

**City of Slater, City Council Meeting**  
**Monday, January 12, 2026, at 6:00 p.m. Council Chambers, 101 Story Street**

**Zoom Meeting ID 846 9050 1071 Passcode 119016**

**Invite Link <https://us02web.zoom.us/j/84690501071?pwd=m0C0OLUhumeEqoy0biXcCDpzfr2z.1>**

**Call to Order**

- 1. Approval of the Agenda**
- 2. Citizen forum** (for citizens to speak on matters not listed on the agenda. NOTE: no formal action can be taken on matters not listed on the agenda. Please limit comments to 3 minutes.)
- 3. Consent agenda:** these items are considered to be routine items and may be enacted by one motion. There will be no separate discussion on these items unless a Council Member requests it. In which event, the item will be removed from the general order of business and considered separately.
  - Claims – December 9, 2025, to January 12, 2026
  - Clerk Report - December
  - City Council Meeting Minutes from December 2 & 8, 2025
  - EMS Meeting Minutes from November 13, 2025
  - Park & Recreation Board Meeting Minutes from November 24, 2025.
  - Fire Department Meeting Minutes from December 18, 2025.
  - Quote from Game Time for \$14,715.10 (plus shipping) to Replace the Removed Horse Swings.
  - Library Fundraiser – Donate One (1) Family Pool Pass for Auction
- 4. Presentations, Reports, and Department Updates**
  - City Administrator Report
  - Mayor and Council Comments
- 5. Business Items**
  - A) Discussion and Consideration of Resolution No.30 Changing the City Council Meeting Date
  - B) Discussion and Consideration of Resolution No.31 Establishing the Official City of Slater Holidays for 2026.
  - C) Discussion and Consideration of Appointments including Mayor Protem, Liaison Assignments, and establishing a Policy and Administration Committee.
  - D) Discussion and Consideration of Resolution No. 32 Appointing Lindsey Siegle as the City Clerk.
  - E) Discussion and Consideration of Resolution No. 33 Appointing Jerry Moore as the City Administrator.
  - F) Discussion and Consideration of the Appointment to the Polk County 911 Board
  - G) Discussion and Consideration of the Appointment to the Story County Economic Development Group
  - H) Discussion and Consideration of Resolution No.34 Adopting the Length of Service Award Program (LOSAP) for the Slater Fire and EMS Volunteers and the Fire and EMS Department's Guidelines.
  - I) Public Hearing on Setting Water & Sewer Rate Increases.
  - J) Discussion and Consideration of Ordinance No. 313 Adopting the New Water and Sewer Rate Increases.
  - K) Public Hearing on the Proposal to Enter into a First Amendment to the Agreement for Private Development with Jissom, Inc.
  - L) Discussion and Consideration of Resolution No. 35 Approving and Authorizing Execution of a First Amendment to the Agreement for Private Development by and Between the City of Slater and Jissom, Inc.
  - M) Discussion and Consideration of Entrance, Trail & Wayfinding Signs Quotes.
  - N) Public Hearing on Ordinance Amendments to Accessory Buildings, Chicken Coop & Runs, Adopting Site Plan Standards, and Changing Process for Determining the City Council Meeting Date.
  - O) Discussion and Consideration of Ordinance No. 314 Adopting Amendments to Accessory Buildings, Chicken Coop & Runs, Adopting Site Plan Standards, and Changing Process for Determining the City Council Meeting Date
  - P) Discussion and Consideration of Resolution No. 36 Setting Public Hearing on March 23, 2026, at 5:45 pm to Adopt the Slater Property Tax Levy Rate, and Setting a Public Hearing on April 20, 2026, at 6 pm to Approve the City's Budget.
  - Q) Discussion and Consideration of Solid Waste and Recycling Options and the 28E Agreement with City of Ames.
  - R) Discussion and Consideration of Request from Doug Rogers for City to Pay Quote from Reilly Construction for Proposed Stormwater Drainage Improvements at Prairie Creek Plat 4 & 8.
  - S) Discussion and Consideration of Slater Animal Hospital Agreement for Stray Dogs and Cats.
  - T) Discussion and Consideration of Whether to Adopt an Ordinance for Peddlers and Solicitors.
  - U) Discussion and Consideration of Adopting Revised City Pool & General City Employee Handbooks
  - V) Discussion and Consideration of Adopting the Salary Ranges & Related Policies for the City Employees.
  - W) Discussion and Consideration of Requesting City Staff to Publish Notice for a Public Hearing on February 17, 2026, to Amend the Duties/Role of City Administrator, City Clerk, Mayor, Mayor Protem, and City Council.
  - X) Discussion and Consideration of Draft CIP, Budget, and Property Tax Levy Rates.
  - Y) Discussion and Consideration of Story County Housing Trust Application For Funding
- 6. Adjourn**



VENDOR NAME	REFERENCE	VENDOR TOTAL
AFLAC	AFLAC- PRE-TAX	113.88
AHLERS & COONEY P.C.	AMEND TO JISSOM, INC.	1,104.00
AIR & APPARATUS SOLUTIONS	SERVICE CALL & LED INDICATOR	1,868.25
ALLIANT ENERGY	UTILITIES	21,238.89
AMAZON CAPITAL SERVICES	CH VARIOUS	3,875.48
AMERICAN WATER WORKS ASSN.	DUES	97.00
FIDELITY SECURITY LIFE AVESIS	GROUP #63000-1041	68.77
BARCO MUNICIPAL PRODUCTS	STOP SIGN	870.70
BASEPOINT BUILDING AUTOMATIONS	LIBRARY DOOR	1,767.70
DOOSAN BOBCAT NORTH AMERICA	SKID LOADER REPAIR	4,722.20
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	1,520.80
CASEY'S BUSINESS MASTERCARD	FUEL	165.98
CENTRAL IOWA DISTRIBUTING, INC	PW SUPPLIES	362.00
CHAD FLEENER	NOV. RAMP CONFERENCE REIM.	39.00
COPY SYSTEMS INC	PRINTER	225.27
CYBRARIAN	ANNUAL RENEWAL FOR SOFTWARE	575.00
FICA	FED/FICA TAX	19,870.42
GARBAGE GUYS	SERVICES	482.75
HD SUPPLY FACILITIES MAINT.	PW SUPPLIES	243.28
HEIMAN INC.	COMPRESSOR MAINT.	42,620.97
HUXLEY COMMUNICATIONS	PHONE/INTERNET	416.93
IA DEPT OF REV	SALES TAX	1,592.60
IOWA CODE ENFORCEMENT	SERVICES	600.00
IOWA DEPARTMENT OF REVENUE	STATE TAXES	1,307.64
IOWA DEPT. OF TRANSPORTATION	STREET STOP SIGNS	630.50
IPERS	IPERS	8,289.32
ISOLVED BENEFIT SERVICES WDM	SELF FUNDING ADMIN	25.00
JEO CONSULTING GROUP INC	WATER/SEWER SIEVERS PROP.	345.00
KADETH, INC.	IT SUPPORT FOR NEW COMPUTER	1,016.25
LEAF	COPIER	249.64
LINDSEY SIEGLE	BUDGET MEETING	34.44
GANNETT IOWA LOCALIQ	PUBLISHING	367.64
MADRID TRUE VALUE	SENIOR CENTER MAINT.	93.98
MENARDS - AMES	301 MAIN ST. MAINT.	216.00
MICROBAC LABORATORIES INC	TESTING	817.00
MID AMERICA BOOKS	CHILDREN'S BOOKS	2.00
OMNISITE	ANNUAL FEE	694.00
ONE HOUR HEATING AND A/C	WASTEWATER MAINT.	4,290.00
PLUMB SUPPLY COMPANY	301 MAIN ST. MAINT.	41.58
RAMP	VARIOUS	3,794.91
RENEE'S CLEANING SERVICE LLC.	CITY HALL CLEANING	1,105.00
ROGERS ENTERPRISES	DECEMBER TIF PAYOUT	43,858.14
SAFE BUILDING LLC.	CODE INSPECTION	830.73
SNYDER & ASSOCIATES	LINN STREET STUDY	12,250.00
STAPLES OIL CO.	FUEL	916.99
STORY COUNTY SHERIFF	3RD QUARTER PAYMENT	27,071.93
THE HARTFORD BUSINESS INS.	HART LIFE	14.60
TOWN & COUNTRY MARKET	MEET & EAT SUPPLIES	48.60
TRAILSIDE DEVELOPMENT, LLC	DECEMBER TIF PAYOUT	3,431.36
TRIONFO SOLUTION, LLC METLIFE	MET LIFE	29.20
TRUE NORTH COMPANIES, LC	41 CHEVY INSURANCE	71.00
US POSTMASTER	UTILITY BILLS	381.30
USA BLUEBOOK	SEWER SUPPLIES	562.72
VAN-WALL EQUIPMENT	PLOW TRUCK MAINT.	14,829.34

**CLAIMS REPORT**  
 Check Range: 12/09/2025- 1/12/2026

VENDOR NAME	REFERENCE	VENDOR TOTAL
VERIZON WIRELESS	PHONE PLAN	230.88
WELLMARK	HEALTH INSURANCE	8,084.25
XENIA	WATER USAGE	1,110.00
	Accounts Payable Total	=====
		241,482.81
	Utility Refund Checks	
600	WATER	87.11
	Refund Checks Total	=====
		87.11
	Payroll Checks	
001	GENERAL	11,075.49
110	ROAD USE	5,373.31
600	WATER	2,114.21
610	SEWER	2,046.05
740	STORM WATER	16.20
	Total Paid On: 12/10/25	=====
		20,625.26
001	GENERAL	110.21
	Total Paid On: 12/11/25	=====
		110.21
001	GENERAL	11,233.97
110	ROAD USE	6,586.65
600	WATER	1,456.17
610	SEWER	1,570.45
	Total Paid On: 12/24/25	=====
		20,847.24
001	GENERAL	1,306.59
	Total Paid On: 12/26/25	=====
		1,306.59
001	GENERAL	10,465.89
110	ROAD USE	3,645.51
600	WATER	2,853.43
610	SEWER	3,209.15
740	STORM WATER	32.37
	Total Paid On: 1/07/26	=====
		20,206.35
	Total Payroll Paid	=====
		63,095.65
	Report Total	=====
		304,665.57

FUND	NAME	AMOUNT
001	GENERAL	194,645.36
110	ROAD USE	53,187.21
112	EMPLOYEE BENEFITS	8,178.02
600	WATER	15,200.45
610	SEWER	32,756.57
670	GARBAGE	629.95
740	STORM WATER	68.01
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TOTAL FUNDS		304,665.57



**Clerk's Report - December 2026**

Funds	2026			2025			Savings	Total Balance
	Balance fwd.	Revenue	Expenses	Transfers	Checking Bal.			
GENERAL (001)	\$ (4,476,176.99)	\$ 406,963.48	\$ 593,817.85	\$ 47,289.50	\$ (4,615,741.86)		\$ (4,615,741.86)	
LIBRARY (001-410)	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
TRAILSIDE SPORS (001-430)	\$ -	\$ 168,000.00	\$ -	\$ 168,000.00	\$ 168,000.00		\$ 168,000.00	\$ 168,000.00
CEMETERY (001-450)	\$ 85,974.06	\$ -	\$ -	\$ 113.80	\$ 86,087.86		\$ 86,087.86	
ROAD USE (110)	\$ 64,436.19	\$ 17,122.28	\$ 18,777.62	\$ 62,780.85	\$ 62,780.85		\$ 62,780.85	
EMPLOYEE BENEFITS (112)	\$ 227,170.23	\$ -	\$ 11,416.37	\$ 215,753.86	\$ 215,753.86		\$ 215,753.86	
LOST (121)	\$ 493,106.66	\$ 49,727.01	\$ -	\$ 542,833.67	\$ 542,833.67		\$ 542,833.67	
TIF (125)	\$ 361,862.63	\$ -	\$ -	\$ 361,862.63	\$ 361,862.63		\$ 361,862.63	
Roger Enterprises - TIF	\$ 42,795.34	\$ 1,062.80	\$ -	\$ (43,858.14)	\$ -		\$ -	
Roger Enterprises - LMI	\$ 189,833.98	\$ 1,000.50	\$ -	\$ 190,834.48	\$ 190,834.48		\$ 190,834.48	
Trailsid Development - TIF	\$ 3,397.79	\$ 33.57	\$ -	\$ (3,431.36)	\$ -		\$ -	
Trailsid Development - LMI	\$ 3,850.96	\$ 34.52	\$ -	\$ 3,885.48	\$ 3,885.48		\$ 3,885.48	
ECONOMIC DEVELOPMENT	\$ 72,813.70	\$ 3,033.33	\$ 4,748.60	\$ 71,098.43	\$ 71,098.43		\$ 71,098.43	
DEBT SERVICE	\$ 330,085.65	\$ 5,465.64	\$ -	\$ 335,551.29	\$ 335,551.29		\$ 335,551.29	
LIBRARY/COMM CENTER	\$ 304,330.93	\$ -	\$ -	\$ 304,330.93	\$ 304,330.93		\$ 304,330.93	
CEMETERY (001-450)	\$ 113.80	\$ -	\$ -	\$ (113.80)	\$ -		\$ -	
WATER	\$ 236,891.19	\$ 24,337.94	\$ 13,591.83	\$ 247,637.30	\$ 247,637.30		\$ 247,637.30	
SEWER	\$ 1,790,330.37	\$ 67,576.79	\$ 107,191.86	\$ 1,750,715.30	\$ 1,750,715.30		\$ 1,750,715.30	
GARBAGE	\$ 188,227.56	\$ 3,389.88	\$ 3,880.45	\$ 187,736.99	\$ 187,736.99		\$ 187,736.99	
STORM WATER	\$ 118,315.33	\$ 2,147.27	\$ 25.48	\$ 120,437.12	\$ 120,437.12		\$ 120,437.12	
<b>Total Checking</b>	<b>\$ 37,359.38</b>	<b>\$ 749,895.01</b>	<b>\$ 753,450.06</b>	<b>\$ 0.00</b>	<b>\$ 33,804.33</b>	<b>\$ -</b>	<b>\$ 33,804.33</b>	
<b>Other Accounts - December 2025</b>								
Funds	Balance fwd.	Revenue	Expenses	Transfers	Checking Bal.		Savings	Total Balance
PERP CARE SAVINGS	\$ 17,784.84	\$ 10.18	\$ 17,795.02	\$ 17,795.02			\$ 17,795.02	
IPAIT	\$ 10,338.35	\$ 31.43	\$ 10,369.78	\$ 10,369.78			\$ 10,369.78	
MONEY MARKET	\$ 6,180,566.98	\$ 312,136.05	\$ 192,596.61	\$ 6,300,106.42	\$ 6,300,106.42		\$ 6,300,106.42	
<b>Total Checking</b>	<b>\$ 6,208,690.17</b>	<b>\$ 312,177.66</b>	<b>\$ 192,596.61</b>	<b>\$ -</b>	<b>\$ 6,328,271.22</b>	<b>\$ -</b>	<b>\$ 6,328,271.22</b>	
<b>TOTAL ALL BANKS</b>	<b>\$ 6,246,049.55</b>	<b>\$ 1,062,072.67</b>	<b>\$ 946,046.67</b>	<b>\$ 0.00</b>	<b>\$ 6,362,075.55</b>	<b>\$ -</b>	<b>\$ 6,362,075.55</b>	



The Slater City Council met in special session on Tuesday, December 2, 2025. Mayor Christensen called the meeting to order at 5:30 PM. Present – Erickson, May, Newman, Birdsall & Conley. Also, City Administrator Moore, City Clerk Siegle, Library Director Jen Gogerty, Public Works Director Mark Estrem, Chad Fleener, EMS Director, and Brant Strumpfer, Fire Chief, were present.

Motion by Erickson seconded by Newman, to approve the agenda as printed. All ayes.

Motion by Birdsall seconded by May, to approve the consent agenda. All ayes.

- Christmas on Main Street Fireworks Permit

Moore went through the meeting documents and thanked everyone for their contributions to the CIP and budget process and asked City Council for general directions on capital projects they support so City staff can work on grant applications and obtain other funding options. All of the department heads went through their budgets and capital projects and responded to questions from the Mayor and City Council.

- Strumpfer went through the Fire Department budget, and after discussion and support, the Technology account was increased to \$450, and May asked if cameras were in the budget.
- Fleener went through the EMS budget and responded to a question about payment to other agencies, and he indicated he was researching costs for Personal Protective Equipment for volunteers, and costs for a cap and vehicle for storing equipment.
- Estrem went through Public Works budget and responded to questions about payment to other agencies, benches, repairing tables, cost of utilities at pool, responded to comment about making contact with land owner to purchase additional land for cemetery expansion, cost increase in health insurance, paying for professional services for future street project, and if interest rates on sewer bonds were fixed or variable.
- Gogerty went through the library budget revenues and expenditures.
- Jonathan went through the Parks and Recreation budget and talked about renovating existing park tables and three capital projects, including replacing the horse swings and spring riders, purchasing new soccer goals for the Trailside Sports Complex, and purchasing entrance, wayfinding, and trails signs.
- Moore went through the City Hall budget, and there was discussion and support for adding costs to add new emails and laptops for the Mayor and City Council for the Technology account, questions about costs to Iowa Codification, finding ways to reduce costs to mail the Scoop newsletter, and a question about an increase in the utility account.
- The Mayor asked the City Council about a few of the capital projects they were leaning towards supporting, and responses were May – cameras, Erickson, Birdsall & Newman – library project.
- The Mayor also asked about recommendations for next year from City Council and the responses were Birdsall – stream line the meetings, Conley – added to Birdsall's response that residents could sign up to address City Council on agenda items, May – reduce number of items in packet, Erickson – liked the staff memos & asked that the Mayor not give certain people special treatment by moving them to top of agenda, & requested City Staff have meeting packets available five days before meeting, and Mayor stated he would like to change meeting dates so that he and others can attend school board meetings, and he also supported receiving the packets five days before the meeting.

Motion by Erickson seconded by Birdsall, to adjourn at 8:38 PM. All ayes. The next Council Meeting will be on Monday, December 8<sup>th</sup>, at 6:00 PM.



The Slater City Council met in regular session on Monday, December 8, 2025. Mayor Christensen called the meeting to order at 6:00 PM. Present – Erickson, May, Newman, Birdsall & Conley. Also, City Administrator Moore and City Clerk Siegle were present.

Motion by Birdsall seconded by Erickson, to approve the agenda as printed. All ayes.

Siegle swore in newly elected council members Julie Weeks, Russ Terhaar, A.J. Strumpfer, and Mayor Taylor Christensen.

Motion by Erickson seconded by Birdsall, to approve the Consent Agenda. All ayes.

- Clerk Report – November 2025
- Minutes of November 10<sup>th</sup> Council Meeting.
- EMS Meeting Minutes from October 9th.
- Fire Department Meeting Minutes from November 20<sup>th</sup>.
- Park & Recreation Board Meeting Minutes from October 27<sup>th</sup>.
- Library Meeting Minutes from October 27<sup>th</sup>.
- EMS Volunteer Application and Training Request for Christopher Milman.
- Fire Department Unit 612 Suspension Upgrade Quote for \$24,800.
- Following List of October 8<sup>th</sup> Claims:

VENDOR	REFERENCE	AMOUNT
AFLAC	AFLAC- PRE-TAX	\$ 113.88
AHLERS & COONEY P.C.	JISSOM, INC.	\$ 2,366.50
ALLIANT ENERGY	UTILITIES	\$ 14,525.41
AMAZON CAPITAL SERVICES	VARIOUS	\$ 1,517.73
FIDELITY SECURITY LIFE AVESIS	GROUP #63000-1041	\$ 68.77
DBA BOBCAT OF AMES	FILTER	\$ 29.77
CASEY'S BUSINESS MASTERCARD	FUEL	\$ 205.28
CENTRAL IOWA TOWING	CHRISTMAS TREE	\$ 300.00
CINTAS FIRST AID & SAFETY	SAFETY EQUIPMENT	\$ 160.47
CLEARSPAN FABRIC STRUCTURES	GREENHOUSE PANEL	\$ 4,008.84
COMPUTER RESOURCE SPECIALISTS	SERVICES	\$ 607.50
COPY SYSTEMS INC	PRINTER	\$ 186.58
D & D PEST CONTROL, LLC	PEST SPRAYING	\$ 225.00
DEDEE BIRDSALL ART	CH FRONT WINDOWS	\$ 125.00
DES MOINES MASONRY	POOL TUCKPOTING	\$ 1,000.00
DIAM PEST CONTROL	PEST SPRAYING	\$ 99.00
EBSCO INFROMATION SERVICES	MAGAZINE RENEWALS	\$ 83.47
FICA	FED/FICA TAX	\$ 13,531.93
GARBAGE GUYS	SERVICES	\$ 3,732.75
HAWKINS, INC	CHLORINE CYLINDER	\$ 10.00
HEIMAN INC.	LEATHER FRONT	\$ 93.10
HUXLEY COMMUNICATIONS	PHONE/INTERNET	\$ 424.48
IA DEPT OF REV	SALES TAX	\$ 1,676.17
INTERSTATE BATTERIES	V4500 PLUS	\$ 229.00
IOWA CODE ENFORCEMENT	SERVICES	\$ 600.00
IOWA DEPARTMENT OF REVENUE	STATE TAX	\$ 1,284.58
IOWA FINANCE AUTHORITY	C1240R	\$ 72,468.00
IOWA ONE CALL	IOWA ONE CALL	\$ 20.00

IPERS	IPERS	\$ 8,198.78
J PETTIECORD	TREE REMOVAL FOR FENCING	\$ 16,000.00
JEO CONSULTING GROUP INC	WATER/SEWER SIEVERS PROP.	\$ 4,096.25
JERRY MOORE	PHONE STIPENED	\$ 50.00
GANNETT IOWA LOCALIQ	PUBLISHING	\$ 551.68
MADRID AUTOMOTIVE	VEHICLE REPAIR	\$ 348.76
MADRID TRUE VALUE	SUPPLIES	\$ 63.53
MALLON EXCAVATING, LC	STREET SWEEPING	\$ 1,000.00
MID-AMERICAN RESEARCH CHEMICAL	FOAMING ROOT CONTROL	\$ 935.00
MENARDS - AMES	SUPPLIES	\$ 152.06
MICROBAC LABORATORIES INC	TESTING	\$ 493.25
NITE OWL PRINTING	SCOOP	\$ 2,631.88
POOL TEACH, A WGHK, INC.	POOL PRESSURE TEST	\$ 11,195.00
PORTABLE PRO, INC	SERVICES	\$ 75.00
RAMP	OCTOBER CREDIT CARD	\$ 4,396.69
REFLECTION GLASS & MIRROR	321 MAIN ST. GLASS REMOVAL	\$ 185.00
SAFE BUILDING LLC.	CODE INSPECTION	\$ 575.00
SNYDER & ASSOCIATES	ENGINEERING EXPENSES	\$ 5,558.37
STORY COUNTY AUDITOR	ELECTION	\$ 958.80
TOWN & COUNTRY MARKET	MEET & EAT SUPPLIES	\$ 5.88
TRIONFO SOLUTION, LLC METLIFE	LIFE INSURANCE	\$ 136.60
UMB BANK NA	BOND PAYMENT	\$ 18,525.00
US POSTMASTER	UTILITY BILLS	\$ 376.34
VAN-WALL EQUIPMENT	SUPPLIES	\$ 3,798.19
VERIZON WIRELESS	CELL PHONE	\$ 231.53
WEEKS CONSTRUCTION	CONCRETE	\$ 340.00
WELLMARK	HEALTH INSURANCE	\$ 6,644.80
WHITFIELD & EDDY LAW	LEGAL FEES	\$ 6,043.40
XENIA	XENIA WATER	\$ 960.15
WATER REFUND CHECK	WATER REFUND CHECK	\$ 16.15
PAYROLL	PAYROLL	\$ 42,483.51
<b>December 8<sup>th</sup> Expenditures</b>		<b>\$ 256,719.81</b>
GENERAL		\$ 84,414.66
ROAD USE		\$ 13,767.16
EMPLOYEE BENEFITS		\$ 6,820.97
ECONOMIC DEVELOPMENT		\$ 4,748.60
DEBT SERVICE		\$ 18,525.00
WATER		\$ 13,450.66
SEWER		\$ 110,906.80
GARBAGE		\$ 3,918.59
STORM WATER		\$ 167.37
<b>TOTAL FUNDS</b>		<b>\$ 256,719.81</b>

Moore thanked all outgoing City Council members for their commitment, leadership, and contributions to Slater and local government and thanked them for their trust in hiring him to lead the City Administration. He thanked John from Assured Partners, Curt from JEO, and Brenda from Ames Regional Economic Alliance for attending the meeting. He identified key items on the agenda and thanked department heads, board and commission members, and the Mayor and City Council for their contributions to the CIP and Budget process. He stated that he would inform the City Council about future meeting dates when he and Lindsey learn more about the state legislature's plans regarding property taxes. He shared that the City's insurance provider reopened the greenhouse claim based on the Growspan representative's questions about the forensic engineer's findings in the report, and that he's meeting with FEMA and Iowa Homeland Security on the City's building claim. He and Lindsey have finished revisions to the Pool Employee Handbook and are completing revisions to the City Employee Handbook. The Pool Handbook will be presented by the Park and Recreation Board on December 15, and both handbooks will be presented at the January 12 City Council meeting for action. Lastly, they are collecting data on salary ranges and job descriptions and will also work through the job descriptions in the City's Code of Ordinances.

The Mayor honored the outgoing City Council members (Birdsall, Erickson, & May) by providing each of them with a plaque commemorating their years of service to the City of Slater. He also stated that he was working on attending a future Boone County Board of Supervisors meeting to discuss the City's current 28E agreement related to solid waste and bringing the City's solid waste to the Boone County landfill, and he acknowledged that a substantial donation was provided to the City's Cemetery from the Sandra R. Sydnes Trust.

John Worley with Assured Partners was present to go over the 2026 Health Insurance Renewal with the City Council. Insurance rates are increasing by 23.33%. John shared with the council options for Dental and Life Insurance to help reduce the increasing amount of health insurance. Motion by Newman seconded by Conley, to approve 2026 Health Insurance, along with changing the dental from Blue Dental to Delta Dental and changing the life from MetLife to Hartford. All ayes.

Brenda with Ames Regional Economic Alliance has notified the City Council that they are being awarded a Community Impact Award on January 8<sup>th</sup> at the Iowa State University Memorial Union.

Motion by May seconded by Conley, to proceed with the State Retirement Program (LOSAP) for Slater Fire and EMS Volunteers. All ayes.

Motion by Newman seconded by Birdsall, to approve **Resolution 25 the Completed Public Improvements for Trailside Development Plan No. 2.** All ayes.

Motion by Newman seconded by Birdsall, to approve **Resolution 26 Setting a Public Hearing and Directing the Clerk to Publish Notice of Hearing on the Proposed Water and Sewer Rate Increase for Monday, January 12<sup>th</sup> at 6:00 PM.** All ayes.

Motion by Birdsall seconded by Conley, to approve **Resolution 27 Setting a Public Hearing on the Proposal to Enter into a First Amendment to the Agreement for Private Development with Jissom, Inc., Supporting Adding Tax Abatement Only and Providing for Publication of Notice Thereof on Monday, January 12<sup>th</sup> at 6:00 PM.** All ayes.

Motion by Erickson seconded by Birdsall, to approve Change Order #3 in the amount of - \$13,585, Pre-Final Pay Application #6 in the amount of Zero, and Final Pay Application #7 for \$9,523.47 for the Sievers Industrial Park Plat 1 Water & Sewer Utility Extension Project. All ayes.

Motion by Newman seconded by Conley, to approve **Resolution 28 Completed Public Improvements that Include Water & Sanitary Sewer Main Extensions for the Sievers Industrial Park Plat 1.** All ayes.

Motion by Conley seconded by Newman, for Moore to reach out to Iowa Plains Signing on pricing for all of the wayfinding and trail signs, and to reach out to Signarama on all sign pricing, and to Sign Pro on 3D design and back lighting pricing of the entrance signs, and respond with the findings at the January 12, 2025, City Council meeting. All ayes.

Motion by May seconded by Erickson, to approve **Resolution 29 Setting Public Hearing and Directing the Clerk to Publish Notice of Hearing on the Proposed Ordinance Amendment and Adoption of New Standards to the City of Slater's Code of Ordinances for Monday, January 12<sup>th</sup> at 6:00 PM.** All ayes.

Motion by Birdsall seconded by Erickson, to approve rescinding the No Interest Loan Agreement to Factory Strength and Conditioning. All ayes.

There was a discussion from the City Council about exploring various options regarding solid waste and recycling and comparing Ames' plans with the opportunity to check with Boone County, Polk County, Dallas County and Marshall County about possibly bringing Slater's solid waste to their landfills, also possibly contracting with a single City solid waste hauler, and considering consequences for City staff, and the need to establish a recycling program. May shared with incoming City Council members the importance of communicating future changes with residents, and he expressed interest in continuing to explore solid waste and recycling options for the City.

The Mayor indicated that there is interest in changing the date of future City Council meetings. This item will be addressed at the January 12, 2025, City Council meeting.

Motion by May seconded by Erickson, to adjourn at 8:19 PM. All ayes. The next Council Meeting will be on Monday, January 12<sup>th</sup> at 6:00 PM.

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Lindsey Siegle, City Clerk

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Taylor Christensen, Mayor

## Resolution No. 30

### RESOLUTION SETTING THE DATE AND TIME OF THE REGULAR SLATER CITY COUNCIL MEETINGS FOR 2026

**BE IT ENACTED** by the city council of the City of Slater, Iowa:

**SECTION 1. FINDINGS.** The City Council has the authority, as described in Article III, section 38A Municipal Home Rule of the State of Iowa Constitution and in Chapter 21 Open Meetings of the Code of Iowa (2025), to establish procedures for the date and time of City Council meetings.

**SECTION 2. AMENDED SECTION.** The City Council wishes to change the regular meeting date identified in Ch.17.04 1 of the City's Code of Ordinances from having meetings on the second Monday of the month at 6:00 p.m at City Hall, 102 South Story Street to having the regular City Council meetings on the third Monday of each month at 6:00 p.m. with the exception that the February meeting shall occur on Tuesday, February 17, 2026, in observance of President's Day on Monday, February 16, 2026, and the March meeting shall occur March 23, 2026, to meet the state budget requirements.

**SECTION 3. REPEALER CLAUSE.** Any resolution or ordinance provision or part thereof, which differs or is inconsistent with this resolution is hereby repealed, to the extent of said difference or inconsistency.

**SECTION 4. SEVERABILITY.** If any section, provision, or part of this resolution shall be adjudged invalid or unconstitutional by a court of competent jurisdiction, such adjudication shall not affect the validity of the resolution as a whole, or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 6. EFFECTIVE DATE.** This resolution shall be in effect following its passage, approval, and signature by the Mayor.

Passed and approved this 12th Day of January, 2026.

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Taylor Christensen, Mayor

ATTEST:

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Lindsey Siegle, Clerk



## Resolution No. 31

### RESOLUTION ESTABLISHING THE OFFICIAL CITY OF SLATER HOLIDAYS FOR 2026

**BE IT ENACTED** by the City Council of the City of Slater, Iowa:

**SECTION 1. FINDINGS.** The City Council has the authority, as described in Article III, section 38A Municipal Home Rule of the State of Iowa Constitution and in Chapter 21 Open Meetings of the Code of Iowa (2025), to establish procedures for the date and time of City Council meetings.

**SECTION 2. AMENDED SECTION.** The City Council hereby proclaims the following days as the City of Slater's official holidays for which City Hall and the Public Library will be closed:

- New Year's Day – January 1, 2026
- President's Day – February 16, 2026
- Memorial Day – May 25, 2026
- Fourth of July – July 4, 2026
- Labor Day – September 7, 2026
- Veterans Day – November 11, 2026
- Thanksgiving Day – November 26, 2026
- Day After Thanksgiving – November 27, 2026
- Day Preceding or following Christmas – December 24, 2026
- Christmas Day – December 25, 2026

**SECTION 3. REPEALER CLAUSE.** Any resolution or ordinance provision or part thereof, which differs or is inconsistent with this resolution is hereby repealed, to the extent of said difference or inconsistency.

**SECTION 4. SEVERABILITY.** If any section, provision or part of this resolution shall be adjudged invalid or unconstitutional by a court of competent jurisdiction, such adjudication shall not affect the validity of the resolution as a whole, or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 6. EFFECTIVE DATE.** This resolution shall be in effect following its passage, approval, and signature by the Mayor.

Passed and approved this 12th Day of January, 2026.

---

Taylor Christensen, Mayor

ATTEST:

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Lindsey Siegle, Clerk



Council Rep		
Mayor Protem		XXXX
P&Z		
BOA		
Library		
Park & Rec		
Cemetery		
FIRE		
EMS		
Economic Development		
Policy & Admin		
Polk County 911		
Story County Economic Development		



<b>Board of Adjustments</b>		<b>Planning &amp; Zoning (5 Year Term)</b>	
<b>Term</b>	<b>Term</b>	<b>Term</b>	<b>Term</b>
Mike Kaldenberg	2002	Kevin Holmes	kevin.holmes.agent@gmail.com
Brandon Kuen	2009	Rich Mens	rich@cls-iinc.com
Jared Ortner	2009	Ellid Thornwall	elidh73@gmail.com
Shawn Kyhl		Trond Forre	trond69@gmail.com
Todd Trogus	2002	Brant Strumpfer	sfchicf@huxcomm.net

<b>Park &amp; Recreation</b>		<b>Cemetery Board (4 Year Term)</b>	
<b>Term</b>	<b>Term</b>	<b>Term</b>	<b>Term</b>
Jonathan Thompson	2013	Myrna Hartman	515-520-1278
John Kahler		Nathan Franksain	515-460-4231
Amy Carlson	2019	Ronna Hoppenworth	319-215-0491
Cindy Beougher	2001	Nancy Thornwall	515-451-3906
Ben Randolph	2025	Mike Zenor	515-460-4231

<b>Library Board</b>		<b>Economic Development</b>	
<b>Term</b>	<b>Term</b>	<b>Term</b>	<b>Term</b>
515-669-0902	tiny49i@gmail.com	Wilkinsondvnt@gmail.com	
515-450-1400	lastarita@ballard.k12.iu.us	elidh73@gmail.com	2020
515-447-5340	leaves@huxcomm.net	lwetcksz211@gmail.com	
515-230-7089	scotthusings@gmail.com	billywheelcr9@gmail.com	
515-975-7045	shawnshank@gmail.com	jkrause@southstorybanks.com	
515-450-2652	petvr1974@gmail.com	alholmes@gmail.com	
970-209-5930	kaylin.yarnell@gmail.com	terhaar1976@gmail.com	



**2026 SLATER CITY COUNCIL & BOARD, COMMISSION & COMMITTEE & APPOINTMENTS**  
(Revised 12-30-25)

**MAYOR:** Taylor Christensen 211 Main St. Ph: 515-371-5700 2026-2028

**MAYOR PRO TEM:**

<b>COUNCIL:</b>	A.J. Strumpfer	106 N. Benton St.	Ph: 515-520-9369	2026-2030
	Julie Weeks	311 N. Carroll St.	Ph: 515-231-2111	2026-2030
	Russ Terhaar	421 Main St.	Ph: 515-391-1607	2026-2030
	Joel Newman	409 2 <sup>nd</sup> Ave	Ph: 515-480-2471	2024-2028
	Craig Conley	304 10 <sup>th</sup> Ave	Ph: 515-608-3870	2024-2028

**MAYOR'S APPOINTMENTS:**

Mayor Pro Tempore  
Planning and Zoning Commission  
Library Board  
Parks & Recreation Board  
Cemetery Board  
Economic Development Commission

**CITY COUNCIL APPOINTMENTS:**

City Clerk	Lindsey Siegle	(319) 850-0170
City Administrator	Jerry Moore	(515) 669-1662
Deputy City Clerk	Nastya Radionova	(319) 777-4844
Public Works Director	Mark Estrem	(515) 231-1154
Library Director	Jennifer Gogerty	(515) 360-6781
EMS Director	Chad Fleener	(515) 480-1856
Fire Chief	Brant Strumpfer	(515) 228-3707
Cemetery Sexton		
City Attorney	Nick Gral, Whitfield & Eddy PLC	
Law Enforcement	Story County Sheriff's Office	
Code Enforcement & Animal Control	Story County Animal Control	
Building Permit Applications & Inspections	Safe Building	

## BOARDS, COMMISSIONS, & COMMITTEES

<u>Term Start</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
<b>BOARD OF ADJUSTMENT</b>			
Mike Kaldenberg – Chair	2002	636 Greene St.	mjkejkal@gmail.com
Brandon Kuen	2009	907 Trail Dr.	huenb93@gmail.com
Jared Ortner	2009	600 6th Ave	jaredortner@gmail.com
Shawn Kyhl		815 South Carroll Street	shawn.kyhl@gmail.com
Todd Trogu	2022	515-360-1756 600 8th Ave	ttrou@gmail.com
Council Rep.			
<b>PLANNING AND ZONING COMMISSION</b> (5 year terms – not more than 1/3 commission expire each year)			
Kevin Holmes – Chair	2021	515-450-1502	kevin.holmes.agent@gmail.com
Rich Mens	2023	640 Greene St 515-290-6694	rich@cibs-inc.com
Ellen Thornwall	2020	637 Greene 515-228-3555	eljth73@gmail.com
Trond Forre		401 Cedar St	tforre69@gmail.com
Brant Strumpfer			SFDchief@huxcomm.net
Council Rep.			
<b>PARK &amp; RECREATION BOARD</b> (undetermined terms)			
Jonathan Thompson - Chair	2013	501 Benton St	jonleann@outlook.com
John Kahler			jfkahler@hotmail.com
Amy Carlson	2019	445 N Carroll St 515-494-9339	lemon3086@aol.com
Cindy Beougher	2001	305 N Linn St 515-205-5271	cindy@beougher.com
Ben Randolph	2025	201 3 <sup>rd</sup> Ave 515-494-9090	randolphsoc@hotmail.com
Council Rep.			
<b>ECONOMIC DEVELOPMENT COMMITTEE</b>			
Beth Wilkinson			wilkinsondvm@gmail.com
Ellen Thornwall	2020	637 Greene 515-228-3555	eljth73@gmail.com
Julie Weeks			jweeks2111@gmail.com
Billy Wheeler			billywheeler9@gmail.com
John Krause			jkrause@southstorybank.com
Amy Holmes			algholmes@gmail.com
Russ Terhaar			rterhaar1976@gmail.com
Council Rep.			
Jerry Moore City Administrator			
<b>LIBRARY BOARD</b> (6 year terms staggered every two years 1/3 of board – 5 city & 2 county residents)			
Gregg Jeffryes	2005-2031	101 10th Ave (515)669-0902	tiny49j@gmail.com
Julie Astarita	2008-2031	504 8 <sup>th</sup> Ave (515)450-1400	jastarita@ballard.k12.ia.us
Bill Britton	2020-2027	205 10th Ave (515) 447-5340	leaves@huxcomm.net
Scott Huisenga	2011-2029	812 S. Carroll St (515)230-7089	scotthuisenga@gmail.com
Shawna Shank	2023-2029	617 8th Ave (515)975-7045	slynnshank@gmail.com
Shelly Lehmkuhl	2021-2027	30409 530th Ave, Kelley (515)450-2652	petlvr1974@gmail.com
Kaylin Conable	2025-2031	51405 Hwy 20 Unit 2, Slater (970) 209-5930	kaylin.yarnell@gmail.com
Council Rep.			

<u>Term Start</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
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**Cemetery Board (4 year staggered terms)**

Myrna Harman	515-520-1278
Nathan Franksain	515-460-4231
Ronna Hoppenworth	319-215-0491
Nancy Thornwall	515-451-3906
Mike Zenor	515-460-4231

**POLICY AND ADMINISTRATION COMMITTEE****Volunteer City Council Members****EMS DEPARTMENT**

Chief Chad Fleener	chad.fleener@slateriowa.org
Assistant Chief Todd Trogu	todd.trogu@slateriowa.org
Secretary Missy Snyder	missy.snyder@slateriowa.org
Treasurer Missy Snyder	missy.snyder@slateriowa.org
Council Rep.	

**FIRE DEPARTMENT**

Brant Strumpfer, Chief 2004	
Mark Estrem Asst. Chief 1999	
Brandon Huen Captain 2010	
Ryan Kennedy Captain 2008	
AJ Strumpfer Vehicle Lieutenant 2014	
Todd Trogu Equipment Lieutenant 2018	
Brice Strumpfer Training Lieutenant 2021	
Rowdy Kraby Training 2025	
Jared Ortner Secretary 2010	
Council Rep.	



**RESOLUTION No. 32**

**APPOINTING CITY CLERK**

**BE IT RESOLVED** by the City Council of Slater, Iowa:

1. **SECTION 1. FINDINGS** The City Council has authority, as described in article III, section 38A of the Constitution of the State of Iowa, in Chapter 372 of the Code of Iowa, and in the City's Municipal Code as indicated below to appoint certain city officers.

Also, the City Council finds this resolution appropriate and necessary to protect, preserve, and improve the rights, privileges, property, peace, safety, health, safety, welfare, comfort, and convenience of the City of Slater and its citizens, all as provided for in and permitted by section 364.1 of the Code of Iowa.

2. **SECTION 2. AMENDED SECTION** In accordance with the City's Code of Ordinances Ch 18.01, the City Council hereby makes the following appointment:

<b><u>City Officer</u></b>	<b><u>Appointee</u></b>
City Clerk	Lindsey Siegle

3. **REPEALER CLAUSE.** Any resolution or ordinance provision or part thereof, which differs or is inconsistent with this resolution is hereby repealed, to the extent of said difference or inconsistency.
4. **SECTION 4. SEVERABILITY.** If any section, provision or part of this resolution shall be adjudged invalid or unconstitutional by a court of competent jurisdiction, such adjudication shall not affect the validity of the resolution as a whole, or any section, provision or part thereof not adjudged invalid or unconstitutional.
5. **SECTION 6. EFFECTIVE DATE.** This resolution shall be in effect following its passage, approval, and signature by the Mayor.

Passed and approved this 12th day of January, 2026.

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Taylor Christensen, Mayor

ATTEST:

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Lindsey Siegle, City Clerk



**RESOLUTION No. 33**

**APPOINTING CITY ADMINISTRATOR**

**BE IT RESOLVED** by the City Council of Slater, Iowa:

1. **SECTION 1. FINDINGS** The City Council has authority, as described in article III, section 38A of the Constitution of the State of Iowa, in Chapter 372 of the Code of Iowa, and in the City's Municipal Code as indicated below to appoint certain city officers.

Also, the City Council finds this resolution appropriate and necessary to protect, preserve, and improve the rights, privileges, property, peace, safety, health, safety, welfare, comfort, and convenience of the City of Slater and its citizens, all as provided for in and permitted by section 364.1 of the Code of Iowa.

2. **SECTION 2. AMENDED SECTION** In accordance with the City's Code of Ordinances, Ch 20.01 the City Council hereby makes the following appointment:

<b><u>City Officer</u></b>	<b><u>Appointee</u></b>
City Administrator	Jerry Moore

3. **REPEALER CLAUSE.** Any resolution or ordinance provision or part thereof, which differs or is inconsistent with this resolution is hereby repealed, to the extent of said difference or inconsistency.
4. **SECTION 4. SEVERABILITY.** If any section, provision or part of this resolution shall be adjudged invalid or unconstitutional by a court of competent jurisdiction, such adjudication shall not affect the validity of the resolution as a whole, or any section, provision or part thereof not adjudged invalid or unconstitutional.
5. **SECTION 6. EFFECTIVE DATE.** This resolution shall be in effect following its passage, approval, and signature by the Mayor.

Passed and approved this 12th day of January, 2026.

---

Taylor Christensen, Mayor

ATTEST:

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Lindsey Siegle, City Clerk



**RESOLUTION No. 34 FOR ADOPTION OF THE  
IOWA LENGTH OF SERVICE AWARDS PROGRAM (LOSAP)  
PROGRAM**

**WHEREAS**, The City of Slater on behalf of the Slater Fire and EMS Departments (“Employer”) desires to create a program by resolution for a Length of Service Awards Program (“LOSAP” or “Program”) for volunteer emergency medical care providers and volunteer firefighters which satisfy all of the eligibility, vesting, distribution and other requirements set forth in Iowa Code section 100B.51 as enacted by 2025 Iowa Acts, House File 1002 (the “Statute”) and Title 26 of the U.S. Code (26 U.S.C. Section 457(e)(11));

**WHEREAS**; Employer has the discretion to exercise its authority under the statute to provide for the LOSAP’s proper operation by appointing a third party if necessary to assist in administering the Program, and to designate certain persons to act on behalf of the Employer in all Program matters; and

**WHEREAS**, Employer, acting through its designee, have adopted guidelines for the LOSAP, in consultation with the Fire Chief and EMS Director serving the Employer; and create a dedicated account for the sole purpose of funding and managing its Program.

**NOW, THEREFORE BE IT RESOLVED**, that Employer hereby adopts the Program and the Fire and EMS Department’s guidelines; and

**BE IT FURTHER RESOLVED** that the City Clerk is authorized to take all steps necessary to implement and operate the Program, in accordance with applicable law.

*The undersigned hereby certifies that this is a true copy of a resolution duly passed by City of Slater at a meeting held on January 12, 2026, and a certified copy of this resolution and all necessary required documents shall be provided to any party in accordance with Iowa law.*

*Passed and approved this 12th day of January, 2026.*

---

Taylor Christensen, Mayor

ATTEST:

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Lindsey Siegle, City Clerk



## SLATER EMS LENGTH OF SERVICE AWARD CRITERIA

100 POINTS IS REQUIRED = GOOD YEAR (July 1 – June 30 each year)

5 points – Call Response

2 points – Departmental training completion

3 points – Participation in monthly meetings and other department meetings

2 points - per hour participation in outside training or conferences

1 point – per hour for Inspections and station time

3 points- per hour for professional development of advanced certificates  
(PALS, ACLS, NRP, ATLS, PHTLS, AMLS, TECC, EPC, GEMS, CPS, ASLS, STB  
instructor, BLS instructor or other certification approved by EMS leadership)

1 point – per hour community event

1 point – per hour dedicated to Slater EMS outside CFS/Reports or other  
categories listed above.

Reviewed 1.6.26



# **SLATER FIRE DEPARTMENT**

*307 Main St. - P.O. Box 508 Slater, Iowa 50244 Tele: 515-228-3707*

## **SLATER FIRE DEPARTMENT LENGTH OF SERVICE AWARD CRITERIA**

**100 POINTS IS REQUIRED = GOOD YEAR (July 1-June 30 each year)**

3 points - call response

1 point – per training hour completed during department training

2 points – participation at department monthly & Officer meeting

1 point – per hour of outside the department training (FF1-2 ETC.)

1 point – active station hours logged in activity binder & department activity (cleaning, truck checks, any other maint., ETC.)

10 points per event – attendance at a professional development conference

3 points per event – Participation in a qualifying community event  
(Dance, SXS Ride, Breakfast, Fire Prevention, Any Fireworks,  
Halloween Parade, any Other Parade, Library Water Fights, ETC.)



**ORDINANCE NO. 313**  
**AN ORDINANCE ADDRESSING WATER & SEWER RATE INCREASES**

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SLATER, IOWA:**

SECTION 1. *Findings.* Pursuant to Article III, Section 38A – Municipal Home Rule, of The Constitution of the State of Iowa, City Council has home rule power and authority to determine local affairs and government. City Council deems this ordinance appropriate and necessary to the City of Slater and its citizens, to establish, impose, adjust, and provide for the collection of rates and charges as permitted by Iowa Code Section 384.84.

SECTION 2. *Amended Section.* The Code of Ordinances of the City of Slater, Iowa, is hereby amended by enacting the following provisions in Chapter 92 – Water Rates:

Ch 92.02 Rates for Services. Water service shall be furnished at the following monthly rates with the City:

Cubic Feet Used Per Month	Rate
First 100 cubic feet	\$14.11 (minimum charge)
All over 100 cubic feet	\$5.28 per 100 cubic feet

SECTION 3. *Amended Section.* The Code of Ordinances of the City of Slater, Iowa, is hereby amended by enacting the following provisions in Chapter 99 – Sewer Service Charges:

Ch 99.02 Rate. Each customer shall pay sewer service charges for the use of and service supplied by the municipal sanitary sewer system based upon the amount of water consumed as follows:

Cubic Feet Used Per Month	Rate
First 100 cubic feet	\$51.75 (minimum charge)
All over 100 cubic feet	\$10.87 per 100 cubic feet

SECTION 4. *Repealer.* All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. *Severability.* If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such as 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 in effect after its final passage, approval and publication as provided by law.

Passed and Approved on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

---

Taylor Christensen, Mayor

Attest

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Lindsey Siegle, City Clerk

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

3<sup>rd</sup> Reading: \_\_\_\_\_

## **ITEMS TO INCLUDE ON AGENDA**

### **CITY OF SLATER, IOWA**

January 12, 2026

6:00 P.M.

Sievers Light industrial – Plat 1 Urban Renewal Plan

- Public hearing on the proposal to enter into a First Amendment to the Agreement for Private Development with Jissom, Inc.
- Resolution approving and authorizing execution of a First Amendment to the Agreement for Private Development by and between the City of Slater and Jissom, Inc.

### **IMPORTANT INFORMATION**

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

**NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,  
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.**

January 12, 2026

The City Council of the City of Slater, State of Iowa, met in open session, in the Council Chambers, City Hall, 101 Story Street, Slater, Iowa, at 6:00 P.M., on the above date. There were present Mayor Christensen, in the chair, and the following named Council Members:

Craig Conley, Joel Newmann, Julie Weeks, A.J. Strumpfer, & Russ Terhaar

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposal to approve and authorize execution of a First Amendment to the Agreement for Private Development by and between the City of Slater and Jissom, Inc., and that notice of the proposed action by the Council to enter into said Amendment had been published pursuant to the provisions of Section 362.3, Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that \_\_\_\_\_ written objections had been filed. The Mayor then called for oral objections and \_\_\_\_\_ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

**(Attach here a summary of objections received or made, if any)**

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN THE CITY OF SLATER AND JISSOM, INC.", and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called, and the vote was:

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 35

RESOLUTION APPROVING AND AUTHORIZING  
EXECUTION OF A FIRST AMENDMENT TO THE  
AGREEMENT FOR PRIVATE DEVELOPMENT BY AND  
BETWEEN THE CITY OF SLATER AND JISSOM, INC.

WHEREAS, by Resolution No. 18 (2024-2025), adopted November 11, 2024, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Sievers Light Industrial – Plat 1 Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Sievers Light Industrial – Plat 1 Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Story County; and

WHEREAS, the City and Jissom, Inc. (the "Developer") have previously entered into that certain Agreement for Private Development dated November 11, 2024 (the "Agreement"), pursuant to which, Developer agreed to construct certain Infrastructure Improvements and Industrial Facility Improvements on certain real property located within the Sievers Light Industrial – Plat 1 Urban Renewal Area, pursuant to the terms of the Agreement and the City agreed to provide certain Economic Development Grant incentives to the Developer, subject to the Developer's compliance with the Agreement; and

WHEREAS, the City has received a proposal from the Developer, in the form of a proposed First Amendment to the Agreement for Private Development (the "Amendment") by and between the City and the Developer in order to: (i) allow third-party owners of Industrial Facility Improvements to apply for tax abatement; (ii) extend the deadline to complete Industrial Facility Improvements on at least one (1) lot; (iii) extend the deadline to complete the Infrastructure Improvements; and (iv) adjust the Termination Date; and

WHEREAS, Chapters 15A and 403, Code of Iowa, authorize cities to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Amendment is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Amendment and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account any or all of the factors set forth in Chapter 15A, Code of Iowa, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.

- b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes, or which generate tourism-related activities.
- c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Amendment and has considered the extent of objections received from residents or property owners as to said proposed Amendment; and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SLATER IN THE STATE OF IOWA:

Section 1. That the performance by the City of its obligations under the Agreement, as amended, including but not limited to making of grants to the Developer in connection with the development of the Minimum Improvements under the terms set forth in the Amendment, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Amendment and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein.

Section 2. That the form and content of the Amendment, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Amendment for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Amendment, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement, as amended by the First Amendment.

PASSED AND APPROVED this 12<sup>th</sup> day of January, 2026.

---

Mayor

ATTEST:

---

City Clerk

## CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF STORY )

I, the undersigned City Clerk of the City of Slater, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 12th day of January, 2026.

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**City Clerk, City of Slater, State of Iowa**

(SEAL)

4926-4228-3388-1\12514-058

Prepared by: Nathan Overberg, Ahlers & Cooney, 100 Court Ave. #600, Des Moines, IA 50309, 515-243-7611  
Return to: Jerry Moore, City Administrator, City Hall, 101 Story Street, Slater, IA 50244

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**FIRST AMENDMENT  
TO THE  
AGREEMENT FOR PRIVATE DEVELOPMENT  
BY AND BETWEEN  
THE CITY OF SLATER, IOWA  
AND  
JISSOM, INC.**

THIS FIRST AMENDMENT ("Amendment") to that certain Agreement for Private Development by and between the CITY OF SLATER, IOWA ("City") and JISSOM, INC. ("Developer") dated November 11, 2024 ("Agreement"), is made as of the \_\_\_\_\_ day of January, 2026, by and between the City and Developer.

**WITNESSETH:**

WHEREAS, the City and Developer previously executed the Agreement and recorded a Memorandum of the Agreement at Book 2025 Page 01102 in the records of the Recorder of Story County, Iowa; and

WHEREAS, pursuant to the Agreement, the Developer agreed to cause the construction of certain Infrastructure Improvements and Industrial Facility Improvements on certain real property, located within the Sievers Light Industrial – Plat 1 Urban Renewal Area ("Development Property"); and

WHEREAS, the City agreed to provide the Developer with up to twenty (20) consecutive semi-annual payments of Economic Development Grants to Developer consisting of 100% of the Tax Increments pursuant to Section 403.19, Code of Iowa, and generated by the construction of the Industrial Facility Improvements, the cumulative total for all such payments not to exceed the lesser of \$700,000 of the amount of Tax Increments calculated under the Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, the City and Developer desire to amend the Agreement as set forth in this Amendment to: (i) allow third-party owners of Industrial Facility Improvements to apply for tax

abatement; (ii) extend the deadline to complete Industrial Facility Improvements on at least one (1) lot; (iii) extend the deadline to complete the Infrastructure Improvements; and (iv) adjust the Termination Date.

NOW THEREFORE, it is agreed by the City and the Developer:

1. Definitions. All capitalized words used herein and not specifically defined shall have the same definitions as in the Agreement.

2. Required Industrial Facility Improvements. To allow an additional year to complete Industrial Facility Improvements on at least one (1) lot of the Development Property, Section 3.2 of the Agreement is replaced in its entirety with the following:

Section 3.2. Required Industrial Facility Improvements. Subject to Unavoidable Delays, Developer shall cause construction of Industrial Facility Improvements on at least one (1) lot on the Development Property to be undertaken and completed by no later than December 31, 2026, or by such other date as the parties shall mutually agree upon in writing. Time lost as a result of Unavoidable Delays shall be added to extend this date by a number of days equal to the number of days lost as a result of Unavoidable Delays.

3. Infrastructure Improvements. To allow an additional year to complete and dedicate the Infrastructure Improvements, Section 3.3(b) of the Agreement is replaced in its entirety with the following:

b. Subject to Unavoidable Delays, Developer shall cause construction of the Infrastructure Improvements to be undertaken and completed by no later than June 30, 2026, or by such other date as the parties shall mutually agree upon in writing. Time lost as a result of Unavoidable Delays shall be added to extend this date by a number of days equal to the number of days lost as a result of Unavoidable Delays.

4. Change to Section 4.1. To add an exception for third-party owners of Industrial Facility Improvements to apply for tax abatement as set forth in the new Section 4.2 of the Agreement, Section 4.1 of the Agreement is hereby amended by replacing “Section 4.1(b)” in its entirety with the following:

b. Except as set forth in Section 4.2, they will not seek any tax exemption, deferral, or abatement either presently or prospectively authorized under any State, federal, or local law with respect to taxation of real property contained on the Development Property between the date of execution of this Agreement and the Termination Date.

5. Addition of Section 4.2. To add a provision to allow third-party owners of Industrial Facility Improvements to apply for tax abatement, Article IV of the Agreement is hereby amended by adding “Section 4.2. Tax Abatement for Certain Industrial Facility Improvements.” as follows:

Section 4.2 Tax Abatement for Certain Industrial Facility Improvements.

a. Notwithstanding anything to the contrary in Section 4.1(b) of the Agreement, the City and Developer acknowledge and agree that any third-party owner of Industrial Facility Improvements may apply for tax abatement under Chapter 10, Industrial Property Tax Exemptions, of the City's Code of Ordinances, with respect to new construction of Industrial Facility Improvements, as and to the extent allowed by Chapter 10.

b. The Developer agrees and acknowledges that the property owner is responsible for reading and understanding the terms and conditions set forth in Chapter 10 and, furthermore, is responsible for timely submitting its application(s) to the local assessor for tax abatement under Chapter 10.

c. The Developer agrees and acknowledges that any tax abatement awarded to new construction of Industrial Facility Improvements under Chapter 10 will reduce the amount of Tax Increment available to fund the TIF Grants contemplated by Section 8.1 of this Agreement, and any such reduction in Tax Increment shall not result in any extension or expansion of the TIF Grant schedule set forth in Section 8.1.

6. City Costs. Developer shall pay to the City an amount equal to the actual costs incurred by the City in connection with the drafting and adoption of this Amendment, including, but not limited to, publication fees for legal notices, actual costs associated with City Council meetings, and reasonable legal fees of the City. Payment by Developer of such costs will be made by the Developer to the City within 30 days of the date on which the City presents a statement to the Developer demonstrating such costs, or if not previously paid, the costs shall be deducted from the first Economic Development Grant.

7. Termination Date. Section 11.8 of the Agreement setting forth the definition of the Termination Date for the Agreement is replaced in its entirety with the following:

Section 11.8. Termination Date. This Agreement shall terminate and be of no further force or effect on and after on and after the earliest of: (i) December 31 immediately following the payment of the twentieth (20th) Economic Development Grant to Developer under this Agreement or (ii) December 31 immediately following Developer's receipt of the maximum aggregate amount of Economic Development Grants set forth in Section 8.1(b), unless the Agreement is terminated earlier by the other terms of this Agreement

8. No Further Modifications. Except as modified by this Amendment, all covenants, agreements, terms, and conditions of the Agreement shall remain in full force and effect and are hereby in all respects ratified and affirmed.

9. Counterparts. This Amendment may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a "pdf" format data file, such signature shall create a valid and binding

obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or “pdf” signature page were an original thereof.

IN WITNESS WHEREOF, the City has caused this Amendment to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, and Developer has caused this Amendment to be duly executed in its name and behalf by its authorized representatives, all on or as of the day first above written.

*[Separate Signature Pages to Follow]*

(SEAL)

CITY OF SLATER, IOWA

By: \_\_\_\_\_  
Taylor Christensen, Mayor

ATTEST:

By: \_\_\_\_\_  
Jerry Moore, City Administrator

STATE OF IOWA                    )  
                                      ) SS  
COUNTY OF STORY                )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me a Notary Public in and for said State, personally appeared Taylor Christensen and Jerry Moore, to me personally known, who being duly sworn, did say that they are the Mayor and City Administrator, respectively, of the City of Slater, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Administrator acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

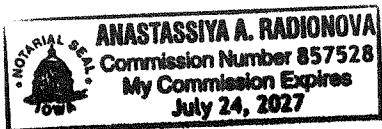
*[Signature page to Amendment – City of Slater]*

JISSOM, INC.,  
an Iowa corporation

By: Scott Sievers, Vice President

STATE OF IOWA )  
 ) SS  
COUNTY OF STORY )

This record acknowledged before me on Dec. 11<sup>th</sup>, 2025 by Scott Sievers as the Vice President of Jissom, Inc.



Notary Public in and for said state

My commission expires:

[Signature page to Amendment – Jissom, Inc.]

4905-2043-2768-1\12514-058

**DESCRIPTION: Welcome to Slater Signage Project (Option A)**

Bill To: City of Slater  
101 Story St  
Slater, IA 50244  
US

Pickup At: Signarama-Ankeny  
6990 NE 14th St  
1A  
Ankeny, IA 50023  
US

Requested By: Jerry Moore  
Email: jerry.moore@slateriowa.org  
Work Phone: (515) 685-2531  
Cell Phone: (515) 685-2531

Salesperson: Kyle Meadows  
Email: sales@signarama-ankeny.com

PRODUCTS	QTY	UNIT PRICE	TOTALS
1 <b>Welcome to Slater Signs (North, South, East &amp; West)</b>	1	\$10,276.15	\$10,276.15
1.1 Custom Item Taxed -			
Text:			
• 4 Set(s) of Preformed Front Lit Channel Remote reading (Welcome to SLATER) logo with LED lighting			
• Logo 1: Qty 1 - 29.5 in (H) x 88 in (W) Contour Shape Welcome to SLATER			
• : 7328 White .177" - 7328 72 x 120 Acrylic UV Print with GF23160 2.4mil Gloss ClearUV 60"			
• Trimcap: Gemini - 1 " TBD			
• 3 in return Aluminum CL Coil 3.5" Standard Color TBD			
• Aluminum Sheet Backs: ACM - 3MM(.125) white/whiteUL 60 x 120			
• LEDs: of LED- Principal QwikMod PLQM2-TW150-P			
• Power Supply: LED Power Sup-Principal P-OH060-12-EC 100-277VAC			
• Prewired with 5 ft Leads, Snap in Bushings, and Junction Boxes			
• Mount Type: Remote			
• Mounting Hardware: Standard Channel 1/4" Nutsert-165GZ Z, 1/4" x 6" All Thread-aluminum			
• Pattern : Paper Pattern			
• Outdoor UL Listed			
2 backer			
• 4 Set(s) of Flat Cut Aluminum Remote reading backer with None lighting			
• Logo 1: Qty 1 - 46 in (H) x 92 in (W) Backer			
• Faces: Aluminum - .080 Mill Finish 60 x 120			
• : GF22460 3.2mil Matte White Trans 60" with GF23160 2.4mil Gloss ClearUV 60"			
• Paint: Exterior - TBD Akzo Satin w/ Color Match			
• Mount Type: Remote			
• Mounting Hardware: Holes only			
• Pattern : No Pattern			
• Non UL			
2 <b>Installation of Welcome Signs &amp; Disposal of Old</b>	1	\$3,150.00	\$3,150.00
2.1 Installation -			
3 <b>Design / Overlay</b>	1	\$125.00	\$125.00
3.1 Design / Layout -			
4 <b>Two (2) 42" w x 53.5" h aluminum In Town Secondary Wayfinding Signs</b>	2	\$425.57	\$851.14

4.1	DigiPrint 080 Aluminum -			
5	<b>Two (2) 42" w x 60" h aluminum Primary Major Wayfinding Signs</b>	2	\$474.845	\$949.69
5.1	DigiPrint 080 Aluminum -			
6	<b>Two (2) 60" w x 54" h aluminum Primary Major Wayfinding Signs (IDOT Design - includes cap of City logo on top)</b>	2	\$604.805	\$1,209.61
6.1	DigiPrint 080 Aluminum -			
7	<b>Four (4) 30" w x 54.5" h aluminum Trail Signs</b>	4	\$305.1075	\$1,220.43
7.1	DigiPrint 080 Aluminum -			

Estimates are time sensitive and are valid for no more than 30 days from the date of creation. If an estimate is approved after 30 days, the estimate will be updated to represent the most current pricing for your item(s).

Invoices & Cancellation of Orders: Signarama (Vendor) prepares your order according to your specifications. Therefore, prior to its commencement, your order can only be cancelled with the Vendor's prior written consent. After commencement of your order (the point at which materials are assembled and work has begun), your order cannot be cancelled.

The Customer is Solely Responsible for Proofreading. Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign a proof prior to our commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence our work. You are solely responsible for the content of the proof once it has been signed.

However, if we should make an error in producing the work as proofed, please be assured that we will redo the work as quickly as possible and without charge to you.

**Vendor's Liability:** Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor. The customer will be provided up to 2 proofs, anything in addition will be charged at the rate of \$110 per hour.

**Terms of Payment:** Upon ordering, you must give Vendor a minimum 50% deposit on orders over \$300. A 75% deposit is required for products outsourced to other vendors. Orders of \$300 or less must be paid in full in advance of work commencing. Your balance will be due upon delivery and/or installation. Vendor may, at its sole discretion, extend credit terms to you upon approval.

**Collection Procedures:** Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

**Customer's Acceptance of Work:** Customer's acceptance, either personal or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, customer affirms that the work substantially conforms to all expectations. Lost or Substantially Forgotten Work: If customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customer will be billed and responsible for payment for work that has been completed.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**DESCRIPTION: Welcome to Slater Signage Project (Option B)**

Bill To: City of Slater  
101 Story St  
Slater, IA 50244  
US

Pickup At: Signarama-Ankeny  
6990 NE 14th St  
1A  
Ankeny, IA 50023  
US

Requested By: Jerry Moore  
Email: jerry.moore@slateriowa.org  
Work Phone: (515) 685-2531  
Cell Phone: (515) 685-2531

Salesperson: Kyle Meadows  
Email: sales@signarama-ankeny.com

PRODUCTS	QTY	UNIT PRICE	TOTALS
1 <b>Welcome to Slater Signs (North, South, East &amp; West)</b>	1	\$11,053.41	\$11,053.41
1.1    Custom Item Taxed -  Text: <ul style="list-style-type: none"><li>• 4 Set(s) of Preformed Front &amp; Back Lit Channel Remote reading (Welcome to SLATER) logo with LED lighting</li><li>• Logo 1: Qty 1 - 31 in (H) x 92 in (W) Contour Shape Welcome to SLATER</li><li>• : 7328 White .177" - 7328 72 x 120 Acrylic UV Print with GF23160 2.4mil Gloss ClearUV 60"</li><li>• Cut Vinyls Include: Arlon 2500 Color TBD Trans Cast 48" Translucent Vinyls, GF22460 3.2mil MatteWhite Trans 60" Translucent</li><li>• Vinyls,</li><li>• Vinyl Notes : Arlon TBD and White Print Material applied to clear back</li><li>• Trimcap: Gemini - 1 " TBD</li><li>• 4 in return Aluminum CL Coil 4.3" Standard Color TBD</li><li>• Polycarbonate Backs: Polycarbonate - Clear .118 x 76 x 120</li><li>• LEDs: of LED- Principal QwikMod PLQM2-TW150-P</li><li>• Power Supply: LED Power Sup-Principal P-OH060-12-EC 100-277VAC</li><li>• Prewired with 5 ft Leads, Snap in Bushings, and Junction Boxes</li><li>• Mount Type: Remote</li><li>• Mounting Hardware: Reverse Channel Poly back 1/4" w/ set screw spacer, 1/4" x 1.5" Spacer Alum w/ allen screw, 1/4" x 6" All Thread aluminum</li><li>• Pattern : Paper Pattern</li><li>• Outdoor UL Listed</li></ul> 2 backer <ul style="list-style-type: none"><li>• 4 Set(s) of Flat Cut Aluminum Remote reading backer with None lighting</li><li>• Logo 1: Qty 1 - 48 in (H) x 96 in (W) Backer</li><li>• Faces: Aluminum - .080 Mill Finish 60 x 120</li><li>• : GF22460 3.2mil Matte White Trans 60" with GF23160 2.4mil Gloss ClearUV 60"</li><li>• Paint: Exterior - TBD Akzo Satin w/ Color Match</li><li>• Mount Type: Remote</li><li>• Mounting Hardware: Holes only</li><li>• Pattern : No Pattern</li><li>• Non UL</li></ul>	1	\$11,053.41	\$11,053.41
2 <b>Installation of Welcome Signs &amp; Disposal of Old</b>	1	\$2,800.00	\$2,800.00

2.1	Installation -			
3	<b>Design / Overlay</b>	1	\$125.00	\$125.00
3.1	Design / Layout -			
4	<b>Two (2) 42" w x 53.5" h aluminum In Town Secondary Wayfinding Signs</b>	2	\$425.57	\$851.14
4.1	DigiPrint 080 Aluminum -			
5	<b>Two (2) 42" w x 60" h aluminum Primary Major Wayfinding Signs</b>	2	\$474.845	\$949.69
5.1	DigiPrint 080 Aluminum -			
6	<b>Two (2) 60" w x 54" h aluminum Primary Major Wayfinding Signs (IDOT Design - includes cap of City logo on top)</b>	2	\$604.805	\$1,209.61
6.1	DigiPrint 080 Aluminum -			
7	<b>Four (4) 30" w x 54.5" h aluminum Trail Signs</b>	4	\$305.1075	\$1,220.43
7.1	DigiPrint 080 Aluminum -			

Estimates are time sensitive and are valid for no more than 30 days from the date of creation. If an estimate is approved after 30 days, the estimate will be updated to represent the most current pricing for your item(s).

**Invoices & Cancellation of Orders:** Signarama (Vendor) prepares your order according to your specifications. Therefore, prior to its commencement, your order can only be cancelled with the Vendor's prior written consent. After commencement of your order (the point at which materials are assembled and work has begun), your order cannot be cancelled.

**The Customer is Solely Responsible for Proofreading.** Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign a proof prior to our commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence our work. You are solely responsible for the content of the proof once it has been signed.

However, if we should make an error in producing the work as proofed, please be assured that we will redo the work as quickly as possible and without charge to you.

**Vendor's Liability:** Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor. The customer will be provided up to 2 proofs, anything in addition will be charged at the rate of \$110 per hour.

**Terms of Payment:** Upon ordering, you must give Vendor a minimum 50% deposit on orders over \$300. A 75% deposit is required for products outsourced to other vendors. Orders of \$300 or less must be paid in full in advance of work commencing. Your balance will be due upon delivery and/or installation. Vendor may, at its sole discretion, extend credit terms to you upon approval.

**Collection Procedures:** Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

**Customer's Acceptance of Work:** Customer's acceptance, either personal or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, customer affirms that the work substantially conforms to all expectations. **Lost or Substantially Forgotten Work:** If customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customer will be billed and responsible for payment for work that has been completed.

Subtotal:	\$18,209.28
Taxes:	\$0.00
Grand Total:	\$18,209.28
Deposit Required:	\$9,104.64

**ORDINANCE NO. 314**  
**AN ORDINANCE ADDRESSING AMENDMENTS TO ZONING AND OTHER  
PROVISIONS IN THE SLATER CODE OF ORDINANCES**

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SLATER, IOWA:**

SECTION 1. *Findings.* Pursuant to Article III, Section 38A – Municipal Home Rule, of The Constitution of the State of Iowa, City Council has home rule power and authority to determine local affairs and government. City Council deems this ordinance appropriate and necessary to the City of Slater and its citizens, to promote health, safety, morals, or the general welfare of the community, and to provide regulations including size of yards, location of buildings, and site plan standards as identified by Iowa Code Chapter 414, Iowa Code Chapter 21, as well as animal protections identified by Iowa Code Chapter 717.

SECTION 2. *Amended Section.* The Code of Ordinances of the City of Slater, Iowa, is hereby amended by enacting the following provisions in Chapter 165 – Zoning Regulations:

Ch 165.208 Accessory Buildings. Accessory buildings shall be located in accordance with the following rules:

2. Adjacent to Main Building. Any accessory building closer than ten (10) feet to a main building may be erected within four (4) feet of a side or rear lot line. ~~shall be considered as part of the main building and side and rear yard setbacks shall be calculated accordingly.~~

3. Distance From Main Building. An accessory building more than ten (10) feet from a main building may be erected within four (4) feet of a side or rear lot line, but must be located at least sixty (60) feet from a street line.

5. Corner Lots. On corner lots, the building may be erected at the same front yard setback as the main building. ~~no closer than thirty (30) feet from either street line.~~

SECTION 3. *Amended Section.* The Code of Ordinances of the City of Slater, Iowa, is hereby amended by enacting the following provisions in Chapter 17 – City Council:

Chapter 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 of this Code of Ordinances. Additional particulars relating to Council meetings are the following:

1. Regular Meetings. The regular meetings of the Council are ~~determined by resolution and are located on the second Monday of each month at 7:30 pm at~~ Council Chambers at City Hall. If such day falls on a legal holiday, the meeting is held at a time determined by the Council.

SECTION 4. *New Ordinance.* Adding Zoning Code – Additional Provisions, Site

Plans Chapter 171 to the Code of Ordinance of the City of Slater, Iowa enacting the following provisions:

**Ch 171.01 SITE PLANS.** To assure that the design and location of commercial and industrial areas will be in conformance with the zoning standards of this Zoning Code and are properly related to and in harmony with the existing and future business and industrial development of the City, including generally accepted principles of commercial, industrial and civic design, a detailed site plan showing the proposed use and development of all commercial and industrial sites for recommendation by the Planning and Zoning Commission shall be submitted to City Council for their approval.

**1. Procedure.**

- A. A site plan review is required whenever a person or other group wishes to develop any tract or parcel of land within all zoning districts, except for any detached single-family residence and two-family residences including any accessory structure thereto; agriculturally zoned property; new construction of non-residential accessory buildings less than 1,000 square feet in gross floor area; and additions to existing non-residential buildings when the addition is less than ten (10) percent of the existing building's gross floor area or the addition does not exceed one thousand (1000) square feet, whichever is more restrictive. No site plan review shall be required where no new curb cuts are necessary and where new construction does not reduce existing parking or significantly modify existing on-site circulation as determined by the City Engineer. Said person shall cause to be prepared a site plan of such development and shall submit an electronic ~~twelve~~ (12) copies of said site plan to the City Clerk. The provisions of this section shall be applicable to the redevelopment, enlargement or extension of any commercial or industrial uses and structures existing at the time of adoption of the ordinance codified herein (8-19-93). The site plan shall contain such information and data as outlined herein.
- B. The Clerk shall refer a copy of the site plan to the City Engineer, or such other person as shall be designated from time to time by the Council, who shall review said site plan as to its compliance with the ordinances of the City, its effect upon public utilities and the public street system, and submit findings as soon as possible to the Planning and Zoning Commission.
- C. The Clerk shall also forward a copy of the site plan to each member of the Planning and Zoning Commission. The Commission shall, after receiving the engineer's report, review the site plan for conformity with the regulations and design standards contained herein, and may confer with the developer on changes deemed advisable in such site plan.
- D. The Commission shall forward its recommendation of action to the Clerk within forty-five (45) days of the date of submission of the site plan. If the Commission does not act within 45 days, the site plan shall be deemed to be approved by the Commission unless the developer agrees to an extension of time.

- E. The Commission may, in its discretion, hold a public hearing on the site plan of the proposed development and prescribe the notice thereof and to whom such notice shall be given.
- F. The Council shall, upon receipt of the recommendation of the Commission, either approve or disapprove the site plan of the proposed development.
- G. No building permit or certificate of occupancy for any structure within any distance within which a site plan is required shall be issued until the site plan has been approved as provided herein.
- H. Upon final action by the Commission on any site plan, a copy of said site plan with the action of the Commission noted thereon and signed by the chairman of the Commission shall be filed with the Clerk.
- I. If the administrative official finds that any construction or proposed construction or occupancy of a development on a tract of land for which a site plan has been approved will not substantially comply with the site plan as approved, or if the administrative official finds that the construction and development of the tract is not being carried out in accordance with the development schedule filed with the site plan, the administrative official shall suspend all building permits for the development and order all construction stopped until such time as the owner of the project or any successors in interest shall have provided the administrative official with proof satisfactory to said administrative official that the site plan will be complied with. The administrative official shall not issue a certificate of occupancy for any structure within the development while the building permit for the development has been suspended pursuant to this paragraph. Any person aggrieved by any decision or action of the administrative official under this paragraph may appeal such action or decision to the Board of Adjustment.
- J. If the owner or developer of a tract of land for which a site plan has been approved determines that an extension of time is necessary or that a modification of the site plan would provide for a more appropriate or more practicable development of the site, the owner or developer may apply for an amendment of the site plan. The Commission may grant an extension of time or a modification of a previously approved site plan if it determines that such modification of the site plan would provide for a more appropriate development of the site.
- K. Pre-application Conference. Whenever any person, partnership, corporation or any other group, public or private, proposed to develop a tract or parcel of land or modify any existing development which requires a site plan submittal, a request shall be made to the Department of Community Development for a Pre-application Conference. The conference shall include the applicant or representative, the Director of Community Development, the City Engineer, The City Building Inspector, and the Public Works Director. The purpose of the conference shall be to acquaint the City Staff with proposed development and to acquaint the applicant or representative with the procedures and with any special problems that might relate to the development. The applicant shall furnish a legal description of the property to be developed at the time of requesting the Pre-application Conference, and the conference shall be held within fifteen (15) days of such request.

2. **Design Standards.** The standards of design are intended as minimum requirements so that the general arrangement and layout of the development requiring the site plan may be adjusted to a wide variety of circumstances.

- A. All proposed developments for which site plans are required shall conform to the Comprehensive Plan of the City; the provisions of this Zoning Code, the Subdivision Regulations, if applicable; and all other applicable City ordinances and statutes and regulations of the State.
- B. The proposed development shall have such entrances and exits upon public streets as are necessary for safety and the general welfare and shall have such interior drives as are necessary for free movement of emergency vehicles; and shall have such pedestrian walkways as are necessary for safety and general welfare. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets or create undue hazards to traffic safety.
- C. The proposed development shall be designed with a proper regard to topography, surface drainage, natural drains and streams, wooded areas, and other natural features which will lend themselves to proper, harmonious and attractive development of the site. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines nor increase the danger of erosion, flooding, landslide, or other endangerment of adjoining or surrounding property.
- D. The proposed development shall be designed with adequate water mains, provisions for sanitary sewage facilities, storm sewers (storm sewers to be designed for 5-year storm calculations) and drains and flood control, in accordance with the ordinances and regulations of the City and statutes and regulations of the State and good engineering practice to protect the public health and welfare and not overload any existing public utilities. Surface drainage shall be directed to storm sewers wherever practical, including the requirement to extend public storm sewer if deemed necessary.
- E. The proposed development shall be designed and the buildings and improvements located in such a manner as not to unduly diminish or impair the use and enjoyment of adjoining or surrounding property and to such end shall have such buffers, screen fences and landscaping as may be proper and shall minimize the adverse effects on such adjoining property from automobile headlights, illuminations of required perimeter yards, refuse containers, and impairment of light and air. For the purpose of this section, the term "use and enjoyment of adjoining property" means the use and enjoyment presently being made of such adjoining property, unless such property is vacant. If vacant, the term "use and enjoyment of adjoining property" means those uses permitted under the zoning districts in which such adjoining property is located.
- F. The proposed development shall not unduly increase the public danger of fire or diminish the public safety, and shall be designed to adequately safeguard the

health, safety and general welfare of the public and of persons residing and working in the development and in the adjoining or surrounding property.

- G. The proposed development and all structures therein shall be designed in such a manner as to create a quality environment and to such end shall be architecturally and aesthetically harmonious and attractive.
- H. To such end as may be necessary and proper to accomplish the Design Standards of this section, a landscaping plan may be prepared by the applicant or a registered landscape architect, nursery person or such other knowledgeable person shall be provided, along with and shall submit plans which address erosion control and other applicable requirements of this chapter and other city regulations.

**3. Site Plan Requirements.** All site plans shall be drawn at a scale not less than 1" = 50'. Electronic ~~Twelve (12)~~ copies of the site plan shall be submitted to the Clerk. The purpose of the site plan is to show all information needed to enable the engineer, Commission and the Council to determine if the proposed development meets the requirements of this Zoning Code.

**4. Information Required.** The site plan required shall include the following information concerning the proposed development:

- A. Name, address, and phone number of all persons having an interest in the property including the Engineer, Architect, Landscape Architect, Land Surveyor or person preparing the site plan.
- B. Legal description of property, point of compass, scale, date and revision dates.
- C. Applicant's name, present and proposed ~~planned~~ land use and ~~present~~ zoning, location and names of adjoining subdivisions, the numbers of the adjoining lots therein and the names and addresses of adjoining landowners.
- D. If the applicant is other than the legal owner, the applicant's interest shall be stated.

**5. Required Illustrations.** The site plan shall clearly set forth the following information concerning the proposed development:

- A. Property boundary lines indicated by a heavy line, dimensions and total area of the proposed development.
- B. Existing and proposed contour lines of the proposed development at intervals of not more than two (2) feet.
- C. The availability, location, size, and capacity of existing utilities, and of proposed utilities.
- D. Existing and proposed utility lines and easements in accordance with the Standard Specifications and Subdivision Regulations.
- E. The proposed location, size, height, shape, use and architectural theme of all buildings or structures in the proposed development.
- F. The total square footage of building floor area, both individually and collectively in the proposed development.
- G. Existing buildings, rights-of-way, street improvements, railroads, easements, drainage courses, streams and wooded areas.

H. All required building setback lines.

- I. Estimated number of employees for each proposed use where applicable and any other information which may be necessary to determine the number of off-street parking spaces and loading spaces required by the zoning ordinance.
  - J. Complete traffic circulation and parking plan showing location, number, dimensions and design of off-street parking in the proposed development, including:
    - (1) Driveways, islands and planters;
    - (2) Striping and safety curbs;
    - (3) Loading facilities;
    - (4) Type and location of lighting;
    - (5) Surface treatment; and
    - (6) Grade and direction of drainage.
  - K. Open spaces, yards, recreational areas, walkways, driveways, outside lighting, walls, fences, monuments, statues, signs and other man-made features to be used in the landscape of the proposed development.
  - L. Facilities for the collection and disposal of garbage and trash.
  - M. Location and type of all plants, grass and trees to be used in the landscape of the proposed development. Landscaping to be used for screening purposes shall be illustrated in the elevation and perspective as well as the plan, with the approximate size and name of plants, shrubs or trees to be planted clearly indicated.
  - N. Location of entrances and exits from the proposed development onto public roads, and interior drives and proposed sidewalks in the development.
  - O. Proposed drainage facilities and provisions for flood control.
  - P. Location, height and area of all signs (directional signs, identification signs or temporary signs) in the proposed development.
  - Q. Location of existing trees six inches or larger in diameter, landslide areas, springs and streams and other bodies of water, and any area subject to flooding by a one hundred year storm.
  - R. A "Vicinity Sketch" of legible scale showing the generalized street patterns, land use and zoning within 100 feet of the site plan boundary.
  - S. Three (3) copies of architectural elevations of all proposed buildings, for the purpose of understanding the structures, the location of windows, doors, overhangs, projection height, etc., and the grade relationship to floor elevation, and the number of stories of each existing building to be retained and of each proposed building.
  - T. Soil tests and similar information, if deemed necessary by the city engineer, to determine the feasibility of the proposed development.
- 6. Expiration of Approval.** All site plan approvals shall expire and terminate one hundred eighty (180) days after the date of the Council approval unless a building permit has been issued for the construction provided for in the site plan. The Council

may, upon written request by the developer, extend the time for the issuance of a building permit for sixty (60) days. In the event the building permit for the construction provided for in a site plan expires or is canceled, then such site plan approval shall thereupon terminate.

**171.02 CERTIFICATE OF OCCUPANCY.** Delete section see Ch.165.106  
**Certificate of Occupancy Required.**

1. No land shall be occupied or used, and no building here-after erected or structurally altered shall be occupied or used in whole or in part for any purpose whatsoever, until a certificate is issued by the administrative official stating that the building and use comply with the provisions of this Zoning Code.
2. No change of use shall be made in any building or part thereof, now or hereafter erected or structurally altered, without a permit being issued therefor by the administrative official. No permit shall be issued to make a change unless the changes are in conformity with provisions of this Zoning Code.
3. Applications for certificates of occupancy shall be applied for coincidentally with the application for a building permit and shall be issued within ten (10) days after the lawful erection or alteration of the building is completed. A record of all certificates shall be kept on file in the office of the administrative official and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected.
4. No permit for excavation for, or the erection or alteration of any building shall be issued before the application has been made for a certificate of occupancy, and no building or premises shall be occupied until that certificate is issued.
5. A certificate of nonconforming uses shall be required of all non-conforming uses. Application for a certificate for nonconforming uses shall be filed with the administrative official within twelve (12) months from the effective date of the ordinance codified herein, accompanied by affidavits of proof that such non-conforming use was not established in violation of previous ordinance.

**171.03 AMENDMENTS.** Delete section see Ch 165.108 Amendments

1. The Council may, from time to time, on its own action or on petition, amend, supplement, or change the boundaries or regulations herein or subsequently established. However, no such amendment, supplement, restriction, change of boundaries, or regulations shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. The notice of the time and place of the hearing shall be published as provided in Section 362.3 of the Code of Iowa, except that at least seven (7) days notice must be given and in no case shall the public hearing be held earlier than the next regularly scheduled Council meeting following the published notice. The notice shall be published in a paper of general circulation in the City. Such amendment, supplement, or change shall not become effective except by a favorable vote of a majority of all of the members of the Council. In case, however, of a written protest against a change or repeal which is filed with the Clerk and signed by the owners of 20% or more of the area of the lots included in the proposed change or repeal, or by the owners of 20% or more of the property which is located within two hundred feet

of the exterior boundaries of the property for which the change or repeal is proposed, the change or repeal shall not become effective except by the favorable vote of at least three-fourths of all of the members of the Council. The provisions of Section 414.4 of the Code of Iowa relative to p  
ublic hearings and official notice apply equally to all changes or amendments.

2. Whenever any person desires that any amendment or change be made in this Zoning Code, including the text and/or map, as to any property in the City, and there shall be presented to the Council a petition requesting such change or amendment and clearly describing the property and its boundaries as to which the change or amendment is desired, duly signed by the owners of fifty percent (50%) of the area of all real estate included within the boundaries of said tract as described in said petition, and in addition, duly signed by the owners of fifty percent (50%) of the area of all real estate lying outside of said tract but within two hundred (200) feet of the boundaries thereof (intervening streets and alleys not to be included in computing such two hundred [200] feet) it shall be the duty of the Council to vote upon such petition within ninety (90) days after the filing of such petition with the Clerk.

3. Before any action shall be taken as provided in this section, the party or parties proposing or recommending a change in the district regulations or district boundaries shall deposit with the Clerk the sum of ten dollars (\$10.00) to cover the approximate costs of this procedure and under no conditions shall said sum or any part thereof, be refunded for failure of said amendment to be enacted into law.

4. Whenever any petition for an amendment, supplement, or change of the zoning regulations herein contained or subsequently established shall have been denied by the Council until one (1) year shall have elapsed from the date of the filing of the first petition.

**171.04 COMPLAINTS REGARDING VIOLATIONS.** Whenever a violation of this Zoning Code occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the administrative official. Said administrative official shall record properly such complaint, immediately investigate and take action thereon as provided by this Zoning Code.

**171.05 ENFORCEMENT; PENALTIES.** Delete section see Ch 165.111 Penalty

1. Enforcement. All departments, officials and employees of the City who are vested with the duty or authority to issue permits or licenses shall issue no such permit or license for any use, structure or purpose if the same would not conform to the provisions of this Zoning Code.

Penalties for Violation. The owner or tenant of any building, structure, premises or part thereof, and any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains a violation of the provisions of this Zoning Code may each be found guilty of a separate offense and suffer the penalties provided in this Code of Ordinances. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

**SECTION 5. Amended Section.** The Code of Ordinances of the City of Slater, Iowa, is hereby amended by enacting the following provisions in Chapter 55 – Animal

Protection and Control:

Ch 55.05 Livestock. It is unlawful for a person to keep livestock within the City except by written consent of the Council or in compliance with the City's Zoning Regulations. Provided, however, a person may keep up to ten (10) chickens on a single property. The chickens shall be kept in a coop and run at all times. The coop and run shall be at least fifty (50) twenty-five (25) feet from neighboring property lines and shall not be located in the property's front yard. No roosters are permitted.

SECTION 6. *Repealer.* All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 7. *Severability.* If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such as 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 8. *Effective date.* This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and Approved on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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Taylor Christensen, Mayor

Attest

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Lindsey Siegle, City Clerk

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

3<sup>rd</sup> Reading: \_\_\_\_\_



**RESOLUTION No. 36**

**A RESOLUTION SETTING PUBLIC HEARINGS AND DIRECTING THE CITY CLERK TO PUBLISH NOTICE OF THE HEARINGS ON THE PROPERTY TAX LEVY RATES AND THE FY27 BUDGET**

**WHEREAS**, the council will cause the preparation and filing with the city clerk copies of the proposed property tax levy rates and the FY 2027 budget and,

**WHEREAS**, that a public hearing thereon will be held in the council chambers on the 23rd day of March 2026, at 5:45 o'clock p.m., at which time and place the council will consider arguments for or against the adoption of the proposed property tax levy rates and,

**WHEREAS**, that a public hearing thereon will be held in the council chambers on the 20th day of April 2026, at 6:00 o'clock p.m., at which time and place the council will consider arguments for or against the adoption of the FY 2027 budget.

**NOW THEREFORE BE IT RESOLVED** that the clerk be authorized and directed to cause to be published notice of such hearing one time not less than ten (10) days nor more than twenty (20) days prior to the dates herein established for hearing as by law provided.

Passed and approved this 12th day of January, 2026.

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Taylor Christensen, Mayor

ATTEST:

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Lindsey Siegle, City Clerk





101 Story Street  
Slater, IA  
Phone: 515-685-2531

## Memorandum

**TO:** Mayor and City Council of Slater  
**FROM:** Jerry Moore, City Administrator  
**DATE:** December 29, 2025  
**SUBJ:** Solid Waste and Recycling Update

### ***City Council meeting on December 8, 2025***

There was a discussion about exploring various options regarding solid waste and recycling and comparing Ames' plans with the opportunity to check with Boone County, Polk County, Dallas County and Marshall County about possibly bringing Slater's solid waste to their landfills, also possibly contracting with a single City solid waste hauler, and considering consequences for City staff, and the need to establish a recycling program. Council member May shared with incoming City Council members the importance of communicating future changes with residents, and he expressed interest in continuing to explore solid waste and recycling options for the City.

Through assistance from Brenda with the Ames Regional Economic Alliance, the Mayor requested to meet with the Boone County Board of Supervisors to discuss continuing a relationship to bring Slater's solid waste to the Boone County Landfill. Boone County BOS responded by declining the meeting stating concerns of meeting IDNR requirements and nearing capacity at their landfill.

### ***City of Ames RFP for Curbside Recycling Services***

A Request for Proposal (RFP) for curbside recycling was released by Ames City staff on Dec. 11. The goal of the RFP was to contract with a company to furnish recycling carts and collect recyclables from single-family and smaller multi-family residential properties in Ames. Optional pricing was also requested for any of the participating Resource Recovery System communities that wished to contract with the selected contractor. Proposals are due January 16, 2026, and the contract award is tentatively scheduled for February.

### ***Response Summary from Ames staff on December 22, 2025, regarding Slater Costs on Proposed New Ames Resource Recovery Project***

The only cost Slater would pay Ames would be the per capita charge (\$10.50). The Slater garbage hauler(s) will be charged at Ames' new scale for the tipping fee based on how much waste they deliver to the new facility. The hauler will generally spread that cost back to their individual customers through their monthly fees.

Once the waste has been tipped at the new facility, Ames will be responsible for processing it, loading it into transfer trucks, hauling it to the landfill, and disposing of it there. Ames will use the revenues from the per capita charge collected from the cities and the tipping fees collected from the haulers to operate the program. There would be no further charges to the cities beyond the per capita charge.

### ***Recycling Program Options***



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According to the Metro Waste Authority staff, they will provide onsite rolloff recycling service for Slater for \$100 per month to the City. The rolloff container could accommodate plastics, cardboard, metal cans, and glass and would be hauled to the Recycling Center located in Grimes where the material would be processed.

***December 23, 2025, Meeting with Metro Waste Authority and Representative from City of Roland***

Metro Waste Authority is offering the following curb side recycling program.

- 5 to 10 Service Agreement
- Metro Waste Authority Hauler (internal)
- Curbside recycling totes (96 to 48 gallons) for all Slater residential (exceptions discussed) customers
- 10-year warranty on totes
- Bi-monthly Recycling Service
- Slater to collect for service and/or fully or partially subsidize program
- Education services to customers – materials and other
- Recycling includes accepting plastics, cardboard, paper, metal cans, tin, aluminum, and glass for single tote
- Cost \$8 per customer – could decrease with additional cities participating in recycling program – Roland expressed interest. Comparison is Ankeny residents are charged \$4.85 for recycling services managed by Metro Waste Authority – includes 110,000 customers

The Roland representative indicated that they intended to take their city's solid waste to Marshall County Landfill. The representative also advised against going to a single solid waste hauler as it generates numerous customer service calls to City Hall staff.

***Marshall County & South Dallas County Landfills***

Prior to the holidays, I contacted the South Dallas County Landfill and Marshall County Landfills to start a discussion about whether they were interested in establishing an agreement for solid waste services. Don Ballalatak, Manager Marshall County Landfill responded back who said their board accepted Roland and McCallburg in November and while it's not his decision, he said due to Slater's size, he thought their board may also be receptive to accepting the City's solid waste. Their current tipping fee is \$62 per ton, and he didn't think the fee would likely increase within the next five years and the per capita cost would be \$4. He suggested we could participate at their next board meeting, January 20, 2026, to make a request to enter into an agreement for solid waste services and they would likely take the matter up at their next meeting of the full board (reps from other cities).

Glenn Hunter, HLW Consulting responded on behalf of the South Dallas County Landfill to share that the Landfill representative was interested in discussing establishing an agreement for solid waste services. The Landfill currently solely serves the City of Adel and effective July 1, 2026, the City will be taking over ownership of the landfill. Their current tipping fees are \$54.75 per ton. Glenn will follow up next week to discuss additional details and suggested next steps.

**Action**

If supported by the City Council, the City Administrator and/or designee will participate at Marshall County Landfill's next meeting to present the City's interest in entering into an agreement for solid waste services. The City Council should also provide direction on the City's recycling plans after the quotes are submitted to the City of Ames on January 16, 2026.



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## Memorandum

**TO:** Mayor and City Council of Slater  
**FROM:** Jerry Moore, City Administrator  
**DATE:** January 2, 2026  
**SUBJ:** Slater Animal Hospital, 313 Main St

### Background

Previous City Council Member Ken May asked City Staff to check into the current status with the Slater Animal Hospital regarding their role with stray dogs or cats that are found in the City. I reached out to Dr. Beth Wilkinson for information about this topic and her response is attached.

In general, she said she is willing to continue accepting dogs and cats that are found in the City as their owners are normally found within a short time period. She also said she would be willing to keep the dogs and cats under a hospitalization status (she does not have a boarding or pound license) and that this normally occurs only a couple times a year. She also said she could ask the pet owners for proof of vaccinations if requested by the City.

The City has a current agreement with Story County Animal Control to pick up stray dogs and cats and fees are charged to pet owners. Their hours are 12:00–5:30 p.m., Monday through Saturday. Fees increase if pickup occurs after regular business hours (between 3:00 p.m. – 8:00 a.m.), when a \$50 after-hours fee is charged to the City. Reclaim fees are also higher if the animal is not spayed or neutered.

The City Council also recently entered into an agreement with Holly Kilstrom, from Oh My Dog Rescue- a non-profit based organization in Madrid, Iowa, regarding installing a free animal chip reader at City Hall. The non-profit will provide the chip reader, storage box, signage, and provide any needed maintenance.

Below are the relevant provisions from the City's Code of Ordinances.

**55.11 RABIES VACCINATION.** Every owner of a dog shall obtain a rabies vaccination for such animal. It is unlawful for any person to own or have a dog in said person's possession, six months of age or over, which has not been vaccinated against rabies. Dogs kept in State or federally licensed kennels and not allowed to run at large are not subject to these vaccination requirements. (Code of Iowa, Sec. 351.33)

**55.14 AT LARGE: IMPOUNDMENT.** Animals found at large in violation of this chapter shall be seized and impounded at the impoundment facilities utilized by the City, or at the discretion of the peace officer, the owner may be served a summons to appear before a proper court to answer charges made thereunder.

**55.15 DISPOSITION OF ANIMALS.** When an animal has been apprehended and impounded, written notice shall be provided to the owner within two days after impoundment, if the owner's name and current address can reasonably be determined by accessing a tag or other device that is on or part of the animal. Impounded animals may be recovered by the owner upon payment of impounding costs established by the impoundment facility, and if an unvaccinated dog, by having it immediately vaccinated. If the owner fails to redeem the animal within seven days from the date that the notice is mailed, or if the owner cannot be located within seven days, the animal shall be disposed of in accordance with law or destroyed by euthanasia.



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### Action

It's recommended that the City Council continue supporting the arrangement with the Slater Animal Hospital to accept dogs and cats that are found within the City, offer hospitalization services when needed, and request proof of vaccinations from pet owners when the pet owners are located.



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## Memorandum

**TO:** Mayor and City Council of Slater  
**FROM:** Jerry Moore, City Administrator  
**DATE:** December 31, 2025  
**SUBJ:** Proposed Additional Stormwater Drainage Improvements – Prairie Creek Plat 4 & 8

### Background

Prairie Creek Plat 8 was approved by the City on March 13, 2023, and Prairie Creek Plat 4 was approved July 5, 2005. The stormwater generally flows easterly from the farm land located to the west, under the High Tressel Trail, and also northerly to a point located between the west corners of Lots 24 and 25 of Prairie Creek Plat 4 then the stormwater drains easterly to the Trail Drive stormwater drainage pipe.

The City's Public Works staff received complaints from a few home/property owners located in Prairie Creek Plat 4 at 903 and 905 Trail Drive (Lots 24 and 25) located to the north of Prairie Creek Plat 8 that the backyards of their lots were holding standing water during heavy rainfall events. To improve the situation, easements were obtained and a 24-inch stormwater drainage pipe with metal outlet flume were installed on the north end of the drainage system in the rear lot areas of 903 and 905 Trail Drive. A smaller intake flume and drainage pipe was also installed east of the larger drainage pipe flume that connects to the storm drainpipe located in the Trail Drive right-of-way. The excess storm water flows north through the drainage pipe from the Outlot Y detention basin located at Prairie Creek 8 to the south.

Recently the City's Public Works staff received complaints from the property owners at 903 and 905 Trail Drive about the unsightliness of the drainage area located on their properties. Mark and the developer (Doug Rogers) discussed the matter and the developer obtained a quote from Reilly Construction for \$17,765 who did the grading work on the plat. Mark and I also met to review the area on 12-30-25, and the soil on either side of the large drainpipe flume to the smaller drainpipe flume is eroding and in its current status, it's difficult for the property owners to maintain. Mr. Rogers requests the City to pay the quote from Reilly Construction.

### Action

Mr. Rogers requests the City to pay the quote from Reilly Construction for \$17,765.



## CHAPTER 122

### PEDDLERS, SOLICITORS, AND TRANSIENT MERCHANTS

122.01 Purpose  
122.02 Definitions  
122.03 License Required  
122.04 Application for License  
122.05 License Fees  
122.06 Bond Required  
122.07 License Issued  
122.08 Display of License  
122.09 License Not Transferable

122.10 Time Restriction  
122.11 Revocation of License  
122.12 Hearing  
122.13 Record and Determination  
122.14 Appeal  
122.15 Effect of Revocation  
122.16 Rebates  
122.17 License Exemptions  
122.18 Charitable and Nonprofit Organizations

**122.01 PURPOSE.** The purpose of this chapter is to protect residents of the City against fraud, unfair competition, and intrusion into the privacy of their homes by licensing and regulating peddlers, solicitors, and transient merchants.

**122.02 DEFINITIONS.** For use in this chapter the following terms are defined:

1. “Peddler” means any person carrying goods or merchandise who sells or offers for sale for immediate delivery such goods or merchandise from house to house or upon the public street.
2. “Solicitor” means any person who solicits or attempts to solicit from house to house or upon the public street any contribution or donation or any order for goods, services, subscriptions, or merchandise to be delivered at a future date.
3. “Transient merchant” means any person who engages in a temporary or itinerant merchandising business and in the course of such business hires, leases, or occupies any building or structure whatsoever, or who operates out of a vehicle that is parked anywhere within the City limits. Temporary association with a local merchant, dealer, trader, or auctioneer, or conduct of such transient business in connection with, as a part of, or in the name of any local merchant, dealer, trader, or auctioneer does not exempt any person from being considered a transient merchant.

**122.03 LICENSE REQUIRED.** Any person engaging in peddling, soliciting, or in the business of a transient merchant in the City without first obtaining a license as herein provided is in violation of this chapter.

**122.04 APPLICATION FOR LICENSE.** An application in writing shall be filed with the \_\_\_\_\_ for a license under this chapter. Such application shall set forth the applicant's name, permanent and local address, and business address if any. The application shall also set forth the applicant's employer, if any, and the employer's address, the nature of the applicant's business, the last three places of such business, and the length of time sought to be covered by the license. (An application fee of \$\_\_\_\_\_ shall be paid at the time of filing such application to cover the cost of investigating the facts stated therein.) (No application fee shall be required for such license.)

**122.05 LICENSE FEES.** In addition to the application fee identified in Section 122.04 of this chapter, the following license fees shall be paid to the \_\_\_\_\_ prior to the issuance of any license.

1. Solicitors. In addition to the application fee for each person actually soliciting (principal or agent), a fee for the principal of \$\_\_\_\_\_ per year.
2. Peddlers or Transient Merchants.

- A. For one day.....\$ \_\_\_\_\_
- B. For one week.....\$ \_\_\_\_\_
- C. For up to six months.....\$ \_\_\_\_\_
- D. For one year or major part thereof .....\$ \_\_\_\_\_

**122.06 BOND REQUIRED.** Before a license under this chapter is issued to a transient merchant, an applicant shall provide to the Clerk evidence that the applicant has filed a bond with the Secretary of State in accordance with Chapter 9C of the *Code of Iowa*.

**122.07 LICENSE ISSUED.** If the \_\_\_\_\_ finds the application is completed in conformance with the requirements of this chapter, the facts stated therein are found to be correct, and the license fee paid, a license shall be issued immediately.

**122.08 DISPLAY OF LICENSE.** Each solicitor or peddler shall keep such license in possession at all times while doing business in the City and shall, upon the request of prospective customers, exhibit the license as evidence of compliance with all requirements of this chapter. Each transient merchant shall display publicly such merchant's license in the merchant's place of business.

**122.09 LICENSE NOT TRANSFERABLE.** Licenses issued under the provisions of this chapter are not transferable in any situation and are to be applicable only to the person filing the application.

**122.10 TIME RESTRICTION.** All peddler's and solicitor's licenses shall provide that said licenses are in force and effect only between the hours of 8:00 a.m. and 7:00 p.m.

**122.11 REVOCATION OF LICENSE.** Following a written notice and an opportunity for a hearing, the \_\_\_\_\_ may revoke any license issued pursuant to this chapter for the following reasons:

1. Fraudulent Statements. The licensee has made fraudulent statements in the application for the license or in the conduct of the business.
2. Violation of Law. The licensee has violated this chapter or has otherwise conducted the business in an unlawful manner.
3. Endangered Public Welfare, Health, or Safety. The licensee has conducted the business in such manner as to endanger the public welfare, safety, order, or morals.

The \_\_\_\_\_ shall send the written notice to the licensee at the licensee's local address. The notice shall contain particulars of the complaints against the licensee, the ordinance provisions or State statutes allegedly violated, and the date, time, and place for hearing on the matter.

**122.12 HEARING.** The \_\_\_\_\_ shall conduct a hearing at which both the licensee and any complainants shall be present to determine the truth of the facts alleged in the complaint and notice. Should the licensee, or authorized representative, fail to appear without good cause, the \_\_\_\_\_ may proceed to a determination of the complaint.

**122.13 RECORD AND DETERMINATION.** The \_\_\_\_\_ shall make and record findings of fact and conclusions of law, and shall revoke a license only when upon review of the entire record the \_\_\_\_\_ finds clear and convincing evidence of substantial violation of this chapter or State law.

**122.14 APPEAL.** If the \_\_\_\_\_ revokes or refuses to issue a license, the \_\_\_\_\_ shall make a part of the record the reasons for such revocation or refusal. The licensee, or the applicant, shall have a right to a hearing before the Council at its next regular meeting. The

Council may reverse, modify, or affirm the decision of the \_\_\_\_\_ by a majority vote of the Council members present and the \_\_\_\_\_ shall carry out the decision of the Council.

**122.15 EFFECT OF REVOCATION.** Revocation of any license shall bar the licensee from being eligible for any license under this chapter for a period of one year from the date of the revocation.

**122.16 REBATES.** Any licensee, except in the case of a revoked license, shall be entitled to a rebate of part of the fee paid if the license is surrendered before it expires. The amount of the rebate shall be determined by dividing the total license fee by the number of days for which the license was issued and then multiplying the result by the number of full days not expired. In all cases, at least \$5.00 of the original fee shall be retained by the City to cover administrative costs.

**122.17 LICENSE EXEMPTIONS.** The following are excluded from the application of this chapter.

1. Newspapers. Persons delivering, collecting for, or selling subscriptions to newspapers.
2. Club Members. Members of local civic and service clubs, Boy Scout, Girl Scout, 4-H Clubs, Future Farmers of America, and similar organizations.
3. Local Residents and Farmers. Local residents and farmers who offer for sale their own products.
4. Students. Students representing the \_\_\_\_\_ School District conducting projects sponsored by organizations recognized by the school.
5. Route Sales. Route delivery persons who only incidentally solicit additional business or make special sales.
6. Resale or Institutional Use. Persons customarily calling on businesses or institutions for the purposes of selling products for resale or institutional use.
7. Minor Businesses. An on-site transactional business traditionally operated exclusively by a person under the age of 18, operated on an occasional basis for no more than 89 calendar days in a calendar year.

*(Code of Iowa, Sec. 364.3(15))*

**122.18 CHARITABLE AND NONPROFIT ORGANIZATIONS.** Authorized representatives of charitable or nonprofit organizations operating under the provisions of Chapter 504 of the *Code of Iowa* desiring to solicit money or to distribute literature are exempt from the operation of Sections 122.04 and 122.05. All such organizations are required to submit to the \_\_\_\_\_ in writing the name and purpose of the cause for which such activities are sought, names and addresses of the officers and directors of the organization, the period during which such activities are to be carried on, and whether any commissions, fees, or wages are to be charged by the solicitor and the amount thereof. If the \_\_\_\_\_ finds that the organization is a bona fide charity or nonprofit organization, the \_\_\_\_\_ shall issue, free of charge, a license containing the above information to the applicant. In the event the \_\_\_\_\_ denies the exemption, the authorized representatives of the organization may appeal the decision to the Council, as provided in Section 122.14.





101 Story Street  
Slater, IA  
Phone: 515-685-2531

## Memorandum

**TO:** Mayor and City Council of Slater  
**FROM:** Jerry Moore, City Administrator  
**DATE:** January 6, 2026  
**SUBJ:** Slater Pool and General Employee Handbooks

### **Background**

Lindsey and I met with department heads, Policy and Administration Committee members, Parks and Recreation Board, Pool Manager and reached out and obtained input from an Assistant Pool Manager to discuss the current Pool and the Employee Handbooks and proposed recommendations. Both Handbooks were also evaluated by the City Attorney.

Numerous hours were spent discussing and evaluating both handbooks and minor and substantive changes were made to several sections of both Handbooks. Both Handbooks will be evaluated periodically for necessary updates and to remain relevant.

### **Action**

It is recommended that the City Council approve the revised Pool and General Employee Handbooks.





# SLATER

SMALL TOWN, BIG COMMUNITY

Revised 12-29-25

## City of Slater Salary Ranges

	<b>Entry</b>	<b>Mid</b>	<b>Maximum</b>	<b>Other Cities</b>
City Administrator	\$85,000	102,500	\$120,000	Elkhart \$92,350 Madrid \$100,417 Nevada \$121,846-\$162,531 Huxley \$140,147-\$146,054 Story City \$125, 631 Ames \$260, 710 Ankeny Assist City Mgr. \$147,089 -\$197,396
City Clerk/Finance Officer	\$67,000	\$83,000	\$100,000	Elk Run Heights \$45,760-\$62,400 Elkhart \$74,317 Nevada \$83,553.6 - \$111,446 Huxley \$94,499 - \$98,278 Story City \$83,211 Ames \$163,348 Dir Finance
Deputy City Clerk	\$47,840	\$59,000	\$70,000	Elkhart \$54,372 Madrid Utility Billing \$41,142 Nevada \$57,262 Huxley \$61,776-\$64,230 also HR Coordinator Story City \$61,471
<b>Guide only</b>				
Library Director	\$65,000	\$75,000	\$90,000	Madrid \$55,120 Nevada \$67,912-\$97,489 Huxley \$65,873 Polk City \$86,174
Assist Library Director	\$40,000	\$50,000	\$60,000	
Library Employee	\$14	\$16	\$18	Madrid \$10.90 - \$19.69 Nevada \$17.45 -\$23.29
Public Works Director	\$72,000	\$88,500	\$105,000	Elkhart \$75,380 Madrid \$123,462 Nevada \$89,003 - \$118,705 Huxley \$105,441-\$109,659 Ames \$177,376

<b>Entry</b>	<b>Mid</b>	<b>Maximum</b>	<b>Other Cities</b>
Public Works Employee	\$23	\$30	Granger \$50,000-\$80,000
Seasonal Employee	\$15		Jefferson Water Plant Superintendent \$ 73,000 - \$78,000
			Madrid Wastewater Operator \$68,473.60 (\$32.92/hour) - \$74,880.00 (\$36.00/hour)
			Mitchellville Water/Wastewater Operator Non-certified applicants: \$21.00 per hour • CDL: \$22.00 per hour • IDNR Grade 1 Water or Wastewater Certification: Starting at \$24.00 with potential advancement up to \$30.00 per hour • IDNR Grade 2 Certification: Starting at \$32.00 per hour, with potential advancement up to \$40.00 per hour
			West Branch Streets/Public Works \$21.50 and \$22.00
			Elkhart \$70,866
			Madrid \$25.31 - \$43.35
			Huxley Water Superintendent \$36.24- \$37.68, Wastewater Superintendent \$36.82-\$38.29, Streets Superintendent \$34.21-\$35.57 Other public works \$23.70-\$35.19
			Story City Street Superintendent \$81,797, Water Wastewater Superintendent \$81,502, Street Maint \$59,854 -\$63,865
			Ankeny \$66,926-\$82,193 Utility Operator \$63,885 - \$78,462 Streets
EMS Director			
EMS Assistant Director			
Volunteers	\$5 per call		Elkhart \$20 per call

	<u>Entry</u>	<u>Maximum</u>	<u>Other Cities</u>
Fire Chief			\$6000 Elkhart
Assistant Fire Chief			
Volunteers	\$5 per call		Elkhart \$20 per call
Pool Manager	\$19	\$23	Ankeny \$20.75-\$22.75 Aquatic Manager
Assistant Pool Manager	\$17		
Lifeguard	\$15		Ames Furman \$14 (\$1 returning) Ankeny \$14.50 lifeguard- \$16.50 swim instructors Ankeny \$17.50-\$19.50 Head Guard Jonston \$14-\$16 Waukee \$16.50
Bath house Assistant	\$10		Ames Furman \$12 Ankeny \$14.50 - \$16.50

**Notes:**

1. All full-time City employees will receive annual Cost of Living wage increase plus also be eligible for merit increase based on the employee's performance evaluation (up to 3%).
2. All City employees are also eligible for the wage increases identified in the Employee Handbook for certifications obtained while employed with the City.
3. All returning seasonal employees are eligible for a .50 cent wage increase.

**Comparison Cities Population - 2020 Census**

Ames 66,432  
 Nevada 6919  
 Polk City 6533  
 Huxley 4245  
 Jefferson 4178  
 Story City 3351  
 Madrid 2802  
 West Branch 2509  
 Mitchellville 2487  
 Granger 1732  
**Slater 1536**  
 Roland 1365  
 Gilbert 1209  
 Elk Run Heights 1065  
 Elkhart 882





101 Story Street  
Slater, IA  
Phone: 515-685-2531

## Memorandum

**TO:** Mayor and City Council of Slater  
**FROM:** Jerry Moore, City Administrator & Lindsey Siegle, City Clerk  
**DATE:** January 8, 2026  
**SUBJ:** Property Tax Levy Rate, Budget, and Capital Improvement Plan

### **I. Property Tax Levy Rate**

The City's property valuation increased 9.37% from FY26. Based on this growth, the City is required to apply the following formula to determine the General Fund levy rate.

***General Fund levy – 7.86408*** (based on state formula) 698,604 FY26 general fund dollars divided by 88,834,776.68 (is 86,247,356 FY26 property valuation x 1.03) time 1000. Revenue generated is \$741,816.

***Liability, property & self-insurance levy - .84359*** Revenue generated is \$79,576 Actual cost is \$95,000 (cash reserve can cover the balance).

***FICA & IPERS levy - .36622*** Revenue generated is \$34,545. Actual cost is \$111,178.

***Other Employee Benefits levy - .69390*** Revenue generated is \$65,455. Actual cost is \$95,900. (cash reserves can cover the balance of FICA & IPERS and Employee Benefits).

***Ag levy - 3.00375*** Revenue generated is \$2960.

***Debt Service levy – 2.86069*** generating \$294,400.

**Option A Total levy rate - 12.62848 (no increase)** generating **\$1,218,752** property tax revenue (*same total levy rate as last year's budget*).

***Option B Liability, property & self-insurance levy – 1.00711*** Revenue generated is \$95,000

***FICA & IPERS levy - 1.17861*** Revenue generated is \$111,178.

***Other Employee Benefits levy - 1.01665*** Revenue generated is \$95,900.

**Option B Total levy rate – 13.92714 (with increase)** generating **\$1,341,254** property tax revenue

### ***Projection Includes Capital Projects***

Increasing property taxes (13.92714 rate)
Estimated Expenditures \$4,375,604
<u>Estimated Revenues \$4,005,358</u>
<b>Deficit \$370,246</b>

### ***Projection Excluding Capital Projects***

Increasing property taxes (13.92714 rate)
Estimated Expenditures \$3,611,004
<u>Estimated Revenues \$4,005,358</u>
<b>Surplus \$394,354</b>

### **II. Budget**

There was considerable discussion at the last draft budget meeting on December 2, 2025. A summary of the meeting was as follows:

- Strumpfer went through the Fire Department budget, and after discussion and support, the Technology account was increased to \$450, and May asked if cameras were in the budget.
- Fleener went through the EMS budget and responded to a question about payment to other agencies, and he indicated he was researching costs for Personal Protective Equipment for volunteers, and costs for a cap and vehicle for storing equipment.
- Estrem went through Public Works budget and responded to questions about payment to other agencies, benches, repairing tables, cost of utilities at pool, responded to comment about making contact with land owner to purchase additional land for cemetery expansion, cost increase in health insurance, paying for professional services for future street project, and if interest rates on sewer bonds were fixed or variable.
- Gogerty went through the library budget revenues and expenditures.



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- Jonathan went through the Parks and Recreation budget and talked about renovating existing park tables and three capital projects, including replacing the horse swings and spring riders, purchasing new soccer goals for the Trailside Sports Complex, and purchasing entrance, wayfinding, and trails signs.
- Moore went through the City Hall budget, and there was discussion and support for adding costs to add new emails and laptops for the Mayor and City Council for the Technology account, questions about costs to Iowa Codification, finding ways to reduce costs to mail the Scoop newsletter, and a question about an increase in the utility account.
- The Mayor asked the City Council about a few of the capital projects they were leaning towards supporting, and responses were May – cameras, Erickson, Birdsall & Newman – library project.

Adjustments were made to the draft budget based on the above information. Lindsey and I also made a few operational reductions to expenses and moved several capital projects to FY28 to reduce the budget deficit. Based on these changes the proposed FY27 Budget is as follows:

***Projection Includes Capital Projects***

***No property tax increase***

Estimated Expenditures	\$4,375,604
Estimated Revenues	<u>\$3,882,856</u>
<b>Deficit</b>	<b>\$492,748</b>

***Projection Excluding Capital Projects***

***No property tax increase***

Estimated Expenditures	\$3,611,004
Estimated Revenues	<u>\$3,882,856</u>
<b>Surplus</b>	<b>\$271,852</b>

Available cash reserves \$1,852,365 General Fund plus \$542,833 LOST Total **\$2,395,198**

Total operating General Fund \$1,469,736

Recommended Existing General Fund Reserve Retainage 60 – 60% (\$1,556,878) Balance \$838,320 available for capital projects, and balances on property insurance, and employee benefits.

**III. Capital Improvement Plan (CIP)**

The last CIP meeting with City Council, City Hall Staff, and Dept Heads was November 5, 2025. Through the budget discussion process and further discussions with Dept Heads, additional revisions were made to the draft CIP.

The CIP and budget include the following capital projects for FY27:

**Fire**

PPE \$12,000  
Harness \$8000

**Public Works**

Line Painter \$5000  
UTV \$15,000

**Parks**

Sports Complex Sidewalk \$75,000  
Nitehawk Dugouts \$20,000  
Lighting on Trails \$10,000

**Pool**

Resurfacing & deck concrete \$220,000

**City Hall**

City Window Trim Painting \$100  
Deputy Clerk Computer \$2000  
Street Banners \$3000

**Road Use**

4<sup>th</sup> Ave \$90,000

**Water**

Hydrants \$30,000  
Water Main \$100,000



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#### **Sewer**

Jetting & Televising \$125,000  
Sampler & Flow Meter \$20,000  
WWTP Affluent Building \$14,000

#### **Storm Sewer**

Intakes \$15,000

**Total All Capital Improvement \$764,600**

#### **Capital projects not included in FY27 Budget, however included in CIP**

Library Project \$4,000,000

Sports Complex \$500,000

Parking at NE Trailhead \$435,000

Linn St. (R-38) Roundabout Option \$3,400,000

Water Main Project \$100,000

Current total FY27 CIP expenditures - \$8,179,100

Plus, Large and Small Equipment Expenditures - \$45,500

**Total FY27 CIP Expenditures \$8,224,600**

With the projected **\$492,748 budget deficit** the following changes to the draft CIP are recommended.

Move \$50,000 Old Shop Roof repair to FY28

Move \$20,000 Southside Trail Loop to FY28

Move \$100,000 Paving of Public Works Yard to FY28

Move \$30,000 Paving of Library Street Parking to FY28

Acquire \$250,000 Grant for Sports Complex

Acquire \$100,000 Grant Water Main Project

Move \$200,000 Electric Panel to FY28

Reduction of \$25,000 for Sanitary Sewer Televising/Repairs

Reduction of \$50,000 for Swimming Pool Repairs

Move \$70,000 Mower for Sports Complex to FY28

**Total \$545,000**

#### **Action**

**Property Tax Levy Rate** – Accept applying the same property tax levy rate (**12.62848**) from last year and draw on cash reserves to pay the additional property liability insurance and employee benefits costs.

**Budget** – Accept plan to decrease the FY27 budget expenditures. Apply \$271,852 surplus to capital projects and available cash reserves.

See CIP plan below.

**Recommended Retainage of Existing General Fund Revenue** - minimum 60 – 65% (\$1,556,878) Balance \$838,320 available for capital projects, and balances on property insurance, and employee benefits.

**CIP** – Accept the plan to move \$545,000 in capital project expenses to FY28 budget, apply \$271,852 surplus toward capital projects, make decisions on funding options including requesting City staff to pursue obtaining grants for following key projects: *Lynn St (R-38), Trailside Sports Complex, and Library. Also support swimming pool maintenance, water main project, street project (600 Block 4<sup>th</sup> Avenue), and sanitary sewer televising/repairs.*



## FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027

## ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES

The City of : SLATER County Name: STORY COUNTY, BOONE

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric		City Number: 85-822 Last Official Census: 1,543
Regular	2a	94,329,651	2b	93,738,157		
DEBT SERVICE	3a	102,912,388	3b	102,320,894		
Ag Land	4a	985,120				

## Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2026 Budget Data	8.10000	698,604	86,247,356	9.37
Limitation Percentage	3			
CGFL Max Rate		CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2027	7.86408	741,816	6.19	

## TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW		(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	7.86408	Consolidated General Fund		5	741,816	737,164	43 7.86408
		Non-Voted Other Permissible Levies					
384.12(1)	0.95000	Opr & Maint publicly owned Transit		7		0	45 0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)		11		0	49 0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs		14	79,576	79,077	52 0.84359
384.12(5)	Amt Nec	Support of a Local Emerg. Mgmt. Comm.		462		0	465 0.00000
		Voted Other Permissible Levies					
28E.22	1.50000	Unified Law Enforcement		24		0	62 0.00000
		Total General Fund Regular Levies (5 thru 24)		25	821,392	816,241	
384.1	3.00375	Ag Land		26	2,960	2,960	63 3.00375
		Total General Fund Tax Levies (25 + 26)		27	824,352	819,201	Do Not Add
		Special Revenue Levies					
384.6	Amt Nec	Police & Fire Retirement		29		0	0.00000
	Amt Nec	FICA & IPERS (if general fund at levy limit)		30	34,545	34,329	0.36622
Rules	Amt Nec	Other Employee Benefits		31	65,455	65,045	0.69390
		Subtotal Employee Benefit Levy (29,30,31)		32	100,000	99,374	65 1.06012
		Valuation					
386	As Req	With Gas & Elec		Without Gas & Elec			
	SSMID 1 (A)	0 (B)	0	34		0	66 0.00000
	SSMID 2 (A)	0 (B)	0	35		0	67 0.00000
	SSMID 3 (A)	0 (B)	0	36		0	68 0.00000
	SSMID 4 (A)	0 (B)	0	37		0	69 0.00000
	SSMID 5 (A)	0 (B)	0	555		0	565 0.00000
	SSMID 6 (A)	0 (B)	0	556		0	566 0.00000
	SSMID 7 (A)	0 (B)	0	1177		0	1179 0.00000
	SSMID 8 (A)	0 (B)	0	1185		0	1187 0.00000
		Total Special Revenue Levies		39	100,000	99,374	
384.4	Amt Nec	Debt Service Levy 76.10(6)		40	294,400	292,708	70 2.86069
384.7	0.67500	Capital Projects (Capital Improv. Reserve)		41		0	71 0.00000
		Total Property Taxes (27+39+40+41)		42	1,218,752	1,211,283	72 12.62848

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:  
 Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative)

(Date)

(County Auditor)

(Date)



with Increase

FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027

## ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES

The City of : SLATER County Name: STORY COUNTY, BOONE

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

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## Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2026 Budget Data	8.10000	698,604	86,247,356	9.37
	Limitation Percentage			
	3			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2027	7.86408	741,816	6.19	

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		Non-Voted Other Permissible Levies					
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7		0 45 0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0 49 0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	95,000	94,405 52 1.00711
384.12(5)	Amt Nec	Support of a Local Emerg. Mgmt. Comm.			462		0 465 0.00000
		Voted Other Permissible Levies					
28E.22	1.50000	Unified Law Enforcement			24		0 62 0.00000
		Total General Fund Regular Levies (5 thru 24)			25	836,816	831,569
384.1	3.00375	Ag Land			26	2,960	2,960 63 3.00375
		Total General Fund Tax Levies (25 + 26)			27	839,776	834,529
		Special Revenue Levies					Do Not Add
384.6	Amt Nec	Police & Fire Retirement			29		0 0.00000
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	111,178	110,481 1.17861
Rules	Amt Nec	Other Employee Benefits			31	95,900	95,299 1.01665
		Subtotal Employee Benefit Levy (29,30,31)			32	207,078	205,780 65 2.19526
		Valuation					
386	As Req	With Gas & Elec		Without Gas & Elec			
	SSMID 1 (A)	0 (B)		0 34			0 66 0.00000
	SSMID 2 (A)	0 (B)		0 35			0 67 0.00000
	SSMID 3 (A)	0 (B)		0 36			0 68 0.00000
	SSMID 4 (A)	0 (B)		0 37			0 69 0.00000
	SSMID 5 (A)	0 (B)		0 555			0 565 0.00000
	SSMID 6 (A)	0 (B)		0 556			0 566 0.00000
	SSMID 7 (A)	0 (B)		0 1177			0 1179 0.00000
	SSMID 8 (A)	0 (B)		0 1185			0 1187 0.00000
		Total Special Revenue Levies		39	207,078	205,780	
384.4	Amt Nec	Debt Service Levy 76.10(6)			40	294,400	292,708 70 2.86069
384.7	0.67500	Capital Projects (Capital Improv. Reserve)			41		0 71 0.00000
		Total Property Taxes (27+39+40+41)			42	1,341,254	1,333,017 72 13.92714

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:  
 Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative)

(Date)

(County Auditor)

(Date)



<b>December 2025 Bank Balance</b>	
<b>Funds</b>	<b>Total Balance</b>
GENERAL (001)**	\$ 1,684,364.56
TRAILSIDE SPORTS (001-430)	\$ 168,000.00
*Story County Grant Reimbursement*	
CEMETERY (001-450)	\$ 86,087.86
*Donation Money*	
ROAD USE (110)	\$ 62,780.85
EMPLOYEE BENEFITS (112)	\$ 215,753.86
LOST (121)	\$ 542,833.67
TIF (125)	\$ 361,862.63
Roger Enterprises - TIF	\$ -
Roger Enterprises - LMI	\$ 190,834.48
Trailside Development - TIF	\$ -
Trailside Development - LMI	\$ 3,885.48
ECONOMIC DEVELOPMENT	\$ 71,098.43
DEBT SERVICE	\$ 335,551.29
LIBRARY/COMM CENTER	\$ 304,330.93
WATER	\$ 247,637.30
SEWER	\$ 1,750,715.30
GARBAGE	\$ 187,736.99
STORM WATER	\$ 120,437.12
<b>Total Checking</b>	<b>\$ 6,333,910.75</b>
<b>December 2025 Bank Balance</b>	
<b>Funds</b>	<b>Total Balance</b>
PERP CARE SAVINGS	\$ 17,795.02
IPAIT	\$ 10,369.78
<b>Total Checking</b>	<b>\$ 28,164.80</b>
<b>TOTAL ALL BANKS</b>	<b>\$ 6,362,075.55</b>

**\*\*General Includes the following:**

\*Patrol, Emergency Management, Fire, EMS,  
Animal Control, Street Lights, Street Cleaning, Library,  
Parks, Pool, Cemetery, Mayor/Council, and City Hall.



## **Capital Improvement Projects FY 27 Budget Includes**

- Fire
  - PPE \$12,000
  - Harness \$8,500
- Public Works
  - Line Painter \$5,000
  - UTV \$15,000
- Parks
  - Sports Complex Sidewalk \$75,000 (Obtain Grant)
  - Nitehawk Dugouts \$20,000
  - Lighting on Trails \$10,000
- Pool
  - Resurfacing & Deck Concrete \$220,000
- City Hall
  - City Window Trim Painting \$100
  - Deputy Clerk Computer \$2,000
  - Street Banners \$3,000
- Road Use
  - 4<sup>th</sup> Ave \$90,000
- Water
  - Hydrants \$30,000
  - Water Main \$100,000
- Sewer
  - Jetting & Televising \$125,000
  - Sampler & Flow Meter \$20,000
  - WWTP Affluent Building \$14,000
- Storm Water
  - Intakes \$15,000

**Total: \$764,600.00**

### **Possible Grant Options (Not Included in Budget)**

- Library Project \$4,000,000
- Sports Complex \$500,000
- Parking at Trailside \$435,000
- R38 \$3,400,000 (Roundabout Option)
- Water Main Project \$100,000



## Slater Capital Improvement Plan

Revised 1-5-26

Green - High Priority - Currently Budgeted (FY26) and/or Necessary

- Medium Priority - 1 Yr

Orange - Lower Priority - 2 and greater Yrs

# Draft

C=Construction A=Architectural E=Engineering I=Inspection B= Budgeted BA =Budgeted

Item	FY2026	FY2027	FY2028	FY2029	FY2030	Estimate	Funding	Notes
<b>Buildings</b>								
PW - Old Shop - roof			X			\$50,000 C		
PW - New 3 Stalls Pole Storage Building			X			\$20,000 C		
Parks - Bathroom Sports Complex			X					
Parks-Shefet/Concessions Sports Complex			X					
Parks-Nelson Park - Demolition Cabin								
Parks-Nite Hawk Field - Dugouts		X				\$20,000 C	School/City	
PW - WWTP Affluent Bldg - Repair		X				\$12,000 C, \$2000 E	Utility	
EMS/Fire Depts						\$3-3.5 million		
City Hall - paint windows		X				\$100		
key cards, cameras, AV		X						
repave west driveway, offices, restroom, generator		X	B					
Fire - 2 Overhead Doors		X						
Fire - NE Area Addition			X					
Fire - Cameras		X						
Fire - Paved Parking North Side Bldg		X						
Library Building Project		X						
Parks-Maintenace Bldg. Sports Complex		X						
Parks-Nelson Park Restrooms		X						
Parks-South Side Park Shelter/Restrooms		X						
								<b>\$4,034,100 FY27</b>
<b>Land</b>								
PW - Storage Yard			X				City	Purchase land
PW - Cemetery Addition 5.4 acres			X					Purchase land (researching # of lots available)
<b>Streets</b>								
R-38 (Linn St)	X BA	X				\$3,425,000 C E		
600 Block 4th Ave.		X				\$90,000 C E	City Rd Use	
Park, Benton & Tama Circles		X						
N. Carroll St.		X						
500th Ave.		X						
Benton St.		X						
Cedar St to Main St N/S		X						
General Maintenance - Concrete	X BA					25000 C		Request to increase spending
General maintenance - Asphalt	X BA					25000 C		Request to increase spending
Citywide Sidewalks		X				Add \$	City	Added to FY27 (develop policy)
Main Street New Parking		X				Add \$	City/Grant	Added to FY27 included Library
Fire - Pave Alley from Entrance to West PL		X						See paving note above.
Library - Paved Parking along 1st Ave N		X				\$30,000	City	Dependent on future Library building project
Trail & Wayfinding Signs	X BA					\$5,000		Reviewed by Story County, IDOT, & INHF - getting quotes
								<b>\$3,515,000 FY27</b>
<b>Water</b>								
Reverse Osmosis - Water Plant (yellow water)								
Hydrant Replacement (5 ea yr)		X	X			X	\$1 million C E	
Replace 4" with 6" Main and Valves (Study)		X				X	\$30,000	Utility
Electric Panel Update		X				X	\$200,000 C E	Utility
							\$200,000	Added on 11-25-25 obtain quotes
								<b>\$230,000 FY27</b>

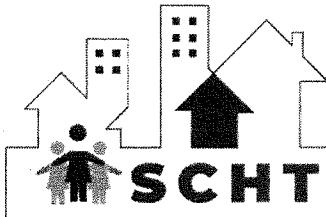


Item	FY2026	FY2027	FY2028	FY2029	FY2030	Estimate	Funding	Notes
<b>Sanitary Sewer</b>								
Parks - Tank Sports Complex			X			\$15,000 C	City	
Fencing & Grubbing, WWTP	X					\$32,000 C	Utility	IDNR requirement - planning steel & wire fence (obtained quote)
Lining/letting Work Central Iowa Televising (ea yr)	X			X		\$125,000 C	Utility	Adjusted due to budget deficit
Sampler & Inflow Meters (Snyder & Associates)	X					\$20,000	Utility	
Lagoon Odor	X BA					\$28,000	Utility	Snyder & Assoc. option 1 approved by City Council 11-10-25
								<b>\$145,000 FY27</b>
<b>Storm sewer</b>								
3rd & Green St (3)		X				\$15,000 C	Utility	Rebuilding street storm sewer intakes - Snyder & Assoc. estimates
5th & Green ST (1)			X			\$5000 C	Utility	Same
South Linn St - Southbound (1)			X			\$5,000 C	Utility	Same
635 Green St (1)			X			\$5,000 C	Utility	Same
Stormwater Detention System								
								<b>\$15,000 FY27</b>
<b>Parks</b>								
Sports Complex		X				\$500,000 C	City, Grant for half	
3 phase electric Sports Complex	X B					\$25,800 C		
Lighting - Sports Complex			X			X		Quote from Alliant Energy
Sidewalks - Sports Complex	X			X		\$75,000 C	Grant	
Playground - Sports Complex		X						Grant Received PW moved to FY27
Irrigation - Sports Complex	X B							
South Side Park - Trail Loop	X			X		\$22,921 C		
Lighting Sievers & Other Trails		X				\$20,000 C	Reap Grant	
Pool - Bathroom metal partitions		X		X		\$10,000 C	Reap Grant	
Pool - Mechanical Bldg - east wall block	X BA					\$25,000 C	City	
Pool - Pool resurfacing	X					\$1,000 C		Mark met with contractor
Pool - Pool Replace Concrete Deck	X					\$200,000 C		Adjusted due to budget deficit
Pool - Side resurfacing		X				\$20,000		Public Works to repair/replace concrete around pool
Apparatus Replacement Plan								Seek Contractor - bids
Horse swing and metal base rider replacements	X B					\$14,725		Snyder & Assoc. determining estimate for plan
Soccer goals	B					\$15,000		Added at Park & Rec Budget Meeting
								Added at Park & Rec Budget Meeting
								<b>\$805,000 FY27</b>
<b>Parking Lots</b>								
PW - Entire Complex (EMMS supports)			X				\$100,000	City
Parks - Sports Complex			X				\$1,000,000 C	City/Rental
Parks - Southside Park - see trail				X				
Parks - NE Trailhead			X					Snyder & Assoc. estimate Obtain Grant for half costs
Parks - Grimm Park			X					Snyder & Assoc. estimate
Parks - Nelson Park			X					Snyder & Assoc. estimate
								<b>\$435,000 FY27</b>
								<b>Total FY27 Projects</b>
								<b>\$9,179,100</b>



Item	FY2026	FY2027	FY2028	FY2029	FY2030	Estimate	Funding	Notes
<b>Small Equip</b>								
Street Banners (14)		X				\$3,000	City	
EMS - Small Scoop Stretcher						\$1,200	City	Contingent upon new vehicle/ambulance
EMS-Stokes Basket						\$900	City	Contingent upon new vehicle/ambulance
EMS-Laerdal Suction Unit	X B					\$1,350	City	Operational for EMS
City Hall - 2 desks & chairs, PC's		X				\$3,500		
City Hall - Deputy Clerk PC		X		X		\$2,000	City	
Lap top							\$5000 FY27	
							\$45,500	
							\$9,224,600	
								<b>Total FY27 Equipment</b>
								<b>Total FY27 All Items</b>





Story County Housing Trust

# Notice of Funding Availability (NOFA)

## Background

The purpose of this NOFA is to invite applications from nonprofit organizations, cities, developers, businesses, and other eligible entities seeking support for affordable housing initiatives in Story County. The Story County Housing Trust (SCHT) does not provide direct financial assistance to individuals; therefore, all applications must propose a project or program that serves multiple low- and moderate-income (LMI) households. The total estimated funding available is approximately \$400,000.

## Funding Restrictions

The SCHT will consider only those projects and programs that enhance housing affordability and serve households earning at or below 80% of the Area Median Income (AMI), with particular emphasis on those at or below 30% AMI. Refer to the table below for current Story County income limits. Successful applicants must be prepared to collect and verify income and demographic information for all participating households.

2025 HUD Area Median Income Limits for Story County		
Household Size	30% AMI	80% AMI
1	\$26,050	\$69,400
2	\$29,750	\$79,300
3	\$33,450	\$89,200
4	\$37,150	\$99,100
5	\$40,150	\$107,050
6	\$43,150	\$115,000
7	\$48,650	\$122,900
8	\$54,150	\$130,850

The SCHT will consider only projects and programs that demonstrate readiness to proceed and the capacity to draw funds promptly. Prior failure to draw funds may negatively affect new requests. This funding is not intended for pre-planning activities; applicants are expected to have necessary fundraising substantially complete at the time of application. All awards are disbursed on a reimbursement basis and must be supported by appropriate documentation.

The SCHT Board of Directors reserves the right to deny any application and to prioritize funding allocations at its discretion. As total requests are expected to surpass available funds, approved awards may be less than the amounts requested.

## How to Apply

Applications Due: **January 7, 2026 at 5pm**

Submit the completed application and all supporting documentation electronically to Lucas Young at [lyoung@midowaplanning.org](mailto:lyoung@midowaplanning.org). Late applications will not be considered for funding.

Notification of award decisions will be on or after January 20, 2026.

# 2026 SCHT Application for Funding

Applications are due January 7, 2026 at 5pm to [lyoung@midowaplanning.org](mailto:lyoung@midowaplanning.org)

This application is intended for communities, organizations, and other entities seeking funding to implement affordable housing initiatives within Story County. Applicants are encouraged to provide as much detail as possible to ensure that the proposed project and funding needs are clearly understood.

**1. Project Title:** Slater Owner Occupied Repair Program

**2. Project Address:** Slater (corporate limits)

**3. Name of Applicant Organization:** City of Slater

**4. Contact Person:** Jerry Moore, City Administrator

101 Story Street

**5. Mailing Address:** Slater, Iowa 50244

**6. Phone:** 515.685.2531

**7. E-mail:** [jerry.moore@slateriowa.org](mailto:jerry.moore@slateriowa.org)

**8. Website:** [www.slateriowa.org](http://www.slateriowa.org)

**9. Organizational structure:**

Nonprofit entity  For-profit entity  Government  Other: \_\_\_\_\_

**10. What is the amount requested from the SCHT:** \$100,000

**11. What type of funding is requested:**  Grant  Loan  Forgivable Loan

**12. Can this project proceed with an amount less than requested?**  Yes  No

**13. Program or Project Type:**

Rental Assistance (max \$2,000 per household, per year)  
 Shelter/Transitional Housing  
 New Construction  
 Conversion of Non-residential Space  
 Owner-occupied Repair (see restrictions on certification page)  
 Other: \_\_\_\_\_

**14. Program or Project Beneficiaries:**

Homeowners  
 First-time Homeowners  
 Renters  
 Protected Group (elderly, disabled, etc.)  
 Other: \_\_\_\_\_

**15. Please estimate the beneficiaries and amount of SCHT funding:**

Number of households below 30% AMI: 1 Amount of SCHT funds: \$15,000

Number of households between 31% and 80% AMI: 6 Amount of SCHT funds: \$85,000

Total number of households assisted with SCHT funds: 7

**16. Will property be exempt from property taxes upon project completion?**  Yes  No  N/A

**17. Current property status:**

Private Owner  Public Owner  Non-Profit Owner  Owner-Occupied  
 Renter-Occupied  Vacant Structure  Vacant Lot  Other: \_\_\_\_\_

**Please respond to questions 18-24 on a separate page(s)**

**18. Project Overview:** Provide a detailed description of your proposed program or project. Outline the goals and objectives to be achieved and explain how Story County Housing Trust (SCHT) funding will be utilized. Clearly describe the need for funding and how the project will expand or improve affordable housing in Story County. Include relevant details such as the total project cost, budgeted expenses, number and type of households or clientele to be served, number of units, and any other key project components. Please clearly identify any requests for operating expenditures to implement the program or project. In addition to the written narrative, please attach any plans, schematics, or renderings that help illustrate the project.

**19. Experience:** Describe your organization's structure and prior experience in implementing projects similar to the activity proposed. Resumes and references are strongly encouraged for new applicants, particularly from project partners such as developers, architects, or contractors.

**20. Household Qualification Process:** SCHT funds must be used to benefit low- and moderate-income (LMI) households. Explain how your organization will collect and verify income and demographic information to ensure that funds are used appropriately. Provide a summary of your income verification process and, if available, include a copy of your program application.

**21. Timeline:** (*Note: Most contracts will be limited to one year.*) Indicate the estimated start date for your program or construction project. Provide a list of major benchmarks or milestones for implementation, including estimated completion dates. Describe your readiness to proceed and identify any potential barriers (e.g., zoning, environmental review, relocation) along with plans to address them to ensure timely project initiation.

**22. Proposed Budget and Financing:** Provide a detailed proposed budget and financing plan. Include documentation or evidence of financial commitments, including equity contributions. List existing and proposed loans in order of priority. Attach any additional documentation necessary to explain non-traditional loan terms or other unique financing arrangements.

**23. Acquisition:** If the proposal involves the acquisition of real property (such as a site for construction), attach documentation demonstrating site control—such as a deed, purchase agreement, or option agreement.

**24. Additional information needed for development projects only:**

**a. For proposed rental projects:** Identify the number of units and proposed rents by apartment size. Include the number of households targeted at 30% and 80% of the Area Median Income (AMI). Specify any additional funding sources proposed for the project and indicate the status or commitment level of each. Attach a detailed project pro forma including a development budget (sources and uses), operating budget, and a minimum 15-year cash flow projection.

**b. For proposed homeownership projects:** Describe the proposed sale prices by unit size, market value, down payment assistance amounts, and the estimated income ranges of families to be served. Specify additional funding sources and the status of each application or commitment. Attach a detailed project pro forma showing all sources and uses of funds.

**Application Acknowledgement and Certification:**

Applicant hereby certifies, with respect to this application and the project for which Story County Housing Trust assistance is requested, the following:

- All information and representations contained in this application and the attachments are true, complete, and accurate.
- The Applicant will comply with all applicable federal, state, and local laws and regulations in completing and operating the program, including but not limited to local zoning codes and Fair Housing laws.
- The Applicant acknowledges that attendance or membership in any specific faith institution or adherence to any ideology is **not** required for individuals receiving or benefiting from SCHT-funded activities.
- The Applicant certifies that SCHT funds will be used solely for eligible costs associated with the approved program or project.
- The Applicant affirms that it possesses the capacity and resources to successfully implement the proposed program or project and, where applicable, has committed its own funds as described in this application.
- The Applicant (if not a political subdivision or governmental agency) authorizes the Story County Housing Trust to review its organizational and financial history, perform credit checks, contact financial institutions, and conduct other reasonable due diligence necessary to evaluate this application.
- The Applicant understands and agrees that the Notice of Funding Availability (NOFA), all related requirements, and this application will be incorporated into the final Funding Agreement if approved.
- The Applicant understands that information submitted to the Story County Housing Trust in connection with this application may be subject to public disclosure.
- If submitting for an owner-occupied program, the applicant agrees to follow the SCHT Owner-Occupied Repair Guidelines as outlined [here](#).

**City of Slater, Iowa**

**Applicant Organization:**

**Taylor Christensen, Mayor**

**Applicant Name & Title:**

**Authorized Applicant Signature:** \_\_\_\_\_