

STORY CITY, IOWA

December 17, 2018

Mayor Jensen called the council meeting to order on Monday, December 17, 2018 at 7:00 p.m. in the City Hall Council Chambers.

Present: Mayor Jensen, Administrator Jackson, Attorney Larson Council

Members: Ostrem, Phillips, Solberg, Crutchfield and Sporleder.

Absent: None.

Also Present: Mack Mattke (MSA), Greg Garrels (Morton Buildings)

Members of the family of Dena Nichols and Bruce Henrichs were present, as well as former council members and other members of the public to thank them for their years of service. Mike Jensen thanked them and presented them each with a gift from the City Administrator, staff and council members. Mark Jackson, City Administrator personally thanked them and acknowledged their years of hard work and dedication.

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

Aye: Ostrem, Phillips, Solberg, Crutchfield and Sporleder.

Nay: None.

Motion carried.

Motion by Crutchfield , seconded by Sporleder, to approve the December 3, 2018 regular meeting minutes.

Aye: Ostrem, Phillips, Solberg, Crutchfield and Sporleder.

Nay: None.

Motion carried.

CITIZEN APPEARANCE

None.

PUBLIC HEARINGS:

A) PROPOSAL FOR THE SALE OF CITY-OWNED REAL ESTATE TO TNL DEVELOPMENT, LLC (EBY)

Mayor Jensen opened the public hearing. Administrator Jackson stated this is for the expansion.

With no public comment Mayor Jensen closed the public hearing.

B) 2018-2 AMENDMENT TO URBAN RENEWAL PLAN FOR STORY CITY CONSOLIDATED URBAN RENEWAL AREA

Mayor Jensen opened the public hearing. Administrator Jackson stated the amendment is sunsetting the area and re-establishing it.

With no public comment Mayor Jensen closed the public hearing.

LEGAL ITEMS

A) SoilView SITE PLAN

SoilView is proposing to construct an 11,500 sq ft building in the Interstate 35 Business Park. Mr. Mattke (MSA) reviewed the proposed storm water and landscaping plan. Mr. Garrels (Morton Buildings) presented information and showed building materials.

Administrator Jackson informed council Planning and Zoning have approved the site plan.

Motion by Sporleder, seconded by Ostrem to approve SoilView Site Plan.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

B) RESOLUTION NO. 18-73-APPROVING THE SALE OF CITY-OWNED REAL ESTATE TO TNL DEVELOPMENT, LLC AND AUTHORIZING EXECUTION OF DEED

Motion by Solberg, seconded by Crutchfield to approve Resolution No. 18-73-Approving the Sale of City-Owned Real Estate to TNL Development, LLC and Authorizing Execution of Deed.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

C) RESOLUTION NO. 18-74-APPROVING EXECUTED DEED TO TNL DEVELOPMENT, LLC AND AUTHORIZING DELIVERY OF SAME TO SAID GRANTEE

Motion by Solberg, seconded by Ostrem to approve Resolution No. 18-74- Approving Executed Deed to TNL Development, LLC And Authorizing Delivery of Same to Said Grantee.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

D) RESOLUTION NO 18-75-APPROVING ECONOMIC DEVELOPMENT GRANT TO TNL DEVELOPMENT, LLC (EBY)

Motion by Ostrem, seconded by Phillips to approve Resolution No. 18-75- Approving Economic Development Grant to TNL Development, LLC (Eby).

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

E) RESOLUTION NO. 18-76-APPROVE 2018-2 AMENDMENT TO URBAN RENEWAL PLAN FOR THE STORY CITY CONSOLIDATED URBAN RENEWAL AREA

Motion by Ostrem, seconded by Sporleder to approve Resolution No. 18-76 Approve 2018-2 Amendment to Urban Renewal Plan for The Story City Consolidated Urban Renewal Area.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

F) ORDINANCE NO. 279-AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE 2018-2 AMENDMENT TO THE STORY CITY CONSOLIDATED URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

Council member Crutchfield introduced an Ordinance entitled Ordinance No. 279. An ordinance Providing for The Division of Taxes Levied on Taxable Property in the 2018-2 Amendment to the Story City Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code Of Iowa. It was moved by Council Member Phillips and seconded by Council Member Sporleder that the ordinance be adopted.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

It was moved by Council Member Solberg and seconded by Council Member Crutchfield to suspend the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

It was moved by Council Member Crutchfield and seconded by Council Member Ostrem that the ordinance entitled "Ordinance No. 279. An Ordinance Providing for the Division of Taxes Levied on Taxable Property In the 2018-2 Amendment to the Story City Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code Of Iowa" now be put into its final consideration and adoption.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

G) ORDINANCE NO. 280-ORDINANCE REPEALING ORDINANCE NO. 149, RELATED TO PROPERTY IN THE STORY CITY CONSOLIDATED URBAN RENEWAL AREA

Council Member Ostrem introduced an ordinance entitled Ordinance No 280. An ordinance Repealing Ordinance No. 149, Related to Property in the Story City Consolidated Urban Renewal Area. It was moved by council Member Solberg and seconded by Council Member Phillips that the ordinance be adopted.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

It was moved by Council Member Phillips and seconded by Council Member Ostrem to suspend the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

It was moved by council member Ostrem and seconded by Council member Phillips that the ordinance entitled "Ordinance No. 280 entitled Ordinance No. 149, Related To Property In The Story City Consolidated Urban Renewal Area, Waive Two Readings And Proceed To Final Reading" now be put into its final consideration and adoption.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

H) ORDINANCE NO. 281-ORDINANCE REPEALING ORDINANCE NO. 182, RELATED TO PROPERTY IN THE STORY CITY CONSOLIDATED URBAN RENEWAL AREA

Council Member Crutchfield introduced an ordinance entitled Ordinance No. 281- Ordinance Repealing Ordinance No. 182 Related to Property in the Story City Consolidated Urban Renewal Area.

It was moved by Council Member Solberg and seconded by Council Member Ostrem that the ordinance be adopted.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

It was moved by Council Member Phillips and seconded by Council Member Crutchfield to suspend the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

It was moved by Council Member Ostrem and seconded by Council Member Phillips that the "Ordinance No. 281 entitled Ordinance Repealing

Ordinance No. 182, Related to Property in the Story City Consolidated Urban Renewal Area” now be put into its final consideration and adoption.
Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

I) RESOLUTION NO. 18-77-AUTHORIZING INTERNAL TAX INCREMENT FINANCING DEBT FOR THE I-35 BUSINESS PARK SPECULATIVE BUILDING PROJECT

Motion by Sporleder, seconded by Crutchfield to approve Resolution No. 18-77 Authorizing Internal Tax Increment Financing Debt for The I-35 Business Park Speculative Building Project.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

J) RESOLUTION NO. 18-78-AUTHORIZING INTERNAL TAX INCREMENT FINANCING DEBT FOR SOUTH AND NORTH PARK IMPROVEMENTS PROJECT

Motion by Phillips, seconded by Sporleder to approve Resolution No. 18-78 Authorizing Internal Tax Increment Financing Debt for the South and North Park Improvements Project.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

K) RESOLUTION NO. 18-79-APPROVING CERTAIN FUND TRANSFERS IN THE FISCAL YEAR 2018-19 BUDGET

Motion by Ostrem, seconded by Solberg to approve Resolution No. 18-79- Approving Certain Fund Transfers in the Fiscal Year 2018-19 Budget.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

L) RESOLUTION NO. 18-80-APPROVING AN AMENDMENT TO THE PERSONNEL POLICIES 2017 (REVISION) OF THE CITY OF STORY CITY, IOWA

Motion by Ostrem, seconded by Solberg to approve Resolution No. 18-80- Approving an Amendment to the Personnel Policies 2017 (Revision) of the City of Story City, Iowa.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

M) RESOLUTION NO. 18-81-TO PROVIDE FOR A NOTICE OF HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COST FOR THE WASTEWATER TREATMENT FLOW MONITORING PROJECT, AND THE TAKING OF BIDS THEREFOR

Motion by Sporleder, seconded by Ostrem to approve Resolution No. 18-81-To Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract, and Estimate of Cost for the Wastewater Treatment Flow Monitoring Project, and the Taking Of Bids Therefor.

Bids will be due by January 30, 2019 and the public hearing will be held on February 4, 2019.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

N) RESOLUTION NO. 18-82-APPOINTING AND HIRING A CITY CLERK/TREASURER

Motion by Crutchfield, seconded by Ostrem to approve Resolution No. 18-82-Appointing and Hiring Heather Slifka as the City Clerk/Treasurer.

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

ADMINISTRATIVE ITEMS

A) None

PERMITS

A) LIQUOR:

1. Dinners by Dawn-516 Broad St

Motion by Phillips, seconded by Solberg to approve **Liquor Permit;**

Dinners by Dawn-516 Broad St

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

B) SIGN:

1. Story City Business Center-324 Factory Outlet

Council Action Required

Motion by Ostrem, seconded by Crutchfield to approve **Sign Permit;**

Story City Business Center-324 Factory Outlet

Aye: Ostrem, Phillips, Solberg, Crutchfield, and Sporleder.

Nay: None.

Motion carried.

MAYOR AND CITY COUNCIL AGENDA ITEMS

There being no further business before council the meeting adjourned at 7:50 p.m.

ATTEST:

Dena Nichols, City Clerk

Mike Jensen, Mayor