

**CITY OF STORM LAKE
REGULAR COUNCIL SESSION MEETING,
CITY HALL COUNCIL CHAMBERS
FEBRUARY 6, 2023
5:00 PM**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

AGENDA

Access to the official meeting can also be done through the following ways:

BY TELEPHONE:

Dial: 1-312-626-6799 or toll-free: 1-888-475-4499

Zoom Meeting ID: 933-2006-3301

BY COMPUTER:

<https://zoom.us/j/93320063301>

Open the Meeting

- **Call to Order**
- **Pledge of Allegiance**
- **Proclamation**

- A. **Consideration of Changes in Agenda and Setting the Agenda**
- B. **Disclosure by City Council Members**
- C. **Hear the Public**
- D. **Consent Agenda**
 - 1. [Consent Agenda](#)
 - 2. [Approve Farm Lease Termination and New Farm Lease](#)
 - 3. [Buy Local Information](#)
 - 4. [SLPD City Code Enforcement Summary](#)
- E. **Unfinished Business**
- F. **New Business**
 - 1. [Iowa Lakes Corridor Update](#)
 - 2. [Storm Lake United Annual Update](#)
 - 3. [Resolution No. 36-R-2022-2023 Adopting Code of Ethics for the City Council](#)
 - 4. [Public Hearing On The Report Of The Director Of Public Works Relating To The Abatement Of A Dangerous Building At 604 Geisinger Road](#)
 - 5. [Resolution No. 37-R-2022-2023 Report Of The Director Of Public Works Relating To The Abatement Of A Dangerous Building At 604 Geisinger Road](#)

6. Public Hearing for Fiscal Year 2024-2028 Capital Improvement Plan
 7. Resolution No. 38-R-2022-2023 Approving FY 2024-2028 Capital Improvement Plan
 8. Public Hearing on Setting the Maximum Tax Levy and Rate for FY 2023-2024
 9. Resolution No. 39-R-2022-2023 Approving Maximum Tax Levy and Rate for FY 2023-2024
 10. Motion to Approve Memorial Request
 11. City Council Requested Items
 12. Fiscal Year 2023-2024 Budget Work Session
- G. **Adjourn**

Meeting Protocol

If you wish to speak today, please:

1. To speak on an agenda item please approach the podium when that agenda item is called and upon recognition by the Mayor identify yourself by stating your name and address.
2. If your issue is not a topic on the agenda please approach the podium under the "Hear the Public" agenda item and upon recognition by the Mayor identify yourself by stating your name and address.
3. Please keep your remarks to three (3) minutes or less.
4. If you require accommodation for this meeting including but not limited to translation services, hearing assistance, or accessibility please contact the City Clerk at least four (4) hours prior to the start of the meeting.

**If you have concerns about any of the items on the consent agenda, they may be separated from the consent agenda and voted on individually.*

***Ordinances may be read at three consecutive meetings or readings may be waived and ordinances may be passed at only one or two meetings.*

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Find us on the Web at <http://www.stormlake.org>

Staff Summary

02/06/2023

Agenda Item # D.1.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez City Clerk

SUBJECT: **Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

List of Bills

- King's Pointe & Sunrise Pointe Disbursements ,
- Approve January 16, 2023 City Council Minutes
- Approve Renewal Liquor Licenses for King's Pointe Resort, Sunrise Pointe Golf Course, Dollar General #1047, BLP Pohnpei Market
- Approve Tax Abatement for 1821 W 6th Street Unit #1 for Brash LLC
- Approve Tax Abatement for 1821 W 6th Street Unit #2 for Brash LLC
- Approve Sanitary Sewer Line Easements for 1510 W 10th Street (Flores), 1512 W 10th Street (Lane & Perez), 1030 Northwestern Drive (Rivera-Ochoa), and 1507 Maple (SLCSD)
- Approve Farm Lease Termination and New Farm Lease
- Acknowledge the January 24, 2023 Civil Service Minutes and Eligibility List for Lieutenant and Patrol Officer Ranks
- Approve Buy Local Information
- Approve Storm Lake Police Department City Code Enforcement Update

FISCAL IMPACT: The City Will Pay The Following Expenditures:

- List of Bills: \$557,112.38
- King's Pointe & Sunrise Pointe Golf Course Bills: \$211,778.55

The City Will Receive The Following Income: Renewal Liquor License Fees: \$

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

[City Claims/Expense Report 02/06/2023.pdf](#)

[King's Pointe Claims 1.12.2023 to 2.1.2023.pdf](#)

[01/16/2023 City Council Minutes.pdf](#)

[King's Poite Resort Liquor Application 2023.pdf](#)

[Sunrise Pointe Golf Course Liquor Application 2023.pdf](#)

[Dollar General #1047 Liquor Application 2023.pdf](#)

[BLP Pohnpei Market Liquor Application 2023.pdf](#)

[Tax Abatement Form For 1821 W 6th St Unit #1 For Brash LLC.pdf](#)
[Tax Abatement Form For 1821 W 6th St Unit #2 For Brash LLC.pdf](#)
[Easement for Sanitary Sewer line from Flores to City.pdf](#)
[Easement for Sanitary Sewer line from Lane and Perez to City.pdf](#)
[Easement for Sanitary Sewer line from Rivera Ochoa to City.pdf](#)
[Easement for Sanitary Sewer line from Storm Lake Community School District to City-revised.pdf](#)
[Civil Service Minutes 01/24/2023 .pdf](#)
[Civil Service Eligibility List - Lieutenant.pdf](#)
[Civil Service Eligibility List - Patrol Officers.pdf](#)



Storm Lake, IA

My Buy Local_v1

Payment Date Range: 01/19/2023 - 02/08/2023

Vendor Name	Buy Local Info	Payable Description	Total Payments
BVC			
Power Solutions, Inc	BVC	Alarm Monitoring Services	720.00
Buena Vista County Attorney	BVC	July to Dec 2022 Collection Services	344.48
Essential Ellison LLC	BVC	Fire Extinguisher Testing	243.47
Buena Vista County Attorney	BVC	Case #21-044246 Forfeiture Fee	156.41
Essential Ellison LLC	BVC	Extinguisher Replacement	72.45
Buena Vista County Solid Waste	BVC	Recycling	226.36
	BVC Total:	1,763.17	
Contract/Agreement			
Christiansen Commercial Contracting, Inc	Contract/Agreement	Pay #10 (Final) of Radio Park LS	24,847.42
Local Government Professionals Services, Inc	Contract/Agreement	Final Installment of Grant Admin- NDRI	10,575.00
I & S Group, Inc	Contract/Agreement	Well Design Services	19,765.00
Bolton & Menk, Inc	Contract/Agreement	Design Services	5,556.00
I & S Group, Inc	Contract/Agreement	General Engineering Services	8,602.00
	Contract/Agreement Total:	69,345.42	
Local			
MidAmerican Energy Company	Local	Electric Services	64,136.32
Iowa Office Supply Inc	Local	Office Furniture	22,543.95
Holzhauer Ford Lincoln Storm Lake Inc	Local	Prep Work for Humvee	6,605.90
Havens & Havens	Local	Legal Services	6,114.15
Vanish LLC	Local	Towing Services	5,040.00
Storm City Auto Parts, Inc	Local	Air Compressor	3,148.53
Storm Lake Cycles, Inc	Local	Generators (2)	2,435.00
Stanton Electric, Inc	Local	Overhead Door Electrical Installation	1,757.57
Edwards Storm Lake	Local	Pump Replacement	1,739.07
Stanton Electric, Inc	Local	Pole Light	1,625.25
Storm Lake Ace Hardware	Local	Supplies	1,563.33
Long Lines	Local	Fax Line & Emergency Line Service	1,524.63
Bomgaars Supply, Inc	Local	Supplies	1,317.19
Stanton Electric, Inc	Local	Wall Pack Installation	1,221.45
Reding's Gravel & Excavating Co., Inc	Local	Hauling Services	1,182.50
Stanton Electric, Inc	Local	Light Replacement	2,768.52
Vetter Equipment	Local	Supplies	740.42
Stanton Electric, Inc	Local	New Door Conduit	725.00
Larson Oil & Distributing Co, Inc	Local	Propane	661.50
Edwards Storm Lake	Local	Starter Replacement	656.41
North Lake Truck Repair	Local	Services	599.44
Alliant Energy	Local	Acct# 4840094672- 9/20/2022 Repair	536.19
Storm Lake Hydraulics Co, Inc	Local	Supplies	516.62
Vetter Equipment	Local	Tree Removal Equipment	485.83
Arnold Motor Supply, LLP	Local	Supplies	468.14
Holzhauer Ford Lincoln Storm Lake Inc	Local	Latch Repairs	434.00
Edwards Storm Lake	Local	Battery Replacement	426.75
North Lake Truck Repair	Local	Services	373.51
Reding's Gravel & Excavating Co., Inc	Local	Rock	352.16
Michael P. Reinert	Local	Plate Repairs	342.80
Storm Lake Hydraulics Co, Inc	Local	Hyd Hoses	297.62
Fastenal Company	Local	Coveralls- Less Tax	276.85
Reding's Gravel & Excavating Co., Inc	Local	Rock	251.72
Qwest Corporation	Local	Phone Service	247.27
WalMart #01-1526	Local	Supplies	238.87
Fastenal Company	Local	Supplies- Less Tax	221.17
Stanton Electric, Inc	Local	New Light Installation	417.39
King's Pointe Resort	Local	1/26/2023 Depo Svc- Less Tax	205.80

My Buy Local_v1

Payment Date Range: 01/19/2023 - 02/08/2023

Vendor Name	Buy Local Info	Payable Description	Total Payments
Plumbing & Heating Wholesale, Inc	Local	Supplies	203.52
Storm Lake Bakery	Local	Supplies	150.00
Vetter Equipment	Local	Supplies	120.18
Michael P. Reinert	Local	Supplies	115.00
Visual Edge Inc	Local	Copier Maintenance Agreement	93.94
Storm City Auto Parts, Inc	Local	Supplies	93.88
Wiese Plumbing & Heating, Inc	Local	Vacuum Breaker Repairs	92.35
Storm Lake Hydraulics Co, Inc	Local	Supplies	89.42
Vetter Equipment	Local	Filters	83.57
Iowa Office Supply Inc	Local	Office Supplies	81.91
Storm Lake Hydraulics Co, Inc	Local	Hyd Hose	65.95
Fareway Stores, Inc	Local	Supplies	64.26
North Lake Truck Repair	Local	Hose & Fittings	63.86
Dennis R Julius	Local	Laundry Services	60.00
Rebnord Technologies, Inc	Local	Cables	55.98
O'Reilly Automotive Inc	Local	Charger	52.99
Storm Lake Hydraulics Co, Inc	Local	Hyd Hose	82.52
Graham Tire	Local	Tire Repairs	112.32
Fastenal Company	Local	Supplies	28.02
Plumbing & Heating Wholesale, Inc	Local	Supplies	23.95
O'Reilly Automotive Inc	Local	Blades	40.36
Iowa Office Supply Inc	Local	Office Supplies	19.28
Stanton Electric, Inc	Local	Breaker	11.47
Local Total:			136,003.55

Non-Local

Iowa Public Employees	Non-Local	IPERS withholdings	19,049.65
Muni Fire/Police Retire	Non-Local	MFPRSI withholdings	18,800.06
EFTPS	Non-Local	Federal withholding taxes	31,980.21
MRA Custom Applications, LLC	Non-Local	Lime Hauling Services	14,081.31
Titan Machinery Inc.	Non-Local	Services	12,793.65
Hawkins, Inc	Non-Local	Chemicals	11,777.25
Mississippi Lime Company	Non-Local	Lime	41,608.56
Treasurer State of Iowa	Non-Local	State withholding taxes	6,563.30
EFTPS	Non-Local	Federal withholding taxes	5,264.90
Sta-Mel Enterprises, Inc	Non-Local	Deicing Salt	4,604.88
Alpha Wireless Communications	Non-Local	Radios	4,470.80
Sta-Mel Enterprises, Inc	Non-Local	Deicing Salt	4,426.38
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	2,170.75
Linde Inc	Non-Local	Carbon Dioxide	2,141.29
Universal Truck Equipment, Inc	Non-Local	Hitch	2,105.00
Linde Inc	Non-Local	Carbon Dioxide	1,986.90
Crysteel Truck Equipment, Inc	Non-Local	Supplies	1,938.00
Hallett Materials	Non-Local	Sand	3,445.56
Specter Instruments, Inc	Non-Local	WIN Subscription	1,600.00
National Fire Protection Association	Non-Local	FY2023 Subscription	1,552.50
SGS, LLC	Non-Local	Garbage Services	1,330.75
Hallett Materials	Non-Local	Sand	1,192.20
Marcus Lumber Company Corp	Non-Local	Santa's Castle Supplies	1,156.99
Electrical Engineering & Equipment Compa	Non-Local	Generator Service	998.54
W. W. Grainger, Inc	Non-Local	Drain Cleaning Machine	876.93
National Tactical Officers Association	Non-Local	Registration Fee- 23-219	819.00
Hallett Materials	Non-Local	Concrete Sand	800.76
Collection Services Center	Non-Local	Child Support payments	764.31
ICMA Retirement Trust 457	Non-Local	ICMA withholdings	700.00
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	675.00
James M. Sweeney & Associates, Inc	Non-Local	Background Checks	608.54
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	601.25
Sandry Fire Supply LLC	Non-Local	Cuffs- Less Tax	574.05
GPM Environmental Solutions, LLC	Non-Local	Service Call	560.00
Hach Company	Non-Local	Supplies	491.34

My Buy Local_v1

Payment Date Range: 01/19/2023 - 02/08/2023

Vendor Name	Buy Local Info	Payable Description	Total Payments
Sioux Sales Company	Non-Local	Holster	478.00
NCL of Wisconsin, Inc	Non-Local	Supplies	463.04
Thompson Electric Company	Non-Local	Win911 Service Call	460.00
Istate Truck, Inc	Non-Local	Springs	455.39
Mass Mutual	Non-Local	457 plan withholding	450.00
Fisher Scientific Company, LLC	Non-Local	Supplies	447.98
ATCO Manufacturing Company	Non-Local	Gloves	441.00
Cintas First Aid & Safety	Non-Local	First Aid Supplies	437.38
Hallett Materials	Non-Local	Sand	409.93
Marcus Lumber Company Corp	Non-Local	Santa's Castle Supplies	406.98
Boji Portable Toilets Inc	Non-Local	Portable Toilet Rental	400.00
Twin Rivers Media, LLC	Non-Local	Advertising	400.00
General Traffic Controls, Inc	Non-Local	GRIDSMAART Agreement	375.00
Hach Company	Non-Local	Supplies	375.00
Iowa Public Employees	Non-Local	IPERS withholdings	316.58
Fire Service Training Bureau	Non-Local	FF1 Training	300.00
Karl Chevrolet, Inc	Non-Local	Chargeguard Installation	269.52
Ed M. Feld Equipment Company, Inc	Non-Local	Valve	254.00
W. W. Grainger, Inc	Non-Local	Throw Bag	243.12
Housby Heavy Equipment, LLC	Non-Local	Work Light	205.81
W. W. Grainger, Inc	Non-Local	Traction Devices	193.11
Crown Awards	Non-Local	Trophies & Supplies	189.55
National Recreation and Park Association	Non-Local	FY2023 Member- Hoffman #431139	180.00
Ed M. Feld Equipment Company, Inc	Non-Local	Supplies	176.00
National Fire Protection Association	Non-Local	ID#155090 FY2023 Membership- Olesen	175.00
NCL of Wisconsin, Inc	Non-Local	Testing Supplies	161.79
Cintas First Aid & Safety	Non-Local	First Aid Supplies	161.39
Mid-States Organized Information Center	Non-Local	FY2023 Membership	150.00
International Code Council	Non-Local	Membership Renewal- Olesen #53200	145.00
Sirchie Acquisition Company, LLC	Non-Local	Evidence Supplies	139.11
Central Iowa Distributing, Inc	Non-Local	Gloves	269.00
Legislative Services Agency	Non-Local	2023 Code Books	125.00
W. W. Grainger, Inc	Non-Local	Envelopes	120.67
Ed M. Feld Equipment Company, Inc	Non-Local	Quarterly Monitor Services	120.00
W. W. Grainger, Inc	Non-Local	Uniform Jackets	115.82
Iowa Lakes Regional Water	Non-Local	December 2022 Water Service	110.26
NCL of Wisconsin, Inc	Non-Local	Testing Supplies	107.58
Iowa Law Enforcement Academy	Non-Local	2023 ILEA Charging Manual	100.00
Iowa Dept of Justice	Non-Local	Case #21-044246 Forfeiture Fee	66.90
Marcus Lumber Company Corp	Non-Local	Fasteners	59.99
Cintas First Aid & Safety	Non-Local	First Aid Supplies	59.26
Underground Location Company	Non-Local	Locate Services	57.10
W. W. Grainger, Inc	Non-Local	Uniform Jackets	55.66
Marcus Lumber Company Corp	Non-Local	Santa's Castle Repairs	52.98
Firehouse Magazine	Non-Local	FY2023 Subscription #1104044797	52.00
Marcus Lumber Company Corp	Non-Local	Santa's Castle Supplies	44.98
UnityPoint Clinic- Occupational Medicine	Non-Local	Testing Services	42.00
Steven A Beeck	Non-Local	Window Cleaning Services	41.00
Marcus Lumber Company Corp	Non-Local	Santa's Castle Supplies	34.08
Iowa Chapter of Plumbing & Mechanical O	Non-Local	FY2023 Membership- Olesen	30.00
W. W. Grainger, Inc	Non-Local	Traction Devices	23.42
EFTPS	Non-Local	Federal withholding taxes	17.16
UPS	Non-Local	Shipping	15.02
Custom Hose & Supplies Inc	Non-Local	Hose Assembly	13.91
EFTPS	Non-Local	Federal withholding taxes	4.02
Dale Vitito	Non-Local	Uniform	2.85
		Non-Local Total:	215,510.95
Payroll/Refunds			
AFLAC	Payroll/Refunds	Aflac withholdngs	529.57
Brandyn Duanne Barth	Payroll/Refunds	12/7/2022 DW 2 Cert Fee	42.54

My Buy Local_v1**Payment Date Range: 01/19/2023 - 02/08/2023**

Vendor Name	Buy Local Info	Payable Description	Total Payments
Stephan Hamer	Payroll/Refunds	11/2/2022 DW Dist 3- Test Fee	96.87
Brandyn Duanne Barth	Payroll/Refunds	12/7/2022 DW 2 Test Fee	32.29
Curtis B. Christiansen	Payroll/Refunds	WTO Grade 3 Cert Fee	64.58
Stephan Hamer	Payroll/Refunds	12/7/22 WTO Grade 4 Test Fee	86.62
Curtis B. Christiansen	Payroll/Refunds	1/17/23 WTO Grade 3 Exam Fee	22.04
Stephan Hamer	Payroll/Refunds	1/17/23 WTO Grade 4 Cert Fee	22.04
AFLAC	Payroll/Refunds	Aflac withholdings	15.37
Iowa District Court	Payroll/Refunds	Court Garnishment	25.00
Payroll/Refunds Total:		936.92	
Grand Total:		423,560.01	

King's Pointe Resort

Claims Publication

From 1/12/2023 to 2/1/2023

Vendor	Description	Amount
Alliant Energy	Utilities	1,276.95
Amazon Capital Services, Inc	Supplies	917.71
Bomgaars Supply Inc.	Supplies	501.27
Bridgestone Golf, Inc.	Supplies	315.50
Buena Vista County Journal	Services	60.00
Canadian Plastic Cards Inc	Supplies	280.00
Central Iowa Distributing	Supplies	310.53
Cintas Corporation	Supplies	2,628.93
Continental Fire Sprinkler Company	Services	383.62
COUNSEL	Services	153.48
Crescent Electric Supply Company	Supplies	396.95
Daniels Filter Service	Supplies	249.63
Doll Distribution	Beverages	999.35
ECOLAB	Supplies	476.58
Feld Security	Services	194.71
Foundation Analytical Laboratory, Inc	Services	30.00
Frigitec Inc.	Supplies	630.42
Garbage Hauling Services	Utilities	60.00
GuestSupply	Supplies	1,165.51
Hard Tops of Iowa	Supplies	849.00
Harland Clarke	Supplies	75.98
Heartland Backflow Inc.	Services	375.00
Hermel Wholesale	Food	689.27
HyVee	Beverages	2,222.68
Imagine The Possibilities Inc	Services	120.00
Iowa Dept of Rev	Taxes	25,604.28
Johnson Brothers	Beverages	747.80
KAYL/KKIA	Advertising	446.25
KCAU TV	Advertising	1,500.00
KCHE AM & FM Radio	Advertising	300.00
KTIV	Advertising	1,365.00
Laurens House of Print, LTD	Supplies	431.45
Loffredo Fresh Foods Inc	Food	744.83
Long Lines LLC	Utilities	1,015.09
Marcus Lumber Co	Supplies	951.87
Martin Brothers	Food	14,612.68
Mediacom	Utilities	482.90
Melanders	Supplies	759.69
MidAmerican Energy	Utilities	13,426.80
Mood Media North America Holding LLC	Services	119.45
Pepsi Beverages Company	Beverages	1,956.35
Plumbing and Heating Wholesale, Inc.	Supplies	104.72

Power Solutions Inc.	Services	500.00
Quore Systems, LLC	Services	285.00
Rebnord Technologies, Inc.	Services	8,898.95
Rent-All Inc.	Supplies	991.00
Rolloff Dumpster Rental of Iowa INC.	Services	293.24
Sceptre Hospitality Resources, LLC	Services	2,068.06
Shift 4	Services	2,305.38
Speed's Auto Supply Inc.	Services	248.58
Spencer Radio Group	Advertising	88.00
Storm Lake Ace Hardware	Supplies	1,078.74
Storm Lake School District Foundation	Services	500.00
Storm Lake Times	Supplies	470.44
Symmetry Energy Solutions LLC	Services	9,216.70
Sysco Iowa, Inc.	Food	8,893.68
THe Messenger	Advertising	225.00
United States Golf Accociation	Membership	150.00
Vista Paints	Supplies	227.26
Vizergy	Services	1,241.45
Wells Fargo Financial Leasing, Inc.	Services	235.18
W-O Mgmt Fee Nov 2022	Agreement	8,756.54
W-O Payroll 1/12/23	Payroll	1,965.57
W-O Payroll 1/20/23	Payroll	83,207.55
		<u>211,778.55</u>

**CITY OF STORM LAKE CITY HALL COUNCIL CHAMBERS REGULAR COUNCIL
SESSION MEETING, JANUARY 16, 2023, 5:00 PM**

Present: Mayor Michael Porsch, City Council Members Maggie Martinez, Matt Ricklefs, Maria Ramos and Kevin McKinney via Zoom. Absent: Council Member Tyson Rice.

Staff present: City Manager Keri Navratil, Assistant City Manager David Derragon, City Attorney Phil Havens, King's Pointe Manager Amy Von Bank, Police Chief Chris Cole, Fire Chief Glenn Schlessner, Public Works Director Matt Beckman, Building and Code Compliance Director Scott Olesen, Library Director Elizabeth Huff, Development Services Specialist Lee Dutfield, Communications Coordinator Dana Larsen, Public Services Supervisor Scott Bonebrake, Assistant Public Services Supervisor Brandon Ripke, Finance Director Brian Oakleaf, Staff Accountant Tyler Gibbins and City Clerk Mayra Martinez.

Media Present: Ryan Thompson with KAYL Radio and Tom Cullen with The Storm Lake Times Pilot.

Mayor Porsch called the meeting to order at 5:00 pm.

Pledge of Allegiance

Agenda - Moved by Council Member Ricklefs to approve setting the agenda as presented. Seconded by Council Member Ramos. Vote: All ayes with Council Member Rice absent. Motion carried.

Disclosure by City Council Members - No items at this time.

Hear the Public - None at this time.

Consent Agenda - Moved by Council Member McKinney to approve the List of Bills Check #'s 79369 through 79435, EFT #'s 1019, 1023, 3704 through 3746, DFT #'s 1781 through 1784, King's Pointe & Sunrise Pointe Disbursements, Approve January 3, 2023, City Council Minutes, approve Buy Local information, and Storm Lake Police Department City Code Enforcement Update. Seconded by Council Member Ramos. Vote: All ayes with Council Member Rice absent. Motion carried.

Unfinished Business

Family Season Pass - Moved by Council Member Ricklefs to untable the item to change the Family Season Pass definition. Seconded by Council Member McKinney. Vote: All ayes with Council Member Tyson Rice absent. Motion carried.

King's Pointe Manager Amy Von Bank presented the City Council information she gathered from other resorts that offer family season passes for consideration of changes to the Family Season pass. Amy also fielded questions from the Council for this consideration.

Moved by Council Member Ramos to increase the number of people to be included on a family season pass to be a total of six people. Seconded by Council Member McKinney. Roll call vote: Ayes – Council Members Ricklefs, Ramos and McKinney. Nays – Council Member Martinez with Council Member Rice absent. Motion carried.

New Business

Abatement Of A Dangerous Building - Moved by Council Member Martinez to approve setting a public hearing for February 6, 2023, at 5:00 pm in the City Hall Council Chambers for a report of the Director of Public Works relating to the abatement of a dangerous building at 604 Geisinger Road. Seconded by Council Member Ricklefs. Vote: All ayes with Council Member Rice absent. Motion carried.

Storm Lake Zoning Ordinance - Moved by Council Member Ricklefs to pass on third reading adopting Ordinance No. 02-O-2022-2023 proposed Text Amendment to the Storm Lake Zoning Ordinance to make changes to the Gateway Overlay District. Seconded by Council Member Ramos. Roll call vote: All ayes with Council Member Tyson Rice absent. Motion carried.

ORDINANCE NO. 02-O-2022-2023

ORDINANCE AMENDING ARTICLE V OF THE ZONING ORDINANCE OF THE CITY OF STORM LAKE, A PART OF THE STORM LAKE MUNICIPAL CODE, TO CLARIFY AND MODIFY CERTAIN REGULATIONS PERTAINING TO THE GATEWAY DISTRICT

WHEREAS, the City Staff has submitted proposed changes to the text of Article Five of the Storm Lake Zoning Ordinance and Subdivision Regulations to clarify and make less restrictive certain regulations pertaining to the Gateway District in the City of Storm Lake;

WHEREAS, the City's Planning and Zoning Commission has reviewed and recommended approval of the proposed changes to the text of Article V of the Zoning Ordinance.

WHEREAS, the proposed changes are consistent and in accordance with the comprehensive plan adopted by the City in Resolution No. 94-R-2012-2013 on February 18, 2013;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Storm Lake, Iowa, as follows:

Section 1. AMENDMENTS. Article V of The Zoning Ordinance of the City of Storm Lake, entitled "Special and Overlay Districts," is amended as follows:

- a. In Section 540, by deleting the sentence, “As a whole, the massing and details of the buildings and site landscaping material shall be the dominate visible features from the street, and not the parking.”
- b. In Section 542, subsection (a), by deleting the phrase, “(including construction that is a result of new development)”.
- c. In Section 542, by deleting subsections (c) and (d).
- d. In Section 543, subsection (a), by deleting paragraphs 1 and 2; re-numbering paragraph 3 as paragraph 1; and changing newly re-numbered paragraph 1 to read: “Buildings shall be set back a minimum of 10 feet from the front property line. The setback area shall be used for landscape areas, front entry enhancements, plaza space, or parking space.”
- e. In Section 543, subsection (b), paragraph 1, by changing “25%” to “50%”; and by deleting the second period of the two periods at the end of the paragraph.
- f. In Section 543, subsection (b), by deleting paragraph 2; and re-numbering paragraphs 3 through 6 as paragraphs 2 through 5, respectively.
- g. In Section 543, subsection (c), by deleting paragraph 3; changing paragraph 4 to read: “Access to sites in the gateway overlay districts shall be limited to two accesses on to the primary arterial street.”; changing paragraph 6 to read: “Provide lighting along walkways into and out of parking lots to strengthen the sight line of the route of travel and increase security for nighttime use. This lighting shall be in addition to parking lot lighting.”; in Paragraph 7, by inserting, “storage buildings,” immediately after, “storage yards,”; and by re-numbering Paragraphs 4 through 7, as so amended, to be Paragraphs 3 through 6.
- h. In Section 543, subsection (d), by deleting paragraphs 1, 2, and 3; in paragraph 5, by inserting, “storage buildings,” after “service yards”; and by re-numbering paragraphs 4 and 5, as amended, to be paragraphs 1 and 2 respectively.
- i. In Section 544, by changing the first partial sentence preceding subsections (a) through (l) to read: “The following building regulations shall apply to all new development:”
- j. In Section 544, subsection (d), by deleting the last sentence.
- k. In Section 544, subsection (e), by deleting the last sentence.
- l. By changing Section 544, subsection (g) to read: “Street fronting windows shall be no more than 48 inches above the sidewalk level.”

m. By changing Section 545, subsection (a) to read: “Every building or commercial complex shall incorporate sign design into the overall project design plan.”

n. By changing Section 545, subsection (e) to read: “Freestanding pole and pylon signs are prohibited. Monument signs are to be allowed. Monument signs may be placed in the ten-foot front yard setback. Monument signs shall be placed so as not to obstruct vision or create a traffic hazard.”

o. By changing Section 545, subsection (h) to read: “A freestanding monument sign may not exceed 140 square feet per side and not exceed 14 feet in height. Allowable monument sign area is based on 2 square feet of sign area per lineal foot of lot frontage.

p. In Section 545, subsection (j), by changing “one” to “two” and “25” to “50” in the first sentence and “25” to “50” in the last sentence.

q. In Section 545, by deleting subsections (k), (m), and (r) and re-lettering the remaining subsections after subsection (j) as (k) through (p).

Section 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this 16th day of January, 2023.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

IEDA Rural Child Care Market - Moved by Council Member Ramos to adopt Resolution No. 35-R-2022-2023 authorizing local match for IEDA Rural Child Care Market Study grant application. Seconded by Council Member Ricklefs. Roll call vote: All ayes with Council Member Tyson Rice absent. Motion carried.

RESOLUTION NO. 35-R-2022-2023

**A RESOLUTION AUTHORIZING AN APPLICATION TO THE RURAL CHILD CARE
MARKET STUDY GRANT PROGRAM**

WHEREAS, the Iowa Economic Development Authority (IEDA) offers a Rural Child Care Market Study grant program that provides funding to rural communities to hire a professional third-party partner to conduct market data collection, analysis, and development of strategic goals for childcare needs and solutions of their community; and

WHEREAS, it is in the best interest of the City and Storm Lake residents to utilize this funding opportunity to use data and analysis to understand geographic market, demographics, and competition as it relates to childcare and take active steps towards addressing childcare challenges and develop strategies to meet the specific childcare needs in Storm Lake; and

WHEREAS, the City of Storm Lake must be the grant applicant and provide a \$5,000 cash match towards the market study; and

WHEREAS, the City of Storm Lake must contract with a professional third-party partner to complete the market study and strategic goals; and

WHEREAS, the City must establish a local childcare steering committee to guide the process; and

NOW THEREFORE, BE IT RESOLVED the City Council of Storm Lake, Iowa approves to apply for the Rural Child Care Market Study Grant Program, authorize a \$5,000 cash match towards the market study, contract with First Children's Finance, a professional third-party to conduct the market study and strategic goals and establish the aforementioned committee to guide the market study process.

ADOPTED AND PASSED by the City Council of the City of Storm Lake, Iowa this 16th day of January 2023.

Michael Porsch, Mayor

Attest:

Mayra A. Martinez, City Clerk

Tax Levy Rate and Maximum Property Tax Dollars - Moved by Council Member McKinney to approve setting a public hearing for February 6, 2023, at 5:00 pm in the City Hall Council Chambers on setting Tax Levy Rate and Maximum Property Tax Dollars. Seconded by Council Member Ramos. Vote: All ayes with Council Member Tyson Rice absent. Motion carried.

FY 2024-2028 Proposed CIP - Moved by Council Member Ramos to approve setting a public hearing for February 6, 2023, at 5:00 pm in the City Hall Council Chambers for Fiscal Year 2024-2028 proposed Capital Improvement plan. Seconded by Council Member Martinez. Vote: All ayes with Council Member Rice absent. Motion carried.

City Council Requested Items – None at this time.

Adjourn - Moved by Council Member Ramos to adjourn at 5:25 pm. Seconded by Council Member Ricklefs. Vote: All ayes with Council Member Rice absent. Motion carried.



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
City of Storm Lake	King's Pointe Waterpark Resort	(712) 213-4500		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1520 E. Lakeshore Drive		Storm Lake	Buena Vista	50588
MAILING ADDRESS	CITY	STATE	ZIP	
PO Box 1086	Storm Lake	Iowa	50588	

Contact Person

NAME	PHONE	EMAIL
Keri Navratil	(712) 732-8000	cityhall@stormlake.org

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0048994	Class C Retail Alcohol License	12 Month	Pending Dramshop Review
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Apr 1, 2023	Mar 31, 2024		
SUB-PERMITS			
Class C Retail Alcohol License			



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Catering, Outdoor Service

Status of Business

BUSINESS TYPE

Municipality

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Michael Porsch	Storm Lake	Iowa	50588	Mayor	0.00	Yes
Nelda Kirkholm	Storm Lake	Iowa	50588			Yes
Amy Von Bank						Yes

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

Scottsdale Insurance Company

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
City of Storm Lake	Sunrise Pointe Golf Course	(712) 213-4500		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1528 Lakeshore Dr		Storm Lake	Buena Vista	50588
MAILING ADDRESS	CITY	STATE	ZIP	
PO Box 1086	Storm Lake	Iowa	50588	

Contact Person

NAME	PHONE	EMAIL
Keri Navratil	(712) 732-8000	cityhall@stormlake.org

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0030489	Class C Retail Alcohol License	12 Month	Submitted to Local Authority
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Apr 1, 2023	Mar 31, 2024		
SUB-PERMITS			
Class C Retail Alcohol License			



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Municipality

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Amy Von Bank						Yes
Michael Porsch	Storm Lake	Iowa	50588	Mayor	0.00	Yes
Keri Navratil	Storm Lake	Iowa	50588	City Manager	0.00	Yes
Nelda Kirkholm	Storm Lake	Iowa	50588			Yes

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

Apr 1, 2023

POLICY EXPIRATION DATE

Apr 1, 2024

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE



State of Iowa

Alcoholic Beverages Division

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DOLGENCORP, LLC	Dollar General #1047	(615) 855-4000		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1423 Lake Avenue North		Storm Lake	BuenaVista	50588
MAILING ADDRESS	CITY	STATE	ZIP	
100 Mission Ridge	Goodlettsville	Tennessee	37072	

Contact Person

NAME	PHONE	EMAIL
Tax Dept	(615) 855-4000	tax-beerandwinelicense@dollargeneral.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class B Retail Alcohol License	12 Month	Submitted to Local Authority
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Mar 1, 2023	Feb 29, 2024		
SUB-PERMITS			
Class B Retail Alcohol License			
PRIVILEGES			

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Steven Sunderland	Goodlettsville	Tennessee	37072	CEO	0.00	Yes

• Companies

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
Dolgencorp LLC	61-0852764	Goodlettsville	Tennessee	37072	100.00

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
POHNPEI GLOBAL MARKET, LLC	BLP Pohnpei Market	(712) 213-3708		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1205 Lake Ave	Storm Lake	Storm Lake	IA	50588
MAILING ADDRESS	CITY	STATE	ZIP	
1205 Lake Ave	Storm Lake	Iowa	50588	

Contact Person

NAME	PHONE	EMAIL
Berselynn P Butler	(302) 593-1616	pnimarket@yahoo.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class B Retail Alcohol License	12 Month	Submitted to Local Authority
EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS	
SUB-PERMITS			
Class B Retail Alcohol License			
PRIVILEGES			
Living Quarters			



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Berselynn P Butler	Storm Lake	Iowa	50588	Member	100.00	No

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

Tax Abatement Application Form

01/19/2023 12:03 PM (EST)



Tax Abatement Application

City of Storm Lake

Residential Housing- Maximum five (5) year exemption of 100 % on the first \$ 75,000 of actual value added.

Commercial Property- Maximum three (3) year exemption of 50% on the actual value added.

Multi-Residential (3 or more separate living quarters) -Maximum ten (10) year exemption of 100% on the actual value added.

Abandoned Property (per Iowa Code Section 657A.1)- Maximum five (5) year exemption of 100% on the actual value added.

NOTE: Minimum 20% increase on actual value required

Approval

- Approval of Improvements Completed

For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #3 (2021) and Ordinance.

Tax Abatement is NOT allowed in any current or future Urban Renewal Area within the City limits of the City of Storm Lake. Your application for Tax Abatement must be filed with the City of Storm Lake by February 1st of the assessment year for which the exemption is first claimed but in no case not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation.

Owner Phone Number 7122994684

Owner Email sbrash20@gmail.com

Owner Address (if different than above) 510 Lakeshore Drive, Lakeside IA 50588

Property Owner Name Brash LLC

Property Address 1821 West 67 Street unit #1 Storm Lake Iowa, 50588

City State, Zip STORM LAKE

Brief Legal Description NW quarter of the NW fractional quarter of section 4, township 90 north, range 37 west of the 5th PM, Storm Lake Iowa

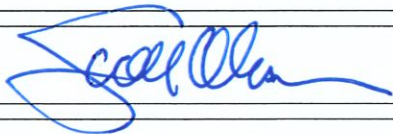
City of Storm Lake ONLY

Date Received:

1st Year Fully Assessed:

☐ Check Box if property is **NOT** in an existing Urban Renewal Area

Building Permit #:

☐ For Rental Properties - Verified that property is on rental inspection registration list☐ Check Box if application is approved☐ Check Box if application is **NOT** approvedDisapproval
Reason:Authorized by
Building Official:

Date:

Authorized by
Mayor:

Date:

Attested by
City Clerk:

Date:

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on :

By:

City needs to submit application to Buena Vista County Assessor by March 1st annually.

Buena Vista County Assessor ONLY

Present Value of Structure:

Assessed Value with
Improvements:☐ Check Box if property **IS** eligible for Tax Abatement☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature:

Date:

☐ Check Box once final copy returned to City of Storm Lake



Building Permit

General/Location

Permit No: 2023009
Issued Date: 01/19/2023
Project:
Project Cost: 350000

Site Address: 1821 W 6th Street
City/State/Zip: Storm Lake, Iowa (IA) 50588
Parcel No: 1404101016

Description: New two unit townhome. \$1.00 building permit per developer agreement. Contractor will pay for water meters.

Owner/Contractor

Owner: Brash LLC
Address: 510 Lakeshore Drive
City/State/Zip: Lakeside, Iowa 50588
Phone:
Email:

Contractor:
Address:
City/State/Zip: ,
Phone:
Type:

Fee	Amount	Payment Date	Amount
New Single Family	\$1.00		
Total Fee: \$1.00		Total Paid: \$0.00	

THIS PERMIT AUTHORIZES CONSTRUCTION OF IMPROVEMENTS SPECIFIED.

By signing below, the applicant hereby agrees, in consideration of the issuance of this permit, to assume responsibility for and to hold the City harmless in regard to any and all claims of injury or damage arising from the acts or omissions of the applicant or his/her agents while acting under the authority of this permit. The applicant further agrees to comply with the provisions of the Code of the City of Storm Lake, Iowa and 29 CFR Part 1926.650, 651 and 652 as adopted by the Iowa Division of Labor.

The owner agrees to inspections of all installations subject to all pertinent code requirements. permit not valid unless signed by the Building Official. Permits must be kept on the job site.

Closure of city streets or parking will require a Right of Way (ROW) Permit. Please call 712-732-8002 at least two (2) business days prior to closure to obtain ROW permit.

INSPECTIONS REQUIRE 24 HOUR ADVANCED NOTICE.

Call before you dig: www.iowaonecall.com • 1-800-292-8989

Scott Olesen by CB
Building Official

01/19/2023
Date

Date



Tax Abatement Application

City of Storm Lake

Residential Housing- Maximum five (5) year exemption of 100 % on the first\$ 75,000 of actual value added.

Commercial Property- Maximum three (3) year exemption of 50% on the actual value added.

Multi-Residential (3 or more separate living quarters) -Maximum ten (10) year exemption of 100% on the actual value added.

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NOTE: Minimum 20% increase on actual value required

Approval

- Approval of Improvements Completed

For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #3 (2021) and Ordinance.

Tax Abatement is NOT allowed in any current or future Urban Renewal Area within the City limits of the City of Storm Lake. Your application for Tax Abatement must be filed with the City of Storm Lake by February 1st of the assessment year for which the exemption is first claimed but in no case not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation.

Owner Phone Number 7122994684

Owner Email sbrash20@gmail.com

Owner Address (if different than above) 510 Lakeshore Drive, Lakeside IA 50588

Property Owner Name Brash LLC

Property Address 1821 West 6th Street unit #2 Storm Lake Iowa, 50588

City State, Zip STORM LAKE

Brief Legal Description See other application for unit #1

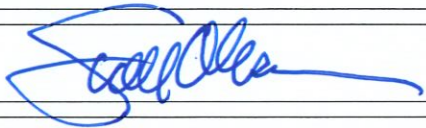
City of Storm Lake ONLY

Date Received:

1st Year Fully Assessed:

☐ Check Box if property is **NOT** in an existing Urban Renewal Area

Building Permit #:

☐ For Rental Properties - Verified that property is on rental inspection registration list☐ Check Box if application is approved☐ Check Box if application is **NOT** approvedDisapproval
Reason:Authorized by
Building Official:

Date:

Authorized by
Mayor:

Date:

Attested by
City Clerk:

Date:

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on :

By:

City needs to submit application to Buena Vista County Assessor by March 1st annually.

Buena Vista County Assessor ONLY

Present Value of Structure:

Assessed Value with
Improvements:☐ Check Box if property **IS** eligible for Tax Abatement☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature:

Date:

☐ Check Box once final copy returned to City of Storm Lake



Building Permit

General/Location

Permit No: 2023009
Issued Date: 01/19/2023
Project:
Project Cost: 350000

Site Address: 1821 W 6th Street
City/State/Zip: Storm Lake, Iowa (IA) 50588
Parcel No: 1404101016

Description: New two unit townhome. \$1.00 building permit per developer agreement. Contractor will pay for water meters.

Owner/Contractor

Owner: Brash LLC
Address: 510 Lakeshore Drive
City/State/Zip: Lakeside, Iowa 50588
Phone:
Email:

Contractor:
Address:
City/State/Zip: ,
Phone:
Type:

Fee	Amount	Payment Date	Amount
New Single Family	\$1.00		
Total Fee: \$1.00			Total Paid: \$0.00

THIS PERMIT AUTHORIZES CONSTRUCTION OF IMPROVEMENTS SPECIFIED.

By signing below, the applicant hereby agrees, in consideration of the issuance of this permit, to assume responsibility for and to hold the City harmless in regard to any and all claims of injury or damage arising from the acts or omissions of the applicant or his/her agents while acting under the authority of this permit. The applicant further agrees to comply with the provisions of the Code of the City of Storm Lake, Iowa and 29 CFR Part 1926.650, 651 and 652 as adopted by the Iowa Division of Labor.

The owner agrees to inspections of all installations subject to all pertinent code requirements. permit not valid unless signed by the Building Official. Permits must be kept on the job site.

Closure of city streets or parking will require a Right of Way (ROW) Permit. Please call 712-732-8002 at least two (2) business days prior to closure to obtain ROW permit.

INSPECTIONS REQUIRE 24 HOUR ADVANCED NOTICE.
Call before you dig: www.iowaonecall.com • 1-800-292-8989

Scott Olesen by CB
Building Official

01/19/2023
Date

Date

Return To: Havens and Havens, P.O. Box 426, Storm Lake, IA 50588

Preparer: Philip E. Havens, Havens and Havens, P.O. Box 426, Storm Lake, IA 50588; Phone: (712)732-7262

EASEMENT AGREEMENT

This Easement Agreement is made and entered into this _____ day of _____, 202____, by and between Wilmer Flores Martinez and Stephanie Flores, husband and wife, herein referred to as Grantor, and the City of Storm Lake, Iowa, a municipal corporation, herein referred to as Grantee.

SECTION I.

EASEMENT

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, sells and conveys to Grantee, its successors, and assigns a perpetual easement for the purpose of accessing, laying, constructing, maintaining, repairing, replacing, substituting, operating, inspecting, relocating and removing sanitary sewer pipelines and appurtenances, for the transportation of sewage, in, over, under, across, and through the following described real estate in Buena Vista County, Iowa, to-wit:

The South Twenty Feet (W. 20') of Lot One B (1B) in Seiler's Subdivision of Lot

One (1), Block One (1) of Boettcher's Second Addition to the City of Storm Lake,
Buena Vista County, Iowa,

(the "Easement Area").

SECTION II.

TERM

The rights granted herein shall be possessed and enjoyed by Grantee, its successors and assigns so long as the sanitary sewer pipeline or pipelines or appurtenances existing or constructed pursuant hereto shall be maintained and operated by Grantee, its successors or assigns.

SECTION III.

ADDITIONAL RIGHTS OF GRANTEE

Grantee shall have the right of ingress and egress to and from the Easement Area for any and all purposes necessary or convenient to the exercise by Grantee of the rights granted herein.

SECTION IV.

RIGHTS OF GRANTOR

Grantor reserves the right to use and enjoy the Easement Area to the fullest possible extent without unreasonable interference with the exercise by Grantee of the rights granted herein. In this regard, neither Grantor nor Grantee shall have the right to locate any building or any surface installation on any part of the Easement Area or to fence the whole or any part thereof.

SECTION V.

PIPELINE DEPTH; TREATMENT AND RESTORATION OF SURFACE

Grantee agrees that the sanitary sewer pipeline or pipelines shall be buried to a depth sufficient to avoid any interference with the normal uses which Grantor might make of Grantor's property. In the construction, maintenance, repair or inspection of the sanitary sewer pipeline or

pipelines and appurtenances or the exercise of its other rights under this agreement, Grantee shall remove the topsoil from the Easement Area separately from the other materials removed by Grantee in such construction or in the exercise of other rights under this agreement, and shall replace said topsoil in the Easement Area upon completion of the pipelines or other work thereon. Within a reasonable time after the completion of the construction or other exercise of its rights under this agreement, Grantee shall restore the surface of the Easement Area as near to its condition before the construction or other work as possible. Grantee further agrees that, after any restoration, the Easement Area shall be left free of any large stones, holes or piles of dirt, and the Easement Area shall be reseeded to grass, if necessary.

SECTION VI.

WARRANTY OF TITLE

Grantor covenants that it is the owner of the real estate described herein that is subject to the easement and has the right, title and capacity to grant said premises.

SECTION VII.

EFFECT OF AGREEMENT

This Agreement shall be binding upon the heirs, legal representatives, successors or assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement in Storm Lake, Iowa, on the day and year first above written.

GRANTEE:

GRANTOR:

CITY OF STORM LAKE, IOWA

Wilmer Flores Martinez

By:_____
Michael Porsch, Mayor

Stephanie Flores

ATTEST:

Mayra A. Martinez, City Clerk

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on _____, 2023, by
Michael Porsch and Mayra A. Martinez, as Mayor and City Clerk of the City of Storm Lake, Iowa.

Notary Public for the State of Iowa

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on _____, 2023, by
Wilmer Flores Martinez and Stephanie Flores, husband and wife.

Notary Public for the State of Iowa

Return To: Havens and Havens, P.O. Box 426, Storm Lake, IA 50588

Preparer: Philip E. Havens, Havens and Havens, P.O. Box 426, Storm Lake, IA 50588; Phone: (712)732-7262

EASEMENT AGREEMENT

This Easement Agreement is made and entered into this _____ day of _____, 2023, by and between Thomas Lane, a single person, and Adriana Perez Valtierra, a single person, together referred to as Grantor herein, and the City of Storm Lake, Iowa, a municipal corporation, referred to as Grantee herein.

SECTION I.

EASEMENT

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, sells and conveys to Grantee, its successors, and assigns a perpetual easement for the purpose of accessing, laying, constructing, maintaining, repairing, replacing, substituting, operating, inspecting, relocating and removing a sanitary sewer lift station, sanitary sewer pipelines, and appurtenances, for the transportation of sewage, in, over, under, across, and through the following described real estate in Buena Vista County, Iowa, to-wit:

The South Twenty Feet (S. 20') of Lot One C (1C) in Seiler's Subdivision of Lot

One (1), Block One (1) of Boettcher's Second Addition to the City of Storm Lake,
Buena Vista County, Iowa,

(the "Easement Area"). The sanitary sewer pipeline or pipelines shall be underground and the sanitary sewer lift station and appurtenances may be both underground and surface installations.

SECTION II.

TERM

The rights granted herein shall be possessed and enjoyed by Grantee, its successors and assigns so long as the sanitary sewer lift station, sanitary sewer pipeline or pipelines or appurtenances existing or constructed pursuant hereto shall be maintained and operated by Grantee, its successors or assigns.

SECTION III.

ADDITIONAL RIGHTS OF GRANTEE

Grantee shall have the right of ingress and egress to and from the Easement Area for any and all purposes necessary or convenient to the exercise by Grantee of the rights granted herein.

SECTION IV.

RIGHTS OF GRANTOR

Grantor reserves the right to use and enjoy the Easement Area to the fullest possible extent without unreasonable interference with the exercise by Grantee of the rights granted herein. In this regard, neither Grantor nor Grantee shall have the right to locate any building or any surface installation, other than the sanitary sewer lift station, manholes, and appurtenances, on any part of the Easement Area or to fence the whole or any part thereof.

SECTION V.

PIPELINE DEPTH; TREATMENT AND RESTORATION OF SURFACE

Grantee agrees that the sanitary sewer pipeline or pipelines (but not the lift station or appurtenances) shall be buried to a depth sufficient to avoid any interference with the normal uses which Grantor might make of Grantor's property. In the construction, maintenance, repair or inspection of the sanitary sewer pipeline or pipelines and appurtenances or the exercise of its other rights under this agreement, Grantee shall remove the topsoil from the Easement Area separately from the other materials removed by Grantee in such construction or in the exercise of other rights under this agreement, and shall replace said topsoil in the Easement Area upon completion of the pipelines or other work thereon. Within a reasonable time after the completion of the construction or other exercise of its rights under this agreement, Grantee shall restore the surface of the Easement Area as near to its condition before the construction or other work as possible, provided, however, that appurtenances related to the lift station shall be permitted to remain on such surface. Grantee further agrees that, after any restoration, the Easement Area shall be left free of any large stones, holes or piles of dirt, and the Easement Area shall be reseeded to grass, if necessary.

SECTION VI.

WARRANTY OF TITLE

Grantor covenants that it is the owner of the real estate described herein that is subject to the easement and has the right, title and capacity to grant said premises.

SECTION VII.

EFFECT OF AGREEMENT

This Agreement shall be binding upon the heirs, legal representatives, successors or assigns

of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement in Storm Lake, Iowa,
on the day and year first above written.

GRANTEE:

GRANTOR:

CITY OF STORM LAKE, IOWA

Thomas Lane

By:_____
Michael Porsch, Mayor

Adriana Perez Valtierra

ATTEST:

Mayra A. Martinez, City Clerk

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on _____, 2023, by
Michael Porsch and Mayra A. Martinez, as Mayor and City Clerk of the City of Storm Lake, Iowa.

Notary Public for the State of Iowa

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on _____, 2023, by
Thomas Lane, single, and Adriana Perez Valtierra, single.

Notary Public for the State of Iowa

Return To: Havens and Havens, P.O. Box 426, Storm Lake, IA 50588

Preparer: Philip E. Havens, Havens and Havens, P.O. Box 426, Storm Lake, IA 50588; Phone: (712)732-7262

EASEMENT AGREEMENT

This Easement Agreement is made and entered into this _____ day of _____, 2023, by and between Daniela Rivera Ochoa, single, of Storm Lake, Buena Vista County, Iowa, herein referred to as Grantor, and the City of Storm Lake, Iowa, a municipal corporation, herein referred to as Grantee.

SECTION I.

EASEMENT

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, sells and conveys to Grantee, its successors, and assigns a perpetual easement for the purpose of accessing, laying, constructing, maintaining, repairing, replacing, substituting, operating, inspecting, relocating and removing sanitary sewer pipelines and appurtenances, for the transportation of sewage, in, over, under, across, and through the following described real estate in Buena Vista County, Iowa, to-wit:

The South Twenty Feet (S. 20') of the East Ninety Feet (E. 90') of Lot One (1), Block One (1), Boettcher's Second Addition to the City of Storm Lake, Buena Vista County, Iowa,

(the "Easement Area").

SECTION II.

TERM

The rights granted herein shall be possessed and enjoyed by Grantee, its successors and assigns so long as the sanitary sewer pipeline or pipelines or appurtenances existing or constructed pursuant hereto shall be maintained and operated by Grantee, its successors or assigns.

SECTION III.

ADDITIONAL RIGHTS OF GRANTEE

Grantee shall have the right of ingress and egress to and from the Easement Area for any and all purposes necessary or convenient to the exercise by Grantee of the rights granted herein.

SECTION IV.

RIGHTS OF GRANTOR

Grantor reserves the right to use and enjoy the Easement Area to the fullest possible extent without unreasonable interference with the exercise by Grantee of the rights granted herein. In this regard, neither Grantor nor Grantee shall have the right to locate any building or any surface installation on any part of the Easement Area or to fence the whole or any part thereof.

SECTION V.

PIPELINE DEPTH; TREATMENT AND RESTORATION OF SURFACE

Grantee agrees that the sanitary sewer pipeline or pipelines and any appurtenances shall be buried to a depth sufficient to avoid any interference with the normal uses which Grantor might

make of Grantor's property. In the construction, maintenance, repair or inspection of the sanitary sewer pipeline or pipelines and appurtenances or the exercise of its other rights under this agreement, Grantee shall remove the topsoil from the Easement Area separately from the other materials removed by Grantee in such construction or in the exercise of other rights under this agreement, and shall replace said topsoil in the Easement Area upon completion of the pipelines or other work thereon. Within a reasonable time after the completion of the construction or other exercise of its rights under this agreement, Grantee shall restore the surface of the Easement Area as near to its condition before the construction or other work as possible. Grantee further agrees that, after any restoration, the Easement Area shall be left free of any large stones, holes or piles of dirt, and the Easement Area shall be reseeded to grass, if necessary.

SECTION VI.

WARRANTY OF TITLE

Grantor covenants that it is the owner of the real estate described herein that is subject to the easement and has the right, title and capacity to grant said premises.

SECTION VII.

EFFECT OF AGREEMENT

This Agreement shall be binding upon the heirs, legal representatives, successors or assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement in Storm Lake, Iowa, on the day and year first above written.

GRANTEE:

GRANTOR:

CITY OF STORM LAKE, IOWA

By _____
Michael Porsch, Mayor

Daniela Rivera Ochoa

ATTEST:

Mayra A. Martinez, City Clerk

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on _____, 2023, by
Michael Porsch and Mayra A. Martinez, as Mayor and City Clerk of the City of Storm Lake, Iowa.

Notary Public for the State of Iowa

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on _____, 2023, by
Daniela Rivera Ochoa, a single person.

Notary Public for the State of Iowa

Return To: Havens and Havens, P.O. Box 426, Storm Lake, IA 50588

Preparer: Philip E. Havens, Havens and Havens, P.O. Box 426, Storm Lake, IA 50588; Phone: (712)732-7262

EASEMENT AGREEMENT

This Easement Agreement is made and entered into this _____ day of _____, 202____, by and between Storm Lake Community School District, of Storm Lake, Buena Vista County, Iowa, herein referred to as Grantor, and the City of Storm Lake, Iowa, a municipal corporation, herein referred to as Grantee.

SECTION I.

EASEMENT

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, sells and conveys to Grantee, its successors, and assigns a perpetual access easement on, over, across the following described real estate in Buena Vista County, Iowa, to-wit:

The West Twenty Feet (W. 20') of Lot Fourteen (14), Block One (1), Boettcher's Second Addition to the City of Storm Lake, Buena Vista County, Iowa,

(the "Access Easement Area"). The Grantee may use the Access Easement Area at any and all times for ingress to and egress from the following described real property:

The South Twenty Feet (S. 20') of Lots One B (1B) and One C (1C) in Seiler's Subdivision of Lot One (1), Block One (1) of Boettcher's Second Addition to the City of Storm Lake, Buena Vista County, Iowa

(the "Lift Station Easement Area") on which Grantee and its successor and assigns have a perpetual easement for the purpose of accessing, laying, constructing, maintaining, repairing, replacing, substituting, operating, inspecting, relocating and removing a sanitary sewer lift station, sanitary sewer pipelines, and appurtenances, for the transportation of sewage.

SECTION II.

TERM

The rights granted herein shall be possessed and enjoyed by Grantee, its successors and assigns so long as the sanitary sewer lift station, sanitary sewer pipeline or pipelines or appurtenances existing or constructed on the Lift Station Easement Area shall be maintained and operated by Grantee, its successors or assigns.

SECTION III.

ADDITIONAL RIGHTS OF GRANTEE

Grantee shall have the right of ingress and egress to and from the Access Easement Area for any and all purposes necessary or convenient to the exercise by Grantee of the rights granted herein.

SECTION IV.

RIGHTS OF GRANTOR

Grantor reserves the right to use and enjoy the Access Easement Area to the fullest possible extent without unreasonable interference with the exercise by Grantee of the rights granted herein. In this regard, neither Grantor nor Grantee shall have the right to locate any building or any surface

installation on any part of the Access Easement Area or to fence the whole or any part thereof.

SECTION V.

TREATMENT AND RESTORATION OF SURFACE

In its use of the Access Easement Area, Grantee shall take reasonable care to avoid disturbing the surface of the Access Easement Area. Should its surface be damaged, then as soon as practical thereafter, Grantee, at its expense, shall restore the surface as near to its condition before the damage as possible. Grantee further agrees that, after any restoration, the Access Easement Area shall be left free of any large stones, holes or piles of dirt, and the Access Easement Area shall be reseeded to grass, if necessary.

SECTION VI.

WARRANTY OF TITLE

Grantor covenants that she is the owner of the real estate subject to the Easement granted herein and has the right, title and capacity to grant said premises.

SECTION VII.

EFFECT OF AGREEMENT

This Agreement shall be binding upon the heirs, legal representatives, successors or assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement in Storm Lake, Iowa, on the day and year first above written.

GRANTEE:

CITY OF STORM LAKE, IOWA

By: _____
Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

GRANTOR:

STORM LAKE COMMUNITY SCHOOL
DISTRICT

By: _____
Dave Skibsted, President, Board of
Education

ATTEST:

Trudy Pedersen, Board Secretary

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on _____, 2023, by
Michael Porsch and Mayra A. Martinez, as Mayor and City Clerk of the City of Storm Lake, Iowa.

Notary Public for the State of Iowa

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on _____, 2023, by
Dave Skibsted and Trudy Pedersen, as President and Secretary of the Storm Lake Community
School District Board of Education.

Notary Public for the State of Iowa

**CITY OF STORM LAKE CONFERENCE ROOM CIVIL SERVICE MEETING,
JANUARY 24, 2023, 4:00 PM**

Present: Commission Members Di Daniels, Dan Richardson and Nancy Johnson.

Others Present: Chris Cole Police Chief and Mayra Martinez City Clerk

Commissioner Richardson called the meeting to order at 4:00 pm.

Minutes - Moved by Commissioner Daniels to approve October 19, 2022 Minutes
Seconded by Commissioner Johnson. Vote: All ayes. Motion carried.

Lieutenant Eligibility List- Moved by Commissioner Johnson to approve Police Lieutenant eligibility list. Listed are Randy Weflen and Alyssa Solem. Seconded by Commissioner Daniels. Vote: All ayes. Motion carried.

Adjourn Moved by Commissioner Johnson to adjourn at 4:07pm. Seconded by Commissioner Daniels. Vote: All ayes. Motion carried.

Civil Service Eligibility List

01/20/2023 5:35 PM (EST)

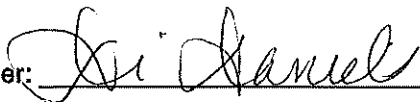
ELIGIBILITY LIST

Rank of Lieutenant

Name Alyssa Solem

Name Randy Welfen

Commissioner:



Date :

1-24-23

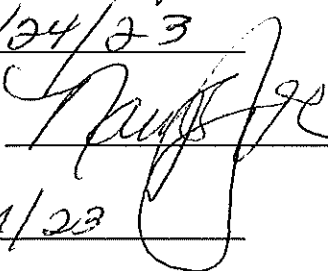
Commissioner:



Date :

1/24/23

Commissioner:



Date :

1/24/23

Mayor: _____

Attest: _____

Date: _____

Expiration Date: 02/06/2025

CITY OF STORM LAKE

Civil Service Eligibility List

02/02/2023 12:30 PM (EST)



ELIGIBILITY LIST

Rank of Patrol Officer

Name Tristan Winey

Name Moises Aldana

Commissioner: Don KuhnDate : 2/2/23Commissioner: ThompsonDate : 2/2/23Commissioner: Mr. DanielsDate : 2.2-23

Mayor: _____

Attest: _____

Date: _____

Expiration Date: 02/06/2024

Staff Summary

02/06/2023

Agenda Item # D.2.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
[p \(712\) 732-8000](tel:(712)732-8000)
[f \(712\) 732-4114](tel:(712)732-4114)

REPORT TO: Honorable Mayor & Council

FROM: Tyler Gibbins Staff Accountant

SUBJECT: **Approve Farm Lease Termination and New Farm Lease**

BACKGROUND: This item will terminate the existing farm lease with Mark Sorbe through signature of executor, Kathy Sorbe, and implement a new lease with Mike Koth. Mike has been conducting the farm work in accordance with this lease.

The lease was drawn up by the City Attorney with the same terms as the lease being terminated. It is an annual lease and should we have future development needs, the City would be able to terminate the lease at the end of the crop year.

FISCAL IMPACT: The lease will bring in \$11,052.50 annually in lease payments to the City's General Fund.

RECOMMENDATION: Approve the Consent Agenda and Farm Lease Termination and New Farm Lease.

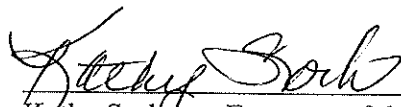
ATTACHMENTS:

[Sorbe- Farm Lease Termination.pdf](#)

[Koth- Farm Lease Agreement.pdf](#)

TERMINATION OF FARM LEASE

For valuable consideration, receipt of which is acknowledged, the undersigned parties hereby agree that the Farm Lease with respect to the real estate described on attached Exhibit "A," dated November 17, 2021, between the City of Storm Lake, Iowa, as Landlord, and Mark Sorbe, as Tenant, is terminated effective February 28, 2023, due to the death of the Tenant, Mark Sorbe, on December 1, 2022.


 Kathy Sorbe, as Executor of the Estate of
 Mark Sorbe

Date: 1-25-23

THE CITY OF STORM LAKE, IOWA

By: _____
 Michael Porsch, Mayor

Date: _____

ATTEST:

 Mayra A. Martinez, City Clerk

EXHIBIT "A"

The Northwest Quarter (NW¼) of Section Twelve (12), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M., Buena Vista County, Iowa excepting therefrom the following described 2.67 acre parcel: Beginning at the Northwest corner of said Section Twelve (12); thence South 1°29½' East 322.4 Feet along the west line of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of said Section Twelve (12); thence North 46°47' East 320.2 Feet; thence North 89°04' East 334.0 Feet; thence North 84°46.5' East 401.1 Feet; thence North 0°56' West 61.1 Feet to a point on the North line of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of said Section Twelve (12); thence due West 974.1 Feet along the North line of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of said Section Twelve (12) to the point of beginning, Buena Vista County, Iowa.

And Excepting

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Twelve (12), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows: Commencing at the Northwest (NW) Corner of the Northwest Quarter (NW¼) of said Section 12; thence South 00°31'15" West, along the West line of said Northwest Quarter (NW¼), 456.10 Feet to the Point of Beginning; thence North 48°56'04" East, 420.02 Feet; thence South 88°39'43" East, 257.77 Feet; thence South 88°18'06" East, 335.97 Feet; thence South 00°31'15" West, 249.70 Feet; thence along the arc of a 206.72 foot radius curve concave southeasterly, 195.98 Feet, said curve having a chord which bears South 61°18'40" West, for 188.72 Feet; thence South 34°09'04" West, 443.09 Feet; thence along the arc of a 250.46 foot radius curve concave easterly, 166.95 Feet, said curve having a chord which bears South 15°03'18" West, for 163.88 Feet; thence North 88°00'11" West, 456.70 Feet to the West line of said Northwest Quarter (NW¼); thence North 00°31'15" East, along said West line, 589.40 Feet to the point of beginning.

And Excepting

Parcel B according to the Plat of Survey filed for record on December 4, 2018, as Instrument No. 183210 in the records of the Buena Vista County, Iowa Recorder.

And Excepting

A tract of land located in the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section 12, Township 90 North, Range 37 West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Commencing at the Northeast (NE) corner of the Northwest Quarter (NW¼) of said Section 12; Thence South 01° 08' 55" West, to the South line of Iowa Hwy. No. 7; Thence South 00° 53' 56" West, along the East line of said Northwest Quarter (NW¼), 124.20 feet; Thence South 72°

24' 41" West, 394.32 feet; Thence North 59° 56' 32" West, 301.81 feet; Thence North 00° 21' 44" West, 103.00 feet to the South line of said Iowa Hwy. No. 7; Thence North 89° 35' 57" East, along said South line, 120.90 feet; Thence continuing along said South line, South 88° 42' 48" East, 518.94 feet to the Point of Beginning. Tract contains 2.70 acres and is subject to all easements of record.



FARM LEASE - CASH OR CROP SHARES

THIS LEASE ("Lease") is made between City of Storm Lake, Iowa ("Landlord"), whose address for the purpose of this Lease is City Hall, 620 Erie Street, P.O. Box 1086, Storm Lake, IA 50588 and Mike Koth ("Tenant"), whose address for the purpose of this Lease is 654 580th Street, Alta, IA 51002.

THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Buena Vista County, Iowa (the "Real Estate"):

See legal description on EXHIBIT "A," attached and incorporated herein,

and containing 44.21 tillable acres per county FSA records, more or less, with possession by Tenant for a term of 1 year(s) to commence on March 1, 2023, and end on March 1, 2024. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"):

 - a. Total annual cash rent of \$11,052.50 payable, unless otherwise agreed, as follows: \$11,052.50 on June 1, 2023, \$0.00 on _____, and \$0.00 on _____; or
 - b. Crop share - 0% of corn, 0% of soybeans, and 0% of other crops raised on the Real Estate.

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent. Payments from participation in these programs shall be divided 0% Landlord 100% Tenant. Governmental cost-sharing payments for permanent soil conservation structures shall be divided 0% Landlord 100% Tenant. Crop disaster payments shall be divided 0% Landlord 100% Tenant.

3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal

property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. **INPUT COSTS AND EXPENSES.** Tenant shall prepare the Real Estate and plant such crops in a timely fashion as may be directed by Tenant. Tenant shall only be entitled to pasture or till those portions of the Real Estate designated by Landlord. All necessary machinery and equipment, as well as labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. The following materials, in the amounts required by good husbandry, shall be acquired by Tenant and paid for by the parties as follows:

	% Landlord	% Tenant
(1) Fertilizer	0%	100.00%
(2) Lime and Trace Minerals	0%	100%
(3) Herbicide	0%	100%
(4) Insecticides	0%	100%
(5) Seeds	0%	100%
(6) Seed Cleaning	0%	100%
(7) Harvesting and/or Shelling Expense	0%	100%

(8) Grain Drying	0%	100%
(9) Grain Storage	0%	0%
(10) Other Expenses	0%	100%

Phosphate and potash on oats or beans shall be allocated 100% the first year and 0% the second year, and on all other crops allocated 100% the first year and 0% the second year. Lime and trace minerals shall be allocated over 1 years. If this Lease is not renewed, and Tenant does not therefore receive the full allocated benefits, Tenant shall be reimbursed by Landlord to the extent Tenant has not received the benefits. Tenant agrees to furnish, without cost, all labor, equipment and application for all fertilizer, lime, trace minerals and chemicals 0.

5. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of the conservation plan and any other required environmental plans for the leased premises. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate.

Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.

Tenant shall distribute upon the poorest tillable soil on the Real Estate, unless directed otherwise by Landlord, all of the manure and compost from the farming operation suitable to be used. Tenant shall not remove from the Real Estate, nor burn, any straw, stalks, stubble, or similar plant materials, all of which are recognized as the property of Landlord. Tenant may use these materials, however, upon the Real Estate for the farming operations. Tenant shall protect all trees, vines and shrubbery upon the Real Estate from injury by Tenant's cropping operation or livestock.

Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government program

6. **DELIVERY OF GRAIN.** If this lease is a crop share lease, Tenant, without cost to Landlord, shall deliver Landlord's grain pursuant to request, at reasonable times, to the elevator at _____ or elsewhere at no further distant point.
7. **LANDLORD'S STORAGE SPACE.** If this lease is a crop share lease, Landlord

reserves 0% of all crib and granary space for storage of the rent share crops.

8. **ENVIRONMENTAL.**

a. Landlord. To the best of Landlord's knowledge to date:

- i. Neither Landlord nor, Landlord's former or present tenants, are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
- ii. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
- iii. No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
- iv. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

- b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may not be stored on the premises for more than one year. Farm chemicals for use on other properties may not be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting

is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may not be disposed of on the premises. Dead livestock may not be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this Lease.

In the absence of selection of an alternative where choices are provided in this paragraph 8b, the choice of the word "may" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.

9. **TERMINATION OF LEASE.** This Lease shall automatically renew upon expiration from year-to-year, upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew this Lease. If renewed, the tenancy shall terminate on March 1 of the year following, provided that the tenancy shall not continue because of an absence of notice in the event there is a default in the performance of this Lease. All notices of termination of this Lease shall be as provided by law.
10. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$250.00 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.
11. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes.
12. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become

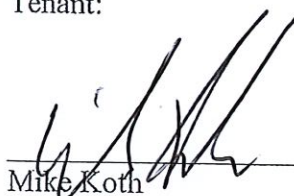
- immediately due and payable, without any notice to or demand upon Tenant.
13. **REPAIRS.** Tenant shall maintain the fences on the leased premises in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord.
 14. **NEW IMPROVEMENTS.** All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.
 15. **WELL, WINDMILL, WATER AND SEPTIC SYSTEMS.** Tenant shall maintain all well, windmill, water and septic systems on the Real Estate in good repair at Tenant's expense except damage caused by windstorm or weather. Tenant shall not be responsible for replacement or installation of well, windmill, water and septic systems on the Real Estate, beyond ordinary maintenance expenses. Landlord does not guarantee continuous or adequate supplies of water for the premises.
 16. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate.
 17. **NO AGENCY.** Tenant is not an agent of the Landlord.
 18. **TELEVISION AND RADIO.** Tenant may install and remove, without causing material injury to the premises, Tenant's television reception antennas, microwave dishes, and radio reception and transmission antennas.
 19. **ACCOUNTING.** The method used for dividing and accounting for the harvested grain shall be the customary and usual method used in the locale.
 20. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.
 21. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.
 22. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.
 23. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 9, which shall be governed by the Code of Iowa.
 24. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.
 25. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of

Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

26. ADDITIONAL PROVISIONS. [None]

DATED: _____.

Tenant:


Mike Koth

Landlord:

CITY OF STORM LAKE, IOWA

By: _____
Michael Porsch, Mayor

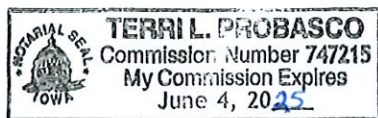
ATTEST:

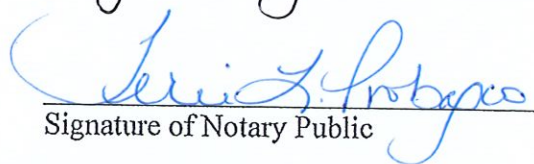
Mayra A. Martinez, City Clerk

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on January 25, 2023, by
Mike Koth.




Signature of Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on _____, by
Michael Porsch and Mayra A. Martinez, as Mayor and City Clerk, respectively, of the City of
Storm Lake, Iowa.

Signature of Notary Public

EXHIBIT "A"

The Northwest Quarter (NW¼) of Section Twelve (12), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M., Buena Vista County, Iowa excepting therefrom the following described 2.67 acre parcel: Beginning at the Northwest corner of said Section Twelve (12); thence South 1°29½' East 322.4 Feet along the west line of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of said Section Twelve (12); thence North 46°47' East 320.2 Feet; thence North 89°04' East 334.0 Feet; thence North 84°46.5' East 401.1 Feet; thence North 0°56' West 61.1 Feet to a point on the North line of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of said Section Twelve (12); thence due West 974.1 Feet along the North line of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of said Section Twelve (12) to the point of beginning, Buena Vista County, Iowa.

And Excepting

A tract of land located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Twelve (12), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows: Commencing at the Northwest (NW) Corner of the Northwest Quarter (NW¼) of said Section 12; thence South 00°31'15" West, along the West line of said Northwest Quarter (NW¼), 456.10 Feet to the Point of Beginning; thence North 48°56'04" East, 420.02 Feet; thence South 88°39'43" East, 257.77 Feet; thence South 88°18'06" East, 335.97 Feet; thence South 00°31'15" West, 249.70 Feet; thence along the arc of a 206.72 foot radius curve concave southeasterly, 195.98 Feet, said curve having a chord which bears South 61°18'40" West, for 188.72 Feet; thence South 34°09'04" West, 443.09 Feet; thence along the arc of a 250.46 foot radius curve concave easterly, 166.95 Feet, said curve having a chord which bears South 15°03'18" West, for 163.88 Feet; thence North 88°00'11" West, 456.70 Feet to the West line of said Northwest Quarter (NW¼); thence North 00°31'15" East, along said West line, 589.40 Feet to the point of beginning.

And Excepting

Parcel B according to the Plat of Survey filed for record on December 4, 2018, as Instrument No. 183210 in the records of the Buena Vista County, Iowa Recorder.

And Excepting

A tract of land located in the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section 12, Township 90 North, Range 37 West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Commencing at the Northeast (NE) corner of the Northwest Quarter (NW¼) of said Section 12; Thence South 01°08'55" West, to the South line of Iowa Hwy. No. 7; Thence South 00°53'56" West, along the East line of said Northwest Quarter (NW¼), 124.20 feet; Thence South 72°

24' 41" West, 394.32 feet; Thence North 59° 56' 32" West, 301.81 feet; Thence North 00° 21' 44" West, 103.00 feet to the South line of said Iowa Hwy. No. 7; Thence North 89° 35' 57" East, along said South line, 120.90 feet; Thence continuing along said South line, South 88° 42' 48" East, 518.94 feet to the Point of Beginning. Tract contains 2.70 acres and is subject to all easements of record.

Staff Summary

02/06/2023

Agenda Item # D.3.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez City Clerk

SUBJECT: Buy Local Information

BACKGROUND: Early in 2011 during a Study Session discussion Council asked staff to look at putting together some analysis information regarding the amount of purchases made locally. We have pulled that information together and a provided a summary of purchases identified in the current list of bills to be approved that are purchased locally (within the City of Storm Lake), within Buena Vista County, and outside of Buena Vista County are presented here for Council's review. This information is presented for for both the City and King's Pointe's bills. As the reader reviews the information they should note the following key notes: Costs associated with any major capital project (those bid under the State of Iowa Bid Law) are excluded from the calculation Costs associated with travel is excluded from the calculation and % Costs associated with payroll is excluded from the calculation and % In some cases there is only one vendor or an item is only available from vendors outside of the City limits and/or Buena Vista County – we have not identified these Some departments have fairly minor budgets and a major purchase can skew the % and or amount for a given review period (For Example: the Airport may have normally \$4,000 - \$6,000 in expenses until they purchase Jet Fuel or Av Gas which can be \$10,000 + and as a vendor who is not local this can skew the information for that review period) Local has been determined to be has an office front in the area and based on where the office front is located for local vs. BV County (For Example: Wal-Mart is considered local since they have a store in Storm Lake even though their headquarters is not located here) As with all analytical data it is possible to interpret the numbers in a variety of ways and as we move forward we would be happy to provide further detail and or revise the way in which we show the data. Likewise if you have any questions or concerns please don't hesitate to contact city staff.

FISCAL IMPACT:

BREAKOUT CALCULATED EXPENSES:

- Buena Vista County: \$ 1,763.17

Contract/Agreement:	\$ 69,345.42
Local:	\$ 136,003.55
Non-Local:	\$ 215,510.95
<u>Payroll/Refunds/Payroll Tax & Ins:</u>	<u>\$ 134,489.29</u>
TOTAL EXPENSES:	\$ 557,112.38

RECOMMENDATION: Review Buy Local Information

ATTACHMENTS:

[Project Report 02/06/2023.pdf](#)

Summary

Project Summary							
Project Number	Project Name	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
01112-0019	WasteWater Treatment Facility Wetlan...	1,173,565.00	0.00	1,170,187.96	1,321.88	1,171,509.84	2,055.16
01112-0020	10th & Ontario StormWater Improvem...	1,753,734.33	0.00	1,752,412.45	1,321.88	1,753,734.33	0.00
01112-0021	4th & Oats StormWater Improvements	832,997.63	0.00	833,347.35	0.00	833,347.35	-349.72
OP1.122814	Richland Street, Phase 2 Improvements	174,107.75	174,107.75	174,095.25	0.00	174,095.25	12.50
OP1.124529	2021 Fiber Optic System Improvement	1,512,413.00	0.00	1,512,318.50	0.00	1,512,318.50	94.50
OP1.124889	2021 Cabin Construction	3,300.00	0.00	3,300.00	0.00	3,300.00	0.00
OP1.125106	BRIC	8,573,638.49	8,573,638.49	202,759.49	0.00	202,759.49	8,370,879.00
OP1.126252	Comprehansive Plan & Zoning Code Up...	125,880.00	125,880.00	103,288.50	0.00	103,288.50	22,591.50
16-19284	4th & Bartion Storm Water Improvemen...	760,113.88	0.00	757,662.80	2,451.08	760,113.88	0.00
19-22797	Memorial Lift Station Improvements	2,533,320.00	877.16	2,436,765.21	405.00	2,437,170.21	96,149.79
20-23848	Storm Lake WTP- Electrical MCC Replac...	268,494.81	0.00	285,519.75	0.00	285,519.75	-17,024.94
20-24387	Radio Park Lift Station Replacement	571,448.36	571,448.36	572,070.61	1,190.75	573,261.36	-1,813.00
20-HSG-022	2021 Housing Sustainability Project	224,994.00	224,994.00	143,771.12	0.00	143,771.12	81,222.88
21-26215	Downtown Master Plan	113,000.00	113,000.00	97,550.00	3,000.00	100,550.00	12,450.00
22-26698	Storm Lake WTP- Well No. 21	199,028.00	199,028.00	115,474.00	7,700.00	123,174.00	75,854.00
22-26815	W 6th Street Utilities Extension	304,318.00	304,318.00	126,627.20	0.00	126,627.20	177,690.80
22-27926	Storm Lake WTP- Well #22	129,200.00	129,200.00	11,400.00	6,300.00	17,700.00	111,500.00
35665	1st & Mae Street	764,059.53	0.00	762,737.66	1,321.87	764,059.53	0.00
8406	7th & Geneseo St Sanitary Sewer Impro...	410,306.35	0.00	408,984.48	1,321.87	410,306.35	0.00
HTG322020	T-Mobile Hometown Grant Q-3-22	0.00	0.00	180.00	150.00	330.00	-330.00
IA0091	SL Elevated Water Storage- Tower #5	760,100.15	760,100.15	253,068.92	5,765.00	258,833.92	501,266.23
New	Lead Service Line Replacement Prelim E...	15,500.00	15,500.00	0.00	0.00	0.00	15,500.00
New 1	Runway 17/35 Lighting Replacement	99,900.00	99,900.00	0.00	5,556.00	5,556.00	94,344.00
OP1.125220	4th Street Watermain Improvement Pro...	486,673.86	486,673.86	434,591.32	0.00	434,591.32	52,082.54
P11.112742	North Central SW Phase II	1,854,441.25	0.00	1,853,147.38	1,321.88	1,854,469.26	-28.01
P11.118940	Oneida Street Reconstruction from RR t...	2,590,080.20	0.00	2,483,334.28	0.00	2,483,334.28	106,745.92
P11.120411	Highway 7/110 Traffic Lane/Signalization	4,661,065.85	0.00	4,113,099.99	0.00	4,113,099.99	547,965.86
P11.120478	Tulip Lane SW Improvements	443,607.50	0.00	440,789.42	1,321.88	442,111.30	1,496.20
P11.120650	2020 Expansion Blvd Improvements	1,169,938.10	0.00	1,168,724.60	0.00	1,168,724.60	1,213.50
P11.122266	7th Street Sewer Lining/2021 CIPP	495,443.50	495,443.50	495,094.50	192.66	495,287.16	156.34
SP21122	SL Library CDBG- COVID (CV) Grant	679,480.00	679,480.00	144,024.37	0.00	144,024.37	535,455.63
T51.119823	Runway 13/31 & Taxiway Lighting	459,190.70	0.00	459,190.70	0.00	459,190.70	0.00
Report Total:		34,143,340.24	12,953,589.27	23,315,517.81	40,641.75	23,356,159.56	10,787,180.68

Group Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	559,090.70	99,900.00	459,190.70	5,556.00	464,746.70	94,344.00
ARPA Project	760,100.15	760,100.15	253,068.92	5,765.00	258,833.92	501,266.23
Building Resilient Infrastructure and Co...	8,573,638.49	8,573,638.49	202,759.49	0.00	202,759.49	8,370,879.00

Staff Summary

02/06/2023

Agenda Item # D.4.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council
FROM: Chris Cole Police Chief
SUBJECT: **SLPD City Code Enforcement Summary**
BACKGROUND: 1/12/2023 TO 1/31/2023

White Summons – 88

Total CCE: 53

Accumulate Snow on Sidewalk – 24

Accumulate Junk – 18

Accumulate Trash – 7

Accumulate used tired – 2

Vehicle parked at yard – 1

Junk Vehicle – 1

Citations: 2

FISCAL IMPACT: None

RECOMMENDATION: None

ATTACHMENTS:

Staff Summary

02/06/2023

Agenda Item # F.1.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: Iowa Lakes Corridor Update

BACKGROUND: Shannon Landauer, President and CEO of the Iowa Lakes Corridor will provide an update to Council.

FISCAL IMPACT: N/A

RECOMMENDATION: N/A

ATTACHMENTS:

Staff Summary

02/06/2023

Agenda Item # F.2.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Storm Lake United Annual Update**

BACKGROUND: Director Breanna Horsey will provide an organizational update regarding Storm Lake United.

FISCAL IMPACT: N/A

RECOMMENDATION: N/A

ATTACHMENTS:

Staff Summary

02/06/2023

Agenda Item # F.3.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Resolution No. 36-R-2022-2023 Adopting Code of Ethics for the City Council**

BACKGROUND: The citizens and businesses of Storm Lake are entitled to have fair, ethical and accountable local government, which has earned the public's full confidence for integrity. In keeping with the City of Storm Lake's mission, the effective functioning of democratic government therefore requires that:

Public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government; public officials be independent, impartial and fair in their judgment and actions; public office be used for the public good, not for personal gain; and public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

To this end, the Storm Lake City Council desires to adopt a Code of Ethics for members of the City Council to assure public confidence in the integrity of local government and its effective and fair operation.

Also, the expectation of appropriate conduct extends to the public attending and participating in a meeting.

The Code of Ethics member statement would be signed by each Council members following adopting of the Code.

FISCAL IMPACT: NA

RECOMMENDATION: Approve Resolution No. 36-R-2022-2023 Adopting a Code of Ethics for the City Council

ATTACHMENTS:

[Code of Ethics Preamble 2-6-2023.pdf](#)

[City of Storm Lake Code of Ethics Statement.pdf](#)



CODE OF ETHICS FOR MEMBERS OF THE STORM LAKE CITY COUNCIL

Preamble

The citizens and businesses of Storm Lake are entitled to have fair, ethical and accountable local government, which has earned the public's full confidence for integrity. In keeping with the City of Storm Lake's mission, the effective functioning of democratic government therefore requires that:

Public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government; public officials be independent, impartial and fair in their judgment and actions; public office be used for the public good, not for personal gain; and public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

To this end, the Storm Lake City Council has adopted a Code of Ethics for members of the City Council to assure public confidence in the integrity of local government and its effective and fair operation.

1. Act in the Public Interest

Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the people of Storm Lake and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims and transactions coming before the Storm Lake City Council.

2. Comply with the Law

Members shall comply with the laws of the nation, the State of Iowa and the City of Storm Lake in the performance of their public duties. These laws include, but are not limited to the United States and Iowa constitutions; laws pertaining to conflicts of interest, election campaigns, financial disclosures, employer responsibilities, and open processes of government; and City ordinances and policies.

3. Conduct of Members

The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, personal charges

or verbal attacks upon the character or motives of other members of Council, boards and commissions, the staff or public.

4. Respect for Process

Members shall perform their duties in accordance with the processes and rules of order established by the City Council governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the City Council by City staff.

5. Conduct of Public Meetings

Members shall prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers; making personal comments not germane to the business of the body; or otherwise interfering with the orderly conduct of meetings.

The public is expected to conduct themselves in a manner that is respectful to Council members, city staff, consultants and other members of the public in attendance at a meeting. Failure to do so may result in being asked to leave the meeting.

6. Conflict of Interest

To assure their independence and impartiality on behalf of the common good, members shall not use their official positions to influence government decisions in which they have a material financial interest or where they have an organizational responsibility or personal relationship, which may give the appearance of a conflict of interest.

In accordance with the law, no member shall participate in the disposition of any matter in which he or she is interested. For purposes of this section "interested" includes any direct or indirect financial or personal interest held by a member or member of his/ her family. Before any matter is heard, a member having an interest shall state it and withdraw from participation, or he/ she may disclose the facts involved and request a determination by the Council of whether a conflict of interest exists. Any question of the existence or nonexistence of a conflict of interest sufficient to disqualify a member from participating in the disposition of any matter shall be decided by a majority vote of the other members of the Council. In case of a tie, the member shall be disqualified.

7. Gifts and Favors

Members shall not take any special advantage of services or opportunities for personal gain that are not available to the public in general. They shall refrain from accepting any gifts, favors or promises of future benefits, which might compromise their independence of judgment or action or give the appearance of being compromised.

8. Confidential Information

Members shall respect the confidentiality of information concerning the property, personnel

or affairs of the City. They shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial or other private interests.

9. Use of Public Resources

Members shall not use public resources that are not available to the public in general, such as City staff time, equipment, supplies or facilities, for private gain or personal purposes.

10. Representation of Private Interests

In keeping with their role as stewards of the public interest, members of Council shall not appear on behalf of the private interests of third parties before the Council or any board, commission or proceeding of the City.

11. Advocacy

Members shall represent the official policies or positions of the City Council to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, members shall explicitly state they do not represent their body or the City of Storm Lake, nor will they allow the inference that they do.

12. Policy Role of Members

Members shall respect and adhere to the mayor- council structure of Storm Lake city government as outlined by the Code of Iowa, City of Storm Lake Charter, and City of Storm Lake Code of Ordinances. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards and commissions, and City staff. The council does not take an active role in day-to-day operations or administration of the city.

The City Manager shall be directly responsible to the Council for the administration of municipal affairs as directed by that body. All departmental activity requiring the attention of the council shall be brought before the body by the City Manager and all Council involvement in administration initiated by the Council must be coordinated through the City Manager.

13. Independence of Boards and Commissions

Because of the value of the independent advice of boards and commissions to the public decision- making process, members of Council shall refrain from using their position to unduly influence the deliberations or outcomes of board and commission proceedings.

14. Positive Workplace Environment

Members shall support the maintenance of a positive and constructive workplace environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealings with City employees to in no way

create the perception of inappropriate direction to staff.

15. Implementation

As an expression of the standards of conduct for members expected by the City, the Storm Lake Code of Ethics is intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions.

For this reason, ethical standards shall be included in the regular orientations for candidates for City Council and newly elected and appointed officials. Members entering office shall sign a statement affirming they read and understood the City of Storm Lake code of ethics. In addition, the Code of Ethics shall be annually reviewed by the City Council and the City Council shall update it as necessary.

16. Compliance and Enforcement

The Storm Lake Code of Ethics expresses standards of ethical conduct expected for members of the Storm Lake City Council. Members themselves have the primary responsibility to assure that ethical standards are understood and met, and that the public can continue to have full confidence in the integrity of government.

City Council members who intentionally and repeatedly do not follow proper ethical standards may be reprimanded or formally censured by the Council. It is the responsibility of the Council to initiate action if, a Council member's behavior may warrant censure. Council members should point out to the offending Council member infractions of the Code of Ethics.

If the offenses continue, then the matter should be referred to the Mayor in private. If the Mayor is the individual whose actions are being challenged, then the matter should be referred to the Mayor Pro-Tem. It is the responsibility of the Mayor to initiate action if a Councilmember's behavior may warrant censure. If no action is taken by the Mayor, the alleged violation(s) can be brought up with the full Council in a public meeting.

If violation of the Code of Ethics is outside of the observed behaviors by the Mayor or Council members, the alleged violation should be referred to the Mayor. The Mayor should ask the City Manager and/ or the Chief of Police to investigate the allegation and report the findings to the Mayor. It is the Mayor's responsibility to take the next appropriate action. These actions can include, but are not limited to, discussing and counseling the individual on the violations or recommending censure to the full Council to consider in a public meeting.

A violation of this Code of Ethics shall not be considered a basis for challenging the validity of a Council decision.



CITY OF STORM LAKE CODE OF ETHICS MEMBER STATEMENT

As a member of the Storm Lake City Council, I agree to uphold the Code of Ethics for elected and appointed officials adopted by the City and conduct myself by the following a model of excellence. I will do the following:

Recognize the worth of individual members and appreciate their individual talents, perspectives, and contributions;

Help create an atmosphere of respect and civility where individual members, City staff, and the public are free to express their ideas and work to their full potential;

Conduct my personal and public affairs with honesty, integrity, fairness, and respect for others; Respect the dignity and privacy of all individuals and organizations;

Recognize that all individuals are people and somebody's husband, wife, son, daughter, father, mother, grandmother, grandfather, and so forth that shall be treated with respect;

Keep the common good as my highest purpose and focus on achieving constructive solutions for the public benefit;

Avoid and discourage conduct which is divisive or harmful to the best interests of Storm Lake;

Treat all people with whom I come in contact in the way I wish to be treated;

I affirm that I have read and understood the City of Storm Lake Code of Ethics.

Signature	Printed Name	Date
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Signature	Printed Name	Date
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Signature	Printed Name	Date
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Signature	Printed Name	Date
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Signature	Printed Name	Date
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Signature	Printed Name	Date
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RESOLUTION NO. 36-R-2022-2023

**RESOLUTION TO ADOPT A CODE OF ETHICS FOR MEMBERS
OF THE STORM LAKE, IOWA CITY COUNCIL**

WHEREAS, the City Council of the City of Storm Lake, Iowa deems it advisable to adopt a Code of Ethics for Members of the Storm Lake City Council and the public participating in Council functions; and

WHEREAS, in keeping with the City's commitment to excellence, all employees and public officials, both elected and appointed, must comply with both the letter and spirit of the laws and policies affecting the operation of government; and

WHEREAS, all employees and public officials, both elected and appointed, are required to be impartial and fair in their judgment and actions and ensure that public office is used for the public good; and

WHEREAS, the citizens and businesses of Storm Lake are entitled to have fair, ethical and accountable local government, which has earned the public's full confidence for integrity.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STORM LAKE, IOWA:

Section 1. That the Code of Ethics attached hereto as Exhibit A be, and the same is hereby, adopted.

Section 2. That the Code of Ethics will be reviewed by the Council and City staff periodically.

PASSED AND APPROVED this 6th day of February 2023.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

02/06/2023

Agenda Item # F.4.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT:
**Public Hearing On The Report Of The Director Of Public Works
Relating To The Abatement Of A Dangerous Building At 604
Geisinger Road**

BACKGROUND: The City is required to hold a public hearing and provide public notice in accordance with the requirements of the 1997 Uniform Code For The Abatement Of Dangerous Buildings in order to assess the costs associated with the demolition of the dangerous building located at 604 Geisinger Road to the property, legally described as:

The North 60 FEET OF: A parcel of land in Lot 12 of the Subdivision of the NW1/4 of the NW1/4 of Section 2, Township 90 North, Range 37, West of the 5th P.M. more particularly described as follows: Beginning at a point where the East Line of said Lot 12 intersects with the North Right of Way Line of the Chicago, Milwaukee and St. Paul Railroad, thence North along East Line of said Lot 12 for 185 feet, thence West 207.66 feet to the West line of Lot 12, thence South along the West line of Lot 12 to the point where the West line of Lot 12 intersects with the North Right-Of-Way line of the Chicago, Milwaukee and St. Paul Railroad Company, thence along the North Right-of-Way line in a southeasterly direction to the point of beginning.

I have attached copies of documents as required by the 1997 Uniform Code For The Abatement Of Dangerous Buildings.

The process leading up to ordering a demolition of a structure takes a considerable amount of time. The process with this building began with a complaint about the condition of this building. Once City Staff had the opportunity to take an initial observation of the building, we made contact with the owner to set up an inspection of the inside and outside

of the property. After making an inspection and documenting the condition of the property both inside and out, it was determined that there were several conditions present which caused the building to be considered a dangerous building. A report was drafted and sent to the owner for their review. The report specified the items which needed to be addressed and provided a timeline to make the corrections in accordance with the requirements of the Uniform Code For The Abatement Of Dangerous Buildings.

The property owner did not comply with the requirements of making the necessary corrections. Subsequently, due to the condition of the structure and the number of violations present. The property was posted as unsafe to occupy and the owner was given the required notice to have the property vacated. Following these actions, the owner was provided with the notice required by the Dangerous Building Code to either have the violations corrected or demolish the structure and clean up the site. The owner did not attempt to correct the violations.

Subsequently, the required notice was provided to the owner that the City would be demolishing the building due to the condition of the building and the numerous violations present. Prior to the demolition, the City had a certified asbestos inspector inspect the property for the presence of asbestos containing materials, which were in fact present.

A request for proposals for the demolition of the structure was solicited, with the requirement to have the asbestos containing materials removed and disposed of in accordance with Iowa DNR and OSHA requirements. After the contract was awarded, the asbestos containing materials were removed and disposed of by a certified asbestos remediation contractor, the rest of the structure removed, and the excavation brought back to grade with clean materials.

FISCAL IMPACT: The invoices for the completed demolition is \$42,690.00 (attached).

RECOMMENDATION: Open the public hearing
Hear the submitted comments
Close hearing

ATTACHMENTS:

[Notice to the Public of Hearing on proposed charge on Brandow real estate.pdf](#)

[Assessment Request](#)

[Invoice 1](#)

[Invoice 2](#)

NOTICE OF SECTION 902 HEARING UNDER THE 1997 UNIFORM CODE FOR THE
ABATEMENT OF DANGEROUS BUILDINGS AND SECTION 5-7-2 OF THE CITY CODE
OF THE CITY OF STORM LAKE, IOWA

TO: Diane Brandow, 210 East 13th Street, Apartment 106, Storm Lake, IA 50588;
Jeff Brandow, 210 East 13th Street, Apartment 106, Storm Lake, IA 50588;
Bank of America, N.A., Bank of America Corporate Center, 100 North Tryon Street,
Charlotte, NC 28255;
Treasurer, Buena Vista County, Iowa, 215 East 5th Street, PO Drawer 149, Storm Lake, IA
50588;
Buena Vista County, Iowa, c/o Buena Vista County Auditor, 215 East 5th Street, PO Box
220, Storm Lake, IA 50588; and
All Members of the Public

Pursuant to Sections 901 and 902 of the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa, Notice is hereby given to each of the above-named and above-identified persons that the City Council of the City of Storm Lake, Iowa will hold a public hearing at its regular meeting beginning at 5:00 p.m. on February 6, 2023, at the Council Chambers, City Hall, 620 Erie Street, P.O. Box 1086, Storm Lake, Iowa 50588, for the purpose of hearing a report of the director of public works, Scott Olesen, who is the City of Storm Lake's Building and Code Compliance Director, and any protests or objections thereto. Said report is an itemized account of the expense incurred by the City of Storm Lake, Iowa in the demolition of a building owned by Diane Brandow, which demolition was done pursuant to the provisions of Section 701.3, Item 3, of the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa.

The building demolished, located at 604 Geisinger Road in Storm Lake, Iowa, was situated upon the following-described real estate:

The NORTH 60 FEET OF: A parcel of land in Lot 12 of the Subdivision of the

NW1/4 of the NW1/4 of Section 2, Township 90 North, Range 37, West of the 5th P.M. more particularly described as follows: Beginning at point where the East Line of said Lot 12 intersects with the North Right of Way Line of the Chicago, Milwaukee and St. Paul Railroad, thence North along the East line of said Lot 12 for 185 feet, thence West 207.66 feet to the West line of Lot 12, thence South along the West line of Lot 12 to the point where the West line of Lot 12 intersects with the North Right-of-Way line of the Chicago Milwaukee and St. Paul Railroad Company, thence along the North Right-of-Way line in a southeasterly direction to the point of beginning

(the “Real Estate”). The report includes a description of the Real Estate and specifies the work done, the itemized and total cost of the work, the names and addresses of the persons entitled to notice pursuant to Section 401.3 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, and a proposed charge of \$42,690.00 for such work, to be assessed against the Real Estate or imposed as a personal obligation against the owner of the Real Estate. Such report was filed with the City Clerk of the City of Storm Lake, Iowa and may be examined during business hours at the office of such City Clerk, City Hall, 620 Erie Street, P.O. Box 1086, Storm Lake, Iowa 50588.

You are hereby advised that any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk of the City of Storm Lake, Iowa, City Hall, 620 Erie Street, P.O. Box 1086, Storm Lake, Iowa 50588 at any time prior to the time set for hearing on the report of the director. Each such report or objection must contain a description of the Real Estate or other property in which the signer thereof is interested and the grounds of such protest or objection. No other protests or objections shall be considered by the City Council at the scheduled hearing.

At the conclusion of the hearing, said City Council may make such revision, correction, or modification in the report or the charge as it may deem just; and when said Council is satisfied with the correctness of the charge, the report, as submitted, or as revised, corrected, or modified,

together with the charge, shall be confirmed or rejected. Said Council may thereupon order that the charge, if confirmed, shall be made a personal obligation of the Real Estate owner or assess the charge against the Real Estate.

If said Council orders that the charge shall be assessed against the Real Estate, it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter such assessment shall constitute a special assessment against and a lien upon the Real Estate. The lien shall be subordinate to all existing special assessment liens previously imposed upon the Real Estate and shall be paramount to all other liens except for state, county, and property taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are paid. Any part of the assessment remaining unpaid after thirty (30) days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of seven percent (7%) per annum from and after such date. The validity of any such assessment shall not be contested in any action or proceeding unless the same is commenced within thirty (30) days after the assessment is placed upon the assessment roll.

After confirmation of the report, certified copies of the assessment shall be given to the Buena Vista County, Iowa Assessor and the Buena Vista County, Iowa Treasurer, who shall add the amount of the assessment to the next regular tax bill levied against the Real Estate for municipal purposes.

Mayra A. Martinez, City Clerk for the City of Storm Lake



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712)732-8000
f (712)732-4114

December 30, 2022

TO: Mayra Martinez, City Clerk

FROM: Scott Olesen, Building and Code Compliance Director

RE: Dangerous building demolition fees.

Dear Ms. Martinez-

Please consider this my report in accordance with Section 901 of the 1997 Uniform Code For The Abatement Of Dangerous Buildings and Section 5-7-2 of the Storm Lake City Code.

The following is an itemized list of the costs associated with the demolition of the structure located at 604 Geisinger Road in Storm Lake, Iowa as a part of abating a dangerous building.

The work completed was done pursuant to the provisions of Section 701.3, Item 3, of the 1997 Uniform Code For The Abatement Of Dangerous Buildings.

Impact 7G Performed the following services at the site:

- Inspected both the inside and outside of the structure for asbestos containing materials.
- Reviewed any previous inspection related to the property.
- Took samples of material suspected of containing asbestos containing material and sent them to a certified laboratory for testing in accordance with State and Federal regulations.
- Provided a report of the results obtained from the laboratory to the City for the purpose of developing a proposal for demolition of the structure.

The cost for Impact 7G's services listed above was \$1,100.00.

Site Services, Inc. performed the following operations on the site:

- Removed the asbestos containing materials in accordance with Iowa DNR and Iowa OSHA regulations.
- Hauled the ACM to the designated landfill.
- Removed the concrete foundation, footings, slab, and surface concrete.
- Removed the overgrown vegetation.
- Removed any refuse from the site.
- Disconnected the water service line.
- Installed a new water service line.
- Capped the building sewer.
- Filled the excavation hole with clean material and black dirt.

The cost for Site Services, Inc.'s operations listed above was \$41,590.00.

Attached and incorporated herein by reference are copies of the invoices from Impact 7G and Site Services, Inc. for the costs of asbestos containing material inspection as well as demolishing and removing the dangerous building owned by Diane Brandow.

The **total** of all fees associated with the abatement of the dangerous building owned by Ms. Brandow is \$42,690.00. Therefore, I propose a **charge of \$42,690.00** for such work, to be assessed against the real estate described below or imposed as a personal obligation against the owner of the real estate.

The property is located at 604 Geisinger Road. The legal description of this property is as follows: **The North 60 FEET OF:** A parcel of land in Lot 12 of the Subdivision of the NW1/4 of the NW1/4 of Section 2, Township 90 North, Range 37, West of the 5th P.M. more particularly described as follows: Beginning at a point where the East Line of said Lot 12 intersects with the North Right of Way Line of the Chicago, Milwaukee and St. Paul Railroad, thence North along East Line of said Lot 12 for 185 feet, thence West 207.66 feet to the West line of Lot 12, thence South along the West line of Lot 12 to the point where the West line of Lot 12 intersects with the North Right-Of-Way line of the Chicago Milwaukee and St. Paul Railroad Company, thence along the North Right-of-Way line in a southeasterly direction to the point of beginning.

The following persons are entitled to notice in accordance with Section 401.3, of the 1997 Uniform Code For The Abatement Of Dangerous Buildings:

Diane Brandow
210 East 13th Street
Apartment 106
Storm Lake, Iowa 50588

Jeff Brandow
210 East 13th Street
Apartment 106
Storm Lake, Iowa 50588

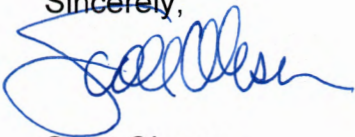
Bank of America, N.A.
Bank of America Corporate Center
100 North Tryon Street
Charlotte, NC 28255

Treasurer, Buena Vista County, Iowa
215 East 5th Street
PO Drawer 149
Storm Lake, Iowa 50588

Buena Vista County, Iowa
c/o Buena Vista County Auditor
215 East 5th Street
PO Box 220
Storm Lake, Iowa 50588

If you have any questions relating to this action, please contact me at your convenience.

Sincerely,



Scott Olesen
Building and Code Compliance Director

Encl.

CC: Keri Navratil, City Manager
David Derragon, Assistant City Manager
Phil Havens, City Attorney
Brian Oakleaf, City Finance Director



Impact7G
 8951 Windsor Parkway
 Johnston, IA 50131
 515.473.6256

City of Storm Lake
 Attn: Justin Yarosevich
 PO Box 1086
 Storm Lake, IA 50588
 David Derragon

Invoice number 26392
 Date 06/16/2022
 Project CITY OF STORM LAKE (2022)

IMPACT7G (P) 515.473.6256 (F) 515.528.8005 WWW.IMPACT7G.COM

Email Invoice to: derragon@stormlake.org

Description	Current Billed
604 Geisinger Road	
ACM Survey	1,100.00
Subtotal	1,100.00
Total	1,100.00

Invoice total 1,100.00

Thank you for your business!

Approved for payment
 David M Derragon, ACM
 6-17-2022

VENDOR: 002197 Impact7G, Inc

DATE	INVOICE #	PO #	DESCRIPTION
6/16/2022	26392		Survey Services

07/06/2022	AMOUNT
	1,100.00

TOTAL	1,100.00
-------	----------

Check #: 3116

Central Bank



DEPOSIT DATE
07/06/2022

PAY THIS AMOUNT
1,100.00

PAY *** VOID *** NON-NEGOTIABLE *** VOID *** FOR INFORMATION ONLY *** VOID ***

TO THE ORDER OF Impact7G, Inc
8951 Windsor Parkway
Johnston, IA 50131-

EFT Payment Summary

Site Services Inc.

1621 East Commercial St.
Algona, IA 50511**Invoice**

Date	Invoice #
11/15/2022	1530

Bill To
City Of Storm Lake PO Box 1086 Storm Lake Iowa 50588

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		11/15/2022			
Quantity	Item Code	Description			Price Each	Amount
	Asbestos	Demolition Abatement Job Complete as per contract dated 9-27-22, services performed at 604 Geisinger Road Storm Lake IA.			41,950.00	41,950.00
						
Thank you for your business.					Total	\$41,950.00

Staff Summary

02/06/2023

Agenda Item # F.5.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Resolution No. 37-R-2022-2023 Report Of The Director Of Public Works Relating To The Abatement Of A Dangerous Building At 604 Geisinger Road**

BACKGROUND: The City is required to hold a public hearing and provide public notice in accordance with the requirements of the 1997 Uniform Code For The Abatement Of Dangerous Buildings in order to assess the costs associated with the demolition of the dangerous building located at 604 Geisinger Road to the property, legally described as:

The North 60 FEET OF: A parcel of land in Lot 12 of the Subdivision of the NW1/4 of the NW1/4 of Section 2, Township 90 North, Range 37, West of the 5th P.M. more particularly described as follows: Beginning at a point where the East Line of said Lot 12 intersects with the North Right of Way Line of the Chicago, Milwaukee and St. Paul Railroad, thence North along East Line of said Lot 12 for 185 feet, thence West 207.66 feet to the West line of Lot 12, thence South along the West line of Lot 12 to the point where the West line of Lot 12 intersects with the North Right-Of-Way line of the Chicago, Milwaukee and St. Paul Railroad Company, thence along the North Right-of-Way line in a southeasterly direction to the point of beginning.

I have attached copies of documents as required by the 1997 Uniform Code For The Abatement Of Dangerous Buildings.

The process leading up to ordering a demolition of a structure takes a considerable amount of time. The process with this building began with a complaint about the condition of this building. Once City Staff had the opportunity to take an initial observation of the building, we made contact with the owner to set up an inspection of the inside and outside

of the property. After making an inspection and documenting the condition of the property both inside and out, it was determined that there were several conditions present which caused the building to be considered a dangerous building. A report was drafted and sent to the owner for their review. The report specified the items which needed to be addressed and provided a timeline to make the corrections in accordance with the requirements of the Uniform Code For The Abatement Of Dangerous Buildings.

The property owner did not comply with the requirements of making the necessary corrections. Subsequently, due to the condition of the structure and the number of violations present. The property was posted as unsafe to occupy and the owner was given the required notice to have the property vacated. Following these actions, the owner was provided with the notice required by the Dangerous Building Code to either have the violations corrected or demolish the structure and clean up the site. The owner did not attempt to correct the violations.

Subsequently, the required notice was provided to the owner that the City would be demolishing the building due to the condition of the building and the numerous violations present. Prior to the demolition, the City had a certified asbestos inspector inspect the property for the presence of asbestos containing materials, which were in fact present.

A request for proposals for the demolition of the structure was solicited, with the requirement to have the asbestos containing materials removed and disposed of in accordance with Iowa DNR and OSHA requirements. After the contract was awarded, the asbestos containing materials were removed and disposed of by a certified asbestos remediation contractor, the rest of the structure removed, and the excavation brought back to grade with clean materials.

FISCAL IMPACT: The invoices for the completed demolition is \$42,690.00 (attached).

RECOMMENDATION: Assess the costs associated with the demolition of the structure previously located at 604 Geisinger against the property.

ATTACHMENTS:

[Notice to the Public of Hearing on proposed charge on Brandow real estate.pdf](#)

[Assessment Request](#)

[Invoice 1](#)

[Invoice 2](#)

[3720222023N - No Objections Filed - RESOLUTION FOLLOWING SECTION 902 HEARING and ASSESSMENT \(BRANDOW PROPERTY\)-no objections filed.pdf](#)

[3720222023O - Objections Filed - RESOLUTION FOLLOWING SECTION 902 HEARING and ASSESSMENT \(BRANDOW PROPERTY\)-objections filed.pdf](#)

NOTICE OF SECTION 902 HEARING UNDER THE 1997 UNIFORM CODE FOR THE
ABATEMENT OF DANGEROUS BUILDINGS AND SECTION 5-7-2 OF THE CITY CODE
OF THE CITY OF STORM LAKE, IOWA

TO: Diane Brandow, 210 East 13th Street, Apartment 106, Storm Lake, IA 50588;
Jeff Brandow, 210 East 13th Street, Apartment 106, Storm Lake, IA 50588;
Bank of America, N.A., Bank of America Corporate Center, 100 North Tryon Street,
Charlotte, NC 28255;
Treasurer, Buena Vista County, Iowa, 215 East 5th Street, PO Drawer 149, Storm Lake, IA
50588;
Buena Vista County, Iowa, c/o Buena Vista County Auditor, 215 East 5th Street, PO Box
220, Storm Lake, IA 50588; and
All Members of the Public

Pursuant to Sections 901 and 902 of the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa, Notice is hereby given to each of the above-named and above-identified persons that the City Council of the City of Storm Lake, Iowa will hold a public hearing at its regular meeting beginning at 5:00 p.m. on February 6, 2023, at the Council Chambers, City Hall, 620 Erie Street, P.O. Box 1086, Storm Lake, Iowa 50588, for the purpose of hearing a report of the director of public works, Scott Olesen, who is the City of Storm Lake's Building and Code Compliance Director, and any protests or objections thereto. Said report is an itemized account of the expense incurred by the City of Storm Lake, Iowa in the demolition of a building owned by Diane Brandow, which demolition was done pursuant to the provisions of Section 701.3, Item 3, of the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa.

The building demolished, located at 604 Geisinger Road in Storm Lake, Iowa, was situated upon the following-described real estate:

The NORTH 60 FEET OF: A parcel of land in Lot 12 of the Subdivision of the

NW1/4 of the NW1/4 of Section 2, Township 90 North, Range 37, West of the 5th P.M. more particularly described as follows: Beginning at point where the East Line of said Lot 12 intersects with the North Right of Way Line of the Chicago, Milwaukee and St. Paul Railroad, thence North along the East line of said Lot 12 for 185 feet, thence West 207.66 feet to the West line of Lot 12, thence South along the West line of Lot 12 to the point where the West line of Lot 12 intersects with the North Right-of-Way line of the Chicago Milwaukee and St. Paul Railroad Company, thence along the North Right-of-Way line in a southeasterly direction to the point of beginning

(the “Real Estate”). The report includes a description of the Real Estate and specifies the work done, the itemized and total cost of the work, the names and addresses of the persons entitled to notice pursuant to Section 401.3 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, and a proposed charge of \$42,690.00 for such work, to be assessed against the Real Estate or imposed as a personal obligation against the owner of the Real Estate. Such report was filed with the City Clerk of the City of Storm Lake, Iowa and may be examined during business hours at the office of such City Clerk, City Hall, 620 Erie Street, P.O. Box 1086, Storm Lake, Iowa 50588.

You are hereby advised that any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk of the City of Storm Lake, Iowa, City Hall, 620 Erie Street, P.O. Box 1086, Storm Lake, Iowa 50588 at any time prior to the time set for hearing on the report of the director. Each such report or objection must contain a description of the Real Estate or other property in which the signer thereof is interested and the grounds of such protest or objection. No other protests or objections shall be considered by the City Council at the scheduled hearing.

At the conclusion of the hearing, said City Council may make such revision, correction, or modification in the report or the charge as it may deem just; and when said Council is satisfied with the correctness of the charge, the report, as submitted, or as revised, corrected, or modified,

together with the charge, shall be confirmed or rejected. Said Council may thereupon order that the charge, if confirmed, shall be made a personal obligation of the Real Estate owner or assess the charge against the Real Estate.

If said Council orders that the charge shall be assessed against the Real Estate, it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter such assessment shall constitute a special assessment against and a lien upon the Real Estate. The lien shall be subordinate to all existing special assessment liens previously imposed upon the Real Estate and shall be paramount to all other liens except for state, county, and property taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are paid. Any part of the assessment remaining unpaid after thirty (30) days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of seven percent (7%) per annum from and after such date. The validity of any such assessment shall not be contested in any action or proceeding unless the same is commenced within thirty (30) days after the assessment is placed upon the assessment roll.

After confirmation of the report, certified copies of the assessment shall be given to the Buena Vista County, Iowa Assessor and the Buena Vista County, Iowa Treasurer, who shall add the amount of the assessment to the next regular tax bill levied against the Real Estate for municipal purposes.

Mayra A. Martinez, City Clerk for the City of Storm Lake



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712)732-8000
f (712)732-4114

December 30, 2022

TO: Mayra Martinez, City Clerk

FROM: Scott Olesen, Building and Code Compliance Director

RE: Dangerous building demolition fees.

Dear Ms. Martinez-

Please consider this my report in accordance with Section 901 of the 1997 Uniform Code For The Abatement Of Dangerous Buildings and Section 5-7-2 of the Storm Lake City Code.

The following is an itemized list of the costs associated with the demolition of the structure located at 604 Geisinger Road in Storm Lake, Iowa as a part of abating a dangerous building.

The work completed was done pursuant to the provisions of Section 701.3, Item 3, of the 1997 Uniform Code For The Abatement Of Dangerous Buildings.

Impact 7G Performed the following services at the site:

- Inspected both the inside and outside of the structure for asbestos containing materials.
- Reviewed any previous inspection related to the property.
- Took samples of material suspected of containing asbestos containing material and sent them to a certified laboratory for testing in accordance with State and Federal regulations.
- Provided a report of the results obtained from the laboratory to the City for the purpose of developing a proposal for demolition of the structure.

The cost for Impact 7G's services listed above was \$1,100.00.

Site Services, Inc. performed the following operations on the site:

- Removed the asbestos containing materials in accordance with Iowa DNR and Iowa OSHA regulations.
- Hauled the ACM to the designated landfill.
- Removed the concrete foundation, footings, slab, and surface concrete.
- Removed the overgrown vegetation.
- Removed any refuse from the site.
- Disconnected the water service line.
- Installed a new water service line.
- Capped the building sewer.
- Filled the excavation hole with clean material and black dirt.

The cost for Site Services, Inc.'s operations listed above was \$41,590.00.

Attached and incorporated herein by reference are copies of the invoices from Impact 7G and Site Services, Inc. for the costs of asbestos containing material inspection as well as demolishing and removing the dangerous building owned by Diane Brandow.

The **total** of all fees associated with the abatement of the dangerous building owned by Ms. Brandow is \$42,690.00. Therefore, I propose a **charge of \$42,690.00** for such work, to be assessed against the real estate described below or imposed as a personal obligation against the owner of the real estate.

The property is located at 604 Geisinger Road. The legal description of this property is as follows: **The North 60 FEET OF:** A parcel of land in Lot 12 of the Subdivision of the NW1/4 of the NW1/4 of Section 2, Township 90 North, Range 37, West of the 5th P.M. more particularly described as follows: Beginning at a point where the East Line of said Lot 12 intersects with the North Right of Way Line of the Chicago, Milwaukee and St. Paul Railroad, thence North along East Line of said Lot 12 for 185 feet, thence West 207.66 feet to the West line of Lot 12, thence South along the West line of Lot 12 to the point where the West line of Lot 12 intersects with the North Right-Of-Way line of the Chicago Milwaukee and St. Paul Railroad Company, thence along the North Right-of-Way line in a southeasterly direction to the point of beginning.

The following persons are entitled to notice in accordance with Section 401.3, of the 1997 Uniform Code For The Abatement Of Dangerous Buildings:

Diane Brandow
210 East 13th Street
Apartment 106
Storm Lake, Iowa 50588

Jeff Brandow
210 East 13th Street
Apartment 106
Storm Lake, Iowa 50588

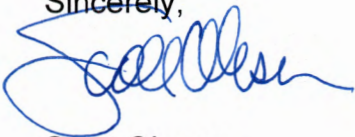
Bank of America, N.A.
Bank of America Corporate Center
100 North Tryon Street
Charlotte, NC 28255

Treasurer, Buena Vista County, Iowa
215 East 5th Street
PO Drawer 149
Storm Lake, Iowa 50588

Buena Vista County, Iowa
c/o Buena Vista County Auditor
215 East 5th Street
PO Box 220
Storm Lake, Iowa 50588

If you have any questions relating to this action, please contact me at your convenience.

Sincerely,



Scott Olesen
Building and Code Compliance Director

Encl.

CC: Keri Navratil, City Manager
David Derragon, Assistant City Manager
Phil Havens, City Attorney
Brian Oakleaf, City Finance Director



Impact7G
 8951 Windsor Parkway
 Johnston, IA 50131
 515.473.6256

City of Storm Lake
 Attn: Justin Yarosevich
 PO Box 1086
 Storm Lake, IA 50588
 David Derragon

Invoice number 26392
 Date 06/16/2022
 Project CITY OF STORM LAKE (2022)

IMPACT7G (P) 515.473.6256 (F) 515.528.8005 WWW.IMPACT7G.COM

Email Invoice to: derragon@stormlake.org

Description	Current Billed
604 Geisinger Road	
ACM Survey	1,100.00
	Subtotal 1,100.00
	Total 1,100.00

Invoice total 1,100.00

Thank you for your business!

Approved for payment
David M Derragon, ACM
6-17-2022

VENDOR: 002197 Impact7G, Inc

DATE	INVOICE #	PO #	DESCRIPTION
6/16/2022	26392		Survey Services

AMOUNT
1,100.00

TOTAL	1,100.00
-------	----------

Check #: 3116

Central Bank



DEPOSIT DATE
07/06/2022

PAY THIS AMOUNT
1,100.00

PAY *** VOID *** NON-NEGOTIABLE *** VOID *** FOR INFORMATION ONLY *** VOID ***

TO THE ORDER OF Impact7G, Inc
8951 Windsor Parkway
Johnston, IA 50131-

EFT Payment Summary

Site Services Inc.

1621 East Commercial St.
Algona, IA 50511**Invoice**

Date	Invoice #
11/15/2022	1530

Bill To
City Of Storm Lake PO Box 1086 Storm Lake Iowa 50588

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		11/15/2022			
Quantity	Item Code	Description			Price Each	Amount
	Asbestos	Demolition Abatement Job Complete as per contract dated 9-27-22, services performed at 604 Geisinger Road Storm Lake IA.			41,950.00	41,950.00
						
Thank you for your business.					Total	\$41,950.00

RESOLUTION NO. 37-R-2022-2023

RESOLUTION FOLLOWING SECTION 902 HEARING UNDER THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS REGARDING REPORT OF DIRECTOR OF PUBLIC WORKS WITH RESPECT TO THE EXPENSE INCURRED BY THE CITY OF STORM LAKE, IOWA FOR THE DEMOLITION OF A DANGEROUS BUILDING AT 604 GEISINGER ROAD; AND ASSESSING REAL ESTATE

WHEREAS, following notice as required by law to interested persons and entities as well as the general public of a hearing to be held February 6, 2023, concerning the report of the director of public works, Scott Olesen, who is the City's Building and Code Compliance Director, pertaining to the expense incurred by the City for the demolition of a dangerous building at 604 Geisinger Road (the "Report"), such hearing was held February 6, 2023, during a regular meeting of the City Council of the City of Storm Lake, Iowa;

WHEREAS, before such building was demolished, the City's Building and Code Compliance Director had determined that such building was a dangerous building under the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa; had given all interested persons notice of such determination and reasonable opportunity to abate the dangerous building by repair; when no repairs were made, had given all interested persons notice that the building would be demolished by the City if the owner did not abate the dangerous building by its demolition within a reasonable period of time; and when the owner failed to demolish the building within the prescribed reasonable period of time, caused the building to be demolished by contractors hired by the City, all in compliance with the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa;

WHEREAS, the 1997 Uniform Code for the Abatement of Dangerous Buildings was adopted in pertinent part by the City in Section 5-7-2 of the City Code and such Code has been in effect at all times material to the efforts by the City to enforce its provisions regarding the abatement of the dangerous building at 604 Geisinger Road;

WHEREAS, Section 202 of the 1997 Uniform Code for the Abatement of Dangerous Buildings provides that buildings declared to be dangerous after inspection by the building official are public nuisances and must be abated;

WHEREAS, Section 364.12(3) of the Code of Iowa provides that a city may require the abatement of a nuisance, public or private, in any reasonable manner and, if the property owner fails to do so within a reasonable time after notice, a city may perform the required action and assess the costs against the property for collection in the same manner as a property tax;

WHEREAS, the February 6, 2023 hearing on the Report was held pursuant to Sections 901 and 902 of the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa;

WHEREAS, the Report is an itemized account of the work done and the expense incurred by the City in the demolition of a building owned by Diane Brandow, which demolition was done

pursuant to the provisions of Section 701.3, Item 3, of the 1997 Uniform Code for the Abatement of Dangerous Buildings;

WHEREAS, the building demolished was situated upon the following described real estate:

The NORTH 60 FEET OF: A parcel of land in Lot 12 of the Subdivision of the NW1/4 of the NW1/4 of Section 2, Township 90 North, Range 37, West of the 5th P.M. more particularly described as follows: Beginning at point where the East Line of said Lot 12 intersects with the North Right of Way Line of the Chicago, Milwaukee and St. Paul Railroad, thence North along the East line of said Lot 12 for 185 feet, thence West 207.66 feet to the West line of Lot 12, thence South along the West line of Lot 12 to the point where the West line of Lot 12 intersects with the North Right-of-Way line of the Chicago Milwaukee and St. Paul Railroad Company, thence along the North Right-of-Way line in a southeasterly direction to the point of beginning

(the "Real Estate");

WHEREAS, the parcel identification number assigned by Buena Vista County, Iowa to the Real Estate for taxation purposes is 1402104009;

WHEREAS, the Report set forth a proposed charge of **\$42,690.00** for the demolition work, to be assessed against the Real Estate or imposed as a personal obligation against the owner of the Real Estate, Diane Brandow; and

WHEREAS, no person or entity interested in or affected by the proposed charge filed a written protest or objection concerning the Report with the City Clerk of the City of Storm Lake, Iowa before the hearing on the Report began.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Storm Lake, Iowa as follows:

1. The Report, as submitted, is satisfactory and the proposed charge of **\$42,690.00** for the demolition and abatement of the dangerous building is found to be correct.
2. The Report and the charge of **\$42,690.00** are confirmed.
3. It is Ordered that the charge of **\$42,690.00** shall be assessed against the Real Estate and such assessment is hereby confirmed.
4. Such assessment shall constitute a special assessment against and a lien upon the Real Estate.
5. The City Clerk shall cause the special assessment to be recorded on the assessment roll, and thereafter such assessment shall constitute a special assessment against and a lien upon the Real Estate. The lien shall be subordinate to all existing special assessment liens previously imposed upon the Real Estate and shall be paramount to all other liens except for state, county, and property taxes with which it shall be upon a parity. The

lien shall continue until the assessment and all interest due and payable thereon are paid. Any part of the assessment remaining unpaid after thirty (30) days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of seven percent (7%) per annum from and after such date. The validity of any such assessment shall not be contested in any action or proceeding unless the same is commenced within thirty (30) days after the assessment is placed upon the assessment roll.

6. The City Clerk shall certify true copies of this Resolution imposing this assessment and forthwith give such certified copies to the Buena Vista County, Iowa Auditor, the Buena Vista County, Iowa Assessor and the Buena Vista County, Iowa Treasurer, who shall add the amount of the assessment to the next regular tax bill levied against the Real Estate for municipal purposes.

PASSED AND APPROVED this 6th day of February, 2023.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

RESOLUTION NO. 37-R-2022-2023

RESOLUTION FOLLOWING SECTION 902 HEARING UNDER THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS REGARDING REPORT OF DIRECTOR OF PUBLIC WORKS WITH RESPECT TO THE EXPENSE INCURRED BY THE CITY OF STORM LAKE, IOWA FOR THE DEMOLITION OF A DANGEROUS BUILDING AT 604 GEISINGER ROAD; AND ASSESSING REAL ESTATE

WHEREAS, following notice as required by law to interested persons and entities as well as the general public of a hearing to be held February 6, 2023, concerning the report of the director of public works, Scott Olesen, who is the City's Building and Code Compliance Director, pertaining to the expense incurred by the City for the demolition of a dangerous building at 604 Geisinger Road (the "Report"), such hearing was held February 6, 2023, during a regular meeting of the City Council of the City of Storm Lake, Iowa;

WHEREAS, before such building was demolished, the City's Building and Code Compliance Director had determined that such building was a dangerous building under the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa; had given all interested persons notice of such determination and reasonable opportunity to abate the dangerous building by repair; when no repairs were made, had given all interested persons notice that the building would be demolished by the City if the owner did not abate the dangerous building by its demolition within a reasonable period of time; and when the owner failed to demolish the building within the prescribed reasonable period of time, caused the building to be demolished by contractors hired by the City, all in compliance with the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa;

WHEREAS, the 1997 Uniform Code for the Abatement of Dangerous Buildings was adopted in pertinent part by the City in Section 5-7-2 of the City Code and such Code has been in effect at all times material to the efforts by the City to enforce its provisions regarding the abatement of the dangerous building at 604 Geisinger Road;

WHEREAS, Section 202 of the 1997 Uniform Code for the Abatement of Dangerous Buildings provides that buildings declared to be dangerous after inspection by the building official are public nuisances and must be abated;

WHEREAS, Section 364.12(3) of the Code of Iowa provides that a city may require the abatement of a nuisance, public or private, in any reasonable manner and, if the property owner fails to do so within a reasonable time after notice, a city may perform the required action and assess the costs against the property for collection in the same manner as a property tax;

WHEREAS, the February 6, 2023 hearing on the Report was held pursuant to Sections 901 and 902 of the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa;

WHEREAS, the Report is an itemized account of the work done and the expense incurred by the City in the demolition of a building owned by Diane Brandow, which demolition was done

pursuant to the provisions of Section 701.3, Item 3, of the 1997 Uniform Code for the Abatement of Dangerous Buildings;

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(the "Real Estate");

WHEREAS, the parcel identification number assigned by Buena Vista County, Iowa to the Real Estate for taxation purposes is 1402104009;

WHEREAS, the Report set forth a proposed charge of **\$42,690.00** for the demolition work, to be assessed against the Real Estate or imposed as a personal obligation against the owner of the Real Estate, Diane Brandow; and

WHEREAS, the City Council has carefully considered each written objection or protest filed by a person or entity interested in or affected by the proposed charge.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Storm Lake, Iowa as follows:

1. The Report, as submitted, is satisfactory and the proposed charge of **\$42,690.00** for the demolition and abatement of the dangerous building is found to be correct.
2. The Report and the charge of **\$42,690.00** are confirmed.
3. It is Ordered that the charge of **\$42,690.00** shall be assessed against the Real Estate and such assessment is hereby confirmed.
4. Such assessment shall constitute a special assessment against and a lien upon the Real Estate.
5. The City Clerk shall cause the special assessment to be recorded on the assessment roll, and thereafter such assessment shall constitute a special assessment against and a lien upon the Real Estate. The lien shall be subordinate to all existing special assessment liens previously imposed upon the Real Estate and shall be paramount to all other liens except for state, county, and property taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are

paid. Any part of the assessment remaining unpaid after thirty (30) days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of seven percent (7%) per annum from and after such date. The validity of any such assessment shall not be contested in any action or proceeding unless the same is commenced within thirty (30) days after the assessment is placed upon the assessment roll.

6. The City Clerk shall certify true copies of this Resolution imposing this assessment and forthwith give such certified copies to the Buena Vista County, Iowa Auditor, the Buena Vista County, Iowa Assessor and the Buena Vista County, Iowa Treasurer, who shall add the amount of the assessment to the next regular tax bill levied against the Real Estate for municipal purposes.

PASSED AND APPROVED this 6th day of February, 2023.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

02/06/2023

Agenda Item # F.6.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
[p \(712\) 732-8000](tel:(712)732-8000)
[f \(712\) 732-4114](tel:(712)732-4114)

REPORT TO: Honorable Mayor & Council

FROM: Brian Oakleaf Finance Director

SUBJECT: **Public Hearing for Fiscal Year 2024-2028 Capital Improvement Plan**

BACKGROUND: A Public Hearing to hear comments for the Capital Improvement Plan for Fiscal Years 2024-2028.

FISCAL IMPACT: None

RECOMMENDATION:

- Open Public Hearing
- Hear Comments
- Close Public Hearing

ATTACHMENTS:
[Full CIP Proposal.pdf](#)

City of Storm Lake, Iowa
Capital Improvement Plan

2024 thru 2028

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Administration								
Copier	ADMN-23-04	1					14,000	14,000
City Hall Updates	ADMN-17-01	3		20,000	20,000	20,000	20,000	80,000
Administration Total				20,000	20,000	20,000	34,000	94,000
Airport								
Lighting Replacement 17/35	AIR-21-01	1	563,706					563,706
Fuel Tank Replacment	AIR-25-01	1		708,555				708,555
Runway End 35 Turnaround Loop & Taxiway	AIR-25-02	1		166,666	1,328,300			1,494,966
Apron Expansion	AIR-26-01	1					166,667	166,667
Airport Total			563,706	875,221	1,328,300		166,667	2,933,894
Building/Code Enforcement								
Vehicle Replacement	CODE-20-01	2		45,000			45,000	90,000
Building/Code Enforcement Total				45,000			45,000	90,000
Campground								
Cable Box/Service Line Replacement	CG-21-07	n/a	10,000					10,000
Middle Campground Renovation	CG-27-02	2		25,000				25,000
14 Site Renovation	CG-27-01	2		25,000				25,000
Seal Coat	CG-25-02	2	65,000	60,000				125,000
Campground Flood Mitigation	CG-21-08	1		100,000				100,000
Campground Mower	CG-28-01	1					10,000	10,000
Inflow & Infiltration Repairs	CG-24-02	1		30,000				30,000
Campground Total			75,000	240,000			10,000	325,000
Economic/Community Development								
Downtown Sidewalk Replacement	ED-24-02	1		4,000,000				4,000,000
Spoil Site & Commercial Development Urban Renewal	ED-24-04	1	250,000	2,480,000	480,000	480,000	480,000	4,170,000
City Corridor Entrance Sign Replacement	ED-24-03	1	100,000					100,000
Retail Coach	ED-24-01	1	15,000	25,000	25,000			65,000
Project Set-A-Side	ED-23-01	1		50,000	50,000	50,000	50,000	200,000
Downtown Revit Design	ED-23-03	1	150,000	100,000	450,000			700,000
Economic/Community Development Total			515,000	6,655,000	1,005,000	530,000	530,000	9,235,000
Fire Department								
Replace Engine #75	FIRE-23-04	1		775,000				775,000
Fire Station Expansion/Remodel	FIRE-23-05	1		115,000	115,000	2,300,000		2,530,000
Portable Radio Units	FIRE-24-06	1	20,000	10,000				30,000
Replace Aerial 71	FIRE-24-08	1					2,000,000	2,000,000
Fire Set-A-Side	FIRE-24-09	1		500,000				500,000

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Fire Department Total			20,000	1,400,000	115,000	2,300,000	2,000,000	5,835,000
Golf Course								
Toro Mower	GOLF-22-03	1					50,000	50,000
Gator Pro	GOLF-25-02	2		50,000				50,000
Utility Cart	GOLF-24-05	1		21,000				21,000
Greens Roller	GOLF-24-01	3	15,000					15,000
Greens Mower	GOLF-22-01	1	62,000					62,000
Pro Core 648 Aerifier	GOLF-20-02	2				25,000		25,000
Rough Mower	GOLF-18-01	1			80,000			80,000
Fairway Mower	GOLF-22-02	2				60,000		60,000
Clubhouse Renovation	GOLF-20-01	1		40,000				40,000
Golf Course Total			77,000	111,000	80,000	85,000	50,000	403,000
Kings Pointe								
Resort Remodel and Refresh	KP-17-04	1	690,000	186,250	186,250	186,250	186,250	1,435,000
Kings Pointe Total			690,000	186,250	186,250	186,250	186,250	1,435,000
Library								
Shelving Replacement	LIB-24-01	4	21,500	12,000				33,500
Library Total			21,500	12,000				33,500
Outdoor Water Park								
OWP Circulation Pump	OWP-20-02	1	5,000	5,000	5,000	5,000	5,000	25,000
Outdoor Water Park Total			5,000	5,000	5,000	5,000	5,000	25,000
Parks Department								
King's Pointe Area Mower	PARKS-26-04	n/a			10,000			10,000
W9th Ballfield Lighting Replacement	PARKS-24-10	5				20,000		20,000
Chautauqua Park Court Lighting	PARKS-24-11	2	20,000					20,000
Chautauqua Park Pickleball Courts	PARKS-24-12	2	70,000					70,000
Steel Roofing- Parks Facilities	PARKS-24-13	3		80,000				80,000
10th Street Park	PARKS-20-08	1	30,000					30,000
Alwaysis Park Lighthouse Paint/Stain	PARKS-24-14	1	20,000				55,000	75,000
Slip Form Paving Machine	PARKS-24-15	1	25,000					25,000
Truck (for Paving Machine)	PARKS-24-16	1	150,000					150,000
Playground Equipment	PARKS-26-02	n/a			100,000	100,000		200,000
Bobcat Toolcat Attachments	PARKS-26-05	3			25,000			25,000
Emerald Park Tennis Court Lights	PARKS-24-09	4				30,000		30,000
Mower- Unit #5	PARKS-25-01	n/a		75,000				75,000
New Holland Replacements	PARKS-20-04	3		75,000				75,000
Trailer	PARKS-23-04	n/a	9,600					9,600
Dock Replacement/New	PARKS-17-04	n/a				30,000	30,000	60,000
Trail- Set-Aside	PARKS-18-02	n/a	100,000	25,000	25,000	25,000	25,000	200,000
Kiwanis Park	PARKS-19-04	1	10,000	10,000	10,000			30,000
Hwy 71 Lighthouse Repainting	PARKS-24-08	1	75,000					75,000
Utility Vehicle	PARKS-20-03	4				48,000		48,000
1/2 Ton Pickup- Replace #30	PARKS-23-03	n/a		40,000				40,000
Alwaysis Park Upgrades	PARKS-23-06	1	230,000					230,000
New Service Pickup	PARKS-24-04	n/a	65,000					65,000
Replace 3 Large Area Mowers	PARKS-24-05	n/a	75,000		75,000			150,000
Toolcat	PARKS-24-06	n/a	80,000					80,000

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Irrigation System	PARKS-24-07	n/a	65,000					65,000
Parks Department Total			1,024,600	305,000	245,000	253,000	110,000	1,937,600
Police Department								
K-9 Patrol Vehicle	PD-22-11	1					60,000	60,000
Force on Force Training Equipment	PD-24-03	2	17,110					17,110
Unmarked Vehicle	PD-23-01	1		40,000			45,000	85,000
Digital Sign for PD	PD-24-04	4		70,000				70,000
Copier	PD-19-02	1					14,000	14,000
Police Supervisor's Vehicle	PD-19-01	2		59,000			65,000	124,000
Patrol Vehicle	PD-17-01	2	115,000	59,000	124,000	62,000	65,000	425,000
HVAC Updates	PD-24-02	2	34,500					34,500
CSO Truck	PD-21-01	3		30,000				30,000
Police Department Total			166,610	258,000	124,000	62,000	249,000	859,610
Sewer Collection								
Force Main Evaluation	SEWCL-25-02	1				1,500	380,000	381,500
Jet/Vac Truck	SEWCL-26-01	1					600,000	600,000
Sanitary Sewer Lining (CIPP)	SEWCL-25-03	1	950,000					950,000
1st Street CIPP	SEWCL-25-01	1				178,500	1,050,000	1,228,500
Parkview Dr Sewer Line Replacement	SEWCL-24-04	1	200,000					200,000
Sewer Line Replacement Set-A-Side	SEWCL-23-02	1	180,000	180,000	180,000	180,000	180,000	900,000
Camera Van	SEWCL-25-04	3				220,000		220,000
Sewer Collection Total			1,330,000	180,000	180,000	580,000	2,210,000	4,480,000
Storm Water								
N Seneca SW Improvements	STW-28-01	2					66,000	66,000
Project Set-Aside	STW-17-01	n/a		30,000	30,000	30,000	30,000	120,000
Aux Engines	STW-22-02	n/a		15,000				15,000
Lakeshore Dr Bio Swell Replacement	STW-26-01	3			50,000			50,000
NW & 5th SW System Improvements	STW-26-02	2	16,000					16,000
Vestal St SW Improvements	STW-27-01	2				109,000		109,000
W 10th Street Drainage	STW-27-02	2				50,000		50,000
Storm Water Total			16,000	45,000	80,000	189,000	96,000	426,000
Street Department								
Motor Grader #62	ST-25-03	n/a			225,000			225,000
North Lake Ave. Overlay	ST-18-05	2					1,268,500	1,268,500
East 4th Street	ST-18-04	1				627,000		627,000
Scissor Lift	ST-28-01	2					20,000	20,000
Holiday Décor Light Poles	ST-27-02	4				45,000		45,000
Towable Lift	ST-27-01	3				35,000		35,000
Towable Air Compressor	ST-26-02	3			30,000			30,000
Fork Lift	ST-26-01	n/a			30,000			30,000
Skidloader/Toolcat Auger	ST-25-06	3		6,000				6,000
Skidload w/ Attachments	ST-25-04	2		120,000				120,000
Plow Truck #24	ST-25-02	n/a		135,000				135,000
Mower #19	ST-25-01	n/a		100,000				100,000
Hydroseeder Unit	ST-24-08	2	25,000					25,000
Sandblaster	ST-24-07	1	75,000					75,000
Building Upgrades	ST-22-02	2			205,000			205,000
Dump Truck #13	ST-18-06	3	145,000					145,000
Equipment Trailer	ST-25-05	3		20,000				20,000

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Oneida Street- Lakeshore	ST-21-01	n/a			1,320,000	1,040,000		2,360,000
Downtown Holiday Lights	ST-24-06	4		20,000				20,000
Backhoe	ST-23-03	n/a	225,000					225,000
Plow Truck #59	ST-23-04	n/a		175,000				175,000
Infrastructure Plan Management	ST-23-06	2	350,000	250,000	250,000	250,000	250,000	1,350,000
Plow Truck #60	ST-24-02	n/a		200,000				200,000
Tree Truck #20	ST-24-03	n/a		135,000				135,000
Water Truck #7	ST-24-04	n/a			135,000			135,000
Equipment Trailer	ST-24-01	3	15,000					15,000
Hydraulic Hose Crimping Machine	ST-24-05	2	15,000					15,000
Street Department Total			850,000	1,161,000	2,195,000	1,997,000	1,538,500	7,741,500

Wastewater Treatment Facility								
Pump Replacement	WWTP-25-06	3		90,000		90,000		180,000
Lagoon Retun Pit Rehab	WWTP-24-08	3	65,000					65,000
Clarifier Scraper Blades	WWTP-24-10	2	65,000					65,000
Clarifier Covers	WWTP-28-01	5					354,000	354,000
Protective Coating Application	WWTP-24-12	3	60,000	60,000				120,000
Sampler	WWTP-24-15	2	10,000					10,000
Storage/Vehicle Building	WWTP-26-01	3			300,000			300,000
Crane Truck	WWTP-25-05	3					185,000	185,000
Trailer Pump	WWTP-25-07	3	130,000					130,000
UV Building	WWTP-24-11	1	165,200					165,200
College & 3rd St Lift Station Replacement	WWTP-24-07	2	195,000	972,000				1,167,000
Campground Lift Station Pumps	WWTP-25-04	1		109,560				109,560
Golf Course LS Replacement	WWTP-24-05	1		170,000	995,000			1,165,000
Parking Lot Expansion	WWTP-24-04	4				40,000		40,000
Pickup Truck (#128 Replacement)	WWTP-24-01	2					65,000	65,000
Emerald Park LS Replacement	WWTP-23-17	1				195,000	972,000	1,167,000
Ice House Lift Station Replacement	WWTP-23-12	1	504,000					504,000
Scout Park Lift Station Full Replacment	WWTP-23-11	1	1,200,000					1,200,000
WWTP New Permit Requirement Set-A-Side	WWTP-23-09	1	150,000	150,000	150,000	150,000	150,000	750,000
A-Basin Diffusers	WWTP-23-05	2					80,000	80,000
Thickener Tanks (2)	WWTP-21-06	1				413,000	413,000	826,000
Blowers	WWTP-19-01	1			200,000	200,000	200,000	600,000
1st Street Lift Station Improvements	WWTP-18-05	1	100,000					100,000
A-Basin Mixer Replacements	WWTP-24-14	3		42,500		45,000		87,500
Sample Station/NW LS Comm	WWTP-24-06	1				50,000		50,000
Wastewater Treatment Facility Total			2,644,200	1,594,060	1,645,000	1,183,000	2,419,000	9,485,260

Water Distribution								
18" Water Line Installation	WD-23-05	1			100,000	18,000,000		18,100,000
Lead & Copper Line Replacement	WD-24-02	1	100,000	250,000	250,000	250,000		850,000
Water Line Replacement Set-A-Side	WD-17-01	1	180,000	180,000	180,000	180,000	180,000	900,000
Cast Main Replacement	WD-23-03	1	100,000	52,000	52,000	52,000	52,000	308,000
Water Distribution Total			380,000	482,000	582,000	18,482,000	232,000	20,158,000

Water Meters								
Water Meter Truck	WM-21-01	2					55,000	55,000
Water Meters Total							55,000	55,000

Water Plant								
Clearwell 1 Maintenance	WP-25-02	1		50,000				50,000

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Jordan Well (NEW)	WP-25-03	1	414,000	3,450,000				3,864,000
Skid Loader	WP-25-04	2		100,000				100,000
Security Gate Control Box	WP-25-05	3		16,000				16,000
Flygt Sludge Pump	WP-25-06	2		20,000				20,000
Tower 1 Removal	WP-26-01	3				1,300,000		1,300,000
Tower 2 Recoating	WP-26-02	3		1,057,300				1,057,300
Well 11 Replacement	WP-23-15	1	91,680	764,000				855,680
Tower 4 Isolation Valve	WP-26-04	1			500,000			500,000
Truck Replacement #139	WP-26-05	2			60,000			60,000
Well 7 Replacement	WP-26-06	1		100,000	995,000			1,095,000
Tower Mgmt Set-A-Side	WP-26-07	1			85,000			85,000
Well 8 Replacement	WP-27-01	1	245,000	1,400,000				1,645,000
Grant Matching Reserves	WP-24-07	1	100,000					100,000
Water Plant Expansion Design	WP-28-01	1					9,520,000	9,520,000
Test Well Exploration	WP-24-06	1	65,000	65,000				130,000
Wilden Pump	WP-24-04	1	13,000			13,000		26,000
Service Truck	WP-24-03	1		60,000				60,000
Basin 1 Repairs	WP-24-02	1		504,000				504,000
CO2 System	WP-23-20	1	535,000					535,000
Filter Media	WP-23-19	1		165,000				165,000
Tower Mixers	WP-23-18	1	150,000					150,000
Well 15 Replacement (New Well 22)	WP-23-16	1	2,361,000					2,361,000
Well 3 Replacement (New Well 21)	WP-23-14	1	1,543,376					1,543,376
Garage/Shop/Storage	WP-23-02	1					87,500	87,500
Water Tower #5	WP-22-04	1	7,937,117					7,937,117
Lime Sludge Press & Building with Storage	WP-21-01	1				100,000	100,000	200,000
Slaker Replacement	WP-20-01	1			160,000			160,000
Well 4 Replacement	WP-28-02	1		414,000	3,450,000			3,864,000
Well Rehab	WP-23-17	1	125,000	125,000	125,000	125,000	125,000	625,000
Water Plant Total			13,580,173	8,290,300	5,375,000	1,538,000	9,832,500	38,615,973
GRAND TOTAL			21,958,789	21,864,831	13,165,550	27,410,250	19,768,917	104,168,337

Staff Summary

02/06/2023

Agenda Item # F.7.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Brian Oakleaf Finance Director

SUBJECT: **Resolution No. 38-R-2022-2023 Approving FY 2024-2028 Capital Improvement Plan**

BACKGROUND: Capital Improvement Plan workshops were held on December 5th and January 3rd. The final CIP incorporates any changes, additions or modifications discussed during the workshop.

FISCAL IMPACT: While five fiscal years are presented for planning purposes, Council may only officially approve one year of expenditures at a time and the actual fiscal impact will be approved through the official City Budget.

RECOMMENDATION: Approve Resolution No. 38-R-2022-2023

ATTACHMENTS:

[Full CIP Proposal.pdf](#)

[Resolution No. 38-R-2022-2023 - CIP \(FY2024-2028\).pdf](#)

City of Storm Lake, Iowa
Capital Improvement Plan

2024 thru 2028

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Administration								
Copier	ADMN-23-04	1					14,000	14,000
City Hall Updates	ADMN-17-01	3		20,000	20,000	20,000	20,000	80,000
Administration Total				20,000	20,000	20,000	34,000	94,000
Airport								
Lighting Replacement 17/35	AIR-21-01	1	563,706					563,706
Fuel Tank Replacment	AIR-25-01	1		708,555				708,555
Runway End 35 Turnaround Loop & Taxiway	AIR-25-02	1		166,666	1,328,300			1,494,966
Apron Expansion	AIR-26-01	1					166,667	166,667
Airport Total			563,706	875,221	1,328,300		166,667	2,933,894
Building/Code Enforcement								
Vehicle Replacement	CODE-20-01	2		45,000			45,000	90,000
Building/Code Enforcement Total				45,000			45,000	90,000
Campground								
Cable Box/Service Line Replacement	CG-21-07	n/a	10,000					10,000
Middle Campground Renovation	CG-27-02	2		25,000				25,000
14 Site Renovation	CG-27-01	2		25,000				25,000
Seal Coat	CG-25-02	2	65,000	60,000				125,000
Campground Flood Mitigation	CG-21-08	1		100,000				100,000
Campground Mower	CG-28-01	1					10,000	10,000
Inflow & Infiltration Repairs	CG-24-02	1		30,000				30,000
Campground Total			75,000	240,000			10,000	325,000
Economic/Community Development								
Downtown Sidewalk Replacement	ED-24-02	1		4,000,000				4,000,000
Spoil Site & Commercial Development Urban Renewal	ED-24-04	1	250,000	2,480,000	480,000	480,000	480,000	4,170,000
City Corridor Entrance Sign Replacement	ED-24-03	1	100,000					100,000
Retail Coach	ED-24-01	1	15,000	25,000	25,000			65,000
Project Set-A-Side	ED-23-01	1		50,000	50,000	50,000	50,000	200,000
Downtown Revit Design	ED-23-03	1	150,000	100,000	450,000			700,000
Economic/Community Development Total			515,000	6,655,000	1,005,000	530,000	530,000	9,235,000
Fire Department								
Replace Engine #75	FIRE-23-04	1		775,000				775,000
Fire Station Expansion/Remodel	FIRE-23-05	1		115,000	115,000	2,300,000		2,530,000
Portable Radio Units	FIRE-24-06	1	20,000	10,000				30,000
Replace Aerial 71	FIRE-24-08	1					2,000,000	2,000,000
Fire Set-A-Side	FIRE-24-09	1		500,000				500,000

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Fire Department Total			20,000	1,400,000	115,000	2,300,000	2,000,000	5,835,000
Golf Course								
Toro Mower	GOLF-22-03	1					50,000	50,000
Gator Pro	GOLF-25-02	2		50,000				50,000
Utility Cart	GOLF-24-05	1		21,000				21,000
Greens Roller	GOLF-24-01	3	15,000					15,000
Greens Mower	GOLF-22-01	1	62,000					62,000
Pro Core 648 Aerifier	GOLF-20-02	2				25,000		25,000
Rough Mower	GOLF-18-01	1			80,000			80,000
Fairway Mower	GOLF-22-02	2				60,000		60,000
Clubhouse Renovation	GOLF-20-01	1		40,000				40,000
Golf Course Total			77,000	111,000	80,000	85,000	50,000	403,000
Kings Pointe								
Resort Remodel and Refresh	KP-17-04	1	690,000	186,250	186,250	186,250	186,250	1,435,000
Kings Pointe Total			690,000	186,250	186,250	186,250	186,250	1,435,000
Library								
Shelving Replacement	LIB-24-01	4	21,500	12,000				33,500
Library Total			21,500	12,000				33,500
Outdoor Water Park								
OWP Circulation Pump	OWP-20-02	1	5,000	5,000	5,000	5,000	5,000	25,000
Outdoor Water Park Total			5,000	5,000	5,000	5,000	5,000	25,000
Parks Department								
King's Pointe Area Mower	PARKS-26-04	n/a			10,000			10,000
W9th Ballfield Lighting Replacement	PARKS-24-10	5				20,000		20,000
Chautauqua Park Court Lighting	PARKS-24-11	2	20,000					20,000
Chautauqua Park Pickleball Courts	PARKS-24-12	2	70,000					70,000
Steel Roofing- Parks Facilities	PARKS-24-13	3		80,000				80,000
10th Street Park	PARKS-20-08	1	30,000					30,000
Alwaysis Park Lighthouse Paint/Stain	PARKS-24-14	1	20,000				55,000	75,000
Slip Form Paving Machine	PARKS-24-15	1	25,000					25,000
Truck (for Paving Machine)	PARKS-24-16	1	150,000					150,000
Playground Equipment	PARKS-26-02	n/a			100,000	100,000		200,000
Bobcat Toolcat Attachments	PARKS-26-05	3			25,000			25,000
Emerald Park Tennis Court Lights	PARKS-24-09	4				30,000		30,000
Mower- Unit #5	PARKS-25-01	n/a		75,000				75,000
New Holland Replacements	PARKS-20-04	3		75,000				75,000
Trailer	PARKS-23-04	n/a	9,600					9,600
Dock Replacement/New	PARKS-17-04	n/a				30,000	30,000	60,000
Trail- Set-Aside	PARKS-18-02	n/a	100,000	25,000	25,000	25,000	25,000	200,000
Kiwanis Park	PARKS-19-04	1	10,000	10,000	10,000			30,000
Hwy 71 Lighthouse Repainting	PARKS-24-08	1	75,000					75,000
Utility Vehicle	PARKS-20-03	4				48,000		48,000
1/2 Ton Pickup- Replace #30	PARKS-23-03	n/a		40,000				40,000
Alwaysis Park Upgrades	PARKS-23-06	1	230,000					230,000
New Service Pickup	PARKS-24-04	n/a	65,000					65,000
Replace 3 Large Area Mowers	PARKS-24-05	n/a	75,000		75,000			150,000
Toolcat	PARKS-24-06	n/a	80,000					80,000

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Irrigation System	PARKS-24-07	n/a	65,000					65,000
Parks Department Total			1,024,600	305,000	245,000	253,000	110,000	1,937,600
Police Department								
K-9 Patrol Vehicle	PD-22-11	1					60,000	60,000
Force on Force Training Equipment	PD-24-03	2	17,110					17,110
Unmarked Vehicle	PD-23-01	1		40,000			45,000	85,000
Digital Sign for PD	PD-24-04	4		70,000				70,000
Copier	PD-19-02	1					14,000	14,000
Police Supervisor's Vehicle	PD-19-01	2		59,000			65,000	124,000
Patrol Vehicle	PD-17-01	2	115,000	59,000	124,000	62,000	65,000	425,000
HVAC Updates	PD-24-02	2	34,500					34,500
CSO Truck	PD-21-01	3		30,000				30,000
Police Department Total			166,610	258,000	124,000	62,000	249,000	859,610
Sewer Collection								
Force Main Evaluation	SEWCL-25-02	1				1,500	380,000	381,500
Jet/Vac Truck	SEWCL-26-01	1					600,000	600,000
Sanitary Sewer Lining (CIPP)	SEWCL-25-03	1	950,000					950,000
1st Street CIPP	SEWCL-25-01	1				178,500	1,050,000	1,228,500
Parkview Dr Sewer Line Replacement	SEWCL-24-04	1	200,000					200,000
Sewer Line Replacement Set-A-Side	SEWCL-23-02	1	180,000	180,000	180,000	180,000	180,000	900,000
Camera Van	SEWCL-25-04	3				220,000		220,000
Sewer Collection Total			1,330,000	180,000	180,000	580,000	2,210,000	4,480,000
Storm Water								
N Seneca SW Improvements	STW-28-01	2					66,000	66,000
Project Set-Aside	STW-17-01	n/a		30,000	30,000	30,000	30,000	120,000
Aux Engines	STW-22-02	n/a		15,000				15,000
Lakeshore Dr Bio Swell Replacement	STW-26-01	3			50,000			50,000
NW & 5th SW System Improvements	STW-26-02	2	16,000					16,000
Vestal St SW Improvements	STW-27-01	2				109,000		109,000
W 10th Street Drainage	STW-27-02	2				50,000		50,000
Storm Water Total			16,000	45,000	80,000	189,000	96,000	426,000
Street Department								
Motor Grader #62	ST-25-03	n/a			225,000			225,000
North Lake Ave. Overlay	ST-18-05	2					1,268,500	1,268,500
East 4th Street	ST-18-04	1				627,000		627,000
Scissor Lift	ST-28-01	2					20,000	20,000
Holiday Décor Light Poles	ST-27-02	4				45,000		45,000
Towable Lift	ST-27-01	3				35,000		35,000
Towable Air Compressor	ST-26-02	3			30,000			30,000
Fork Lift	ST-26-01	n/a			30,000			30,000
Skidloader/Toolcat Auger	ST-25-06	3		6,000				6,000
Skidload w/ Attachments	ST-25-04	2		120,000				120,000
Plow Truck #24	ST-25-02	n/a		135,000				135,000
Mower #19	ST-25-01	n/a		100,000				100,000
Hydroseeder Unit	ST-24-08	2	25,000					25,000
Sandblaster	ST-24-07	1	75,000					75,000
Building Upgrades	ST-22-02	2			205,000			205,000
Dump Truck #13	ST-18-06	3	145,000					145,000
Equipment Trailer	ST-25-05	3		20,000				20,000

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Oneida Street- Lakeshore	ST-21-01	n/a			1,320,000	1,040,000		2,360,000
Downtown Holiday Lights	ST-24-06	4		20,000				20,000
Backhoe	ST-23-03	n/a	225,000					225,000
Plow Truck #59	ST-23-04	n/a		175,000				175,000
Infrastructure Plan Management	ST-23-06	2	350,000	250,000	250,000	250,000	250,000	1,350,000
Plow Truck #60	ST-24-02	n/a		200,000				200,000
Tree Truck #20	ST-24-03	n/a		135,000				135,000
Water Truck #7	ST-24-04	n/a			135,000			135,000
Equipment Trailer	ST-24-01	3	15,000					15,000
Hydraulic Hose Crimping Machine	ST-24-05	2	15,000					15,000
Street Department Total			850,000	1,161,000	2,195,000	1,997,000	1,538,500	7,741,500

Wastewater Treatment Facility								
Pump Replacement	WWTP-25-06	3		90,000		90,000		180,000
Lagoon Retun Pit Rehab	WWTP-24-08	3	65,000					65,000
Clarifier Scraper Blades	WWTP-24-10	2	65,000					65,000
Clarifier Covers	WWTP-28-01	5					354,000	354,000
Protective Coating Application	WWTP-24-12	3	60,000	60,000				120,000
Sampler	WWTP-24-15	2	10,000					10,000
Storage/Vehicle Building	WWTP-26-01	3			300,000			300,000
Crane Truck	WWTP-25-05	3					185,000	185,000
Trailer Pump	WWTP-25-07	3	130,000					130,000
UV Building	WWTP-24-11	1	165,200					165,200
College & 3rd St Lift Station Replacement	WWTP-24-07	2	195,000	972,000				1,167,000
Campground Lift Station Pumps	WWTP-25-04	1		109,560				109,560
Golf Course LS Replacement	WWTP-24-05	1		170,000	995,000			1,165,000
Parking Lot Expansion	WWTP-24-04	4				40,000		40,000
Pickup Truck (#128 Replacement)	WWTP-24-01	2					65,000	65,000
Emerald Park LS Replacement	WWTP-23-17	1				195,000	972,000	1,167,000
Ice House Lift Station Replacement	WWTP-23-12	1	504,000					504,000
Scout Park Lift Station Full Replacment	WWTP-23-11	1	1,200,000					1,200,000
WWTP New Permit Requirement Set-A-Side	WWTP-23-09	1	150,000	150,000	150,000	150,000	150,000	750,000
A-Basin Diffusers	WWTP-23-05	2					80,000	80,000
Thickener Tanks (2)	WWTP-21-06	1				413,000	413,000	826,000
Blowers	WWTP-19-01	1			200,000	200,000	200,000	600,000
1st Street Lift Station Improvements	WWTP-18-05	1	100,000					100,000
A-Basin Mixer Replacements	WWTP-24-14	3		42,500		45,000		87,500
Sample Station/NW LS Comm	WWTP-24-06	1				50,000		50,000
Wastewater Treatment Facility Total			2,644,200	1,594,060	1,645,000	1,183,000	2,419,000	9,485,260

Water Distribution								
18" Water Line Installation	WD-23-05	1			100,000	18,000,000		18,100,000
Lead & Copper Line Replacement	WD-24-02	1	100,000	250,000	250,000	250,000		850,000
Water Line Replacement Set-A-Side	WD-17-01	1	180,000	180,000	180,000	180,000	180,000	900,000
Cast Main Replacement	WD-23-03	1	100,000	52,000	52,000	52,000	52,000	308,000
Water Distribution Total			380,000	482,000	582,000	18,482,000	232,000	20,158,000

Water Meters								
Water Meter Truck	WM-21-01	2					55,000	55,000
Water Meters Total							55,000	55,000

Water Plant								
Clearwell 1 Maintenance	WP-25-02	1		50,000				50,000

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Jordan Well (NEW)	WP-25-03	1	414,000	3,450,000				3,864,000
Skid Loader	WP-25-04	2		100,000				100,000
Security Gate Control Box	WP-25-05	3		16,000				16,000
Flygt Sludge Pump	WP-25-06	2		20,000				20,000
Tower 1 Removal	WP-26-01	3				1,300,000		1,300,000
Tower 2 Recoating	WP-26-02	3		1,057,300				1,057,300
Well 11 Replacement	WP-23-15	1	91,680	764,000				855,680
Tower 4 Isolation Valve	WP-26-04	1			500,000			500,000
Truck Replacement #139	WP-26-05	2			60,000			60,000
Well 7 Replacement	WP-26-06	1		100,000	995,000			1,095,000
Tower Mgmt Set-A-Side	WP-26-07	1			85,000			85,000
Well 8 Replacement	WP-27-01	1	245,000	1,400,000				1,645,000
Grant Matching Reserves	WP-24-07	1	100,000					100,000
Water Plant Expansion Design	WP-28-01	1					9,520,000	9,520,000
Test Well Exploration	WP-24-06	1	65,000	65,000				130,000
Wilden Pump	WP-24-04	1	13,000			13,000		26,000
Service Truck	WP-24-03	1		60,000				60,000
Basin 1 Repairs	WP-24-02	1		504,000				504,000
CO2 System	WP-23-20	1	535,000					535,000
Filter Media	WP-23-19	1		165,000				165,000
Tower Mixers	WP-23-18	1	150,000					150,000
Well 15 Replacement (New Well 22)	WP-23-16	1	2,361,000					2,361,000
Well 3 Replacement (New Well 21)	WP-23-14	1	1,543,376					1,543,376
Garage/Shop/Storage	WP-23-02	1					87,500	87,500
Water Tower #5	WP-22-04	1	7,937,117					7,937,117
Lime Sludge Press & Building with Storage	WP-21-01	1				100,000	100,000	200,000
Slaker Replacement	WP-20-01	1			160,000			160,000
Well 4 Replacement	WP-28-02	1		414,000	3,450,000			3,864,000
Well Rehab	WP-23-17	1	125,000	125,000	125,000	125,000	125,000	625,000
Water Plant Total			13,580,173	8,290,300	5,375,000	1,538,000	9,832,500	38,615,973
GRAND TOTAL			21,958,789	21,864,831	13,165,550	27,410,250	19,768,917	104,168,337

RESOLUTION NO. 38-R-2022-2023

RESOLUTION APPROVING THE CITY OF STORM LAKE 5-YEAR CAPITAL IMPROVEMENTS PLAN

WHEREAS, the City of Storm Lake has a need to develop a 5-Year Capital Improvements Plan that will assist city staff and the City Council in the development of long term capital funding priorities; and

WHEREAS, each department of the City of Storm Lake has submitted and prioritized potential projects for the next five fiscal years; and

WHEREAS, the City Manager and City Council have reviewed and prioritized those projects based on potential funding sources in each fund; and

WHEREAS, the proposed 5-Year Capital Improvements Plan has been reviewed and commented on by the City Council during their Budget Workshops in December 2022.

NOW, THEREFORE BE IT HEREBY RESOLVED, that the Storm Lake City Council formally approves the City's FY 2024-2028 5-Year Capital Improvement Plan as a planning document for the entire city organization.

PASSED AND APPROVED this 6th day of February, 2023.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

02/06/2023

Agenda Item # F.8.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Brian Oakleaf Finance Director

SUBJECT: **Public Hearing on Setting the Maximum Tax Levy and Rate for FY 2023-2024**

BACKGROUND:

For Fiscal Year 2023-2024, we are proposing a non-debt Levy of \$11.81228, resulting in revenues of \$3,917,726. This represents a 4.35% decrease in property tax collection and a reduction in the Tax Rate of 1.187%

The General Fund Levy remains capped at \$8.10, a capped Emergency Levy remains at \$0.27. With our partially self-insured Health Insurance plan, we believe actual claims will come in under expected claims, allowing us to make minimal changes to our Benefits budget. We did see our premium rates go up around 6% this year and while we will see a Benefit Levy increase of \$15,416 we will not have to increase our employee's contribution rates for a fourth consecutive year.

In previous years I have discussed valuations, Storm Lake's portion of the total tax roll and other comparisons. We cannot do that at this time because valuations and all taxing entities' budgets are currently up in the air.

The Iowa Legislature is currently fast tracking a bill that is a complete disaster. In October, an error was found in the residential rollback number. The number given to Counties to establish taxable valuations was wrong. The rollback of Residential Values was given as 56.49% instead of 54.65%. It was not corrected. In December, Counties went about calculating valuations based on the incorrect number provided by the State. In January, Cities and Counties took those numbers and began the Tax Levy portion of their Budgets.

On Thursday, January 26th, we learned that the Senate was introducing a bill to "correct the problem." Their solution: Reduce those valuations by the 1.8% mistake in rollback and Cities and Counties you get to start over. 2/3rds of all cities have at least published their Levy amount or have already passed their budgets. We are at this stage: Levy tonight, budget discussions tonight and Feb. 20th, hurry up and complete the State Budget Form, set a public hearing, have a public hearing and pass the budget March 20th. As it is we are getting this process done with 11 days remaining as Budgets are normally due March 31st.

The State Legislature's solution is to start over as though it is the middle of December. They did not present this solution in October, when the issue was found, nor November, nor December, nor when taxable valuations were released. To compensate for this, showing zero understanding of the budget process of Counties and Cities, they will give a 30 day extension: Two Council meetings. The bill started with no extension and initially was amended to 15 days. It entered subcommittee last Monday, committee Tuesday and hit the Senate floor Wednesday. There was an amendment introduced for the State to cover the difference this year. It failed.

The Bill passed 49 to zero.

Step one is for all counties to start over with calculating taxable values and have those numbers completed in 15 days.

There is very little residential class property is in our large TIF districts. We should only see an \$85,000 reduction in taxable value for the Industrial Park.

I will have further remarks during the consideration of the Resolution.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Open Public Hearing
Hear Comments
Close Public Hearing

ATTACHMENTS:

[Tax Levy Public Hearing.pdf](#)

NOTICE OF PUBLIC HEARING - CITY OF STORM LAKE - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2023 - June 30, 2024

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/6/2023 **Meeting Time:** 05:00 PM **Meeting Location:** City Council Chambers 620 Erie St. Storm Lake, IA

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.stormlake.org

City Telephone Number
(712) 732-8000

	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual % CHG
Regular Taxable Valuation	350,893,279	331,665,264	331,665,264	
Tax Levies:				
Regular General	2,842,235	2,842,235	2,686,489	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	176,984	176,984	122,628	
Support of Local Emer. Mgmt. Commission			0	
Emergency	94,741	94,741	89,550	
Police & Fire Retirement	308,937	308,937	340,731	
FICA & IPERS	312,883	312,883	302,464	
Other Employee Benefits	360,445	360,445	375,864	
Total Tax Levy	4,096,225	4,096,225	3,917,726	-4.35
Tax Rate	11.67371	12.35048	11.81228	

Explanation of significant increases in the budget:

The State passed legislation that reduced Multi-Residential taxable property values from Commercial Property levels (90% of total value) to Residential Levels (54.1302% this year.) For Storm Lake, Multi-Residential property totaled \$17,166,740 in taxable value in 2015. 8 years later, after tremendous market value increases, Multi-Residential property now only has a taxable value of \$10,254,788. The resulting cost to the City of Storm Lake will be \$139,526 in lost property tax revenue per year moving forward. The State has also passed legislation that removed a State Tax Credit for Business Property and shifted the cost to local governments (schools, cities, counties) in the form of a Tax Exemption. Simply put, the credit previously paid to businesses by the State is now being funded by local governments. The State has also phased out reimbursements to local governments previously made to compensate for the Legislative action that rolled Commercial and Industrial taxable values down to 90%. As a result, Commercial and Industrial property that had a taxable value of \$148,216,467 in the current fiscal year only has a taxable value of \$132,141,433 next year. The \$16,075,034 in taxable value loss will cost the City of Storm Lake \$218,716. The net result of this State Legislation: Residential taxpayers see their valuations, therefore their property taxes, go up, while schools, counties, cities and other local entities see their tax revenues go down. For the City, this equals \$358,242 of lost revenue in fiscal year 2024 alone.

If applicable, the above notice also available online at:

www.stormlake.org

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

Staff Summary

02/06/2023

Agenda Item # F.9.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Brian Oakleaf Finance Director

SUBJECT: **Resolution No. 39-R-2022-2023 Approving Maximum Tax Levy and Rate for FY 2023-2024**

BACKGROUND: Three years ago, a provision was added to Iowa Code (384.15A) which requires an additional step in the budget process. Prior to any public hearing or decisions on the Budget, a separate public hearing and Resolution adopting a Maximum Levy and Rate must be held.

Where this leaves us: We can redo the entire budget process and take the generous gift of 30 days given to us by the State. Logistically impossible, hurried, undisciplined and not even close to transparent.

Or we continue the process we started in November knowing full well we will take a financial hit.

We'll use ourselves as an example:

If we trust the number they have *now* given us, and to be frank, trusting the number they gave us is what started this mess, we are looking at a \$120,000 hit to the General Fund. And that's a guess, and you know how much I enjoy guessing.

Some perspective, these are not suggestions, nor needed, merely \$120,000 in perspective:

Before you tonight is \$102,500 in Outside Agency funding requests from the General Fund.

We will discuss the Library, 120 grand is 43% of their entire budget.

Total budget for the Golf Course (not including running the Clubhouse) is \$115,564.

62% of our entire parks department payroll.

I could go on but the point is that every City and County that can't or won't just start over will be facing some difficult decisions. The Senate's advice is to just figure it out. Some suggestions from the Senate floor: Cut lobbyists out of your budget or use that COVID money from 2020.

We'll figure it out. We still have some tools to use and some chess pieces to move and we will address any fallout the best we can. But if the State Legislature keeps squeezing the vice we'll eventually run out of options.

With that, the recommendation is to proceed with our budget process as planned and pass this resolution to establish these specific tax levies at a comparative reduction of 4.35 percent.

FISCAL IMPACT: As Discussed.

RECOMMENDATION: Approve Resolution No. 39-R-2022-2023 Approving Maximum Tax Levy and Rate for FY 2023-2024

ATTACHMENTS:

[Resolution No. 39-R-2022-2023 - Maximum Tax Levy and Rate for FY 2023-2024.pdf](#)

RESOLUTION NO. 39-R-2022-2023

Approval of FY 2023/2024 Maximum Property Tax Dollars.

WHEREAS, the City Council of the City of Storm Lake has considered the proposed FY 2023/2024 City maximum property tax dollars for the affected levy total, and

WHEREAS, a notice concerning the proposed city maximum property tax dollars was published as required and posted on city web site and/or social media accounts if applicable,

WHEREAS, a public hearing concerning the proposed city maximum property tax dollars was held on February 6, 2023

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Storm Lake that the maximum property tax dollars for the affected tax levies for FY 2023/2024 shall not exceed the following total: \$3,917,726

Total maximum levy for affected property tax levies: \$11.81228

The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for FY 2023/2024 is \$3,917,726 and does not represent an increase of greater than 2.0% from the Maximum Property Tax dollars requested for FY 2022/2023.

PASSED AND APPROVED this 6th day of February, 2023.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

02/06/2023

Agenda Item # F.10.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Motion to Approve Memorial Request**

BACKGROUND: The Storm Lake Preservation Association would like to install a natural stone monument with copper memorial plate that memorializes Gary Lalone for his leadership and dedication to the preservation of Storm Lake. The request is to place the memorial stone along the Awaysis Park pathway on the south side of the sidewalk at the north side of the great lawn. The stone would be approximately 3.5 feet tall and 5 feet long and 4 feet wide.

FISCAL IMPACT: N/A

RECOMMENDATION:

ATTACHMENTS:

[Stone.jpg](#)

[Bronze.jpg](#)





The "Ambassador" of Storm Lake
Gary Lalone

April 12, 1950-August 6, 2021

*As a lifelong Storm Lake resident,
Gary was a fierce advocate for
the preservation of our Storm Lake.
Gary's devoted leadership, along with the
generous contributions of others, helped
preserve Storm Lake for future generations.*

Staff Summary

02/06/2023

Agenda Item # F.11.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez City Clerk

SUBJECT: City Council Requested Items

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION: Future work session or presentations.
To Be Determined - Golf Cart Use on City Streets
To Be Determined - Facility For Indoor Mini Pitch Soccer

ATTACHMENTS:

Staff Summary

02/06/2023

Agenda Item # F.12.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Fiscal Year 2023-2024 Budget Work Session**

BACKGROUND: Fiscal Year 2023-2024 Operations and Maintenance Budgets will be presented to City Council.

- Outside Agency
- FY2024 Overview
- King's Pointe
- Administration & Special Revenues
- Economic Development
- Building Official & Code Enforcement
- Police Department
- Fire Department
- Library
- Public Services

FISCAL IMPACT:

RECOMMENDATION: Review budgets and make recommendations.

ATTACHMENTS:

[OUTSIDE AGENCY FUNDING.docx](#)
[FY2024 OVERVIEW.docx](#)
[KINGS POINTE](#)
[GENERAL FUND & SPECIAL REVENUES.docx](#)
[Resolution No. 15-R-2002-2003](#)
[ECONOMIC DEVELOPMENT.docx](#)
[BUILDING & CODE ENFORCEMENT.docx](#)
[POLICE DEPARTMENT.docx](#)
[FIRE DEPARTMENT.docx](#)
[LIBRARY.docx](#)
[PUBLIC SERVICES.docx](#)

OUTSIDE AGENCY FUNDING

Each year the City of Storm Lake takes requests from tax-exempt organizations throughout the community to award grant money the City has available on an annual appropriation basis. This year, the City received 5 requests: Witter Gallery, Upper Des Moines, Imagine the Possibilities, SLCSD Lighthouse Project, and Storm Lake United.

REVENUES

Revenues to support the outside agency funding will come from the general fund.

2022-2023 BUDGET YEAR

City awarded:

Outside Agencies Funded:

Witter Gallery	\$ 12,000
Upper Des Moines	\$ 10,000
Storm Lake United	\$115,400
SLU	\$ 48,000 (Development)
SLU (estimate)	\$ 67,400 (Marketing)
Elevate Storm Lake	\$ 50,000

Events/Outside Agency In-Kind:

SLU Events (Wood, Wine, & Blues)	\$ 6,175
Star Spangled Spectacular Event	\$ 5,575
Downtown Lights/Pole Decorations	\$ 12,075

FISCAL YEAR 2023-2024 BUDGET

Outside Agency Requests

Applications were received by:

		<u>Total Request</u>
Witter Gallery		\$30,000
Mosaic Mural Project	\$10,000	
Flooring Replacement	\$15,000	
Hands-On Art Area	\$ 2,000	
Grant Match Funds	\$ 3,000	
Upper Des Moines		\$10,000
Imagine the Possibilities		\$ 500
SLCSD Lighthouse Project		\$12,000
SLU Development		\$50,000
Memberships	\$25,000	
Wood, Wine, Blues	\$15,000	
Tourism Brochures	\$ 7,000	
Live Music	\$ 3,000	

RAGBRAI:

The City devotes substantial services from public safety, streets, parks and all departments. Signage, equipment and several other City resources are also used. Council may earmark General Fund or Hotel/Motel tax dollars to contribute as well as requested.

Note:

***Awardees must be willing to enter, or have already entered, into a 28E agreement with the City of Storm Lake pursuant the State Auditor's Office.

***Awardees must provide a mid-year update to the City Council on the use of funds.

Council to come to a consensus on amounts (if any) of Outside Agency funding.

FY2024 OVERVIEW

All fund balances are operating in good financial health, at or exceeding the Council's desired 40% fund balance.

Tax Levy

Revenues for the General Fund are based on taxable valuations determined by the County Assessor. Below is the past and proposed levy rate for City of Storm Lake (General Fund Capped at \$8.10):

FY2020-	\$13.84485
FY2021	\$13.77301
FY2022	\$13.73919
FY2023	\$13.60595

Insurance Levy

The Insurance Levy is a levy on property valuation to cover the cost of insurance.

Proposed Levy Rate:

FY2023	\$0.50438 (per \$1,000 taxable value.)
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Employee Benefits Levy

The Employee Benefit Levy is a levy on property valuation to cover the cost of benefits offered to City Employees.

Proposed Levy Rate:

FY2023	\$2.81807
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Emergency Levy

The Emergency Levy is a levy to offset additional operating costs. The max rate is \$0.27 per \$1,000 of taxable value.

Previous/Proposed Levy Rate:

FY2023	\$0.27
--------	--------

Debt Service/Bond Payments

The Debt Levy is a levy imposed on local property owners for public improvements which are covered by bonds. Levied Bonds include the Fire Truck and partial coverage of the Outdoor Water Park and Awaysis Bonds. All of the Urban Renewal Areas are still repaying their respective costs and are net exempt from future debt levies as required by Iowa Code.

Previous/Proposed Levy Rates:

FY2020	\$1.43543
FY2021	\$1.44529
FY2022	\$1.67751
FY2023	\$1.93224

Total Debt:

FY2019	\$31,608,582
FY2020	\$28,606,387
FY2021	\$25,301,613
FY2022	\$24,327,000
FY2023 (est.)	\$21,142,000

FISCAL YEAR 2023-2024 BUDGET ADJUSTMENTS

Insurance rates are expected to increase by 6% for general property insurance, worker's comp insurance, and liability insurance. The proposed budget includes a 3% wage increase for full time employees and the 6% increase in employee insurance will be covered by the City. Adjustments have been appropriately made for telecommunication, electric service, gas services, and software subscription costs.

King's pointe

The Awaysis project was funded by an \$8M Vision Iowa Grant and voter approved bonds. The projects included a hotel and indoor waterpark, outdoor water park, lighthouse, great lawn, family playground, redesigned golf course and cottages. The purpose of the project was to diversify economic development and increase Local Option Sales Tax Revenue and Hotel/Motel revenue.

SUMMARY OF RESULTS THROUGH DECEMBER 2022

Through the first six months of fiscal year 22-23, the resort saw total revenue of \$2,285,367.50 to a budget of \$2,162,681.78, a positive variance of \$122,685.72. July and August of 2022 were record revenue months for the resort and the overall guest impression of the resort was up over recent years thanks to updates, repairs, fun events, increased tourism to our community and a return to travel.

During 2022 the resort had the same challenges as many businesses dealing with the increase in cost of goods, labor shortages and supply chain delays in addition to being faced with several maintenance repairs and upgrades that are extremely common with any 15-year-old hotel, waterpark, restaurant etc. The necessary maintenance and upgrades created challenges with the bottom line but without the repairs the revenue budgets would have been hit hard with loss of revenue especially when it comes to the indoor/outdoor waterparks as they are key revenue drivers during the summer and winter months.

KINGS POINTE RESORT 2022-23 FISCAL YEAR FORECASTED FINANCIAL INFO

January 2023 was a strong revenue month for the resort coming in a close 2nd to the record set in 2015 and this summer looks to be another record season with a strong demand for hotel, banquet space and cottage reservations. Many dates this summer are already sold out, thanks in part to the variety of events coming to Storm Lake in addition to weddings, family reunions and work retreats, etc.

While we anticipate the summer season to bring high revenue, the resort will require some major updates and repairs now and into the fall/winter months to ensure we can continue to see strong demand, repeat business and top revenue for years to come.

Some of the projects required will include updates and repairs to both the indoor and outdoor waterpark, the addition of new fun items to the waterparks and updates to the hotel guest rooms and cottages.

We will also continue to explore ways to bring the use of new technology to increase guest satisfaction, resort function, decrease cost and help continue to keep the resort moving forward with a focus on this year and years to come.

FISCAL YEAR 2022-2023 FORECASTED FINISH

Rooms Sold 19,408 of the 36,500 available room nights
Occupancy 53.17%
Average Daily Rate \$128.34

Total Projected Revenue **\$3,956,973.99**

Total Projected Expense **\$3,907,559.28**

OUTDOOR WATERPARK

Total Projected Revenue	\$339,149.68
Total Projected Expense	<u>\$342,127.27</u>
OWP Projected Profit (Loss)	(\$2,977.59)

Administration

General Fund

The General Fund is the primary ledger accounts that record all assets and liabilities of the City which are not assigned to a special purpose. The primary divisions of the General Fund include: Public Safety, Code Enforcement, Airport, Library, Parks, Campground, Golf Course, Economic Development, Finance, Administration, Cottages, and Outdoor Water Park.

Airport:

Revenues- \$442,000

Expenses- \$437,882

Transit System:

Operating Expense- \$8,000

Municipal Band:

Operating Expenses- \$8,000

Community Education:

Operating Expenses- \$91,250

Mayor & City Council:

Payroll- \$59,999

Franchise Fees:

Revenues- \$964,000

Administration:

Revenues- \$340,500

Payroll- \$118,447

Operating Expenses- \$181,506

Cottages:

Revenues- \$133,866

Operating Expenses- \$81,727

Local Option Sales Tax

Local Option Sales Tax is the 1% voter approved specific purpose tax that is returned to the City for streets, buildings, debt retirement and capital improvements.

Estimated Revenues: \$1,778,826

Debt Expenses: \$ 212,564

Capital Expenses: \$1,565,721

Hotel Motel Tax

Hotel Motel Tax is the tax generated and returned to the community from recreation. Per Section 422A.2(4)(a) of the Code of Iowa, 50% of this revenue must go back into the community for recreation, culture and tourism ,and related debt.

Estimated Revenues:	\$350,000
Debt Expenses:	\$120,890
Capital Expenses:	\$278,000

Sales Tax Increment Financing Fund

As part of our flood mitigation projects, the State enacted a STIFF program to assist with offsetting costs for flood mitigation projects. These funds are used to repay bonds incurred by flood mitigation projects.

Estimated Revenues:	\$220,000
Debt Expenses:	\$220,000

Tax Increment Financing

Tax Increment Financing is a public financing method used as an incentive for redevelopment, infrastructure, and other community improvement projects. TIF is a way for the City to divert future property tax revenue increases from a defined area (Urban Renewal Area) toward an economic development or public improvement project in the community. The City currently has 5 Urban Renewal Areas:

Industrial Park URA

Projected Revenues:	\$1,229,333
Debt Repayment Expenses:	\$1,229,333

Bargloff URA

Projected Revenues:	\$274,211
Debt Repayment Expenses:	\$274,211

LMI #3 URA

Projected Revenues:	\$19,458
Debt Repayment Expenses:	\$19,458

LMI #4 URA

Projected Revenues:	\$20,146
Debt Repayment Expenses:	\$20,146

3rd Addition URA

Projected Revenues:	\$94,383
Debt Repayment Expenses:	\$94,383

Donations

The City of Storm Lake maintains several donation funds which are earmarked for specific purposes. These funds are collected and disbursed accordingly per the use of the funds. The City will have a full donation plan implemented by July 1st, 2023.

Crime Prevention

Estimated Revenues: \$3,500

Projected Expenses: \$3,500

Parks

Estimated Revenues: \$1,000

Projected Expenses: \$1,000

Memorial Funds

The City maintains several memorial funds. Each are limited per a contractual agreement on what the funds are used for.

Library Memorial Funds

Estimated Revenues: \$9,535

Projected Expenses: \$8,330

Law Enforcement Funds

The City maintains evidence funds for the Public Safety Department which are held for a judge's ruling.

Law Enforcement

Estimated Revenues: \$5,500

Projected Expenses: \$5,500

Evidence

Estimated Revenues: \$0

Projected Expenses: \$0

***Note: Transfers between funding sources are not included to get a clear picture of revenue vs expenses per division. Transfers were approved during the CIP process.

RESOLUTION NO. 15-R-2002-2003**RESOLUTION REGARDING A HOTEL AND MOTEL TAX FOR THE CITY OF STORM LAKE, IOWA**

Whereas, the City Council has placed on the ballot at the general election, November 5, 2002, the question of a 7% hotel and motel tax, and

Whereas, the City Council intends that the hotel and motel tax revenues shall be used to fund community improvements such as parks, recreation, and lake improvement projects and the promotion of tourism in the Storm Lake area.

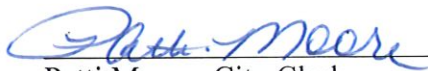
IT IS HEREBY RESOLVED by the City Council of the City of Storm Lake as follows:

1. The City may allocate each year an amount not to exceed 20% of the total hotel motel tax revenues to fund projects proposed by the Storm Lake Convention and Visitor's Bureau and which are approved by the City Council during the normal budgeting process.
2. The balance of the revenues, including any funds not approved for use by the CVB, shall be used to fund community improvements such as parks, recreations, and lake improvement projects.
3. Under all circumstances not less than 50% of the revenues from the hotel motel tax shall be used for projects as described in section 422A.2(4)(a) of the Code of Iowa.

Passed and adopted this 19th day of August 2002.


Jon Kruse, Mayor

Attest:


Patti Moore, City Clerk

ECONOMIC DEVELOPMENT

The Economic Development Department is responsible for encouraging business investment opportunities and supporting business retention and attraction in Storm Lake. With the support of elected officials and partner organizations we strive to guide and support growth and maintain a healthy economy.

The City of Storm Lake through the Development Services Specialist is committed to promoting and sustaining a strong, successful business climate by ensuring our business community has the appropriate tools and resources to grow and expand.

FISCAL YEAR 2022-2023 BUDGET SUPPLEMENTAL REQUESTS

Iowa Lakes Corridor Membership-	\$33,807
NW IA Planning & Dev Member-	\$ 5,635
Land Options-	\$20,000
Housing Study Update-	\$ 5,000

BUDGET OVERVIEW

Expenses-	\$254,163	
Personnel-	\$66,622	26% of the total expenses
Operations/Maintenance-	\$187,541	74%

BUILDING & CODE ENFORCEMENT

The Storm Lake Building Department consists of two full time employees who inspect and enforce national and local building codes for new construction and remodels. Additionally, the Building Inspector and Building and Code Compliance Director are responsible for storm water inspections, rental housing inspections, enforcement of the Zoning Ordinance, working with the Planning and Zoning Commission and Board of Adjustment, dangerous building inspections, and coordinating with the other City Departments on areas of overlap. Working closely with the Building Department, the City's Code Enforcement Officer assists with inspections and enforcement of the City Property Maintenance Code, scheduling of rental inspections, inspecting sidewalks, storm water inspections, rental inspections, and scheduling of building inspections, as well as setting up Planning and Zoning Commission and Board of Adjustment meetings.

FISCAL YEAR 2023-2024 BUDGET SUPPLEMENTAL REQUESTS:

Increase in Condemned Housing Costs- \$25,000

BUDGET OVERVIEW

Total Revenues- \$82,700

Expenses- \$263,248

Personnel- \$151,811

58% of the total expenses

Operations/Maintenance- \$111,437

42%

POLICE DEPARTMENT

The Storm Lake Police Department provides 24-hour law enforcement services to the City of Storm Lake. The department currently consists of 21 sworn police officers, 2 bilingual community service officers, 2 civilian office staff members and 2 civilian volunteers (one chaplain and one tactical team medic).

The Storm Lake Police Department Patrol Division is made up of 4 Lieutenants and 13 patrol officers. Each lieutenant oversees a patrol shift consisting of two to three patrol officers and one Community Service Officer.

The patrol division is primarily responsible for answering calls for service which include:

- Responding to emergency calls
- Taking criminal complaints
- Enforcing traffic laws
- Addressing quality of life issues
- Investigating vehicular accidents
- Preliminary Investigation of crimes
- Community Policing
- Networking with other community service providers
- Enforcing city and state criminal laws
- Animal Control

The Criminal Investigation Division (CID) is made up of 2 detectives supervised by the Assistant Chief.

The investigation division is responsible for major case crimes and follow up investigations. SLPD Detectives provide the highest quality criminal investigations by conducting timely and thorough investigations using advanced investigative techniques and forensic equipment.

The Community Service Officers (CSOs) are civilian officers that work under the umbrella of the patrol division. The CSOs primary responsibilities are interpretation, translation, and community outreach. CSOs further assist with performing city code enforcement, house watch, security checks, funeral escorts, parking enforcement and fingerprinting.

The Police Department Special Services Division has specially trained officers in the following areas:

Tactical Entry Team (E-Team)
Hostage Negotiators
Clandestine Drug Lab Response Team
Underwater Search and Recovery Dive Team
Sexual Assault Response Team (SART)
Drone Pilots
K-9 Unit
Narcotics Unit
Community Engagement / Community Outreach

REVENUES

The operations for the Storm Lake police department budget are covered by the City's general fund with other revenue coming from fines and fees outlined in the City's fee resolution.

FISCAL YEAR 2022-2023 BUDGET SUPPLEMENTAL REQUESTS

Furniture at the Station-	\$ 5,000
Sally Port Garage Door-	\$ 4,000
Covert Camera System-	\$ 1,000
E-Team Helmet Lights-	\$ 1,000
Evidence Storage Boxes-	\$ 1,000
Portable Traffic Cones-	\$ 2,000
Radio Upgrades-	\$14,000
Patrol Car Storage Racks-	\$ 3,600

BUDGET OVERVIEW

Total Revenues- \$30,500

Expenses- \$2,104,134

Personnel- \$1,668,234

Operations/Maintenance- \$435,900

79% of the total expenses

21%

FIRE DEPARTMENT

The Storm Lake Fire Department is a mix of 2 full time employees and 24 volunteer fire fighters. These individuals work with 8 emergency vehicles. The Storm Lake Fire department covers approximately 90 square miles within Grant, Hayes, and Washington Townships which encompass the City of Storm Lake, City of Lakeside, and Truesdale. These surrounding areas enter into a fire service agreement with the City of Storm Lake for services.

REVENUES

The operations for the Storm Lake fire department budget are covered by the City's general fund with other revenue coming from the surrounding service area governing bodies.

FISCAL YEAR 2023-2024 BUDGET SUPPLEMENTAL REQUESTS

Thermal imaging cameras for masks- \$4,500

BUDGET OVERVIEW

Total Revenues- \$119,064

Expenses- \$593,670

Personnel- \$368,542

62% of the total expenses

Operations/Maintenance- \$123,201

21%

Emergency Management- \$12,881

2%

Debt- \$89,046

15%

LIBRARY DEPARTMENT

The Storm Lake Public Library has 4 full time employees and 2 part time employees. Operations are governed by City administration and actions of Council-appointed members of the Storm Lake Public Library Board of Trustees. The longest serving Trustee is the Board President with 20 years of continuous service. Since 1998, the library is associated with the Friends of the Storm Lake Public Library, a fundraising non-profit corporation run by volunteer members. The library serves 10,709 current card account patrons of which 2,207 are public Storm Lake student accounts, 1,203 Buena Vista County accounts and 931 out-of-county accounts. Of service to the state, the library sends its requested materials to various libraries. Besides maintaining the City of Storm Lake's library collection; educational and outreach programs, public computers with printing/scan/fax services and general information services are provided to very diverse communities. The County Supervisors acknowledge the library's partnership with Linn Grove and Rembrandt Public Libraries. The American Library Association, International Relations Office acknowledges the library's partnership with a Sister Library in Jalisco, Mexico.

REVENUES

The operations for the Storm Lake library budget are covered by the City's general fund with other revenue coming from late fees and services outlined in the City's fee resolution. The library also requests funding from Buena Vista County on an annual basis for support.

FISCAL YEAR 2023-2024 BUDGET SUPPLEMENTAL REQUESTS

Additional print/media materials- \$12,500

BUDGET OVERVIEW

Total Revenues- \$31,477

Expenses- \$284,263

Personnel- \$172,504

Operations/Maintenance- \$111,759

60% of the total expenses

40%

PUBLIC SERVICES

The Public Services Department is made up of the City's Street, Parks, Golf, Campground, and Street Sweeping divisions.

STREETS:

The Road Use Tax Fund is funds eligible for street reconstructions, street maintenance, street lighting, and snow removal for Storm Lake's 109 miles of streets. This number has grown over the years with the addition of the Early Education building and the new Tyson Feed Mill.

The Road Use Tax Fund is a special revenue fund with support from the State of Iowa through Fuel Taxes. The State disburses funds on a per capita basis (FY2024 estimate is \$130) via the last census. A Street Finance Report is completed and submitted to the State each year.

FISCAL YEAR 2023-2024 BUDGET SUPPLEMENTAL REQUESTS:

3 Point Tiller-	\$4,250
Pallet Forks for Toolcat-	\$1,250
Plasma Cutters-	\$4,500
Toolcat Sweeper Attach-	\$6,500

BUDGET OVERVIEW:

Total Revenues- \$1,478,470

Expenses- \$1,345,973

Personnel- \$607,687	45% of the total expenses
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Operations/Maintenance- \$738,285	55%
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PARKS:

The Parks Department is a mix of 1 full time employee and 3 to 5 part time employees. These individuals maintain 145 acres of parks including King's Pointe green areas. They also maintain 11 playgrounds, 4 bathrooms, 3 ballfields, 2 tennis courts, 1 beach, Chautauqua Shelter, and other open shelters. They are heavily involved in the Star Spangled Spectacular, Wood Wine and Blues, and other community events.

FISCAL YEAR 2023-2024 BUDGET SUPPLEMENTAL REQUESTS:

New Trash Cans with Lids-	\$ 4,500
W 9 th Ballfield Scoreboard-	\$ 4,000
Mini Pitch Security Cameras-	\$ 7,500
Sunset Park Security Cameras-	\$15,000

BUDGET OVERVIEW:

Total Revenues- \$15,695

Expenses- \$340,301

Personnel- \$194,901	57% of the total expense
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Operations/Maintenance- \$145,400	43%
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GOLF:

This 100+ year old (1917) 9-hole golf course is located adjacent to King's Pointe Resort and Pirate's Pointe Miniature Golf. The clubhouse provide a location for senior citizens to gather and offers the community another event location.

The golf course maintenance crew consists of 1 full time employee and two part time employees, down one from previous years, who work with 4 mowers, 2 utility vehicles, 2 sprayers, 1 aerator, 1 fertilizer, and 1 golf cart.

FISCAL YEAR 2023-2024 BUDGET SUPPLEMENTAL REQUESTS:

Fountain Aeration for Ponds-	\$4,000
Power Washer-	\$4,000

BUDGET OVERVIEW:

Total Revenue	\$251,665
Total Expense	\$284,063
Clubhouse Exp-	\$168,499
Grounds Exp-	\$115,564
Personnel-	\$35,014
Operations-	\$80,550

CAMPGROUND:

The campground offers 101 camping sites. There are 4 hosts on-site. The campground offers firewood, ice and other items for sale. The campground started a new program last year with monthly activities during the season.

FISCAL YEAR 2023-2024 BUDGET SUPPLEMENTAL REQUESTS:

Picnic Table Concrete Pads-	\$10,000
Picnic Tables-	\$ 5,000
Fire Rings-	\$ 5,000

BUDGET OVERVIEW:

Total Revenues-	\$195,000
Expenses-	\$102,910
Personnel-	\$25,440
Operations/Maintenance-	\$77,470

***Note: Transfers between funding sources are not included to get a clear picture of revenue vs expenses per division. Transfers were approved during the CIP process.