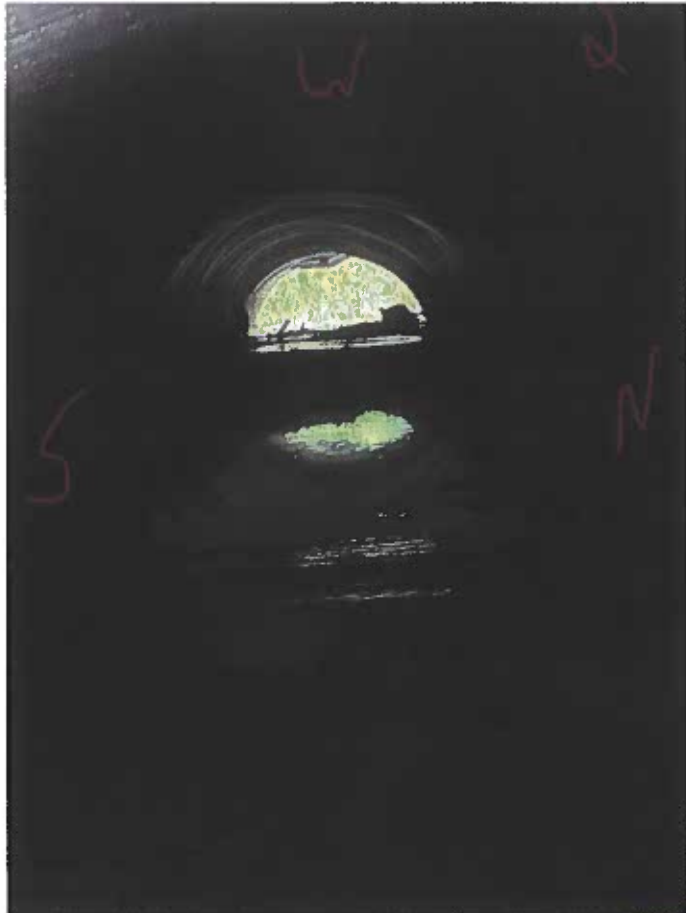


North Culvert Looking West – Notice bottom is buckled upward w/ obstructions.

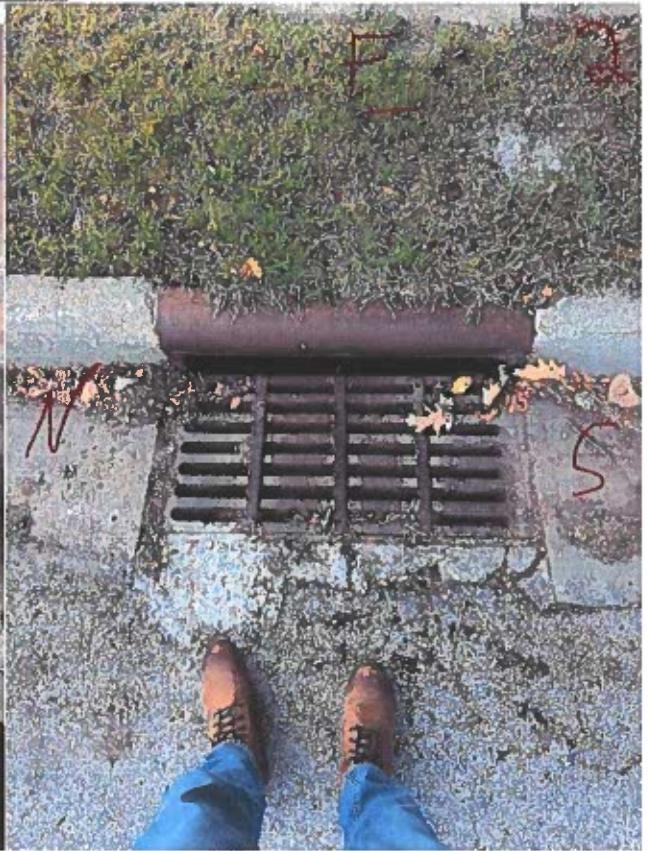
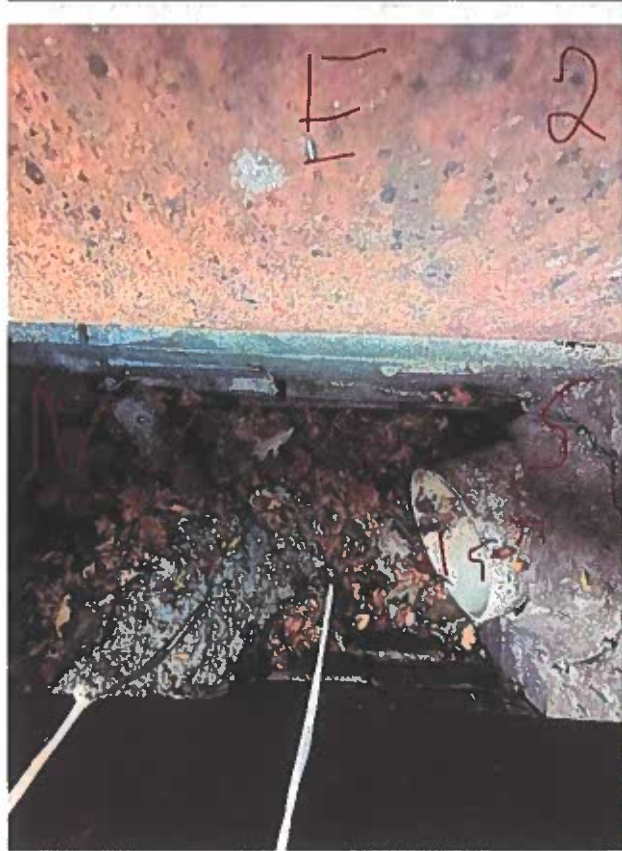


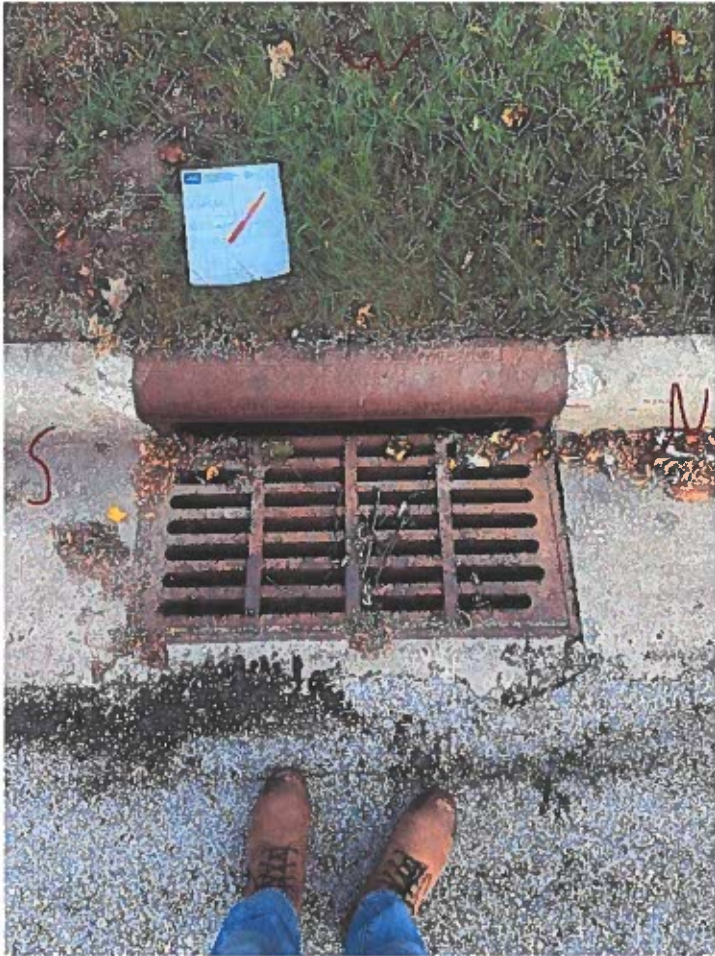
South Culvert looking West





South Culvert looking West





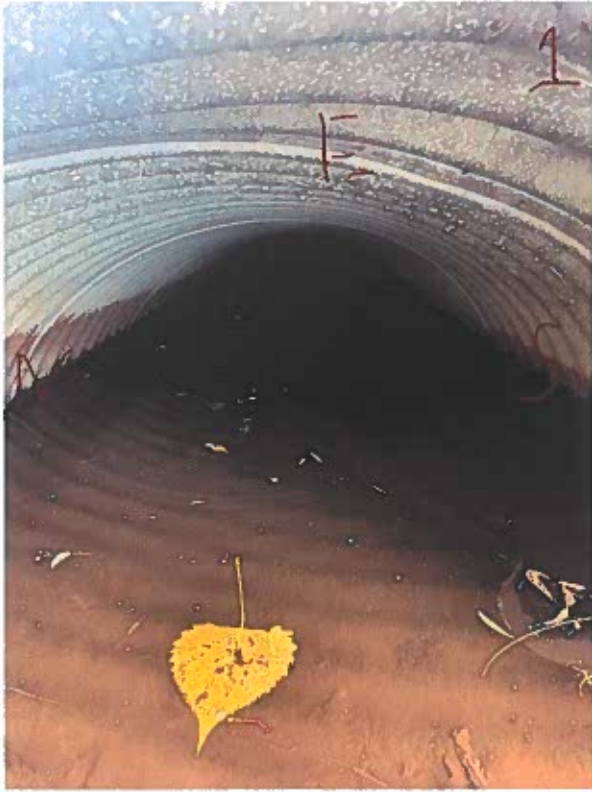
West Intake Drains Directly into Culvert Top



West Inlet side- Notice erosion from the sidewalk to the culverts has been filled recently.



South Culvert looking East



North Culvert Looking East



East Intake North wall blown out. – Notice void under the pavement



East Intake North wall blown out. – Notice void under the pavement

ATTACHMENT E - PROJECT SITE MAP



STORY CITY WATER MAIN REPLACEMENT PENNSYLVANIA AVE TO ELM AVE EXHIBIT

