

Story City, Iowa

January 19, 2026

Mayor Jensen called the council meeting to order on Monday, January 19, 2026, at 6:00 p.m. in the City Hall.

Present: Mayor Jensen and Administrator Jackson

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

Absent: None

Also Present: John Cronin, North Arrow Partners; Matt Garber, CGA; Michael Holowinski, Denman CPA LLP; Ron Arenburg, Joyce Johnson

Motion by Ostrem, seconded by Abrams, to approve the agenda

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

Nay: None

Motion Carried.

Motion by Phillips, seconded by Solberg, to approve the January 5, 2026 regular meeting minutes

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

Nay: None

Motion Carried.

PUBLIC HEARINGS

- A) Request from Greg Voga (current owner) and John Cronin/North Arrow Partners (Option Holder) to Rezone Voga's Subdivision, Lots 7, 8, & 9 from C-1 (Highway Commercial) to R-3 (Multi-Family Residential) with a PUD (Planned Unit Development) Overlay
John Cronin presented information about the North Arrow Senior Living Project. Mayor, council, and members of the public had discussion and asked questions.
With no other comments, Mayor Jensen closed the public hearing.

LEGAL ITEMS

- A) Ordinance No. 371 – 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, First Reading
Administrator Jackson reported that the Planning and Zoning Commission recommends approval.
Motion by Phillips, seconded by O'Connor, to approve Ordinance 371, first reading.

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

Nay: None

Motion Carried.

B) Ordinance No. 372 – Amending the Code of Ordinances of the City by Amending Provisions Pertaining to Public Hearing Requirements Zoning and Subdivision, First Reading
Administrator Jackson reported that the Planning and Zoning Commission recommends approval.

Motion by Solberg, seconded by Phillips, to approve Ordinance No. 372, first reading.

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

Nay: None

Motion Carried.

C) Resolution No. 26-10 – Approving and Adopting an Amendment to the Land Use Plan of the Comprehensive Plan Update and Policies
Administrator Jackson reported that the Planning and Zoning Commission recommends approval.
Motion by Ostrem, seconded by O'Connor, to approve Resolution No. 26-10
Aye: Ostrem, Phillips, Solberg, O'Connor, and Abrams
Nay: None
Motion Carried.

D) Resolution No. 26-11 - Preliminary Resolution Pursuant to Section 384.42 of the Iowa Code Covering the Broad Street Reconstruction Project – Phase IV
Motion by O'Connor, seconded by Abrams, to approve Resolution No. 26-11
Aye: Ostrem, Phillips, Solberg, O'Connor, and Abrams
Nay: None
Motion Carried.

E) Resolution No. 26-12 – Approving and Adopting Preliminary Plans, Specifications, Estimate of Cost and Plat and Schedule for the Broad Street Reconstruction Project – Phase IV
Matt Garber presented information about the project.
Motion by Abrams, seconded by O'Connor, to approve Resolution No. 26-12
Aye: Ostrem, Phillips, Solberg, O'Connor, and Abrams
Nay: None
Motion Carried.

F) Introduction of Proposed Resolution of Necessity for the Broad Street Reconstruction Project – Phase IV
Motion by Solberg, seconded by Ostrem, to approve Resolution of Necessity
Aye: Ostrem, Phillips, Solberg, O'Connor, and Abrams
Nay: None
Motion Carried.

G) Resolution Np. 26-13 – To Provide for a Notice of Hearing for February 16th, 2026 at 6:00 p.m. on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the Broad Street Reconstruction Project – Phase IV, and to
Delegate Authority for the Taking of Bids Thereof
Motion by O'Connor, seconded by Abrams, to approve Resolution No. 26-13
Aye: Ostrem, Phillips, Solberg, O'Connor, and Abrams
Nay: None
Motion Carried.

H) Resolution No. 26-14 – Approving an Agreement with City of Ames Pursuant to Chapter 28E of the Code of Iowa, Concerning Solid Waste Reclamation, Recycling and Disposal System
Motion by Ostrem, seconded by Abrams, to approve Resolution No. 26-14
Aye: Ostrem, Phillips, Solberg, O'Connor, and Abrams
Nay: None
Motion Carried.

ADMINISTRATIVE ITEMS

A) Approve Construction Pay Applications and Change Orders:
1. North Park Restroom Building Project Pay Application No. 4
Motion by Phillips, seconded by Abrams, to approve Construction Pay App No. 4 for \$25,721.54
Aye: Ostrem, Phillips, Solberg, O'Connor, and Abrams
Nay: None
Motion Carried.

B) Review and Accept Audit for the Fiscal Year Ending June 30, 2025
Michael Holowinski reviewed the 24-25 audit and gave a positive review.
Motion by Solberg, seconded by O'Connor, to accept the audit.
Aye: Ostrem, Phillips, Solberg, O'Connor, and Abrams
Nay: None
Motion Carried.

PERMITS

A) Liquor:

1. Dolgencorp, LLC – 1543 Broad Street

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

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

Nay: None

Motion Carried.

APPROVAL OF BILLS AND CLAIMS

Motion by Ostrem, seconded by Phillips, to approve.

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

Nay: None

Motion Carried.

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

There being no further business before the council the meeting was adjourned at 7:06 p.m.

ATTEST:

Heather Slifka, City Clerk

Mike Jensen, Mayor