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

COUNCIL AGENDA
MONDAY, OCTOBER 5, 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 SEPTEMBER 21, 2026 REGULAR AND SEPTEMBER 30, 2026 SPECIAL MEETING AND MINUTES

IV. CITIZEN APPEARANCE:
A)

V. LEGAL ITEMS:
A) Resolution No. 26-52 – Setting the Date for Public Hearing on Proposal to Enter into a General Obligation Sewer Improvement Loan Agreement and to Borrow Money Thereunder
B) Resolution No. 26-53 – Setting Date for Public Hearing on Designation of the Expanded Story City Consolidated Urban Renewal Area and on Urban Renewal Plan Amendment
C) Resolution No. 26-54 – Containing a Proposal for the Disposition of the City's Interest in Certain Real Estate Locally Described as (High School Baseball Field) and Scheduling a Public Hearing on Such Proposal
D)

VI. ADMINISTRATIVE ITEMS:
A) Preliminary Discussion on FY 27-28 Budget: Water & Wastewater and Streets
B)

VII. PERMITS:

A) Alcohol:

1. Los Altos – 1565 Broad St.

2.

B)

VIII. MAYOR & CITY COUNCIL ITEMS:

A) Tax Abatement:

1. Frankel Ridge – 1960 Rich Olive St.

2

B) Recap on Iowa League of Cities Conference

C)

IX. APPROVAL OF BILLS AND CLAIMS

X. PUBLIC COMMENTS REGARDING NON-AGENDA ITEMS

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

XII. ADJOURNMENT

Story City, Iowa September 21, 2026

Mayor Jensen called the council meeting to order on Monday, September 21, 2026, at 6:00 p.m. in the City Hall.

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

Also present: Nicole Engelhardt, Trent Whipple, Story City Fire Department Chief; Matt Sporleder; Story City Police Department Chief; Mike McGuigan, Story City First Responders Chief; Dave Kost, Berry Saunders, Chris Dahl, Story City First Responders

Motion by Abrams, seconded by O'Connor, to approve the agenda
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

Motion by Ostrem, seconded by Phillips, to approve the September 8, 2026 regular meeting minutes.
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

ADMINISTRATIVE ITEMS

A) Preliminary Discussion on FY 27-28 Budget: Police, Fire and First Responders

Preliminary discussion of the 2027/2028 budget and summary of activity from the 2025/2026 fiscal year were presented by Police Chief Matt Sporleder, Fire Chief Trent Whipple; First Responders Chief Mike McGuigan, with supplemental presentations by Chris Dahl and Berry Saunders in the First Responders.
No action taken.

B) Discussion on Proposed Transfer of Baseball Field Property to Roland-Story Community School District

Frank Feilmeyer was present to answer legal questions.
Mayor and council had discussion. They are favorable to the transfer.
No action taken.

C) **Discussion on Proposed Story City Urban Renewal (TIF) Amendment**
City Administrator Mark Jackson reviewed the amendment. Mayor and council had discussion
No action taken.

D) **Discussion on Proposed Recycling**
City Administrator Mark Jackson reviewed the options and the costs.
Mayor and council had discussion
No action taken.

MAYOR & CITY COUNCIL ITEMS

A) **Request for Sewer Bill Reduction;**
1. Dan Vangness - 126 Washington
2. Ryan Johnson – 127 Elm
Motion by Abrams, seconded by Phillips to approve as presented to council.
Aye: Ostrem, Phillips, Solberg, O'Connor, Abrams
Nay: None
Motion Carried.

APPROVAL OF BILLS AND CLAIMS

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

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

- Council Person Phillips:
  - Questions about fundraising for Gilbert Library
    - Council Person Solberg reporting it is essentially a branch of the Story City Library
  - Who is the delegate for the board for the Iowa League of Cities?
    - Administrator Jackson recommended it be Clerk Slifka as she has been nominated to the board. Those attending the conference concurred
  - Can cones be moved to allow parking on Penn for the weekend Junk Jaunt?
    - Administrator Jackson will speak with Street Superintendent

ADJOURNMENT

There being no further business before the council the meeting was adjourned at 8:08 p.m.

ATTEST:

Heather Slifka, City Clerk

Mike Jensen, Mayor

Story City, Iowa September 30, 2026

Mayor Pro Tem Phillips called the special meeting to order on Wednesday September 30, 2026 at 10:15 a.m. at City Hall

Present: Clerk Slifka
Council Members: Ostrem, Phillips, Solberg, O'Connor, Abrams
Absent: Mayor Jensen, Administrator Jackson

Permits

A) Liquor:

Beer Bus, Blocktoberfest

Motion by Abrams, seconded by O'Connor, to approve the liquor permit for the Beer Bus for Blocktoberfest.

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

Nay: None

Motion Carried

There being no further business before council, the meeting adjourned at 10:16 a.m.

Attest:

_____ _____

Heather Slifka Connie Phillips

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. 26-52 – Setting a Public Hearing for General Obligation Sewer Improvement Loan and Disbursement Agreement No-to-Exceed $2 Million
Date: October 5, 2026

Presented for Mayor and City Council consideration is Resolution Number 26-52 for the purpose of setting a public hearing for October 19th on a proposal to enter into a General Obligation Sewer Improvement Loan and Disbursement Agreement and to borrow money in a principal amount not-to-exceed $2.0 Million.

Background

Typically, wastewater and water improvement costs are paid from user fees. However, paying the cost for a new wastewater treatment plant solely from user fees would be exorbitant. Rather than relying on one funding source (user fees) to finance the estimated $21.3 million cost for the project, it was determined to spread the financing of the project over three funding sources: Sewer User Fees, Tax Increment Financing, and Property Taxes. It should be noted that the original estimated cost for the project was $25 million.

User Fees	$12 million	56%
TIF	$7.4 million	35%
Debt Service	$1.9 million	9%

In addition, the City was awarded and received a $500,000 grant for the project.

The City has previously been issued $12 million from the state's revolving loan fund (SRF) for the project and will be paid back from sewer user fees over 30 years. In addition, the City has issued an additional $5 million and $2.7 million from SRF for the project that will be paid back from Tax Increment Financing (TIF) and Debt Service over 20 years.

The remaining estimated $1.6 million will be paid from TIF over 20 years.

Tax Increment Financing

Tax Increment Financing (TIF) is being proposed to finance approximately $7.4 million of the cost for the project. For nearly 35 years, TIF has been utilized to finance many of the economic development projects that have taken place in the community. Wastewater Treatment has and is a key component of those economic development efforts.

The $7.4 million in bonds for the project will have an annual payment of approximately $534,400. In FY 2026-27, a bond will be paid off with an average annual payment of $358,750.

The only future planned project to be financed by TIF is the reconstruction of Broad Street from Elm Avenue to Park Avenue.

Debt Service Levy

The final $1.9 million financing piece is proposed to be from property taxes. A number of our commercial and industrial properties are not necessarily high wastewater users, but have significant taxable valuation. The City will be paying off a bond paid from property taxes in Fiscal Year 2026-27 with an average annual payment of $102,450. The estimated annual payment for the financing of this portion of the Wastewater Treatment Plant Project will be approximately $138,400.

General Obligation Loan Agreement

At this particular time, the city only needs to set a public hearing on the final not-to-exceed $2.0 million in financing for the new wastewater treatment plant. I anticipate, as we move through the final construction phase of the project, we will only need to utilize approximately $1.6 Million.

In order to obtain a lower interest rate, the city will need to issue this bond as a General Obligation (GO) bond and, therefore, could be paid from the debt service levy. However, you will note in the public hearing notice the following language,

"however the City Council may determine for any fiscal year while the agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due." That is to say, that Tax Increment Financing can also be utilized to make payments on this bond as well.

The other item to point is a new law requiring in the public hearing notice an estimated annual increase in property taxes on a residential property with a valuation of $100,000. You will note a dollar amount of $26.24. This would be if the entire bond is paid from the debt service levy. However, it is planned that this bond will be paid solely from Tax Increment Financing.

RESOLUTION NO. 26-52

Resolution setting the date for public hearing on proposal to enter into a General Obligation Sewer Improvement Loan Agreement and to borrow money thereunder

WHEREAS, the City of Story City (the "City"), in Story County, State of Iowa, proposes 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 (the "Project"); and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Loan Agreement and to give notice thereof as required by such law;

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

Section 1. This City Council shall meet on October 19, 2026, at the City Hall Council Chambers, Story City, Iowa, at 6:00 o'clock p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than four (4) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED $2,000,000

(GENERAL OBLIGATION)

The City Council of the City of Story City, Iowa (the "City"), will meet on October 19, 2026, at the City Hall Council Chambers, Story City, Iowa, at 6:00 p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") 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.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be $26.24, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Story City, Iowa.

Heather Slifka
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately $2,000,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of $100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project has heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved this October 5, 2026.

_____

Mike Jensen, Mayor

Attest:

_____

Heather Slifka, City Clerk

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. 26-53 – Setting Date for Public Hearing on Urban Renewal Plan Amendment
Date: October 5, 2026

Presented for Mayor and City Council consideration is Resolution No. 26-53 for the purpose of setting a public hearing for November 2, 2026, at 6:00 p.m. on a proposed amendment to the Urban Renewal Plan.

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. 26-53

Resolution Setting Date for Public Hearing on Designation of the Expanded Story City Consolidated Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Story City, Iowa (the "City") by resolution previously established 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 legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; 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 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, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

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

Section 1. This City Council will meet at the City Hall Council Chambers, Story City, Iowa, on November 2, 2026, at 6:00 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Story City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or his designee, is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Story County, and the Roland-Story Community School District be invited to participate in the consultation.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved October 5, 2026.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

• • • • •

At the conclusion of the meeting, the Mayor and City Council adjourned.

Mike Jensen, Mayor

Attest:

Heather Slifka, City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED STORY CITY CONSOLIDATED URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:00 p.m., at the City Hall Council Chambers, Story City, Iowa, on November 2, 2026, the City Council of the City of Story City, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Story City Consolidated Urban Renewal Area and designating an expanded Story City Consolidated Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including certain real property (the "Property") 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.

The proposed amendment to the Plan makes the Property subject to the provisions of the Plan. The amendment also 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 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.

A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

City Clerk
Heather Slifka

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

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.

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.

City of Story City, Iowa
Resolution No. 26-54

Containing a proposal for the disposition of the city's interest in certain real property locally described as and scheduling a public hearing on such proposal

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

1 The City Council has authority, as described in article III, section 38A of the Constitution of the State of Iowa and in 364.7 of the Code of Iowa (2026), to hold or dispose of real property.

2 The City of Story City, Iowa, owns certain real property located at 228 Hillcrest Drive and legally described (shown in the attached, proposed Plat of Survey) as:

PARCEL "G" LOCATED IN PART OF OUTLOT A IN FORTY OAKS SUBDIVISION AND PART LOTS 2 AND 3 IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 85 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY CITY, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°32'12" EAST, 596.90 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 00°00'48" WEST, 822.38 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF HILLCREST AVENUE AS IT IS PRESENTY ESTABLISHED TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT A IN FORTY ACRES SUBDIVISION; THENCE SOUTH 89°30'44" WEST, 5.00 FEET ALONG THE NORTH LINE EXTENDED OF SAID OUTLOT A TO A POINT 10.00 FEET EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF SAID HILLCREST AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE NORTH 00°17'42" EAST, 445.49 FEET ALONG A LINE 10.00 FEET EASTERLY OF AND PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF HILLCREST AVENUE; THENCE SOUTH 89°42'18" EAST, 78.61 FEET; THENCE SOUTHEASTERLY 550.36 FEET ALONG THE ARC OF A 332.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 42°12'55" EAST AND A CHORD DISTANCE OF 489.47 FEET; THENCE SOUTH 53°56'59" WEST, 85.18 FEET; THENCE SOUTH 89°30'44" WEST, 20.00 FEET; THENCE SOUTH 00°29'16" EAST, 81.50 FEET; THENCE SOUTH 89°30'44" WEST, 224.15 FEET; THENCE NORTH 00°29'16" WEST, 51.97 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT A IN FORTY OAKS SUBDIVISION; THENCE SOUTH 89°30'44" WEST, 92.03 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

3 Roland-Story School District and the City have entered into a Memorandum of Understanding by which the City would transfer the property to the School District by a deed without warranty reserving to the City easements for existing storm water sewer and sanitary sewer and access to the remnant tract for the sole consideration of the costs of transfer all in accordance with the authority described in Iowa Code section 364.7(3).

4 The City Council deems it advisable to dispose of said real property and proposes to dispose of said real property by selling it to Roland-Story School District all in accordance with terms

of the aforesaid offer, a copy of which is attached to and made a part of this resolution.

5 The proposed disposition of said real property shall be further considered at a public hearing before the Story City City Council at a meeting thereof to be held in the Council Chambers in City Hall commencing at 6:00 PM on October 19, 2026, at which time parties in interest and citizens shall have an opportunity to be heard in regard to said proposal. Notice of said public hearing shall be published in accordance with section 362.3 of the Code of Iowa. Following said public hearing the City Council may approve or disapprove the proposed disposition and authorize the City's deed in conveyance of the real property upon receipt of the purchase price.

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

8 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.

9 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.

10 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 October 5, 2026, by the City Council of the City of Story City, Iowa.

IN WITNESS WHEREOF,
I affix my signature on
October 5, 2026:

Mike Jensen, Mayor

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

[Seal for the City of Story City, Iowa]

Heather Slifka, City Clerk

Record of Council Proceedings for Resolution No. 26-54

The City Council of Story City, Iowa, met in regular session in the council chambers, City Hall, Story City, Iowa, at 6:00 PM, on October 5, 2026, with the Mayor presiding and the following Council Members present and absent:

Name	Present	Absent
Connie Phillips	☐	☐
Rhonda Ostrem	☐	☐
Mary Kay Solberg	☐	☐
Eric J Abrams	☐	☐
Jim O'Connor	☐	☐

The adoption of the resolution was moved and seconded, and upon the question of approval voted upon as follows:

Moved: _____

Seconded _____

Name	Yes	No	Abstain
Connie Phillips	☐	☐	☐
Rhonda Ostrem	☐	☐	☐
Mary Kay Solberg	☐	☐	☐
Eric J Abrams	☐	☐	☐
Jim O'Connor	☐	☐	☐

The presiding officer declared the resolution adopted.

* * * * *

Note: The Clerk's Certificate is used to authenticate a duplicate of the original. The Clerk should not sign the certificate on the original document. The Clerk should keep the original document and record of proceedings on file in the City's permanent records at all times. The Clerk should complete the following on the duplicate when necessary to provide a "certified copy" of the original.

Clerk's Certificate

I, the undersigned, the duly appointed, qualified, and acting City Clerk of the City of Story City, Iowa, do hereby certify: that I have custody of the records of the City of Story City; that the foregoing Resolution No. 26-45 is a true and exact copy of said resolution as filed and recorded in my office; that said resolution was duly passed by the City Council, and approved as shown by the attached *Record of Action*.

In Witness Whereof, I have affixed my signature and the seal of the City of Story City, Iowa on this _____ day of _____, 20___:

_____

City Clerk

CITY OF STORY CITY, IOWA
NOTICE OF PUBLIC HEARING
Proposed Disposition of Interest in Real Property

The City Council of the City of Story City proposes to dispose of an interest in certain real property commonly known the north baseball field at 228 Hillcrest Drive and legally described as:

PARCEL "G" LOCATED IN PART OF OUTLOT A IN FORTY OAKS SUBDIVISION AND PART LOTS 2 AND 3 IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 85 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY CITY, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°32'12" EAST, 596.90 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 00°00'48" WEST, 822.38 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF HILLCREST AVENUE AS IT IS PRESENTY ESTABLISHED TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT A IN FORTY ACRES SUBDIVISION; THENCE SOUTH 89°30'44" WEST, 5.00 FEET ALONG THE NORTH LINE EXTENDED OF SAID OUTLOT A TO A POINT 10.00 FEET EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF SAID HILLCREST AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE NORTH 00°17'42" EAST, 445.49 FEET ALONG A LINE 10.00 FEET EASTERLY OF AND PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF HILLCREST AVENUE; THENCE SOUTH 89°42'18" EAST, 78.61 FEET; THENCE SOUTHEASTERLY 550.36 FEET ALONG THE ARC OF A 332.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 42°12'55" EAST AND A CHORD DISTANCE OF 489.47 FEET; THENCE SOUTH 53°56'59" WEST, 85.18 FEET; THENCE SOUTH 89°30'44" WEST, 20.00 FEET; THENCE SOUTH 00°29'16" EAST, 81.50 FEET; THENCE SOUTH 89°30'44" WEST, 224.15 FEET; THENCE NORTH 00°29'16" WEST, 51.97 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT A IN FORTY OAKS SUBDIVISION; THENCE SOUTH 89°30'44" WEST, 92.03 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

The City Council will hold a public hearing on the disposition of said real property at a meeting thereof beginning at 6:00 PM on October 19, 2026, in the Council Chambers of City Hall located at 504 Broad St, Story City, Iowa, at which time, parties in interest and any citizen shall have an opportunity to be heard regarding said proposal.

This notice is published by order of the City Council pursuant to section 362.2 and section 364.7 of the Code of Iowa.

Heather Slifka, City Clerk

PLAT OF SURVEY

INDEX LEGEND	
LOCATION:	PARCEL "G" IN PART OF OUTLOT A IN FORTY OAKS SUBDIVISION AND PART OF LOTS 2 AND 3 IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 85 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY CITY, STORY COUNTY, IOWA
PROPRIETOR:	CITY OF STORY CITY
REQUESTED BY:	ROLAND STORY COMMUNITY SCHOOL DISTRICT
PREPARED BY: RETURN TO: DANIEL F. RITTEL, PLS	CLAPSADDLE-GARBER ASSOCIATES, INC. 2413 GRAND AVENUE DES MOINES, IOWA 50312 PHONE 515-288-4823 CGA@CGACONSULTANTS.COM

LEGAL DESCRIPTION:

PARCEL "G" LOCATED IN PART OF OUTLOT A IN FORTY OAKS SUBDIVISION AND PART LOTS 2 AND 3 IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 85 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY CITY, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°32'12" EAST, 596.90 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 00°00'48" WEST, 822.38 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF HILLCREST AVENUE AS IT IS PRESENTY ESTABLISHED TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT A IN FORTY ACRES SUBDIVISION; THENCE SOUTH 89°30'44" WEST, 5.00 FEET ALONG THE NORTH LINE EXTENDED OF SAID OUTLOT A TO A POINT 10.00 FEET EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF SAID HILLCREST AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE NORTH 00°17'42" EAST, 445.49 FEET ALONG A LINE 10.00 FEET EASTERLY OF AND PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF HILLCREST AVENUE; THENCE SOUTH 89°42'18" EAST, 78.61 FEET; THENCE SOUTHEASTERLY 550.36 FEET ALONG THE ARC OF A 332.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 42°12'55" EAST AND A CHORD DISTANCE OF 489.47 FEET; THENCE SOUTH 53°56'59" WEST, 85.18 FEET; THENCE SOUTH 89°30'44" WEST, 20.00 FEET; THENCE SOUTH 00°29'16" EAST, 81.50 FEET; THENCE SOUTH 89°30'44" WEST, 224.15 FEET; THENCE NORTH 00°29'16" WEST, 51.97 FEET TO A POINT ON THE NORTH LINE OF SAID OUTLOT A IN FORTY OAKS SUBDIVISION; THENCE SOUTH 89°30'44" WEST, 92.03 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 3.79 ACRES TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

ROLAND STORY CSD SURVEY STORY COUNTY, IOWA

	( ) =	RECORDED AS
LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)		
FOUND	▲	PLSS CORNER (as noted)
FOUND	●	PARCEL OR LOT CORNER
SET	△	PLSS CORNER - 5/8" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#15268)
SET	o	5/8" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#15268)

N

DANIEL F. RITTEL LICENSED 15268 PROFESSIONAL LAND SURVEYOR IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

30 SEP 2026

Daniel F. Rittel, PLS date

Iowa License Number 15268

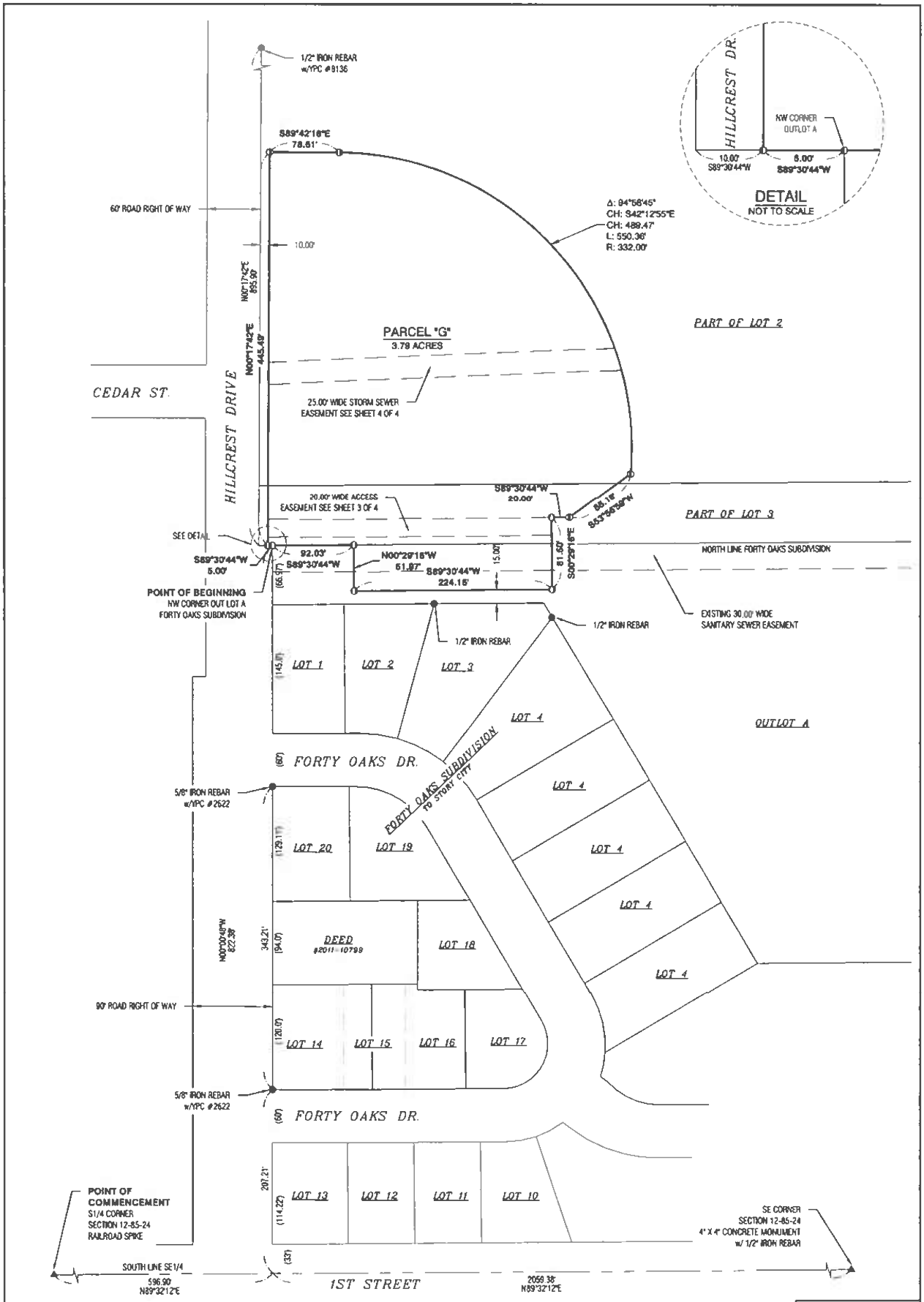
My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal SHEETS 1-4

CGA

PN:	26-SB-0358
DATE OF SURVEY:	9-2-26
DRAWN BY:	TMM
FIELD CREW:	DWP
SHEET NO.	1 OF 4

J:\26-SB-0358\dwgs\2_Survey\26-SB-0358 Plat.dwg - Layout1-Plat LDGR Portrait - 09-14-26 - 4:12pm - drittel

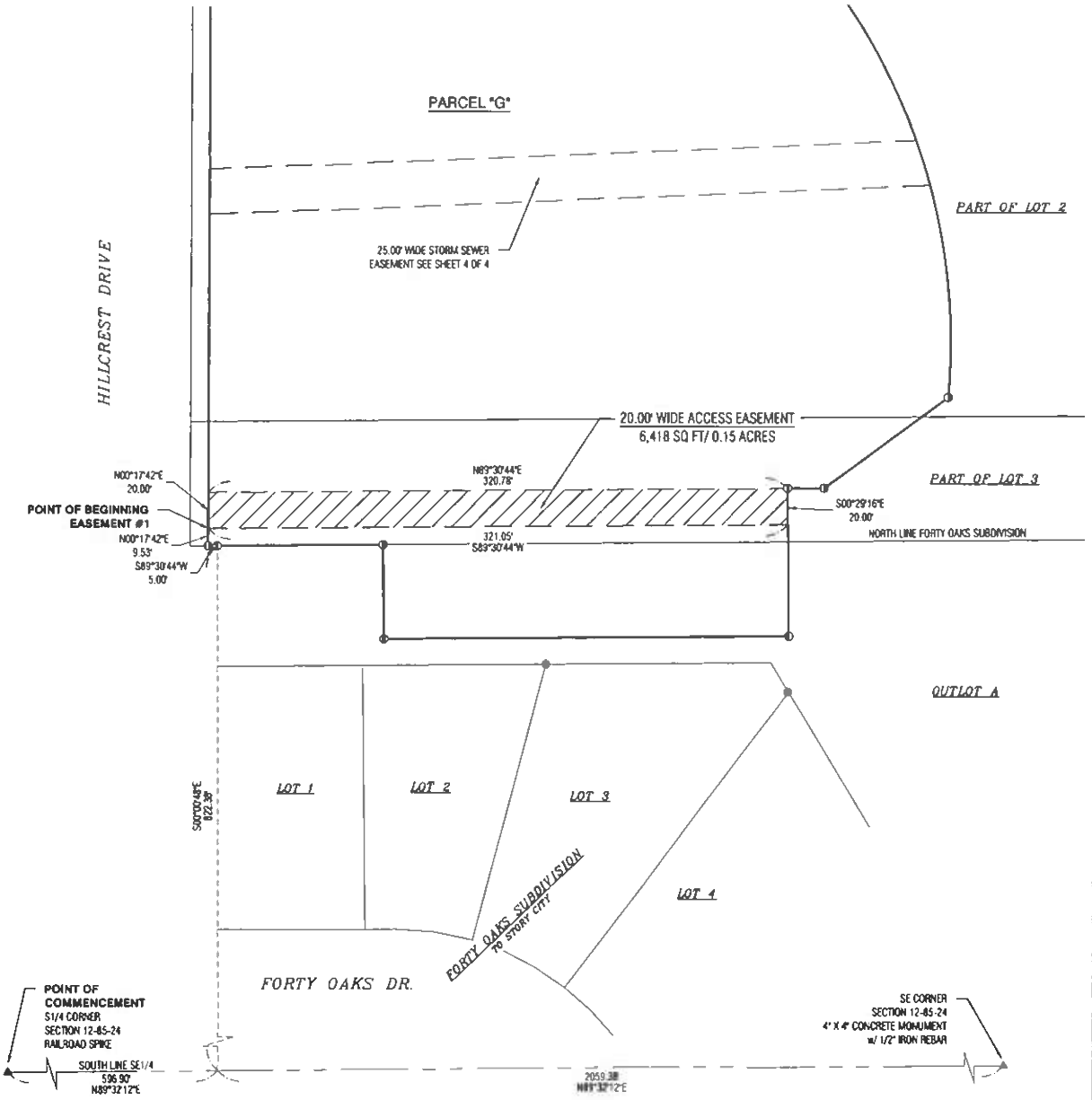


LEGAL DESCRIPTION:

SEE SHEET 1 OF 3

J:\26-SB-0358\dwgs\2_ Survey\26-SB-0358 Plat.dwg - Plat LDGR Portrait - 09-18-26 - 10:32am - drlcel

ACCESS EASEMENT



EASEMENT DESCRIPTION #1:

A 20.00 FEET WIDE EASEMENT LOCATED IN PART OF LOT 3 OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 85 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY CITY, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°32'12" EAST, 596.90 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 00°00'48" WEST, 822.38 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF HILLCREST AVENUE AS IT IS PRESENTY ESTABLISHED TO THE NORTH LINE OF FORTY ACRES SUBDIVISION, AN OFFICIAL PLAT; THENCE SOUTH 89°30'44" WEST, 5.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°17'42" EAST, 9.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°17'42" EAST, 20.00 FEET; THENCE NORTH 89°30'44" EAST, 320.78 FEET; THENCE SOUTH 00°29'16" EAST, 20.00 FEET; THENCE SOUTH 89°30'44" WEST, 321.05 FEET TO THE POINT OF BEGINNING, CONTAINING 6,418 SQ. FT.

N

SCALE 1"=60'

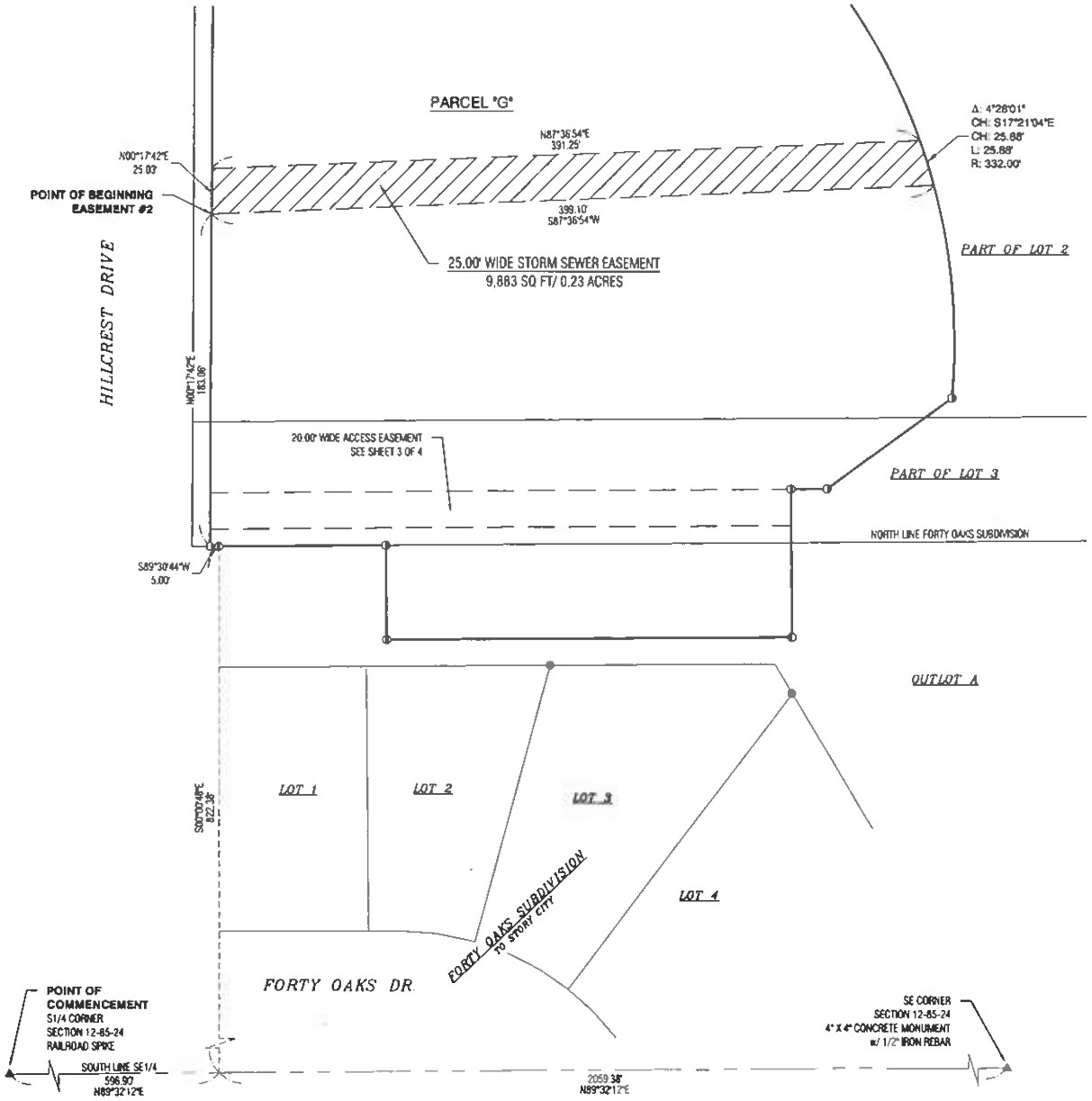
0 60'

CGA

PN:	26-SB-0358
DATE OF SURVEY:	9-2-26
DRAWN BY:	TMM
FIELD CREW:	DWP
SHEET NO.	3 OF 4

J:\26-SB-0358\dwgs\2_ Survey\26-SB-0358 Easements.dwg - Plat LDGR Portrait - 09-18-26 - 9:59am - drittel

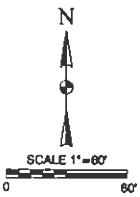
STORM SEWER EASEMENT



EASEMENT DESCRIPTION #2:

A 25.00 FEET WIDE EASEMENT LOCATED IN PART OF LOT 2 OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 85 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY CITY, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°32'12" EAST, 596.90 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 00°00'48" WEST, 822.38 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF HILLCREST AVENUE AS IT IS PRESENTY ESTABLISHED TO THE NORTH LINE OF FORTY ACRES SUBDIVISION, AN OFFICIAL PLAT; THENCE SOUTH 89°30'44" WEST, 5.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°17'42" EAST, 183.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°17'42" EAST, 25.03 FEET; THENCE NORTH 87°36'54" EAST, 391.25 FEET; THENCE SOUTHEASTERLY 25.88 FEET ALONG THE ARC OF A 332.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 17°21'04" EAST AND A CHORD DISTANCE OF 25.88 FEET; THENCE SOUTH 87°36'54" WEST, 399.10 FEET TO THE POINT OF BEGINNING, CONTAINING 9,883 SQ. FT.



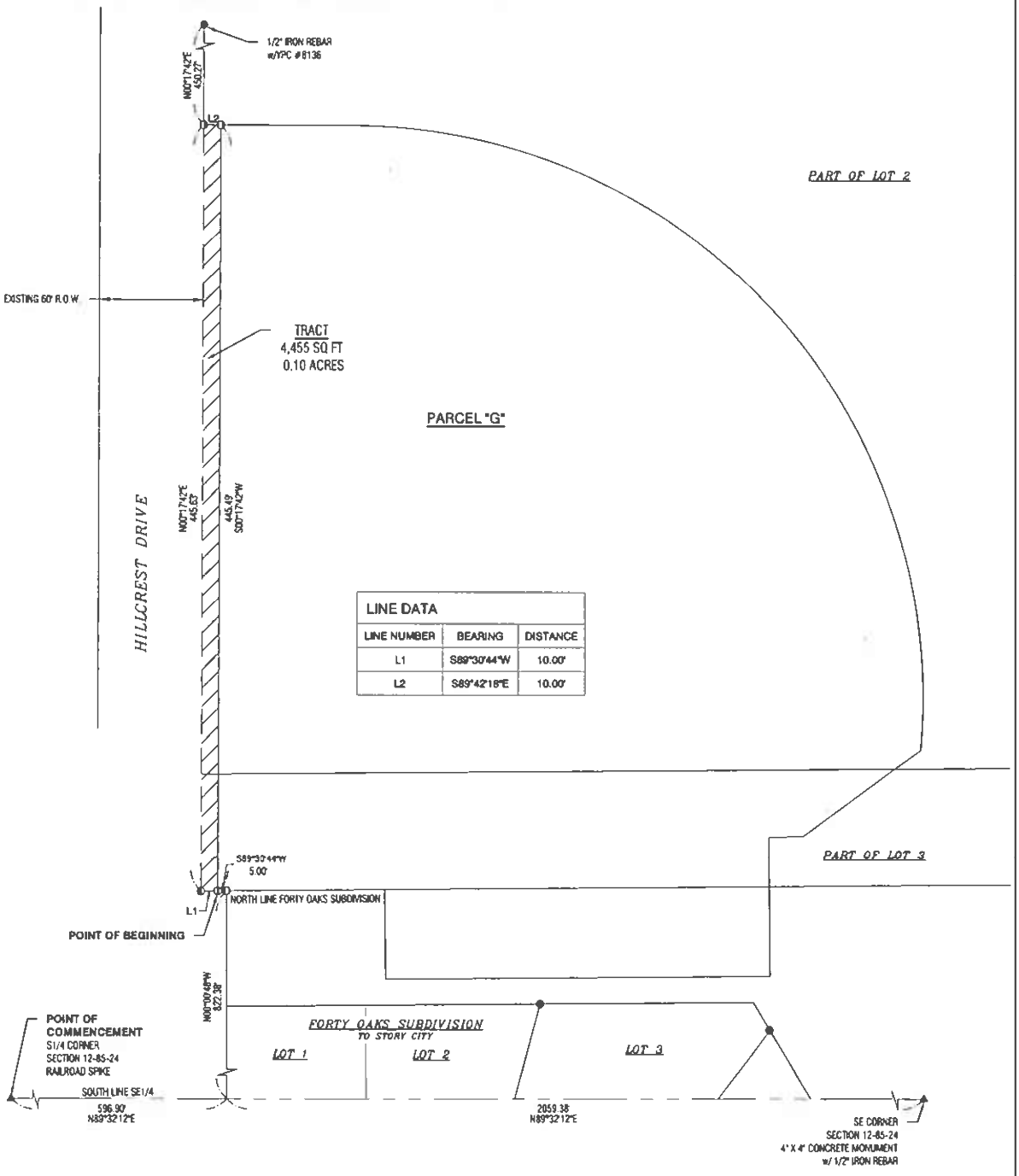
CGA

PN:	26-SB-0358
DATE OF SURVEY:	9-2-26
DRAWN BY:	TMM
FIELD CREW:	DWP
SHEET NO.	4 OF 4

ACQUISITION PLAT

ADDITIONAL PUBLIC STREET RIGHT-OF-WAY

INDEX LEGEND	
COUNTY:	STORY
PROJECT NO:	26-SB-0358
LOCATION:	PART OF LOTS 2 AND 3 IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 85 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY CITY, IOWA
FEE TITLE:	0.10 AC
OWNER:	CITY OF STORY CITY
PREPARED BY: RETURN TO: DANIEL F. RITTEL, PLS	CLAPSADDLE-GARBER ASSOCIATES, INC. 2413 GRAND AVENUE DES MOINES, IOWA 50312 PHONE 515-288-4823 CGA@CGACONSULTANTS.COM



ROLAND STORY CSD SURVEY STORY COUNTY, IOWA

	{ } =	RECORDED AS
LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)		
FOUND	▲	PLSS CORNER (as noted)
FOUND	●	PARCEL OR LOT CORNER
SET	▲	PLSS CORNER - 5/8" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#15268)
SET	◑	5/8" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#15268)

N

SCALE 1"=60'

0 60'

DANIEL F. RITTEL LICENSED 15268 PROFESSIONAL LAND SURVEYOR IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

30 SEP 2026

Daniel F. Rittel, PLS — date

Iowa License Number 15268

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal: THIS SHEET

CGA

PN:	26-SB-0358
DATE OF SURVEY:	9-16-26
DRAWN BY:	TMM
FIELD CREW:	DWP
SHEET NO.	1 OF 1

J:\26-SB-0358\dwgs\2_ Survey\26-SB-0358 Acquisition Plat.dwg - Aquisition Plat - 09-17-26 - 2:31pm - drittel

Alcohol Permit Review

CITY OF STORY CITY
1807374800

Draft

Confirmation #
0-011-297-770
Saved 22-Sep-2026 08:43:58 by Jessica Lundy

Continue Editing
Delete

Alcohol Permit App. Review

Permit Details

Business Information

Application Printable View

Name of Legal Entity	LOS ALTOS DE JALISCO MEXICAN RESTAURANT LLC
Business Type	Limited Liability Company
SOS Business Number	757881

Permit/License Details

License Number	LC0050579
Premises DBA	LOS ALTOS DE JALISCO
Premises Address	1520 BROAD ST STORY CITY IA 50248-1565
Permit/License Type	Class "C" Retail Alcohol License (LC)
Permit/License Length	12 months
Permit/License Effective Date	13-Nov-2026
Permit/License Expiration Date	12-Nov-2027
Sales and Use Permit/License Number	301206224
Premise Type	Restaurant
Contact Name	IGNACIO GUTIERREZ LEMUS
Contact Phone	641-221-0780
Contact Phone Extension	
Contact Email Address	losaltosmex1@hotmail.com

Privileges

Privilege	Existing Privilege Selection	New Privilege Selection	Amendment Action
Living Quarters			No Privileges
Catering	☑	☑	Keep Existing Privileges

Outdoor Service	☑	☑	Keep Existing Privileges

Provided description of the Outdoor Service area.

PATIO

Premises Information

Control of Premises	: Lease
Number of Floors	: 1
Do you need to make changes to the owners listed? This can include removal of owners, new owners with at least 10% ownership, new board members, etc.	: No
Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?	: Yes
Does your premises conform to all local and state health, fire and building laws and regulations?	: Yes
Is your establishment equipped with tables and seats to accommodate a minimum of 25?	: Yes
Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.	: No
Has the number of floors of the premises changed?	: No
Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.	: No

Owners

Ownership Type	Owner	Owner Address	Date of Birth	US Citizen	Ownership Percentage
Individual	GUTIERREZ LEMUS, IGNACIO	413 SOUTHWEST 3RD STREET GREENFIELD IA 50849	16-Apr-1992	☑	100.00

Dramshop Information

Can I help?

Dramshop Provider

AUTO OWNERS INSURANCE COI

Criminal History Details

Since the license was last issued, has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

Yes | No

Since the license was last issued, has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

Yes | No

Sketch of Premises

< Previous | Next >

Your online session will timeout after 30 minutes of inactivity. All unsaved information will be lost.

Resources

Frequently Asked Questions
Contact Us
Subscribe to Updates

Other Links

State of Iowa Directory
Website Policies

Can I help?

APPLICATION FOR TAX ABATEMENT UNDER THE
STORY CITY INDUSTRIAL URBAN REVITALIZATION PROGRAM

Date 9/28/26

____ Prior Approval for Intended Improvements

____ Approval of Improvements Completed

Address of Property: 1960 Rich Olive St. Story City, IA 50248

Legal Description: I-35 Business ParkSD 5TH ADD - LOT 3 & PART OF LOT 2 PARCEL C 24 - 00461 STORY CITY

Title Holder or Contract Buyer: FRANKEL RIDGE LLC

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): 515-290-3363

Existing Property Use: ____Residential ____Commercial X Industrial ____Vacant

Proposed Property Use: Office, Blending, Packaging, Warehouse

Nature of Improvements: X New Construction ___Addition ___General Improvements

Specify: _____

Estimated or Actual Date of Completion: SEPTEMBER 2026

Estimated or Actual Cost of Improvements: $3,100,000

Tax Exemption Schedule is attached.

Signed: _____

City of Story City, IA

CLAIMS REGISTER REPORT

By Segment (Select Below)

Payable Dates 9/21/2026 - 10/2/2026

Vendor Name	Description (Payable)		Amount
Department: 1110 - POLICE DEPARTMENT			
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		80.00
WINDSTREAM COMMUNICAT...	PHONE		83.67
STORY FORD	oil change		82.96
		Department 1110 - POLICE DEPARTMENT Total:	**246.63**
Department: 1150 - FIRE DEPARTMENT			
BLACK HILLS ENERGY	GAS SERVICE		48.39
		Department 1150 - FIRE DEPARTMENT Total:	**48.39**
Department: 2210 - STREET/ROADWAY MAINT			
DWAIN WATTS	Reimbursement- DMACC class		40.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		48.00
ECONO SIGNS LLC	signage + materials		6,381.14
VAN WALL	parts		28.26
IOWA ONE CALL	ONE CALL		20.10
HOWE SMALL ENGINE REPAIR,...	88 Ford dump truck work		2,211.09
MANATTS	HMA mix		1,266.72
BLACK HILLS ENERGY	GAS SERVICE		43.09
MENARDS COMMERCIAL CAPI...	monthly bill/receipts		46.82
DSG	manhole cover hook		120.78
		Department 2210 - STREET/ROADWAY MAINT Total:	**10,206.00**
Department: 4410 - LIBRARY			
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		16.00
VISA/BERTHA BARTLETT	phone service, subscriptions, ...		19.98
VISA/BERTHA BARTLETT	phone service, subscriptions, ...		45.82
VISA/BERTHA BARTLETT	phone service, subscriptions, ...		111.28
VISA/BERTHA BARTLETT	phone service, subscriptions, ...		13.93
VISA/BERTHA BARTLETT	phone service, subscriptions, ...		19.95
CENTER POINT PUBLISHING	books		32.21
SABRINA GOGERTY	Sept cleaning- BBPL		320.00
STAPLES	office supplies		147.41
BRODART	books		172.32
BRODART	books		190.52
AMAZON CAPITAL SERVICES	books, tech supplies		279.20
AMAZON CAPITAL SERVICES	books, tech supplies		111.32
AMAZON CAPITAL SERVICES	books, tech supplies		165.63
AMAZON CAPITAL SERVICES	books, tech supplies		902.02
AMAZON CAPITAL SERVICES	books, tech supplies		61.55
AMAZON CAPITAL SERVICES	books, tech supplies		149.57
AMAZON CAPITAL SERVICES	books, tech supplies		292.26
BLACK HILLS ENERGY	GAS SERVICE		85.65
READER'S DIGEST LARGE PRINT	annual subscription renewal		34.20
REAL SIMPLE MAGAZINE	annual magazine renewal		27.00
SPORTS ILLUSTRATED	annual magazine renewal		20.00
		Department 4410 - LIBRARY Total:	**3,217.82**
Department: 4430 - PARKS			
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		32.00
VAN WALL	parts		367.47
VAN WALL	parts		56.06
PORTABLE PRO	cemetery, south park, soccer f...		90.00
ANGELA HALLADAY	Sept cleaning C/H		70.00
BLACK HILLS ENERGY	GAS SERVICE		43.09
MENARDS COMMERCIAL CAPI...	monthly bill/receipts		199.59
		Department 4430 - PARKS Total:	**858.21**

Vendor Name	Description (Payable)		Amount
Department: 4440 - RECREATION DEPARTMENT			
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		16.00
INTENSITEE INC	soccer shirts		590.05
PORTABLE PRO	cemetery, south park, soccer f...		240.00
		Department 4440 - RECREATION DEPARTMENT Total:	**846.05**
Department: 4445 - SWIMMING POOL			
BLACK HILLS ENERGY	GAS SERVICE		700.25
BLACK HILLS ENERGY	GAS SERVICE		55.60
		Department 4445 - SWIMMING POOL Total:	**755.85**
Department: 4450 - CEMETERY			
PORTABLE PRO	cemetery, south park, soccer f...		90.00
		Department 4450 - CEMETERY Total:	**90.00**
Department: 4470 - SPECIAL EVENTS			
ALLEY'S PIZZA	gift certificate/Blocktoberfest		25.00
SILVER CHANDELIER	Gift card/Blocktoberfest		25.00
PHELPS UNIFORM SPECIALISTS	shirts		307.83
BAMBOO EXPRESS	Voucher reimbursement/Bloc...		175.00
BEST SPUDZ	Voucher reimbursement/Bloc...		155.00
E'S EATS	voucher reimbursement/Block...		325.00
KAREN OSTREM	Voucher reimbursement/Bloc...		20.00
QUINN RONEY	Blocktoberfest music		300.00
STORY CITY GCC	Blocktoberfest gift certificate		25.00
Mike and Jan Miller	Voucher reimbursement/Bloc...		85.00
		Department 4470 - SPECIAL EVENTS Total:	**1,442.83**
Department: 5540 - PLANNING AND ZONING			
STRAND ASSOCIATES, INC	Project 7044.014		1,321.77
		Department 5540 - PLANNING AND ZONING Total:	**1,321.77**
Department: 6300 - PARTIAL SELF FUNDING			
BENEFITS INC	GROUP HEALTH		130.00
BENEFITS INC	Claims		299.59
		Department 6300 - PARTIAL SELF FUNDING Total:	**429.59**
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)			
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		16.00
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		16.00
PHELPS UNIFORM SPECIALISTS	shirts		44.91
STAPLES	office supplies		88.77
STORY CITY POSTMASTER	2 rolls stamps		164.00
CLOUDPERMIT INC.	permitting software		3,786.00
		Department 6620 - FINANCIAL AD (CLERK,TREA) Total:	**4,115.68**
Department: 6650 - CITY HALL/SENIOR CENTER			
ANGELA HALLADAY	Sept cleaning C/H		280.00
BLACK HILLS ENERGY	GAS SERVICE		53.68
DUTCHMAN PAINTERS	senior center interior painting		1,616.45
		Department 6650 - CITY HALL/SENIOR CENTER Total:	**1,950.13**
Department: 8760 - I-35 DEVELOPMENT			
CLAPSADDLE-GARBER INC	25-DS-0082 567th Ave bridge ...		2,080.65
		Department 8760 - I-35 DEVELOPMENT Total:	**2,080.65**
Department: 8776 - 2016 SANITARY/S SEWER			
CLAPSADDLE-GARBER INC	23-WS-0375 Hillcrest culvert r...		989.30
		Department 8776 - 2016 SANITARY/S SEWER Total:	**989.30**
Department: 9810 - WATER UTILITY			
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		32.00
HILL'S BACKHOE & TILING	water leak- north park, storm ...		2,994.78
IOWA ONE CALL	ONE CALL		20.10

Vendor Name	Description (Payable)		Amount
ELECTRIC PUMP	work at water plant		3,164.00
NATIONAL INDUSTRIAL & SAF...	safety supplies		615.16
GRAINGER PARTS OPERATION	WW parts, supplies		124.04
BLACK HILLS ENERGY	GAS SERVICE		43.09
IOWA DEPT OF NATURAL RES...	Annual water use fee 2027		120.00
STORY CITY POSTMASTER	WATER UTILITY BILLS		305.24
USA BLUE BOOK	safety supplies		307.07
		Department 9810 - WATER UTILITY Total:	**7,725.48**
Department: 9815 - SEWER UTLITY			
ISAAC RAHTO	Reimbursement- mileage for ...		252.30
MET LIFE SMALL BUS CNTR	AD&D COVERAGE		32.00
IOWA ONE CALL	ONE CALL		20.10
GRAINGER PARTS OPERATION	WW parts, supplies		31.36
BLACK HILLS ENERGY	GAS SERVICE		43.09
MENARDS COMMERCIAL CAPI...	monthly bill/receipts		2,286.48
STORY CITY POSTMASTER	WATER UTILITY BILLS		305.24
		Department 9815 - SEWER UTLITY Total:	**2,970.57**
		Grand Total:	**39,310.95**

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL FUND	14,277.01
033 - GILBERT PUBLIC LIBRARY	632.35
110 - ROAD USE TAX	10,206.00
115 - PARTIAL SELF FUNDING	429.59
135 - I-35 DEVELOPMENT	2,080.65
321 - SANITARY AND STORM SEWER IMP	989.30
600 - WATER UTILITY	7,725.48
610 - SEWER UTILITY	2,970.57
Grand Total:	**39,310.95**

Account Summary

Account Number	Account Name	Payment Amount
001-1110-6150	INSURANCE, GROUP HE...	80.00
001-1110-6332	VEHICLE REPAIR & MAIN...	82.96
001-1110-6373	TELEPHONE	83.67
001-1150-6371	UTILITIES	48.39
001-4410-6150	INSURANCE, GROUP HE...	16.00
001-4410-6320	BUILDING & GROUNDS	320.00
001-4410-6371	UTILITIES	85.65
001-4410-6373	TELEPHONE	19.98
001-4410-6500	PROGRAMMING	45.82
001-4410-6502	TECHNOLOGY	279.20
001-4410-6505	CATALOGING SUPPLIES	111.32
001-4410-6506	OFFICE SUPPLIES	165.63
001-4410-6507	MISC. OPERATING SUPPL..	147.41
001-4410-6770	MAGAZINES	192.48
001-4410-6772	BOOKS	1,120.48
001-4410-6773	VIDEO	81.50
001-4430-6150	INSURANCE, GROUP HE...	32.00
001-4430-6330	MOTOR VEHICLE MAINT...	367.47
001-4430-6331	MOTOR VEHICLE OPER. ...	56.06
001-4430-6371	UTILITIES	43.09
001-4430-6372	SANITATION SERVICES	90.00
001-4430-6498	CONTRACTUAL SERVICES	70.00
001-4430-6507	MISC. OPERATING SUPPL..	199.59
001-4440-6150	INSURANCE, GROUP HE...	16.00
001-4440-6372	SANITATION SERVICES	240.00
001-4440-6499	MISCELLANEOUS	590.05
001-4445-6371	UTILITIES	755.85
001-4450-6490	PROFESSIONAL SERVICES	90.00
001-4470-6499	MISCELLANEOUS	1,442.83
001-5540-6490	PROFESSIONAL SERVICES	1,321.77
001-6611-6150	INSURANCE, GROUP HE...	16.00
001-6620-6150	INSURANCE, GROUP HE...	32.00
001-6620-6490	PROFESSIONAL SERVICES	3,786.00
001-6620-6506	OFFICE SUPPLIES	133.68
001-6620-6508	PETTY CASH/POSTAGE	164.00
001-6650-6320	BUILDING & GROUNDS	1,896.45
001-6650-6371	UTILITIES	53.68
033-4410-6506	OFFICE SUPPLIES	149.57
033-4410-6772	BOOKS	482.78
110-2210-6150	INSURANCE, GROUP HE...	48.00
110-2210-6230	TRAVEL & TRAINING	40.00
110-2210-6320	BUILDING & GROUNDS	46.82
110-2210-6331	MOTOR VEHICLE OPER. ...	28.26
110-2210-6332	VEHICLE REPAIR & MAIN...	2,211.09
110-2210-6371	UTILITIES	43.09

Account Summary

Account Number	Account Name	Payment Amount
110-2210-6490	PROFESSIONAL SERVICES	20.10
110-2210-6499	MISCELLANEOUS	120.78
110-2210-6507	MISC. OPERATING SUPPL...	6,381.14
110-2210-6526	ROAD MAINT. SUPPLIES	1,266.72
115-6300-6150	INSURANCE, GROUP HE...	429.59
135-8760-6490	PROFESSIONAL SERVICES	2,080.65
321-8776-6490	PROFESSIONAL SERVICES	989.30
600-9810-6150	INSURANCE, GROUP HE...	32.00
600-9810-6371	UTILITIES	43.09
600-9810-6413	PAYMENTS TO OTHER A...	120.00
600-9810-6419	DATA PROCESSING	305.24
600-9810-6490	PROFESSIONAL SERVICES	6,178.88
600-9810-6506	OFFICE SUPPLIES	124.04
600-9810-6507	MISC. OPERATING SUPPL...	615.16
600-9810-6520	METERS, CLAMPS, HYDR...	307.07
610-9815-6150	INSURANCE, GROUP HE...	32.00
610-9815-6230	TRAVEL & TRAINING	252.30
610-9815-6371	UTILITIES	43.09
610-9815-6419	DATA PROCESSING	305.24
610-9815-6490	PROFESSIONAL SERVICES	20.10
610-9815-6727	CAPITAL EQUIPMENT	2,286.48
610-9815-6798	CAPITAL PROJECT	31.36
	Grand Total:	**39,310.95**

Project Account Summary

Project Account Key	Payment Amount
None	39,310.95
Grand Total:	**39,310.95**

Bertha Bartlett Public Libraries

Board Meeting - Tuesday, August 25, 2026 6:30 p.m.

Present: Thresa Sens, Jenna Cline, Jen Doebel, Jessica Miller, Mary Kay Solberg, Denise Carlson, Tara Turner
Absent: Laura Donaldson, Lynn Cummings

Opening of Meeting: Theresa Sens, President, called the meeting to order at 6:30 p.m.

Approval of Agenda Moved by Doebel, second by Cline to approve agenda.Motion carried

Approval of July Meeting Minutes: Cline motioned to approve the agenda and Doebel seconded. Motion carries..

City Update: No city update provided tonight

Citizens' Appearance: None

Correspondence/Communications: None

Election Officers:

- Election of officers took place at the July meeting. At that time, a treasurer was not elected. Our bylaws require a treasurer for the library board. The state library board does not require it.
- President Sens suggested that we change the bylaws to eliminate that requirement.
- Cline moved to change our bylaws to eliminate the treasurer position. Miller provided the second. Motion carried. Updated wording will be available at the next meeting, and we will conduct a final vote then.

Board Training:

- Grants - Director Turner explained how the board can help seek out grants for the library.
- Director Evaluations - President Sens reminded us of Tara Turner's annual review in October. She distributed the evaluation forms to board members. Please return the completed form to Theresa at the September meeting.

Treasurer's Report:

- Bills: Turner reported on the August bills for BBPL and Gilbert Library. Carlson moved to approve bills; Cline seconded; motion passed.
- Cline moved to approve bill from Lance Harding; Doebel seconded. Motion carried.
- Director Turner went over the balance sheet for Story City and Gilbert. In addition, she shared the deposits and donations for the month.

Policy updates:
Fine Policy: Adjustments to the language in the fine policy were reviewed. Miller motioned to approve the new fine policy; Doebel provided the second; all approved, motion carried.

Strategic Plan Review: While discussing Goal 1 (*Strengthen Patron Engagement and Improve Accessibility*), the board reviewed library hourly reports and requested additional data before suggesting any changes to library hours.

Library update/ Circulation Report:
The monthly snapshot, hourly circulation, and door counts were shared.

Event Report- Director Turner reported on the Summer Reading Program, bike safety night, and Gilbert Days.

Staff report - New children's librarians have been hired. They will share the duties of this job.

Building Update: Board members were updated on topics pertinent to the building remodel.

Gilbert Update:

- The board learned about the Gilbert Library sno-cone event during Gilbert Days.
- Printer: Konica Minolta to be purchased to replace the old one in Gilbert. Carlson moved, seconded by Cline, all approve, motion carried.

Foundation update: None

Old Business:

- Story City's public library expansion project has won the Iowa League of Cities All-Star Community Award.
- BBPL will participate in the Sustainable Libraries Initiative
- The board encouraged Director Turner to apply for the Jerry Kline Award.

New Business:
The board considered reducing Hoopla circs per patron to 3. Moved by Doebel, seconded by Cline, all approved, motion carried.

Assistance Needed in Fundraising – The board was encouraged to assist with fundraising. A soup supper is being considered, and board members will be asked to assist.

Adjournment: Miller moved, Cline seconded, to adjourn the meeting. Motion passed.

Next monthly Board Meeting: Monday, September 28, 2026, 6:30 pm