504 Broad Street ▲ Story City, IA 50248
CityofStoryCity.org
515.733.2121

COUNCIL AGENDA
MONDAY, NOVEMBER 2, 2026 – 6:00 P.M.
CITY HALL
Mayor Mike Jensen Community Hall

I. CALL TO ORDER AND ROLL CALL, 6:00 P.M.

II. APPROVE/AMEND THE AGENDA

III. APPROVAL OF THE OCTOBER 19, 2026 REGULAR MEETING MINUTES

IV. CITIZEN APPEARANCE:
A)

V. PUBLIC HEARINGS:
A) Proposed Designation of Expanded Story City Consolidated Urban Renewal Area and on Proposed Urban Renewal Plan Amendment
B)

VI. LEGAL ITEMS:
A) Ordinance No. 377 – Amending the Code of Ordinances by Amending Provisions Pertaining to Abandoned Vehicles, First Reading
B) Ordinance No. 378 – Amending the Code of Ordinances by Amending Provisions Pertaining to Alternative Nicotine and Vapor Products, First Reading
C) Ordinance No. 379 – Amending the Code of Ordinances by Amending Provisions Pertaining to Elections, First Reading
D) Ordinance No. 380 – Amending the Code of Ordinances by Amending Provisions Pertaining to the Operating Budget Annual Statement, First Reading
E) Ordinance No. 381 – Amending the Code of Ordinances by Amending Provisions Pertaining to Public Meetings, First Reading

F) Ordinance No. 382 – Amending the Code of Ordinances by Amending Provisions Pertaining to Alcoholic Beverage Control, First Reading

G) Ordinance No. 383 – Amending the Code of Ordinances by Amending Provisions Pertaining to ATV and UTV Accident Reports, First Reading

H) Ordinance No. 384 – Amending the Code of Ordinances by Amending Provisions Pertaining to General Traffic Regulations, First Reading

I) Ordinance No. 385 – Amending the Code of Ordinances by Amending Provisions Pertaining to Pedestrian Conveyances, First Reading

J) Resolution No. 26-59 – To Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Expanded Story City Consolidated Urban Renewal Area

K) Ordinance No. 386 – Providing for the Division of Taxes Levied on Taxable Property in the November, 2026 Addition of the Expanded Story City Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, Waive Two Readings and Proceed to Final Reading

L) Resolution No. 26-60 – Authorizing the Use of a Preliminary Official Statement for the Sale of General Obligation Sewer Improvement Bonds, Series 2026B

M) Resolution No. 26-61 – Approving Second Amendment to Economic Development Agreement with B&L Properties

N) Resolution No. 26-62 – Approving an Urban Renewal Joint Agreement with Story County

O)

VII. ADMINISTRATIVE ITEMS:

A) Preliminary Discussion on FY 27-28 Budget: Library, EDC, GCC, and Historical Society

B) Approve Construction Pay Applications and Change Orders:
1. Wastewater Treatment Facility Upgrade Pay Application No. 28
2. Culvert Replacement Project Pay Application No. 2
3. Culvert Replacement Project Change Order No. 1
4.

C) Request Approval to Purchase EMS Response Vehicle

D) Approve the Reallocation of Parks Capital Improvement Funds for Fiscal Year 2026-27

E)

VIII. PERMITS:
A)

IX. MAYOR & CITY COUNCIL ITEMS:
A)

X. APPROVAL OF BILLS AND CLAIMS

XI. PUBLIC COMMENTS REGARDING NON-AGENDA ITEMS

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

XIII. ADJOURNMENT

Story City, Iowa October 19, 2026

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

Present: Mayor Jensen and Administrator Jackson
Council Members: Ostrem, Phillips, Solberg, O'Connor, Abrams
Absent: None

Also present: Joe Stotts; Joe Lucas, Story City Parks and Recreation Superintendent; Josh Johnson, Roland Story Superintendent; John Carr, River Bend Golf Course League Chair; Brad Freeman, CGA

Motion by Ostrem, seconded by Abrams, to amend the agenda adding to Mayor and Council Item B) Appointment of Joe Stotts as Student Representative to Council
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

Motion by O'Connor, seconded by Abrams, to approve the October 5, 2026 regular meeting minutes.
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

PUBLIC HEARINGS

A) Proposal to Enter into a General Obligation Sewer Improvement Loan Agreement and the Borrow Money Thereunder in a Principal Amount Not to Exceed $2,000,000 for Wastewater Treatment Plant and Related Improvements
Mayor Jensen opened the public meeting. With no public comment, Mayor Jensen closed the public meeting.

B) Proposed Disposition of Interest in Real Estate (High School Baseball Field) to Roland-Story Community School District
Mayor Jensen opened the public meeting. With no public comment, Mayor Jensen closed the public meeting.

LEGAL ITEMS

A) **Resolution No. 26-55 – Taking Additional Action on Proposal to Enter into General Obligation Sewer Improvement Loan Agreement**
Motion by Abrams, seconded by Phillips, to approve Resolution 26-55
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

B) **Resolution No. 26-56 – Approving Plat of Survey**
Motion by Ostrem, seconded by O'Connor, to approve Resolution 26-56
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

C) **Resolution No. 26-57 – Dedicating Certain Real Property for Additional Right-of-Way in Hillcrest Drive**
Motion by O'Connor, seconded by Abrams, to approve Resolution 26-57
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

D) **Resolution No. 26-58 – Approving the Previously Proposed Disposition of the City's Interest in Certain Real Property Locally Described as the North Baseball Field at 228 Hillcrest Drive and Authorizing a Deed of Conveyance to the Purchaser**
Motion by Phillips, seconded by Ostrem, to approve Resolution 26-58
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

E) **Approve Memorandum of Understanding Between the City and Roland-Story Community School District**
Motion by Solberg, seconded by Ostrem, to approve Memorandum of Understanding between the City and Roland-Story Community School District
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

F) **GRS Expansion Site Plan**
Dan Freeman, CGA, presented information about the site plan. Mark Jackson, City Administrator, reported that the Planning and Zoning Commission recommends approval.

Motion by Ostrem, seconded by Phillips, to approve GRS Expansion Site Plan as presented.
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

ADMINISTRATIVE ITEMS

A) **Preliminary Discussion on FY 27-28 Budget: Parks & Recreation, Library, and Golf Course**
Preliminary discussion of the 2027/2028 budget and summary of activity from the 2025/2026 fiscal year were presented by Joe Lucas, Parks and Recreation Superintendent and Jon Carr, River Bend Golf Course League Chair.
No action taken.

B) **Approve Construction Pay Applications and Change Orders**:
1. Wastewater Treatment Facility Upgrade Pay Application No. 27
2. Broad Street Reconstruction Phase IV Pay Application No. 1
Motion by Solberg, seconded by Ostrem, to approve Wastewater Treatment Facility Upgrade Pay Application No. 27 for $425,469.85 to Gridor, and Broad Street Reconstruction Phase IV Pay Application No. 1 for $63,994.30 to Con-Struct
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

PERMITS

A) Alcohol:
1. Swanee's Pub – 607 Pennsylvania Ave
Motion by Abrams, seconded by O'Connor, to approve.
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

MAYOR & CITY COUNCIL ITEMS

A) Sidewalk Improvement Application:
1. Steve Clayberg – 410 4th St
Motion by Ostrem, seconded by Abrams to approve.
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

B) Appoint Joe Stotts as Student Representative to City Council
Motion by O'Connor, seconded by Solberg to approve appointment
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

APPROVAL OF BILLS AND CLAIMS

Motion by Phillips, seconded by Solberg, to approve bills and claims.
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

Mayor, City Council, and City Staff Comments

- CM Ostrem requesting update on property located at 421 Pennsylvania

- CM Phillips reported that she and CM Abrams, representatives at the Electric Board meetings, have asked Jake Froehlich, Story City Electric Administrator to present an update to the council.
    - CM Abrams also added that there is a tour at Story City Electric on Nov. 5th

- Joe Stotts asked questions about the expectations for his role as the student representative.

ADJOURNMENT

There being no further business before the council the meeting was adjourned at 6:47 p.m.

ATTEST:

Heather Slifka, City Clerk

Mike Jensen, Mayor

504 Broad Street ▲ Story City, IA 50248
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To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator
Re: Ordinances No. 377 through 385
Date: November 2, 2026

Presented for Mayor & City Council are Ordinances No. 377 through 385. Legislation passed by the Iowa General Assembly in 2026 is inconsistent with the current City Code of Ordinances. Therefore, the following amendments to the City Code of Ordinances are proposed to align with State law.

Ordinance No. 377 – Amending the Code of Ordinances by Amending Provisions Pertaining to Abandoned Vehicles

A number of changes and some cleanup of the regulations dealing with the process of handling abandoned vehicles including the process of reclaiming an abandoned vehicle. The existing code can be found in Chapter 80 starting on page 475 of the *Code of Ordinances*.

Ordinance No. 378 – Amending the Code of Ordinances by Amending Provisions Pertaining to Alternative Nicotine and Vapor Products

Additional details and definitions relating to alternative nicotine as they are related to regulations on cigarette and tobacco licenses. The existing Section 121.01, Definitions, can be found starting on page 739 of the *Code of Ordinances*.

Ordinance No. 379 – Amending the Code of Ordinances by Amending Provisions Pertaining to Elections

Section 18.12 of the code pertaining to elections will be deleted. The existing Section 18.12 can be found on page 85 of the *Code of Ordinances*.

Ordinance No. 380 – Amending the Code of Ordinances by Amending Provisions Pertaining to the Operating Budget Annual Statement

Modifications to the process of developing and providing notification of the required annual statement. This provision pertains to the proposed property tax notice, hearing, etc. that takes place as part of the proposed budget process. The existing Subsection 4 of Section 7.05 can be found starting on page 36 of the *Code of Ordinances*.

Ordinance No. 381 – Amending the Code of Ordinances by Amending Provisions Pertaining to Public Meetings

Further changes regarding the requirements for public meetings of governmental bodies including requirements for meetings by a governmental body. The existing Section 5.06 can be found starting on page 22 of the *Code of Ordinances*.

Ordinance No. 382 – Amending the Code of Ordinances by Amending Provisions Pertaining to Alcoholic Beverage Control

Makes modifications to Alcoholic Beverage Control, including the addition of an option for a City to designate areas as social districts. The existing Chapter 45 can be found starting on page 275 of the *Code of Ordinances*.

Ordinance No. 383 – Amending the Code of Ordinances by Amending Provisions Pertaining to ATV and UTV Accident Reports

Changes to language regarding ATV and UTV accident report regulations. Section 75.02 can be found starting on page 451 and Section 75.07 on page 453 of the *Code of Ordinances*.

Ordinance No. 384 – Amending the Code of Ordinances by Amending Provisions Pertaining to General Traffic Requirements

Subsection 16 of Section 62.01 relates to Chauffer's Instruction Permits. The modified language parallels the language in the *Code of Iowa.* Subsection 44 of Section 62.01 relates to Electronic Devices While Driving. This clarifies language that parallels the language in the *Code of Iowa.*

Ordinance No. 385 – Amending the Code of Ordinances by Amending Provisions Pertaining to Pedestrian Conveyances

Minor modifications making corrections to the definition of Pedestrian Conveyances. This is NOT a full chapter dealing with e-bikes, scooters, etc. The existing Subsection 7 of Section 60.02 can be found on page 375 of the *Code of Ordinances.*

ORDINANCE NO. 377

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA, BY AMENDING PROVISIONS PERTAINING TO ABANDONED VEHICLES

Be It Enacted by the City Council of the City of Story City, Iowa:

SECTION 1. CHAPTER MODIFIED. Chapter 80 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 80

ABANDONED VEHICLES

80.01 Definitions
80.02 Authority to Take Possession of Abandoned Vehicles
80.03 Ability of Owner to Retain Personal Property
80.04 Notice to Owner, Lienholders, and Other Claimants
80.05 Reclamation of Abandoned Vehicles
80.06 Fees for Impoundment
80.07 Auction of Abandoned Vehicles
80.08 Disposal of Totally Inoperable Vehicles
80.09 Proceeds from Sales
80.10 Duties of Demolisher

80.01 DEFINITIONS. For use in this chapter, the following terms are defined.

1. "Abandoned vehicle" means any of the following:
(Code of Iowa, Sec. 321.89(1)(a))

A. A vehicle that has been left unattended on public property for more than 24 hours and lacks current registration plates or two or more wheels or other parts which renders the vehicle totally inoperable.
(Code of Iowa, Sec. 321.89(1)(a)(1))

B. A vehicle that has remained illegally on public property for more than 24 hours.
(Code of Iowa, Sec. 321.89(1)(a)(2))

C. A vehicle that has been unlawfully parked on private property or has been placed on private property without the consent of the owner or person in control of the property for more than 24 hours.
(Code of Iowa, Sec. 321.89(1)(a)(3))

D. A vehicle that has been legally impounded by order of a police authority and has not been reclaimed for a period of 10 days. However, a police authority may declare the vehicle abandoned within the 10-day period by commencing the notification process in Section 80.04.
(Code of Iowa, Sec. 321.89(1)(a)(4))

E. Any vehicle parked on the highway determined by a police authority to create a hazard to other vehicle traffic.
(Code of Iowa, Sec. 321.89(1)(a)(5))

F. A vehicle that has been impounded pursuant to Section 321J.4B of the *Code of Iowa* by order of the court and whose owner has not paid the impoundment fees after notification by the person or agency responsible for carrying out the impoundment order.
(Code of Iowa, Sec. 321.89(1)(a)(6))

2. "Demolisher" means a person licensed under Chapter 321H of the *Code of Iowa* whose business it is to convert a vehicle to junk, processed scrap, or scrap metal, or otherwise to wreck or dismantle vehicles.

(Code of Iowa, Sec. 321.89(1)(b))

3. "Garage keeper" means any operator of a parking place or establishment, motor vehicle storage facility, or establishment for the servicing, repair, or maintenance of motor vehicles.

(Code of Iowa, Sec. 321.90(1))

4. "Personal property" means and is limited to items that are readily accessible from the vehicle and that do not require dismantling of any part of the vehicle, including all of the following:

A. Prescription medication for the vehicle owner or for a legal dependent of the vehicle owner.

B. Prosthetic devices, durable medical equipment, and mobility enhancing equipment as defined under 701 of the *Iowa Administrative Code* 220.7.

C. Childcare items.

D. Uniforms or clothing required for the vehicle owner's employment.

E. Personal identification.

F. Credit cards or debit cards.

G. A cellular telephone.

H. A portable or mobile computer including but not limited to a tablet.

I. Tools of trade which are essential equipment, instruments, or machinery required to perform a specific job, profession, or craft in which the vehicle owner is currently employed.

J. A purse or wallet.

K. Essential documents or records relating to legal, financial, tax, or employment matters.

L. Prescription eyeglasses.

M. Hearing aids.

N. Dentures.

O. Keys not associated with the vehicle in custody of the private entity.

(Code of Iowa, Sec. 321.89(3A)(b)(2))

5. "Police authority" means the State Patrol or any law enforcement agency of a county or city.

(Code of Iowa, Sec. 321.89(1)(c))

80.02 AUTHORITY TO TAKE POSSESSION OF ABANDONED VEHICLES. A police authority, upon the authority's own initiative or upon the request of any other authority having the duties of control of highways or traffic, shall take into custody an abandoned vehicle on public property and may take into custody any abandoned vehicle on private property. The police authority may employ its own personnel, equipment, and facilities or hire a private entity, equipment, and facilities for the purpose of removing, preserving, storing, or disposing of abandoned vehicles. A property owner or other person in control of private property may employ a private entity that is a garage keeper to dispose of an abandoned

vehicle, and the private entity may take into custody the abandoned vehicle without a police authority's initiative. If a police authority employs a private entity to dispose of abandoned vehicles, the police authority shall provide the private entity with the names and addresses of the registered owners, all lienholders of record, and any other known claimant to the vehicle or the personal property found in the vehicle. The owners, lienholders, or other claimants of the abandoned vehicle shall not have a cause of action against a private entity for action taken under this chapter if the private entity provides notice as required by Section 80.04.

(Code of Iowa, Sec. 321.89(2))

80.03 ABILITY OF OWNER TO RETAIN PERSONAL PROPERTY. While a private entity has custody of an abandoned vehicle, a registered owner may reclaim personal property that is not attached to the vehicle on one occasion during the 20-day vehicle reclamation period. The registered owner shall provide the private entity a written list identifying the personal property to be reclaimed from inside the vehicle, which shall be reclaimed during the normal business hours of the private entity. Reclaiming personal property from within the vehicle does not constitute reclaiming the vehicle. A private entity may determine the manner in which personal property is retrieved from a vehicle subject to safety and security procedures established by the private entity for the area where the vehicle is stored. Retrieval of personal property does not constitute a waiver of the private entity's lien upon the vehicle or any remaining contents in the private entity's custody, if applicable.

(Code of Iowa, Section 321.89(3A)(b)(1))

80.04 NOTICE TO OWNER, LIENHOLDERS, AND OTHER CLAIMANTS.

1. A police authority or private entity that takes into custody an abandoned vehicle shall send notice by certified mail that the vehicle has been taken into custody, no more than 10 days after taking custody of the vehicle. Notice shall be sent to the last known address of record of the last known registered owner of the vehicle, all lienholders of record, and any other known claimant to the vehicle.

(Code of Iowa, Sec. 321.89(3)(a))

2. Notice shall be deemed given when mailed. The notice shall include all of the following:

(Code of Iowa, Sec. 321.89(3)(b))

A. A description of the year, make, model, and vehicle identification number of the vehicle.

(Code of Iowa, Sec. 321.89(3)(b)(1))

B. The location of the facility where the vehicle is being held.

(Code of Iowa, Sec. 321.89(3)(b)(2))

C. Information for the persons receiving the notice of their right to reclaim the vehicle and personal property contained therein within 20 days after the effective date of the notice. Persons may reclaim the vehicle upon payment of all towing, preservation, and storage charges resulting from placing the vehicle in custody and upon payment of the costs of the notice required pursuant to this section.

(Code of Iowa, Sec. 321.89(3)(b)(3))

D. A statement that failure of the owner, lienholders, or claimants to exercise their right to reclaim the vehicle or personal property within the time provided shall be deemed a waiver by the owner, lienholders, and claimants of all right, title, claim, and interest in the vehicle or personal property.

(Code of Iowa, Sec. 321.89(3)(b)(4))

E. A statement that failure to reclaim the vehicle or personal property is deemed consent for the police authority or private entity to sell the vehicle at a public auction or dispose of the vehicle to a demolisher and to dispose of the personal property by sale or destruction.

(Code of Iowa, Sec. 321.89(3)(b)(5))

3. If the abandoned vehicle was taken into custody by a private entity without a police authority's initiative, the notice shall state that the private entity may claim a garage keeper's lien as described in Section 321.90(1) of the *Code of Iowa* and may proceed to sell or dispose of the vehicle.

(Code of Iowa, Sec. 321.89(3)(c))

4. If the abandoned vehicle was taken into custody by a police authority or by a private entity hired by a police authority, the notice shall state that any person claiming rightful possession of the vehicle or personal property who disputes the planned disposition of the vehicle or personal property by the police authority or private entity, or of the assessment of fees and charges provided by this section, may ask for an evidentiary hearing before the police authority to contest those matters.

(Code of Iowa, Sec. 321.89(3)(d))

5. If the persons receiving notice do not ask for a hearing or exercise their right to reclaim the vehicle or personal property within the 20-day reclaiming period, the owner, lienholders, or claimants shall no longer have any right, title, claim, or interest in or to the vehicle or the personal property.

(Code of Iowa, Sec. 321.89(3)(e))

6. A court in any case in law or equity shall not recognize any right, title, claim, or interest of the owner, lienholders, or claimants after the expiration of the 20-day reclaiming period.

(Code of Iowa, Sec. 321.89(3)(f))

7. If it is impossible to determine with reasonable certainty the identities and addresses of the last registered owner and all lienholders, notice by one publication in one newspaper of general circulation in the area where the vehicle was abandoned shall be sufficient to meet all requirements of notice under Subsection 2. The published notice may contain multiple listings of abandoned vehicles but shall be published within the same time requirements and contain the same information as prescribed for mailed notice in Subsection 2.

(Code of Iowa, Sec. 321.89(3)(g))

80.05 RECLAMATION OF ABANDONED VEHICLES. A private entity with custody of an abandoned vehicle shall provide an itemized account of all fees assessed to the registered owner when the registered owner reclaims the vehicle. Prior to driving an abandoned vehicle away from the premises, the registered owner shall present to the police authority or private entity, as applicable, the person's valid driver's license and proof of financial liability coverage as provided in Section 321.20B of the *Code of Iowa*.

(Code of Iowa, Sec. 321.89(4))

80.06 FEES FOR IMPOUNDMENT. The owner, lienholder, or claimant shall pay all towing and storage fees as established by the storage facility, whereupon the vehicle shall be released.

80.07 AUCTION OF ABANDONED VEHICLES.

1. If an abandoned vehicle has not been reclaimed as provided for in this chapter, the police authority or private entity shall make a determination as to whether

or not the vehicle shall be sold for use upon the highways. If the vehicle is not sold for use upon the highways, it shall be sold for junk, or demolished and sold as scrap. The police authority or private entity shall sell the vehicle at public auction. Notwithstanding any other provision of this section, a police authority or private entity may dispose of the vehicle to a demolisher for junk without public auction after complying with the notification procedures in this chapter. The purchaser of the vehicle takes title free and clear of all liens and claims of ownership, shall receive a sales receipt from the police authority or private entity, and is entitled to register the vehicle and receive a Certificate of Title if sold for use upon the highways. If the vehicle is sold or disposed of to a demolisher for junk, the demolisher shall make application for a junking certificate to the County Treasurer within 30 days of purchase and shall surrender the sale receipt in lieu of the Certificate of Title.

(Code of Iowa, Sec. 321.89(5)(a))

2. From the proceeds of the sale of an abandoned vehicle the police authority, if the police authority did not hire a private entity, shall reimburse itself for the expenses of the auction, the costs of towing, preserving, and storing which resulted from placing the abandoned vehicle in custody, all notice and publication costs incurred pursuant to Section 80.04, the cost of inspection, and any other costs incurred except costs of bookkeeping and other administrative costs. Any remainder from the proceeds of a sale shall be held for the owner of the vehicle or entitled lienholder for 90 days and shall then be deposited in the road use tax fund. The costs to police authorities of auction, towing, preserving, storage, and all notice and publication costs, and all other costs which result from placing abandoned vehicles in custody, whenever the proceeds from a sale of the abandoned vehicles are insufficient to meet these expenses and costs, shall be paid from the road use tax fund and are the obligation of the last owner or owners, jointly and severally.

(Code of Iowa, Sec. 321.89(5)(b))

80.08 DISPOSAL OF TOTALLY INOPERABLE VEHICLES. Notwithstanding any other provisions of this chapter and Sections 321.89 and 321.91 of the *Code of Iowa*, the City or any person, firm, or corporation upon whose property or in whose possession is found any abandoned motor vehicle, or any person being the owner of a motor vehicle whose title certificate is faulty, lost, or destroyed, may dispose of such motor vehicle to a demolisher for junk, without a title and without notification procedures of Section 80.04, if the motor vehicle lacks an engine or two or more wheels or other structural part which renders the vehicle totally inoperable. The police authority shall give the applicant a certificate of authority. The applicant shall then apply to the County Treasurer for a junking certificate within 30 days of receipt of the Certificate of Authority and shall surrender the Certificate of Authority in lieu of the Certificate of Title.

(Code of Iowa, Sec. 321.90(2)(e))

80.09 PROCEEDS FROM SALES. Any proceeds from the sale of an abandoned motor vehicle to a demolisher under this chapter, by one other than the owner of the vehicle, except the sale of a vehicle pursuant to an order for disposal obtained pursuant to Section 555.B.8(3) of the *Code of Iowa*, shall first be applied to the person's expenses in effecting the sale, including storage, towing, and disposal charges, and any surplus shall be distributed in accordance with Section 321.89(5) of the *Code of Iowa*. The proceeds from the sale of a vehicle disposed of pursuant to Section 555B.8(3) of the *Code of Iowa*, shall be distributed in accordance with Section 555B.9 of the *Code of Iowa*.

(Code of Iowa, Sec. 321.90(2)(g))

80.10 DUTIES OF DEMOLISHER.

1. Any demolisher who purchases or otherwise acquires an abandoned motor vehicle for junk under the provisions of this chapter shall junk, scrap, wreck, dismantle, or demolish such motor vehicle. A demolisher shall not junk, scrap, wreck, dismantle, or demolish a vehicle until the demolisher has obtained the junking certificate issued for the vehicle.

(Code of Iowa, Sec. 321.90(3)(a))

2. A demolisher shall keep an accurate and complete record of all motor vehicles purchased or received by the demolisher in the course of the demolisher's business. These records shall contain the name and address of the person from whom each motor vehicle was purchased or received and the date when the purchases or receipts occurred. The records shall be open for inspection by any police authority at any time during normal business hours. Any record required by this section shall be kept by the demolisher for at least one year after the transaction to which it applies.

(Code of Iowa, Sec. 321.90(3)(b))

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

_____
Mike Jensen, Mayor

ATTEST:

_____
Heather Slifka, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

_____
Heather Slifka, City Clerk

ORDINANCE NO. 378

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA, BY AMENDING PROVISIONS PERTAINING TO ALTERNATIVE NICOTINE AND VAPOR PRODUCTS

Be It Enacted by the City Council of the City of Story City, Iowa:

SECTION 1. SECTION MODIFIED. Section 121.01 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following adopted in lieu thereof:

121.01 DEFINITIONS. For use in this chapter, the following terms are defined.

1. "Alternative nicotine product" means a product, not consisting of or containing tobacco, that provides for the ingestion into the body of nicotine, or a nicotine analog, whether by chewing, absorbing, dissolving, inhaling, snorting, or sniffing, or by any other means. "Alternative nicotine product" does not include cigarettes, tobacco products, or vapor products, or a product that is regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the *Federal Food, Drug, and Cosmetic Act*.

(Code of Iowa, Sec. 453A.1(1))

2. "Cigarette" means any roll for smoking made wholly or in part of tobacco, or any substitute for tobacco, irrespective of size or shape and irrespective of tobacco or any substitute for tobacco being flavored, adulterated, or mixed with any other ingredient, where such roll has a wrapper or cover made of paper or any other material. However, cigarette shall not be construed to include cigars.

(Code of Iowa, Sec. 453A.1(4))

3. "Department" means the State Department of Revenue.

(Code of Iowa, Sec. 453A.1(9))

4. "Nicotine analog" means a substance that has a chemical structure that is substantially similar to nicotine, or that has an effect on the central nervous system that is substantially similar to, or greater than, the effects of nicotine on the central nervous system.

(Code of Iowa, Sec. 453A.1(18A))

5. "Place of business" means any place where cigarettes, tobacco products, alternative nicotine products, or vapor products are sold, stored, or kept for the purpose of sale or consumption by a retailer.

(Code of Iowa, Sec. 453A.1(21))

6. "Retailer" means every person who sells, distributes, or offers for sale for consumption, or possesses for the purpose of sale for consumption, cigarettes, alternative nicotine products, or vapor products, irrespective of the quantity or amount or the number of sales, or who engages in the business of selling tobacco, tobacco products, alternative nicotine products, or vapor products to ultimate consumers.

(Code of Iowa, Sec. 453A.1(23))

7. "Self-service display" means any manner of product display, placement, or storage from which a person purchasing the product may take possession of the product, prior to purchase, without assistance from the retailer or employee of the retailer, in removing the product from a restricted access location.

(Code of Iowa, Sec. 453A.1(25))

8. "State permit" means and includes all permits issued by the department under Chapter 453A of the *Code of Iowa* except the permits issued to retailers approved by cities and counties pursuant to Section 453A.13 and 453.47A of the *Code of Iowa.*

(Code of Iowa, Sec. 453A.1(27))

9. "Tobacco products" means the following: cigars; little cigars; cheroots; stogies; periques; granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff; cavendish; plug and twist tobacco; fine-cut and other chewing tobaccos; shorts or refuse scraps, clippings, cuttings, and sweepings of tobacco; and other kinds and forms of tobacco prepared in such manner as to be suitable for chewing or smoking in a pipe or otherwise, or for both chewing and smoking, but does not mean cigarettes.

(Code of Iowa, Sec. 453A.1(28))

10. "Vapor product."

A. "Vapor product" means any noncombustible product, which may or may not contain nicotine or a nicotine analog, that employs a heating element, power source, electronic circuit, or other electronic, chemical, or mechanical means, regardless of shape or size, that can be used to produce vapor from a solution or other substance. "Vapor product" includes, but is not limited to, the following:

(Code of Iowa, Sec. 453A.1(29)(a))

(1) Any product or device marketed, manufactured, distributed, or sold as an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device.

(Code of Iowa, Sec. 453A.1(29)(a)(1))

(2) Any cartridge or other container of a solution or other substance, which may or may not contain nicotine or a nicotine analog, that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product or device.

(Code of Iowa, Sec. 453A.1(29)(a)(2))

(3) Any component, part, or accessory of such a product or device that is used during the operation of the product or device when sold in combination with any substance containing nicotine, a nicotine analog, tobacco, or tobacco derivative.

(Code of Iowa, Sec. 453A.1(29)(a)(3))

B. "Vapor product" does not include any of the following:

(1) A product regulated as a drug or device by the United States Food and Drug Administration under Chapter V of the *Federal Food, Drug, and Cosmetic Act.*

(Code of Iowa, Sec. 453A.1(29)(b)(1))

(2) Any component, part, or accessory of such a product or device that is used during the operation of the product or device when not sold in combination with any substance containing nicotine, a nicotine analog, tobacco, or tobacco derivative.

(Code of Iowa, Sec. 453A.1(29)(b)(2))

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the

validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

_____
Mike Jensen, Mayor

ATTEST:

_____
Heather Slifka, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

_____
Heather Slifka, City Clerk

ORDINANCE NO. 379

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA, BY AMENDING PROVISIONS PERTAINING TO ELECTIONS

Be It Enacted by the City Council of the City of Story City, Iowa:

SECTION 1. SECTION REPEALED. Section 18.12 of the Code of Ordinances of the City of Story City, Iowa, is repealed.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

_____
Mike Jensen, Mayor

ATTEST:

_____
Heather Slifka, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

_____
Heather Slifka, City Clerk

ORDINANCE NO. 380

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA, BY AMENDING PROVISIONS PERTAINING TO THE OPERATING BUDGET ANNUAL STATEMENT

Be It Enacted by the City Council of the City of Story City, Iowa:

SECTION 1. SUBSECTION MODIFIED. Subsection 4 of Section 7.05 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following is adopted in lieu thereof:

4. Annual Statement.

(Code of Iowa, Sec. 24.2A(2))

A. On or before 4:00 p.m. on March 5 of each year, the City shall file, with the Department of Management, a report containing all necessary information for the Department of Management to compile and calculate amounts required to be included in the statement mailed under Paragraphs B and C of Section 24.2A(2) of the *Code of Iowa*.

(Code of Iowa, Section 24.2A(2)(a))

B. Not later than March 15, the County Auditor, using information compiled and calculated by the Department of Management under Paragraph A of Section 24.2A(2) of the *Code of Iowa*, shall send to each property owner or taxpayer within the County, by regular mail or posting under Paragraph C of Section 24.2A(2) of the *Code of Iowa*, a statement, identified as not being a property tax bill and indicating the approximate date when a property tax bill will be delivered, but containing a minimum of all of the required information as provided under Section 24.2(2)(B)(1-5) of the *Code of Iowa*.

(Code of Iowa, Sec. 24.2A(2)(b))

C. The Department of Management shall prescribe the form for the report required under Paragraph A, the statements to be mailed or posted under Paragraph B, and the public hearing notice required under Paragraph D.

(Code of Iowa, Sec. 24.2A(3))

D. The Council shall set a time and place for a public hearing on the City's proposed property tax amount for the budget year, and the City's information included in the statements under Paragraph B. The proposed property tax hearing shall be set on a date on or after March 20 of the budget year immediately preceding the budget year for which the tax is being proposed. At the hearing, the Council shall receive oral or written testimony from any resident or property owner of the City. This public hearing shall be separate from any other meeting of the Council, including any other meeting or public hearing relating to the City's budget, and other business of the City that is not related to the proposed property tax amounts and the information in the statements shall not be conducted at the public hearing. After all testimony has been received and considered, the governing body may decrease but not increase the proposed property tax amount to be included in the City's budget.

(Code of Iowa, Sec. 24.2A(4)(a))

(1) Notice of the public hearing shall be published not less than four or more than 20 days in a newspaper published at least once weekly and having general circulation in the City. However, if the

City has a population of 200 or less, publication may be made by posting in three public places in the City.

(Code of Iowa, Sec. 24.2A(4)(b)(2))

(2) Notice of the hearing shall also be posted and clearly identified on the City's internet site for public viewing beginning on the date of the newspaper publication and shall be maintained on the City's internet site with all such prior year notices. Additionally, if the City maintains a social media account on one or more social media applications, the public hearing notice or an electronic link to the public hearing notice shall be posted on each such account on a date no later than the date of publication of the notice.

(Code of Iowa, Sec. 24.2A(4)(c))

(3) Failure of a newspaper to publish a required notice under this paragraph shall not be considered a failure of a City to provide required notice under this paragraph if all of the following conditions are met:

(Code of Iowa, Sec. 24.2A(4)(b)(4))

a. Notice of the public hearing was provided to each property owner and each taxpayer within the City in statements required under Section 24.2A(2) of the *Code of Iowa*.

(Code of Iowa, Sec. 24.2A(4)(b)(4)(a))

b. The City can demonstrate to the County Auditor that the City provided sufficient time for the newspaper to publish the notice.

(Code of Iowa, Sec. 24.2A(4)(b)(4)(b))

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

_____
Mike Jensen, Mayor

ATTEST:

_____
Heather Slifka, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

_____
Heather Slifka, City Clerk

ORDINANCE NO. 381

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA, BY AMENDING PROVISIONS PERTAINING TO PUBLIC MEETINGS

Be It Enacted by the City Council of the City of Story City, Iowa:

SECTION 1. SECTION MODIFIED. Section 5.06 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following adopted in lieu thereof:

5.06 MEETINGS. All meetings of the Council, any board or commission, or any multi-membered body formally and directly created by any of the foregoing bodies shall be held in accordance with the following:

1. Definitions. The following terms are defined for use in this section.

A. "Closed session" means a meeting to which all members of the public do not have access as allowed by Section 21.5 of the *Code of Iowa*.

B. "Governmental body" means:
(Code of Iowa, Sec. 21.2(1))

(1) A board, council, commission, or other governing body expressly created by the statutes of this State or by executive order.
(Code of Iowa, Sec. 21.2(1)(a))

(2) A board, council, commission, or other governing body of a political subdivision or tax-supported district in this State.
(Code of Iowa, Sec. 21.2(1)(b))

(3) A multi-membered body formally and directly created by one or more boards, councils, commissions, or other governing bodies subject to Subparagraphs (1) and (2).
(Code of Iowa, Sec. 21.2(1)(c))

(4) An advisory board, advisory commission, advisory committee, task force, or other body created by statute or executive order of this State or created by an executive order of a political subdivision of this State to develop and make recommendations on public policy issues.
(Code of Iowa, Sec. 21.2(1)(h))

(5) The governing body of a drainage or levee district as provided in Chapter 468 of the *Code of Iowa*, including a board as defined in Section 468.3 of the *Code of Iowa*, regardless of how the district is organized.
(Code of Iowa, Sec. 21.2(1)(i))

(6) An advisory board, advisory commission, advisory committee, task force, or other body created by an entity organized under Chapter 28E of the *Code of Iowa*, or by the administrator or joint board specified in a Chapter 28E agreement, to develop and make recommendations on public policy issues.
(Code of Iowa, Sec. 21.2(1)(j))

C. "Hybrid meeting" means a meeting involving both remote participation and in-person participation by members.

(Code of Iowa, Sec. 21.8(4)(a))

D. "Meeting" means a gathering in person or by electronic means, formal or informal, of a majority of the members of a governmental body where there is deliberation or action upon any matter within the scope of the governmental body's policy-making duties. Meetings shall not include a gathering of members of a governmental body for purely ministerial or social purposes when there is no discussion of policy or no intent to avoid the purposes of Chapter 21 of the *Code of Iowa*.

(Code of Iowa, Sec. 21.2(2))

E. "Open session" means a meeting to which all members of the public have access.

(Code of Iowa, Sec. 21.2(3))

F. "Remote participation" means real-time participation by a remotely located individual in a meeting which is being held in a different physical location using integrated audio, video, and other digital tools.

(Code of Iowa, Sec. 21.8(4)(b))

G. "Teleconference participation" means participation using audio conference tools involving multiple participants in at least two separate locations.

(Code of Iowa, Sec. 21.8(4)(c))

H. "Virtual meeting" means a meeting involving real-time interaction using integrated audio, video, and other digital tools, in which participants do not share a physical location.

(Code of Iowa, Sec. 21.8(4)(d))

2. Meeting Notice. The City shall give notice of the time, date, and place of each meeting, including a reconvened meeting of the governmental body, and the tentative agenda of the meeting, in a meeting reasonably calculated to apprise the public of that information.

(Code of Iowa, Section 21.4(1)(a))

A. Notice conforming with this section and Section 21.4 of the *Code of Iowa* shall be given at least 24 hours prior to the commencement of any meeting of the governmental body unless for good cause such notice is impossible or impractical, in which case as much notice as is reasonably possible shall be given.

(Code of Iowa, Sec. 21.4(2)(a))

(1) When it is necessary to hold a meeting on less than 24 hours' notice, or at a place that is not reasonably accessible to the public, or at a time that is not reasonably convenient to the public, the nature of the good cause justifying that departure from the normal requirements shall be stated in the minutes.

(Code of Iowa, Sec. 21.4(2)(b))

(2) If the governmental body is prevented from convening an otherwise properly noticed meeting under the requirements of this subsection, the governmental body may convene the meeting if the governmental body posts an amended notice of the meeting conforming with all of the requirements of Paragraph B.

(Code of Iowa, Sec. 21.4(2)(c))

B. Giving notice under this subsection shall include all of the following:

(Code of Iowa, Sec. 21.4(1)(a)(1))

(1) Advising the news media who have filed a request for notice with the governmental body.

(Code of Iowa, Sec. 21.4(1)(a)(1)(a))

(2) Posting the notice in a prominent and conspicuous place which is annually designated for such purposes by the governmental body, in a manner such that the notice is visible at all times.

(Code of Iowa, Sec. 21.4(1)(a)(1)(b))

(3) Posting the notice on the primary internet site owned or maintained and regularly updated by the governmental body or other primary internet presence moderated by the governmental body, if applicable.

(Code of Iowa, Sec. 21.4(1)(a)(1)(c))

C. If a tentative agenda has been posted and is amended within the time frame established in Paragraph A, the governmental body shall mark the agenda "AMENDED" and identify the amended provisions. Upon amendment, the governmental body shall give notice in accordance with this subsection.

(Code of Iowa, Section 21.4(1)(a)(2))

D. The requirements of this section do not apply to any of the following:

(1) A meeting reconvened within four hours of the start of its recess, where an announcement of the time, date, and place of the reconvened meeting is made at the original meeting in open session and recorded in the minutes of the meeting and there is no change in the agenda.

(Code of Iowa, Section 21.4(3)(a))

(2) A meeting held by a formally constituted subunit of a parent governmental body during a lawful meeting of the parent governmental body or during a recess in that meeting of up to four hours, or a meeting of that subunit immediately following the meeting of the parent governmental body, if the meeting of that subunit is publicly announced in open session at the parent meeting and the subject of the meeting reasonably coincides with the subjects discussed or acted upon by the parent governmental body.

(Code of Iowa, Section 21.4(3)(b))

3. Open Session. All meetings shall be held in open session unless closed sessions are expressly permitted by State law.

(Code of Iowa, Sec. 21.3(1))

4. Minutes. Minutes shall be kept of all meetings showing the date, time, and place, the members present, and the action taken at each meeting. The minutes shall show the results of each vote taken and information sufficient to indicate the vote of each member present. The vote of each member present shall be made public at the open session. The minutes shall be public records open to public inspection.

(Code of Iowa, Sec. 21.3(2))

5. Closed Session. A closed session may be held only by affirmative public vote of either two-thirds of the body or all of the members present at the meeting and in accordance with Section 21.5 of the *Code of Iowa*.

(Code of Iowa, Sec. 21.5(1))

6. Cameras and Recorders. The public may use cameras or recording devices at any open session.

(Code of Iowa, Sec. 21.7)

7. Electronic Meetings. A governmental body shall provide for hybrid meetings, teleconference participation, virtual meetings, remote participation, and other hybrid options for the members of the governmental body to participate in official meetings. A governmental body conducting a meeting pursuant to this subsection shall comply with all of the provisions of Section 21.8 of the *Code of Iowa*.

(Code of Iowa, Sec. 21.8)

8. Quorum. A majority of all governmental body members is a quorum.

(Code of Iowa, Sec. 372.13(1))

9. Rules of Procedure. The governmental body shall determine its own rules and maintain records of its proceedings.

(Code of Iowa, Sec. 372.13(5))

SECTION 2. SECTION MODIFIED. Section 17.04 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following adopted in lieu thereof:

17.04 COUNCIL MEETINGS. Procedures for giving notice of meetings of the Council and other provisions regarding the conduct of Council meetings are contained in Section 5.06. Additional particulars relating to Council meetings are the following:

1. Regular Meetings. The time and place of the regular meetings of the Council shall be fixed by resolution of the Council.

2. Special Meetings. Special meetings shall be held upon call of the Mayor or upon the request of a majority of the members of the Council.

(Code of Iowa, Sec. 372.13(5))

3. Compelling Attendance. Any three members of the Council can compel the attendance of the absent members at any regular, adjourned, or duly called meeting, by serving a written notice upon the absent members to attend at once.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

_____
Mike Jensen, Mayor

ATTEST:

_____
Heather Slifka, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

_____

Heather Slifka, City Clerk

ORDINANCE NO. 382

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA, BY AMENDING PROVISIONS PERTAINING TO ALCOHOLIC BEVERAGE CONTROL

Be It Enacted by the City Council of the City of Story City, Iowa:

SECTION 1. CHAPTER MODIFIED. Chapter 45 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 45

ALCOHOL CONSUMPTION AND INTOXICATION

45.01 Persons Under Legal Age
45.02 Public Consumption or Intoxication
45.03 Social Districts
45.04 Open Containers in Motor Vehicles

45.01 PERSONS UNDER LEGAL AGE. As used in this chapter, "legal age" means 21 years of age or more.

1. A person or persons under legal age shall not purchase or attempt to purchase, consume, or individually or jointly have alcoholic beverages in their possession or control; except in the case of any alcoholic beverage given or dispensed to a person under legal age within a private home and with the knowledge, presence, and consent of the parent or guardian, for beverage or medicinal purposes, or as administered to the person by either a physician or dentist for medicinal purposes and except to the extent that a person under legal age may handle alcoholic beverages during the regular course of the person's employment by a retail alcohol licensee, or wine or beer permittee under State laws.

(Code of Iowa, Sec. 123.47(3))

2. A person under legal age shall not misrepresent the person's age for the purpose of purchasing or attempting to purchase any alcoholic beverage from any retail alcohol licensee.

(Code of Iowa, Sec. 123.49(3))

45.02 PUBLIC CONSUMPTION OR INTOXICATION.

1. As used in this section unless the context otherwise requires:

A. "Arrest" means the same as defined in Section 804.5 of the *Code of Iowa* and includes taking into custody pursuant to Section 232.19 of the *Code of Iowa.*

B. "Chemical test" means a test of a person's blood, breath, or urine to determine the percentage of alcohol present by a qualified person using devices and methods approved by the Commissioner of Public Safety.

C. "Peace officer" means the same as defined in Section 801.4 of the *Code of Iowa.*

D. "School" means a public or private school or that portion of a public or private school that provides teaching for any grade from kindergarten through Grade 12.

(Code of Iowa, Sec. 123.3(48))

2. A person shall not use or consume alcoholic liquor, wine, or beer upon the public streets or highways. A person shall not use or consume alcoholic liquor in any public place, except premises covered by a retail alcohol license. A person shall not possess or consume alcoholic liquors, wine, or beer on public school property or while attending any public or private school-related function. A person shall not be intoxicated in a public place.

(Code of Iowa, Sec. 123.46(2)(a))

A. Notwithstanding Subsection 2, a person may possess or consume alcoholic liquor, wine, or beer upon the public streets, highways, or public places within a social district if the possession or consumption complies with an ordinance adopted in accordance with Section 45.03.

(Code of Iowa, Sec.123.46(2)(b))

3. A person shall not simulate intoxication in a public place.

4. When a peace officer arrests a person on a charge of public intoxication under this section, the peace officer shall inform the person that the person may have a chemical test administered at the person's own expense. If a device approved by the Commissioner of Public Safety for testing a sample of a person's breath to determine the person's blood alcohol concentration is available, that is the only test that need be offered the person arrested. In a prosecution for public intoxication, evidence of the results of a chemical test performed under this subsection is admissible upon proof of a proper foundation. The percentage of alcohol present in a person's blood, breath, or urine established by the results of a chemical test performed within two hours after the person's arrest on a charge of public intoxication is presumed to be the percentage of alcohol present at the time of arrest.

(Code of Iowa, Sec. 123.46)

45.03 SOCIAL DISTRICTS.

1. Definitions. The following terms are defined for use in this section.

A. "Marked container" means a non-glass container that identifies the retail alcohol licensee providing the alcoholic liquor, beer, or wine in the container to the consumer within the social district.

(Code of Iowa, Sec. 414.34(1)(a))

B. "Retail alcohol licensee" means the holder of a Class C or Special Class C license issued under Section 123.30 of the *Code of Iowa*.

(Code of Iowa, Sec. 414.34(1)(b))

C. "Social district" means a defined area in which the possession and consumption of alcoholic liquor, wine, and beer is allowed on public streets, sidewalks, and other public spaces within the boundaries of the district that are consistent with this section.

(Code of Iowa, Sec. 414.34(1)(c))

2. Authority. The City may define an area by ordinance that designates a social district for use by retail alcohol licensees.

(Code of Iowa, Sec. 414.34(2))

A. The ordinance adopted by the City must contain all of the following:

(1) A legal description or map of the district.

(Code of Iowa, Sec. 414.34(3)(a))

(2) The days and hours the possession and consumption of alcoholic liquor, wine, and beer are permitted on public streets, sidewalks, and other public places within the district.
(Code of Iowa, Sec. 414.34(3)(b))

(3) Requirements for marked container use and identification.
(Code of Iowa, Sec. 414.34(3)(c))

(4) Participation requirements for retail alcohol licensees within the district.
(Code of Iowa, Sec. 414.34(3)(d))

(5) Enforcement provisions and penalties for violations.
(Code of Iowa, Sec. 414.34(3)(e))

(6) Procedures for the revocation or suspension of all of the following:

a. The participation of retail alcohol licensees for violations.

b. The social district itself for public safety concerns or other matters.

B. An ordinance adopted by the City shall not be construed to authorize any of the following:
(Code of Iowa, Sec. 414.34(4))

(1) Consumption of an alcoholic beverage in a motor vehicle or on the public streets, sidewalks, and other public spaces during the times when the ordinance is not in effect.

(2) Possession or consumption of an alcoholic beverage in a manner contrary to the provisions of Chapter 123 of the *Code of Iowa* except as otherwise provided by an ordinance adopted pursuant to this section.

(3) A prohibition on any participating retail alcohol licensee or other establishment located within the social district from denying entry to the premises of the licensee or establishment to persons who possess alcoholic beverages from other participating retail alcohol licensees.

3. Adopted Social Districts. The following ordinances, which are hereby specifically saved from repeal unless specifically repealed by ordinance of the City establish social districts within the City.

Ordinance No.	Date of Approval	Social District Name	Days of Possession and Consumption	Hours of Possession and Consumption

45.04 OPEN CONTAINERS IN MOTOR VEHICLES. *(See Sections 62.01(50) and (51))*

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the

validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

_____
Mike Jensen, Mayor

ATTEST:

_____
Heather Slifka, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

_____
Heather Slifka, City Clerk

ORDINANCE NO. 383

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA, BY AMENDING PROVISIONS PERTAINING TO ATV AND UTV ACCIDENT REPORTS

Be It Enacted by the City Council of the City of Story City, Iowa:

SECTION 1. SECTION MODIFIED. Section 75.02 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following adopted in lieu thereof:

75.02 DEFINITIONS. For use in this chapter, the following terms are defined.

1. "All-terrain vehicle" or "ATV" means a motorized vehicle, with not less than three and not more than six non-highway tires, that is limited in engine displacement to less than 1,000 cubic centimeters and in total dry weight to less than 1,200 pounds and that has a seat or saddle designed to be straddled by the operator and handlebars for steering control.

(Code of Iowa, Sec. 321I.1(1)(a))

2. "Commission" means the Natural Resource Commission.

(Code of Iowa, Sec. 321G.1(3))

3. "Off-road motorcycle" means a two-wheeled motor vehicle that has a seat or saddle designed to be straddled by the operator and handlebars for steering control and that is intended by the manufacturer for use on natural terrain. "Off-road motorcycle" includes a motorcycle that was originally issued a Certificate of Title and registered for highway use under Chapter 321 of the *Code of Iowa*, but which contains design features that enable operation over natural terrain. An operator of an off-road motorcycle is also subject to the provisions of this chapter governing the operation of all-terrain vehicles.

(Code of Iowa, Sec. 321I.1(1)(b) and Sec. 321I.1(16))

4. "Off-road utility vehicle" or "UTV" means a motorized vehicle, with not less than four and not more than eight non-highway tires or rubberized tracks, that has a seat that is of bucket or bench design, not intended to be straddled by the operator, and a steering wheel or control levers for control. "Off-road utility vehicle" or "UTV" includes the following vehicles:

(Code of Iowa, Sec. 321I.1(17)(a))

A. "Off-road utility vehicle – Type 1" means an off-road utility vehicle with a total dry weight of 1,200 pounds or less and a width of 50 inches or less.

(Code of Iowa, Sec. 321I.1(17)(a)(1))

B. "Off-road utility vehicle – Type 2" means an off-road utility vehicle, other than a Type 1 vehicle, with a total dry weight of 2,000 pounds or less and a width of 65 inches or less.

(Code of Iowa, Sec. 321I.1(17)(a)(2))

C. "Off-road utility vehicle – Type 3" means an off-road utility vehicle with a total dry weight of more than 2,000 pounds or a width of more than 65 inches, or both.

(Code of Iowa, Sec. 321I.1(17)(a)(3))

An operator of an UTV is also subject to the provisions of this chapter governing the operation of ATVs.

5. "Snowmobile" means a motorized vehicle weighing less than 1,000 pounds, which uses sled-type runners or skis, endless belt-type tread with a width of 48 inches or less, or any combination of runners, skis, or tread, and is designed for travel on snow or ice. "Snowmobile" does not include an all-terrain vehicle, as defined in Section 321I.1 of the *Code of Iowa*, which has been altered or equipped with runners, skis, belt-type tracks, or treads.

(Code of Iowa, Sec. 321G.1(26))

SECTION 2. SECTION MODIFIED. Section 75.07 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following adopted in lieu thereof:

75.07 ACCIDENT REPORTS.

1. ATVs and UTVs. Whenever an ATV or UTV is involved in an accident resulting in injury or death to any person or property damage amounting to $5,000.00 or more, either the operator or someone acting for the operator shall immediately notify a peace officer and shall file an accident report, in accordance with State law.

(Code of Iowa, Sec. 321I.11)

2. Snowmobiles. If a snowmobile is involved in an accident resulting in injury or death to anyone or property damage amounting to $1,500.00 or more, either the operator or someone acting for the operator shall immediately notify a peace officer. If the accident occurred on public land, public ice, or a designated snowmobile trail under the jurisdiction of the commission, the operator shall file with the commission a report of the accident, within 72 hours, containing information as the commission may require. All other accidents shall be reported as required by Section 321.266 of the *Code of Iowa*.

(Code of Iowa, Sec. 321G.10)

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

_____
Mike Jensen, Mayor

ATTEST:

_____
Heather Slifka, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

_____
Heather Slifka, City Clerk

ORDINANCE NO. 384

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA, BY AMENDING PROVISIONS PERTAINING TO GENERAL TRAFFIC REGULATIONS

Be It Enacted by the City Council of the City of Story City, Iowa:

SECTION 1. SUBSECTION MODIFIED. Subsection 16 of Section 62.01 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following adopted in lieu thereof:

16. Section 321.180 – Instruction permits and commercial learner's permits.

SECTION 2. SUBSECTION MODIFIED. Subsection 44 of Section 62.01 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following adopted in lieu thereof:

44. Section 321.276 – Use of an electronic device while driving; text-messaging.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

_____
Mike Jensen, Mayor

ATTEST:

_____
Heather Slifka, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

_____
Heather Slifka, City Clerk

ORDINANCE NO. 385

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STORY CITY, IOWA, BY AMENDING PROVISIONS PERTAINING TO PEDESTRIAN CONVEYANCES

Be It Enacted by the City Council of the City of Story City, Iowa:

SECTION 1. SUBSECTION MODIFIED. Subsection 7 of Section 60.02 of the Code of Ordinances of the City of Story City, Iowa, is repealed and the following adopted in lieu thereof:

> 7. "Pedestrian conveyance" means any human-powered device by which a pedestrian may move other than by walking or by which a pedestrian may move another person, including but not limited to a wheelchair, stroller, skateboard, scooter, or other similar device. Pedestrian conveyance also includes an electric personal assistive mobility device and any other device used to move a person sitting or standing on the device regardless of whether the device is powered by an electric motor, so long as the electric motor produces not more than 750 watts. Pedestrian conveyance does not include a bicycle.
>
> *(Code of Iowa, Sec. 321.1(51)(A))*

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the _____ day of _____, _____, and approved this _____ day of _____, _____.

_____
Mike Jensen, Mayor

ATTEST:

_____
Heather Slifka, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, _____.

_____
Heather Slifka, City Clerk

Story City

504 Broad Street ▲ Story City, IA 50248
CityofStoryCity.org
515.733.2121

To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator
Re: Resolution No. 26-59 – Approve Urban Renewal Plan Amendment for the Expanded Urban Renewal Area
Ordinance No. 386 – Providing for the Division of Taxes on Taxable Property in the Expanded Urban Renewal Area
Date: November 2, 2026

Presented for Mayor and City Council consideration are Resolution No. 26-59 to Declare Necessity and Establish an Urban Renewal Area and Approved Urban Renewal Plan Amendment for the Expanded Urban Renewal Area and Ordinance No. 386 for the purpose of Providing for the Division of Taxes Levied on Taxable Property in the November, 2026 Addition to the Expanded Story City Consolidated Urban Renewal Area.

The proposed Urban Renewal Plan Amendment includes the following:

1) A Tax Rebate to Blama Properties (Bart Clark) for the spec building located at 1811 Rich Olive Street. The city has previously entered into a development agreement and a subsequent amendment to the agreement with Mr. Clark. One of the provisions in the agreement was a five-year, sliding scale, tax abatement. Due to the building being a spec building and with changes by the state legislature to the property tax system as it relates to tax abatement's, it is recommended that rather than a tax abatement a tax rebate be provided. The dollar amount is approximately the same, but rather than the property taxes being reduced via a tax abatement, the taxes are paid and then a portion is rebated instead. The total amount over the five years is approximately $137,000.

2) A Tax Rebate to the Overland Property Group for the housing development referred as the "Reserves at Story City." This project is located at the intersection of Dale Henricks Way and Prairie Drive. It will consist of two 18-unit apartments and 9 townhomes. The estimated valuation is $2.5 million that will generate an estimated $30,000 per year in tax increment financing revenue. The city offered the previous developer, Fireson Group, a total tax rebate for $160,000 payable in equal installments over 10 years.

As previously stated, there have been significant changes to the property tax law that will have a direct impact on the general fund's taxable valuation, tax increment financing and tax abatement. Legal counsel has advised, that if the city has any area that it will be included in its Urban Renewal Area/District in the near future to due so before the end of the year.

Therefore, there are two areas, that I would recommend be included in the City's Urban Renewal Area/District and are as follows:

3) The First Addition of the Timberland Ridge Subdivision is included in the Urban Renewal Area/District, but the remaining property is not. It was the intent to include the remaining subdivision at such time as it was subdivided. As previously stated, with changes in the state law and on the advice of legal counsel, it is recommended that we included the remainder of the property at this time.

4) It is my recommendation that we include Bethany Life and Cedar Place in the Urban Renewal (TIF) Area/District.

   As you may recall, Cedar Place is in the process of being sold to a private entity. Once the sale is complete, it will begin paying property taxes. Although Cedar Place does not currently pay property taxes, it does have a valuation of approximately $2.25 million. It is estimated that this will

generate $34,000 in property tax revenue of which, $27,000 would be considered TIF.

Although Bethany Life pays no property taxes, it is one of this city's largest employers, and like many non-profit nursing homes with a significant percentage of Medicaid patients, financing of capital projects and equipment can be challenging. Throughout my travels in Iowa in recent years, I have seen a number of closed nursing homes. It is imperative that Bethany Life continue to provide a vital and needed service in our community. Including them in our Urban Renewal Area/District does not guarantee any financial obligation on behalf of the city, but does provide Bethany Life with a means to ask the city for financial assistance and for the Mayor and City Council to allocate TIF revenues if it so decides to do so.

RESOLUTION NO. 26-59

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Story City Consolidated Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the City Council of the City of Story City, Iowa (the "City") has previously created the Story City Consolidated Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Blama Properties, LLC ("Blama") in connection with the construction by Blama of a commercial spec building; and (b) providing tax increment financing support to Overland Property Group, LLC ("Overland") in connection with the construction by Overland of workforce housing; and

WHEREAS, notice of a public hearing by the City Council on the question of establishing the Property as an urban renewal area and on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on November 2, 2026; and

WHEREAS, the Plan was submitted to and commented on by the Planning and Zoning Commission of the City; and

WHEREAS, a portion of the Property meet the definition of "agricultural land" as defined in Section 403.17 of the Code of Iowa and, pursuant to said law, the owners of such Property have executed consent agreements authorizing the inclusion of that portion of the Property in the Urban Renewal Area; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Story County and the Roland-Story Community School District, the consultation meeting was held on October 15,

2026; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

NOW, THEREFORE, It Is Resolved by the City Council of the City of Story City, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the November, 2026 Addition to the Story City Consolidated Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The proposed Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. The proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives; and

C. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved November 2, 2026.

_____
Mike Jensen, Mayor

Attest:

_____
Heather Slifka, City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

ORDINANCE NO. 386

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the November, 2026 Addition to the Story City Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Story City, Iowa (the "City") previously enacted certain ordinances providing for the division of taxes levied on certain taxable property in the Story City Consolidated Urban Renewal Area (the "Urban Renewal Area"), pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to said ordinances, certain taxable property within the Urban Renewal Area in the City was designated a "tax increment district"; and

WHEREAS, the City Council now desires to designate additional taxable property within the Urban Renewal Area as a tax increment district and to provide for the division of taxes levied on such property pursuant to Section 403.19 of the Code of Iowa;

BE IT ENACTED by the Council of the City of Story City, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the November, 2026 Addition to the Story City Consolidated Urban Renewal Area of the City of Story City, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Story City to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Story City, Iowa.

"County" shall mean Story County, Iowa.

"Urban Renewal Area Addition" shall mean the November, 2026 Addition to the Story City Consolidated Urban Renewal Area of the City, the legal description of which is set out below, approved by the City Council by resolution adopted on November 2, 2026:

SL Larson's 2nd Addition All Block 61 & ST on N & N/S Alley and S286' Block 58 & Alley, all forming a part of the City of Story City, Story County, State of Iowa;

SL Larson's 2nd Addition N165' Block 58 & Adjacent Alley, all forming a part of the City of Story City, Story County, State of Iowa;

Timberland Ridge Subdivision 1st Addition Outlot Z, all forming a part of the City of Story City, Story County, State of Iowa; and

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area Addition each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area Addition is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area Addition to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide for low and moderate-income family housing, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Story City, Iowa, on November 2, 2026.

_____
Mike Jensen, Mayor

Attest:

_____
Heather Slifka, City Clerk

CITY OF STORY CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT
STORY CITY CONSOLIDATED URBAN RENEWAL AREA

November, 2026

The Urban Renewal Plan (the "Plan") for the Story City Consolidated Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the November, 2026 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Blama Properties, LLC Commercial Development Project

Date of Council Approval of the Project: November 2, 2026

Description of the Project and Project Site: Blama Properties, LLC ("Blama") has undertaken the construction of a commercial spec building (the "Blama Project") on certain real property bearing Story County Property Tax Parcel Identification Number 02-07-480-020 (the "Blama Property") in the Urban Renewal Area.

It has been requested that the City provide tax increment financing assistance to Blama in support of the efforts to complete the Blama Project.

The costs incurred by the City in providing tax increment financing assistance to Blama will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $8,000.

Description of Use of TIF: The City intends to enter into a Development Agreement with Blama with respect to the construction and use of the completed Blama Project and to provide annual appropriation economic development payments (the "Payments") to Blama thereunder. The Payments will be funded with incremental property tax revenues

to be derived from the Blama Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Blama Project will not exceed $137,000, plus the Admin Fees.

B.

Name of Project: Overland Property Group, LLC Workforce Housing Project

Date of Council Approval of Project: November 2, 2026

Description of Project and Project Site: Overland Property Group, LLC (the "Developer") is undertaking the construction of new workforce housing (the "Workforce Housing Project") consisting of a total of forty-five (45) units, including two apartment buildings and eleven (11) single family townhomes on certain real property bearing Story County Property Tax Parcel Identification Number 02-07-301-190 (the "Workforce Housing Property") in the Urban Renewal Area.

The Workforce Housing Project will promote economic development within the Urban Renewal Area through the addition of workforce housing.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete the Workforce Housing Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $8,000.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction of the Workforce Housing Project and to provide annual appropriation economic development payments (the "Payments") to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Workforce Housing Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Workforce Housing Project will not exceed $160,000, plus the Admin Fees.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	$22,765,232
Outstanding general obligation debt of the City:	$14,162,834
Proposed TIF debt to be incurred under the November, 2026 Amendment*:	$ 313,000

*It is anticipated that the debt incurred under this Amendment will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Story City Consolidated Urban Renewal Area
(November, 2026 Addition)

Certain real property situated in the City of Story City, Story County, State of Iowa, more particularly described as follows:

SL Larson's 2nd Addition All Block 61 & ST on N & N/S Alley and S286' Block 58 & Alley, all forming a part of the City of Story City, Story County, State of Iowa;

SL Larson's 2nd Addition N165' Block 58 & Adjacent Alley, all forming a part of the City of Story City, Story County, State of Iowa;

Timberland Ridge Subdivision 1st Addition Outlot Z, all forming a part of the City of Story City, Story County, State of Iowa; and

All public right-of-way of 1st Street situated within the corporate limits of the City of Story City, Story County, State of Iowa.

PLANNING AND ZONING COMMISSION MINUTES
STORY CITY, IOWA
October 19, 2026

Present: Frohling, Heckert, Moore, Retallick, Rohde
Absent: Crouch, Feil

Also present: City Administrator Jackson, City Clerk Slifka, Brad Freeman, CGA

The meeting was called to order at 5:00 p.m.

Site Plan—GRS Expansion Story City

Brad Freeman, CGA, reviewed the proposed site plan for the GRS Expansion, Story City.

Motion by Mike Retallick, seconded by Lois Heckert, to recommend approval.
Aye: Frohling, Heckert, Moore, Retallick, Rohde
Nay: None
Motion Carried

Uban Renewal Plan Amendment

Motion by Barb Frohling, seconded by Jase Rohde, to recommend approval.
Aye: Frohling, Heckert, Moore, Retallick, Rohde
Nay: None
Motion Carried

There being no further business, the meeting was adjourned at 5:25.

Respectfully submitted,

Heather Slifka

Heather Slifka
City Clerk

RESOLUTION NO. 26-60

Resolution authorizing the use of a preliminary official statement for the sale of General Obligation Sewer Improvement Bonds, Series 2026B

WHEREAS, the City of Story City (the "City"), in Story County, State of Iowa, proposed to enter into a general obligation sewer improvement loan agreement (the "Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed $2,000,000 for the purpose of paying the costs, to that extent, of undertaking wastewater treatment plant and related improvements for the municipal sanitary sewer system, and has published notice of the proposed action and has held a hearing thereon on October 19, 2026; and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared by Dorsey & Whitney LLP (the "Disclosure Counsel") as bond and disclosure counsel to the City to facilitate the sale of General Obligation Sewer Improvement Bonds, Series 2026B (the "Bonds"), such bonds to be issued in evidence of the obligation of the City under the Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by UMB Financial Services, Inc., West Des Moines, Iowa (the "Municipal Advisor"), as the municipal advisor for the City; and

WHEREAS, it is now necessary to set the date for the sale of the Bonds and to authorize the Municipal Advisor to facilitate such sale;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Story City, Iowa, as follows:

Section 1. The City staff are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of Disclosure Counsel and the Municipal Advisor to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Municipal Advisor of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Municipal Advisor and Disclosure Counsel are hereby authorized to prepare, and the Municipal Advisor is hereby authorized to use, a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Administrator is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Bonds shall be received and canvassed on behalf of the City until 11:30 a.m. on November 16, 2026, and the City Council shall meet on the same date at 6:00 p.m., at City Hall for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Bonds, and the Municipal

Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing "Issue Price" determinations, such notice to minimally contain information regarding Establishment of Issue Price set forth in the "Terms of Offering" attached to the P.O.S. and to be in such form as the Municipal Advisor may deem to be appropriate.

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. Further action with respect to the Loan Agreement is hereby adjourned to the City Council meeting on November 16, 2026.

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved November 2, 2026.

_____
Mike Jensen, Mayor

Attest:

_____
Heather Slifka, City Clerk

PRELIMINARY OFFICIAL STATEMENT DATED NOVEMBER _, 2026

NEW ISSUE - DTC BOOK ENTRY ONLY

RATING: S&P: "[__]"
(See "Rating" herein.)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming the accuracy of certain representations and compliance with certain covenants, the interest on the Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code") and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code. Interest on the Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code). In the opinion of Bond Counsel, the Bonds are "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

$1,670,000*
City of Story City, Iowa
General Obligation Sewer Improvement Bonds, Series 2026B

Dated: Date of Delivery

Due: As shown on inside cover

The $1,670,000* General Obligation Sewer Improvement Bonds, Series 2026B (the "Bonds"), are being issued in fully registered form in denominations of $5,000 or any integral multiple thereof pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2025, as amended, and a resolution authorizing issuance of the Bonds (the "Resolution") expected to be adopted by the City of Story City, Iowa (the "Issuer" or the "City") on November 16, 2026*. The Depository Trust Company, New York, New York ("DTC") will act as the securities depository for the Bonds and its nominee, Cede & Co., will be the registered owner of the Bonds. Individual purchases of the Bonds will be recorded on a book-entry only system operated by DTC. Purchasers of the Bonds will not receive certificates representing their interest in the Bonds purchased. So long as DTC or its nominee, Cede & Co., is the Bondholder, the principal of, premium, if any, and interest on the Bonds will be paid by UMB Bank, n.a., West Des Moines, Iowa, as Registrar and Paying Agent (the "Registrar"), or its successor, to DTC, or its nominee, Cede & Co. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described herein. Neither the Issuer nor the Registrar will have any responsibility or obligation to such DTC Participants, indirect participants or the persons for whom they act as nominee with respect to the Bonds. See "APPENDIX E – BOOK-ENTRY SYSTEM" herein.

The Bonds will bear interest from their dated date, payable semiannually on each June 1 and December 1, commencing December 1, 2027*. The Bonds are subject to mandatory sinking fund redemption by the Issuer prior to their stated maturities in the manner and at the time described herein. All of the Bonds then outstanding are subject to optional redemption at the option of the Issuer, as a whole or in part, from any source of available funds, on June 1, 2035*, or on any date thereafter at a redemption price equal to the principal amount of the Bonds, together with accrued interest to the date fixed for redemption, without premium. See "THE BONDS – Redemption" herein.

The Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See "SECURITY AND SOURCE OF PAYMENT" herein.

Proceeds of the Bonds will be used for the purpose of paying the cost, to that extent of undertaking wastewater treatment plant and related improvements for the municipal sanitary sewer system and paying certain costs of issuance related to the Bonds. See "PLAN OF FINANCING" herein.

The Bonds are being offered when, as and if issued by the Issuer and accepted by the Underwriter, subject to receipt of an opinion as to legality, validity and tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with the issuance of the Bonds. It is expected that the Bonds in the definitive form will be available for delivery through the facilities of DTC on or about December 2, 2026.*

The Date of this Official Statement is November _, 2026

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

* Preliminary, subject to change.

**$1,670,000*
City of Story City, Iowa
General Obligation Sewer Improvement Bonds,
Series 2026B**

MATURITY SCHEDULE

Due	Amount *	Rate *	Yield *	Cusip Num.**	Due	Amount *	Rate *	Yield*	Cusip Num.**
June 1, 2028	$15,000				June 1, 2038	$ 95,000			
June 1, 2029	$60,000				June 1, 2039	$100,000			
June 1, 2030	$60,000				June 1, 2040	$100,000			
June 1, 2031	$65,000				June 1, 2041	$105,000			
June 1, 2032	$70,000				June 1, 2042	$110,000			
June 1, 2033	$70,000				June 1, 2043	$115,000			
June 1, 2034	$75,000				June 1, 2044	$120,000			
June 1, 2035	$80,000				June 1, 2045	$125,000			
June 1, 2036	$80,000				June 1, 2046	$135,000			
June 1, 2037	$90,000								

$,000* ___%* Term Bond due June 1, 20__, Yield ____%*, CUSIP** _____

* Preliminary, subject to change.
** CUSIP numbers shown above have been assigned by a separate organization not affiliated with the Issuer. The Issuer has not selected nor is responsible for selecting the CUSIP numbers assigned to the Bonds nor do they make any representation as to the correctness of such CUSIP numbers on the Bonds or as indicated above.

No dealer, broker, salesperson or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof.

The information set forth herein has been obtained from the Issuer and from other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriter. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No representation is made regarding whether the Bonds constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state.

This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

THE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THE BONDS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THE BONDS HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE BONDS OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES ATTACHED HERETO, CONTAINS STATEMENTS WHICH SHOULD BE CONSIDERED "FORWARD-LOOKING STATEMENTS," MEANING THEY REFER TO POSSIBLE FUTURE EVENTS OR CONDITIONS. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE WORDS SUCH AS "ANTICIPATED," "PLAN," "EXPECT," "PROJECTED," "ESTIMATE," "BUDGET," "PRO FORMA," "FORECAST," "INTEND," OR OTHER WORDS OF SIMILAR IMPORT. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO DIFFER FROM THOSE EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE ISSUER DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

In connection with the issuance of the Bonds, the Issuer will enter into a Continuing Disclosure Certificate. See "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE."

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OFFICIAL STATEMENT

**$1,670,000*
City of Story City, Iowa
General Obligation Sewer Improvement Bonds,
Series 2026B**

INTRODUCTION

The purpose of this Official Statement, including the cover page and the appendices hereto (the "Official Statement"), is to set forth certain information in conjunction with the sale of $1,670,000* General Obligation Sewer Improvement Bonds, Series 2026 (the "Bonds"), of the City of Story City, Iowa (the "Issuer" or the "City"). This Introduction is not a summary of this Official Statement but is only a brief description of the Bonds and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety. The offering of the Bonds to potential investors is made only by means of the entire Official Statement, including the appendices attached hereto. All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Copies of statutes, resolutions, ordinances, reports or other documents referred to herein are available, upon request, from the Issuer.

The Bonds are being issued pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2025, as amended (collectively, the "Act"), and a resolution expected to be adopted by the Issuer on November 16, 2026* (the "Resolution"), to evidence the obligations of the Issuer under a loan agreement between the Issuer and the Underwriter (the "Loan Agreement").

The Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See "SECURITY AND SOURCE OF PAYMENT" herein.

Proceeds of the Bonds will be used for the purpose of paying the cost, to that extent, of undertaking wastewater treatment plant and related improvements for the municipal sanitary sewer system and paying certain costs of issuance related to the Bonds. See "PLAN OF FINANCING" and "SOURCES AND USES OF FUNDS" herein.

~~[In the future, the Issuer anticipates authorizing additional bonds (the "Additional Bonds") to finance [additional costs of the Project] [future projects for the Issuer/Utility] but has not finalized timing and amounts. The Additional Bonds are not being offered pursuant to this Official Statement, and any potential bonds constitute separate issues. The Additional Bonds are expected to be secured by a different source of funds.]~~

THE ISSUER

The Issuer

~~The Issuer~~, with a 2020 U.S. Census population of 3,352, comprises approximately 2.75 square miles. The Issuer operates under a statutory form of government consisting of a five-member City Council, of which the Mayor is not a voting member. Additional information concerning the Issuer is included in "APPENDIX A – INFORMATION ABOUT THE ISSUER" hereto.

THE BONDS

General

The Bonds will be issued in fully registered form only, without coupons. The Bonds will be initially registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of the Bonds. Interest on and principal of the Bonds are payable in lawful money of the United States of America.

The Bonds are dated as of the date of their delivery, will mature on June 1 in the years and in the amounts set forth on the inside cover page hereof, and will bear interest at the rates to be set forth on the inside cover page hereof. Interest on the Bonds is payable semiannually on June 1 and December 1 in each year, beginning on December 1, 2027*, calculated on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the interest payment date, to the addresses appearing on the registration books maintained by the

* Preliminary, subject to change

Registrar or such other address as is furnished to the Registrar in writing by a registered owner. The Bonds are issuable in denominations of $5,000 or any integral multiple thereof.

Redemption

Optional Redemption. The Issuer reserves the right to optionally redeem part or all of the principal of the Bonds beginning June 1, 2035*, or on any date thereafter upon terms of par and accrued interest.

Mandatory Sinking Fund Redemption. The Bonds identified below are subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in each of the years set forth below at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date in the following principal amounts:

Term Bond Maturing June 1, 20__

Date	Amount
June 1, 20__	$_____
June 1, 20__ (maturity)	$_____

Selection of Bonds for Redemption. Bonds subject to redemption (other than mandatory sinking fund redemption) will be selected in such order of maturity as the Issuer may direct. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot.

Notice of Redemption. Notice of such redemption identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by registered mail to the registered owners thereof at the addresses shown on the Issuer's registration books not less than thirty (30) days prior to such redemption date.

Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Registrar of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was sent, provided that such notice of cancellation is to be made at least five days prior to the date fixed for redemption.

SECURITY AND SOURCE OF PAYMENT

General

Pursuant to the Resolution and the Act, the Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See "APPENDIX A – INFORMATION ABOUT THE ISSUER."

Section 76.2 of the Code of Iowa, 2025, as amended (the "Iowa Code") provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of such resolution shall be filed with the County Auditor in which the Issuer is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the Issuer, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the Issuer in each of the years while the Bonds are outstanding. The Issuer shall file a certified copy of the Resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the Issuer and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the Issuer and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

* Preliminary, subject to change.

Pursuant to the provisions of Section 76.4 of the Iowa Code, each year while the Bonds remain outstanding and unpaid, any funds of the Issuer which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the Issuer's budget. {While not pledged to Bondholders, the Issuer may use tax increment revenues for the payment of the principal of and interest on the Bonds.}

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Tax Levy Procedures

The Bonds are general obligations of the Issuer, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the Issuer. As part of the budgetary process of the Issuer each fiscal year the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the Issuer. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds.

Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential negative impact, if any, on the Bonds and the security for the Bonds.

Matters Relating to Enforceability of Agreements

Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Bondholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolution or the Loan Agreement, including principal of and interest on the Bonds.

Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular Bond or Note issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Rating Loss

S&P Global Ratings, a division of Standard and Poor's Financial Services LLC ("S&P") has assigned a rating of "[_]" to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of S&P, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

Bankruptcy and Insolvency

The rights and remedies provided in the Resolution may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under chapter nine of the federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the Issuer fails to comply with its covenants under the Resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Sections 76.16 and 76.16A of the Iowa Code, a city, county, or other political subdivision may become a debtor under chapter nine of the federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to Chapter 28E of the Iowa Code, or other political subdivision.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Bonds.

Tax Matters, Bank Qualification and Loss of Tax Exemption

As discussed under the heading "TAX EXEMPTION AND RELATED TAX MATTERS" herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the Issuer in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

The Issuer will designate the Bonds as "qualified tax-exempt obligations" under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and has further covenanted to comply with certain other requirements, which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code. However, the Issuer's failure to comply with such covenants could cause

the Bonds not to be "qualified tax-exempt obligations" and banks and certain other financial institutions would not receive more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code.

It is possible that actions of the Issuer after the closing of the Bonds will alter the tax-exempt status of the Bonds, and, in the extreme, remove the tax-exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

DTC-Beneficial Owners

Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Registrar to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the Issuer nor the Registrar will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "APPENDIX E – BOOK-ENTRY SYSTEM."

Proposed Federal Tax Legislation

From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the Issuer's information systems could impact business operations and systems, and the costs of remedying any such damage could be significant.

The Issuer {maintains} cybersecurity insurance coverage. {The Issuer cannot predict whether this coverage would be sufficient in the event of a cyber-incident.}

Pension and Other Post-Employment Benefits ("OPEB") Information

The Issuer contributes to the Iowa Public Employees' Retirement System ("IPERS"), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the Issuer are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make monthly contributions to IPERS. Contribution amounts are set by State statute. The IPERS Annual Comprehensive Financial Report for its fiscal year ended June 30, 2025 (the "IPERS ACFR"), indicates that as of June 30, 2025, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 92.17%, and the unfunded actuarial liability was approximately $3.841 billion. The IPERS ACFR identifies the IPERS Net Pension Liability at June 30, 2025, at approximately $2.323 billion (market value), while its net pension liability at June 30, 2024, was approximately $3.641 billion (market value). The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321.

Bond Counsel, Disclosure Counsel, the Underwriter, the Municipal Advisor and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other internet sites accessed through the IPERS website.

In fiscal year ended June 30, 2025, the Issuer's IPERS contribution totaled approximately $138,189. The Issuer is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the Issuer's identified portion at June 30, 2025, at approximately $291,806, which is measured as of June 30, 2024. While the Issuer's contributions to IPERS are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER FOR FISCAL YEAR 2025" for additional information on pension and liabilities of the Issuer.

The Issuer operates a single-employer health benefit plan which provides medical and prescription drug benefits for employees, retirees and their spouses. Group insurance benefits are established under the Iowa Code, Chapter 509A.13. The Issuer currently finances the benefit on a pay-as-you-go basis. For the year ended June 30, 2025, the Issuer contributed $237,168 and plan members eligible for benefits contributed $41,853 to the plan. At June 30, 2025, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. Individuals who are employed by the Issuer and are eligible to participate in the group health plan are eligible to continue health care benefits upon retirement. Retirees under age 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit rate subsidy. Retired participants must be age 55 or older at retirement, with the exception of special service participants who must be age 50 with 22 years of service. At June 30, 2025, 13 active employees were covered by the benefit terms. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER FOR FISCAL YEAR 2025" for additional information on other post-employment benefits of the Issuer.

Risk of Audit

The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the appendices hereto.

LITIGATION

The Issuer encounters litigation occasionally, as a course of business; however, no litigation currently exists that is not believed to be covered by current insurance carriers and the Issuer is not aware of any pending litigation that questions the validity of these Bonds.

ACCOUNTANT

The financial statements of the Issuer as of and for the year ended June 30, 2025, included in this Official Statement as Appendix D, have been audited by Denman CPA LLP, West Des Moines, Iowa, independent auditors (the "Accountant"), as stated in their report appearing herein. The Accountant has not been engaged to perform, and has not performed, any procedures on the financial statements after June 30, 2025, and also has not performed any procedures relating to this Official Statement.

The financial statements are prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles.

MUNICIPAL ADVISOR

The Issuer has retained UMB Financial Services, Inc. as Municipal Advisor (the "Municipal Advisor") in connection with the preparation of the issuance of the Bonds. In assisting with the preparation of the Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Official Statement.

PLAN OF FINANCING

The Issuer will use the proceeds of the Bonds to provide funds for the purpose of paying the cost, to that extent, of undertaking wastewater treatment plant and related improvements for the municipal sanitary sewer system and paying certain costs of issuance related to the Bonds.

SOURCES AND USES OF FUNDS*

The following are estimated sources and uses of funds, with respect to the Bonds.

Sources of Funds	
Bond Principal	$1,670,000*
Premium	$
Total Sources of Funds	$
Uses of Funds	
Project Fund	$
Costs of Issuance & Contingency(1)	$
Total Uses of Funds	$

(1) Includes, among other things, payment of certain legal, financial and other expenses related to the issuance of the Bonds (including, without limitation, underwriter's discount). See the discussion under the caption "UNDERWRITING" herein.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption

The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the Issuer will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits, taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations, and corporations that may be subject to the alternative minimum tax. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

Proposed Changes in Federal and State Tax Law

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market

* Preliminary, subject to change.

value, marketability or tax-exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Qualified Tax-Exempt Obligations

In the resolution authorizing the issuance of the Bonds, the Issuer will designate the Bonds as "qualified tax exempt obligations" within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. In the opinion of Bond Counsel, the Bonds are "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code.

Original Issue Premium

The Bonds maturing in the years _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

Original Issue Discount

The Bonds maturing in the years _____ (collectively, the "Discount Bonds") are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the "Issue Price") and the principal amount payable at maturity constitutes "original issue discount" under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under Section 1288 of the Code ("Section 1288") is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under Section 1288 is added to the owner's federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under Section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership of Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see "TAX EXEMPTION AND RELATED TAX MATTERS" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as "APPENDIX B – FORM OF BOND COUNSEL OPINION." Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Underwriter at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with issuance of the Bonds.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

RATING

The Bonds are rated "[_]" by S&P. The rating reflects only the views of S&P, and an explanation of the significance of that rating may be obtained only from S&P and its published materials. The rating described above is not a recommendation to buy, sell or hold the Bonds. There can be no assurance that any rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of S&P, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the rating is still in effect. A downward revision or withdrawal of the rating is likely to have an adverse effect on the market price and marketability of the Bonds. The Issuer has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

CONTINUING DISCLOSURE

The Issuer will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Bonds to provide annually certain financial information and operating data relating to the Issuer (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the Issuer no later than twelve months after the close of each fiscal year, commencing with the fiscal year ending June 30, 2026, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE." The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the "Rule").

During the previous five years, the City has not failed to comply, in all material respects, with any previous undertakings it has entered into with respect to the Rule.

UNDERWRITING

The Bonds are being purchased, subject to certain conditions, by _____ (the "Underwriter"). The Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Bonds at an aggregate purchase price of $_____ (reflecting the par amount of the Bonds with original issue premium of $_____ and an underwriter's discount of $_____).

The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Bonds may be changed, from time to time, by the Underwriter.

The Underwriter intends to engage in secondary market trading of the Bonds subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Bonds at the request of the holder thereof.

MISCELLANEOUS

Brief descriptions or summaries of the Issuer, the Bonds, the Resolution and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Bonds, the Resolution and other documents, agreements and statutes referred to herein, and the description of the Bonds included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entireties by reference to such documents, and the description herein of the Bonds is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the Issuer.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or Owners of any of the Bonds.

The attached APPENDICES A, B, C, D and E are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Bonds.

The Issuer has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement. The execution and delivery of this Official Statement has been duly authorized by the Issuer.

City of Story City, Iowa

_____

Mark Jackson, City Administrator

APPENDIX A
INFORMATION ABOUT THE ISSUER

CITY OF STORY CITY, IOWA

Story City Hall
504 Broad Street
Story City, Iowa 50248
Telephone: (515) 733-2121

MAYOR AND CITY COUNCIL

Mike Jensen, Mayor ..... Term Expires December 31, 2029
Connie Phillips, Council ..... Term Expires December 31, 2027
Rhonda Ostrrem, Council ..... Term Expires December 31, 2027
Mary Kay Solberg, Council ..... Term Expires December 31, 2029
Eric Abrams, Council ..... Term Expires December 31, 2029
Jim O'Connor, Council ..... Term Expires December 31, 2027

CITY OFFICIALS

Mark Jackson ..... City Administrator
Heather Slifka ..... City Clerk
Matt Sporleder ..... Chief of Police

BOND AND DISCLOSURE COUNSEL

DORSEY & WHITNEY, LLP
801 Grand Avenue, Suite 4100
Des Moines, IA 50309

GENERAL INFORMATION

The City of Story City (the "City") was incorporated in 1881 and is located in Story County in central Iowa.

The City operates under a Mayor-Council form of government. The City Council consists of five elected members, with the Mayor serving as the City's chief elected official. The City is responsible for providing municipal services, including public safety, public works, utilities, parks and recreation, and general administrative services.

The City is located approximately 45 miles north of Des Moines and 12 miles north of Ames, Iowa. Interstate Highway 35 runs immediately east of the City, providing convenient access to Des Moines, Ames, and other regional communities. U.S. Highway 69 also serves the area. Commercial air transportation is available at Des Moines International Airport.

GENERAL INFORMATION ABOUT THE ISSUER (POPULATION OF CITY ONLY)

Population trends over the past several years are as follows:

	2020	2010	2000	1990
City of Story City	3,352	3,431	3,228	2,959
Story County	98,537	89,542	79,981	74,252
State of Iowa	3,190,369	3,046,355	2,926,324	2,776,831

Source: U.S. Department of Commerce, U.S. Census Data.

MAJOR EMPLOYERS

Approximately 130 businesses in the City provide the normal complement of retail stores and services to meet the needs of the residents and surrounding area. Larger manufacturers and major employers within the City include

Employer	Industry	Approximate No. of Employees
American Packaging	Manufacturing	380
Bethany Life	Nursing Home/Health Care	280
M.H. Eby	Manufacturing	210
Lumber Specialties	Construction	65
Generation Repair & Service	Repair/Tech	65
Tuson	Manufacturing	55
Dose Steelworks	Manufacturing	35
Record Printing	Print	30
Winfield	Agriculture	30
Van Wall	Agriculture	20
Stine Seed Company	Agriculture	15

Source: The City, U.S. Census Bureau.

TAXABLE RETAIL SALES TREND

Year Ended	City of Story City		Story County	
June 30	Retail Sales	No. of Businesses	Retail Sales	No. of Businesses
2025	$ 40,179,889	166	$ 1,352,099,020	2,336
2024	41,794,387	164	1,357,283,612	2,155
2023	44,335,596	133	1,360,906,406	2,373
2022	38,842,109	155	1,369,880,640	2,073
2021	39,215,543	164	1,163,082,228	2,273

Source: Iowa Department of Revenue and Finance, Iowa Retail Sales and Use Tax Reports.

BUILDING PERMIT TREND

Commercial (1)	~~2024~~2025/~~25~~26	2024/25	2023/24	2022/23	2021/22	~~2020/21~~
Number of Permits	6	4	5	4	1	~~1~~
Valuation	550,853	10,487,728	15,588,995	326,266	2,148,350	~~149,280~~
Residential (2)						
Number of Permits	14	23	11	24	13	~~24~~
Valuation	1,094,253	1,422,160	454,730	2,203,586	1,800,340	~~2,510,522~~
Total Permits	-20	27	16	28	14	~~25~~
Total Valuation	-1,645,106	11,909,888	16,043,725	2,529,852	3,948,690	~~2,659,802~~

(1) Includes new, remodels and additions.

Source: The City.

UNEMPLOYMENT STATISTICS

	2025	2024	2023	2022	2021
County of Story	2.90%	2.50%	2.40%	2.30%	3.00%
State of Iowa	3.50%	3.20%	3.00%	2.90%	3.90%

Source: Iowa Workforce Development, not seasonally adjusted

SCHEDULE OF RECEIPTS AND DISBURSEMENTS

General Fund

Fiscal Year	Beginning Balance	Receipts	Disbursements	Ending Balance
2024 / 25	1,900,314	2,852,822	2,642,102	2,111,034
2023 / 24	1,803,556	2,707,931	2,611,173	1,900,314
2022 / 23	1,635,573	2,530,666	2,362,683	1,803,556
2021 / 22	1,433,007	2,457,249	2,254,683	1,635,573
2020 / 21	1,222,866	2,394,834	2,184,693	1,433,007

**The City restated beginning fund balances in order to correct errors in fund classifications relating to hotel/motel tax revenue.*
Source: The City's Audited Financial Statements.

All Funds

Fiscal Year			Beginning Balance		Receipts	Disbursements	Ending Balance
2024	/	25	4,815,551		10,002,191	9,987,177	4,830,565
2023	/	24	5,264,165		6,883,652	7,332,266	4,815,551
2022	/	23	6,316,365	*	7,866,431	8,918,631	5,264,165
2021	/	22	7,281,414		7,116,844	8,230,924	6,167,334
2020	/	21	4,198,353		11,275,855	8,192,794	7,281,414

**The City restated beginning fund balances in order to correct errors in fund classifications and to include discretely presented component units.*

Source: The City's Audited Financial Statements.

BREAKDOWN OF CITY TAX LEVY

Valuation Year:	2024	2023	2022	2021	2020
Collection Year:	2025/26	2024/25	2023/24	2022/23	2021/22
General	$ 7.97427	$ 7.32091	$ 7.70858	$ 7.31818	$ 7.31562
Outside $8.10	0.00000	0.00000	0.00000	0.00000	0.00000
Debt Service	2.16451	2.50592	2.70759	2.73125	2.46459
Other	0.25682	0.21682	0.25153	0.13945	0.27583
Total Levy	$ 10.39560	$ 10.04365	$ 10.18888	$ 10.05604	$ 9.90149
City Ag Land	$ 3.00375	$ 2.94646	$ 3.00375	$ 2.99907	$ 2.99745

Source: Iowa Department of Management.

TAX RATE PER $1,000 (Combined Levy for all Taxing Districts)

Valuation Year:	2023	2022	2021	2020	2019
Collection Year:	2024/25	2023/24	2022/23	2021/22	2020/21
City of Story City	$ 10.39560	$ 10.04365	$ 10.66770	$ 10.18888	$ 10.05604
Story County	4.03184	4.41532	4.50196	4.50207	4.95627
County Assessor	0.49809	0.51841	0.39159	0.42803	0.50620
Ag Extension	0.11254	0.11259	0.11735	0.11527	0.07582
Roland-Story CSD	14.38684	14.11226	14.08035	14.11931	13.36970

DMACC	0.78046	0.75916	0.74410	0.69448	0.67789
County Hospital	0.99500	0.93090	0.93090	0.93350	0.87250
State (Bruc./T.B.)	0.00180	0.00180	0.00240	0.00240	0.00260
Story City Resident:	$ 31.20217	$ 30.89409	$ 30.98394	$ 30.51702	$ 30.51829

Source: Iowa Department of Management.

TAX COLLECTION TREND (All Funds)

Valuation Year	Collection Year	Amount Levied	Amount Collected*	Percent Collected
2024	2025 / 26	$2,053,067	*In Process of Collection*	
2023	2024 / 25	2,058,413	$2,113,471	102.67%
2022	2023 / 24	1,902,313	1,939,061	101.93%
2021	2022 / 23	1,841,183	1,855,563	100.78%
2020	2021 / 22	1,747,871	1,727,877	98.86%

**Includes delinquent taxes, if any.*
Source: The City.

CURRENT FUND BALANCES
(as of October 1, 2026)

Governmental:	
General Fund	1,516,156
Special Revenue	1,470,225
Debt Service	259,422
Capital Projects	1,008,003
Nonmajor Gov. Funds	90,845
All Funds Total	-4,344,651
Enterprise Funds	2,631,239
Internal Service Funds	587,458
Enterprise & Internal Total	-3,218,697

Source: The City.

VALUATION BY PROPERTY CLASSIFICATION

The following table presents the January 1, 2023 100% Assessed and Taxable Valuations of the City by property classification (for Fiscal Year 2024/25 tax levies).

		100% Actual Value 1/1/2023		Taxable Value w/ Rollback 1/1/2023
Residential	$	262,056,075	$	106,220,999
Commercial		43,852,260		31,988,336
Industrial		64,727,839		57,165,779
Multiresidential		-		-
Railroads		1,674,731		1,506,058
Utilities w/o Gas & Electric		-		-

Gross Valuation	372,310,905	196,881,172
Less military exemption	(1,691,000)	(1,691,000)
Net valuation	370,619,905	195,190,172
TIF increment	38,205,826	38,205,826
Taxed separately		
Ag land	1,040,200	747,250
Ag buildings	22,800	16,379
Gas & Electric	4,314,690	823,832

The following table presents the January 1, 2024 100% Assessed and Taxable Valuations of the City by property classification (for Fiscal Year 2025/26 tax levies).

	100% Actual Value 1/1/2024	Taxable Value w/ Rollback 1/1/2024
Residential	$ 236,574,290	$ 106,556,865
Commercial	35,064,919	23,251,527
Industrial	64,642,177	56,850,225
Multiresidential	-	-
Railroads	1,716,902	1,544,042
Utilities w/o Gas & Electric	-	-
Gross Valuation	337,998,288	188,202,659
Less military exemption	(2,134,000)	(2,134,000)
Net valuation	335,864,288	186,068,659
TIF increment	78,455,214	53,795,763
Taxed separately		
Ag land	1,027,100	758,590
Ag buildings	22,800	16,839
Gas & Electric	4,234,274	831,783

The following table presents the January 1, 2025 100% Assessed and Taxable Valuations of the City by property classification (for Fiscal Year 2026/27 tax levies).

	100% Actual Value 1/1/2025	Taxable Value w/ Rollback 1/1/2025
Residential	$ 251,239,532	$ 106,531,124
Commercial	42,459,431	29,095,330
Industrial	71,060,098	62,561,039
Multiresidential	-	-
Railroads	1,679,201	1,510,031
Utilities w/o Gas & Electric	2,059	2,018
Gross Valuation	366,440,321	199,699,542
Less military exemption	(2,089,000)	(2,089,000)
Net valuation	364,351,321	197,610,542
TIF increment	85,325,339	56,085,116
Taxed separately		
Ag land	1,325,600	787,937
Ag buildings	24,500	14,563
Gas & Electric	4,277,898	716,947

Source: Iowa Department of Management.
**Subject to final certification by the County in July 2026.*

VALUATION TREND

Valuation Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (with Rollback)	Taxable TIF Increment Valuation	Total Taxable Valuation
2025	2026 / 27	$ 455,304,658	$ 199,129,989	$ 56,085,116	$ 255,215,105*
2024	2025 / 26	414,203,421	196,014,004	38,205,826	234,219,830
2023	2024 / 25	331,985,065	168,967,624	39,066,287	208,033,911
2022	2023 / 24	323,054,250	172,105,723	34,111,313	206,217,036
2021	2022 / 23	302,107,216	166,766,471	31,556,162	198,322,633

The 100% actual valuations, before rollback and after reduction of military exemption, include ag land and buildings, TIF increment, and gas and electric utilities and are used for calculating debt capacity. The taxable valuations, with the rollback and after the reduction of military exemption, include gas and electric utilities, exclude ag land and buildings and exclude taxable TIF increment value, which is shown separately. Iowa cities certify operating levies against taxable value excluding TIF increment. However, debt service levies are certified against taxable value including TIF increment.

Source: Iowa Department of Management.
**Subject to final certification by the County in July 2026.*

LARGER TAXPAYERS BY VALUATION

The table below includes the top taxpayers by 2023 Taxable Valuation for Fiscal Year 2024/25 collection:

Name	1/1/2023 Taxable Valuation
Broadstone Ws Iowa LLC	$ 18,428,164
American Packaging Corp	10,324,204
Generation Repair & Service LLC	7,936,371
TNL Development LLC	7,582,614
R&F TU IA LLC	4,119,514
Kwik Trip Inc	3,706,376
Midwest Oilseeds Inc	2,684,464
Key Cooperative	2,564,321
Vanhouweling Property LLC	2,442,890
Dose Holdings LLC	2,414,374
	$ 62,203,292
Top 10 as Percent of Total Taxable Valuation	29.90%

~~The table below includes the top taxpayers by 2024 Taxable Valuation for~~The table below includes the top taxpayers by 2024 Taxable Valuation for ~~Fiscal Year 2025/26 collection:~~Fiscal Year 2025/26 collection:

~~Name~~ Name		~~1/1/2024~~1/1/2024 ~~Taxable Valuation~~Taxable Valuation
~~Broadstone Ws Iowa LLC~~Broadstone Ws Iowa LLC	~~$~~$	~~18,429,798~~18,429,798
~~American Packaging Corp~~American Packaging Corp		~~10,407,107~~10,407,107
~~TNL Development LLC~~TNL Development LLC		~~9,382,165~~9,382,165
~~Generation Repair & Service LLC~~Generation Repair & Service LLC		~~7,938,328~~7,938,328
~~R&F TU IA LLC~~R&F TU IA LLC		~~4,121,147~~4,121,147
~~Kwik Trip Inc~~Kwik Trip Inc		~~3,727,982~~3,727,982
~~Dose Holdings LLC~~Dose Holdings LLC		~~2,767,278~~2,767,278
~~Midwest Oilseeds Inc~~Midwest Oilseeds Inc		~~2,686,097~~2,686,097
~~Key Cooperative~~Key Cooperative		~~2,567,928~~2,567,928
~~Vanhouweling Property LLC~~Vanhouweling Property LLC		~~2,444,497~~2,444,497
	~~$~~$	~~62,203,292~~62,203,292
Top 10 as Percent of Total Taxable Valuation		26.56%
~~Top 10 as Percent of Total Taxable Valuation~~		~~26.56%~~

The table below includes the top taxpayers by 2025 Taxable Valuation for Fiscal Year 2026/27 collection:

Name		1/1/2025 Taxable Valuation
Broadstone Ws Iowa LLC	$	17,297,752
American Packaging Corp		11,235,712
TNL Development LLC		10,810,979
Generation Repair & Service LLC		8,696,360
Kwik Trip Inc		5,023,764
Cannon MN20 LLC		4,365,742
Dose Holdings LLC		3,018,802
Midwest Oilseeds Inc		2,967,053
Vanhouweling Property LLC		2,810,972
Johnson Automotive LC		2,391,165
	$	68,618,301
Top 10 as Percent of Total Taxable Valuation		26.89%

Source: Story County.

DEBT LIMIT CALCULATION

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by constitutional debt limit which is an amount equal to 5% of the value of taxable property within its limits as ascertained by the last state and county tax lists. The Issuer's debt limit is illustrated below:

		1/1/2025 Valuation
Total Market Valuation	$	457,393,658
Less: Military Exemption		(2,089,000)
100% Actual Valuation	$	455,304,658
	x	5%
Legal Debt Limit	$	22,765,233
Debt Applicable to Limit:		
Total General Obligation Debt Subject to Legal Debt Limit	$	15,803,957
Legal Debt Limit Available	$	6,961,276
Percentage of Debt Limit Available		30.58%

Source: Iowa Department of Management, the City.

GENERAL OBLIGATION DEBT

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 6/30/2026
Sep-15	285,000	Storm Drainage	Jun-27	30,000
Jun-17	2,880,000	Corporate Purpose GO Bond	Jun-27	350,000
May-19	640,000	Corporate Purpose GO Bond	Jun-27	100,000
Oct-20	1,305,000	Corporate Purpose and Refunding Bond	Jun-32	745,000
Jun-21	1,965,000	Corporate Purpose GO Bond	Jun-32	1,310,000
Jun-21	1,925,000	Taxable GO Bond	Jun-35	1,470,000
Oct-21	250,000	GO Street Sweeper Acquisition Note	Jun-31	144,668
Oct-21	510,000	GO Fire Truck Acquisition Note	Dec-36	375,289
Nov-22	1,315,000	Taxable GO Refunding Bonds	Jun-35	1,315,000
Nov-24	835,000	Taxable GO Urban Renewal	Jun-35	800,000
Nov-24	4,794,000	Wastewater Treatment Plant GO	Jun-44	4,794,000
Jun-26	2,700,000	Wastewater Treatment Plant GO	Jun-46	2,700,000
Nov-26	1,670,000	Corporate Purpose GO Note	Jun-46	1,670,000
				$ 15,803,957

Source: The City.

Fiscal Year General Obligation Debt Payments

Fiscal Year		Outstanding Principal	Outstanding Interest	Total Outstanding Principal & Interest
2026	/ 27	$ 1,421,645	366,997	$ 1,863,792
2027	/ 28	1,052,986	381,695	1,509,831
2028	/ 29	1,122,356	353,260	1,550,091
2029	/ 30	1,152,756	322,899	1,547,430
2030	/ 31	1,193,189	291,338	1,553,602
2031	/ 32	1,202,862	258,202	1,527,214
2032	/ 33	872,710	224,074	1,159,784
2033	/ 34	908,577	194,587	1,163,014
2034	/ 35	943,466	163,641	1,163,582
2035	/ 36	542,375	138,602	733,852
2036	/ 37	546,035	125,445	720,755
2037	/ 38	543,000	112,608	700,833
2038	/ 39	561,000	99,655	701,605
2039	/ 40	574,000	86,326	696,776
2040	/ 41	592,000	72,614	696,564
2041	/ 42	611,000	58,525	696,750
2042	/ 43	632,000	44,026	698,301
2043	/ 44	651,000	29,059	697,159
2044	/ 45	332,000	13,683	357,383
2045	/ 46	349,000	6,955	362,030
Total		$ 15,803,957	$ 3,344,188	$ 20,100,345

Source: The City.

~~SEWER REVENUE DEBT~~

Date of Issue		Original Amount	Purpose	Final Maturity		Principal Outstanding as of 6/30/2026
May-19	$	1,750,000	Sewer Plant Infrastructure	Jun-44	$	1,430,000
Aug-24		11,924,000	Sewer Plant Infrastructure	Jun-54		11,924,000
					$	13,354,000

WATER REVENUE DEBT

Date of Issue		Original Amount	Purpose	Final Maturity		Principal Outstanding as of 6/30/2026
May-20	$	2,164,000	Water Plant Infrastructure	Jun-35	$	1,387,000
					$	1,387,000

Source: The City.

FINANCIAL SUMMARY

Valuations as of: *1/1/2025*		2020 Census: 3,352
100% Valuation	$	455,304,658
Taxable Valuation (excludes ag value)	$	255,215,105
General Obligation Debt	$	15,803,957
Direct General Obligation Debt per Capita	$	4,714.78
Total Direct and Indirect General Obligation Debt per Capita	$	4,775.66
Ratio of Direct General Obligation Debt to 100% Valuation		28.18%
Ratio of Direct and Indirect General Obligation Debt to 100% Valuation		3.52%
100% Valuation per Capita	$	136,453.96
Water Revenue Debt	$	1,387,000
Sewer Revenue Debt	$	13,354,000
<u>Indirect Debt:</u>		
Story County		
100% Valuation	$	12,728,189,928
Taxable Valuation	$	6,693,310,591
General Obligation Bonded Debt	$	1,828,712
Percent Allocable to City		3.81%
Amount Allocable to City	$	69,729
City's share of Debt per Capita	$	20.80
Roland-Story Community School District		
100% Valuation	$	926,188,136
Taxable Valuation	$	491,309,058
General Obligation Bonded Debt	$	6,968,427
Percent Allocable to City		51.95%
Amount Allocable to City	$	3,619,815
City's share of Debt per Capita	$	1,079.90
Des Moines Area Community College (DMACC)		
100% Valuation	$	142,442,781,447
Taxable Valuation	$	75,013,582,571
Bonded Debt:		
General Obligation School Bonds/Notes	$	12,000,000
Industrial New Jobs Training Certificates (1)	$	47,980,000
Total General Obligation Bonded Debt	$	59,980,000
Percent Allocable to City		0.34%
Amount Allocable to City	$	204,067
City's share of Debt per Capita	$	60.88

~~(1) The Certificates were issued to finance projects which provide education and training of workers for new or expanding industry in the Merged Area. While secured by an annual levy of a standby tax upon all taxable property in the Merged Area, the debt service is payable from revenues of the respective projects and the standby tax will be collected only in the event such revenues are insufficient.~~



Source: The City, Outstanding Obligations Report, State Treasurer of Iowa, Iowa Auditor of State, ~~State,~~ EMMA.

APPENDIX B
FORM OF BOND COUNSEL OPINION*

We hereby certify that we have examined certified copies of the proceedings (the "Proceedings") of the City Council of the City of Story City (the "Issuer"), in Story County, Iowa, passed preliminary to the issue by the Issuer of its General Obligation Sewer Improvement Bonds, Series 2026B (the "Bonds") in the amount of $1,670,000, in the denominations of $5,000 each, or any integral multiple thereof, dated December 2, 2026, in evidence of the Issuer's obligation under a certain loan agreement (the "Loan Agreement"), dated as of December 2, 2026. The Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually, commencing December 1, 2027, at the respective rates as follows:

Date	Principal	Interest Rate	Date	Principal	Interest Rate
2028	$ 15,000	%	2038	$ 95,000	%
2029	$ 60,000	%	2039	$100,000	%
2030	$ 60,000	%	2040	$100,000	%
2031	$ 65,000	%	2041	$105,000	%
2032	$ 70,000	%	2042	$110,000	%
2033	$ 70,000	%	2043	$115,000	%
2034	$ 75,000	%	2044	$120,000	%
2035	$ 80,000	%	2045	$125,000	%
2036	$ 80,000	%	2046	$135,000	%
2037	$ 90,000	%			

Principal of the Bonds maturing in the years 2035 to 2046, inclusive, is subject to optional redemption prior to maturity on June 1, 2034, or on any date thereafter on terms of par plus accrued interest.

Based upon our examination, we are of the opinion, as of the date hereof, that:

1. The Proceedings show lawful authority for such issue under the laws of the State of Iowa.

2. The Bonds and the Loan Agreement are valid and binding general obligations of the Issuer.

3. All taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

4. The interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excluded from gross income for federal income tax purposes and is not treated as a preference item in calculating the federal alternative minimum tax imposed on noncorporate taxpayers under the Internal Revenue Code of 1986 (the "Code"). The opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Issuer has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.

5. The Bond is a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3) of the Code. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bond in order that the Bond be, or continue to be, a qualified tax-exempt obligation. The Issuer has covenanted to comply with each such requirement.

We express no opinion regarding other federal tax consequences arising with respect to the Bonds. We note, however, that interest on the Bonds may be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code).

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

DORSEY & WHITNEY LLP

***This form of bond counsel opinion is subject to change pending the results of the sale of the Bonds contemplated herein.**

APPENDIX C
FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Story City, Iowa (the "Issuer"), in connection with the issuance of $1,670,000 General Obligation Sewer Improvement Bonds, Series 2026B (the "Bonds"), dated December 2, 2026. The Bonds are being issued pursuant to resolution of the Issuer approved on November 17, 2026 (the "Resolution"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Dissemination Agent" shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"EMMA" shall mean the MSRB's Electronic Municipal Market Access system available at http://emma.msrb.org.

"Financial Obligation" shall mean a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

"Holders" shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Reports.

(a) To the extent such information is customarily prepared by the Issuer and is made publicly available, not later than June 30 (the "Submission Deadline") of each year following the end of the 2025-2026 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file on EMMA an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the Submission Deadline if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c), and the Submission Deadline beginning with the subsequent fiscal year will become one year following the end of the changed fiscal year.

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the Submission Deadline, the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the Submission Deadline, in a timely manner thereafter, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file a notice on EMMA stating that there has been a failure to provide an Annual Report on or before the Submission Deadline.

Section 4. Content of Annual Reports. The Issuer's Annual Report shall contain or include by reference the following:

(a) The Audited Financial Statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such audited financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements are not available by the Submission Deadline, the Annual Report shall contain unaudited financial information (which may include any annual filing information required by State law) accompanied by a notice that the audited financial statements are not yet available, and the audited financial statements shall be filed on EMMA when they become available.

(b) other financial information and operating data regarding the Issuer of the type presented in the final official statement distributed in connection with the primary offering of the Bonds; provided, however, other than information included in its audited financial statements, the Issuer does not customarily prepare or make publicly available, most of the information in the final official statement, and accordingly no financial information or operating data (other than that normally included in the audited financial statements) will be provided by the Issuer in the Annual Report other than the following:

- General Information Concerning the City of Story City (table listing major employers)
- Taxable Retail Sales Trend
- Building Permit Trend
- Schedule of Receipts and Disbursements (General Fund)
- Breakdown of City Tax Levy
- Tax Rate Per $1,000 of Taxable Valuation (All Taxing Districts)
- Tax Collection Trend (All Funds)
- Current Fund Balances (as of Fiscal Year end)
- Valuation by Property Classification
- Valuation Trend
- Larger Taxpayers by Valuation
- Debt Limit Calculation
- General Obligation Debt
- Other Revenue Debt (Sewer Revenue Debt and Water Revenue Debt)
- Financial Summary (excluding Overlapping Debt)

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available on EMMA or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available on EMMA. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

(1) Principal and interest payment delinquencies.

(2) Non-payment related defaults, if material.

(3) Unscheduled draws on debt service reserves reflecting financial difficulties.

(4) Unscheduled draws on credit enhancements reflecting financial difficulties.

(5) Substitution of credit or liquidity providers, or their failure to perform.

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.

(7) Modifications to rights of security holders, if material.

(8) Bond calls, if material, and tender offers.

(9) Defeasances.

(10) Release, substitution, or sale of property securing repayment of the securities, if material.

(11) Rating changes.

(12) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, event of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material.

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) If a Listed Event described in Section 5(a) paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13), (14) or (15) has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB.

(c) If a Listed Event described in Section 5(a) paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11), (12) or (16) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB. Notwithstanding the foregoing, notice of Listed Events described in Section (5)(a) paragraphs (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolution.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or Annual Report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be UMB Bank, n.a.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) (i) the amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted; (ii) the undertaking, as amended or taking into account such waiver, would, in the opinion of nationally

recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (iii) the amendment or waiver either (1) is approved by a majority of the Holders, or (2) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners; or

(b) the amendment or waiver is necessary to comply with modifications to or interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing audited financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the audited financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: December 2, 2026

CITY OF STORY CITY, IOWA

By: _____
Mayor

Attest:

By: _____
City Clerk

APPENDIX D
AUDITED FINANCIAL STATEMENTS OF THE ISSUER FOR FISCAL YEAR 2025

The financial statements are prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles.

APPENDIX E
BOOK-ENTRY SYSTEM

The information in this Appendix concerning The Depository Trust Company, New York, New York ("DTC") and DTC's book-entry system has been obtained from DTC. Neither the Underwriter nor the Issuer take responsibility for the accuracy or completeness thereof, or for any material changes in such information subsequent to the date hereof, or for any information provided at the web sites referenced below. Beneficial Owners should confirm the following with DTC or the Direct Participants (as hereinafter defined). So long as Cede & Co. is the Registered Owner of the Bonds, as nominee of DTC, references in the Official Statement to the Bondowners or Registered Owners of the Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the Bonds.

Book-Entry System

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for the Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of the Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults and proposed amendments to the Security documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative,

Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer does not take any responsibility for the accuracy thereof.

Summary report: Litera Compare for Word 11.16.0.74 Document comparison done on 10/30/2026 8:57:07 AM	
Style name: No formatting	
Intelligent Table Comparison: Active	
Original DMS: nd://4909-0400-6360/2/Preliminary Official Statement (Story City 2026).docx	
Modified DMS: nd://4909-0400-6360/3/Preliminary Official Statement (Story City 2026).docx	
Changes:	
Add	170
~~Delete~~	73
~~Move From~~	0
Move To	0
Table Insert	13
~~Table Delete~~	41
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	297

504 Broad Street ▲ Story City, IA 50248
CityofStoryCity.org
515.733.2121

To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator
Re: Resolution No. 26-61 – Approving Second Amendment to the Development Agreement with B&L Properties LLC
Date: November 2, 2026

Presented for Mayor and City Council consideration is Resolution No. 26-61 for the purpose of approving the Second Amendment to the Development Agreement with B&L Properties.

At its February 20, 2023 meeting, the City Council approved a Development Agreement with B&L Properties LLC regarding the development of an approximate four-acre site at the corner of Precision Parkway and Rich Olive Street in the Interstate 35 Business Park. At its meeting on December 15, 2025, the City Council approved the First Amendment to that agreement.

B&L agreed to purchase the property of $121,500 and construct a new building or buildings on the site for not less than 10,000 square feet in size. As part of the development agreement, the City agreed to make an economic development grant to B&L Properties in an amount to be determined at a later date. The City also agreed to grant a tax abatement on a sliding scale as follows: 75%, 60%, 45%, 30%, and 15%.

B&L Properties constructed a 43,200 square foot facility with an assessed valuation of approximately $2.1 Million. It is estimated that the Tax Increment Financing (TIF) revenue generated in five years would be slightly more than the purchase price of $121,500, also taking into account the tax abatement.

The First Amendment to the Development Agreement provides for an economic development grant to B&L Properties in the amount of $121,500.

The proposed Second Amendment to the Development Agreement relates to the tax abatement that was identified in the initial Development Agreement. One of the provisions in that agreement was a five-year, sliding scale, tax abatement. Due to the building being a spec building and with changes by the state legislature to the property tax system as it relates to tax abatement's, it is recommended that rather than a tax abatement a tax rebate be provided. The dollar amount is approximately the same, but rather than the property taxes being reduced via a tax abatement, the taxes are paid and then a portion is rebated instead as identified in item #6 of the Development Agreement. The total amount over the five years is approximately $137,000.

City of Story City, Iowa
Resolution No. 26-61

Approving second amendment to economic development agreement with B&L Properties, LLC

BE IT RESOLVED by the City Council of Story City, Iowa:

1 The City Council has home rule authority, as described in article III, section 38A of the Constitution of the State of Iowa and further described in chapter 403 of the Code of Iowa, to enter into development agreements and into amendments thereto.

2 The City previously entered into a Development Agreement with B & L Properties, LLC ("Developer"), dated February 21, 2023, approved by Resolution 23-26. The City and the Developer entered into an amendment dated December 15, 2025, approved by Resolution 25-67.

3 Both the City and the developer, for good cause, now desire to modify the development agreement.

4 The City Council again reaffirms the findings in Resolution 23-26 and Resolution 25-67 concerning the authority of the City to provide economic development incentives to the developer and of the developer and the property meeting the statutory qualifications for such incentives.

5 The City Council hereby approves the Second Amendment to Development Agreement and authorizes and directs the Mayor to execute the agreement on behalf of the city. The City Administrator, City Clerk, and City Treasurer are authorized to carry into effect the terms of the Development Agreement and Amendment.

6 The City Council finds this resolution appropriate and necessary to protect, preserve, and improve the rights, privileges, property, peace, safety, health, welfare, comfort, and convenience of the City of Story City and its citizens, all as provided for in and permitted by article III, section 38A of the Constitution of the State of Iowa and section 364.1 of the Code of Iowa.

7 All other resolutions or parts of resolutions in conflict with this resolution are hereby repealed. If any part of this resolution is adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the resolution or action of the City Council as a whole or any part thereof not adjudged invalid or unconstitutional.

8 This resolution shall be in full force and effect from and after the date of its approval as provided by law.

APPROVAL: In accordance with Iowa Code section 380.5, the undersigned approves the foregoing as enacted on the _____ day of _____, 2026, by the City Council of the City of Story City, Iowa.

IN WITNESS WHEREOF,
I affix my signature on
the _____ day of _____, 2026:

_____
Mike Jensen, Mayor

ATTESTED AND SEALED
with the seal of the City of Story City, Iowa
on the date aforesaid by:
[Seal of the City of Story City, Iowa]

_____
Heather Slifka, City Clerk

Second Amendment to Development Agreement

THIS IS AN AGREEMENT made by and between City and Developer upon the following terms and conditions:

1 **Definitions.** When used in this Agreement, unless otherwise required by the context:

1.1 "City" means **City of Story City, Iowa**.

1.2 "Developer" means **B & L Properties, LLC.**

1.3 "Titleholder" means **Blama Properties, LLC**.

1.4 "Property" means **Lot 2, I-35 Business Park Subdivision Fourth Addition to Story City, Story County, Iowa**, locally known as 1811 Rich Olive Street, Story City, Iowa.

1.5 "Agreement" means the Development Agreement between City and Developer dated February 21, 2023, as amended.

1.6 "First Amendment" means the First Amendment to Development Agreement dated December 17, 2025.

1.7 "Second Amendment" means this instrument in its entirety as signed by the parties thereto.

1.8 "Minimum Assessment Agreement" means the agreement between Titleholder and City dated January 13, 2026.

1.9 "Minimum Improvements" means the buildings, fixtures, and other improvements on the Property having a minimum value of $2,079,300.

1.10 "URA" means the I-35 Business Park Revitalization Area established by Ordinance 211 as subsequently amended.

2 **Circumstances & Purpose.** Whereas—

2.1 The City Council reaffirms its belief expressed in Resolution 23-26 that the City should participate in the Project (as described in the Resolution) for all the reasons previously stated therein; and

2.2 The City has conveyed the Property to Blama Properties, LLC; and

2.3 The Developer has constructed or is constructing improvements on the Property, and the City and Developer entered into the Minimum Assessment Agreement setting a minimum actual value of $2,079,300 effective January 1, 2025; and

2.4 City and Developer now desire to modify the Agreement.

3 **Agreement Amended.** Paragraph 5 of the Agreement, which provided for a schedule of tax exemption (also known as abatement) is hereby rescinded and deleted. In lieu thereof, the City and the Developer agree that, in consideration of Developer's obligations under the Agreement, the City is willing to provide up to five years of annual grant payments funded by incremental tax revenues generated by the Minimum Improvements and collected pursuant to Iowa Code Section 403.19 as set forth in this Amendment.

4 **Real Property Taxes.** Developer, its successors and assigns, shall pay or cause to be paid, when due, all real property taxes and assessments payable with respect to all and any parts of the Property. Developer acknowledges and agrees that the Minimum Improvements are not eligible for, and Developer shall not attempt to apply for, any property tax exemption or abatement

available under any state or local law with respect to taxation of the Property.

5 **Tax Increments.** The economic development grants made by the City to the Developer shall be paid using only incremental tax revenues generated by construction of the Minimum Improvements (building/improvement value only), collected pursuant to Iowa Code section 403.19, and deposited into URA Tax Increment Revenue Fund.

6 **Schedule of Rebates.** The economic development grants (commonly known as rebates) shall commence on June 1, 2028, and end on the earlier of: (i) June 1, 2032, or (ii) the date the Property is sold by the Titleholder to an unrelated third party, under the following schedule:

Date	Amount of economic development grants
June 1, 2028	$45,645 for Fiscal Year 2027-28
June 1, 2029	$36,516 for Fiscal Year 2028-29
June 1, 2030	$27,387 for Fiscal Year 2029-30
June 1, 2031	$18,258 for Fiscal Year 2030-31
June 1, 2032	$9,129 for Fiscal Year 2031-32

7 **Conditions Precedent.** The obligation of the City to make an economic development grant in any year shall be subject to and conditioned upon Developer's compliance with the terms of the Agreement (as amended) at the time of payment, including, but not limited to, completion of the Minimum Improvements, payment of real property taxes, and on-going business operations in the Minimum Improvements.

8 **Source of Grant Funds Limited.** The economic development grants shall be payable from and secured solely and only by tax increments collected pursuant to Iowa Code section 403.19 and deposited and held in the URA Tax Increment Revenue Fund. The City agrees to apply the appropriate portion of tax increments collected and allocated to pay the economic development grants for the payments provided herein. The economic development grants shall not be payable in any manner by other tax increment revenues or by general taxation or from any other City funds.

9 **Grants Subject to Appropriation**. Each economic development grant is subject to annual appropriation by the City Council. The right of non-appropriation reserved to the City is intended by the parties, and shall be construed at all times, so as to ensure that the City's obligation to make future economic development grants shall not constitute a legal indebtedness of the City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of the City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default by the City shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision. To this end the provisions of this Agreement are severable.

10 **No Grant Obligation.** The City shall have no obligation to make an economic development grant to the Developer if at any time during the term hereof (a) the City fails to appropriate funds for payment, (b) the City's ability to collect tax increment from the URA terminates under Iowa Code chapter 403, as may be amended, or (c) the City receives an opinion from its

legal counsel to the effect that the use of tax increments to fund an economic development grant to the Developer, as contemplated herein, is not, based on a change in applicable law or its interpretation since the date of this Agreement, authorized or otherwise an appropriate urban renewal activity permitted to be undertaken by the City under the Iowa Code chapter 403 or other applicable provisions of the Code, as then constituted or under controlling decision of any Iowa Court having jurisdiction over the subject matter hereof. Upon receipt of any such legal opinion, non-appropriation, or termination of the ability to collect tax increment, the City shall promptly forward notice of the same to the Developer. If the non-appropriation or circumstances or legal constraints giving rise to the decision continue for a period during which two (2) annual economic development grants would otherwise have been paid to Developer, then the City may terminate this Agreement, without penalty or other liability to the City, by written notice to Developer.

11 **Reaffirmation.** Except as modified by this Amendment, the Developer, the Titleholder, and the City hereby reaffirm the terms of the Agreement and the First Amendment.

IN WITNESS OF THIS AGREEMENT City and Developer have executed this instrument:

« SIGNATURES ON PAGES FOLLOWING »

City:
Dated the _____ day of _____, 2026
CITY OF STORY CITY, IOWA

By: _____
Mike Jensen, Mayor

Developer:
Dated the _____ day of _____, 2026
B & L PROPERTIES, LLC

By: _____
Bart Clark, Manager

Titleholder:
Dated the _____ day of _____, 2026
BLAMA PROPERTIES, LLC

By: _____
Bart Clark, Manager

504 Broad Street ▲ Story City, IA 50248
CityofStoryCity.org
515.733.2121

To: The Honorable Mayor & City Council
From: Mark A. Jackson, City Administrator
Re: Resolution No. 26-62 – Approving an Urban Renewal Agreement with Story County
Date: November 2, 2026

Presented for Mayor and City Council consideration is Resolution No. 26-62 for the purpose of approving an Urban Renewal Joint Agreement with Story County.

In order for Story County to exercise its urban renewal (TIF) powers with respect to property within in a city, it needs to enter into an agreement with the city in order to undertake a project(s).

There are two proposed projects within Story City that Story County proposes to include in its proposed urban renewal area plan amendment.

1) The City of Story City has requested from Story County funding in the amount of $120,000 for The Reserves at Story City. This is the housing development project located at the intersection of Dale Henricks Way and Prairie Drive.

2) The County also proposes to include in its plan a "Manufactured Housing Repair Program". This program would fund weatherization related repairs to manufactured homes, assisting with repair or replacement of windows, doors, and skirting for eligible homeowners.

The following resolution was offered by Councilperson _____, who moved its adoption.

RESOLUTION NO. 26-62

A RESOLUTION APPROVING AN URBAN RENEWAL JOINT AGREEMENT WITH STORY COUNTY, IOWA

WHEREAS, Story County, Iowa, proposes to enter into an Urban Renewal Joint Agreement with the City of Story City, Iowa pursuant to Chapter 403 of the Code of Iowa, and

WHEREAS, the Story County Board of Supervisors, Iowa, has requested that the Story City City Council approve the Urban Renewal Joint Agreement, and

WHEREAS, the City Council finds that it would be in the best interests of Story City and its citizens to enter into such an agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Story City, Iowa, hereby approves the Agreement, a copy of which is attached to this Resolution, and the Mayor and City Clerk are authorized and directed to execute same on behalf of the City.

This motion was seconded by Councilperson _____, and, upon roll call, was carried by an aye and nay vote, as follows:

AYE: _____

NAY: _____

ABSENT: _____

WHEREUPON, the Mayor declared the Resolution duly adopted this 2nd day of November, 2026.

_____ ATTEST: _____

Mike Jensen, Mayor Heather Slifka, City Clerk

URBAN RENEWAL JOINT AGREEMENT

WHEREAS, pursuant to Chapter 403 of the Code of Iowa, counties have certain urban renewal powers; and

WHEREAS, pursuant to Section 403.17(4) of the Code of Iowa, a county may exercise urban renewal powers with respect to property located within the corporate limits of, or within two miles of, a city only if the county and the city have entered into a joint agreement regarding the exercise of such powers; and

WHEREAS, the Board of Supervisors of Story County, Iowa (the "County"), intends to amend the urban renewal plan for the Story County Urban Renewal Area (the "Urban Renewal Area") to add the real property legally described on Exhibit A attached hereto (the "Property") to the Urban Renewal Area; and

WHEREAS, a portion of the Property is located within the incorporated limits of the City of Story City, Iowa (the "City"); and

WHEREAS, the County has requested that the City enter into this Joint Agreement to enable the County to exercise its urban renewal powers with respect to the Property and to undertake the Project;

NOW, THEREFORE, it is agreed by the County and the City as follows:

Section 1. The County may include the Property in the Urban Renewal Area and exercise its urban renewal powers pursuant to Chapter 403 of the Code of Iowa with respect to the Property.

Section 2. This Agreement is intended to satisfy the requirements of Section 403.17(4) of the Code of Iowa and shall become effective upon approval by the governing bodies of the County and the City and execution by their duly authorized officials.

IN WITNESS WHEREOF, the County has caused this Agreement to be executed by the Chairperson of its Board of Supervisors and attested by its County Auditor, and the City has caused this Agreement to be executed by its Mayor and attested by its City Clerk, as of the dates shown below.

STORY COUNTY, IOWA

By _____
Chairperson, Board of Supervisors

Attest:

_____ Date: _____
County Auditor

CITY OF _____, IOWA

By _____
Mayor

Attest:

_____ Date: _____
City Clerk

EXHIBIT A
Legal Description
Story County Urban Renewal Area

Name of Project	Location
City of Story City The Reserves at Story City	SECTION:07 TOWNSHIP:85 RANGE: 23 RONALD'S 2ND SD E363' LOT 4 0207301190
Manufactured Housing Repair Program	0114225300 (120 1ST ST)

APPLICATION AND CERTIFICATE FOR PAYMENT

O:\Richie F\Current Jobs\2024\2024-05 Story City, IA\Pay Requests\[Pay Request #28.xls]Summary Page

TO OWNER:	City of Story City 504 Broad Street Story City, IA 50248	PROJECT:	W.T.F.U. - Story City, IA	APPLICATION NO.: PERIOD TO: PROJECT NO.: SUBSTANTIAL CONTRACT DATE: FINAL CONTRACT DATE:	28 10/23/26 #08989030 12/07/26 01/06/27
CONTRACTOR:	Gridor Constr., Inc. 3990 27th Street SE Buffalo, MN 55313	ENGINEER:	MSA Professional Services Inc. 400 Ice Harbor Drive - Suite 110 Dubuque, IA 52001		
CONTACT:	Richie Foldesi	CONTACT:	Clint Wienen		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1.	ORIGINAL CONTRACT SUM		$19,684,000.00
2.	Net change by Change Orders		$133,182.37
3.	CONTRACT SUM TO DATE (Line 1 + Line 2)		$19,817,182.37
4.	TOTAL COMPLETED & STORED TO DATE		$18,794,513.00
5.	RETAINAGE:		
	A. 5% of Completed to Date	$939,197.15	
	B. 5% of Stored Materials	$528.50	
	Total Retainage	$939,725.65	
6.	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$17,854,787.35
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior payment)		$17,448,487.55
8.	CURRENT PAYMENT DUE		$406,299.80
9.	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$1,962,395.02

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner: COs	$133,182.37	
Total approved this month:		
TOTALS:	$133,182.37	$0.00
NET CHANGES by Change Order:	$133,182.37	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Gridor Constr., Inc.

By: Richie Foldesi Date: 10/23/26

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $406,299.80

ENGINEER: MSA Professional Services, Inc.

By: Clint Wienen Date: 10/27/2026

OWNER'S ACCEPTANCE/ APPROVAL

OWNER: City of Story City

By: _____ Date: _____

Item No.	B Description of Work	C Scheduled Value	D Work Completed From Previous Application	D Work Completed This Period Percent	D Work Completed This Period Amount	E Material Presently Stored (Not In D or E)	F Total Completed and Stored To Date (D+E+F)	G Percent Completed (G/C)	H Balance To Finish (C-G)
Division 00 & 01	**Procurement/ General Requirements**								
000000.01	Insurance & Bonds	$350,000	$350,000			$0	$350,000	100.0%	$0
000000.02	Mobilization	$310,000	$310,000			$0	$310,000	100.0%	$0
000000.03	De-Mobilization	$30,000				$0	$0	0.0%	$30,000
012100.01	Allowance - Telephone & Internet	$5,000	$0,335			$0	$335	6.7%	$4,665
012100.02	Allowance - Refrigerator	$3,000	$3,000			$0	$3,000	100.0%	$0
012100.03	Allowance - Asbestos Testing	$2,000	$2,000			$0	$2,000	100.0%	$0
014500.01	Quality Control	$60,000	$60,000			$0	$60,000	100.0%	$0
17100	Change Order #1	$21,320	$21,320			$0	$21,320	100.0%	$0
17100A	Change Order #2	$20,366	$20,365			$0	$20,365	100.0%	$1
17100A-1	Change Order #3	$9,409	$9,408			$0	$9,408	100.0%	$1
17100A-2	Change Order# 4	$82,089		65%	$53,075	$0	$53,075	64.7%	$29,014
Subtotal for	**Division 00 & 01**	**$893,184**	**$776,428**		**$53,075**		**$829,503**	**92.9%**	**$63,681**
						check	$829,503		
Division 02	**Existing Conditions**								
020100.01	Maintenance of Existing - 10 Headworks	$150,000	$147,500	1.67%	$2,500		$150,000	100.0%	$0
024116.01	Demolition - Misc. Site/ Paving	$70,000	$45,000				$45,000	64.3%	$25,000
024116.02	Demolition - Blower Building/ SBRs	$150,000	$90,000	20.00%	$30,000		$120,000	80.0%	$30,000
024116.03	Demolition - Digesters	$150,000		66.67%	$100,000		$100,000	66.7%	$50,000
024116.04	Demolition - Reed Beds	$300,000	$300,000				$300,000	100.0%	$0
024116.05	Demolition - Exterior Flow Measurement	$50,000	$50,000				$50,000	100.0%	$0
024116.06	Demolition - Structure 10 Headworks	$200,000	$200,000				$200,000	100.0%	$0
024116.07	Demolition - Structure 50 Sludge Press Building	$50,000	$50,000				$50,000	100.0%	$0
Subtotal for	**Division 02**	**$1,120,000**	**$882,500.00**		**$132,500**	**$0**	**$1,015,000**	**90.63%**	**$105,000**
		check				Check	$1,015,000		
Division 03	**Concrete**								
032000.01	Concrete Reinforcing - 05 Sitework	$7,000	$7,000				$7,000	100.0%	$0
032000.02	Concrete Reinforcing - 10 Headworks	$70,000	$70,000				$70,000	100.0%	$0
032000.03	Concrete Reinforcing - 20 Main Building	$20,000	$20,000				$20,000	100.0%	$0
032000.04	Concrete Reinforcing - 30 Aero-Mod	$1,000,000	$1,000,000				$1,000,000	100.0%	$0
032000.05	Concrete Reinforcing - 50 Sludge Press Bldg.	$2,000	$2,000				$2,000	100.0%	$0
032000.06	Concrete Reinforcing - 60 Sludge Storage	$60,000		50.00%	$30,000		$30,000	50.0%	$30,000
033000.01	Cast in Place Concrete - 05 Slabs on Grade	$8,000	$5,000				$5,000	62.5%	$3,000
033000.02	Cast in Place Concrete - 10 Footings/ Slabs	$34,000	$34,000				$34,000	100.0%	$0
033000.03	Cast in Place Concrete - 10 Walls	$110,000	$110,000				$110,000	100.0%	$0
033000.04	Cast in Place Concrete - 10 Structural Slabs	$6,000	$6,000				$6,000	100.0%	$0

Item No.	B Description of Work	C Scheduled Value	D Work Completed From Previous Application	E This Period Percent	E This Period Amount	F Material Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H Percent Completed (G/C)	I Balance To Finish (C-G)
033000.05	Cast in Place Concrete - 20 Footings/ Slabs	$48,000	$48,000				$48,000	100.0%	$0
033000.06	Cast in Place Concrete - 20 Walls	$40,000	$40,000				$40,000	100.0%	$0
033000.07	Cast in Place Concrete - 30 Base Slabs/ Fillets	$675,000	$675,000				$675,000	100.0%	$0
033000.08	Cast in Place Concrete - 30 Walls	$610,000	$610,000				$610,000	100.0%	$0

Item No.	B Description of Work	C Scheduled Value	D Work Completed From Previous Application	D Work Completed This Period Percent	D Work Completed This Period Amount	E Material Presently Stored (Not In D or E)	F Total Completed and Stored To Date (D+E+F)	G Percent Completed (G/C)	H Balance To Finish (C-G)	I
033000.09	Cast in Place Concrete - 30 Structural Slabs	$12,000	$12,000				$12,000	100.0%	$0	
033000.10	Cast in Place Concrete - 50 Footings/ Curbs	$4,000	$4,000				$4,000	100.0%	$0	
033000.11	Cast in Place Concrete - 60 Footings/ Slabs	$52,000		51.92%	$27,000		$27,000	51.9%	$25,000	
033000.12	Cast in Place Concrete - 60 Walls	$33,000		54.55%	$18,000		$18,000	54.5%	$15,000	
034133.01	Precast Concrete Walls/ Plank - 10 Headworks	$80,000	$80,000				$80,000	100.0%	$0	
034133.02	Precast Concrete Walls/ Plank - 20 Main Building	$400,000	$400,000				$400,000	100.0%	$0	
Subtotal for	**Division 03**	**$3,271,000**	**$3,123,000.00**		**$75,000**	**$0**	**$3,198,000**	**97.77%**	**$73,000**	
		check				Check	$3,198,000			
Division 04	**Masonry**									
042000.01	Unit Masonry - 10 Headworks Infill	$10,000	$10,000				$10,000	100.0%	$0	
042000.02	Unit Masonry - 20 Interior Walls	$80,000	$80,000				$80,000	100.0%	$0	
Subtotal for	**Division 04**	**$90,000**	**$90,000.00**		**$0**	**$0**	**$90,000**	**100.00%**	**$0**	
		check				Check	$90,000			
Division 05	**Metals**									
055000.01	Metal Fabrications - 05 Sitework	$15,000	$15,000				$15,000	100.0%	$0	
055000.02	Metal Fabrications - 10 Headworks	$150,000	$150,000				$150,000	100.0%	$0	
055000.03	Metal Fabrications - 30 AEROMOD	$50,000	$50,000				$50,000	100.0%	$0	
055000.04	Metal Fabrications - 50 Sludge Press Building	$30,000	$30,000				$30,000	100.0%	$0	
Subtotal for	**Division 05**	**$245,000**	**$245,000.00**		**$0**	**$0**	**$245,000**	**100.00%**	**$0**	
		check				Check	$245,000			
Division 06	**Carpentry/ Plastic/ Composites**									
061000.01	Rough Carpentry	$15,000	$15,000				$15,000	100.0%	$0	
066116.01	Solid Surfaces/ Finish Carpentry	$15,000	$14,000	6.67%	$1,000		$15,000	100.0%	$0	
Subtotal for	**Division 06**	**$30,000**	**$29,000.00**		**$1,000**	**$0**	**$30,000**	**100.00%**	**$0**	
		check				Check	$30,000			

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Division 07	**Thermal & Moisture Protection**								
072113.01	Board Insulation	$20,000	$20,000				$20,000	100.0%	$0
075323.01	EPDM Roofing - 10 Headworks	$30,000	$30,000				$30,000	100.0%	$0
075323.02	EPDM Roofing - 20 Main Building	$70,000	$70,000				$70,000	100.0%	$0
076200.01	Sheet Metal & Flashing - 10 Headworks	$10,000	$9,150	8.50%	$850		$10,000	100.0%	$0
076200.02	Sheet Metal & Flashing - 20 Main Building	$20,000	$19,450	2.75%	$550		$20,000	100.0%	$0
079200.01	Joint Sealants	$40,000	$40,000				$40,000	100.0%	$0
Subtotal for	**Division 07**	**$190,000**	**$188,600.00**		**$1,400**	**$0**	**$190,000**	**100.00%**	**$0**
		check				Check	$190,000		
Division 08	**Openings**								
081213.01	Hollow Metal Doors & Frames	$50,000	$50,000				$50,000	100.0%	$0
083459.01	Vault Doors	$10,000	$10,000				$10,000	100.0%	$0
083613.01	Sectional Overhead Doors	$40,000	$40,000				$40,000	100.0%	$0
085113.01	Aluminum Windows	$30,000	$30,000				$30,000	100.0%	$0
087100.01	Door Hardware	$25,000	$25,000				$25,000	100.0%	$0
088100.01	Glass & Glazing	$5,000	$5,000				$5,000	100.0%	$0
Subtotal for	**Division 08**	**$160,000**	**$160,000**		**$0**	**$0**	**$160,000**	**100.00%**	**$0**
		check				Check	$160,000		
Division 09	**Finishes**								
095100.01	Acoustical Panel Ceilings	$40,000	$40,000				$40,000	100.0%	$0
096513.01	Resilient Base & Accessories	$25,000	$25,000				$25,000	100.0%	$0
096700.01	Epoxy Flooring	$25,000	$25,000				$25,000	100.0%	$0
099600.01	High Performance Coatings - Labor	$165,000	$135,000	13.64%	$22,500		$157,500	95.5%	$7,500
099600.02	High Performance Coatings - Material	$55,000	$40,000	13.64%	$7,500		$47,500	86.4%	$7,500
Subtotal for	**Division 09**	**$310,000**	**$265,000.00**		**$30,000**	**$0**	**$295,000**	**95.16%**	**$15,000**
		check				Check	$295,000		
Division 10	**Specialties**								
101400.01	Signage	$1,000					$0	0.0%	$1,000
101469.01	Warning Signs/ Foam Corner Guard	$1,000					$0	0.0%	$1,000
102813.01	Toilet & Bath Accessories	$3,000					$0	0.0%	$3,000
104416.01	Fire Extinguishers	$2,000	$2,000				$2,000	100.0%	$0
105153.01	Changing Bench	$1,000					$0	0.0%	$1,000
Subtotal for	**Division 10**	**$8,000**	**$2,000.00**		**$0**	**$0**	**$2,000**	**25.00%**	**$6,000**
		check				Check	$2,000		

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Division 12 & 13	**Furnishings/ Special Construction**								
123553.01	Metal Laboratory Casework	$60,000	$55,000	4.17%	$2,500		$57,500	95.8%	$2,500
133423.01	Pre-Engineered Membrane Covered Frame Bldgs	$50,000					$0	0.0%	$50,000
Subtotal for	**Division 12 & 13**	**$110,000**	**$55,000.00**		**$2,500**	**$0**	**$57,500**	**52.27%**	**$52,500**
		check							
Division 22	**Plumbing**								
220000.01	Plumbing - Mobilization	$98,000	$98,000				$98,000	100.0%	$0
220000.02	Bldg 10 Demo - Plumbing	$9,000	$9,000				$9,000	100.0%	$0
220000.03	Bldg 50 Demo - Plumbing	$5,000	$5,000				$5,000	100.0%	$0
220000.04	Bldg 10 Plumbing Rough-In - M	$8,000	$7,355				$7,355	91.9%	$645
220000.05	Bldg 10 Plumbing Rough-In - L	$19,000	$17,000				$17,000	89.5%	$2,000
220000.06	Bldg 20 Plumbing Rough-In - M	$45,000	$45,000				$45,000	100.0%	$0
220000.07	Bldg 20 Plumbing Rough-In - L	$87,000	$87,000				$87,000	100.0%	$0
220000.08	Bldg 50 Plumbing Rough-In - M	$8,000	$8,000				$8,000	100.0%	$0
220000.09	Bldg 50 Plumbing Rough-In - L	$17,000	$17,000				$17,000	100.0%	$0
220000.10	Bldg 60 Plumbing Rough-In - M	$6,000					$0	0.0%	$6,000
220000.11	Bldg 60 Plumbing Rough-In - L	$10,000					$0	0.0%	$10,000
220000.12	Bldg 10 Plumbing Fixtures - M	$3,000	$3,000				$3,000	100.0%	$0
220000.13	Bldg 10 Plumbing Fixtures - L	$2,000	$2,000				$2,000	100.0%	$0
220000.14	Bldg 20 Plumbing Fixtures - M	$67,000	$60,410	9.84%	$6,590		$67,000	100.0%	$0
220000.15	Bldg 20 Plumbing Fixtures - L	$22,000	$19,995	9.11%	$2,005		$22,000	100.0%	$0
220000.16	Bldg 50 Plumbing Fixtures - M	$8,000	$8,000				$8,000	100.0%	$0
220000.17	Bldg 50 Plumbing Fixtures - L	$3,000	$3,000				$3,000	100.0%	$0
220000.18	Bldg 60 Plumbing Fixtures - M	$23,000				$6,570	$6,570	28.6%	$16,430
220000.19	Bldg 60 Plumbing Fixtures - L	$6,000					$0	0.0%	$6,000
220000.20	Plumbing Insulation - M	$8,000	$7,385				$7,385	92.3%	$615
220000.21	Plumbing Insulation - L	$22,000	$20,550				$20,550	93.4%	$1,450
Subtotal for	**Division 22**	**$476,000**	**$417,695.00**		**$8,595**	**$6,570**	**$432,860**	**90.94%**	**$43,140**
		check				Check	$432,860		

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Division 23	**HVAC**								
230000.01	Bldg 10 Demo - HVAC	$13,000	$13,000				$13,000	100.0%	$0
230000.02	Bldg 50 Demo - HVAC	$11,000	$11,000				$11,000	100.0%	$0
230000.03	Bldg 10 Ductwork Rough-In - M	$73,000	$66,185				$66,185	90.7%	$6,815
230000.04	Bldg 10 Ductwork Rough-In - L	$55,000	$49,680				$49,680	90.3%	$5,320
230000.05	Bldg 20 Ductwork Rough-In - M	$7,000	$7,000				$7,000	100.0%	$0
230000.06	Bldg 20 Ductwork Rough-In - L	$22,000	$22,000				$22,000	100.0%	$0
230000.07	Bldg 50 Ductwork Rough-In - M	$19,000	$19,000				$19,000	100.0%	$0
230000.08	Bldg 50 Ductwork Rough-In - L	$30,000	$30,000				$30,000	100.0%	$0
230000.09	Bldg 10 HVAC Equipment - M	$170,000	$170,000				$170,000	100.0%	$0
230000.10	Bldg 10 HVAC Equipment - L	$50,000	$47,650				$47,650	95.3%	$2,350
230000.11	Bldg 20 HVAC Equipment - M	$98,000	$98,000				$98,000	100.0%	$0
230000.12	Bldg 20 HVAC Equipment - L	$38,000	$38,000				$38,000	100.0%	$0
230000.13	Bldg 50 HVAC Equipment - M	$128,000	$116,012				$116,012	90.6%	$11,988
230000.14	Bldg 50 HVAC Equipment - L	$20,000	$18,195				$18,195	91.0%	$1,805
230000.15	Bldg 60 HVAC Equipment - M	$8,000				$4,000	$4,000	50.0%	$4,000
230000.16	Bldg 60 HVAC Equipment - L	$6,000					$0	0.0%	$6,000
230000.17	Ductwork Insulation - M	$16,000	$16,000				$16,000	100.0%	$0
230000.18	Ductwork Insulation - L	$45,000	$45,000				$45,000	100.0%	$0
230000.19	Testing & Balancing	$15,000					$0	0.0%	$15,000
Subtotal for	**Division 23**	**$824,000**	**$766,722.00**		**$0**	**$4,000**	**$770,722**	**93.53%**	**$53,278**
		check							
Division 26	**Electrical**								
260000.01	Electrical - Mobilization & Submittals Labor	$5,000	$5,000				$5,000	100.0%	$0
260000.02	Electrical - Mobilization & Submittals Material	$100,000	$100,000				$100,000	100.0%	$0
260000.03	Electrical - Demobilzation Labor	$5,000					$0	0.0%	$5,000
260000.04	Electrical - Temp Power Labor	$33,000	$33,000				$33,000	100.0%	$0
260000.05	Electrical - Temp Power Material	$20,000	$20,000				$20,000	100.0%	$0
260000.06	Electrical - Site Power Labor	$147,000	$142,018				$142,018	96.6%	$4,982
260000.07	Electrical - Site Power Material	$111,000	$108,546				$108,546	97.8%	$2,454
260000.08	Electrical - Site Generator Labor	$38,000	$38,000				$38,000	100.0%	$0
260000.09	Electrical - Site Generator Material	$264,000	$264,000				$264,000	100.0%	$0
260000.10	Electrical - Site Equipment Labor	$3,000	$2,000				$2,000	66.7%	$1,000
260000.11	Electrical - Site Equipment Material	$18,000	$13,400				$13,400	74.4%	$4,600
260000.12	Electrical - Headworks Power Labor	$89,000	$83,877	2.81%	$2,500		$86,377	97.1%	$2,623
260000.13	Electrical - Headworks Power Material	$67,000	$65,391				$65,391	97.6%	$1,609
260000.14	Electrical - Headworks Equipment Labor	$21,000	$15,915	9.52%	$2,000		$17,915	85.3%	$3,085
260000.15	Electrical - Headworks Equipment Material	$597,000	$591,975	0.34%	$2,000		$593,975	99.5%	$3,025

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260000.16	Electrical - Headworks Grounding Labor	$3,000	$2,878	4.07%	$122		$3,000	100.0%	$0
260000.17	Electrical - Headworks Grounding Material	$2,000	$1,600	20.00%	$400		$2,000	100.0%	$0
260000.18	Electrical - Headworks Instrumentation Labor	$68,000	$62,994	4.41%	$3,000		$65,994	97.1%	$2,006
260000.19	Electrical - Headworks Instrumentation Material	$230,000	$229,289	0.31%	$711		$230,000	100.0%	$0
260000.20	Electrical - Headworks Demolition	$78,000	$74,000	1.92%	$1,500		$75,500	96.8%	$2,500
260000.21	Electrical - Main Bldg Power Labor	$78,000	$78,000				$78,000	100.0%	$0
260000.22	Electrical - Main Bldg Power Material	$51,000	$51,000				$51,000	100.0%	$0
260000.23	Electrical - Main Bldg Lighting Labor	$38,000	$36,241				$36,241	95.4%	$1,759
260000.24	Electrical - Main Bldg Lighting Material	$66,000	$62,800				$62,800	95.2%	$3,200
260000.25	Electrical - Main Bldg Equipment Labor	$25,000	$25,000				$25,000	100.0%	$0
260000.26	Electrical - Main Bldg Equipment Material	$834,000	$834,000				$834,000	100.0%	$0
260000.27	Electrical - Main Bldg Grounding Labor	$2,000	$2,000				$2,000	100.0%	$0
260000.28	Electrical - Main Bldg Grounding Material	$2,000	$2,000				$2,000	100.0%	$0
260000.29	Electrical - Main Bldg Instrumentation Labor	$14,000	$12,700				$12,700	90.7%	$1,300
260000.30	Electrical - Main Bldg Instrumentation Material	$43,000	$38,772				$38,772	90.2%	$4,228
260000.31	Electrical - Aero-Mod Power Labor	$15,000	$14,000				$14,000	93.3%	$1,000
260000.32	Electrical - Aero-Mod Power Material	$11,000	$10,000				$10,000	90.9%	$1,000
260000.33	Electrical - Aero-Mod Lighting Labor	$12,000	$7,500				$7,500	62.5%	$4,500
260000.34	Electrical - Aero-Mod Lighting Material	$10,000	$3,400				$3,400	34.0%	$6,600
260000.35	Electrical - Aero-Mod Equipment Labor	$1,000	$0,600				$600	60.0%	$400
260000.36	Electrical - Aero-Mod Equipment Material	$5,000	$4,000				$4,000	80.0%	$1,000
260000.37	Electrical - Aero-Mod Grounding Labor	$1,000	$1,000				$1,000	100.0%	$0
260000.38	Electrical - Aero-Mod Grounding Material	$1,000	$1,000				$1,000	100.0%	$0
260000.39	Electrical - Aero-Mod Instrumentation Labor	$52,000	$51,700				$51,700	99.4%	$300
260000.40	Electrical - Aero-Mod Instrumentation Material	$35,000	$34,000				$34,000	97.1%	$1,000
260000.41	Electrical - UV Disinfection Power Labor	$2,000	$0,509	74.55%	$1,491		$2,000	100.0%	$0
260000.42	Electrical - UV Disinfection Power Material	$1,000	$0,610	39.00%	$390		$1,000	100.0%	$0
260000.43	Electrical - UV Disinfection Instrumentation Labor	$15,000	$13,500	10.00%	$1,500		$15,000	100.0%	$0
260000.44	Electrical - UV Disinfection Instrumentation Material	$56,000	$55,000	1.79%	$1,000		$56,000	100.0%	$0
260000.45	Electrical - Sludge Press Power Labor	$25,000	$22,000				$22,000	88.0%	$3,000
260000.46	Electrical - Sludge Press Power Material	$15,000	$13,500				$13,500	90.0%	$1,500
260000.47	Electrical - Sludge Press Lighting Labor	$20,000	$20,000				$20,000	100.0%	$0
260000.48	Electrical - Sludge Press Lighting Material	$30,000	$30,000				$30,000	100.0%	$0
260000.49	Electrical - Sludge Press Equipment Labor	$75,000	$74,000				$74,000	98.7%	$1,000
260000.50	Electrical - Sludge Press Equipment Material	$20,000	$20,000				$20,000	100.0%	$0
260000.51	Electrical - Sludge Press Grounding Labor	$1,000	$0,973				$973	97.3%	$27
260000.52	Electrical - Sludge Press Grounding Material	$1,000	$0,953				$953	95.3%	$47
260000.53	Electrical - Sludge Press Instrumentation Labor	$20,000	$18,000				$18,000	90.0%	$2,000
260000.54	Electrical - Sludge Press Instrumentation Material	$20,000	$17,000				$17,000	85.0%	$3,000

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260000.55	Electrical - Sludge Press Demolition	$30,000	$24,273				$24,273	80.9%	$5,727
260000.56	Electrical - Sludge Storage Power Labor	$6,000	$3,000				$3,000	50.0%	$3,000
260000.57	Electrical - Sludge Storage Power Material	$3,000	$2,000				$2,000	66.7%	$1,000
260000.58	Electrical - Sludge Storage Lighting Labor	$4,000	$2,000				$2,000	50.0%	$2,000
260000.59	Electrical - Sludge Storage Lighting Material	$5,000	$3,000				$3,000	60.0%	$2,000
260000.60	Electrical - Sludge Storage Equipment Labor	$1,000	$0.500				$500	50.0%	$500
260000.61	Electrical - Sludge Storage Equipment Material	$3,000	$0.600				$600	20.0%	$2,400
260000.62	Electrical - Sludge Storage Grounding Labor	$1,000	$0.900				$900	90.0%	$100
260000.63	Electrical - Sludge Storage Grounding Material	$1,000	$0.900				$900	90.0%	$100
Subtotal for	**Division 26**	**$3,550,000**	**$3,446,814.00**		**$16,614**	**$0**	**$3,463,428**	**97.56%**	**$86,572**
		check				Check	$3,463,428		
Division 31 & 32	**Earthwork/ Site Improvements**								
311100.01	Clearing & Grubbing	$50,000	$50,000				$50,000	100.0%	$0
312200.01	Grading	$60,000	$54,500				$54,500	90.8%	$5,500
312313.01	Subgrade Preparation	$30,000	$26,000				$26,000	86.7%	$4,000
312316.01	Excavation & Backfill - Existing Reed Beds	$200,000	$200,000				$200,000	100.0%	$0
312316.02	Excavation & Backfill - Existing SBR Tanks	$200,000	$110,000	30.00%	$60,000		$170,000	85.0%	$30,000
312316.03	Excavation & Backfill - Existing Sludge Storage	$30,000		100.00%	$30,000		$30,000	100.0%	$0
312316.04	Excavation & Backfill - 10 Headworks	$150,000	$150,000				$150,000	100.0%	$0
312316.05	Excavation & Backfill - 20 Main Building	$150,000	$150,000				$150,000	100.0%	$0
312316.06	Excavation & Backfill - 30 Aero-Mod	$250,000	$250,000				$250,000	100.0%	$0
312316.07	Excavation & Backfill - 60 Sludge Storage	$50,000	$25,000	20.00%	$10,000		$35,000	70.0%	$15,000
312500.01	Erosion & Sediment Controls	$30,000	$30,000				$30,000	100.0%	$0
321123.01	Aggregate Base & Subbase	$100,000	$35,000	5.00%	$5,000		$40,000	40.0%	$60,000
325000.01	PCC Paving/ Curb & Gutter	$300,000					$0	0.0%	$300,000
325000.02	Sidewalks	$25,000					$0	0.0%	$25,000
329119.01	Topsoil Placing & Grading	$60,000					$0	0.0%	$60,000
329219.01	Seeding	$20,000					$0	0.0%	$20,000
Subtotal for	**Division 31 & 32**	**$1,705,000**	**$1,080,500.00**		**$105,000**	**$0**	**$1,185,500**	**69.53%**	**$519,500**
		check				Check	$1,185,500		

Item No.	B Description of Work	C Scheduled Value	D Work Completed From Previous Application	E This Period Percent	E This Period Amount	F Material Presently Stored (Not In D or E)	G Total Completed and Stored To Date (D+E+F)	H Percent Completed (G/C)	I Balance To Finish (C-G)
Division 33	**Utilities**								
331000.01	Water Utilities	$70,000	$70,000				$70,000	100.0%	$0
333913.01	Sanitary Sewer Manholes	$10,000	$10,000				$10,000	100.0%	$0
334113.01	Storm Utility Drainage Piping	$80,000	$80,000				$80,000	100.0%	$0
3349.13.01	Storm Drainage Manholes & Castings	$30,000	$30,000				$30,000	100.0%	$0
Subtotal for	**Division 33**	**$190,000**	**$190,000.00**		**$0**	**$0**	**$190,000**	**100.00%**	**$0**
						Check	$190,000		
Division 40	**Process Integration**								
402336.01	Exterior Process Pipe - Sanitary Sewer	$100,000	$100,000				$100,000	100.0%	$0
402336.02	Exterior Process Pipe - Sanitary Sewer Forcemain	$200,000	$200,000				$200,000	100.0%	$0
402336.03	Exterior Process Pipe - Chemical Carrier/ Feed	$40,000	$40,000				$40,000	100.0%	$0
402336.04	Exterior Process Pipe - Sanitary Effluent	$200,000	$200,000				$200,000	100.0%	$0
402336.05	Exterior Process Pipe - Sludge	$20,000	$20,000				$20,000	100.0%	$0
402336.06	Exterior Process Pipe - Aero-Mod Drain	$30,000	$30,000				$30,000	100.0%	$0
402336.07	Exterior Process Pipe - Air Piping to Aero-Mod	$150,000	$150,000				$150,000	100.0%	$0
402336.08	Interior Process Pipe - 10 Headworks	$650,000	$650,000				$650,000	100.0%	$0
402336.09	Interior Process Pipe - 30 Aero-Mod	$250,000	$250,000				$250,000	100.0%	$0
402336.10	Interior Process Pipe - 50 Sludge Press Building	$120,000	$120,000				$120,000	100.0%	$0
Subtotal for	**Division 40**	**$1,760,000**	**$1,760,000.00**		**$0**	**$0**	**$1,760,000**	**100.00%**	**$0**
		check	$1,660,000.00			Check	$1,760,000		
Division 41	**Handling Equipment**								
412213.01	Monorail & Hoist	$40,000	$40,000				$40,000	100.0%	$0
Subtotal for	**Division 41**	**$40,000**	**$40,000.00**		**$0**	**$0**	**$40,000**	**100.00%**	**$0**
		check				Check	$40,000		
Division 44	**Pollution Control Equipment**								
444219.01	Positive Displacement Blowers	$100,000	$100,000				$100,000	100.0%	$0
444239.01	Grit Separator	$400,000	$400,000				$400,000	100.0%	$0
444239.01	Grit Washer Unit	$160,000	$155,000				$155,000	96.9%	$5,000
444240.01	Mechancial Screen & Washing Press	$300,000	$300,000				$300,000	100.0%	$0
444256.01	Submersible Pumps	$350,000	$350,000				$350,000	100.0%	$0
444256.01	Centrifugal Grit Pump	$50,000	$50,000				$50,000	100.0%	$0
444273.01	Chemical Storage Tank	$30,000	$30,000				$30,000	100.0%	$0
444276.01	Wastewater Process Valves & Specialties	$300,000	$300,000				$300,000	100.0%	$0
444276.01	Mechanical Lift Slide Gate	$150,000	$148,000	1.33%	$2,000		$150,000	100.0%	$0
444276.01	Composite Sampler	$25,000	$25,000				$25,000	100.0%	$0

Item No.	B Description of Work	C Scheduled Value	D Work Completed From Previous Application	E This Period Percent	E This Period Amount	F Material Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H Percent Completed (G/C)	I Balance To Finish (C-G)
444279.01	Aero-Mod Activated Sludge Package Plant	$2,400,000	$2,400,000				$2,400,000	100.0%	$0
444616.01	Rotary Fan Sludge Dewatering System	$580,000	$580,000				$580,000	100.0%	$0
Subtotal for	**Division 44**	**$4,845,000**	**$4,838,000.00**		**$2,000**	**$0**	**$4,840,000**	**99.90%**	**$5,000**
		check				Check	$4,840,000		
	Grand Total	**$19,817,184**	**$18,356,259**		**$427,684**	**$10,570**	**18,794,513**	**94.84%**	**$1,022,671**
							18,794,513		

W.T.F.U. - Story City, IA

Stored Materials & Equipment Summary

Gridor Constr., Inc
3990 27th Street
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Pay Req. N 28
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	Grand Totals	$19,684,000								
000000.01	Insurance & Bonds	$350,000								
000000.02	Mobilization	$310,000								
000000.03	De-Mobilization	$30,000								
012100.01	Allowance - Telephone & Internet	$5,000								
012100.02	Allowance - Refrigerator	$3,000								
012100.03	Allowance - Asbestos Testing	$2,000								
014500.01	Quality Control	$60,000								
Subtotal for	**Division 00 & 01**	$760,000	$0	$0		$0	$0	$0	$0	$0
Division 02										
020100.01	Maintenance of Existing - 10 Headworks	$150,000								
024116.01	Demolition - Misc. Site/ Paving	$70,000								
024116.02	Demolition - Blower Building/ SBRs	$150,000								
024116.03	Demolition - Digesters	$150,000								
024116.04	Demolition - Reed Beds	$300,000								
024116.05	Demolition - Exterior Flow Measurement	$50,000								
024116.06	Demolition - Structure 10 Headworks	$200,000								
024116.07	Demolition - Structure 50 Sludge Press Building	$50,000								
Subtotal for	**Division 02**	$1,120,000	$0	$0		$0	$0	$0	$0	$0
Division 03										
032000.01	Concrete Reinforcing - 05 Sitework	$7,000								
032000.02	Concrete Reinforcing - 10 Headworks	$70,000	$34,119		Nucor	$34,119	$34,119		$34,119	
032000.03	Concrete Reinforcing - 20 Main Building	$20,000								
032000.04	Concrete Reinforcing - 30 Aero-Mod	$1,000,000	$469,240		Nucor	$469,240	$469,240		$469,240	
032000.05	Concrete Reinforcing - 50 Sludge Press Bldg.	$2,000								
032000.06	Concrete Reinforcing - 60 Sludge Storage	$60,000								
033000.01	Cast in Place Concrete - 05 Slabs on Grade	$8,000								
033000.02	Cast in Place Concrete - 10 Footings/ Slabs	$34,000								
033000.03	Cast in Place Concrete - 10 Walls	$110,000								
033000.04	Cast in Place Concrete - 10 Structural Slabs	$6,000								
033000.05	Cast in Place Concrete - 20 Footings/ Slabs	$48,000								
033000.06	Cast in Place Concrete - 20 Walls	$40,000								
033000.07	Cast in Place Concrete - 30 Base Slabs/ Fillets	$675,000								
033000.08	Cast in Place Concrete - 30 Walls	$610,000								
033000.09	Cast in Place Concrete - 30 Structural Slabs	$12,000								
033000.10	Cast in Place Concrete - 50 Footings/ Curbs	$4,000								
033000.11	Cast in Place Concrete - 60 Footings/ Slabs	$52,000								
033000.12	Cast in Place Concrete - 60 Walls	$33,000								
034133.01	Precast Concrete Walls/ Plank - 10 Headworks	$80,000	$64,074		Molin	$64,074	$64,074		$64,074	
034133.02	Precast Concrete Walls/ Plank - 20 Main Building	$400,000	$208,867		Molin	$208,867	$208,867		$208,867	
Subtotal for	**Division 03**	$3,271,000	$776,300	$0		$776,300	$776,300	$0	$776,300	$0
Division 04										

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042000.01	Unit Masonry - 10 Headworks Infill	$10,000								
042000.02	Unit Masonry - 20 Interior Walls	$80,000								
Subtotal for	**Division 04**	**$90,000**	**$0**	**$0**		**$0**	**$0**	**$0**	**$0**	**$0**
Division 05										
055000.01	Metal Fabrications - 05 Sitework	$15,000								
055000.02	Metal Fabrications - 10 Headworks	$150,000	$28,053		Brauer	$28,053	$28,053		$28,053	
055000.03	Metal Fabrications - 30 AEROMOD	$50,000	$33,311		Brauer	$33,311	$33,311		$33,311	
055000.04	Metal Fabrications - 50 Sludge Press Building	$30,000	$1,115		Brauer	$1,115	$1,115		$1,115	
Subtotal for	**Division 05**	**$245,000**	**$62,479**	**$0**		**$62,479**	**$62,479**	**$0**	**$62,479**	**$0**
Division 06										
061000.01	Rough Carpentry	$15,000								
066116.01	Solid Surfaces/ Finish Carpentry	$15,000								
Subtotal for	**Division 06**	**$30,000**	**$0**	**$0**		**$0**	**$0**	**$0**	**$0**	**$0**
Division 07										
072113.01	Board Insulation	$20,000								
075323.01	EPDM Roofing - 10 Headworks	$30,000								
075323.02	EPDM Roofing - 20 Main Building	$70,000								
076200.01	Sheet Metal & Flashing - 10 Headworks	$10,000								
076200.02	Sheet Metal & Flashing - 20 Main Building	$20,000								
079200.01	Joint Sealants	$40,000								
Subtotal for	**Division 07**	**$190,000**	**$0**	**$0**		**$0**	**$0**	**$0**	**$0**	**$0**

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Pay Item No.	Pay Application Work Item	Scheduled Value	Previous Stored To Date	New Storage This Month	Vendor/Description for New Storage	Total Stored to Date	Previous Installed to date	Installed this month	Total Installed to date	Amount Remaining in Storage
Division 08										
081213.01	Hollow Metal Doors & Frames	$50,000	$50,000		David Hardware	$50,000	$50,000		$50,000	
083459.01	Vault Doors	$10,000								
083613.01	Sectional Overhead Doors	$40,000								
085113.01	Aluminum Windows	$30,000	$12,719		Elite Glass	$12,719	$12,719		$12,719	
087100.01	Door Hardware	$25,000								
088100.01	Glass & Glazing	$5,000								
Subtotal for	**Division 08**	**$160,000**	**$62,719**	**$0**		**$62,719**	**$62,719**	**$0**	**$62,719**	**$0**
Division 9										
095100.01	Acoustical Panel Ceilings	$40,000								
096513.01	Resilient Base & Accessories	$25,000								
096700.01	Epoxy Flooring	$25,000								
099600.01	High Performance Coatings	$220,000								
Subtotal for	**Division 9**	**$310,000**	**$0**	**$0**		**$0**	**$0**	**$0**	**$0**	**$0**
Division 10										
101400.01	Signage	$1,000								
101469.01	Warning Signs/ Foam Corner Guard	$1,000								
102813.01	Toilet & Bath Accessories	$3,000	$2,313		Construction Supply	$2,313	$2,313		$2,313	
104416.01	Fire Extinguishers	$2,000	$1,163		Construction Supply	$1,163	$1,163		$1,163	
105153.01	Changing Bench	$1,000	$542		Construction Supply	$542	$542		$542	
Subtotal for	**Division 10**	**$8,000**	**$4,018**	**$0**		**$4,018**	**$4,018**	**$0**	**$4,018**	**$0**
Division 12										
123553.01	Metal Laboratory Casework	$60,000								
133423.01	Pre-Engineered Membrane Covered Frame Bldgs	$50,000								
Subtotal for	**Division 12**	**$110,000**	**$0**	**$0**		**$0**	**$0**	**$0**	**$0**	**$0**
Division 22										

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Pay Item No.	Pay Application Work Item	Scheduled Value	Previous Stored To Date	New Storage This Month	Vendor/Description for New Storage	Total Stored to Date	Previous Installed to date	Installed this month	Total Installed to date	Amount Remaining in Storage
220000.01	Plumbing - Mobilization	$98,000								
220000.02	Bldg 10 Demo - Plumbing	$9,000								
220000.03	Bldg 50 Demo - Plumbing	$5,000								
220000.04	Bldg 10 Plumbing Rough-In - M	$8,000								
220000.05	Bldg 10 Plumbing Rough-In - L	$19,000								
220000.06	Bldg 20 Plumbing Rough-In - M	$45,000								
220000.07	Bldg 20 Plumbing Rough-In - L	$87,000								
220000.08	Bldg 50 Plumbing Rough-In - M	$8,000								
220000.09	Bldg 50 Plumbing Rough-In - L	$17,000								
220000.10	Bldg 60 Plumbing Rough-In - M	$6,000								
220000.11	Bldg 60 Plumbing Rough-In - L	$10,000								
220000.12	Bldg 10 Plumbing Fixtures - M	$3,000								
220000.13	Bldg 10 Plumbing Fixtures - L	$2,000								
220000.14	Bldg 20 Plumbing Fixtures - M	$67,000								
220000.15	Bldg 20 Plumbing Fixtures - L	$22,000								
220000.16	Bldg 50 Plumbing Fixtures - M	$8,000								
220000.17	Bldg 50 Plumbing Fixtures - L	$3,000								
220000.18	Bldg 60 Plumbing Fixtures - M	$23,000	$6,570		All Iowa Mechanical	$6,570				$6,570
220000.19	Bldg 60 Plumbing Fixtures - L	$6,000								
220000.20	Plumbing Insulation - M	$8,000								
220000.21	Plumbing Insulation - L	$22,000								
Subtotal for	**Division 22**	**$476,000**	**$6,570**	**$0**		**$6,570**	**$0**	**$0**	**$0**	**$6,570**
Division 23										
230000.01	Bldg 10 Demo - HVAC	$13,000								
230000.02	Bldg 50 Demo - HVAC	$11,000								
230000.03	Bldg 10 Ductwork Rough-In - M	$73,000								
230000.04	Bldg 10 Ductwork Rough-In - L	$55,000								
230000.05	Bldg 20 Ductwork Rough-In - M	$7,000								
230000.06	Bldg 20 Ductwork Rough-In - L	$22,000								
230000.07	Bldg 50 Ductwork Rough-In - M	$19,000								
230000.08	Bldg 50 Ductwork Rough-In - L	$30,000								
230000.09	Bldg 10 HVAC Equipment - M	$170,000	$63,581		All Iowa Mechanical	$63,581	$63,581		$63,581	
230000.10	Bldg 10 HVAC Equipment - L	$50,000								
230000.11	Bldg 20 HVAC Equipment - M	$98,000	$36,974		All Iowa Mechanical	$36,974	$36,974		$36,974	
230000.12	Bldg 20 HVAC Equipment - L	$38,000								
230000.13	Bldg 50 HVAC Equipment - M	$128,000	$29,637		All Iowa Mechanical	$29,637	$29,637		$29,637	
230000.14	Bldg 50 HVAC Equipment - L	$20,000								
230000.15	Bldg 60 HVAC Equipment - M	$8,000	$4,000		All Iowa Mechanical	$4,000				$4,000
230000.16	Bldg 60 HVAC Equipment - L	$6,000								
230000.17	Ductwork Insulation - M	$16,000								
230000.18	Ductwork Insulation - L	$45,000								
230000.19	Testing & Balancing	$15,000								
Subtotal for	**Division 23**	**$824,000**	**$134,192**	**$0**		**$134,192**	**$130,192**	**$0**	**$130,192**	**$4,000**

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Division 26										
260000.01	Electrical - Mobilization & Submittals Labor	$5,000								
260000.02	Electrical - Mobilization & Submittals Material	$100,000								
260000.03	Electrical - Demobilization Labor	$5,000								
260000.04	Electrical - Temp Power Labor	$33,000								
260000.05	Electrical - Temp Power Material	$20,000								
260000.06	Electrical - Site Power Labor	$147,000								
260000.07	Electrical - Site Power Material	$111,000								
260000.08	Electrical - Site Generator Labor	$38,000								
260000.09	Electrical - Site Generator Material	$264,000	$171,167		In City	$171,167	$171,167		$171,167	
260000.10	Electrical - Site Equipment Labor	$3,000								
260000.11	Electrical - Site Equipment Material	$18,000								
260000.12	Electrical - Headworks Power Labor	$89,000								
260000.13	Electrical - Headworks Power Material	$67,000								
260000.14	Electrical - Headworks Equipment Labor	$21,000								
260000.15	Electrical - Headworks Equipment Material	$597,000	$24,385		In City	$24,385	$24,385		$24,385	
260000.16	Electrical - Headworks Grounding Labor	$3,000								
260000.17	Electrical - Headworks Grounding Material	$2,000								
260000.18	Electrical - Headworks Instrumentation Labor	$68,000								
260000.19	Electrical - Headworks Instrumentation Material	$230,000	$117,499		In City	$117,499	$117,499		$117,499	
260000.20	Electrical - Headworks Demolition	$78,000								
260000.21	Electrical - Main Bldg Power Labor	$78,000								
260000.22	Electrical - Main Bldg Power Material	$51,000								
260000.23	Electrical - Main Bldg Lighting Labor	$38,000								
260000.24	Electrical - Main Bldg Lighting Material	$66,000								
260000.25	Electrical - Main Bldg Equipment Labor	$25,000								
260000.26	Electrical - Main Bldg Equipment Material	$834,000	$110,122		In City	$110,122	$110,122		$110,122	
260000.27	Electrical - Main Bldg Grounding Labor	$2,000								
260000.28	Electrical - Main Bldg Grounding Material	$2,000								
260000.29	Electrical - Main Bldg Instrumentation Labor	$14,000								
260000.30	Electrical - Main Bldg Instrumentation Material	$43,000								
260000.31	Electrical - Aero-Mod Power Labor	$15,000								
260000.32	Electrical - Aero-Mod Power Material	$11,000								
260000.33	Electrical - Aero-Mod Lighting Labor	$12,000								
260000.34	Electrical - Aero-Mod Lighting Material	$10,000								
260000.35	Electrical - Aero-Mod Equipment Labor	$1,000								
260000.36	Electrical - Aero-Mod Equipment Material	$5,000	$1,256		In City	$1,256	$1,256		$1,256	
260000.37	Electrical - Aero-Mod Grounding Labor	$1,000								
260000.38	Electrical - Aero-Mod Grounding Material	$1,000								
260000.39	Electrical - Aero-Mod Instrumentation Labor	$52,000								
260000.40	Electrical - Aero-Mod Instrumentation Material	$35,000								
260000.41	Electrical - UV Disinfection Power Labor	$2,000								
260000.42	Electrical - UV Disinfection Power Material	$1,000								
260000.43	Electrical - UV Disinfection Instrumentation Labor	$15,000								
260000.44	Electrical - UV Disinfection Instrumentation Material	$56,000								
260000.45	Electrical - Sludge Press Power Labor	$25,000								
260000.46	Electrical - Sludge Press Power Material	$15,000								

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260000.47	Electrical - Sludge Press Lighting Labor	$20,000								
260000.48	Electrical - Sludge Press Lighting Material	$30,000								
260000.49	Electrical - Sludge Press Equipment Labor	$75,000								
260000.50	Electrical - Sludge Press Equipment Material	$20,000								
260000.51	Electrical - Sludge Press Grounding Labor	$1,000								
260000.52	Electrical - Sludge Press Grounding Material	$1,000								
260000.53	Electrical - Sludge Press Instrumentation Labor	$20,000								
260000.54	Electrical - Sludge Press Instrumentation Material	$20,000								
260000.55	Electrical - Sludge Press Demolition	$30,000								
260000.56	Electrical - Sludge Storage Power Labor	$6,000								
260000.57	Electrical - Sludge Storage Power Material	$3,000								
260000.58	Electrical - Sludge Storage Lighting Labor	$4,000								
260000.59	Electrical - Sludge Storage Lighting Material	$5,000								
260000.60	Electrical - Sludge Storage Equipment Labor	$1,000								
260000.61	Electrical - Sludge Storage Equipment Material	$3,000								
260000.62	Electrical - Sludge Storage Grounding Labor	$1,000								
260000.63	Electrical - Sludge Storage Grounding Material	$1,000								
Subtotal for	**Division 26**	**$3,550,000**	**$424,429**	**$0**		**$424,429**	**$424,429**	**$0**	**$424,429**	**$0**

Division 31 & 32										
311100.01	Clearing & Grubbing	$50,000								
312200.01	Grading	$60,000								
312313.01	Subgrade Preparation	$30,000								
312316.01	Excavation & Backfill - Existing Reed Beds	$200,000								
312316.02	Excavation & Backfill - Existing SBR Tanks	$200,000								
312316.03	Excavation & Backfill - Existing Sludge Storage	$30,000								
312316.04	Excavation & Backfill - 10 Headworks	$150,000								
312316.05	Excavation & Backfill - 20 Main Building	$150,000								
312316.06	Excavation & Backfill - 30 Aero-Mod	$250,000								
312316.07	Excavation & Backfill - 60 Sludge Storage	$50,000								
312500.01	Erosion & Sediment Controls	$30,000								
321123.01	Aggregate Base & Subbase	$100,000								
325000.01	PCC Paving/ Curb & Gutter	$300,000								
325000.02	Sidewalks	$25,000								
329119.01	Topsoil Placing & Grading	$60,000								
329219.01	Seeding	$20,000								
Subtotal for	**Division 31 & 32**	**$1,705,000**	**$0**	**$0**		**$0**	**$0**	**$0**	**$0**	**$0**

W.T.F.U. - Story City, IA

Stored Materials & Equipment Summary

Gridor Constr., Inc.
3990 27th Street
Buffalo, MN 5531

Pay Req. N: 28
Period Endi: 10/23/2026

Pay Item No.	Pay Application Work Item	Scheduled Value	Previous Stored To Date	New Storage This Month	Vendor/Description for New Storage	Total Stored to Date	Previous Installed to date	Installed this month	Total installed to date	Amount Remaining in Storage
Division 33										
331000.01	Water Utilities	$70,000								
333913.01	Sanitary Sewer Manholes	$10,000	$10,000		County Materials	$10,000	$10,000		$10,000	
334113.01	Storm Utility Drainage Piping	$80,000								
334913.01	Storm Drainage Manholes & Castings	$30,000	$25,527		County Materials	$25,527	$25,527		$25,527	
Subtotal for	**Division 33**	**$190,000**	**$35,527**	**$0**		**$35,527**	**$35,527**	**$0**	**$35,527**	**$0**
Division 40										
402336.01	Exterior Process Pipe - Sanitary Sewer	$100,000	$92,348		Core and Main	$92,348	$92,348		$92,348	
402336.02	Exterior Process Pipe - Sanitary Sewer Forcemain	$200,000	$161,565		Core and Main	$161,565	$161,565		$161,565	
402336.03	Exterior Process Pipe - Chemical Carrier/ Feed	$40,000								
402336.04	Exterior Process Pipe - Sanitary Effluent	$200,000	$160,970		Core and Main	$160,970	$160,970		$160,970	
402336.05	Exterior Process Pipe - Sludge	$20,000								
402336.06	Exterior Process Pipe - Aero-Mod Drain	$30,000								
402336.07	Exterior Process Pipe - Air Piping to Aero-Mod	$150,000	$33,888		Indelco	$33,888	$33,888		$33,888	
402336.08	Interior Process Pipe - 10 Headworks	$650,000	$66,991		Core and Main / CCI Piping	$66,991	$66,991		$66,991	
402336.09	Interior Process Pipe - 30 Aero-Mod	$250,000	$141,342		Core and Main / Draco /Piping Service	$141,342	$141,342		$141,342	
402336.10	Interior Process Pipe - 50 Sludge Press Building	$120,000	$27,483		Core and Main / Midwest Supply	$27,483	$27,483		$27,483	
Subtotal for	**Division 40**	**$1,760,000**	**$684,587**	**$0**		**$684,587**	**$684,587**	**$0**	**$684,587**	**$0**
Division 41										
412213.01	Monorail & Hoist	$40,000			Superior Crane					
Subtotal for	**Division 41**	**$40,000**	**$0**	**$0**		**$0**	**$0**	**$0**	**$0**	**$0**
Division 44										
444219.01	Positive Displacement Blowers	$100,000								
444239.01	Grit Separator	$400,000	$355,915		Ruldyne	$355,915	$355,915		$355,915	
444239.01	Grit Washer Unit	$160,000	$127,475		Huber	$127,475	$127,475		$127,475	
444240.01	Mechancial Screen & Washing Press	$300,000	$254,987		Vulcan	$254,987	$254,987		$254,987	
444256.01	Submersible Pumps	$350,000	$307,220		Electric Pump	$307,220	$307,220		$307,220	
444256.01	Centrifugal Grit Pump	$50,000	$38,115		Smith & Loveless	$38,115	$38,115		$38,115	
444273.01	Chemical Storage Tank	$30,000	$20,390		Vessco	$20,390	$20,390		$20,390	
444276.01	Wastewater Process Valves & Specialties	$300,000	$197,150		EES	$197,150	$197,150		$197,150	
444276.01	Mechanical Lift Slide Gate	$150,000	$105,100		EES	$105,100	$105,100		$105,100	
444276.01	Composite Sampler	$25,000	$10,767		GPM	$10,767	$10,767		$10,767	
444279.01	Aero-Mod Activated Sludge Package Plant	$2,400,000	$1,709,261		Aero Mod	$1,709,261	$1,709,261		$1,709,261	
444616.01	Rotary Fan Sludge Dewatering System	$580,000	$467,275		Fournier	$467,275	$467,275		$467,275	
Subtotal for	**Division 44**	**$4,845,000**	**$3,593,655**	**$0**		**$3,593,655**	**$3,593,655**	**$0**	**$3,593,655**	**$0**
	Grand Totals	**$19,684,000**	**$5,784,476**	**$0**		**$5,784,476**	**$5,773,906**	**$0**	**$5,773,906**	**$10,570**

CONSTRUCTION PAY ESTIMATE NO. 2

PROJECT DESCRIPTION: CULVERT REPLACEMENT
PROJECT NUMBER: 23-WS-0375 & 25-DS-0082
DATE OF CONTRACT: MARCH 25, 2026
OWNER: CITY OF STORY CITY
CONTRACTOR: CON-STRUCT, INC.
PAY ESTIMATE DATE: 9/30/2026
PAY ESTIMATE PERIOD: 9/1/2026 to 9/30/2026

PAY APPLICATION SUMMARY

TOTAL AMOUNT COMPLETED TO DATE		$439,493.59
LESS RETAINAGE	3.0%	$13,184.81
LESS PREVIOUS PAY ESTIMATES		$147,037.09
AMOUNT DUE THIS ESTIMATE		$279,271.69

BASE BID

ITEM NO	DESCRIPTION OF WORK	CONTRACT UNITS	CONTRACT QUANTITY	CONTRACT UNIT PRICE	CONTRACT PRICE	TOTAL QTY PREVIOUS PAY APPLICATION	TOTAL $ AMOUNT PREVIOUS PAY APPLICATION	AMOUNT THIS PERIOD	$ AMOUNT THIS PERIOD	TOTAL QUANTITY TO DATE	TOTAL $ AMOUNT TO DATE	TOTAL % AMOUNT TO DATE	TOTAL $ AMOUNT TO FINISH
2.01	TOPSOIL STRIP & RESPREAD, 6"	CY	138	$ 20.00	$ 2,760.00	69.00	$ 1,380.00	69.00	$ 1,380.00	138.00	$ 2,760.00	100%	$ -
2.02	EXCAVATION, CLASS 10	CY	143	$ 40.00	$ 5,720.00	71.50	$ 2,860.00	71.50	$ 2,860.00	143.00	$ 5,720.00	100%	$ -
2.03	CLEARING & GRUBBING	LS	1	$ 15,000.00	$ 15,000.00	1.00	$ 15,000.00	0.00	$ -	1.00	$ 15,000.00	100%	$ -
2.04	SUBGRADE PREPARATION, 6"	SY	143	$ 10.00	$ 1,430.00	0.00	$ -	143.00	$ 1,430.00	143.00	$ 1,430.00	100%	$ -
2.05	SUBGRADE PREPARATION, 12"	SY	252	$ 10.00	$ 2,520.00	0.00	$ -	252.00	$ 2,520.00	252.00	$ 2,520.00	100%	$ -
2.06	GRANULAR SUBBASE, 4"	SY	143	$ 20.00	$ 2,860.00	0.00	$ -	143.00	$ 2,860.00	143.00	$ 2,860.00	100%	$ -
2.07	GRANULAR SUBBASE, 6"	SY	252	$ 26.00	$ 6,552.00	0.00	$ -	252.00	$ 6,552.00	252.00	$ 6,552.00	100%	$ -
4.01	REMOVE EXISTING HEAD WALLS AND PCC EMBANKMENT	LS	1	$ 6,000.00	$ 6,000.00	1.00	$ 6,000.00	0.00	$ -	1.00	$ 6,000.00	100%	$ -
4.02	REMOVAL EXISTING CULVERTS	LS	1	$ 3,000.00	$ 3,000.00	1.00	$ 3,000.00	0.00	$ -	1.00	$ 3,000.00	100%	$ -
4.03	STORM SEWER, TRENCHED, RCP, 15"	LF	83	$ 140.00	$ 11,620.00	83.00	$ 11,620.00	0.00	$ -	83.00	$ 11,620.00	100%	$ -
4.04	STORM SEWER, TRENCHED, RCP, 15" APRON	EA	1	$ 2,560.00	$ 2,560.00	1.00	$ 2,560.00	0.00	$ -	1.00	$ 2,560.00	100%	$ -
4.05	STORM SEWER, TRENCHED, RCP, 45" X 29" HORIZONTAL ELLIPTICAL CULVERT	LF	186	$ 293.00	$ 54,498.00	186.00	$ 54,498.00	0.00	$ -	186.00	$ 54,498.00	100%	$ -
4.06	STORM SEWER, TRENCHED, RCP, 45" X 29" HORIZONTAL ELLIPTICAL APRON	EA	4	$ 4,658.00	$ 18,632.00	0.00	$ -	4.00	$ 18,632.00	4.00	$ 18,632.00	100%	$ -
4.07	PERFORATED HDPE SUBDRAIN, 6"	LF	166	$ 35.00	$ 5,810.00	43.00	$ 1,505.00	176.00	$ 6,160.00	219.00	$ 7,665.00	132%	$ (1,855.00)
6.01	REMOVAL OF STORM STRUCTURES	EA	2	$ 1,000.00	$ 2,000.00	3.50	$ 3,500.00	0.00	$ -	3.50	$ 3,500.00	175%	$ (1,500.00)
6.02	INTAKE, STORM SEWER, SW-501	EA	2	$ 4,776.00	$ 9,552.00	2.00	$ 9,552.00	0.00	$ -	2.00	$ 9,552.00	100%	$ -
6.03	MANHOLE, STORM SEWER, SW-401, 48" DIA	EA	1	$ 5,754.00	$ 5,754.00	1.00	$ 5,754.00	0.00	$ -	1.00	$ 5,754.00	100%	$ -
7.01	PAVEMENT REMOVAL, HMA	SY	162	$ 20.00	$ 3,240.00	162.00	$ 3,240.00	12.00	$ 240.00	174.00	$ 3,480.00	107%	$ (240.00)
7.02	REMOVE CURB & GUTTER, PCC	LF	174	$ 15.00	$ 2,610.00	174.00	$ 2,610.00	4.00	$ 60.00	178.00	$ 2,670.00	102%	$ (60.00)
7.03	SIDEWALK REMOVAL	SY	84	$ 15.00	$ 1,260.00	84.00	$ 1,260.00	0.00	$ -	84.00	$ 1,260.00	100%	$ -
7.04	PAVEMENT, HMA, 6"	SY	162	$ 114.00	$ 18,468.00	0.00	$ -	174.00	$ 19,836.00	174.00	$ 19,836.00	107%	$ (1,368.00)
7.05	CURB & GUTTER, 2.5', PCC	LF	174	$ 65.00	$ 11,310.00	0.00	$ -	178.00	$ 11,570.00	178.00	$ 11,570.00	102%	$ (260.00)
7.06	SIDEWALK, PCC, 4"	SY	84	$ 70.00	$ 5,880.00	0.00	$ -	84.00	$ 5,880.00	84.00	$ 5,880.00	100%	$ -
8.01	TEMPORARY TRAFFIC CONTROL	LS	1	$ 2,585.00	$ 2,585.00	0.50	$ 1,292.50	0.50	$ 1,292.50	1.00	$ 2,585.00	100%	$ -
9.01	(PERMANENT LAWN, TYPE 1)	AC	0.2	$ 10,450.00	$ 2,090.00	0.00	$ -	0.00	$ -	0.00	$ -	0%	$ 2,090.00
9.02	WATTLE/FILTER SOCKS (INSTALLATION, MAINTENANCE, & REMOVAL)	LF	177	$ 2.75	$ 486.75	86.00	$ 236.50	0.00	$ -	86.00	$ 236.50	49%	$ 250.25
9.03	ROLLED EROSION CONTROL PRODUCT, TYPE 2A-2C, SHORT TERM DEGRADING	SY	596	$ 3.50	$ 2,086.00	0.00	$ -	0.00	$ -	0.00	$ -	0%	$ 2,086.00
9.04	TIED CONCRETE BLOCK MAT W/ DOUBLE LAYERED UNDERLAYMENT	SY	46	$ 200.00	$ 9,200.00	0.00	$ -	67.00	$ 13,400.00	67.00	$ 13,400.00	146%	$ (4,200.00)
9.05	INLET PROTECTION DEVICE	EA	2	$ 220.00	$ 440.00	0.00	$ -	0.00	$ -	0.00	$ -	0%	$ 440.00
9.06	REVETMENT, CLASS E	TONS	12	$ 160.00	$ 1,920.00	0.00	$ -	12.00	$ 1,920.00	12.00	$ 1,920.00	100%	$ -
11.01	MOBILIZATION	LS	1	$ 18,848.25	$ 18,848.25	0.50	$ 9,424.13	0.50	$ 9,424.13	1.00	$ 18,848.25	100%	$ -
	BASE BID TOTAL				$ 236,692.00		$ 135,292.13		$ 106,016.63		$ 241,308.75	102%	$ (4,616.75)

CGA

CONSTRUCTION PAY ESTIMATE NO. 2

ADD ALTERNATE

ITEM NO	DESCRIPTION OF WORK	CONTRACT				TOTAL QTY PREVIOUS PAY APPLICATION	TOTAL $ AMOUNT PREVIOUS PAY APPLICATION	AMOUNT THIS PERIOD	$ AMOUNT THIS PERIOD	TOTAL QUANTITY TO DATE	TOTAL $ AMOUNT TO DATE	TOTAL % AMOUNT TO DATE	TOTAL $ AMOUNT TO FINISH
		UNITS	QUANTITY	UNIT PRICE	CONTRACT PRICE								
2.01A	TOPSOIL STRIP & RESPREAD, 6"	CY	92	$ 11.00	$ 1,012.00	0.00	$ -	92.00	$ 1,012.00	92.00	$ 1,012.00	100%	$ -
2.02A	EXCAVATION, CLASS 13	CY	90	$ 23.00	$ 2,070.00	0.00	$ -	90.00	$ 2,070.00	90.00	$ 2,070.00	100%	$ -
2.03A	SUBGRADE PREPARATION, 12"	SY	101	$ 13.00	$ 1,313.00	0.00	$ -	101.00	$ 1,313.00	101.00	$ 1,313.00	100%	$ -
4.01A	REMOVE EXISTING WOODEN BRIDGE AND ASSOCIATED PARTS	LS	1	$ 5,500.00	$ 5,500.00	1.00	$ 5,500.00	0.00	$ -	1.00	$ 5,500.00	100%	$ -
4.02A	REMOVE EXISTING BOX CULVERT	LS	1	$ 2,000.00	$ 2,000.00	1.00	$ 2,000.00	0.00	$ -	1.00	$ 2,000.00	100%	$ -
4.03A	DUAL 8' X 5' RCB CULVERT W/ WINGWALL APRONS	LS	1	$ 153,200.00	$ 153,200.00	0.00	$ -	1.00	$ 153,200.00	1.00	$ 153,200.00	100%	$ -
4.04A	STORM SEWER, TRENCHED, CMP, 15"	LF	13	$ 248.00	$ 3,224.00	0.00	$ -	13.00	$ 3,224.00	13.00	$ 3,224.00	100%	$ -
4.05A	STORM SEWER, TRENCHED, RCP, 24"	LF	12	$ 292.00	$ 3,504.00	0.00	$ -	24.00	$ 7,008.00	24.00	$ 7,008.00	200%	$ (3,504.00)
7.01A	ROADWAY, GRANULAR, CLASS A CRUSHED STONE, 8"	TONS	35	$ 69.00	$ 2,415.00	0.00	$ -	48.36	$ 3,336.84	48.36	$ 3,336.84	138%	$ (921.84)
8.01A	TEMPORARY TRAFFIC CONTROL	LS	1	$ 2,585.00	$ 2,585.00	0.50	$ 1,292.50	0.50	$ 1,292.50	1.00	$ 2,585.00	100%	$ -
9.01A	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING (PERMANENT LAWN, TYPE 1)	AC	0.1	$ 12,650.00	$ 1,265.00	0.00	$ -	0.00	$ -	0.00	$ -	0%	$ 1,265.00
9.02A	ROLLED EROSION CONTROL PRODUCT, TYPE 2A-2C, SHORT TERM DEGRADING	SY	252	$ 3.50	$ 882.00	0.00	$ -	0.00	$ -	0.00	$ -	0%	$ 882.00
9.03A	WATTLE/FILTER SOCKS (INSTALLATION, MAINTENANCE, & REMOVAL)	LF	134	$ 3.00	$ 402.00	0.00	$ -	0.00	$ -	0.00	$ -	0%	$ 402.00
9.04A	REVETMENT, CLASS E	TONS	16	$ 121.00	$ 1,936.00	0.00	$ -	16.00	$ 1,936.00	16.00	$ 1,936.00	100%	$ -
11.01A	MOBILIZATION	LS	1	$ 15,000.00	$ 15,000.00	0.50	$ 7,500.00	0.50	$ 7,500.00	1.00	$ 15,000.00	100%	$ -
	ADD ALTERNATE TOTAL				$ 196,308.00		$ 16,292.50		$ 181,892.34		$ 198,184.84	101%	$ (1,876.84)
	BASE BID TOTAL + ADD ALTERNATE TOTAL				$ 433,000.00		$ 151,584.63		$0.00		$ 439,493.59	101%	$ (6,493.59)

REQUESTED BY CONTRACTOR

COREY MERRIGAN, PROJECT MANAGER
CON-STRUCT, INC.

9/30/2026
DATE

RECOMMENDED BY ENGINEER

MATT D. GARBER, PROJECT ENGINEER
CLAPSADDLE-GARBER ASSOCIATES, INC. (CGA)

10/28/2026
DATE

APPROVED BY OWNER

CITY OF STORY CITY

DATE

EXPANDED PAYMENT INFORMATION

TOTAL BASE BID		$236,692.00
TOTAL ADD ALTERNATE BID		$196,308.00
TOTAL CONTRACT PRICE		$433,000.00
TOTAL AMOUNT EARNED TO DATE		$439,493.59
MATERIALS STORAGE[1]		$0.00
AMOUNT EARNED + MATERIALS		$439,493.59
LESS PREVIOUS PAYMENTS		$147,037.09
LESS RETAINAGE	3%	$13,184.81
LESS LIQUIDATED DAMAGES[2]		
AMOUNT DUE THIS ESTIMATE		$279,271.69

1. IF NEEDED, SEE ATTACHMENTS FOR MATERIALS STORAGE SUMMARY
2. IF NEEDED, SEE ATTACHMENT LD SUMMARY

CGA

Project: Story City Culvert Replacement – Hillcrest and 567th Ave.	CGA PN: 23-WS-0375 & 25-DS-0082	Change Order # 01
Owner: City of Story City	Contract Date: March 31, 2026	
Contractor: Con-Struct	Contract Amount: $432,999.75	

List below or on a separate sheet each change proposed in this order describing briefly and giving reasons for the changes. Attach copy of supplemental agreement covering any contract amendment.

PROPOSED CHANGES	Amount Increase or Decrease
Add Bid Item: Tile Repair and Soil Export LS 1 - An 8" tile was found on the South side of the 567th St. culvert. The tile was extended to the West end of the culvert and outleted next to the apron. - Prior to backfilling the culverts, it was determined that a portion of the material was unsuitable to be used under the roadbed. Therefore, the Contractor removed the material, approximately 306 CY, from the site and disposed of it at a different location. Suitable material was imported to complete the backfill around and over the culverts.	+$10,390.65
Net Change This Order (+ or -)	+$10,390.65
Net Changes Previous Orders:	$0.00
Total Net Changes to Date:	+10,390.65

Completion Date	Days Increased	Days Decreased	Revised Completion Date
Click or tap here to enter text.	0	0	Click or tap here to enter text.

If and when approved, I hereby accept this order both as to work to be performed and prices on which payment shall be based.

Contractor: Con-Struct			Date: 10/28/2026
By:		Title: Project Manager	
Recommended	By:	Title: Project Manager	Date: 10/28/26
Reviewed	By:	Title:	Date:
Approved	By:	Title:	Date:

Change Request Summary - Itemized Backup

Project Name: Story City Culvert Replacement

Project No: 23-WC-0375 & 25-DS-0082

Con-struct, Inc.

CR No: 1

Change Description: Fill Export-Hillcrest & 567th Ave. Tile Repair 567th Ave.

Labor Costs

Hours	Unit	Position	Rate $/hr	Extended	
5	Hrs	Labor	$80.00	400.00	
				0.00	
				0.00	
				0.00	
				0.00	
				0.00	
				Total Labor Cost:	$400.00

Material Costs

Quantity	Unit	Description	Unit Cost	Extended	
306	CY	Fill Export	$25.00	$7,650.00	
1	LS	Tile Parts	$265.35	$265.35	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				Total Material Cost:	$7,915.35
			0%	Material Tax:	$0.00

Equipment Costs

Time	Unit	Description	Rate $/unit	Extended	
3	Hrs	Excavator	$240.00	$720.00	
				$0.00	
				$0.00	
				$0.00	
				Total Equipment Cost:	$720.00
				Subcontractor Subtotal:	$9,035.35
			15%	Markup:	$1,355.30

Sub-subcontractor Costs

Subcontractor		$0.00	
Subcontractor		$0.00	
Subcontractor		$0.00	
	Total Sub-subcontractor Cost:		$0.00
	5%	Markup:	$0.00
		Total:	$10,390.65

Con-Struct, Inc.

INVOICE PREVIEW

Contract	Date	Cost Type	Desc	Billed Units	Unit Of Measure	Billed Unit Price	Billed Amount
26-02-0129	City of Story City		CITY OF STORY CITY	Story City Culverts haul dirt to shop			
	09-22-26	Labor	Tile Repair	1.5000	Hour	80.00	120.00
		Material	Fill Dirt	153.0000	CY	25.00	3,825.00
		Equipment	490 CAT 313FGC	1.5000	Hours	240.00	360.00
	09-23-26	Labor	Labor Only Tile Repair	3.5000		80.00	280.00
		Material	Material Tile Repair	1.0000	Ls	265.35	265.35
		Equipment	490 CAT 313FGC Tile Repair	1.5000	Hours	240.00	360.00
						CONTRACT TOTAL	5,210.35

GRAND TOTALS 5,210.35

Con-Struct, Inc.

INVOICE PREVIEW

Contract	Date	Cost Type	Desc	Billed Units	Unit Of Measure	Billed Unit Price	Billed Amount
26-02-0129	City of Story City		CITY OF STORY CITY	Story City Culverts haul dirt to shop			
	09-04-26	Material	Fill Dirt	153.0000	CY	25.00	3,825.00
GRAND TOTALS							3,825.00*

DSG™

2155 BAILEY AVE
AMES IA 50010-9360
Phone: 515-233-2245
Fax: (515)-233-2676

INVOICE

INVOICE DATE	INVOICE NUMBER
09/23/2026	S106060829.001
SALESPERSON	JACK BROWN

REMIT TO:
DAKOTA SUPPLY GROUP
PO BOX 74007497
CHICAGO IL 60674-7497

1 of 1

TO VIEW AND PAY ONLINE GO TO:
http://dsgsupply.com

BILL TO:

CON-STRUCT INC
305 S DAYTON AVE
AMES IA 50010-6413

SHIP TO:

CON-STRUCT INC
305 S DAYTON AVE
AMES IA 50010-6413

CUSTOMER NUMBER	DELIVERY METHOD	JOB NUMBER / REFERENCE NUMBER	SALESPERSON
79877	STORY CITY CULVERTS		David Douglas

WRITER	TERMS	DUE	SHIP DATE	ORDER DATE
Eric Milligan	CNTR	Net 30 Days	09/23/2026	09/23/2026

ORDER QTY	SHIP QTY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
40ft	40ft	8X20 WT AASHTO GOLDFLO DUAL WALL PIPE 08GF20NP-WT-M252 Pn: 347903	7.369/ft	294.76
1ea	1ea	8"X 8" DW (GOLDFLO) TEE (PEXPE)GFT0808 Pn: 669483	72.564/E	72.56
1ea	1ea	6 INJECTION MOLDED HDPE - SOIL-TIGHT 45 DEG ELBOW HIME0645-ST Pn: 875653	33.489/E	33.49
1ea	1ea	MILW 48-00-5543 12IN SAW BLADE Pn: 282668	72.470/E	72.47 AG
1ea	1ea	AGRI DRAIN AMAZING TILE TAPE 2" X 108' 1 ROLL (CASE QTY 24 ROLLS) Pn: 596634	11.922/E	11.92

City of Story City
@ 245.35



ONLINE BILLPAY NOW AVAILABLE

DSG has partnered with Billtrust to provide a new feature to help you view, print and download your invoices and statements. Online BillPay is easy to use, simple to navigate and is user-friendly. Access this tool through your DSGSupply.com account.

ENROLL TODAY BY CONTACTING US AT: ARHelp@dsgsupply.com or 1-833-374-2745 (all calls returned within 24 hours).

Subtotal	$485.20
S&H Charges	$0.00
Tax	$0.00
Ret Del Fee	$0.00
Amount Due	$485.20

Invoice is due by 10/23/26.

Past Due invoices will be subject to 1.50% late charge.

Thank you for your Business!

To: City of Story City, City Council
From: Story City EMS
Date: 10/19/2026
Subject: Request for Approval of New EMS Response Vehicle

Story City EMS respectfully requests City Council approval to purchase a new EMS response vehicle at an estimated cost of **$93,000**.

The current vehicle is experiencing increasing repair and maintenance costs and has become less reliable for emergency response operations. Replacing the vehicle now will reduce ongoing repair expenses, improve reliability, and help ensure uninterrupted emergency response capabilities for the community.

In addition, Lafayette Township has verbally committed to contributing a percentage of the cost of the new vehicle, which will help offset the City's investment.

We respectfully request Council approval of this purchase to maintain the high level of emergency medical service expected by Story City residents and visitors.

Respectfully submitted,

Michael McGuigan
EMS Director
Story City, Lafayette Township First Responders

504 Broad Street ▲ Story City, IA 50248
CityofStoryCity.org
515.733.2121

Memorandum

From: Joe Lucas, Parks and Recreation Superintendent

To: Mayor, City Council & Mark Jackson

Date: 10/19/2026

Re: Reallocate Parks Capital Improvement Funds for FY26/27

I am requesting authorization to reallocate the **$40,000** for Parks Capital Projects for the Fiscal year 26/27.

Originally this money was approved by City Council to be used to re-surface the existing tennis courts. That budget was s determined based off estimates given by contractors, not knowing the current condition of our existing court subsurface. After evaluation, this estimate is not accurate and will not cover the cost to renovate. The current court will need to be completely demolished and removed and a new sub base and asphalt base would need to be installed. After a new base is installed then the top "playing surface" layer would be installed. The estimates we have received for this renovation are closer to $115,000.

With that being said, I am asking that we reallocate that $40,000 to do much needed improvements to Fairview Lodge and push back the tennis court project to FY 27/28, so we can budget accordingly. Funds for the Fairview Lodge improvement would have been requested for the FY27/28.

Improvements for Fairview Lodge would include:

- New front door
- New rear double doors
- Keypad locking system for the front door
- New tables
- Painting and cosmetic upgrades
- Replace restroom floor tiles with an epoxy floor (if budget allows)

Sincerely,

Joe Lucas

Joe Lucas
Parks and Recreation Superintendent

City of Story City, IA

CLAIMS REGISTER REPORT

By Segment (Select Below)

Payable Dates 10/17/2026 - 10/30/2026
Post Dates 10/17/2026 - 12/1/2026

Vendor Name	Description (Payable)		Amount
Department: 1110 - POLICE DEPARTMENT			
WINDSTREAM COMMUNICAT…	PHONE		67.63
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		80.00
		Department 1110 - POLICE DEPARTMENT Total:	**147.63**
Department: 1150 - FIRE DEPARTMENT			
ALEX AIR APPARATUS	work to FD Ram		300.43
BLACK HILLS ENERGY	GAS SERVICE		51.17
STORY CITY FIREFIGHTERS AS…	DONATION FROM CITIZEN		500.00
		Department 1150 - FIRE DEPARTMENT Total:	**851.60**
Department: 1160 - FIRST RESPONDERS			
BOUND TREE MEDICAL LLC	First aid supplies		587.90
BOUND TREE MEDICAL LLC	FIRST AID SUPPLIES		81.36
KNOX COMPANY	Knox keydefender		2,024.00
MIKE MCGUIGAN	reimbursement- IEMSA mem…		200.00
		Department 1160 - FIRST RESPONDERS Total:	**2,893.26**
Department: 1190 - ANIMAL CONTROL			
HEARTLAND PET HOSPITAL	TNR program		560.65
		Department 1190 - ANIMAL CONTROL Total:	**560.65**
Department: 2210 - STREET/ROADWAY MAINT			
BIG STATE INDUSTRIAL SUPPLY	SAFETY TOOLS		369.70
IOWA ONE CALL	ONE CALL		11.10
GRIMES ASPHALT & PAVING	cold mix		254.20
SIGN IT HERE	logo for snowplow		149.00
NAPA Auto Parts	AUTO PARTS.SUPPLIES		559.90
BLACK HILLS ENERGY	GAS SERVICE		43.09
VAN WALL	fluid/oil		71.90
MENARDS COMMERCIAL CAPI…	MONTHLY BILLS/RECEIPTS		510.60
MENARDS COMMERCIAL CAPI…	MONTHLY BILLS/RECEIPTS		39.52
WIRTH CONCRETE CONST	CURB ON FOREST		3,600.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		48.00
		Department 2210 - STREET/ROADWAY MAINT Total:	**5,657.01**
Department: 2212 - SIDEWALKS			
STEVE CLAYBERG	Sidewalk reimbursement		637.50
		Department 2212 - SIDEWALKS Total:	**637.50**
Department: 4410 - LIBRARY			
CENTER POINT PUBLISHING	Books		91.83
SABRINA GOGERTY	cleaning- October		400.00
RIGHT ROOFING & SIDING, INC.	Roof leak repair		502.31
DOG EARED BOOKS LLC	books		131.68
MMIT BUSINESS SOLUTIONS …	copier		3,180.16
DEMCO	book covers		108.06
DEMCO	book covers		108.00
BLACK HILLS ENERGY	GAS SERVICE		93.15
ABRA MARTINSON	Reimbursement- meta progr…		56.56
AMAZON CAPITAL SERVICES	books, DVDs, office supplies		26.80
AMAZON CAPITAL SERVICES	books, DVDs, office supplies		195.46
AMAZON CAPITAL SERVICES	books, DVDs, office supplies		1,048.66
AMAZON CAPITAL SERVICES	books, DVDs, office supplies		65.24
AMAZON CAPITAL SERVICES	books, DVDs, office supplies		240.19
BRODART	Books		375.29
BRODART	Books		271.86
IOWA HISTORY JOURNAL	annual subscription		19.95

Vendor Name	Description (Payable)		Amount
IOWA POETRY ASSOCIATION	Lyrical Iowa 2026		12.75
VISA/BERTHA BARTLETT	phone, books, programming e…		20.15
VISA/BERTHA BARTLETT	phone, books, programming e…		202.58
VISA/BERTHA BARTLETT	phone, books, programming e…		71.44
VISA/BERTHA BARTLETT	phone, books, programming e…		106.38
VISA/BERTHA BARTLETT	phone, books, programming e…		13.90
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		16.00
		Department 4410 - LIBRARY Total:	**7,358.40**
Department: 4430 - PARKS			
HARBOR FREIGHT TOOLS USA, ..	tools		110.96
PORTABLE PRO	cemetery, south park, soccer f…		90.00
BLACK HILLS ENERGY	GAS SERVICE		43.09
MENARDS COMMERCIAL CAPI…	MONTHLY BILLS/RECEIPTS		36.98
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		32.00
		Department 4430 - PARKS Total:	**313.03**
Department: 4440 - RECREATION DEPARTMENT			
NEVADA PARKS AND REC	FALL TEAM FEES		600.00
PORTABLE PRO	cemetery, south park, soccer f…		180.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		16.00
		Department 4440 - RECREATION DEPARTMENT Total:	**796.00**
Department: 4445 - SWIMMING POOL			
BLACK HILLS ENERGY	GAS SERVICE		43.09
BLACK HILLS ENERGY	GAS SERVICE		43.09
		Department 4445 - SWIMMING POOL Total:	**86.18**
Department: 4450 - CEMETERY			
PORTABLE PRO	cemetery, south park, soccer f…		90.00
		Department 4450 - CEMETERY Total:	**90.00**
Department: 4470 - SPECIAL EVENTS			
STORY CITY HISTORICAL SOCIE…	1ST HALF FUNDING ALLOCATI…		5,250.00
		Department 4470 - SPECIAL EVENTS Total:	**5,250.00**
Department: 5540 - PLANNING AND ZONING			
STRAND ASSOCIATES, INC	Project 7044.014		966.00
		Department 5540 - PLANNING AND ZONING Total:	**966.00**
Department: 6300 - PARTIAL SELF FUNDING			
BENEFITS INC	GROUP HEALTH		130.00
		Department 6300 - PARTIAL SELF FUNDING Total:	**130.00**
Department: 6611 - EXECUTIVE (MAYOR, ADM)			
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		16.00
		Department 6611 - EXECUTIVE (MAYOR, ADM) Total:	**16.00**
Department: 6620 - FINANCIAL AD (CLERK,TREA)			
SIMMERING-CORY & IOWA C…	online codes		1,965.00
STAPLES	office supplies		68.51
DENMAN & COMPANY LLP	ANNUAL AUDIT FY 25.26		11,500.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		16.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		16.00
STORY CITY POSTMASTER	2 rolls stamps		82.00
		Department 6620 - FINANCIAL AD (CLERK,TREA) Total:	**13,647.51**
Department: 6650 - CITY HALL/SENIOR CENTER			
BLACK HILLS ENERGY	GAS SERVICE		56.29
ANGELA HALLADAY	Cleaning C/H		245.00
DUTCHMAN PAINTERS	PAINTING PUBLIC WORKS BL…		1,400.00
		Department 6650 - CITY HALL/SENIOR CENTER Total:	**1,701.29**
Department: 7713 - 2000 PROJECT			
BOK FINANCIAL	IASTORYGO24B		225.00
BOK FINANCIAL	IASTORYGO24B		26,000.00
		Department 7713 - 2000 PROJECT Total:	**26,225.00**

Vendor Name	Description (Payable)		Amount
Department: 7714 - DEBT SERVICE - 2019 URBAN RENEWAL			
BOK FINANCIAL	IASTORY2019A		225.00
BOK FINANCIAL	IASTORY2019A		1,225.00
		Department 7714 - DEBT SERVICE - 2019 URBAN RENEWAL Total:	**1,450.00**
Department: 7719 - RITLAND LAND			
BOK FINANCIAL	IAStoryGO2022B		225.00
BOK FINANCIAL	IAStoryGO2022B		34,826.25
		Department 7719 - RITLAND LAND Total:	**35,051.25**
Department: 7721 - 2021A BOND			
BOK FINANCIAL	IASTORYGO2021A		225.00
BOK FINANCIAL	IASTORYGO2021A		13,100.00
		Department 7721 - 2021A BOND Total:	**13,325.00**
Department: 7724 - 2012B WATER/REFUND			
BOK FINANCIAL	IASTORYGOR20		225.00
BOK FINANCIAL	IASTORYGOR20		5,028.75
		Department 7724 - 2012B WATER/REFUND Total:	**5,253.75**
Department: 7773 - SWIMMING POOL			
BOK FINANCIAL	IASTORYGO21B		225.00
BOK FINANCIAL	IASTORYGO21B		14,315.70
		Department 7773 - SWIMMING POOL Total:	**14,540.70**
Department: 7792 - 2015 STORM DRAINAGE			
BOK FINANCIAL	IASTORYGSD15		225.00
BOK FINANCIAL	IASTORYGSD15		412.50
		Department 7792 - 2015 STORM DRAINAGE Total:	**637.50**
Department: 7794 - 2017 BONDS			
BOK FINANCIAL	IASTORYGO17A		225.00
BOK FINANCIAL	IASTORYGO17A		4,375.00
		Department 7794 - 2017 BONDS Total:	**4,600.00**
Department: 8762 - CAPITAL PROJECTS			
CON-STRUCT, INC.	Broad St reconstruction ph IV ...		63,994.30
CON-STRUCT, INC.	Broad St reconstruction ph IV ...		-63,994.30
ABSOLUTE GROUP CO	Pay app 1- Broad St reconstru...		63,994.30
		Department 8762 - CAPITAL PROJECTS Total:	**63,994.30**
Department: 8781 - CAP PROJECT-POLICE			
KNOX COMPANY	Knox keydefender		1,012.00
		Department 8781 - CAP PROJECT-POLICE Total:	**1,012.00**
Department: 8789 - CAP PROJECT-CEMETERY			
VAN WALL	Purchase agreement- mower		11,000.00
		Department 8789 - CAP PROJECT-CEMETERY Total:	**11,000.00**
Department: 9810 - WATER UTILITY			
HACH COMPANY	chemicals		190.78
IOWA ONE CALL	ONE CALL		11.10
NATIONAL INDUSTRIAL & SAF...	safety supplies		839.40
STAPLES	office supplies		286.10
GRAINGER PARTS OPERATION	WW parts, supplies		114.00
BLACK HILLS ENERGY	GAS SERVICE		43.09
MENARDS COMMERCIAL CAPI...	MONTHLY BILLS/RECEIPTS		17.25
CORE & MAIN	parts		350.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		32.00
BOK FINANCIAL	IASTORYWTR20		225.00
BOK FINANCIAL	IASTORYWTR20		14,078.05
		Department 9810 - WATER UTILITY Total:	**16,186.77**
Department: 9815 - SEWER UTLITY			
CENTRAL IOWA DISTRIBUTING	Misc cleaning supplies		369.00
BIG STATE INDUSTRIAL SUPPLY	SAFETY TOOLS		109.80
HILL'S BACKHOE & TILING	sewer repair on Broad		11,440.58
ACT INSURANCE AGENCY	WW TX PLANT UPDATED INS...		12,375.00

Vendor Name	Description (Payable)	Amount
IOWA ONE CALL	ONE CALL	11.10
MSA PROFESSIONAL SERVICES	R08989041.00 sump pump in…	6,646.70
BLACK HILLS ENERGY	GAS SERVICE	43.09
ACT INSURANCE AGENCY	UNDERGROUND STORAGE TA…	1,329.18
MENARDS COMMERCIAL CAPI…	MONTHLY BILLS/RECEIPTS	612.69
MET LIFE SMALL BUS CNTR	AD&D COVERAGE	32.00
BOK FINANCIAL	IASTORY2019 B	225.00
BOK FINANCIAL	IASTORY2019 B	26,710.00
	Department 9815 - SEWER UTLITY Total:	**59,904.14**
	Grand Total:	**294,282.47**

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	31,247.46	1,111.50
033 - GILBERT PUBLIC LIBRARY	4,067.59	0.00
110 - ROAD USE TAX	5,657.01	48.00
115 - PARTIAL SELF FUNDING	130.00	130.00
200 - DEBT SERVICE	101,083.20	101,083.20
330 - BROAD ST RECONSTRUCTION	63,994.30	63,994.30
350 - EQUIPMENT REPLACEMENT FUND	12,012.00	11,000.00
600 - WATER UTILITY	1,883.72	32.00
601 - WATER SINKING	14,303.05	14,303.05
610 - SEWER UTILITY	32,969.14	32.00
611 - SEWER SINKING	26,935.00	26,935.00
Grand Total:	**294,282.47**	**218,669.05**

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-1110-6150	INSURANCE, GROUP HE…	80.00	80.00
001-1110-6373	TELEPHONE	67.63	0.00
001-1150-6350	EQUIPMENT REPAIR & …	300.43	0.00
001-1150-6371	UTILITIES	51.17	0.00
001-1150-6499	MISCELLANEOUS	500.00	0.00
001-1160-6230	TRAVEL & TRAINING	200.00	200.00
001-1160-6507	MISC. OPERATING SUPPL…	669.26	0.00
001-1160-6727	CAPITAL EQUIPMENT	2,024.00	0.00
001-1190-6413	PAYMENTS TO OTHER A…	560.65	0.00
001-2212-6798	CAPITAL PROJECT	637.50	637.50
001-4410-6150	INSURANCE, GROUP HE…	16.00	16.00
001-4410-6320	BUILDING & GROUNDS	400.00	0.00
001-4410-6350	EQUIPMENT REPAIR & …	502.31	0.00
001-4410-6371	UTILITIES	93.15	0.00
001-4410-6373	TELEPHONE	20.15	0.00
001-4410-6500	PROGRAMMING	202.58	0.00
001-4410-6505	CATALOGING SUPPLIES	134.86	0.00
001-4410-6506	OFFICE SUPPLIES	266.90	0.00
001-4410-6770	MAGAZINES	32.70	0.00
001-4410-6772	BOOKS	1,622.16	0.00
001-4430-6150	INSURANCE, GROUP HE…	32.00	32.00
001-4430-6320	BUILDING & GROUNDS	36.98	0.00
001-4430-6371	UTILITIES	43.09	0.00
001-4430-6372	SANITATION SERVICES	90.00	0.00
001-4430-6504	MINOR EQUIPMENT	110.96	0.00
001-4440-6150	INSURANCE, GROUP HE…	16.00	16.00
001-4440-6372	SANITATION SERVICES	180.00	0.00
001-4440-6413	PAYMENTS TO OTHER A…	600.00	0.00
001-4445-6371	UTILITIES	86.18	0.00
001-4450-6490	PROFESSIONAL SERVICES	90.00	0.00
001-4470-6499	MISCELLANEOUS	5,250.00	0.00
001-5540-6490	PROFESSIONAL SERVICES	966.00	0.00
001-6611-6150	INSURANCE, GROUP HE…	16.00	16.00
001-6620-6150	INSURANCE, GROUP HE…	32.00	32.00
001-6620-6490	PROFESSIONAL SERVICES	13,465.00	0.00
001-6620-6506	OFFICE SUPPLIES	68.51	0.00
001-6620-6508	PETTY CASH/POSTAGE	82.00	82.00
001-6650-6320	BUILDING & GROUNDS	1,645.00	0.00
001-6650-6371	UTILITIES	56.29	0.00
033-4410-6500	PROGRAMMING	70.46	0.00
033-4410-6505	CATALOGING SUPPLIES	173.24	0.00
033-4410-6727	CAPITAL EQUIPMENT	3,180.16	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
033-4410-6772	BOOKS	643.73	0.00
110-2210-6150	INSURANCE, GROUP HE…	48.00	48.00
110-2210-6320	BUILDING & GROUNDS	510.60	0.00
110-2210-6330	MOTOR VEHICLE MAINT…	559.90	0.00
110-2210-6331	MOTOR VEHICLE OPER. …	111.42	0.00
110-2210-6371	UTILITIES	43.09	0.00
110-2210-6490	PROFESSIONAL SERVICES	3,611.10	0.00
110-2210-6499	MISCELLANEOUS	518.70	0.00
110-2210-6526	ROAD MAINT. SUPPLIES	254.20	0.00
115-6300-6150	INSURANCE, GROUP HE…	130.00	130.00
200-7713-6491	CONSULTANT/PROF FEES..	225.00	225.00
200-7713-6851	BOND INTEREST FAREW…	26,000.00	26,000.00
200-7714-6491	CONSULTANT/PROF FEES	225.00	225.00
200-7714-6851	BOND INTEREST	1,225.00	1,225.00
200-7719-6491	CONSULTANT/PROF FEES	225.00	225.00
200-7719-6851	BOND INTEREST	34,826.25	34,826.25
200-7721-6491	CONSULTANT/PROF FEES	225.00	225.00
200-7721-6851	BOND INTEREST	13,100.00	13,100.00
200-7724-6491	CONSULTANT/PROF FEES	225.00	225.00
200-7724-6851	BOND INTEREST	5,028.75	5,028.75
200-7773-6491	CONSULTANT/PROF FEES	225.00	225.00
200-7773-6851	BOND INTEREST	14,315.70	14,315.70
200-7792-6491	CONSULTANT/PROF FEES	225.00	225.00
200-7792-6851	BOND INTEREST	412.50	412.50
200-7794-6491	CONSULTANT/PROF FEES	225.00	225.00
200-7794-6851	BOND INTEREST	4,375.00	4,375.00
330-8762-6798	CAPITAL PROJECT	63,994.30	63,994.30
350-8781-6727	CAPITAL EQUIPMENT PO…	1,012.00	0.00
350-8789-6727	CAPITAL EQUIPMENT	11,000.00	11,000.00
600-9810-6150	INSURANCE, GROUP HE…	32.00	32.00
600-9810-6371	UTILITIES	43.09	0.00
600-9810-6490	PROFESSIONAL SERVICES	11.10	0.00
600-9810-6506	OFFICE SUPPLIES	400.10	0.00
600-9810-6507	MISC. OPERATING SUPPL…	856.65	0.00
600-9810-6520	METERS, CLAMPS, HYDR…	350.00	0.00
600-9810-6524	SCIENTIFIC SUPPLIES	190.78	0.00
601-9810-6490	PROFESSIONAL SERVICES	225.00	225.00
601-9810-6851	BOND INTEREST	14,078.05	14,078.05
610-9815-6150	INSURANCE, GROUP HE…	32.00	32.00
610-9815-6371	UTILITIES	43.09	0.00
610-9815-6408	INSURANCE GENERAL	13,704.18	0.00
610-9815-6490	PROFESSIONAL SERVICES	18,098.38	0.00
610-9815-6499	MISCELLANEOUS	722.49	0.00
610-9815-6507	MISC. OPERATING SUPPL…	369.00	0.00
611-9815-6490	PROFESSIONAL SERVICES	225.00	225.00
611-9815-6851	BOND INTEREST	26,710.00	26,710.00
	Grand Total:	**294,282.47**	**218,669.05**

Project Account Summary

Project Account Key		Expense Amount	Payment Amount
None		294,282.47	218,669.05
	Grand Total:	**294,282.47**	**218,669.05**

September Meeting Minutes
Bertha Bartlett Public Libraries
Board Meeting - Monday, September 28, 2026, 6:30 p.m.

Members Present: Theresa Sens, Denise Carlson, Lynn Cummings, Jena Cline, Director Tara Turner, Mary Kay Solberg, Jen Doebel

Members Absent: Laura Donaldson, Jessica Miller

Opening of Meeting: Theresa Sens, President, opened the meeting at 6:31 p.m.

Approval of Agenda: Motion by Cummings seconded by Doebel, to approve the agenda. Motion approved

Approval of August Meeting Minutes: Motion by Carlson and a second by Cline to approve the August meeting minutes. Motion carried.

No City Update or Citizens Appearance at the meeting this evening.

Correspondence/Communications:

- A patron has asked that we consider subscribing to Kanopy at a cost of $1800/year.
- The board decided not to take action at this time.

Change Bylaws to no longer require Board Treasurer:

- President Sens presented a change in language regarding board officers.
- Motion to approve new language was made by Cline; the second was provided by Doebel; motion carried.

Board Training:

- Director Evaluations - Board members turned in their evaluation forms to be compiled for the next meeting. The results will be reviewed at the October 2026 meeting
- Social media -Tara shared a presentation re: social media from Raising Readers in Story Co. The takeaway was that the Foundation and Library Board can help increase BBPL social media presence by liking and sharing the social media posts the library puts out.

Financial reports:

- Review City reports
- Turner gave the donation report for the month
- September Bills for Gilbert and Story City were presented by Turner. Motion by Cummings to approve bills. Cline provided the second. Motion passed.

Policy updates :

- Review Meeting Room Policy
    - Board discussed updating meeting room fees.
    - This decision will be finalized at the October meeting.

Strategic Plan Check-in

Goal 1: Strengthen Patron Engagement and Improve Accessibility
Objective 1.1: Increase open hours by 10% over five years, prioritizing weekend hours.

Library update/ Circulation Report:

Director Turner reviewed the monthly snapshot, hourly circulation report, and door count numbers for Story City and Gilbert.

Staff report - Tara told the board about the 2 new children's librarians who have begun working at BBPL. They will share the position previously held by Sandy Bauer.

Gilbert Update:

- A profitable Mahjong tourney was held.
- Gilbert is awaiting a new KM printer.

Foundation update:

- Director Turner will request the Foundation support hotspot funding for the coming year.
- The next Foundation Board meeting is Oct. 12, 2026

Old Business:

Grants/Awards:

- BBPL was recently awarded the Iowa League of Cities 2026 All-Star Community Award, Sustainable Libraries Award.
- Director Turner has submitted the Jerry Kline Award.
    - The decision for this award will be made in March.

Assistance Needed:

- All-Star Baseball Tour of the Library - October 27 at 4:30 - 6:00 p.m.
    - Held in conjunction with Downtown Trick or Treat
- Books, Ballots & Bowls: An Election Day Soup Supper — November 3
    - The Board and Foundation are being asked to support this event by donating soup and rolls for the meal
- Christmas Open House Saturday, November 28

Adjournment: Motion by Cline, seconded by Doebel to adjourn the meeting. Motion passed. Meeting adjourned at 7:33 p.m.

Next monthly Board Meeting: Monday, October 26, 2026,