

**CITY OF STORM LAKE
REGULAR COUNCIL MEETING, CITY HALL
COUNCIL CHAMBERS
JUNE 20, 2022
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>

- A. Pledge of Allegiance
- B. **Consideration of Changes in Agenda and Setting the Agenda**
- C. **Disclosure by City Council Members**
- 1. Hear the Public
- 2. Consent Agenda
 - A. **Approve Consent Agenda**
 - B. **Buy Local Information**
 - C. **2022 SLHS Homecoming Parade Request**
 - D. **Motion Approving Agreements With Storm Lake Cab & RIDES For Transit Services**
 - E. **SLPD City Code Enforcement Summary**
- 3. Unfinished Business
 - A. **Resolution No. 79-R-2021-2022 Supporting Workforce Housing Tax Incentive Program - Woodland Creek Subdivision**
- 4. **Ordinance No. 10-O-2021-2022 For A Proposed Text Amendment to the Storm Lake Zoning Ordinance to Permit Kennels in the GI Zoning District. - 3rd Reading**
- 5. **Motion Setting The Public Hearing On A Preliminary and Final Plat For A Minor Subdivision**

6. **Resolution No. 80-R-2021-2022 Approving Change Order No. 1 of the Fiber Optic Improvements – 2021 project**
7. **Motion Approving an Amendment to the Professional Services Agreement with Rebnord Technologies for the Fiber Optic Improvements – 2021 Project**
8. **Resolution No. 81-R-2021-2022 Supporting Workforce Housing Tax Incentive Program - Bloomfield Acres (Kading). Kading will also provide a construction update.**
9. **Motion Approving an Amendment to the Professional Services Agreement with Bolton & Menk for the 2022 4th Street Watermain Improvements Project**
10. **Motion Adopting Resolution No. 83-R-2021-2022 Approving the Amendment to the Agreement with CMBA for Professional Services for Architectural Services for the Storm Lake Library CDBG – COVID (CV) Funding Grant**
11. **Motion To Approve Prizes For Campground Event on July 30, 2022**
12. **City Council Requested Items**
13. **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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Staff Summary

6/20/2022

Agenda Item # B.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
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REPORT TO: Honorable Mayor and City Council

FROM:

SUBJECT: Consideration of Changes in Agenda and Setting the Agenda

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION:

Staff Summary

6/20/2022

Agenda Item # C.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
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REPORT TO: Honorable Mayor and City Council

FROM:

SUBJECT: Disclosure by City Council Members

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION:

Staff Summary

6/20/2022

Agenda Item # A.



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

REPORT TO: Honorable Mayor and City Council

FROM: Mayra Martinez, City Clerk

SUBJECT: **Approve Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

- List of bills for approval
- King's Pointe and Sunrise Pointe disbursements for approval
- Approve the June 6, 2022 City Council Minutes
- Approve Renewal Liquor Licenses For Casey's Store #3030
- Approve Renewal Cigarette Permits For BLP Pohnpei Market and Brewsters
- Approve Motion To Amend The Warehouse Storage Facilities Operator Agreement With L&G Products, Inc.
- Approve The 2022 SLHS Homecoming Parade Request
- Approve the SLPD Code Enforcement Summary (see staff summary)

FISCAL IMPACT: The City will pay the following expenditures:

- List of Bills - - \$724,845.51
- King's Pointe & Sunrise Pointe Golf Course Bills -- \$210,993.67

The City will Receive the Following Revenues:

- Liquor License Renewals: \$75.00
- Cigarette Permit Renewals: \$150.00

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

Description	Type
☐ Minutes - June 6, 2022	Minutes
☐ List of Bills	List of Bills

▢	King's Pointe Claims	List of Bills
▢	Casey's Store #3030 Liquor Application 2022	Application
▢	BLP Phonpei Market Cigarette Application 2022	Application
▢	Brewsters Cigarette Application 2022	Application

REGULAR COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, CITY OF STORM LAKE, JUNE 6, 2022, 5:00 PM

Present: Mayor Michael Porsch, Council Members Tyson Rice, Kevin McKinney, Maggie Martinez and Matt Rickleffs (via Zoom). Absent: Maria Ramos

Staff present: City Manager Keri Navratil (via Zoom), Assistant City Manager David Derragon, City Attorney Phil Havens, Police Chief Chris Cole, Fire Chief Glenn Schlessler, Building and Code Compliance Director Scott Olesen, Public Services Assistant Supervisor Brandon Ripke, King's Pointe Manager Amy Von Bank, Communications Coordinator Dana Larson, Finance Director Brian Oakleaf, City Clerk Mayra Martinez, and Deputy City Clerk Nelda Kirkholm.

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

Pledge of Allegiance

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

Disclosures – None at this time.

Hear the Public – No comments from the Public.

Consent Agenda - Moved by Council Member Martinez to approve the Consent Agenda, list of bills Check #'s 77427, 78454 through 78519, EFT #'s 852, 863, 864 and #3006 through 3053, King's Pointe and Sunrise Pointe disbursements, approve the May 16, 2022, City Council minutes, acknowledge the Library's April 2022 minutes, acknowledge the Airport's April 2022 minutes, approve renewal liquor licenses for Brew Midtown and La Juanita's, approve renewal cigarette permits for Wal-Mart #1526, Murphy USA #6923, Dollar General #1047, Casey's #3030, Casey's #3679, Walgreen's #1330, Fareway Stores Inc #461, Hy-Vee Store, Hy-Vee Fast & Fresh, Brew #8 Midtown, Al's Liquor #9, Brew #33 Lakeshore, Yesway #1169, approve tax abatement for Storm Lake Community School District – 1510 W 10th St, approve the SLAPT Theatre in The Park noise variance for June 20th-25th, 2022, approve noise variance request for Sunset Park Band Shell for July 2nd, 2022, approve Resolution No. 78-R-2021-2022 to adopt the update to Storm Lake purchasing policy, approve the SLPD Code Enforcement summary. Seconded by Council Member Rickleffs. Roll call vote: All ayes with Council Member Ramos absent. Motion carried

RESOLUTION NO. 78-R-2021-2022

RESOLUTION ADOPTING CDBG PROCUREMENT POLICY

WHEREAS, the City of Storm Lake has received a Community Development Block Grant from the State of Iowa and the Iowa Economic Development Authority; and

WHEREAS, the City's current policy has been determined to be out of date with the most recent federal requirements; and

WHEREAS, the grant program and Iowa Economic Development Authority require that the City adopts and maintains a Procurement Policy that is in compliance with the current federal and State guidelines in order to utilize grant funds; and

WHEREAS, the attached policy, inclusive of eight pages, which is hereby incorporated into and made a part of this resolution;

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

SECTION 1. That the City hereby adopts the attached Procurement Policy for use by the City for its current and future Community Development Block Grant Program awards.

SECTION 2. That the Mayor is hereby authorized to sign the attached policy on Page 8 in acknowledgement of the adoption of the policy.

PASSED AND APPROVED THIS 6TH DAY OF JUNE, 2022.

Michael Porsch, Mayor

ATTEST

Mayra Martinez, City Clerk

Text Amendment to the Zoning Ordinance G1 Zoning District- 2nd Reading – Moved by Council Member McKinney to approve on second reading Ordinance No. 10-R-2021-2022 a proposed Text Amendment to the Storm Lake Zoning Ordinance to permit kennels in the G1 Zoning District. Seconded by Council Member Ricklefs. Roll call vote: All ayes with Council Member Ramos absent. Nays: Council Member Rice. Motion Carried.

Water Rate Schedule - 3rd Reading - Moved by Council Member Rice to pass on third reading adopting Ordinance No. 11-O-2021-2022 providing for a new water rate schedule. Seconded by Council Member Martinez. Roll call vote: All ayes with Council Member Ramos absent. Motion Carried.

ORDINANCE NO. 11-O-2021-2022

ORDINANCE AMENDING CHAPTER 3-5 OF TITLE III OF THE CITY CODE OF THE CITY OF STORM LAKE, IOWA, TITLED “WATER RATES”, TO PROVIDE FOR NEW RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL WATER RATES AND NEW MINIMUM RATES

WHEREAS, the City’s water rates, set out in Section 3-5-1 in Chapter 3-5 of the City Code, for annual periods from 2016 through the present, need to be adjusted to reflect current costs and expenses; and

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

SECTION 1: AMENDMENTS TO SECTION 3-5-1: Chapter 3-5 of Title III of the City Code of the City of Storm Lake, Iowa, is hereby amended by striking Sections 3-5-1 of such Chapter and substituting in lieu thereof the following new Sections 3-5-1:

Section 3-5-1 Water Rates

a. Effective for billings made on or after July 1, 2021 and before July 1, 2022 water shall be furnished to consumers at the following monthly rates, per meter:

(A) Residential Rate:

A base rate of \$14.53 for the first 1,500 gallons
\$4.35 per 1,000 gallons for all water used in excess of 1,500 gallons

(B) Commercial and Industrial rates:

A base rate of \$14.53 for the first 1,500 gallons
\$4.35 per 1,000 gallons for the next 8,500 gallons.
\$3.14 per 1,000 gallons for the next 150,000 gallons.
\$3.00 per 1,000 gallons for the next 840,000 gallons.
\$3.55 per 1,000 gallons for all water used in excess of 1,000,000 gallons.

Effective for billings made on or after July 1, 2022, water shall be furnished to consumers at the following monthly rates, per meter:

(A) Residential Rate:

A base rate of \$15.26 for the first 1,500 gallons
\$4.57 per 1,000 gallons for all water used in excess of 1,500 gallons

(B) Commercial and Industrial rates:

A base rate of \$15.26 for the first 1,500 gallons
\$4.57 per 1,000 gallons for the next 8,500 gallons.
\$3.30 per 1,000 gallons for the next 150,000 gallons.
\$3.15 per 1,000 gallons for the next 840,000 gallons.
\$3.73 per 1,000 gallons for all water used in excess of 1,000,000 gallons.

b. The City Council may, by written contract, provide for commercial and industrial rates that are at variance with those set forth above if those same contracts provide long term guarantees that minimum payments will be made to the city to cover future bonded indebtedness during the term of the contract.

c. If a single meter serves a property or area containing one or more multiple dwellings, or an area or property with several residential dwellings, the residential rate shall apply.

d. If a single meter serves an area or property that is used for both residential purposes and for commercial and industrial purposes, the rate for the use that constitutes the majority of the consumption of water shall be used; or, the City Council may order that separate meters be installed to measure the water consumed by each such use.

e. Effective July 1, 2021, the minimum rate for each user of 1,500 gallons or less shall be \$14.53 per month, per user; and effective July 1, 2022, the minimum rate for each user of 1,500 gallons or less shall be \$15.26 per month, per user. If a single meter shall serve more than one dwelling unit, commercial user, or industrial user, the minimum rate shall be increased by a factor equal to the total number of such units or users being served. As used herein, a dwelling includes separate apartments, condominiums, mobile homes or distinct portions of a duplex or multi-family dwelling, but it does not include dormitory rooms, hotel rooms, motel rooms or boarding rooms without separate kitchen and bath facilities.

f. A Residential Consumer shall be charged the Residential Rates specified above. A Commercial Consumer and an Industrial Consumer shall each be charged the Commercial and Industrial Rates specified above. For purposed of this Section 3-5-1, the following definitions apply:

1. "RESIDENTIAL CONSUMER": A consumer purchasing water for single or multi-family dwelling units whether or not such units are used exclusively for family living purposes.

2. "COMMERCIAL CONSUMER": A consumer purchasing water who does not qualify as a residential consumer and whose average monthly consumption, computed on an annual basis, is less than one hundred sixty thousand (160,000) gallons per month.

3. "INDUSTRIAL CONSUMERS": A consumer purchasing water who does not qualify as a residential consumer and whose average monthly consumption, computed on an annual basis, is more than one hundred sixty thousand (160,000) gallons per month.

SECTION 2. REPEALER: All ordinances or parts of ordinances of the City of Storm Lake, Iowa in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SAVINGS CLAUSE: If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. 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 6th day of June, 2022.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Sewer Rate Schedule - 3rd Reading - Moved by Council Member McKinney to pass on third reading adopting Ordinance No. 12-O-2021-2022 providing for a new sewer rate schedule. Seconded by Council Member Ricklefs. Roll call vote: All ayes with Council Member Ramos absent. Motion Carried.

ORDINANCE NO. 12-O-2021-2022

ORDINANCE AMENDING CHAPTER 3-3 OF TITLE III OF THE CITY CODE OF THE CITY OF STORM LAKE, IOWA, TITLED “SEWER RATES”, TO PROVIDE FOR NEW RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL SEWER RATES AND NEW MINIMUM RATES

WHEREAS, the City’s sewer rates, set out in Section 3-3-4 in Chapter 3-3 of the City Code, for annual periods from 2016 through the present, need to be adjusted to reflect current costs and expenses.

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

SECTION 1: AMENDMENTS TO SECTION 3-3-4: Chapter 3-3 of Title III of the City Code of the City of Storm Lake, Iowa, is hereby amended by striking Sections 3-3-4 of such Chapter and substituting in lieu thereof the following new Sections 3-3-4:

Section 3-3-4 Rate Schedule

(A) Each user shall pay for the services provided by the City based on the user’s use of the treatment works as determined by water meter(s) acceptable to the City.

(B) Each contributor shall pay a base user charge of twenty-two dollars and seventy-three cents (\$22.73) per month per water meter utilized by such contributor and which charge shall be in addition to the charges set forth in subsections (D) and (E) which follow.

In addition, the base user charge shall automatically increase effective July 1, 2022 to twenty-three dollars and eighty-seven cents (\$23.87) per month per water meter utilized by such contributor.

If a single meter shall serve more than one dwelling unit, commercial user, or industrial user, the base user charge shall be increased by a factor equal to the total number of such units or users being served. As used herein, a dwelling unit includes separate apartments, condominiums, mobile homes, or distinct portions of a duplex or multi-family dwelling, but it does not include dormitory rooms, hotel or motel rooms, or boarding rooms without separate kitchen and bath facilities.

(C) Amount of hydraulic loading subject to user charge:

1. In addition to the base rate, all residential contributors shall pay monthly user charges which shall be based on all water used by that contributor for that month at the rate set forth in subparagraph (D). If a residential contributor uses water for lawn watering which is not returned to the collection system, the user charge for that contributor may be based on a wastewater meter(s) or separate water meter(s) installed and maintained at the contributor's expense, and in a manner acceptable to the City.

2. In addition to the base rate, all industrial and commercial contributors, which shall include all contributors who do not qualify as residential contributors, shall pay monthly user charges which shall be based on all water used by that contributor for that month at the rate set forth in subparagraph (D). If a commercial or industrial contributor has a consumptive use of water, or in some other manner uses

water which is not returned to the wastewater collection system, the user charge for that contributor may be based on a wastewater meter(s) or separate water meter(s) installed and maintained at the contributor's expense, and in a manner acceptable to the City.

(D) Each contributor shall pay a user service charge for operation and maintenance including replacement and debt service of four dollars and thirty-seven cents (\$4.37) per one thousand (1,000) gallons of water (or wastewater) used as determined in Subsection (A) of this Section 3-3-4. In addition, the user service charge for operation and maintenance including replacement and debt service shall increase effective July 1, 2022 to four dollars and fifty-nine cents (\$4.59) per one thousand (1,000) gallons of water (or wastewater) used as determined in Subsection (A) of this Section 3-3-4.

(E) For those contributors who contribute wastewater the strength of which is greater than normal domestic sewage, a surcharge in addition to the normal user charge shall be paid. The surcharge for operation and maintenance including replacement is:

\$.51 per pound BOD in excess of the BOD concentration in normal domestic wastewater;
Effective July 1, 2022, \$.54 per pound BOD in excess of the BOD concentration in normal domestic wastewater;

\$.41 per pound TSS in excess of the TSS concentration in normal domestic wastewater;
Effective July 1, 2022, \$.43 per pound TSS in excess of the TSS concentration in normal domestic wastewater;

\$1.94 per pound ammonia nitrogen in excess of the ammonia nitrogen concentration in normal domestic wastewater.

Effective July 1, 2022, \$2.04 per pound ammonia nitrogen in excess of the ammonia nitrogen concentration in normal domestic wastewater.

(F) Any user which discharges any toxic pollutants which cause an increase in the cost of managing the effluent or the sludge from the City's treatment works, or any user which discharges any substance which singly or by interaction with other substances causes identifiable increases in the cost of operation, maintenance, or replacement of the treatment works, shall pay for such increased costs. The charge to each such user shall be as determined by the responsible plant operating personnel and approved by the City Council.

(G) The user charge rates established in this Section apply to all users of the domestic wastewater treatment facility located within the City limits. User charge rates for contributors outside of the City limits whose rates are not established by contract shall be as determined by resolution of the Council, but they shall not be less than the user charge rates established for users located within the City limits. User charge rates for contributors located outside the City limits which are presently established by contract shall be honored for the duration of the contract but no renewal or modification of that contract shall be made which does not provide that the contributor shall pay user charge rates at least equal to those charged to users located within the City limits.

SECTION 2. REPEALER: All ordinances or parts of ordinances of the City of Storm Lake, Iowa in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SAVINGS CLAUSE: If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. 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 6th day of June, 2022.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Workforce Housing Tax Incentive Program – Moved by Council Member McKinney to table Resolution No. 79-R-2021-2022 supporting Workforce Housing Tax Incentive for further review and discussion as the information provide has been modified during the presentation via the requestor. Seconded by Council Member Rice. Roll call vote: All ayes with Council Member Ramos absent. Motion Carried.

City Council Requested Items - No items at this time.

Adjourn - Moved by Council Member McKinney to adjourn at 5:21 pm. Seconded by Council Member Rice. Vote: All ayes. Motion carried.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk



Storm Lake, IA

My Buy Local_v1

Payment Date Range: 06/09/2022 - 06/22/2022

Vendor Name	Buy Local Info	Payable Description	Total Payments
BVC			
Alta Implement Company, Inc	BVC	Tractor	36,358.00
Mike's Electronics Inc	BVC	Muffin Monster Service Call	2,016.94
Justin Harrington	BVC	Sand Hauling Services	313.94
Joyce's Greenery	BVC	Rain Garden Supplies	259.80
Mike's Electronics Inc	BVC	Pump Repairs	483.26
Control System Specialists, LLC	BVC	Service Call	103.00
Buena Vista County Solid Waste	BVC	Recycling	122.72
Buena Vista County Recorder	BVC	Recording Fees	32.00
Storm Lake Garage Door Service, LLC	BVC	Openers	25.00
		BVC Total:	39,714.66
Contract/Agreement			
Bolton & Menk, Inc	Contract/Agreement	Construction Services	94,624.86
I & S Group, Inc	Contract/Agreement	Design Services	31,530.00
Bolton & Menk, Inc	Contract/Agreement	General Engineering Services	10,893.00
Municipal Pipe Tool Co., LLC	Contract/Agreement	Hose	2,086.07
I & S Group, Inc	Contract/Agreement	Construction Admin	1,781.53
		Contract/Agreement Total:	140,915.46
Local			
MidAmerican Energy Company	Local	Electric Services	51,849.25
Rebnord Technologies, Inc	Local	Fiber Repairs- 3rd & Geneseo	17,817.00
Growmark, Inc	Local	Fuel	15,086.12
Central Bank	Local	Supplies	6,445.41
Jim Bartholomew	Local	June 2022 Airport Contract	5,783.93
Rebnord Technologies, Inc	Local	Gatekeeper- Prorated	4,840.00
Alliant Energy	Local	Gas Services	4,363.28
Rebnord Technologies, Inc	Local	IT Service Agreement	3,583.13
Verizon Wireless Services LLC	Local	Cell Phone Service	3,560.38
Rebnord Technologies, Inc	Local	Camera	3,027.63
Jim Bartholomew	Local	Hangar Cable Replacements	2,505.00
Rebnord Technologies, Inc	Local	Gatekeeper- Prorated	1,490.00
Smith Concrete Service Inc	Local	Concrete	1,452.75
Buena Vista Regional Medical Center	Local	5/17/2022 Lindquist Physical	3,483.00
Rebnord Technologies, Inc	Local	Laptop Replacement	1,050.00
Smith Concrete Service Inc	Local	Concrete	952.50
Rebnord Technologies, Inc	Local	Library Phones	899.80
Smith Concrete Service Inc	Local	Concrete	849.50
Graham Tire	Local	New Tire	808.74
L & G Products, Inc	Local	Herbicide	644.25
Michael P. Reinert	Local	Steel Plates	615.00
L & G Products, Inc	Local	Hermicide	565.39
Havens & Havens	Local	2nd Qtr 2022 Meetings	500.00
Smith Concrete Service Inc	Local	Concrete	476.25
Graham Tire	Local	New Tires (2)	471.70
Dianne Johnson	Local	Bd & Disp Services	425.00
McCrea Eneterprises	Local	Paint & Supplies	366.10
Stanton Electric, Inc	Local	Ice Machine Wiring	296.99
L & G Products, Inc	Local	Herbicide	266.89
Dianne Johnson	Local	Ozzy Services	260.00
Rebnord Technologies, Inc	Local	Surfacebook Dock	259.96
Stanton Electric, Inc	Local	Light Replacement	244.79
Rebnord Technologies, Inc	Local	Monitor & Supplies	229.90
Deere Credit, Inc	Local	Springs & Supplies	218.80
Rent-All, Inc	Local	Scissor Lift Rental	217.00

My Buy Local_v1

Payment Date Range: 06/09/2022 - 06/22/2022

Vendor Name	Buy Local Info	Payable Description	Total Payments
Visual Edge Inc	Local	Copier Maintenance Agreement	205.42
L & G Products, Inc	Local	Mulch	165.30
Qwest Corporation	Local	Phone Service	135.09
Plumbing & Heating Wholesale, Inc	Local	Supplies	119.67
Stanton Electric, Inc	Local	Lights	104.40
Visual Edge Inc	Local	Copier Maintenance Agreement	257.18
Buena Vista Regional Medical Center	Local	4/14/2022 Mason Testing	142.00
Dennis R Julius	Local	Entrance Mats	67.05
Melanders TV & Appliances	Local	Service Call	55.00
A & A Automotive	Local	Tire Repair	51.85
Dennis R Julius	Local	Laundry Services	49.55
McCrea Eneterprises	Local	Paint & Supplies	42.75
Storm City Auto Parts, Inc	Local	Tune-Up	42.40
Deere Credit, Inc	Local	Filter	77.15
O'Reilly Automotive Inc	Local	Light	33.24
Buena Vista Regional Medical Center	Local	4/14/2022 Moize Testing	60.00
Fastenal Company	Local	Supplies	29.19
Visual Edge Inc	Local	Copier Maintenance Agreement	26.62
Graham Tire	Local	Tire Repairs	52.00
Culligan Water Storm Lake	Local	Water	49.50
Visual Edge Inc	Local	Copier Maintenance Agreement	21.35
McCrea Eneterprises	Local	Paint & Supplies	23.85
Fastenal Company	Local	Supplies	9.41
Buena Vista Regional Medical Center	Local	6/7/2022 ID Nametag	5.00
Storm City Auto Parts, Inc	Local	Credit on Account	-30.72
Local Total:			137,699.69
Non-Local			
Donaldson Docks, Inc	Non-Local	Dock Sections	78,327.50
Eastern Aviation Fuels, Inc	Non-Local	Jet A Fuel	36,318.61
Omaha Pneumatic Equipment Company	Non-Local	Air Compressor	32,299.65
H. Barber & Sons, Inc.	Non-Local	Turf Rake	26,052.00
Civic Plus	Non-Local	Annual Subscription	10,715.15
Lexipol, LLC	Non-Local	FY2023 Annual Agreement	9,971.10
Denison Drywall Contracting, Inc	Non-Local	Dry Wall Finish	9,838.00
MacQueen Equipment LLC	Non-Local	Wireless Headset System	7,320.00
Mississippi Lime Company	Non-Local	Lime	6,991.91
Seneca Companies, Inc	Non-Local	Sensor Replacements	5,793.51
Miami Two, LLC	Non-Local	Gear Motor	5,211.21
Midwestern Mechanical of Iowa, Inc	Non-Local	Fans & Damper Replacement	4,739.00
Hawkins, Inc	Non-Local	Chemicals	3,706.37
Rice Signs LLC	Non-Local	Cones & Signs	3,638.33
Impact7G, Inc	Non-Local	Survey & Inspection Services	2,960.00
Cannon Moss Brygger & Associates, PC	Non-Local	Renovation Services	2,823.42
Bend Mailing Services, LLC	Non-Local	Bill Printing Services	2,401.84
Electric Pump Inc	Non-Local	Cartridges	1,548.86
Midwest Tape, LLC	Non-Local	DVDs	1,424.70
Municipal Supply, Inc	Non-Local	1" Meters	1,406.93
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	1,298.00
Petersen Manufacturing	Non-Local	Park Bench	1,059.30
Pattlen Enterprises, Inc	Non-Local	Motor	959.20
Hallett Materials	Non-Local	Ice Control Sand	843.65
ATCO Manufacturing Company	Non-Local	Supplies	832.60
Imagine the Possibilities, Inc	Non-Local	Janitorial Services	800.00
Baker & Taylor, Inc	Non-Local	Books	772.22
Civic Plus	Non-Local	Training	750.00
Hallett Materials	Non-Local	Ice Control Sand	660.58
Electrical Engineering & Equipment Compa	Non-Local	Service Call	660.00
James M. Sweeney & Assosicates, Inc	Non-Local	Background Checks	618.17
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	603.00
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	575.50

My Buy Local_v1

Payment Date Range: 06/09/2022 - 06/22/2022

Vendor Name	Buy Local Info	Payable Description	Total Payments
Petersen Manufacturing	Non-Local	Park Bench- Olson	529.65
Getty Images (US), Inc.	Non-Local	Istock Subscription	518.75
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	490.60
Michael Rose	Non-Local	Shelterhouse Screens	475.00
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	422.00
Houchen Bindery, Ltd	Non-Local	Supplies	409.60
Hallett Materials	Non-Local	Sand	330.40
Marcus Lumber Company Corp	Non-Local	Supplies	314.39
Midwest Tape, LLC	Non-Local	DVDs	308.85
Demco, Inc	Non-Local	Supplies	300.06
PageFreezer Software, Inc	Non-Local	Annual License	300.00
Iowa Department of Public Safety	Non-Local	2nd Qtr 2022 IOWA System	300.00
ABC Pest Control, Inc	Non-Local	Pest Control Services	562.00
SCE, LLC	Non-Local	Amount Correction on Original Payment	270.00
Brodart Co.	Non-Local	Books	259.88
Schumacher Elevator Company	Non-Local	Elevator Maintenance	229.50
Ace Sign Displays	Non-Local	Sign	225.00
Iowa League of Cities	Non-Local	2022 Conf Reg- Martinez	1,320.00
Marcus Lumber Company Corp	Non-Local	Lever	191.98
Midwest Tape, LLC	Non-Local	DVDs	188.93
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	156.00
Midwest Tape, LLC	Non-Local	DVDs	305.85
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	134.20
Sioux City Mercy Medical Clinic	Non-Local	5/3/2022 Ramirez-Cruz Physical	133.39
ABC Pest Control, Inc	Non-Local	Pest Control Services	130.00
Salus LLC	Non-Local	May 2022 Memberships	120.00
Midwest Tape, LLC	Non-Local	DVDs	117.70
Central Iowa Distributing, Inc	Non-Local	First Aid Supplies	113.50
Junior Library Guild	Non-Local	Books	104.00
Dale Vitito	Non-Local	Uniform	94.89
Cintas First Aid & Safety	Non-Local	First Aid Supplies	89.83
James M. Sweeney & Associates, Inc	Non-Local	Background Checks	85.30
Iowa Lakes Regional Water	Non-Local	Water Services	71.99
Cintas First Aid & Safety	Non-Local	First Aid Supplies	66.03
Erik E Mosbe	Non-Local	Wheel	52.80
Cintas First Aid & Safety	Non-Local	First Aid Supplies	49.07
Alpha Wireless Communications	Non-Local	Batteries	45.03
Marcus Lumber Company Corp	Non-Local	Supplies	43.98
Brodart Co.	Non-Local	Books	40.63
Baker & Taylor, Inc	Non-Local	Books	40.18
Brodart Co.	Non-Local	Books	39.98
Ingram Library Services, Inc	Non-Local	Books	37.69
Dale Vitito	Non-Local	Belt	30.95
Marcus Lumber Company Corp	Non-Local	Adhesive	27.97
Ingram Library Services, Inc	Non-Local	Books	50.58
Marcus Lumber Company Corp	Non-Local	Supplies	22.94
Ingram Library Services, Inc	Non-Local	Books	41.86
Greg's Repair	Non-Local	Supplies	20.28
Marcus Lumber Company Corp	Non-Local	Cement	19.96
Ingram Library Services, Inc	Non-Local	Books	57.57
Baker & Taylor, Inc	Non-Local	Books	18.19
Ingram Library Services, Inc	Non-Local	Books	25.76
Baker & Taylor, Inc	Non-Local	Books	6.99
Non-Local Total:			274,261.99
Payroll/Refunds			
Silvia Brown	Payroll/Refunds	5/2/2022 Refund	40.00
Beth Ann Dawson McPherren	Payroll/Refunds	May 2022 Homebound Deliveries	9.38
Custodian of Petty Cash	Payroll/Refunds	Postage	7.26

My Buy Local_v1**Vendor Name**

Friends of the Library

Buy Local Info

Payroll/Refunds

Payable Description

May 2022 CC Funds

Payroll/Refunds Total: 61.89**Grand Total:** **592,653.69****Payment Date Range: 06/09/2022 - 06/22/2022****Total Payments**

5.25

King's Pointe Resort

Claims Publication

From 6/3/2022 to 6/15/2022

Vendor	Description	Amount
ACCO Unlimited Corporation	Supplies	\$ 8,088.26
Andrew Eberhardt	Reimbursement	\$ 538.54
City of Storm Lake	Utilities	\$ 2,897.76
COUNSEL	Services	\$ 223.01
Culligan Water Conditioning	Services	\$ 146.85
Cynthia Trujillo	Refund	\$ 200.00
Doll Distribution	Beverages	\$ 1,783.15
ECOLAB	Supplies	\$ 854.64
Ed M. Feld Equipment dba Feld Security	Services	\$ 375.00
Fastenal Company	Supplies	\$ 78.24
Fintech	Services	\$ 58.35
Grainger	Supplies	\$ 1,545.27
GuestSupply	Supplies	\$ 1,172.40
Hawk-I Plumbing, Inc.	Services	\$ 738.94
HD Supply Facilities Maintenance LTD	Services	\$ 719.00
Hermel Wholesale	Food	\$ 224.03
Hoffman Flower Shop Inc.	Services	\$ 313.51
HyVee	Beverages	\$ 1,361.52
Imagine The Possibilities Inc	Services	\$ 120.00
Isabel Rosales	Refund	\$ 200.00
Johnson Brothers	Beverages	\$ 1,012.05
Julie Miller	Refund	\$ 200.00
KAYL/KKIA	Advertising	\$ 1,740.20
Kelli's Gift Shop Suppliers	Supplies	\$ 733.42
Kris Moon	Refund	\$ 200.00
Laurens House of Print, LTD	Supplies	\$ 352.30
Loffredo Fresh Foods Inc	Food	\$ 1,041.51
Long Lines LLC	Utilities	\$ 137.64
M3 Accounting Services Inc.	Services	\$ 912.66
Marcus Lumber Co	Supplies	\$ 55.92
Martin Brothers	Food	\$ 7,613.91
Mood Media N.A. Holding LLC	Services	\$ 114.00
National Utilities Refund LLC	Services	\$ 200.06
Nelson's Premix and Vet Supply	Supplies	\$ 127.20
Office Elements	Supplies	\$ 187.30
Olsen Welding & Machine	Services	\$ 15.00
Pepsi Beverages Company	Beverages	\$ 1,411.74
Plumbing and Heating Wholesale, Inc.	Supplies	\$ 876.54
Rent-All Inc.	Services	\$ 265.00
RFID Hotel	Supplies	\$ 103.81
Rolloff Dumpster Rental of Iowa INC.	Services	\$ 439.04
Sceptre Hospitality Resources, LLC	Services	\$ 2,077.51

Sioux City Journal Communications	Services	\$ 100.00
Spencer Radio Group	Services	\$ 88.00
Steve's Window Service	Services	\$ 225.00
Storm Lake Ace Hardware	Supplies	\$ 538.53
Symmetry Energy Solutions LLC	Services	\$ 9,803.71
Sysco Iowa, Inc.	Food	\$ 10,838.58
TK Elevator Corporation	Services	\$ 242.39
Travel and Transport, Inc.	Services	\$ 490.74
Travel Leaders Corporate, LLC	Services	\$ 11.90
Verizon Wireless	Utilities	\$ 777.48
Vizergy	Services	\$ 1,316.45
W-O Management Fee- April 2022	Agreement	\$ 12,689.52
W-O Payroll 6/10	Payroll	\$ 132,416.09
		<u>\$ 210,993.67</u>



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
CASEY'S MARKETING COMPANY	CASEY'S GENERAL STORE #3030	(712) 732-4192		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
825 FLINDT DR		Storm Lake	Buena Vista	50588
MAILING ADDRESS	CITY	STATE	ZIP	
PO Box 3001	Ankeny	Iowa	50021	

Contact Person

NAME	PHONE	EMAIL
Madison Paulson	(515) 381-5974	madi.paulson@caseys.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0003538	Class E Liquor License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
July 21, 2022	July 20, 2023	

SUB-PERMITS

Class E Liquor License, Class C Beer Permit, Class B Wine Permit



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Sunday Service

Status of Business

BUSINESS TYPE

Publicly Traded Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
James R. Pistillo	URBANDALE	Iowa	50323	TREASURER	0.00	Yes
JOHN SOUPENE	ANKENY	Iowa	50023	VICE PRESIDENT	0.00	Yes
MEGAN ELFERS	CLIVE	Iowa	50325	PRESIDENT	0.00	Yes
42-0935283 Casey's General Stores, Inc.	ANKENY	Iowa	50021	OWNER	100.00	Yes
JULIA JACKOWSKI	URBANDALE	Iowa	50322	SECRETARY	0.00	Yes
JESSICA GENERAL STORES	Urbandale	Iowa	50322			
Carla Heckman						



State of Iowa

Alcoholic Beverages Division

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

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 22 through June 30, 2023

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade name/Doing business as: BLP Pohnpei Market
Physical location address: 1205 LAKE AVE City: Stormlake ZIP: 50588
Mailing address: 1205 Lake Avenue City: Storm Lake State: IA ZIP: 50588
Business phone number: 712-213-3708

Legal Ownership Information:

Type of Ownership: Sole Proprietor ☒ Partnership ☐ Corporation ☐ LLC ☐ LLP ☐
Name of sole proprietor, partnership, corporation, LLC, or LLP _____
Mailing address: 1205 Lake Ave City: Storm Lake State: IA ZIP: 50588
Phone number: 712-213-3708 Fax number: _____ Email: pimiMarket@yahoo.com

Retail Information:

Types of Sales: Over-the-counter ☒ Vending machine ☐
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒
Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☐ Vapor Products ☒

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☐ Drug store ☐
Grocery store ☒ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐
Has vending machine that assembles cigarettes ☐ Other ☐ _____

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Name (please print): Bersejynna P. Butler Name (please print): _____
Signature: Bersejynna P. Butler Signature: _____
Date: 04/27/2022 Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$75.⁰⁰
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: FY 22-23-14
- Fill in the name of the city or county issuing the permit: City of Storm Lake
- New ☐ Renewal ☒

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

Instructions on the reverse side

For period (MM/DD/YYYY) 7 / 1 / 22 through June 30, 23

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade name/Doing business as: Brewsters
Physical location address: 225 E Railroad St City: Storm Lake ZIP: 50588
Mailing address: 225 E Railroad St City: Storm Lake State: IA ZIP: 50588
Business phone number: 712-732-7346

Legal Ownership Information:

Type of Ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☒ LLC ☐ LLP ☐
Name of sole proprietor, partnership, corporation, LLC, or LLP JJ's Lounge, Inc
Mailing address: 403 Michigan St City: Storm Lake State: IA ZIP: 50588
Phone number: 712-299-0982 Fax number: — Email: ckgronan@gmail.com

Retail Information:

Types of Sales: Over-the-counter ☒ Vending machine ☐
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒
Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☐ Alternative Nicotine Products ☐ Vapor Products ☐

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store ☐ Bar ☒ Convenience store/gas station ☐ Drug store ☐
Grocery store ☐ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐
Has vending machine that assembles cigarettes ☐ Other ☐

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Name (please print): Crystal Gronau Name (please print): _____
Signature: Crystal Gronau Signature: _____
Date: 6-16-22 Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$75.00
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: FY 22-23-15
- Fill in the name of the city or county issuing the permit: City of Storm Lake
- New ☐ Renewal ☒

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

Staff Summary

6/20/2022

Agenda Item # B.



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

REPORT TO: Honorable Mayor and City 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	\$ 39,714.66
Contract/Agreement	\$ 140,915.46
Local	\$ 137,699.69
Non- Local	\$ 274,261.99
Payroll/Refunds/Pyrl Tax & Ins	\$132,253.71
Total Expenses	\$724,845.51
Supporting Documents Attached	

RECOMMENDATION: Review Buy Local Information

ATTACHMENTS:

Description	Type
Project Activity Report	Backup Material

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	0.00	1,170,187.96	3,377.04
01112-0020	10th & Ontario StormWater Improvem...	1,753,734.33	0.00	1,752,412.45	0.00	1,752,412.45	1,321.88
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	165,500.00	165,500.00	174,095.25	0.00	174,095.25	-8,595.25
OP1.125106	BRIC	7,978,418.00	7,978,418.00	106,516.49	0.00	106,516.49	7,871,901.51
16-19284	4th & Bartion Storm Water Improvemen...	760,113.88	0.00	757,662.80	0.00	757,662.80	2,451.08
18-CF-004	United Community Health Service Center	600,000.00	0.00	561,683.60	0.00	561,683.60	38,316.40
19-22797	Memorial Lift Station Improvements	2,533,320.00	877.16	2,398,630.07	1,368.26	2,399,998.33	133,321.67
20-23848	Storm Lake WTP- Electrical MCC Replac...	268,494.81	0.00	273,335.01	0.00	273,335.01	-4,840.20
20-24387	Radio Park Lift Station Replacement	568,639.68	568,639.68	423,560.49	165.00	423,725.49	144,914.19
20-HSG-022	2021 Housing Sustainability Project	110,812.00	110,812.00	102,219.12	0.00	102,219.12	8,592.88
35665	1st & Mae Street	764,059.53	0.00	762,737.66	0.00	762,737.66	1,321.87
8406	7th & Geneseo St Sanitary Sewer Impro...	410,306.35	0.00	408,984.48	0.00	408,984.48	1,321.87
IA0091	SL Elevated Water Storage- Tower #5	541,762.00	541,762.00	9,231.25	248.27	9,479.52	532,282.48
New 2	FEMA Hazard Mitigation Assistance (W...	48,600.00	48,600.00	0.00	0.00	0.00	48,600.00
New 3	Storm Lake WTP- Well No. 21	131,000.00	131,000.00	0.00	6,700.00	6,700.00	124,300.00
New 4	W 6th Street Utilities Extension	75,500.00	75,500.00	4,370.00	14,330.00	18,700.00	56,800.00
OP1.125220	4th Street Watermain Improvement Pro...	391,937.00	391,937.00	58,554.00	0.00	58,554.00	333,383.00
P11.112742	North Central SW Phase II	1,854,441.25	0.00	1,853,147.38	0.00	1,853,147.38	1,293.87
P11.117908	Michigan Street Parking Lot Reconstruct...	408,199.80	0.00	453,347.70	0.00	453,347.70	-45,147.90
P11.118940	Oneida Street Reconstruction from RR t...	2,567,760.12	4,406.76	2,460,894.08	0.00	2,460,894.08	106,866.04
P11.119679	FEMA Lake Bank Restoration	117,831.01	0.00	123,185.51	0.00	123,185.51	-5,354.50
P11.120411	Highway 7/110 Traffic Lane/Signalization	4,598,729.85	114,968.25	836,570.91	55,769.00	892,339.91	3,706,389.94
P11.120478	Tulip Lane SW Improvements	443,607.50	8,369.96	440,789.42	0.00	440,789.42	2,818.08
P11.120650	2020 Expansion Blvd Improvements	1,125,878.60	0.00	1,161,566.01	0.00	1,161,566.01	-35,687.41
P11.122266	7th Street Sewer Lining/2021 CIPP	514,861.25	514,861.25	485,364.15	0.00	485,364.15	29,497.10
T51.119823	Runway 13/31 & Taxiway Lighting	459,190.70	0.00	459,190.70	0.00	459,190.70	0.00
Urban20WQI-004	SLHS Courtyard Conservation	119,097.86	119,097.86	115,439.86	0.00	115,439.86	3,658.00
Report Total:		31,318,358.15	10,774,749.92	18,187,023.70	78,580.53	18,265,604.23	13,052,753.92

Group Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	459,190.70	0.00	459,190.70	0.00	459,190.70	0.00
ARPA Project	541,762.00	541,762.00	9,231.25	248.27	9,479.52	532,282.48
Building Resilient Infrastructure and Co...	7,978,418.00	7,978,418.00	106,516.49	0.00	106,516.49	7,871,901.51
Economic Development	1,023,240.87	305,409.86	906,898.09	14,330.00	921,228.09	102,012.78
National Resiliency Disaster Grant Proje...	8,507,686.72	523,231.21	8,464,633.65	0.00	8,464,633.65	43,053.07
Sanitary Sewer Projects	3,150,559.68	618,116.84	2,822,190.56	1,533.26	2,823,723.82	326,835.86
Street Construction	8,866,068.37	284,875.01	5,086,473.95	55,769.00	5,142,242.95	3,723,825.42

Staff Summary

6/20/2022

Agenda Item # C.



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

REPORT TO: Honorable Mayor and City Council

FROM: Chris Cole, Police Chief

SUBJECT: **2022 SLHS Homecoming Parade Request**

BACKGROUND: Attached is a request letter and a map for street closures and parade permit for the 2022 Storm Lake High School Homecoming Parade. The route is the same as in previous years.

The parade is scheduled for Friday September 23rd, 2022 at 2:30 PM. The parade will start on East 7th and Lake and proceed south on Lake to Railroad Street, East on RR to Cayuga, north on Cayuga to 7th.

The route is the same as in past years.

The request involves the following:

- *Parade Permit for September Friday 10th
- *Temporary street closures 100 block of E 7th, 7th and Lake, 6th and Lake, 5th and Lake, RR and Lake, RR and Erie, RR and Cayuga, 5th and Cayuga, 6th and Cayuga 7th and Cayuga.

- *Noise variance in the central business district from 2:00PM to 4PM.

FISCAL IMPACT: There will be costs associated with calling in officers for traffic control along the route. The costs will be absorbed in the normal operating budget.

RECOMMENDATION: Approve The Request

ATTACHMENTS:

Description	Type
Request Letter For SLHS Homecoming Parade Permit 2022	Letter

6/2/2022

To: Chief Chris Cole, S.L.P.D.

From: Mike Cameron, AP, SLHS

Re: Homecoming Parade Fall 2022

Dear Chief Cole,

The purpose of this letter is to request a Homecoming Parade Permit and assistance for the 2022 Storm Lake High School Homecoming Parade. The date and time of this parade is Friday, September 23rd, 2022 at **2:30 p.m.** The parade route will be East 7th to Lake Avenue to Railroad St. to Cayuga St. to East 7th. We will be assembling in the High School Parking lot and request assistance in getting to and from the parade route. Please see the attached map.

Please issue the permit to:

Mike Cameron

Storm Lake High School

621 Tornado Drive

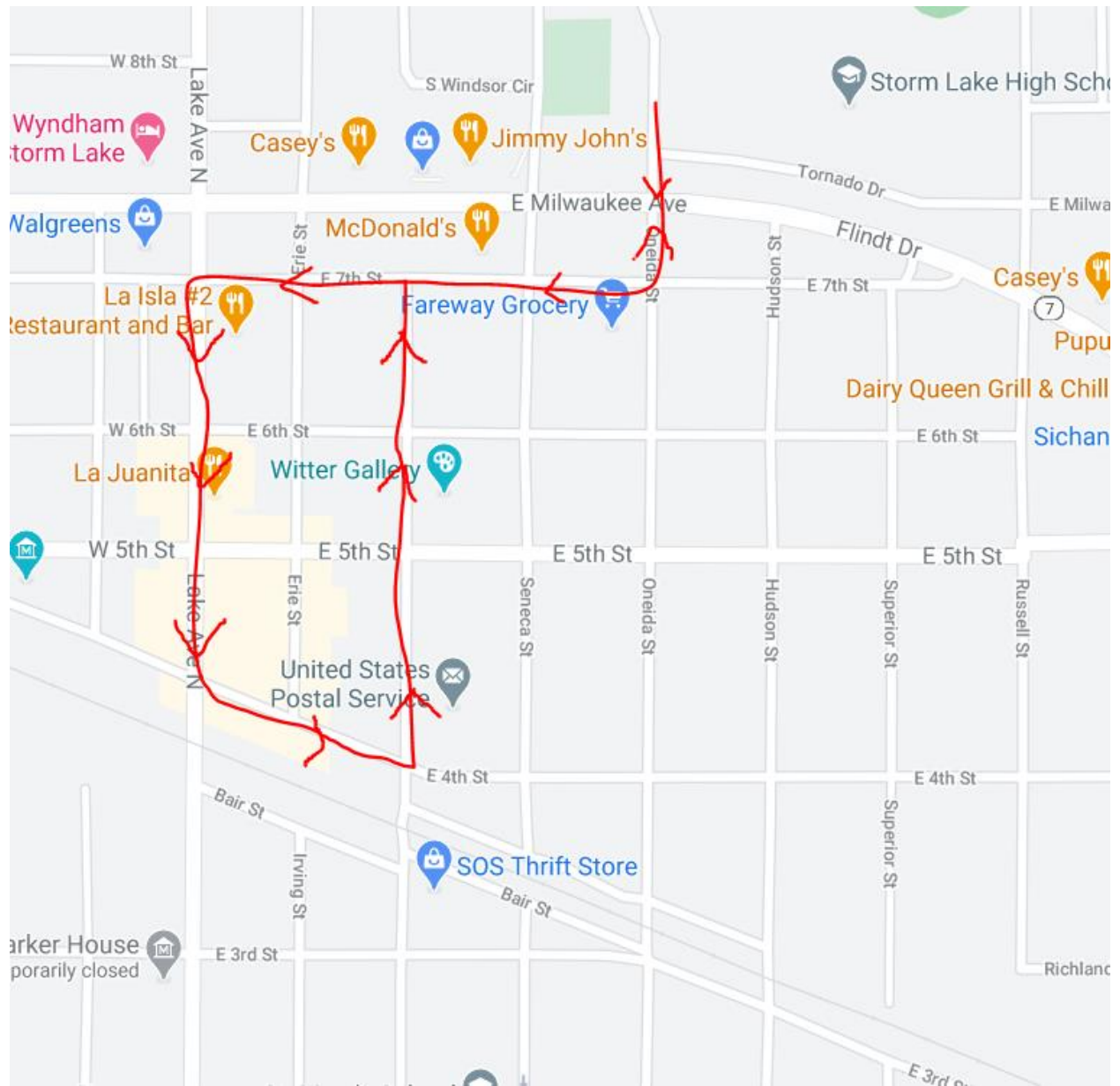
Storm Lake, IA. 50588

Thank you,

Mike Cameron

CC: Matt Doebel

Jeff Tollefson, COO



Staff Summary

6/20/2022

Agenda Item # D.



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

REPORT TO: Honorable Mayor and City Council

FROM: Mayra Martinez, City Clerk

SUBJECT: **Motion Approving Agreements With Storm Lake Cab & RIDES For Transit Services**

BACKGROUND: The City has provided riders of the two taxi services in town (Storm Lake Cab and RIDES) with \$1.00 off coupons that can be used to directly reduce the cost of the one way ride within the City limits of Storm Lake.

During Fiscal Year 2021-2022, there were 560 tickets were picked up and \$30.00 were submitted for reimbursement.

In the FY 2022-2023 budget the City has allocated 3,000 discounted tickets for the program.

Attached are the agreements for Council's consideration for both RIDES and Storm Lake Cab.

The new tickets are good thru June 30, 2023 or until we run out whichever occurs first. Tickets are available at City Hall during normal business hours. More promotional reminders will be distributed to capture the Storm Lake residents interest.

FISCAL IMPACT: The total cost of the discount coupon program to the City of Storm Lake is \$3,500 which includes a maximum of \$3,000 for direct discounts on the cost of a ride and \$300 for the advertising and printing of the coupons.

Historically the City has not paid out the maximum cost of the coupons.

RECOMMENDATION: Motion to Approve Agreements & Authorize Mayor to Sign Agreements

ATTACHMENTS:

Description

Type

- ▣ Storm Lake Cab 2022 Agreement
- ▣ RIDES 2022 Agreement

Contract

Contract

Agreement

Between the City of Storm Lake and Storm Lake Cab

This agreement shall be enforce beginning on July 1, 2022 and ending on June 30, 2023 between the City of Storm Lake, hereafter CITY, and Storm Lake Cab, hereafter TAXI.

The purpose of this agreement shall be to outline the CITY's Discount Coupon Program for riders of the TAXI service in Storm Lake and the agreements made by each party of this agreement for the time frame of July 1, 2022 through June 30, 2023.

NOW THEREFORE, the parties do hereby mutually agree as follows:

The CITY shall institute a Discount Coupon Program to commence beginning July 1, 2022 and running through June 30, 2023, whereby individuals may pick up coupons from City Hall, 620 Erie Street, during normal business hours, excluding holidays. The details of that program shall be as follows:

- Each Discount Coupon shall be worth \$1.00 off the current rate of a ride within the city limits of Storm Lake.
- Individuals will have to sign a register when obtaining their tickets and shall be limited to no more than 10 tickets per week.
- Tickets will be individually numbered and of a unique design that shall be difficult to reproduce. A sample copy of the tickets shall be provided to TAXI for the education of the staff.
- Discount Coupons will be marked "Valid Through June 30, 2023" and shall not be accepted after June 30, 2023.
- There shall be a total of 3,000 coupons produced and given out – it is possible with multiple Taxi companies participating that these 3,000 coupons will be dispersed randomly between all the agencies participating.

CITY agrees to reimburse TAXI \$1.00 for each Discount Coupon they receive and turn back over to the CITY at the quarterly reporting period. Payment shall be made to TAXI within 45 days of receipt of the complete Quarterly Report as indicated in this agreement. Should the CITY receive incomplete or missing information as required by this agreement the CITY shall provide one written notice of such missing information to TAXI within 45 days of the initial receipt of the quarterly report.

CITY agrees to notify TAXI of any changes to the Discount Coupon Program during the term of this agreement.

TAXI agrees to accept the Discount Coupon's as \$1.00 toward the current fee from each rider.

TAXI agrees to only accept one ticket per rider per ride (defined as a one way trip from one point to a second point).

TAXI agrees that they will provide the CITY with all the original Discount Coupons received from their passengers.

TAXI agrees that it will supply the CITY with a quarterly report by no later than the following dates:

October 15, 2022 (Reporting Period – July 1, 2022 to September 30, 2022)

January 15, 2023 (Reporting Period – October 1, 2022 to December 31, 2022)

April 15, 2023 (Reporting Period – January 1, 2023 to March 31, 2023)

July 7, 2023 (Reporting Period – April 1, 2023 to June 30, 2023)

TAXI agrees that for each quarterly report date listed above that it will submit the following information:

1. Each ticket received during the reporting period
2. A total number of rides given during the reporting period

TAXI agrees that they shall be an independent contractor with regard to the CITY and this agreement.

TAXI agrees to provide transportation services within the City of Storm Lake and the surrounding area on an on demand basis.

TAXI agrees to comply with all applicable state and federal laws, including but not limited to, Equal Employment Opportunity laws, nondiscrimination laws, traffic laws, motor vehicle equipment laws, confidentiality laws, and freedom of information laws.

TAXI agrees that they will obtain and maintain a Taxi License issued by the City of Storm Lake under current City Code Requirements for the term of this agreement.

TAXI agrees that they will make available to the CITY an inspection or audit of their financial records if the CITY should so desire at the sole cost of the CITY.

TAXI agrees that they shall accept all risk and indemnify and hold CITY harmless from all losses, damage, claims, demands, liabilities, suits, or proceedings, including court costs, attorney's and witness's fees related to loss or damage to property or injury or death of any person arising out of the acts or omissions of the TAXI or its employees or agents.

This agreement contains the entire agreement between the CITY and TAXI. There are no other agreements or understandings, written or verbal, which shall take precedence over the items contained herein unless made a part of this contract by amendment procedure.

Any amendments to this agreement must be in writing and must be mutually agreed by both the CITY and TAXI.

Cancellation of this contract may be effected by either party through written notice to the other party at least 30 days prior to the date of cancellation. Should cancellation of the contract occur a final report shall be made to the CITY within 15 days of the official cancellation date of the contract. The CITY will make their final payment based on that report.

Should any provision of this contract be deemed unenforceable by a court of law, all other provisions shall remain in effect.

This agreement is not assignable to any other party without the express written consent of the CITY.

This agreement hereby adopted by both parties and witnessed and dated below.

City of Storm Lake: _____
Michael Porsch, Mayor

Attest: _____
Mayra A. Martinez, City Clerk

Storm Lake Cab: _____
Jeff DeWall, Owner

Attest: _____

Agreement
Between the City of Storm Lake and RIDES

This agreement shall be enforce beginning on July 1, 2022 and ending on June 30, 2023 between the City of Storm Lake, hereafter CITY, and RIDES, hereafter TAXI.

The purpose of this agreement shall be to outline the CITY's Discount Coupon Program for riders of the TAXI service in Storm Lake and the agreements made by each party of this agreement for the time frame of July 1, 2022 through June 30, 2023.

NOW THEREFORE, the parties do hereby mutually agree as follows:

The CITY shall institute a Discount Coupon Program to commence beginning July 1, 2022 and running through June 30, 2023, whereby individuals may pick up coupons from City Hall, 620 Erie Street, during normal business hours, excluding holidays. The details of that program shall be as follows:

- Each Discount Coupon shall be worth \$1.00 off the current rate of a ride within the city limits of Storm Lake.
- Individuals will have to sign a register when obtaining their tickets and shall be limited to no more than 10 tickets per week.
- Tickets will be individually numbered and of a unique design that shall be difficult to reproduce. A sample copy of the tickets shall be provided to TAXI for the education of the staff.
- Discount Coupons will be marked "Valid Through June 30, 2023" and shall not be accepted after June 30, 2023.
- There shall be a total of 3,000 coupons produced and given out – it is possible with multiple Taxi companies participating that these 3,000 coupons will be dispersed randomly between all the agencies participating

CITY agrees to reimburse TAXI \$1.00 for each Discount Coupon they receive and turn back over to the CITY at the quarterly reporting period. Payment shall be made to TAXI within 45 days of receipt of the complete Quarterly Report as indicated in this agreement. Should the CITY receive incomplete or missing information as required by this agreement the CITY shall provide one written notice of such missing information to TAXI within 45 days of the initial receipt of the quarterly report.

CITY agrees to contribute \$7,500 minus the submitted \$1.00 Discount Coupons

CITY agrees to notify TAXI of any changes to the Discount Coupon Program during the term of this agreement.

TAXI agrees to accept the Discount Coupon's as \$1.00 toward the current fee from each rider.

TAXI agrees to only accept one ticket per rider per ride (defined as a one way trip from one point to a second point).

TAXI agrees that they will provide the CITY with all the original Discount Coupons received from their passengers.

TAXI agrees that it will supply the CITY with a quarterly report by no later than the following dates:

October 15, 2022 (Reporting Period – July 1, 2022 to September 30, 2022)

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July 7, 2023 (Reporting Period – April 1, 2023 to June 30, 2023)

TAXI agrees that for each quarterly report date listed above that it will submit the following information:

1. Each ticket received during the reporting period
2. A total number of rides given during the reporting period

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TAXI agrees to provide transportation services within the City of Storm Lake and the surrounding area on an on demand basis.

TAXI agrees to comply with all applicable state and federal laws, including but not limited to, Equal Employment Opportunity laws, nondiscrimination laws, traffic laws, motor vehicle equipment laws, confidentiality laws, and freedom of information laws.

TAXI agrees that they will obtain and maintain a Taxi License issued by the City of Storm Lake under current City Code Requirements for the term of this agreement.

TAXI agrees that they will make available to the CITY an inspection or audit of their financial records if the CITY should so desire at the sole cost of the CITY.

TAXI agrees that they shall accept all risk and indemnify and hold CITY harmless from all losses, damage, claims, demands, liabilities, suits, or proceedings, including court costs, attorney's and witness's fees related to loss or damage to property or injury or death of any person arising out of the acts or omissions of the TAXI or its employees or agents.

This agreement contains the entire agreement between the CITY and TAXI. There are no other agreements or understandings, written or verbal, which shall take precedence over the items contained herein unless made a part of this contract by amendment procedure.

Any amendments to this agreement must be in writing and must be mutually agreed by both the CITY and TAXI.

Cancellation of this contract may be effected by either party through written notice to the other party at least 30 days prior to the date of cancellation. Should cancellation of the contract occur a final report shall be made to the CITY within 15 days of the official cancellation date of the contract. The CITY will make their final payment based on that report.

Should any provision of this contract be deemed unenforceable by a court of law, all other provisions shall remain in effect.

This agreement is not assignable to any other party without the express written consent of the CITY.

This agreement hereby adopted by both parties and witnessed and dated below.

City of Storm Lake: _____
Michael Porsch, Mayor

Attest: _____
Mayra A. Martinez, City Clerk

RIDES: _____
Hugh Lively, Director

Attest: _____

Staff Summary

6/20/2022

Agenda Item # E.



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

REPORT TO: Honorable Mayor and City Council

FROM: Chris Cole, Police Chief

SUBJECT: **SLPD City Code Enforcement Summary**

BACKGROUND: 6/1/2022 TO 6/14/2022

White Summons – 7

Tall Grass and Weeds - 48
Grass Clippings in Street - 7
Accumulate Junk – 4
Accumulate Trash – 6
Parking Restricted to Hard Surfaces - 2

CCE Total – 67

Citations – 0

FISCAL IMPACT: None

RECOMMENDATION: None

Staff Summary

6/20/2022

Agenda Item # A.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Resolution No. 79-R-2021-2022 Supporting Workforce Housing Tax Incentive Program - Woodland Creek Subdivision**

BACKGROUND: Healthy Efficient Homes, LLC is submitting an application to the Iowa Economic Development Authority (IDEA) for the Workforce Housing Tax Incentive Program. The project located at Woodland Creek Subdivision consists of twin homes and single family homes. The total capital investment is expected to be \$2,926,000.

The City supports this project and understands that the project will qualify for a property tax exemption

FISCAL IMPACT: There is no fiscal impact by approving this resolution

RECOMMENDATION: Approve Resolution No. 79-R-2021-2022

ATTACHMENTS:

Description	Type
□ Letter from Jim Johnson	Contract
□ Resolution #79-R-2021-2022	Resolution

Resolution of Support / Keri Scott Healthy Efficient Homes

Cost of project \$2,926,000.00

Consists of 11 (eleven) homes in

Woodland Addition

Propose 4 twin homes + 3 sg1 family
8

Note if we cannot fit a twin home on
lot 11 we will use that as a sg1 family
and put in an additional lot for the
total of 11 homes

Thanks

Jim

605-940-2738
if questions

RESOLUTION NO. 79-R-2021-2022

**A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING
TAX INCENTIVE APPLICATION TO BE SUBMITTED TO THE
IOWA ECONOMIC DEVELOPMENT AUTHORITY (IDEA)
BY HEALTHY EFFICIENT HOMES, LLC FOR HOUSING
PROJECTS LOCATED AT WOODLAND SUBDIVISION**

WHEREAS, Healthy Efficient Homes, LLC plans on a \$2,926,000 Million capital investment for a housing development located at the Woodland Subdivision; and

WHEREAS, the project consists of owner occupied single family dwellings; and

WHEREAS, the project will add new assessable tax valuation to Storm Lake; and

WHEREAS, the City of Storm Lake will assist the project by providing tax abatement; and

WHEREAS, Healthy Efficient Homes, LLC intends to submit an application for Workforce Housing Tax Incentive through the Iowa Economic Development Authority; and

WHEREAS, the City of Storm Lake is a duly recognized political subdivision of the State of Iowa action under the laws of the State of Iowa; and

WHEREAS, the City Council is the duly elected governing body of Storm Lake, Iowa; and

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

1. The City Council is in full support of the opportunity to promote housing development in Storm Lake, Iowa and fully supports the Application for Workforce Housing Tax Incentives.
2. City staff is authorized to assist in the preparation of the application and related materials deemed necessary.

PASSED AND APPROVED this 20th day of June, 2022.

ATTEST

Michael Porsch, Mayor

Nelda Kirkholm, Deputy City Clerk

Staff Summary

6/20/2022

Agenda Item # 4.



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

REPORT TO: Honorable Mayor and City Council

FROM: Scott Olesen, Building & Code Compliance Director

SUBJECT: **Ordinance No. 10-O-2021-2022 For A Proposed Text Amendment to the Storm Lake Zoning Ordinance to Permit Kennels in the GI Zoning District. - 3rd Reading**

BACKGROUND: There has been a request by Brent Mangold to allow Kennels to be a permitted use in the GI, General Industrial Zoning District. Currently, this is not an allowable use in this Zoning District.

The proposed Kennel use type would appear to be compatible with the uses which are currently permitted in the GI, General Industrial Zoning District.

I have attached the proposed text amendment for your review.

Before a text amendment may be approved by the City Council, a written recommendation must be provided by the Planning and Zoning Commission. The Planning and Zoning Commission met on April 28th, 2022 at 4:00 p.m. The Planning and Zoning Commission recommends approval of the request, the vote was 6-0.

The City Council will meet on Monday, May 2nd, 2022 at 5:00 pm.

FISCAL IMPACT: Cost of public notices and legal fees estimated at \$200.00.

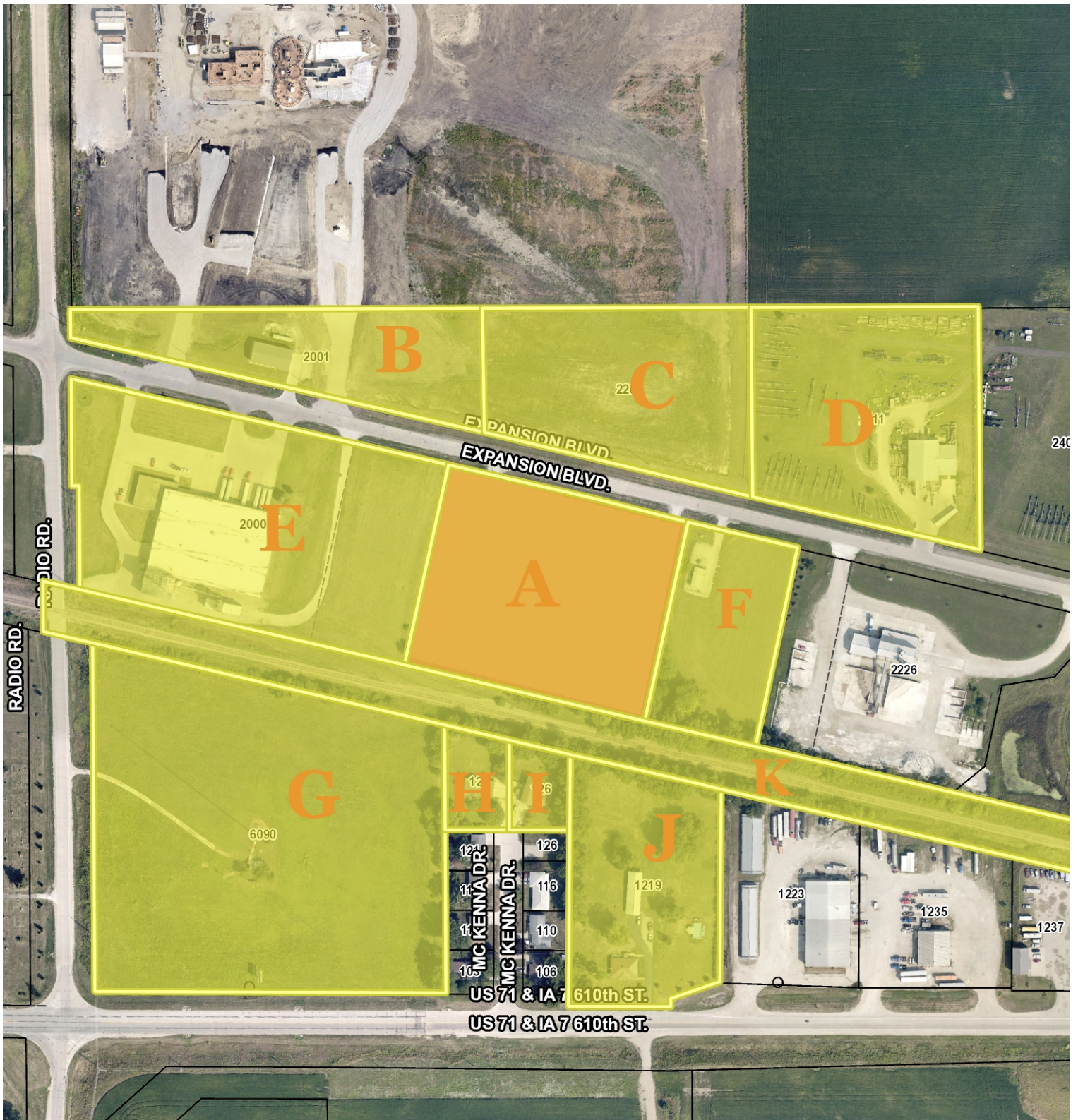
RECOMMENDATION: Review and approve the proposed text amendment attached to this staff summary as recommended by the Planning and Zoning Commission.

First Reading: May 2, 2022
Second Reading: June 6th, 2022

Third Reading: June 20th, 2022

ATTACHMENTS:

Description		Type
📎	Map	Map
📎	Notice to the Public	Letter
📎	Application	Application
📎	Ordinance #10-O-2021-2022	Ordinance



0 263 Feet



**BOLTON
& MENK**

Real People. Real Solutions.

Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Storm Lake is not responsible for any inaccuracies herein contained.

© Bolton & Menk, Inc - Web GIS 4/19/2022 3:32 PM



Map Name

**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING AND CITY COUNCIL
CITY OF STORM LAKE**



File number: **2022-2**

Date: **April 18, 2022**

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

A petition for a Text Amendment to the Storm Lake Zoning Ordinance to Permit Kennels as a Permitted use in the GI, General Industrial District has been filed by Brent Mangold.

The petition requests approval to allow for kennel businesses as a permitted use in the General Industrial zoning district. The proposed text changes to permit such an additional use are as follows:

- b. In "Article Four - Base Zoning District Regulations," "Table 4-2-Permitted and Conditional Uses By Zoning Districts", under "Commercial Uses, on page 4-10, " insert "P" in the "GI" column of the "Kennels" row.

A public hearing will be held by the Planning and Zoning Commission on April 28, 2022, at 4:00 pm at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed ordinance to permit kennels as a permitted use in the GI, General Industrial District. You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 – Zoom Meeting ID: 825 5453 3554, or by Computer: <https://us06web.zoom.us/j/82554533554>.

Following the hearing the board will make a recommendation to the City Council relative to the application. **The City Council will meet Monday, May 2, 2022 at 5:00 P.M.** You may attend in person at City Hall, By Telephone Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Zoom Meeting ID: 933-2006-3301, or By Computer: <https://zoom.us/j/93320063301>

Respectfully submitted,

Scott Olesen
Zoning Administrator

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



PROPERTY ADDRESS:

2004 Expansion Blvd

PROPERTY OWNER:

Brent L. Mangold

OWNER ADDRESS
(if different than above):

177 Stoney Point Drive
Storm Lake, IA 50588

OWNER PHONE NUMBER:

712-299-7786

OWNER EMAIL:

blmangold@gmail.com

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

The City of Storm Lake Zoning Ordinance Article 12 Section 1204 establishes the amendment procedure for the Zoning Ordinance and requires the property owner to submit the following information, which must accompany this application before it can be considered by the Planning and Zoning Commission and the City Council.

The legal description and local address of the property.

The present zoning classification and the requested zoning classification.

The existing use of the property and the proposed use of the property.

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features.

The request for a rezoning request will be heard by the Planning and Zoning Commission and the City Council at separate meetings.

The City of Storm Lake will notify all property owners within three hundred (300') feet of the applicant's property notifying them of the upcoming hearing.

The City of Storm Lake will notify the applicant of the hearing date.

The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.

A non refundable application fee of \$200.00 is required at time of the application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council.

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL

☐ Text Amendment to the Zoning Ordinance

☐ Zoning Map Amendment to the Zoning Ordinance



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

CURRENT ZONING ORDINANCE: Industrial (GI)

TEXT AMENDMENT REQUEST: To permit Kennels as a permitted use *in the GI District*

ADDRESS OF THE PROPERTY: 2004 Expansion Blvd.

LEGAL DESCRIPTION OF THE PROPERTY: 02-02 Storm Lake Corp Hayes Industrial Park (Ex W 200' $\frac{1}{2}$ W 200' Lot 3

PRESENT ZONING DISTRICT: GI

REQUESTED ZONING DISTRICT: GI

WHY PRESENT ZONING IS NO LONGER VALID: N/A

EXISTING USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Kennel

Signature of Property Owner: Brent Mangold Date: 4-14-2022

City of Storm Lake Use	
Meeting Date:	
Application Fee Paid:	
Appeal No.:	
Date Paid:	

ORDINANCE NO. 10-O-2021-2022

ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF STORM LAKE, A PART OF THE STORM LAKE MUNICIPAL CODE, TO ALLOW FOR KENNELS AS A PERMITTED USE IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT

WHEREAS, the City Staff has received a petition for changes in the text of the Storm Lake Zoning Ordinance and Subdivision Regulations to allow for Kennels as a permitted use in the General Industrial (GI) Zoning District;

WHEREAS, the City's Planning and Zoning Commission has reviewed and recommended approval of the proposed changes in the text of the Zoning Ordinance that will allow for such additional use of real property in a GI Zoning District; and

WHEREAS, the proposed changes in the text of such Zoning Ordinance 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. The Zoning Ordinance of the City of Storm Lake is amended as follows:

- b. In "Article Four - Base Zoning District Regulations," "Table 4-2-Permitted and Conditional Uses By Zoning Districts" under "Commercial Uses," on Page 4-10, insert "P" in the "GI" column of the "Kennels" row.

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 20th day of June, 2022.

Michael Porsch, Mayor

ATTEST:

Nelda Kirkholm, Deputy City Clerk

Staff Summary

6/20/2022

Agenda Item # 5.



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

REPORT TO: Honorable Mayor and City Council

FROM: Scott Olesen, Building & Code Compliance Director

SUBJECT: **Motion Setting The Public Hearing On A Preliminary and Final Plat For A Minor Subdivision**

BACKGROUND: This agenda item is a request to set a public hearing for the July 5, 2022 City Council meeting at 5:00 pm. The request is for a proposed preliminary and final plat for a minor subdivision requested by Jason and Brooke Huisenga/DLH Land, LLC. Since the proposed subdivision of land is considered a minor subdivision in accordance with the Storm Lake Subdivision Ordinance, the preliminary and final plats can be reviewed and approved at the same meeting by the Planning and Zoning Commission and the Storm Lake City Council. A minor subdivision is defined as a division of land into no more than four lots and does not require the installation of streets, sewer, or water.

The lots meet all bulk regulations and provide for utility easements along the west lot lines.

The Storm Lake Planning and Zoning Commission will hold a meeting on July 1st, 2022 to review the proposed minor subdivision.

FISCAL IMPACT: Approximately \$300.00 for the cost of publication, mailings, and Attorney's fees.

RECOMMENDATION: Set the public hearing for the July 5, 2022 City Council meeting at 5:00 pm.

Staff Summary

6/20/2022

Agenda Item # 6.



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

REPORT TO: Honorable Mayor and City Council

FROM: Tyler Gibbins, Staff Accountant

SUBJECT: **Resolution No. 80-R-2021-2022 Approving Change Order No. 1 of the Fiber Optic Improvements – 2021 project**

BACKGROUND: The Fiber Optic improvements project is a continuation of a 2015 effort to install a fiber network through the community. This project will result in the connection of various public buildings/infrastructure components via the installation of underground ducts and fiber optic communications lines.

During construction of the Highway 7 & 110 intersection effort, existing fiber optic lines were discovered which conflicted with the initial construction plans as well as CN Railroad and Iowa DOT construction standards. Upon investigation, the existing location of the fiber was authorized as a field call but City did not have a construction observation agreement for the 2015 fiber installation project.

The lines must be relocated and replaced to meet construction standards and plans which ensure service is maintained throughout the western portion of the City's and Storm Lake Community School District's infrastructure networks.

At the time of the bid letting, the Engineer's Opinion of Probable Construction Cost for the project was \$1,599,398.20.

Prior to this change order, the construction contract currently has an estimated value of \$1,232,301.80.

FISCAL IMPACT: The current estimated value of the contract is \$1,232,301.80 with 0 previous change orders. This change order will result in a \$122,753.00 increase to the contract with 21 additional days being added to the contractual completion date.

RECOMMENDATION: Approve Resolution 80-R-2021-2022 Approving Change Order No. 1 of the Fiber Optic Improvements – 2021 Project.

ATTACHMENTS:

Description	Type
📎 Change Order No. 1	Change Order
📎 Resolution No. 80-R-2021-2022	Resolution

CHANGE ORDER NO.: 1

Owner: City of Storm Lake, Iowa Owner's Project No.:
 Engineer: Bolton & Menk, Inc. Engineer's Project No.: OP1.124529
 Contractor: Kramer Service Group, LLC Contractor's Project No.:
 Project: Fiber Optic Improvements - 2021
 Contract Name:
 Date Issued: June 14, 2022 Effective Date of Change Order: June 20, 2022

The Contract is modified as follows upon execution of this Change Order:

Description:

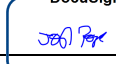
Phase 2 Additional work to install new 3 conduits and one 48 strand fiber optic cable on Highway 110 and 90th Ave from Water Treatment Plant north through the Hwy 7 & 110 intersection to an existing handhole at 590th St and 90th Ave for replacement of existing line in conflict with street reconstruction and other miscellaneous items to complete the work.

The Phase 2 substantial completion date will be extended to September 23, 2022. All other completion dates will remain unchanged.

Attachments: Kramer Service Group quote dated June 14, 2022

Change in Contract Price		Change in Contract Times	
Original Contract Price:		Original Contract Times:	
\$ 1,232,301.80		Substantial Completion: 9/2/2022	
		Ready for final payment: Subst. + 30 days	
[Increase] [Decrease] from previously approved Change Orders No. to No. :		[Increase] [Decrease] from previously approved Change Orders No. to No. :	
\$ 0.00		Substantial Completion: None	
		Ready for final payment: None	
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 1,232,301.80		Substantial Completion: 9/2/2022	
		Ready for final payment: Subst. + 30 days	
[Increase] [Decrease] this Change Order:		[Increase] [Decrease] this Change Order:	
\$ 122,753.00		Substantial Completion: 21 days	
		Ready for final payment: 0 days	
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 1,355,054.80		Substantial Completion: 9/23/2022	
		Ready for final payment: Subst. + 30 days	

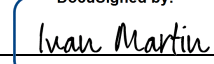
Recommended by Engineer (if required)

By: 
 Title: City Infrastructure Engineer
 Date: June 14, 2022

Authorized by Owner

By: _____
 Title: Mayor
 Date: _____

Accepted by Contractor


Vice President of Operations
June 14, 2022

Approved by Funding Agency (if applicable)

Fiber Optic Improvements – 2021
 Additional Work Request – Phase 2 to Phase 3
 City of Storm Lake, Iowa

PROPOSAL ATTACHMENT: PART C – BID ITEMS AND QUANTITIES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Unit Price, the Amount, and the Total Base Bid Amount; in case of discrepancy, the Unit Bid Price governs. The Quantities shown on the Proposal Attachments: Part C – Bid Items and Quantities are approximate only, but are considered sufficiently adequate for the purpose of estimating the contractual value.

PHASE 2 – 3 – Additional Work					
ITEM NO.	DESCRIPTION	UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
2.01	TRAFFIC CONTROL	LS	1.00	\$500.00	\$500.00
2.02	MOBILIZATION	LS	1.00	\$0.00	\$0.00
2.03	RR PROTECTIVE LIABILITY INSURANCE	LS	1.00	\$1,100.00	\$1,100.00
2.04	3 CONDUIT, 1.25 IN., HDPE, SDR 13.5	LF	3,225.00	\$16.00	\$51,600.00
2.05	1 CONDUIT, 1.25 IN., HDPE, SDR 13.5	LF	190.00	\$13.00	\$2,470.00
2.06	SPLICE, RACK MOUNT, NOT LIVE, 48 STRAND	EACH	1.00	\$2,618.00	\$2,618.00
2.07	SPLICE, HANDHOLE, MIDSPAN, NOT LIVE, 4 STRAND	EACH	3.00	\$650.00	\$1,950.00
2.08	SPLICE, HANDHOLE, END, NOT LIVE, 4 STRAND	EACH	1.00	\$600.00	\$600.00
2.09	PULL ROPE	LF	10,900.00	\$0.40	\$4,360.00
2.10	TRACER WIRE	LF	3,415.00	\$0.50	\$1,707.50
2.11	FIBER TERMINATION, 48 POSITION, WTF	EACH	1.00	\$2,400.00	\$2,400.00
2.12	FIBER OPTIC, 48 SM, INSTALL IN EXISTING CONDUIT	LF	3,025.00	\$3.85	\$11,646.25

ITEM NO.	DESCRIPTION	UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
2.13	FIBER OPTIC, 48 SM, INSTALL IN NEW CONDUIT	LF	3,375.00	\$3.85	\$12,993.75
2.14	FIBER OPTIC, 24 SM, INSTALL IN NEW CONDUIT	LF	350.00	\$1.55	\$542.50
2.15	HAND HOLE, FURNISH AND INSTALL	EACH	2.00	\$1,600.00	\$3,200.00
2.16	REMOVE HANDHOLE & BACKFILL	EACH	1.00	\$525.00	\$525.00
2.17	FURNISH & INSTALL MARKER STATION	EACH	4.00	\$125.00	\$500.00
2.18	BUILDING ENTRANCE, WWTF, T2-A	LS	1.00	\$8,500.00	\$8,500.00
2.19	REMOVE EXISTING FIBER CABLE AND DISPOSE	LF	6,400.00	\$1.10	\$7,040.00
2.20	SURFACE RESTORATION	LS	1.00	\$500.00	\$500.00
2.21	FIBER OPTIC, 48 SM, FURNISH ONLY	LS	1	\$8,000.00	\$8,000.00
				TOTAL Add Work:	\$122,753.00

RESOLUTION NO. 80-2021-2022

**RESOLUTION ADOPTING CHANGE ORDER #1 FOR THE FIBER OPTIC
IMPROVEMENTS – 2021 PROJECT**

WHEREAS, the plans, specifications, form of contract, estimate of cost, and award bid were filed with the CITY for the construction of certain public improvements described in general as the Fiber Optic Improvements – 2021 project; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for said public improvements was published as required by law; and

WHEREAS, a contract in the amount of \$1,232,301.80 was awarded to Kramer Service Group for the project; and

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

Section 1. To approve Change Order No. 1 to the contract for work performed by Kramer Service Group for an increase of \$122,753.00 with 21 additional working days to the contract. The total contact amount is \$1,355,054.80 with a substantial completion date of 9/23/2022.

Section 2. That the Mayor and Clerk are hereby directed to execute this Change Order No. 1.

PASSED AND APPROVED this 20th day of June, 2022.

Michael Porsch, Mayor

ATTEST:

Nelda Kirkholm, Deputy City Clerk

Staff Summary

6/20/2022

Agenda Item # 7.



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

REPORT TO: Honorable Mayor and City Council

FROM: Tyler Gibbins, Staff Accountant

SUBJECT: **Motion Approving an Amendment to the Professional Services Agreement with Rebnord Technologies for the Fiber Optic Improvements – 2021 Project**

BACKGROUND: This professional service agreement provides the fiber contractor with expert knowledge on the local network and design with project verifications and oversight. This agreement also includes configuration and implementation of the of the new fiber to ensure proper network performance and redundancy. In conjugation with the change order for Kramer Service Group, this amendment is a result of the findings during the Highway 7 & 110 project. The amendment will provide necessary design, services, and oversight for the work needed on highway 110 and 90th avenue at the intersection of Highway 7 & 110. The original agreements had an estimated cost of \$37,375 and this amendment will add an additional \$8,400 for a total of \$45,775.

FISCAL IMPACT: Estimated cost for engineering and network integration for the Highway 7 & 110 adjustment are \$8,400.

RECOMMENDATION: Approve the Amendment to the Professional Services Agreement with Rebnord Technologies for the Fiber Optic Improvements – 2021 Project.

ATTACHMENTS:

Description	Type
□ Amendment	Contract

644Engineering & Network Integration for Storm Lake Highway 110 and 7 Adjustment

Rebnord Technologies proposes the following Engineering & Network Integration Services for the installation of the fiber optic adjustment at Highway 110 and 7.

- Work with contractor and engineer to determine best plan to minimize downtime
- Install Temporary Wireless for Well 14
- Coordinate with School to schedule downtime and installation/adjustment of fiber optic cable
- Verify proper strands are spliced and terminated using the proper parts and tools
- Spot check OTDR and splice loss measurements
- Coordinate integration with existing network to ensure minimal downtime and impact to City, School, and County
- Provide a splice plan to the contractor
- Attend Pre-Construction meetings
- Attend Construction meetings
- Ad Hoc meetings for field verification during the installation process
- Act as Liaison between City and Contractor
- Provide to contractor expert knowledge on the local network design and requirements
- Adjust fiber optic patches on existing network to connect to new fiber
- Test and verify proper network performance and redundancy
- Splice at Well 14 (New Pigtailed)
- Splice at School (New Pigtailed)
- **Does NOT include:**
 - Location of existing utilities
 - Conduit alignment verification
 - Traffic control or other DOT requirements during construction
 - Any verification of proper permit acquisition required by State, County or City
 - 100% presence on-site during construction
 - Interacting with property owners, prior to, during, or after project installation
 - Parts and materials not provided as part of the contractors bid
 - Items resulting from a change order
 - Liability, correction, or repair of any structures damaged or ground disturbance during the construction.
 - Any overages resulting from construction or engineering changes

Estimated Cost:

Item	Est. HRs	ea	Total
Engineer Plan	20	\$ 125.00	\$ 2,500.00
Project Management	10	\$ 125.00	\$ 1,250.00
Coordination with Depts and School			
Work with Contractor to maintain connectivity			
Temporary Wireless Solution, Implementation & Removal	12	\$ 125.00	\$ 1,500.00
Test and Adjust patching	5	\$ 125.00	\$ 625.00
Terminations at School and Well 14	3	\$ 125.00	\$ 375.00
Connection and Termination Verification	2	\$ 125.00	\$ 250.00
Engineer Splice Plan	6	\$ 200.00	\$ 1,200.00
Meetings	7	\$ 100.00	\$ 700.00
Total			\$ 8,400.00

Tim Rebnord

Date

City Representative

Date

Staff Summary

6/20/2022

Agenda Item # 8.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Resolution No. 81-R-2021-2022 Supporting Workforce Housing Tax Incentive Program - Bloomfield Acres (Kading). Kading will also provide a construction update.**

BACKGROUND: Bloomfield Acres, LLC is submitting an application to the Iowa Economic Development Authority (IDEA) for the Workforce Housing Tax Incentive Program. The project is located at 1401,1404 Poplar Lane and parcel 1402131001. This second phase of construction consists of 72 market rate units.

The City supports this project and understands that the project will qualify for a property tax exemption in the form of a multi-residential housing tax abatement which allows for a 10 year exemption of 100% of actual valued added.

FISCAL IMPACT: There is no fiscal impact by approving this resolution

RECOMMENDATION: Approve Resolution No. 81-R-2021-2022

ATTACHMENTS:

Description	Type
□ Resolution No. 81-R-2021-2022	Resolution

RESOLUTION NO. 81-R-2021-2022

**A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX
INCENTIVE APPLICATION TO BE SUBMITTED TO THE IOWA
ECONOMIC DEVELOPMENT AUTHORITY (IDEA) BY BLOOMFIELD
ACRES, LLC FOR A HOUSING PROJECT IN STORM LAKE, IOWA**

WHEREAS, Bloomfield Acres, LLC plans on a significant capital investment for a housing development located on 1401 Poplar Lane, 1404 Poplar Lane and parcel 1402131001; and

WHEREAS, the project consists of 170 market-rate 3-bedroom leased housing units constructed in single family attached structures; and

WHEREAS, the insufficient housing market has impacted recruitment and retention of employees; and

WHEREAS, a comprehensive needs analysis stated there is demand for over 600 general occupancy units through 2025; and

WHEREAS, the project will address the critical need for housing in Storm Lake, and

WHEREAS, the project will add new assessable tax valuation to Storm Lake; and

WHEREAS, the City of Storm Lake will assist the project by providing tax abatement of 100% for ten (10) years; and

WHEREAS, Bloomfield Acres, LLC intends to submit an application for Workforce Housing Tax Incentive through the Iowa Economic Development Authority; and

WHEREAS, the City of Storm Lake is a duly recognized political subdivision of the State of Iowa action under the laws of the State of Iowa; and

WHEREAS, the City Council is the duly elected governing body of Storm Lake, Iowa; and

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

1. The City Council is in full support of the opportunity to promote housing development in Storm Lake, Iowa and fully supports the Application for Workforce Housing Tax Incentives.
2. City staff is authorized to assist in the preparation of the application and related materials deemed necessary.

PASSED AND APPROVED this 20th day of June, 2022.

Michael Porsch, Mayor

ATTEST

Nelda Kirkholm, Deputy City Clerk

Staff Summary

6/20/2022

Agenda Item # 9.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion Approving an Amendment to the Professional Services Agreement with Bolton & Menk for the 2022 4th Street Watermain Improvements Project**

BACKGROUND: The 4th Street watermain east of Vilas Road currently is not 'looped' into other portions of the system, resulting in stagnant water and water quality concerns. This dead-end configuration routinely requires additional staff operational support to address the water quality of the watermain.

The recent construction of the Sunrise Pointe development has extended the watermain system from E. Milwaukee Avenue to 4th Street. This has provided a cost-effective opportunity to connect the 4th Street watermain to the watermain within the Sunrise Pointe development and complete the 'loop'.

The intended project also includes construction of a bulk water sales filling station, RV dump stations, and related site/utility improvements east of the street department shop. The filling station will provide 24-hr bulk water access to the public, increase water accountability, and reduce staff time associated with the public's accessing of bulk water.

This amendment to the professional services agreement will provide engineering services associated with the construction of the watermain extension, RV dump stations, bulk water sales unit, and related improvements.

FISCAL IMPACT: Estimated \$65,100 for construction engineering services.

RECOMMENDATION: Approve the amendment to the agreement with Bolton & Menk for engineering services for the 2022 4th Street Watermain Improvements project.

ATTACHMENTS:

Description		Type
	Agreement	Contract

**CITY OF STORM LAKE, IOWA AND BOLTON & MENK, INC.
TASK ORDER TO AGREEMENT FOR PROFESSIONAL SERVICES**

TASK ORDER NO: 14 – 2022 4th Street Watermain Improvements

AMENDMENT NO: 1 – Construction Engineering Services

CLIENT: City of Storm Lake, Iowa

CONSULTANT: Bolton & Menk, Inc.

DATE OF THIS AMENDMENT: June 20, 2022

DATE OF TASK ORDER: December 20, 2021

DATE OF AMENDMENT NO. 1 TO MASTER AGREEMENT FOR PROFESSIONAL SERVICES: December 21, 2020

DATE OF MASTER AGREEMENT FOR PROFESSIONAL SERVICES: November 5, 2018

Whereas, Client and Consultant entered into a Master Agreement for Professional Services (“Master Agreement”) and as amended (“Amendment”) as dated above; and a Task Order Agreement for Professional Services (“Task Order”) as dated above; and Consultant agrees to perform and complete the following Services for Client in accordance with this Task Order Amendment and the terms and conditions of the Master Agreement and Task Order. Client and Consultant agree as follows:

1.0 Scope of Services:

Consultant shall perform the Services listed within Task No. 3 of Exhibit I. All terms and conditions of the Master Agreement and Task Order 14 are incorporated by reference in this Task Order Amendment, except as explicitly modified in writing herein.

2.0 Fees:

Client shall pay Consultant in accordance with Section III of the Master Agreement and as follows.

TASK	DESCRIPTION	Total Cost
3	Construction Engineering Services	\$65,100
TOTALS		\$65,100

Task 3 is an estimated amount for construction services described in Exhibit I. Actual cost will be invoiced in accordance with the Schedule of Fees depicted in Section III.A.1 of the Master Agreement.

(Remainder of Page Intentionally Left Blank)

3.0 Schedule:

Schedule for performance of Services will be as follows or as set forth in attached Scope, such that all services will be completed by December 31, 2022.

June – September 2022	• Construction
September – October 2022	• Final project closeout

4.0 Deliverables

Deliverables will be as set forth in Exhibit I.

5.0 Term

No changes from Task Order.

6.0 Other Matters

No changes from Task Order.

7.0 Project Managers

No changes from Task Order.

CITY OF STORM LAKE, IOWA

BOLTON & MENK, INC.

By: _____

By: Wesley W. Brown

Printed Name: Michael Porsch

Printed Name: Wesley W. Brown, P.E.

Title: Mayor

Title: Principal-in-Charge

ATTACHMENTS TO THIS TASK ORDER:

Exhibit I – Consultant's Services

Exhibit I-1 – Resident Project Representative

EXHIBIT I – CONSULTANT’S SERVICES

TASK ORDER NO. 14, AMENDMENT 1 **2022 4th STREET WATERMAIN IMPROVEMENTS**

STORM LAKE, IOWA

DESCRIPTION OF PROJECT AND SCOPE OF IMPROVEMENTS

The Consultant agrees to provide civil engineering services required for the construction of a bulk water sales filling station and two recreational vehicle dump stations located at 433 Vilas Road and watermain extension improvements along 4th Street near the proposed Chloe Lane intersection.

The basic improvements anticipated as part of this Agreement include installation of the filling/RV dump stations and related site & utility improvements, installation of watermain and connection to existing watermain dead ends, roadway patching, turf restoration, and other related items.

I.A. BASIC SERVICES

For purposes of this Project, Basic Services to be provided by the Consultant are as follows:

Task 3: Construction Engineering Services

Task 3.1: Construction Contract Administration

Consultant will administer the construction contract in accordance with the contract provisions. Specific responsibilities of Contract Administration will include:

- Construction meeting coordination and attendance
- Record keeping
- Reviewing contractor submittals
- Reviewing and monitoring the contractor’s progress schedule
- Preparing monthly pay estimates.
- Assisting the Client in scope management activities for the project, including:
 - Reviewing potential changes to the plans
 - Analyzing contractor notices of extra work, claims or time extensions, and making recommendations to Client
 - Negotiating settlements to potential changes for the ultimate approval by the Client
 - Preparing contract change documents as required

Task 3.2: Construction Staking

Consultant will complete the required construction staking for the project. Staking will be coordinated with the Contractor and the Resident Project Representative. Specific staking tasks include:

- Office computations & project management
- Verification, establishment, and maintenance of project survey control
- Staking of the proposed improvements

Task 3.3: Construction Observation

Consultant will provide resident project representative (RPR) services during construction of the project. Based on the Contractor's reported 6-week schedule, Consultant estimates the RPR being on site a total of 330 hours through substantial completion of the project. RPR services consist of observation of the work of the contractor, coordination of testing services and documentation of the work progress. RPR services do not constitute acceptance or approval of the contractor's work nor do they relieve any part of the contractor's responsibility under the construction documents. Scope and limitations of RPR services are further defined in Exhibit I-1.

Task 3.4: Record Drawings and Project Closeout

Consultant will use the documentation compiled throughout the construction of the project to prepare all necessary proceedings to finalize the project. Consultant will prepare and provide record drawings to the Client, incorporating as-constructed GPS information and record drawings within the Client geodatabase.

I.B. ADDITIONAL SERVICES

Consulting services performed other than those authorized under Section I.A shall be considered not part of the Basic Services and may be authorized by the Client as Additional Services. Additional Services consist of those services that are not generally considered to be Basic Services; or exceed the requirements of the Basic Services; or are not definable prior to the construction of the project; or vary depending on the technique, procedures or schedule of the project contractor.

Additional services may include:

1. Professional services associated with additional utility or surface replacements.

EXHIBIT I-1

RESIDENT PROJECT REPRESENTATIVE

The Consultant will furnish a Resident Project Representative (RPR), assistants and other field staff to assist Consultant in observing performance of the Work of the Contractor.

Through more extensive on-site observations of the Work in progress and field checks of materials and equipment by the RPR and assistants, Consultant assists the Client in monitoring the progress and quality of the work; but, it is agreed that the furnishing of such services will not make Consultant responsible for or give Consultant control over construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or responsibility for Contractor's failure to perform the Work in accordance with the Contract Documents.

The duties and responsibilities of the RPR are limited to those of Consultant in the construction Contract Documents, and are further limited and described as follows:

A. General

RPR is Consultant's agent at the site, will act as directed by and under the supervision of Consultant, and will confer with Consultant regarding RPR's actions. RPR's dealings in matters pertaining to the on-site work shall in general be with Consultant and Contractor keeping Client advised as necessary. RPR's dealings with subcontractors shall only be through or with the full knowledge and approval of Contractor. RPR shall generally communicate with Client with the knowledge of and under the direction of Consultant.

B. Duties And Responsibilities of RPR

1. Schedules: Review the progress schedule, prepare a schedule of Shop Drawing submittals and review the schedule of values prepared by Contractor and consult with Consultant concerning acceptability.
2. Conferences and Meetings: Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences and other project related meetings, and prepare and circulate copies of minutes thereof.
3. Liaison:
 - a. Serve as Consultant's liaison with Contractor, working principally through Contractor's superintendent and assist in understanding the intent of the Contract Documents; and assist Consultant in serving as Client's liaison with Contractor when Contractor's operations affect Client's on-site operations.
 - b. Assist in obtaining from Client additional details or information, when required for proper execution of the Work.

4. Shop Drawings and Samples:

- a. Record date of receipt of Shop Drawings and samples.
- b. Receive samples which are furnished at the site by Contractor, and notify Consultant of availability of samples for examination.
- c. Advise Consultant and Contractor of the commencement of any Work requiring a Shop Drawing or sample if the submittal has not been approved by Consultant.

5. Review of Work, Rejection of Defective Work, Inspections and Tests:

- a. Conduct on-site observations of the Work in progress to assist Consultant in determining if the Work is in general proceeding in accordance with the Contract Documents.
- b. Report to Consultant whenever RPR believes that any Work is unsatisfactory, faulty or defective or does not conform to the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise Consultant of Work that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.
- c. Verify that tests, equipment and systems startups and operating and maintenance training are conducted in the presence of appropriate personnel, and that Contractor maintains adequate records thereof; and observe, record and report to Consultant appropriate details relative to the test procedures and startups.
- d. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report to Consultant.

6. Interpretation of Contract Documents: Report to Consultant when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued by Consultant.

7. Modifications: Consider and evaluate Contractor's suggestions for modifications in Drawings or Specifications and report with RPR's recommendations to Consultant. Transmit to Contractor decisions as issued by Consultant.

8. Records:

- a. Maintain orderly files for correspondence, reports or job conferences, Shop Drawings and samples, reproductions of original Contract Documents

including all Work Directive Changes, Addenda, Change Orders, Field Orders, additional Drawings issued subsequent to the execution of the Contract, Consultant's clarifications and interpretations of the Contract Documents, progress reports, and other Project related documents.

- b. Keep a diary or log book, recording Contractor hours on the job site, weather conditions, data relative to questions of Work Directive Changes, Change Orders or changed conditions, list of job site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures.
- c. Record names, addresses and telephone numbers of all Contractors, subcontractors and major suppliers of materials and equipment.

9. Reports:

- a. Furnish Consultant periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and sample submittals.
- b. Consult with Consultant in advance of scheduled major tests, inspections or start of important phases of the Work.
- c. Draft proposed Change Orders and Work Directive Changes, obtaining backup material from Contractor and recommend to Consultant Change Orders, Work Directive Changes, and Field Orders.
- d. Report immediately to Consultant and Client upon the occurrence of any accident.

10. Payment Requests: Review applications for payment with Contractor for compliance with the established procedure for their submission and forward with recommendations to Consultant, noting particularly the relationship of the payment requested to the schedule of values, Work completed and materials and equipment delivered at the site but not incorporated in the Work.

11. Certificates, Maintenance and Operation Manuals: During the course of the Work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by Contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to Consultant for review and forwarding to Client prior to final payment for the Work.

12. Completion:

- a. Conduct final inspection in the company of Consultant, Client, and Contractor and prepare a final list of items to be completed or corrected.
- b. Observe that all items on final list have been completed or corrected and make recommendations to Consultant concerning acceptance.
- c. Assist in preparation of Record Drawings and provide copies of documentation requested by Client for occupation of the Project.

C. Limitations of Authority

It is agreed that Resident Project Representative's responsibility and obligations do not include the following actions nor shall RPR be directed to or be empowered to:

1. Authorize any deviation from the Contract Documents or substitution of materials or equipment, unless authorized by Consultant.
2. Exceed limitations of Consultant's authority as set forth in the Contract Documents.
3. Undertake any of the responsibilities of Contractor, subcontractor or Contractor's superintendent.
4. Advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences or procedures of construction unless such advice or directions are specifically required by the Contract Documents.
5. Advise on, issue directions regarding or assume control over safety precautions and programs in connection with the Work.
6. Accept Shop Drawing or sample submittals from anyone other than Contractor.
7. Authorize Client to occupy the Project in whole or in part.
8. Participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by Consultant.

Staff Summary

6/20/2022

Agenda Item # 10.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion Adopting Resolution No. 83-R-2021-2022 Approving the Amendment to the Agreement with CMBA for Professional Services for Architectural Services for the Storm Lake Library CDBG – COVID (CV) Funding Grant**

BACKGROUND: The City advertised for proposals from qualified firms architectural services in July 2021 related to a projects eligible for CDBG-CV funding. Four proposals were received. The City Council selected CMBA for architectural services for the CDBG-Covid(CV) funding opportunity for the Storm Lake Library in August 2021.

This amendment to the agreement acknowledges: 1) Holly Stevens, PE replacing Matt Gumm, PE as the Mechanical Engineer for MODUS Engineering and 2) adding Raker Rhodes Structural Engineering to the contract – Jerad Hoffman is the representative.

FISCAL IMPACT: No cost change

RECOMMENDATION: Adopt Resolution No. 83-R-2021-2022 Approving the Amendment to the Agreement with CMBA for Professional Services for Architectural Services for the Storm Lake Library for CDBG – COVID (CV) Funding Grant and authorize the City Manager to sign the amendment.

ATTACHMENTS:

Description	Type
❑ Amendment to Agreement	Contract
❑ Resolution No. 83-R-2021-2022	Resolution

 AIA® Document G802™ – 2017***Amendment to the Professional Services Agreement***

PROJECT: (name and address)

SP21122
Storm Lake Public Library
609 Cayuga Street
Storm Lake, Iowa 50588

AGREEMENT INFORMATION:

Date: January 3, 2022

AMENDMENT INFORMATION:

Amendment Number: 001

Date: May 17, 2022

OWNER: (name and address)

City of Storm Lake
PO Box 186
Storm Lake, Iowa 50588

ARCHITECT: (name and address)

Cannon Moss Brygger & Assoc. PC
d/b/a CMBA Architects
505 Grand Avenue
Spencer, Iowa 51301

The Owner and Architect amend the Agreement as follows:

Under Article 1.1.11, add Raker Rhodes, Structural Engineer as a consultant under the Architect.

Jerad Hoffman, PE
Raker Rhodes Engineering
524 N Main Ave., Ste 100
Sioux Falls, South Dakota 57104
Ph: 605.759.8210

and

Holly Stevens, PE will replace Matt Gumm, PE as the Mechanical Engineer for MODUS Engineering.

No cost change to the fee.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Not Applicable (N/A)

Schedule Adjustment:

(N/A)

SIGNATURES:

CMBA Architects

ARCHITECT *(Firm name)*

SIGNATURE

Adam Van Gorp, AIA
Principal Architect

PRINTED NAME AND TITLE

DATE

City of Storm Lake

OWNER *(Firm name)*

SIGNATURE

Keri Navratil
Storm Lake City Manager

PRINTED NAME AND TITLE

DATE

RESOLUTION NO. 83-R-2021-2022

**A RESOLUTION APPROVING AN AGREEMENT FOR
ARCHITECTURAL SERVICES THE STORM LAKE
LIBRARY FOR A CDBG-CV APPLICATION**

WHEREAS, the City of Storm Lake desires to apply for CDBG-CV funding, and;

WHEREAS, the City desires to have professional architectural services for the proposed project and therefore followed the Federal CDBG procurement guidelines to solicit proposals from qualified architects for the proposed project, and;

WHEREAS, the City published notice of procurement for architectural services in the Storm Lake Times on July 7, 2021 for such services, and;

WHEREAS, the City published notice of procurement for architectural services with the Iowa League of Cities and on the City's website; and;

WHEREAS, the City received four proposal(s) for architectural services from qualified firms, and, following a review of the proposals, the City Council on August 2, 2021 selected CMBA for professional services for this funding opportunity, and;

WHEREAS, the City Council approved the agreement with CMBA for architectural services for the Storm Lake Library for this CDBG-CV funding application on August 16, 2021.

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

SECTION 1. The City Council approves the amendment to the agreement with CMBA for architectural services for the Storm Lake Library for this CDBG-CV funding application for the following changes:

- a. Add Raker Rhodes Structural Engineering to the contract – Jerad Hoffman is the representative
- b. Matt Gumm, P.E. being replaced by Holly Stevens, P.E. as the representative from MODUS

PASSED AND APPROVED this 20th day of June 2022.

Michael Porsch, Mayor

ATTEST:

Neda Kirkholm, Deputy City Clerk

Staff Summary

6/20/2022

Agenda Item # 11.



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

REPORT TO: Honorable Mayor and City Council

FROM: David Derragon, Assistant City Manager

SUBJECT: **Motion To Approve Prizes For Campground Event on July 30, 2022**

BACKGROUND: The Sunrise Campground has received several requests to provide some type of activity for campers to participate in. We feel this would enhance and encourage attendance for the campground.

We would like to start with a Chili Cook Off on Saturday, July 30, 2022. The campground attendants would serve as the judges and the first place winner would receive 2 – free weekend stays camping coupon for the 2023 camping season. The cost for the coupon would be \$120.

A liability form would have to be signed by all participants to enter the cook off. The judging would take place at the campground and everyone is welcome to participate.

Flyers advertising the event will be distributed as soon as possible.

FISCAL IMPACT: \$120

RECOMMENDATION: Move to approve prizes for Campground Event on July 30, 2022

Staff Summary

6/20/2022

Agenda Item # 12.



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

REPORT TO: Honorable Mayor and City Council

FROM:

SUBJECT: **City Council Requested Items**

BACKGROUND: Future City Council Work Sessions:
1.

FISCAL IMPACT: No Fiscal Impact at this time.

RECOMMENDATION: Concurrence for each item to be considered for a specified City Council Meeting work session or deny work session consideration for the following items:
1. None at this time