

Mayor Jensen called the council meeting to order on Monday, February 16, 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: Matt Garber (CGA), Guy Allfree, and Richard Haberkorn

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

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

Nay: None

Motion Carried.

Motion by Abrams, seconded by Phillips, to approve the February 2, 2026 regular meeting minutes

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

Nay: None

Motion Carried.

CITIZEN APPEARANCE

None

PUBLIC HEARINGS

A) **Proposed Resolution of Necessity for the Broad Street Reconstruction Project Phase IV**

Mayor Jensen opened the public hearing.

Guy Allfree, 719 Broad St., asked about the proposed sidewalk reconstruction. Matt Garber, CGA, stated that based upon preliminary review the sidewalk would not need to be reconstructed at this address. Mr. Allfree asked about the payment of the special assessment. Administrator Jackson reviewed the procedure and options.

Richard Haberkorn, 525 Lafayette, asked about the proposed sidewalk reconstruction. Matt Garber, CGA, stated that based upon preliminary review the sidewalk would not need to be reconstructed at this address. Mr. Haberkorn inquired about the trees located within the right of way. Matt Garber, CGA, indicated that the contractor should be able to work around the trees.

Mayor closed the public hearing.

B) **Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the Broad Street Reconstruction Project Phase IV**

Mayor Jensen opened the public hearing and with no public comment the Mayor closed the public hearing.

LEGAL ITEMS

A) **Ordinance No. 371 – Changing the Official Zoning Map of the City Story City, Iowa by Changing the District Boundaries of the “C-1” and “R-3” with a “PUD Overlay” Districts, Final Reading**

Motion by O’Connor, seconded by Abrams, to approve 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, Final Reading

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

Nay: None

Motion Carried.

B) **Ordinance No. 372 – Amending the Code of Ordinances by Amending Provisions Pertaining to Public Hearing Requirements**

Motion by Ostrem, seconded by Solberg, to approve Ordinance No. 372 Amending the Code of Ordinances by Amending Provisions Pertaining to Zoning and Subdivision, Final Reading.

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

Nay: None

Motion Carried.

C) **Ordinance No. 373 – Amending Chapter 63 of the Code of Ordinances to Establish Special Speed Zones, Second Reading**

Motion by Abrams, seconded by O’Connor, to approve Ordinance No. 373 Amending Chapter 63 of the Code of Ordinances to Establish Special Speed Zones, Second Reading

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

Nay: None

Motion Carried.

D) **Resolution No. 26-17 – Setting a Public Hearing on the Proposed Property Tax Levy for the Fiscal Year 2026-27 Budget**

Motion by Solberg, seconded by Phillips, to approve Resolution No. 26-17 Setting a Public Hearing on the Proposed Property Tax Levy for the Fiscal Year 2026-27 Budget for March 30th at 5:30 p.m.

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

Nay: None

Motion Carried.

E) **Resolution No. 26-18 – Setting a Public Hearing on the Proposed Amendment to the Fiscal Year 2025-26 Budget**

Motion by Phillips, seconded by O’Connor, to approve Resolution 26-18 Setting a Public Hearing on the Proposed Amendment to the Fiscal Year 2025-26 Budget for March 2nd at 6:00 p.m.

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

Nay: None

Motion Carried.

F) **Resolution No. 26-19 – Approving a Loan Agreement and Authorizing Issuance of a \$70,000 General Obligation Equipment Acquisition Note**

Motion by Ostrem, seconded by Abrams, to approve Resolution No. 26-19 Approving a Loan Agreement and Authorizing Issuance of a \$70,000 General Obligation Equipment Acquisition Note.

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

Nay: None

Motion Carried.

G) **Resolution No. 26-20 – Setting a Date for a Public Hearing on Proposal to Enter into a General Corporate Purpose Loan Agreement and to Borrow Money Thereunder in a Principal Amount Not to Exceed \$90,000**

Motion by Solberg, seconded by O'Connor, to approve Resolution No. 26-20 Setting a Date for a Public Hearing on Proposal to Enter into a General Corporate Purpose Loan Agreement and to Borrow Money Thereunder in a Principal Amount Not to Exceed \$90,000 for March 2nd at 6:00 p.m.

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

Nay: None

Motion Carried.

H) **Resolution No. 26-21 – Authorizing the City to Submit an Application for Funding from the Federal Surface Transportation Block Grant Program to the Central Iowa Regional Transportation Planning Alliance for Funding for the Broad Street Reconstruction Project, Phase V**

Motion by Abrams, seconded by O'Connor, to approve Resolution No. 26-21 Authorizing the City to Submit an Application for Funding from the Federal Surface Transportation Block Grant Program to the Central Iowa Regional Transportation Planning Alliance for Funding for the Broad Street Reconstruction Project, Phase V

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

Nay: None

Motion Carried.

I) **Resolution No. 26-22 – Approving and Adopting the Resolution of Necessity – Broad Street Reconstruction Project Phase IV**

Motion by Solberg, seconded by Ostrem, to approve Resolution No. 26-22 Approving and Adopting the Resolution of Necessity.

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

Nay: None

Motion Carried.

J) **Directing the City Clerk to File Certified Copies of the Resolution of Necessity and Preliminary Plat and Schedule with the County Treasurer and Resolution No. 26-23 Ratifying the Preparation of Detailed Plans, Specifications, Notice of Hearing, Notice to Bidders, and Form of Contract – Broad Street Reconstruction Project Phase IV**

Motion by Phillips, seconded by Solberg, to Direct the City Clerk to File Certified Copies of the Resolution of Necessity and Preliminary Plat and Schedule with the County Treasurer and Resolution No. 26-23 Ratifying the Preparation of Detailed Plans, Specifications, Notice of Hearing, Notice to Bidders, and Form of Contract.

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

Nay: None

Motion Carried.

K) **Resolution No. 26-24 – Finally Approving and Confirming Plans, Specifications, Form of Contract, and Estimate of Cost for the Broad Street Reconstruction Project Phase IV**

Motion by O'Connor, seconded by Abrams, to approve Resolution No. 26-24 Finally Approving and Confirming Plans, Specifications, Form of Contract, and Estimate of Cost for the Broad Street Reconstruction Project Phase IV.

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

Nay: None

Motion Carried.

ADMINISTRATIVE ITEMS

None

PERMITS

None

MAYOR AND CITY COUNCIL AGENDA ITEMS

A) Tax Abatement:

Motion by Abrams, seconded by Ostrem, to approve the tax abatements for Sean Edens, 528 Lafayette Ave, and Grant and Amanda Reimers, 528 Broad Street.

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

Nay: None

Motion Carried.

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 Abrams

Nay: None

Motion Carried.

PUBLIC COMMENTS REGARDING NON-AGENDA ITEMS

Guy Allfree asked about the maintenance of trees in the right of way and on private property at the intersection of Broad and Lafayette. Mayor Jensen outlined the code as it pertains to tree maintenance.

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

CM Ostrem noted certain areas of the city where the streets are dark and on possible street lights. Referred to electric department.

Administrator Jackson thanked Mr. Allfree and the residents at 719 Broad for working with the city on the special assessment process.

There being no further business before the council the meeting was adjourned at 6:38 p.m.

ATTEST:

Mark A. Jackson, City Administrator

Mike Jensen, Mayor