

Story City, Iowa

November 17, 2025

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

Present: Mayor Jensen and Administrator Jackson

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

Absent: None

Also Present: Dave Loupee and Eric Abrams

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

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

Nay: None

Motion Carried.

Motion by Ostrem, seconded by Phillips, to approve the November 3, 2025 regular meeting minutes

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

Nay: None

Motion Carried.

CITIZEN APPEARANCE

Dave Loupee asked that the Mayor and Council consider reducing property taxes in the FY 2026-27 budget.

LEGAL ITEMS

A) **Resolution No. 25-62 – Approving Tax Increment Financing (TIF) Indebtedness Certification and Directing the Certification to be Filed**

Motion by Solberg, seconded by O'Connor, to approve Resolution No. 25-62 Approving Tax Increment Financing (TIF) Indebtedness Certification and Directing the Certification to be filed.

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

Nay: None

Motion Carried.

B) **Resolution No. 25-63 – Approving Proposed Agreement Between the City of Story City and the Iowa Department of Transportation for a Surface Transportation Block Grant Program Federal-Aid SWAP Fund Project**

Administrator Jackson reported that the City has been awarded a \$325,000 Surface Transportation Block Grant (STBG) from the Central Iowa Regional Transportation Planning Alliance (CIRTPA) for the Broad Street Reconstruction Phase IV Project. The project includes the reconstruction of Broad Street from Lafayette Avenue to Elm Avenue, including the intersection of Elm Avenue. The estimated cost of the project is \$825,000

Motion by Phillips, seconded by Ostrem, to approve Resolution No. 25-63 Approving Proposed Agreement Between the City of Story City and the Iowa Department of Transportation Block Grant Program Federal-Aid SWAP Fund Project

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

Nay: None

Motion Carried.

C) **Resolution No. 25-64 – Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Story City Industrial Urban Revitalization Area**

Administrator Jackson provided background information on the Industrial Urban Revitalization Plan and Area that was originally adopted in 1992 with changes in 1994, 1998, and 2009. The time frame sunset in 2020.

It is recommended that a public hearing be set for December 15th at 6:00 p.m. on a proposed amendment to the Story City Industrial Revitalization Area Plan. The amended and restated plan would restart the plan and area providing for tax abatements at the five-year sliding scale on eligible improvements within the entire area.

In 2022, the City sold approximately 18.28 of property to American Packaging Corporation located to the north of their existing property and facility. American Packaging Corporation proposes to use this property for future expansion needs. This area would be included in the amended plan and area. In addition, there would be no sunset provision, but may be

rescinded by the City Council at any time.

Motion by Ostrem, seconded by Solberg, to approve Resolution No. 25-64 Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Story City Industrial Urban Revitalization Area

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

Nay: None

Motion Carried.

ADMINISTRATIVE ITEMS

A) **Approve Construction Pay Applications and Change Orders:
North Park Restroom Building Pay Application No. 2 and Change
Order No. 1**

Motion by O'Connor, and seconded by Phillips, to approve North Park Restroom Building Pay Application No. 2 for \$71,444.17 and Change Order No. 1 for an increase of \$4,073.06.

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

Nay: None

Motion Carried.

B) **Approve Renewal of Employee Health Insurance**

Administrator Jackson reported that the employees' health insurance is proposed to increase by 21.23 percent. Administrator Jackson provided information on the percentage increase and decrease in premium rates beginning in 1994. From 1994 through 2025, the average annual premium has increased by 6.18 percent and over the previous five years the average annual increase has been 1.06 percent. In addition, Administrator Jackson provided information on the City's cost for employee health insurance beginning in FY 1993-94 through FY 2024-25. The average annual increase since that time has been 4.55 percent and over the last five years has increased on an annual average of 6.6 percent.

Motion by Sporleder, seconded by O'Connor, to approve the renewal of the employee health insurance with Wellmark.

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

PERMITS

None

MAYOR AND CITY COUNCIL AGENDA ITEMS

None

APPROVAL OF BILLS AND CLAIMS

Motion by Phillips, seconded by Solberg, to approve payment of bills and claims.

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

PUBLIC COMMENTS REGARDING NON-AGENDA ITEMS

None

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

Council Member Ostrem noted how great the library project turned out.

Administrator Jackson reported that per city code, the water utility base and usage rates increased by 3 percent.

There being no further business before the council, the meeting was adjourned at 6:26 p.m.

ATTEST:

Mark A. Jackson, City Administrator

Mike Jensen, Mayor