

**CITY OF STORM LAKE
REGULAR COUNCIL MEETING, CITY HALL
COUNCIL CHAMBERS
OCTOBER 4, 2021
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. SLPD City Code Enforcement Summary
- 3. Ordinance No. 04-O-2021-2022 Amending The City Code By Updating The Referenced Construction Codes and Standards To The Most Recent Editions - 2nd Reading
- 4. Motion to Approve Selection of L & G Products, Inc. as the Warehouse Storage Facilities Operator
- 5. Resolution No. 35-R-2021-2022 Approving Public Health Regulation Relating to the Collection of Garbage and Recycling
- 6. Motion to Approve Additional Funding to Storm Lake United
- 7. City Council Requested Items
- 8. 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

10/4/2021

Agenda Item # A.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
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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 September 20, 2021 City Council Minutes
- Approve the September 29, 2021 Special City Council Minutes
- Approve the Planning and Zoning Commission renewal applications for Tony Statz and Andriette Wickstrom (3 year term)
- Approve the SLPD Code Enforcement Summary (see staff summary)

FISCAL IMPACT: The City will pay the following expenditures:

- List of Bills - - \$970,008.29
- King's Pointe & Sunrise Pointe Golf Course Bills -- \$170,633.52

The City will receive the following revenues:

- Liquor License Fees -- \$0.00

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

Description	Type
☐ Minutes - September 20, 2021	Minutes
☐ Minutes - September 29, 2021 - Special Mtg	Minutes
☐ List of Bills	List of Bills
☐ King's Pointe Claims	List of Bills
☐ Andriette Wickstrom Renewal Application - P&Z	Application
☐ Tony Statz Renewal Application - P&Z	Application

CITY OF STORM LAKE CITY HALL COUNCIL CHAMBERS REGULAR COUNCIL MEETING, SEPTEMBER 20, 2021 5:00 PM

Present: Mayor Michael Porsch, Council Members Jose Ibarra, Dan Smith, Kevin McKinney, and Maria Ramos. Absent: Council Member Tyson Rice

Staff present: City Manager Keri Navratil, Assistant City Manager David Derragon, City Attorney Phil

Havens, Police Chief Chris Cole, Fire Chief Mike Jones, Building and Code Compliance Director Scott Olesen, Water Quality Operations Supervisor Ron Covert, Library Director Elizabeth Huff, Public Services Supervisor Scott Bonebrake, Assistant Public Services Supervisor Brandon Ripke, Finance Director Brian Oakleaf, City Clerk Mayra Martinez, and Staff Accountant Tyler Gibbins.

Media Present: Tom Cullen – The Times, Dana Larson – The Pilot Tribune, and Ryan Thompson – KAYL Radio

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

Pledge of Allegiance

Consideration of Changes in Agenda and Setting the Agenda - Moved by Council Member Smith to approve setting the agenda. Seconded by Council Member Ibarra. Vote: All ayes with Council Member Rice absent. Motion carried.

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

Hear the Public - None at this time.

Consent Agenda - Moved by Council Member Ramos to approve the Consent Agenda which includes list of bills King's Pointe and Sunrise Pointe disbursements, September 7, 2021, City Council minutes, renewal liquor licenses for Café Havana, Elements, Al's Liquor, HyVee Fast & Fresh, approve a new liquor license and a new cigarette permit for Beer Thirty Storm Lake, approve an application for a tax abatement for 1008 Evergreen Avenue, and approve the SLPD Code Enforcement summary. Seconded by Council Member McKinney. Vote: All ayes with Council Member Rice absent. Motion carried.

Amending Title 8 Municipal Code - 3rd Reading - Moved by Council Member McKinney to approve the 3rd and final reading of Ordinance No. 03-O-2021-2022 amending Title 8 of the Municipal Code by repealing subsections (B)2 and (B)3 of Section 8-2-1 on "Concealed Weapons". Seconded by Council Member Smith. Roll call vote: All ayes with Council Member Rice absent. Motion carried.

ORDINANCE NO. 03-O-2021-2022

AN ORDINANCE AMENDING TITLE VIII OF THE 1994 RECODIFICATION OF THE MUNICIPAL CODE OF THE CITY OF STORM LAKE, IOWA BY REPEALING CURRENT SUBSECTIONS (B)2 AND (B)3 OF SECTION 8-2-1, ON "CONCEALED WEAPONS" AND "PROHIBITED WEAPONS," RESPECTIVELY, AND RENUMBERING SUBSECTIONS (B)4

AND (B)5 OF SECTION 8-2-1, ON “DISTURBING PEACE OR QUIET” AND “PEEPING,” RESPECTIVELY, AS NEW SUBSECTIONS (B)2 AND (B)3, RESPECTIVELY.

WHEREAS, Section 724.28(2) of the 2021 Code of Iowa, after its recent amendment, prohibits a political subdivision of the state from enacting an ordinance regulating the ownership, possession, carrying, legal transfer, lawful transportation, modification, registration, or licensing of firearms, firearm attachments, or other weapons when the ownership, possession, carrying, transfer, transportation, or modification is otherwise lawful under the laws of the state; and

WHEREAS, the same Iowa Code Section provides that an ordinance regulating firearms, firearm attachments, or other weapons in violation of such section existing on or after April 5, 1990, is void;

WHEREAS, Section 724.28(3) of the 2021 Code of Iowa, after its recent amendment, subjects a political subdivision that has ever adopted an ordinance regulating firearms, firearm attachments, or other weapons when the ownership, possession, carrying, transfer, transportation, or modification is otherwise lawful under the laws of the state to liability for damages payable to persons adversely affected by the ordinance;

WHEREAS, current subsections (B)(2) and (3) of Section 8-2-1 of the Municipal Code of the City of Storm Lake, purport to regulate the carrying of firearms and other weapons, the regulation of some or all of which is made void by Section 724.28(3).

WHEREAS, current subsections (B)(2) and (3) of Section 8-2-1 of the Municipal Code of the City of Storm Lake are unnecessary to the extent state law prohibits the carrying of such weapons because the enforcement of such state law can protect the residents of Storm Lake; and to the extent such City Code subsections purport to regulate weapons not regulated by the State of Iowa, such subsections are now void and expose the City to liability should there be an attempt to enforce the void regulations.

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

Section 1. Title VIII of the 1994 Recodification of the Municipal Code of the City of Storm Lake, Iowa is hereby amended as follows:

A. Current subsections (B)2 and (B)3 of Section 8-2-1, on “Concealed Weapons” and “Prohibited Weapons,” respectively, are hereby repealed.

B. Current subsections (B)4 and (B)5 of Section 8-2-1, on “Disturbing Peace or Quiet” and “Peeping,” respectively, are hereby renumbered as subsections (B)2 and (B)3.

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

Section 3. This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law.

Passed and approved this 20th day of September, 2021.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Fiber Optic Improvements – 2021 - Moved by Council Member Ramos to approve setting the public hearing for the Fiber Optic Improvements – 2021 plans, specifications, and form of contract for October 18, 2021 at 5:00 pm at City Hall Council Chambers. Seconded by Council Member Ibarra. Vote: All ayes with Council Member Rice absent. Motion carried.

Amend City Code -Construction Codes and Standards - Mayor Porsch opened the public hearing on a proposal to amend the City Code by updating the referenced Construction Codes and Standards to the most recent editions stating this was the time and place for any comments. Receiving no comments from City Council or the public, the Mayor then closed the public hearing

Moved by Council Member Smith to approve the first reading of Ordinance No. 04-O-2021-2022 amending the City Code by updating the referenced Construction Codes and Standards to the most recent editions. Seconded by Council Member Ramos. Roll call vote: All ayes with Council Member Rice absent. Motion carried.

Storm Lake Library CDBG (COVID-CV) - Moved by Council Member Smith to adopt Resolution No. 30-R-2021-2022 setting a public hearing on submission of an application for a Community Development Block Grant (COVID-CV) City of Storm Lake Public Library for September 29, 2021 at 8:00 am at City Hall Council Chambers. Seconded by Council Member Ramos. Roll call vote: All ayes with Council Member Rice absent. Motion carried.

RESOLUTION NO. 30-R-2021-2022
A RESOLUTION SETTING THE TIME AND PLACE OF A PUBLIC
HEARING ON THE SUBMISSION OF A CDBG-CV APPLICATION FOR THE
CITY OF STORM LAKE, IOWA LIBRARY IMPROVEMENTS PROJECT

WHEREAS, the City Council of the City of Storm Lake desires to apply for Community Development Block Grant funding from the Iowa Economic Development Authority, and

WHEREAS, the City has a need to make improvements to the Storm Lake Public Library to prevent the spread of Covid and other airborne diseases while allowing the Library to remain a key community facility for the residents of the City, and

WHEREAS, the requirements of the CDBG application require the City to hold a public hearing to allow citizens the opportunity to be heard and provide comments on the submission of a grant application;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF STORM LAKE, IOWA, that a public hearing be conducted by the City Council in the Council Chambers, located in City Hall at 620 Erie Street, Storm Lake, Iowa on Wednesday, September 29, 2021 at 8:00 a.m.

BE IT FURTHER RESOLVED, that the City Clerk shall give notice of said public hearing by publication of a notice in the Storm Lake Pilot Tribune and the Storm Lake Times at least once, not less than four (4) and not more than twenty (20) days before the meeting.

PASSED, APPROVED, AND ADOPTED this 20th DAY OF SEPTEMBER, 2021

BY THE CITY COUNCIL OF THE
CITY OF STORM LAKE, IOWA

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Memorial Lift Station Project Update - Mayor Porsch opened the public hearing for the Memorial Lift Station Project update. City Manager Keri Navratil informed that there are certain requirements that we have to do for Community Block grants and many of them require reading of a public hearing announcement. The City was granted a Community Development Block Grant (CDBG) to add redundancy to the system to ensure that that we do not bypass into the lake or to cause 70% of the community to not have access to the wastewater system. As part of the Community Development Block Grant funds the City is required to have a public hearing for an update on the status of the City's Memorial Lift Station.

CITY OF STORM LAKE
2020 Storm Lake Memorial Lift Station Project

UPDATE PUBLIC HEARING ANNOUNCEMENTS

A. Funding of Activities and Sources of Funds.

This project is funded in part by Community Development Block Grant (CDBG) and DNR/SRF funds. The City was awarded a 2020 CDBG for \$600,000. To date, \$275,173 of the CDBG allocation has been expended. There is a local obligation of \$1,331,625 committed towards project costs. To date, \$601,888 has been expended.

B. Explain how the need for the activities was identified.

The need for the Memorial Lift Station Project is to upgrade aged systems and provide redundancy for the City's most critical lift station to prevent future catastrophic failure. The existing lift station is the primary lift station for 70% of the users in the community and failure of the lift station would result in loss of sewer service to a large portion of the residents including sanitary sewer backup, potential significant environmental pollution, and the shutdown of critical employers.

C. Nature of and Status of the Activities.

The nature of the project involves the rehabilitation of the existing lift station components and the addition of redundant systems to ensure continuous operations.

Gridor Construction Inc is the prime contractor for the work on the project. Work on the project is approximately 44% complete.

There has been no change to the project beneficiaries as proposed in the application submitted to State for funding.

D. Announce the estimated portion of funds that will benefit low-and-moderate income persons.

The project will result in a City-wide benefit and based on the most recent US Census numbers 52.00% of the residents living in the community are of low-and-moderate income.

E. Announce where the activities are being conducted.

The project activities are taking place at the Memorial Lift Station which is located in the 1600 block of East 3rd Street.

F. Announce plans to minimize displacement of persons and businesses resulting of funded activities.

The project will not result in the displacement or relocation of any persons or businesses.

G. Announce plans to assist persons actually displaced.

Since this project will not result in the displacement or relocation of any persons or businesses, there are no plans being made to assist displaced persons.

Mayor Porsch stated this was the time and place for any comments. Receiving no comments from City Council or the public, the Mayor then closed the public hearing

IDOT - HWY7/HWY 110 Moved by Council Member Ibarra to adopt Resolution No. 31-R-2021-2022 approving Iowa Department of Transportation Agreement for traffic safety improvement program (TSIP) funding. Seconded by Council Member McKinney. Roll call vote: All ayes with Council Member Rice absent. Motion carried.

RESOLUTION NO. 31-R-2021-2022

A RESOLUTION APPROVING IOWA DEPARTMENT OF TRANSPORTATION AGREEMENT FOR TRAFFIC SAFETY IMPROVEMENT PROGRAM (TSIP) FUNDING FOR THE PRIMARY ROAD PROJECT FOR THE INTERSECTION OF HIGHWAY 7 AND HIGHWAY 110 PROJECT.

WHEREAS, the Highway 7 and Highway 110 intersection has been identified as a location where vehicular safety and traffic flow are such that serious injury, including death, has occurred, and where additional traffic due to imminent new development will only increase the traffic flow and increase safety concerns; and,

WHEREAS, the improvements being designed in conjunction with Iowa Department of Transportation staff, City staff, the City's Project Engineer, and the Buena Vista County Engineer will improve the safety and flow of traffic at the intersection; and,

WHEREAS, the proposed improvements including the addition of turn lanes, railroad crossing improvements, and traffic signals will help reduce crashes, injuries, and deaths while improving traffic operations.

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

SECTION 1. The City Council approves the agreement with Iowa Department of Transportation for Traffic Safety Improvement Program Funding.

SECTION 2. The Mayor is hereby authorized to execute the agreement on behalf of the City.

PASSED and APPROVED this 20th day of September, 2021.

Michael Porsch, Mayor

ATTEST

Mayra A. Martinez, City Clerk

Bloomfield Acres, LLC (Kading Properties) - Moved by Council Member Ibarra to adopt Resolution No. 32-R-2021-2022 approving amendment to Developer's Agreement and Easement Agreement with Bloomfield Acres, LLC (Kading Properties) contingent on the legal description. Seconded by Council Member Smith. Roll call vote: All ayes with Council Member Rice absent. Motion carried.

RESOLUTION NO. 32-R-2021-2022

RESOLUTION APPROVING AMENDMENT TO MEMORRANDIUM OF AGREEMENT AND EASEMENT FOR PRIVATE DEVELOPMENT BETWEEN THE CITY OF STORM LAKE, IOWA AND BLOOMFIELD ACRES, L.L.C. AND AUTHORIZING ITS EXECUTION

WHEREAS, Bloomfield Acres, L.L.C., an Iowa limited liability company (the "Developer"), desires to undertake the construction of a residential housing development (the "Development") in the City of Storm Lake on land it has contracted to acquire subject to certain conditions and the City desires the Developer to do so because of a need for housing in the City;

WHEREAS, the City is willing to provide certain incentives to the Developer, including but not limited to the abatement of certain real estate taxes, and assist the Developer in certain ways to facilitate construction of the Development provided the Developer complies with the City's conditions therefor;

WHEREAS, the City and Developer signed Memorandum of Agreement for Private Development Between the City of Storm Lake, Iowa and Bloomfield Acres, L.L.C. (the "Agreement"), on March 15, 2021;

WHEREAS, the City believes that Amendment to the Agreement is in the best interest of the City of Storm Lake and its residents.

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

1. The amendment to the Agreement is hereby approved.

2. The Mayor and the City Clerk are hereby authorized to execute the Agreement.

PASSED AND APPROVED this 20th day of September, 2021.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

City Council Requested Items - None at this time.

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

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

**SPECIAL CITY OF STORM LAKE CITY HALL COUNCIL CHAMBERS REGULAR
COUNCIL MEETING, SEPTEMBER 29, 2021 8:00 AM**

Present: Mayor Michael Porsch (online), Council Members Jose Ibarra, Kevin McKinney, and Maria Ramos (online). Absent: Council Member Dan Smith

Staff present: City Manager Keri Navratil, Assistant City Manager David Derragon, Building and Code Compliance Director Scott Olesen, Library Director Elizabeth Huff, and City Clerk Mayra Martinez

Media Present: Dana Larson – Pilot Tribune

Mayor Porsch called the meeting to order at 8:00 am.

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

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

Hear the Public - Patricia Hampton, representing the Witter Gallery, stating that it was very disappointing to the Witter Gallery Board to not be involved in the conversation for the grant proposal. Hope for better communication between the City, Library and the Witter Gallery moving forward.

Council Member Ramos arrived via zoom 8:11 am

Storm Lake Library CDBG (Covid-CV) - Mayor Porsch opened the public hearing on Submission of an Application for a Community Development Block Grant (COVID-CV) City of Storm Lake Public Library. City Manager Keri Navratil read the following public hearing announcement

A. Explain how the need for the activities was identified.

- The need for the proposed Storm Lake Library Covid Improvements project is due to a need to ensure that the City's Library can provide needed community services to the public on a regular basis, even during a pandemic, while providing for the safety of patrons and staff.

B. Explain how the proposed activities will be funded and the sources of funds.

- The project will be funded with a combination of CDBG funds and local City cash on hand. It is estimated that total project costs will be \$607,909.00.

C. Announce the date the CDBG application will be submitted to the State.

- The grant application will be submitted to the Iowa Economic Development Authority no later than October 31, 2021 at midnight.

D. Announce the requested amount of federal funds.

- The City is requesting \$500,000.00 in CDBG funds for the proposed project.

E. Announce the estimated portion of funds that will benefit low-and-moderate income persons.

- The project will result in a citywide benefit and based on the 2011 and 2015 American Community Survey data the percentage of residents who are low-to-moderate income (LMI) is 52.0%.

F. Announce where the proposed activities will be conducted.

- The proposed project activities will take place within the Storm Lake Public Library located at 609 Cayuga Street in Storm Lake, Iowa.

G. Announce plans to minimize displacement of persons and businesses resulting of funded activities.

- The proposed project will not result in the displacement or relocation of any persons or businesses.

H. Announce plans to assist persons actually displaced.

- No persons will be displaced by the proposed project.

I. Announce the nature of the proposed activities.

- The nature of the proposed project involves the demolition of the existing HVAC system at the public library and the construction and installation of a new HVAC system. In addition, the project will fund the conversion of a small workroom into a virtual meeting space that will be utilized for virtual meetings, trainings, classroom events, and telehealth appointments by library patrons and the general public.

Patricia Hampton, representing the Witter Gallery, mentioned that she is in full support on the change to the HVAC system. Requested that during the construction that no damage is done, and proper care is taken primarily in the storage area as it contains expensive and valuable collections. Requested that the temperature zones be designed to make it possible that the Witter gallery has control of their area temperature. Expressed how surprised she is on how expensive the cost will be for the Telehealth and Visual meeting space room. Concerned that this is not an efficient use of funding and if there is really a need for use of this space in the community.

Council Member Rice suggested that the Witter Gallery relocate the items in the storage room during the construction period to avoid problems done the road.

City Manager Navratil commented that during the preconstruction meeting all the affected parties would meet with the selected contracted to determine the steps needed for the construction to take place so at that moment it will be suggested to the Witter Gallery to remove the items and inform the contractor that temperature control be accessible for the Witter gallery area.

Hearing no additional comments Mayor Porsch closed the public hearing.

Moved by Council Member Ibarra to adopt Resolution No. 33-R-2021-2022 Committing Matching Funds for a Community Development Block Grant Application. Seconded by Council Member Rice. Roll call vote: All ayes with Council Member Smith absent. Motion carried.

RESOLUTION NO. 33-R-2021-2022

**A RESOLUTION COMMITTING MATCHING FUNDS
FOR A COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION**

WHEREAS, the City of Storm Lake is applying for an Iowa Community Development Block Grant under the special Covid funding portion of the program for their Storm Lake Library Covid Improvements Project, and,

WHEREAS, the City has reserve funds available in their budget for the purpose of funding this project at the Storm Lake Public Library in the total amount of \$107,909.00; and,

WHEREAS, the City intends to utilize these funds as the source for financing their share of the project;

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

SECTION 1. The City commits to the use of these funds in the amount of \$107,909.00, for the purpose of funding the City's share of the Storm Lake Library Covid Improvements Project.

PASSED AND APPROVED this 29th DAY of September 2021.

BY THE CITY COUNCIL OF THE
CITY OF STORM LAKE, IOWA

Michael Porsch, Mayor

ATTEST:

Mayra Martinez, City Clerk

Moved by Council Member Rice to adopt Resolution No. 34-R-2021-2022 Endorsing An Application for a Community Development Block Grant (COVID-CV) City of Storm Lake Public Library. Seconded by Council Member Ibarra. Roll call vote: All ayes with Council Member Smith absent. Motion carried

RESOLUTION NO. 34-R-2021-2022

**A RESOLUTION ENDORSING AND AUTHORIZING
SUBMITTAL OF AN APPLICATION FOR COMMUNITY
DEVELOPMENT BLOCK GRANT FUNDS FOLLOWING
PUBLIC HEARING**

WHEREAS, the City of Storm Lake is eligible to apply for Iowa Community Development Block Grant funding under the CDBG-CV portion of the program, and;

WHEREAS, the City Council has held a public hearing as required for submission of CDBG guidelines on September 29, 2021 to hear public comments on the submission of the grant application, and;

WHEREAS, the City has an immediate need to conduct a project to make renovations and improvements to the Storm Lake Public Library that will allow the Library to remain open and accessible during future pandemic events, and;

WHEREAS, the City Council has decided to submit an application to the CDBG program for the Storm Lake Public Library Covid Improvements Project;

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

SECTION 1. The City Council endorses the submission of an application for CDBG grant funds to the Iowa Economic Development Authority in the amount of \$500,000.00 for the Storm Lake Library Covid Improvements Project.

SECTION 2. The City Council certifies that the provided public hearing announcements were made prior to consideration of the grant application, as per CDBG guidelines.

SECTION 3. The Mayor is authorized to sign all paperwork and forms necessary for the submittal of the grant application.

PASSED AND APPROVED this 29th DAY of SEPTEMBER 2021.

Michael Porsch, Mayor

ATTEST:

Mayra Martinez, City Clerk

Fall Clean Up – Moved by Council Member McKinney to approve 2021 Fall Clean Up Program for October 8-9, 2021 with proceed directed to Upper Des Moines. Seconded by Council Member Ibarra. Vote: All ayes with Council Member Smith absent.

Adjourn - Moved by Council Member Ibarra to adjourn at 8:23 pm. Seconded by Council Member McKinney. Vote: All ayes with Council Member Smith absent. Motion carried.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk



Storm Lake, IA

My Buy Local_v1

Payment Date Range: 09/23/2021 - 10/06/2021

Vendor Name	Buy Local Info	Payable Description	Total Payments
BVC			
Buena Vista County Solid Waste	BVC	2nd Installment FY2022	90,100.00
Signature Real Estate Group of Iowa	BVC	Boat Storage CMA	75.00
Buena Vista County Solid Waste	BVC	Recycling	115.28
	BVC Total:	90,290.28	
Contract/Agreement			
Hulstein Excavating Inc	Contract/Agreement	Pay Request #5 of Oneida Street Improvement	77,879.36
Bolton & Menk, Inc	Contract/Agreement	General Engineering Services	36,605.00
Kevin L Gilman	Contract/Agreement	Pay #1 Almendarez Project	22,060.00
Bolton & Menk, Inc	Contract/Agreement	Construction Admin	8,406.00
Kevin L Gilman	Contract/Agreement	Pay #2 (Final) Lundberg Project	7,720.00
Bolton & Menk, Inc	Contract/Agreement	Pre-Application Services	7,462.50
Reding's Gravel & Excavating Co., Inc	Contract/Agreement	House Demolition	5,980.00
Bolton & Menk, Inc	Contract/Agreement	Feasibility Study- Dredge Site	16,815.75
Smith Concrete Service Inc	Contract/Agreement	Concrete	2,762.25
Bolton & Menk, Inc	Contract/Agreement	Construction Services	1,140.00
	Contract/Agreement Total:	186,830.86	
Local			
Bomgaars Supply, Inc	Local	Supplies	1,733.47
Long Lines	Local	PD Additional Svc as of 9/20/2021	1,433.54
Stanton Electric, Inc	Local	WP LS Repairs	1,270.97
Holzhauser Ford Lincoln Storm Lake Inc	Local	AC Fan & Motor	1,148.28
Stanton Electric, Inc	Local	C65 LS Pump Repairs	1,097.83
Fritcher Abstract	Local	Legal Description- Security Trust Property	3,000.00
Stanton Electric, Inc	Local	Outlet Installation	908.62
A & A Automotive	Local	New Tires	897.28
Stanton Electric, Inc	Local	Light & Outlet Installation	835.82
Larson Oil & Distributing Co, Inc	Local	Propane	752.85
Edwards Storm Lake	Local	Filter & Element	591.74
Vetter Equipment	Local	Shihl Repairs- Less Tax	578.65
A & A Automotive	Local	New Tires	566.80
Vanish LLC	Local	Towing Services	500.00
Holzhauser Ford Lincoln Storm Lake Inc	Local	Spark Plug Replacement	466.91
Michael P. Reinert	Local	Welding Wire	410.00
Kiwanis Club of Storm Lake (Hy-Noon)	Local	FY2022 Membership- Navratil	375.00
Graham Tire	Local	New Tires	335.94
WalMart #01-1526	Local	Supplies	275.52
Arnold Motor Supply, LLP	Local	Supplies	266.91
Fastenal Company	Local	Supplies	231.96
Qwest Corporation	Local	Phone Service	231.30
King's Pointe Resort	Local	Hernandez Family Stay	199.36
Fastenal Company	Local	Cable	186.65
Visual Edge Inc	Local	Copier Maintenance Agreement	155.31
Edwards Storm Lake	Local	Service	133.17
The UPS Store #6909	Local	9/22/2021 Service	123.38
Visual Edge Inc	Local	Copier Maintenance Agreement	121.76
Fastenal Company	Local	Fasteners	116.83
Larson Oil & Distributing Co, Inc	Local	Tank Rental	100.00
The UPS Store #6909	Local	Shipping	80.79
Vetter Equipment	Local	Seal Kit	76.74
A & A Automotive	Local	Serviced P6	75.40
The UPS Store #6909	Local	Shipping Services	70.36
A & A Automotive	Local	Serviced P10	189.49
The Bridge of Storm Lake	Local	Coffee	60.34

My Buy Local_v1

Payment Date Range: 09/23/2021 - 10/06/2021

Vendor Name	Buy Local Info	Payable Description	Total Payments
A & A Automotive	Local	Serviced Charger	49.18
Fastenal Company	Local	Supplies	49.02
A & A Automotive	Local	Serviced P13	186.36
Color-ize Inc	Local	Signs	46.05
A & A Automotive	Local	Serviced P14	81.21
Fastenal Company	Local	Supplies	30.44
Deere Credit, Inc	Local	Spring Pin & Supplies	26.46
Graham Tire	Local	Tire Repairs	26.00
O'Reilly Automotive Inc	Local	Tag	20.99
Deere Credit, Inc	Local	Supplies	11.13
		Local Total:	20,125.81

Non-Local

Iowa Lakes Corridor Development Corp	Non-Local	FY2022 City Support	37,600.00
Eastern Aviation Fuels, Inc	Non-Local	Jet Fuel	19,670.52
Cannon Moss Brygger & Associates, PC	Non-Local	Architect Services	10,149.50
Municipal Supply, Inc	Non-Local	Meters	8,240.00
H-O-H Water Technology, Inc	Non-Local	Polymer	7,476.18
Mississippi Lime Company	Non-Local	Lime	11,776.00
Granicus, LLC	Non-Local	NovusAgenda	4,200.00
Electric Pump Inc	Non-Local	Pump Repairs	3,435.20
Hawkins, Inc	Non-Local	Hydro	3,232.01
NW Iowa Planning & Development Commi	Non-Local	SHIELD Draw FY2022	3,000.00
MercyOne Occupational Health	Non-Local	Physical- Nguyen	2,243.00
Spartan Armor Systems	Non-Local	Rifle Plates for E-Team	2,057.69
Tyler Technologies, Inc	Non-Local	Online Component Annual Fee	1,760.00
Istate Truck, Inc	Non-Local	Spring Assembly	1,726.20
SCE, LLC	Non-Local	Meridian Water Line Move	1,695.00
Linde Inc	Non-Local	Carbon Dioxide	1,686.79
Rehab Systems Inc	Non-Local	Televising Services	1,450.80
FPC Financial f.s.b.	Non-Local	Hyd Leak Repairs	1,444.62
Chicago, Central & Pacific Railroad Co	Non-Local	Cayuga St Crossing Surface Work	1,431.26
Environmental Systems Research Institute,	Non-Local	ArcGIS Licenses	1,400.00
Dale Vitito	Non-Local	Uniforms	1,285.12
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	1,063.50
Rehab Systems Inc	Non-Local	Televising	1,035.00
Hallett Materials	Non-Local	Sand	772.09
Joyce's Greenery	Non-Local	August 2021 Spooner Family Sign Services	720.00
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	718.50
Hallett Materials	Non-Local	Sand	617.06
Hawkins, Inc	Non-Local	Chemicals	572.60
Hach Company	Non-Local	Testing Supplies	539.34
Fisher Scientific Company, LLC	Non-Local	Equipment	481.95
Vermeer Sales & Service, Inc	Non-Local	Clutch Repairs	479.00
W. W. Grainger, Inc	Non-Local	Spill Platform with Drain	469.11
Engel Agri-Sales, Co	Non-Local	Mower Supplies	461.06
Hallett Materials	Non-Local	Sand	450.01
Axon Enterprises, Inc	Non-Local	Training Registration	375.00
Vermeer Sales & Service, Inc	Non-Local	Cutters	336.25
Jeff Koenig	Non-Local	Portable Toilet Rental	312.00
Peter Tim Petersen	Non-Local	FY2022 RP900 Inspection	300.00
W. W. Grainger, Inc	Non-Local	Motor & Valve	280.64
Pitney Bowes	Non-Local	Postage Machine Agreement	249.99
Midwest Radar & Equipment	Non-Local	Service	240.00
FPC Financial f.s.b.	Non-Local	Solenoid & Supplies	222.49
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	208.75
Iowa Dept of Justice	Non-Local	Title Transfer Fee- Case 21-033131	200.00
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	189.00
W. W. Grainger, Inc	Non-Local	T Stat	165.94
UnityPoint Clinic- Occupational Medicine	Non-Local	Testing Services	126.00
Pitney Bowes	Non-Local	Postage Supplies	118.98

My Buy Local_v1**Payment Date Range: 09/23/2021 - 10/06/2021**

Vendor Name	Buy Local Info	Payable Description	Total Payments
Minnesota Trapline Products, Inc	Non-Local	Animal Catcher	104.75
W. W. Grainger, Inc	Non-Local	Filters	104.16
Marcus Lumber Company Corp	Non-Local	Block	102.64
Siouxland Turf Products	Non-Local	Chemicals	97.50
Iowa Lakes Regional Water	Non-Local	Water Service	84.74
Ahlers & Cooney, P.C.	Non-Local	Legal Services	84.00
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	79.00
Ray Allen Manufacturing, LLC	Non-Local	Collar	69.98
Dale Vitito	Non-Local	Uniform	62.95
Alpha Wireless Communications	Non-Local	Earpiece	62.00
Admiral Truck Sales	Non-Local	Title Fee	60.00
Marcus Lumber Company Corp	Non-Local	Fasteners	56.00
W. W. Grainger, Inc	Non-Local	Fan Blade	102.05
Marcus Lumber Company Corp	Non-Local	Fasteners	46.47
St. Paul Stamp Works, Inc	Non-Local	Animal License Books	45.75
Ray Allen Manufacturing, LLC	Non-Local	Embroidered Panel	29.98
Marcus Lumber Company Corp	Non-Local	Stakes	21.09
Non-Local Total:		139,877.21	
Payroll/Refunds			
Patrick Diekman	Payroll/Refunds	FY2022 Uniform Allowance	233.19
Virgil Gaffey	Payroll/Refunds	Virgil Gaffey Pest Testing Services	25.00
Iowa District Court	Payroll/Refunds	Court Garnishment	25.00
Payroll/Refunds Total:		283.19	
Grand Total:		437,407.35	

King's Pointe Resort

Claims Publication

From 9/16/2021 to 9/30/2021

Vendor	Description	Amount
1000bulbs.com	Supplies	\$ 1,076.02
360 Custom Designs, LLC	Services	\$ 469.20
A&A Automotive Inc	Services	\$ 291.77
ACCO Unlimited Corporation	Supplies	\$ 1,810.60
Alliant Energy	Utilities	\$ 95.22
Alpha Media	Supplies	\$ 400.00
American Travel Solutions	Services	\$ 13.40
Blue Line Painting LLC	Supplies	\$ 900.00
Bomgaars Supply Inc.	Supplies	\$ 404.48
Color-ize	Services	\$ 52.80
Direct Accommodations, LLC	Services	\$ 34.83
Doll Distribution	Beverages	\$ 2,769.20
ECOLAB	Supplies	\$ 681.04
Expedia, Inc.	Services	\$ 4,128.75
Farm News	Advertising	\$ 200.00
Feld Fire/Feld Security	Supplies	\$ 180.00
Frigitec Inc.	Supplies	\$ 280.20
Frosch Travel Group, LLC	Services	\$ 1,398.90
Grainger	Supplies	\$ 2,414.08
GuestSupply	Supplies	\$ 2,633.55
Hermel Wholesale	Food	\$ 450.44
Hospitality Management Systems	Services	\$ 100.00
HyVee	Supplies	\$ 2,996.51
Imagine The Possibilities Inc	Services	\$ 120.00
Iowa Dept of Rev	Taxes	\$ 5,000.00
Joel Garcia	Refund	\$ 200.00
Johnson Brothers	Beverages	\$ 1,084.20
Julius Cleaners	Services	\$ 83.00
Kelli's Gift Shop Suppliers	Supplies	\$ 724.22
KTIV Television Inc.	Advertising	\$ 4,633.00
Marcus Lumber Co	Supplies	\$ 168.00
Martin Brothers	Food	\$ 13,919.49
Olsen Welding & Machine	Services	\$ 15.00
MidAmerican Energy	Utilities	\$ 651.75
National Utilities Refund LLC	Services	\$ 746.42
Office Elements	Supplies	\$ 25.36
Payroll 9/21/2021	Payroll	\$ 87,044.38
Pinnacle Communications	Services	\$ 150.00
Plumbing and Heating Wholesale, Inc.	Supplies	\$ 918.14
Quore Systems, LLC	Services	\$ 285.00
Rebnord Technologies, Inc.	Services	\$ 2,358.33
Rent-All Inc.	Services	\$ 225.00

Roto-Rooter	Services	\$ 822.00
Sceptre Hospitality Resources, LLC	Services	\$ 3,390.35
Shift 4	Services	\$ 456.34
Steve's Window Service	Services	\$ 334.00
Storm Lake Ace Hardware	Supplies	\$ 292.86
The Luman	Services	\$ 140.00
TK Elevator Corporation	Services	\$ 242.39
Travel and Transport, Inc.	Services	\$ 189.00
Travel Incorporated	Services	\$ 37.70
Verizon Wireless	Utilities	\$ 146.41
Wells Fargo Financial Leasing, Inc.	Services	\$ 235.18
W-O Management Fee- Aug 2021	Mgmt Fee	\$ 22,215.01
		\$ 170,633.52

Board & Commission Renewal Form - Submission #310

Date Submitted: 9/22/2021

City of Storm Lake

PO Box 1086, 620 Erie
Street Phone 712-732-
8000



BOARD & COMMISSION RENEWAL FORM

Please complete this form and
return it to the City Clerk for
consideration of re-appointment by
Mayor and the Storm Lake City
Council

First Name*

Andriette

Last Name*

Wickstrom

Current Board/Commission Serving*

Planning & Zoning Co

Address1*

909 W 5th St

City*

Storm Lake

State*

IA

Zip*

50588

Do you wish to continue serving on any City Committee.

☐ I do not plan to continue serving. (Stop and Submit)

☒ I plan to continue serving (Complete and Submit)

Primary Phone Number:

712-732-3987

Secondary Phone Number:

Email Address (main point of contact):

andriettewickstrom@gmail.com

Do you still reside within the City Limits of City of Storm Lake?

Yes

Would you like to be re-appointed to the same board/commission if possible?

Yes

Beginning in 2012 Iowa law requires that government appointed boards and/or commission be gender balanced when and where possible. The City will review all re-appointments for positions based on this state regulation and make re-appointments to comply with that requirement. Should it not be possible to re-appoint you to the same board the City will look at other opportunities to appoint to other boards and/or commissions should you so desire.

Would you like to be appointed to a different board/commission?

No



If you answered "YES" please identify up to three other boards and/or commissions you would be interested in serving on.

First Choice

-- Select One --



Second Choice

-- Select One --



Third Choice

-- Select One --



Board & Commission Renewal Form - Submission #311

Date Submitted: 9/22/2021

City of Storm Lake

PO Box 1086, 620 Erie
Street Phone 712-732-
8000



BOARD & COMMISSION RENEWAL FORM

Please complete this form and
return it to the City Clerk for
consideration of re-appointment by
Mayor and the Storm Lake City
Council

First Name*

Tony

Last Name*

Statz

Current Board/Commission Serving*

Planning & Zoning Co

Address1*

809 Meadow LN

City*

Storm Lake

State*

Iowa

Zip*

50588

Do you wish to continue serving on any City Committee.

- ☐ I do not plan to continue serving. (Stop and Submit)
- ☒ I plan to continue serving (Complete and Submit)

Primary Phone Number:

7122293788

Secondary Phone Number:

Email Address (main point of contact):

tstatz42@gmail.com

Do you still reside within the City Limits of City of Storm Lake?

Yes

Would you like to be re-appointed to the same board/commission if possible?

Yes

Beginning in 2012 Iowa law requires that government appointed boards and/or commission be gender balanced when and where possible. The City will review all re-appointments for positions based on this state regulation and make re-appointments to comply with that requirement. Should it not be possible to re-appoint you to the same board the City will look at other opportunities to appoint to other boards and/or commissions should you so desire.

Would you like to be appointed to a different board/commission?

No



If you answered "YES" please identify up to three other boards and/or commissions you would be interested in serving on.

First Choice

-- Select One --



Second Choice

-- Select One --



Third Choice

-- Select One --



Staff Summary

10/4/2021

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	\$ 90,290.28
Contract/Agreement	\$ 186,830.86
Local	\$ 20,125.81
Non- Local	\$ 139,877.21
Payroll/Refunds/Pyrl Tax & Ins	\$ 532,884.13
Total Expenses	\$ 970,008.29
Supporting Documents Attached	

RECOMMENDATION: Review Buy Local Information

ATTACHMENTS:

Description	Type
Project Activity Report	List of Bills

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...	1,200,365.00	228.10	1,170,187.96	0.00	1,170,187.96	30,177.04
01112-0020	10th & Ontario StormWater Improvem...	1,753,734.33	-0.96	1,752,412.45	0.00	1,752,412.45	1,321.88
01112-0021	4th & Oats StormWater Improvements	938,841.70	4,944.46	807,020.07	0.00	807,020.07	131,821.63
16-19284	4th & Bartion Storm Water Improvemen...	763,468.10	31,096.00	708,990.54	0.00	708,990.54	54,477.56
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	2,504,367.00	1,475.76	1,205,333.07	0.00	1,205,333.07	1,299,033.93
20-23848	Storm Lake WTP- Electrical MCC Replac...	277,550.00	23,129.16	258,068.88	0.00	258,068.88	19,481.12
20-24387	Radio Park Lift Station Replacement	567,282.92	567,282.92	280,594.18	0.00	280,594.18	286,688.74
20-HSG-022	2021 Housing Sustainability Project	78,000.00	78,000.00	37,702.12	29,780.00	67,482.12	10,517.88
35665	1st & Mae Street	764,059.53	-5,064.54	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
New 1	BRIC	3,430,800.00	3,430,800.00	19,735.00	7,462.50	27,197.50	3,403,602.50
New 2	Richland Street, Phase 2 Improvements	165,500.00	165,500.00	152,316.00	3,432.75	155,748.75	9,751.25
P11.112742	North Central SW Phase II	1,854,441.25	-1,031.74	1,853,147.38	0.00	1,853,147.38	1,293.87
P11.117908	Michigan Street Parking Lot Reconstruct...	408,199.80	-64.56	453,347.70	0.00	453,347.70	-45,147.90
P11.118940	Oneida Street Reconstruction from RR t...	2,439,962.12	0.00	1,427,640.64	86,285.36	1,513,926.00	926,036.12
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	1,423,630.00	96,724.36	215,790.24	3,000.00	218,790.24	1,204,839.76
P11.120478	Tulip Lane SW Improvements	513,049.50	19,360.38	399,419.83	0.00	399,419.83	113,629.67
P11.120650	2020 Expansion Blvd Improvements	1,074,680.60	85,974.44	943,574.61	1,140.00	944,714.61	129,965.99
P11.122266	7th Street Sewer Lining/2021 CIPP	514,861.25	514,861.25	481,567.15	2,125.50	483,692.65	31,168.60
T51.119823	Runway 13/31 & Taxiway Lighting	453,189.00	0.00	432,796.27	0.00	432,796.27	20,392.73
Urban20WQI-004	SLHS Courtyard Conservation	100,000.00	100,000.00	19,354.96	0.00	19,354.96	80,645.04
Report Total:		22,354,119.46	5,113,215.03	14,475,590.30	133,226.11	14,608,816.41	7,745,303.05

Group Summary

Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	453,189.00	0.00	432,796.27	0.00	432,796.27	20,392.73
Building Resilient Infrastructure and Co...	3,430,800.00	3,430,800.00	19,735.00	7,462.50	27,197.50	3,403,602.50
Economic Development	895,831.01	178,000.00	741,926.19	29,780.00	771,706.19	124,124.82
National Resiliency Disaster Grant Proje...	8,713,127.01	564,392.95	8,344,467.52	2,125.50	8,346,593.02	366,533.99
Sanitary Sewer Projects	3,071,649.92	568,758.68	1,485,927.25	0.00	1,485,927.25	1,585,722.67
Street Construction	5,511,972.52	348,134.24	3,192,669.19	93,858.11	3,286,527.30	2,225,445.22
Water Project	277,550.00	23,129.16	258,068.88	0.00	258,068.88	19,481.12
Report Total:	22,354,119.46	5,113,215.03	14,475,590.30	133,226.11	14,608,816.41	7,745,303.05

Type Summary

Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Construction	8,861,172.44	940,022.08	4,936,665.32	93,858.11	5,030,523.43	3,830,649.01

Staff Summary

10/4/2021

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: **SLPD City Code Enforcement Summary**

BACKGROUND: 9/16/2021 to 9/28/2021

Total - 54

Tall Grass and Weeds – 27
Accumulate Junk – 13
Junk Vehicles – 7
Accumulate Trash – 1
Parking restricted to hard surfaces – 6

Citations – 6

FISCAL IMPACT: None

RECOMMENDATION: None

Staff Summary

10/4/2021

Agenda Item # 3.



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. 04-O-2021-2022 Amending The City Code By Updating The Referenced Construction Codes and Standards To The Most Recent Editions - 2nd Reading**

BACKGROUND: The City Code adopts by reference the International Building, Residential, Fire, Energy, and Mechanical Codes, as well as the Uniform Plumbing Code and National Electrical Code.

These codes are produced by the International Code Council, the National Fire Protection Association, and the International Association of Plumbing and Mechanical Officials. Each of these organizations updates their codes on a three year cycle.

At this time, City staff is proposing to update from the 2015 versions of the International Building, Fire, Residential, and Mechanical codes, as well as the Uniform Plumbing Code to the 2021 versions. The State of Iowa has adopted the 2012 International Energy code so we will follow suit. The National Electrical Code is on a different three year cycle and therefore we will be updating to the 2020 National Electrical Code.

Updating to the current code editions will bring the City into line with the codes adopted by the State of Iowa and other jurisdictions. Additionally, the City of Storm Lake is reviewed every three years by the Insurances Service Offices (ISO), which provides ratings for building departments which is then used for setting insurance rates. A City's ISO rating is also used by FEMA in responding to natural disasters. Adopting more current codes will help to maintain our current rating.

Adopting the most current codes is also important to keep pace with new materials and techniques in the industry as well.

The International Building Code regulates the construction of all commercial, industrial, and multifamily dwellings. The International Residential Code regulates the construction of one and two family dwellings and townhomes. The International Energy Code regulates the energy efficiency of structures. The International Mechanical Code provides the requirements for the installation of heating and cooling systems as well as kitchen hoods in commercial cooking operations. The Uniform Plumbing Code regulates the installation of plumbing, water heaters,, and gas piping in buildings as well as other similar items. The National Electrical Code regulates wiring in all structures.

A copy of the proposed Ordinance and the amendments is attached for your review.

FISCAL IMPACT: Legal fees and publication are estimated to be \$500.00

RECOMMENDATION: ~~Pass on 1st reading September 20, 2021~~
Pass on 2nd reading on October 4, 2021
Pass on 3rd reading October 18, 2021

ATTACHMENTS:

Description	Type
□ Ordinance No. 04-O-2021-2022 - Proposed	Ordinance

ORDINANCE NO. 04-O-2021-2022

AN ORDINANCE AMENDING TITLE 5, CHAPTER 3, SECTION 3; TITLE 5, CHAPTER 4, SECTIONS 3 AND 6; TITLE 5, CHAPTER 6, SECTION 2; TITLE 5, CHAPTER 9, SECTION 2; TITLE 7, CHAPTER 1, SECTIONS 1, 5, 6, AND; 7 AND TITLE 7; CHAPTER 2, SECTION 2 OF THE 1994 RECODIFICATION OF THE MUNICIPAL CODE OF THE CITY OF STORM LAKE, IOWA BY UPDATING BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, MECHANICAL CODE, HOUSING CODE, RESIDENTIAL BUILDING CODE, AND FIRE CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STORM LAKE, IOWA THAT THE FOLLOWING CODE SECTIONS ARE AMENDED BY THE DELETION OF LANGUAGE INDICATED BY STRIKEOUT (—) AND BY THE ADDITION OF LANGUAGE INDICATED BY HIGHLIGHT (■):

Section 1. Section 5-2-2 is hereby amended to read as follows

5-2-2 Adoption Of Building Code

After published notice and public hearing as required by law, the International Building Code, 2015~~2021~~ Edition, and all provisions of the International Building Code Referenced Standards, 2015~~2021~~ Edition, referred to therein, published by the International Code Council, and commonly known as the International Building Code, are hereby adopted in full except for such portions as may hereafter be deleted, modified or amended.

An official copy of the International Building Code, 2015~~2021~~ Edition, as adopted by the City of Storm Lake, Iowa, and a certified copy of this Ordinance are on file in the office of the Building Official.

(A) In accordance with the provisions of said International Building Code, 2015~~2021~~ Edition, Section 109, Building Permit fees shall be based on the total estimated cost of construction, reconstruction or repair, specifically including the estimated cost for any mechanical improvements included, and excluding the estimated costs for any plumbing or electrical work involved. The fee shall be set by Council Resolution.

(B) Foundations: Notwithstanding the provisions of the International Building Code, 2015~~2021~~ Edition, the following provisions shall apply:

1. No application for a building permit may be granted with regard to the construction of any building (except private garages, carports, sheds, ag buildings, storage buildings, or warehouses) wherein the plans and specifications do not provide for a concrete foundation at least forty-eight inches (48") below grade, four (4) #4 horizontal re-rods continuous perimeter of structure, eight inches (8") thick, with a minimum concrete strength of three thousand (3,000) psi. These minimum specifications shall apply in all instances except as provided in subsection (B)2 of this Section.

2. In lieu of the requirements set out in subsection (B)1 of this Section, the following alternatives may apply:

a. Any accessory building, as defined in the Storm Lake Municipal Zoning Ordinance, with a total floor area of ~~six hundred (600) five hundred seventy six (576)~~ square feet or less, may provide for a foundation of a floating slab type, which foundation otherwise meets the support and strength requirements provided by the International Building Code.

(C) The provisions of Section 113.3 of the International Building Code are hereby amended by providing that elected officials of the City who are not full-time employees may serve on the Board of Appeals.

(D) Section 101.4.3 of the International Building Code shall be amended to state: "The Uniform Plumbing Code shall be the referenced Code used in conjunction with this code to the prescribed extent of each such reference."

(E) Delete Sections 101.4.1, 101.4.3, 101.4.4, and 101.4.6 of the International Building Code.

(F) Section 101.4.6 of the International Building Code shall be amended to state: "The provisions of the International Energy Conservation Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency."

Section 2. Section 5-3-3 is hereby amended to read as follows

5-3-3 Plumbing Code Adopted

After published notice and public hearing as required by law, the Uniform Plumbing Code, ~~2015 Edition~~ **2021 Edition**, as published by the International Association of Plumbing and Mechanical Officials, but as adopted and amended from time to time by the ~~plumbing Plumbing and mechanical Mechanical~~ systems board in the Iowa Department of Public Health pursuant to Iowa Code Section 105.4(1)(a) and administrative rules issued pursuant thereto, is hereby adopted in its entirety as the Plumbing Code for the City, except as provided below in this section 5-3-3, and it is hereby incorporated by reference. All installations, repairs and alterations of plumbing within the City shall be made in conformance with the City's Plumbing Code and no permit shall be issued by the Plumbing Inspector for such a project if the plans and specifications are not in conformance with that Plumbing Code.

A copy of the Uniform Plumbing Code, as adopted and amended by the ~~Iowa plumbing Plumbing and mechanical Mechanical~~ systems board, shall be maintained in the office of the Building Official and shall be available for public inspection during all normal business hours.

Section 104.5 of the Uniform Plumbing Code relating to fees shall not apply in the City of Storm Lake, Iowa, including any schedules referred to by said Section. In lieu thereof, the applicant shall pay a fee as provided in Title 5, Chapter 3, Section 10.

Section 3. Section 5-4-3 is hereby amended to read as follows

5-4-3 Electrical Code Adopted

After published notice and public hearing as required by law, the National Electrical Code, 2014~~2020~~ Edition, as published and approved by the National Fire Protection Association but as adopted and amended from time to time by the electrical examining board within the division of state fire marshal of the Iowa Department of Public Safety pursuant to Iowa Code Section 103.6 and administrative rules pursuant thereto is hereby adopted as the Electrical Code for the City and it is hereby incorporated by reference. All installations, repair or replacement of electrical equipment within the City shall be made in conformance with the Electrical Code for the City and no permit shall be issued by the Electrical Inspector for such a project if the plans and specifications are not in conformance with that Code.

A copy of the National Electrical Code, 2014~~2020~~ Edition, as adopted and amended by the electrical examining board within the division of state fire marshal of the Iowa Department of Public Safety, shall be maintained in the office of the Building Official and shall be available for public inspection during all normal business hours.

Notwithstanding the provisions of the National Electrical Code, 2014~~2020~~ Edition, as adopted and amended by the electrical examining within the division of state fire marshal of the Iowa Department of Public Safety, the following provisions shall apply:

(A) All business buildings (either erected, altered or converted for such purpose), public buildings, schools, churches, oil stations, warehouses, bulk oil plants, institutional buildings, apartment houses and all buildings except dwelling houses of not more than two (2) families, shall be wired throughout with rigid conduit, armored cable, flexible steel conduit, metal raceway, electrical metallic tubing, or electrical non-metallic tubing in accordance with NEW requirements, provided, however, that armored cable or flexible steel conduit may be used only where it is impractical to use rigid conduit or electrical metallic tubing, and further provided that in remodeling work in the buildings above mentioned, metal surface raceway may be used in remodeling, where, in the opinion of the Electrical Inspector, it is impractical to install rigid conduit or electrical metallic tubing. However, in all structures having four (4) or more dwelling units, a feeder must be installed to each dwelling unit branch circuit panel and run in conduit or electric metallic tubing. Each individual dwelling unit may be wired in metallic armored cable (BX) or non-metallic sheath cable (Romex).

(B) Basements of all dwelling houses shall be wired in rigid conduit or electric metallic tubing with the same provision for the use of armored cable or flexible steel conduit as provided in the preceding paragraph, provided that where the entrance switch or panel is on a floor other than the basement, the conduit must be continuous from such switch or panel and connect to the basement conduit. The balance of buildings used as dwelling houses for not more than two (2) families and private garages may be wired with non-metallic sheathed cable.

(C) All sign boards or poster boards shall be wired in rigid conduit or electric metallic tubing.

Section 4. Section 5-4-6 is hereby amended to read as follows

5-4-6 Permits

No electrical equipment shall be installed within or on any building, structure or premises, publicly or privately owned, nor any alterations or additions made in existing equipment, without first securing a permit therefore from the Electrical Inspector except that a permit shall not be required to construct, maintain or install any of the following classes of electrical work:

- (A) Minor work and repairs where cost of material shall not exceed one hundred dollars (\$100.00).
- (B) The installation, alteration or repair of electrical equipment installed by or for any electrical supply agency, for the use of such agency, in the generation, transmission, distribution or metering of electricity.
- (C) Any work involved in the manufacturing, testing, servicing, altering or repairing of electrical equipment or apparatus, except that this exemption shall not include any permanent wiring.
- (D) Inspections and an electrical permit are not required if all of the following conditions apply:
 - 1. The installation is performed by a licensed Electrical Contractor, Residential Electrical Contractor or their employees.
 - 2. The installation does not in any way involve work within a new or existing switchboard or panelboard.
 - 3. The installation does not exceed 30 amps.
 - 4. The installation does not exceed 277 volts, single phase.

Section 5. Section 5-6-2 is hereby amended to read as follows

5-6-2 Adoption Of Mechanical Code

After published notice and public hearing as required by law, the International Mechanical Code, ~~2015~~2021 Edition, as published by the International Code Council, Inc., but as adopted and amended from time to time by the plumbing and mechanical systems board in the Iowa Department of Public Health pursuant to Iowa Code Section 105.4(1)(a) and administrative rules issued pursuant thereto is hereby adopted in full except for such portions as may hereafter be deleted, modified or amended.

An official copy of the International Mechanical Code, ~~2015~~2021 Edition, as adopted and amended from time to time by the plumbing and mechanical systems board in the Iowa Department of Public Health, and a certified copy of this Ordinance are on file in the office of the Building Official.

Notwithstanding the provisions of said International Mechanical Code, ~~2015~~2021 Edition, as adopted and amended by the plumbing and mechanical systems board in the Iowa Department of Public Health, the provisions of Section 106.5 relating to fees shall not apply including any schedules referred to by said paragraphs. In lieu thereof, the cost of the mechanical improvements shall be included with the other costs of building improvements subject to the Building Permit Fee Schedule required by Title 5, Chapter 2, Section 2 and therefore collected as a part of the building permit fee.

The provisions of Section 109 of the International Mechanical Code are hereby amended by providing at elected officials of the City who are not full-time employees may serve on the Board of Appeals.

Section 6. Section 5-8-8 is hereby amended to read as follows

5-8-8 CODE CITATIONS IN SUPPORT OF SUBSTANDARD BUILDING STANDARDS

The following references to substandard building standards set forth in Chapter 10 of the Uniform Housing Code and set out in the left column below shall be held to mean a condition which does not meet the standards set forth in the code section or sections set forth opposite that standard:

Substandard Building Standard Support Code Section

1001.2(1)	UHC 505.1, UPC 401.2 422.0
1001.2(3)	UHC 505.3, UPC 420.0
1001.2(5)	Definitions/Chapter 4, UHC
1001.2(6)	UHC 701.1, IBC 1204.1
1001.2(8) (Ventilation only)	UHC 504
1001.2(10)	UHC 504.4, UHC 701.2
1001.2(14)	UHC 1001.2, Section 3-2-2(d) Storm Lake City Code
1001.3(2)	UHC 1001.3, Tables 2308.4.2.1(1), 2308.4.2.1(2) IBC
1001.3(3)	UHC 1001.3, Tables 2308.4.2.1(1), 2308.4.2.1(2) IBC
1001.3(5)	Table 23805.1, 2308.4.1.1(1) and 2308.4.1.1(2) IBC
1001.3(7)	Tables 23807.1(1), 23807.1(2), and 2308.7.2(3) IBC
1001.3(8)	UHC 1001.3
1001.5	<u>Control Panel</u> Access IFC 605.3 IFC 603.4 Labeled IFC 605.3.1 603.4.1 Openings NEC 110.12(A) <u>Outlets</u> Covered NEC 406.6 Open Wires/Splices IFC 605.6 603.2.2 Extension Cords IFC 605.5 603.6 Proper Overcurrent Protection NEC 310.15 Electrical Service Sized To Loads Imposed NEC 230.23
1001.6	Plumbing Which Has Not Been Maintained In Good Condition UHC 1001.6
1001.7	Plumbing Which Has Cross Connections Or Siphonage Between Fixtures UPC 602.0 Water Heaters and Boilers Which Do not have the Pressure Relief Valve Piped To Within 6" To The Floor UPC 608.5 Fuel Fired Equipment Without A Shutoff Valve Installed in the Gas Piping Within 6' of the Appliance UPC 1212.6
1001.9	Buildings Not Designed For Occupancy UHC 1001.14 Improper Number of Exits Provided For Occupancy Load IBC 1006 Improper Storage Class I and II NFPA 30, Chapter 9.3.6 and 9.3.7

Flammable Containers IFC 5704.3.3
Smoke Detectors – IFC 907.2.11
Fire Alarm Systems - IFC 907.2.8
Fire Extinguishers - IFC 906

Section 7. Section 5-9-2 is hereby amended to read as follows

5-9-2 Adoption of Residential Building Code

Pursuant to published notice and public hearing as required by law, the International Residential Code, 20152021 Edition, published by the International Code Council, Inc. is hereby adopted in full except for such portions as may hereafter be deleted, modified or amended.

An official copy of the International Residential Code, 20152021 Edition, as adopted, and a certified copy of this Ordinance are on file in the office of the Building Official.

(A) In accordance with the provisions of said International Residential Code, 20152021 Edition, Section R108.2, building permit fees shall be based on the total estimated cost of construction reconstruction or repair, specifically including the estimated cost for any mechanical improvements included, and excluding the estimated costs for any plumbing or electrical work involved. The fee shall be set by Council Resolution.

(B) Foundations: Notwithstanding the provisions of the International Residential Code, 20152021 Edition, the following provisions shall apply:

1. No application for a building permit may be granted with regard to the construction of any building (except private garages, carports, sheds, ag buildings, storage buildings, or warehouses) wherein the plans and specifications do not provide for a concrete foundation at least forty-eight inches (48") below grade, four (4) #4 horizontal re-rods continuous perimeter of structure, eight inches (8") thick, with a minimum concrete strength of three thousand (3,000) psi. These minimum specifications shall apply in all instances except as provided in subsection (B)2 of this Section.
2. In lieu of the requirements set out in subsection (B)1 of this Section, the following alternatives may apply:
 - a. Any accessory building, as defined in the Storm Lake Municipal Zoning Ordinance, with a total floor area of ~~five hundred seventy-six (576)~~ **six hundred (600)** square feet or less, may provide for a foundation of a floating slab type, which foundation otherwise meets the support and strength requirements provided by the International Residential Code, 20152021 Edition.
 - b. Buildings intended for residential use, as defined in the Storm Lake Zoning Ordinance, may provide for wooden foundations otherwise meeting the strength and support requirements established by the International Residential Code, 20092021 Edition.

(C) The provisions of Section R112.3 of the International Residential Code are hereby amended by providing that elected officials of the City who are not full-time employees may serve on the Board of Appeals.

(D) The following Chapters of the ~~2015~~2021 International Residential Code are hereby deleted: Chapters ~~44~~, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, (except 2904) 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, and 43

(E) Section R504, of the ~~2015~~2021 International Residential Code is hereby deleted.

(F) Amend Table R402.2: Insert 3,000, in place of 2,500, in the severe weathering potential column.

(G) Amend R102.4 to State: "The Codes and Standards referenced in this Code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Any reference made in regard to Plumbing, Mechanical, Electrical, or Fire Codes shall be in fact construed to mean the Uniform Plumbing, International Mechanical, and International Fire Codes, as well as the National Electrical Code. When differences occur between provisions of this Code, as adopted, and referenced codes and standards, the provisions of this Code shall apply.

(H) Subsections R313.1 and R313.2 of the ~~2015~~2021 International Residential Code are hereby amended by deleting said sections and inserting in lieu thereof the following:

The following structures shall be provided with automatic fire sprinkler systems installed in accordance section 2904 of the IRC, NFPA 13, NFPA 13R, NFPA 13D, or other systems listed and approved for installation in dwellings:

1. Any residential dwelling unit in which the gross square footage of the dwelling space(s), including all floor levels whether finished or unfinished and all basement areas whether finished or unfinished (exclusive of attached garage areas), that exceed 5,000 square feet.

2. Townhouse structures that contain more than 6 dwelling units.

3. Townhouse structures that exceed 14,000 square feet in gross floor area as determined above for dwelling units).

(I) Amend Chapter 11 (RE) of the 2021 International Residential Code to read as follows:

Chapter 11 (IRC) The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency.

Section 8. Section 7-1-1 is hereby amended to read as follows

7-1-1 Adoption Of International Fire Code

The City of Storm Lake, Iowa adopts the International Fire Code, ~~2015~~, 2021 Edition, and other Standards as may be referenced therein, published by the International Code Council, Inc., as adopted and amended from time to time by the state fire marshal in the Iowa Department of Public Safety pursuant to Iowa Code Sections 100.1(5) and 100.35 and administrative rules pursuant thereto, save and except such portions as are hereinafter deleted, modified or amended by Sections 7-1-5, 7-1-6, and 7-1-7 hereof. Such Code and Standards have been and are now filed in the office of the Building Official and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Chapter shall take effect, the provision thereof shall be controlling within the limits of the City.

Section 9. Section 7-1-5 is hereby amended to read as follows

7-1-5 Establishments Of Limits In Which Storage Of Liquefied Petroleum Gases Is To Be Restricted

Section 6101.1 of the International Fire Code shall be amended as follows: Storage of liquefied petroleum gas is restricted, ~~are hereby established as follows: Within the City limits of Storm Lake, Iowa with the exception of~~ in the City of Storm Lake to the Heavy Industrial (GI) Zoning District lying east of Geisinger Road and Flindt Drive and south of the abandoned railroad right-of-way.

Section 10. Section 7-1-6 is hereby amended to read as follows

7-1-6 Establishments Of Limits Of Districts In Which Storage Of Explosives And Blasting Agents Is To Be Prohibited

Section 5601.1, of the International Fire Code is amended to read as follows: Storage of explosives and blasting agents is prohibited within the City Limits of Storm Lake, Iowa.

Section 11. Section 7-1-7 is hereby amended to read as follows

7-1-7 Amendments Made In The International Fire Code

NFPA30, Flammable and Combustible Liquids Code is amended and changed in the following respects:

Reference Chapter 23.4 of NFPA30.

Location: A flammable or combustible liquid storage tank may be located underground, either away from or under a building, if such installation meets the requirements of this Section, except that no such installation can be made in any Residential District within the City.

Chapter 4.3.2.7 of NFPA 30A, as referenced by the International Fire Code shall have the following added:

Class I or Class II liquids shall not be dispensed into the fuel tank of a motor vehicle from above ground tanks with the exception that this subsection shall prohibit the dispensing of Class I or Class II liquids in the open from a fuel dispensing system supplied by an above ground tank or tanks, not to exceed a total of 6,000 gallons in capacity at any one location, which are located in areas of the City zoned light industrial (LI) or heavy industrial (GI) and intended for fueling vehicles used in connection with a business operated by the owner or lessee of the premises providing:

- a. An inspection of the premises and operations has been made and approval granted by the Storm Lake Fire Chief.
- b. The dispensing is done on premises which are not open to the public.
- c. The tank is safeguarded against collision, spillage and overflow, to the satisfaction of the Storm Lake Fire Chief.
- d. The tank system is listed or approved for such above ground use, and the longest dimension of each tank shall be the horizontal dimension.
- e. The tank complies with the requirements for emergency relief venting, and the tank and dispensing system the electrical classification requirements of the Code.
- f. The tank or tanks are not located within forty feet (40') from any building or any property line of a parcel of land not under the ownership or lease of the operator.
- g. The tank or tanks are not located within twenty feet (20') from any tanks used to store LP gas.
- h. The tank storage shall be located completely within a concrete bunker which shall surround the tank or tanks and appurtenances and have the capacity to hold 120% of the capacity of the tank or tanks. The said bunker must be at least 3,000 psi concrete, be watertight with drain plug installed, and shall otherwise comply with the provisions of NFPA 30, Flammable and Combustible Liquids Code or the comparable provisions of NFPA 30A, as appropriate.

SECTION 13. 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 14. 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 15. EFFECTIVE DATE: This ordinance shall be in full force and effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2021.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

10/4/2021

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: Brian Oakleaf, Finance Director

SUBJECT: **Motion to Approve Selection of L & G Products, Inc. as the Warehouse Storage Facilities Operator**

BACKGROUND: Following the City's departure from operations of the Storm Lake Marina, it is unknown if the facility will offer any boat storage options over the upcoming winter season. As an alternative, offering storage for boats at the two city-owned buildings on Gold Wing Drive may be an option.

The City advertised a Request for Proposals for a Warehouse Storage Facilities Operator on September 24, 2021. The notice was advertised in the official newspaper, on the Iowa League of Cities website and the City's website. The RFP was also forwarded to interested parties upon request. Responses were due by 12:00 PM on October 1, 2021.

One proposal from L & G Products, Inc. was received and reviewed by city staff. The response as submitted meets the expectations outlined in the RFP.

L & G is recommended as the operator of the Warehouse Storage Facilities as outlined by the contract. It is desired to have a signed contract in place by no later than October 8, 2021.

FISCAL IMPACT: Percentage of rental income

RECOMMENDATION: Approve selection of L & G Products, Inc. as operator of the Warehouse Storage Facilities and authorize the Mayor and City Clerk to sign the contract as negotiated

ATTACHMENTS:

Description	Type
☐ Notice	Backup Material

- 📁 Request for Proposals
- 📁 Draft Contract
- 📁 Proposal Response

- Backup Material
- Contract
- Backup Material



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

REQUEST FOR PROPOSALS
WAREHOUSE STORAGE FACILITIES OPERATOR
CITY OF STORM LAKE, IOWA

The City of Storm Lake is soliciting proposals in order to identify individuals and/or businesses interested and qualified to operate and manage the Warehouse Storage Facilities located at 2000 Gold Wing Drive, Storm Lake, IA 50588, for seasonal boat storage.

It is anticipated that the boat storage services will operate October through May. The successful proposer must provide a certificate of insurance and the City of Storm Lake must be named as an additional insured.

Proposal submissions in response to this Request for Proposal must be received on or before October 1, 2021 at 12:00 PM, Central Time. Proposals may be submitted electronically in PDF format to City Clerk cityclerk@stormlake.org or submitted to City of Storm Lake, 620 Erie Street, PO Box 1086, Storm Lake, IA 50588, either in person or by ordinary mail. It is desired to have a contract with the successful applicant signed before October 8, 2021.

**REQUEST FOR PROPOSALS
WAREHOUSE FACILITIES OPERATOR
CITY OF STORM LAKE, IOWA**

Submission Deadline: October 1, 2021

Background: The City of Storm Lake, Iowa (the "City") seeks to engage a contractor to manage and operate the Warehouse Facilities (the "Warehouse") for Boat Storage Services, located at 2000 Gold Wing Drive, Storm Lake, IA.

City's Expectations of Contractor: The City expects the Operator to provide boat storage services in compliance with federal, Iowa, and local laws, regulations, rules, and ordinances.

The boat storage services to be provided by the Operator include the following:

1. Seasonal Boat Storage

Warehouse Facilities: The operator will have full access to, and use of, the following existing storage facilities:

1. The Warehouse Facilities

Financial Arrangements: The Operator will be providing the boat storage services as an independent contractor and operating the Warehouse Facilities as the Operator's own business. Revenues generated in the operation of the boat storage services shall be the Operator's, subject to the Operator's payment to the City of certain periodic fees. An applicant shall pay a fee to the City for the use of the facilities in its operation.

The Operator will be required to submit financial reports to the City when requested. The reports shall include all revenue and expenditures related to the boat storage operations.

Operator must provide appropriate liability insurance coverage, including a minimum of \$1,000,000 per occurrence and \$2,000,000 aggregate. Any subcontractors must provide appropriate insurance with the same limits. All policies must include the City of Storm Lake as an additional insured.

Term of agreement: The City proposes a contract term of from XXXX, 2021 to XXXX, 2022, subject to early termination for default or for the Operator's failure to satisfy performance standards.

Applicant's Response: In addition to the Applicant's contact information, which will include an e-mail address, postal address, and telephone number, an applicant shall include in the applicant's response a plan detailing how the boat storage services will be provided. An applicant's response should include any information which the applicant desires the City to consider in determining the extent to which the applicant satisfies the Operator Selection Criteria specified below.

Operator Selection Criteria: The City will select the contractor/applicant that, in the City's judgment, is the strongest candidate applying the following criteria:

1. Experience in providing the desired or similar services;
2. Knowledge of the business and good business practices;
3. A reputation and record of honesty, integrity, compliance with the law, and excellent customer service;

4. Financial condition, responsibility, reliability and insurability (the successful applicant will be required to have and maintain a liability insurance policy of \$2,000,000.00);

Applicant Questions: Applicants having questions regarding the application process, the Warehouse Facilities, or otherwise, shall direct the questions, before September 29, 2021, to the City Manager, Keri Navratil, whose telephone number is (712) 732-8000 and whose e-mail address is navratil@stormlake.org. She will respond directly to each applicant regarding the applicant's questions.

Timetable, Place and Method of Response Submission: Submissions in response to this Request for Proposals must be received on or before October 1, 2021, by 12:00 PM, Central Time. Responses must be submitted electronically in PDF format to the City Clerk of the City of Storm Lake, Iowa at cityclerk@stormlake.org. The City desires to have a contract or contracts with the successful applicant signed on or before October 8, 2021.

Applicant Selection and Contract: The terms of the final contract between the City and the Operator shall be negotiated following the selection of the applicant by the City and shall be embodied in a written contract, which, if approved by the City and successful applicant, shall be signed by the parties. The State of Iowa will also have approval authority on the contract. The City reserves the right to not award a contract to any applicant, if no applicant is deemed suitable by the City, and reserves the right to reject any proposed Operator contract if the City finds its terms unacceptable. The City reserves the right to not award a contract and to not enter into a contract with the successful applicant unless and until the State of Iowa and the City have entered into the long-term management agreement referred to in the Background section of this Request for Qualifications. Any award of a contract and any contract that may be entered into by the City and the successful applicant or applicant shall be subject to and conditioned upon the State of Iowa and the City entering into such long-term management agreement.

AGREEMENT FOR STORAGE SERVICES WAREHOUSE STORAGE FACILITIES

This agreement for operation services is made this ____ day of ____, 2021, between the City of Storm Lake, Iowa (the "City") and _____ (the "Operator").

Recitals

The City is willing to permit a qualified manager to operate the Boat Storage Services at the Warehouse Storage Buildings.

The City selected Operator, as an independent private contractor, will operate the boat storage services at the Warehouse Facilities as a commercial operation during the term of, and under the provisions of, this Agreement, under the general management of the City.

The Operator will be responsible for providing the boat storage services and will manage the day-to-day operations of the boat storage services at the Warehouse Facilities.

In consideration of the mutual covenants, promises, and agreements herein contained, the City and Operator agree as follows:

ARTICLE 1 DUTIES OF OPERATOR

1.1 Duties and Responsibilities. The Operator agrees to maintain and manage the Warehouse Facilities for boat storage services.

Subject to the provisions of this Agreement, Operator shall have decision-making authority in the day-to-day operation, direction, management, and supervision of the Warehouse Facilities.

1.2. Services. The Operator shall provide services and customer service to the general public. The services to be provided by the Operator, at Operator's expense, shall include the following:

1. Boat Storage Services

1.3. Hours of Operation. Operator shall dictate the hours of operation for the Warehouse Facilities.

ARTICLE 2
TERM OF AGREEMENT

- 2.1 Term. Except as otherwise provided herein, this Agreement will commence October 4, 2021, and terminate May 1, 2022. The Operator will pay 25% of all rental income for the term of agreement payable at the midpoint of the term of the agreement.

ARTICLE 3
OPERATOR COMPENSATION

- 3.1 Revenues generated in the operation of the Warehouse Facilities shall be the Operator's, subject to the Operator's payment to the City of certain periodic concessionaire fees. The Operator will pay 25% of all rental income for the term of agreement payable at the midpoint of the term of the agreement.

ARTICLE 4
INSURANCE AND INDEMNIFICATION

- 4.1 General. Operator shall, at its own expense, purchase and maintain insurance to protect Operator and the City throughout the duration of this Agreement. All policies shall be written on a per occurrence basis, not a claims-made basis, and in form and amounts and with companies satisfactory to the City. All proofs of compliance with the insurance requirements under this Agreement are required as a condition of the Storm Lake City Council's approval of this Agreement. The City will be named as an additional insured.

ARTICLE 5
TERMINATION

- 5.1 Termination.
1. The City may at any time terminate this Agreement upon giving Operator thirty (30) days' notice in writing.

ARTICLE 6
GENERAL PROVISIONS

- 6.1 Rules, Regulations, and Policies. Operator shall observe and obey all rules, regulations, and policies that the City may adopt, from time to time, with respect to the use of the Warehouse Facilities.
- 6.2 Compliance with Law. Operator shall comply, at all times, at its own cost and expense, with all applicable ordinances and laws of city, county and state government and of the United States Government, and of any political division, subdivision, agency, authority or commission that has jurisdiction to pass laws or ordinances with respect to the

Warehouse Facilities or to the uses permitted in this Agreement. Operator shall not allow any illegal activity to be conducted or operated on Warehouse Facilities area.

- 6.3 Licenses and Permits. Operator shall obtain and/or maintain all applicable licenses and permits required by federal, state, or local law.

CITY OF STORM LAKE, IOWA

By: _____ **Date:** _____

Mayor

ATTEST:

City Clerk

OPERATOR

By: _____ **Date:** _____

By: _____ **Date:** _____

L&G Products, Inc.
PO Box 1174
1703 East Lakeshore Drive
Storm Lake, Iowa 50588

L&G Products Inc. proposal to the City of Storm Lake, Iowa September 30, 2021 concerning warehouse storage facilities.

1. L&G Products conducts its own storage business currently. We have only room for 3 more either boat, camper, trailer or car. L&G Products, Inc. will want to fill our space up before we start filling up the City of Storm Lake's warehouse. In **NO Way** is the income that L&G Products, Inc. gets from its own storage rental business conducted at 1703 East Lakeshore is to be shared with the City of Storm Lake, Iowa.
2. L&G Products would like to share 25% profit from the storage income from the warehouses that the City of Storm Lake, Iowa Owns. The rate that L&G Product, Inc., will be asking is \$350 per boat from October 1, 2021 to May 1, 2022.
3. L&G Products would like to rent space not only for boats but also Pull behind Campers, Cars, Pickups, and Trailers. The rate may change since these other items do not take as much space in some cases. L&G Products, Inc. can give the City of Storm Lake, Iowa a detailed spread sheet of the owners and what is being stored with the rate they paid.
4. L&G Products, Inc., will have the appropriate liability insurance on the City of Storm Lake's warehouse facilities. Proof of insurance will be provided.
5. All calls concerning customer service will be directed to L&G Products Inc. We can provide toll free phone number, Cell phone number and e-mail address.

This Proposal has been issued to the City of Storm Lake, Iowa made this 30th day of September, 2021.

Sincerely,


Owner of L&G Products, Inc.

Staff Summary

10/4/2021

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: Brian Oakleaf, Finance Director

SUBJECT: **Resolution No. 35-R-2021-2022 Approving Public Health Regulation Relating to the Collection of Garbage and Recycling**

BACKGROUND: The City of Storm Lake has two Licensed Collectors of Garbage, one of which collects garbage and recyclable material at the same time. Collecting both items at the same time leads to commingled garbage and recyclables, contaminating the recyclables. This reduces the quantity of material recycled and also adds time and effort to the process, resulting in accumulation of unsorted materials and garbage inherently posing a health risk to workers or anyone that comes in contact with it.

Section 3-1-5(C) of the City Code provides that the Council may establish regulations necessary to protect the public health. Requiring the Collectors to collect on separate days for recycling materials and garbage will reduce contamination of recyclables and reduce the possibility of health risks faced by recycling center employees and the Public that uses the facility.

This resolution would make a condition of each of the Collector's (and future Collector's) permit to operate a schedule of collecting recyclable materials on one day and garbage on a separate, second day. This condition shall be imposed with the first annual permit issued after adoption of the resolution.

FISCAL IMPACT: N/A

RECOMMENDATION: Approve Resolution No. 35-R-2021-2022 Approving Public Health Regulation Relating to the Collection of Garbage and Recycling

ATTACHMENTS:

Description

Type

RESOLUTION NO. 35-R-2021-2022

A RESOLUTION APPROVING A PUBLIC HEALTH REGULATION RELATING TO THE COLLECTION OF GARBAGE AND RECYCLABLE MATERIAL

WHEREAS, garbage and recyclable material generated by the City of Storm Lake and its residents and businesses are collected by Collectors, as defined in Section 3-1-2 (B) of the City Code, and taken for sorting and processing to the Sanitary Disposal Project for Buena Vista County, which is the transfer station and recycling center of the Buena Vista County Solid Waste Commission, for the deposit of collected garbage, recyclable materials and yard waste;

WHEREAS, the City of Storm Lake currently has two Collectors authorized by City-issued permits to collect garbage and recyclable material within the City;

WHEREAS, one Collector collects garbage from each customer one day each week and collects recyclable material from that customer on a second day each week, while the other Collector collects both garbage and recyclable material from each customer on the same day each week;

WHEREAS, management personnel of the Sanitary Disposal Project have determined that when Collectors collect garbage one day each week and collect recyclable material on a second day each week, the garbage and recyclable materials are less likely to be commingled by residents, commercial customers, and Collectors before being deposited at the Sanitary Disposal Project for Buena Vista County than when garbage and recyclable material are both collected the same day from a customer;

WHEREAS, the commingling of garbage and recyclable material not only contaminates the recyclable material and consequently reduces the quantity of recyclable material that is reusable but makes the sorting and processing of the recyclable material from the garbage more difficult and time-consuming resulting in the accumulation of unsorted garbage and recyclable materials;

WHEREAS, the accumulation of larger quantities of unsorted garbage and recyclable materials has attracted rodents which can carry disease and poses a health risk to the workers at the Sanitary Disposal Project as well as those with whom they have contact;

WHEREAS, Section 3-1-5(C) of the City Code provides that the Council may establish regulations necessary to protect the public health which each permit holder must obey; and

WHEREAS, the City Council believes that requiring each Collector to collect garbage one day each week and collect recyclable materials on a second day each week will serve to reduce the volume of commingled garbage and recyclable material arriving at the Sanitary Disposal Project for sorting and processing, and alleviate the serious rodent problem that has developed, thereby reducing the health risks faced by employees of the Sanitary Disposal Project and advancing the public health.

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. As a condition of each Collector's permit to operate a service in the City of Storm Lake for the collection of garbage, recyclable materials and yard waste, the Collector must collect garbage from each customer one day each week and collect recyclable material from each customer on a second day each week which shall not be the day on which garbage is collected from the customer.

2. The additional condition of a Collector's permit specified above shall be imposed effective with the first annual permit issued to the Collector after the adoption of this Resolution.

PASSED AND APPROVED this 4th day of October, 2021.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

10/4/2021

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: Keri Navratil, City Manager

SUBJECT: **Motion to Approve Additional Funding to Storm Lake United**

BACKGROUND: During budget preparation for the FY 2021 City Budget, Council allocated funding to Storm Lake United in the amount of \$30,000 from the General Fund. Additionally, 20% of Hotel/Motel tax collections is allocated to SLU. In FY 2021, \$280,000 is budgeted with an estimated of \$56,000 shared with SLU.

Additionally, Council previously suggested that an additional amount of \$100 could be paid for each new paid membership secured by Storm Lake United. Any decision is at the pleasure of the Council.

In September of 2020, SLU had 225 members. 2021 saw a gain of 16 new members by September 2021. There are potentially over 170 other businesses that could be members and many have been contacted to determine their interest.

Lee Duffield, Executive Director of Storm Lake United, will update the Council answer questions and request the additional funding.

FISCAL IMPACT: N/A

RECOMMENDATION: Approve the request for additional funding to Storm Lake United in the amount of \$XXXX

Staff Summary

10/4/2021

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:

SUBJECT: **City Council Requested Items**

BACKGROUND: Future City Council Work Sessions:
1. Fireworks Review
2. DNR Update on Lake

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