

**CITY OF STORM LAKE
REGULAR COUNCIL MEETING, DUE TO
COVID-19, THIS MEETING WILL BE A
TELEPHONIC MEETING ONLY ~ DIAL IN
TO PARTICIPATE: 1-408-418-9388 ACCESS
CODE: 146 514 7318
JANUARY 18, 2021
5:00 PM**



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

AGENDA

To join the Meeting, follow this link:

<https://stormlake.webex.com/stormlake/j.php?MTID=mca24a1540d06a045350f9e1a3b1bcdbd>

- 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
 - D. Motion To Approve The Memorandum of Agreement With Terry Gaes For Restoration Of Property
- 3. Motion To Approve Contract With Piper Sandler For Bond Services
- 4. Public Hearing Authorizing a Maximum Tax Levy and Rate
- 5. Resolution No. 34-R-2020-2021 Approving Maximum Tax Levy and Rate for FY 2021-2022
- 6. Ordinance No. 02-O-2020-2021 Amending The City Code By Updating The Referenced Electrical Code To The Most Recent Edition - 3rd Reading
- 7. Ordinance No. 04-O-2020-2021 Of Application 2020-3, Request For Change In Zoning From R-1, Low Density Residential, To R-3 Medium Density Residential - 3rd Reading
- 8. Motion To Concur With Acceptance Of A Donation From The Wayne Andrews Family For A Monument And Sign In The Sleepy Hollow Area Near Chautauqua Park
- 9. Motion To Approve The Engagement Letter With Ahlers & Cooney, P. C. For Legal Services Related To The Marina
- 10. Resolution No. 35-R-2020-2021 Approving Fee Changes For The Sunrise Campground
- 11. Motion Setting Public Hearing for Fiscal Year 2022-2026 Proposed Capital Improvement Plan
- 12. City Council Requested Items
- 13. Adjourn

Meeting Protocol

If you wish to speak today, please:

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

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

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



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Staff Summary

1/18/2021

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:

SUBJECT: Consideration of Changes in Agenda and Setting the Agenda

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION:

Staff Summary

1/18/2021

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:

SUBJECT: Disclosure by City Council Members

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION:

Staff Summary

1/18/2021

Agenda Item # A.



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

REPORT TO: Honorable Mayor and City Council

FROM: 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 January 04, 2021 City Council Minutes
- Acknowledge Library Board & Airport Commission Minutes
- Approve Renewal Liquor License for Plaza Mexico
- Approve New Liquor License Ownership - Brewsters
- Approve the Code Enforcement Summary (see staff summary)

FISCAL IMPACT: The City will pay the following expenditures:

- List of Bills - - \$509,807.18
- King's Pointe & Sunrise Pointe Golf Course Bills - \$96,292.55

The City will receive the following revenues:

- Liquor License Renewal - \$845.00

RECOMMENDATION: Approve The Consent Agenda

ATTACHMENTS:

Description	Type
☐ List of Bills	List of Bills
☐ King's Pointe and Golf Course List of Bills	List of Bills
☐ Minutes - January 04, 2021	Minutes
☐ Airport Minutes - November 2020	Minutes
☐ Airport Minutes - December 2020	Minutes
☐ Library Board November 2020 Minutes	Minutes
☐ Library Board December 2020 Minutes	Minutes
☐ Plaza Mexico Liquor Report 2021	Backup Material
☐ Plaza Mexico Liquor Application 2021	Application



Storm Lake, IA

My Buy Local_v1

Payment Date Range: 12/24/2020 - 01/06/2021

Vendor Name	Buy Local Info	Payable Description	Total Payments
BVC			
Control System Specialists, LLC	BVC	Calibration Services	295.50
		BVC Total:	295.50
Contract/Agreement			
John Healy	Contract/Agreement	Pay #4 of 4th & Barton	33,759.39
Local Government Professionals Services, ll	Contract/Agreement	17th Installment of 2nd Milestone- NRDG	2,500.00
Reding's Gravel & Excavating Co., Inc	Contract/Agreement	Rock	528.47
		Contract/Agreement Total:	36,787.86
Local			
Edwards Storm Lake	Local	2021 Silverado	35,018.00
Plumbing & Heating Wholesale, Inc	Local	Supplies	2,235.64
Edwards Storm Lake	Local	Vehicle Repairs	1,086.50
Graham Tire	Local	New Tires	951.20
Holzhauser Ford Lincoln Storm Lake Inc	Local	Drive Seat Belt	738.08
Vetter Equipment	Local	Supplies	615.35
MidAmerican Energy Company	Local	Xmas Light Service	604.66
Graham Tire	Local	New Tires	527.40
A & A Automotive	Local	New Tires	392.93
Graham Tire	Local	New Tires	1,343.54
Visual Edge Inc	Local	Copier Maintenance Agreement	192.75
Arctic Glacier International Inc	Local	Ice	176.44
A & A Automotive	Local	Tire Repairs	174.13
Graham Tire	Local	New Tires	169.95
Vetter Equipment	Local	Couplers	124.73
Rohr Manufacturing Services, Ltd	Local	Strike First Extinguishers	116.80
Michael P. Reinert	Local	Oxygen Refill	115.44
Stanton Electric, Inc	Local	Pager Pouches	112.48
Vetter Equipment	Local	Woodcutter	100.70
Storm Lake Industrial Corporation	Local	SL Bucks	100.00
Visual Edge Inc	Local	Copier Maintenance Agreement	94.69
Iowa Office Supply Inc	Local	Office Supplies	86.66
Vetter Equipment	Local	Spark Plug & Supplies	81.01
Iowa Office Supply Inc	Local	Office Supplies	75.56
Fareway Stores, Inc	Local	Supplies	53.88
O'Reilly Automotive Inc	Local	Wiper Blades	87.15
Graham Tire	Local	Tire Repairs	42.27
O'Reilly Automotive Inc	Local	Wiper Blades	35.98
Storm Lake Hydraulics Co, Inc	Local	Hyd Hose & Seals	35.48
Harzaw Lah	Local	12/28/2020 Interpretation Services	25.00
O'Reilly Automotive Inc	Local	Wiper Blades	19.02
Schuelke Powersports	Local	Boot Kit	17.95
Vetter Equipment	Local	Chain Sharpening	5.00
Fastenal Company	Local	Supplies	6.07
		Local Total:	45,562.44
Non-Local			
Winther, Stave & Co., LLP	Non-Local	Audit Progress Billing	15,000.00
Municipal Supply, Inc	Non-Local	Pump & Supplies	7,422.79
MRA Custom Applications, LLC	Non-Local	Lime Hauling Services	6,244.75
Mississippi Lime Company	Non-Local	Lime	5,707.38
Utility Equipment Co	Non-Local	Clamps	5,149.88
Electric Pump Inc	Non-Local	Pumps	1,884.00
Praxair Inc	Non-Local	Carbon Dioxide	1,688.20
Qualified Presort Service, LLC	Non-Local	Printing Services	1,539.15

My Buy Local_v1

Payment Date Range: 12/24/2020 - 01/06/2021

Vendor Name	Buy Local Info	Payable Description	Total Payments
Martin's Flag Company Co, Inc	Non-Local	Flags	1,039.90
Sioux Sales Company	Non-Local	Weapon Service	935.00
Iowa Individual Health Benefit Reinsurance	Non-Local	2017 Assessment Fee	912.00
University Enterprises, Inc	Non-Local	Enrollment & Manuals- Christiansen	685.00
Qualified Presort Service, LLC	Non-Local	Printing Services	538.96
Pitney Bowes, Inc	Non-Local	Postage	495.45
Iowa Division of Labor	Non-Local	Boiler Inspection	405.00
Dale Vitito	Non-Local	Uniforms	393.69
Municipal Pipe Tool Co., LLC	Non-Local	Broom	673.42
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	284.75
Qualified Presort Service, LLC	Non-Local	Printing Services	251.15
Werner Sewer & Septic, LLC	Non-Local	Drain Cleaning	230.28
International Code Council	Non-Local	Testing Material	206.50
Cintas First Aid & Safety	Non-Local	Medical Supplies	177.73
Mercy Medical Services	Non-Local	Brown- Physical	175.00
Mid-States Organized Information Center	Non-Local	FY2021 membership	150.00
Iowa Law Enforcement Academy	Non-Local	Tactics Instructor Training	150.00
Zoom Video Communications, Inc	Non-Local	Standard Pro Annual Fee	294.05
St. Paul Stamp Works, Inc	Non-Local	Animal Tags	115.69
Iowa Narcotics Officer's Association	Non-Local	Memberships- McDonald, Weflen, Munden, Sc	100.00
BlueTarp Financial, Inc	Non-Local	Battery	88.00
Municipal Emergency Services, Inc	Non-Local	Pants	79.50
Iowa Police Chiefs Association	Non-Local	Membership Renewal- Cole	75.00
Tyler Business Forms	Non-Local	1095 Forms	56.76
Cintas First Aid & Safety	Non-Local	First Aid Supplies	53.51
Digital Ally Inc	Non-Local	Clip	50.00
Region 21 USPCA	Non-Local	FY2021 Membership	50.00
Steven A Beeck	Non-Local	Window Cleaning Services	39.00
Ed M. Feld Equipment Company, Inc	Non-Local	Batteries	38.00
RJ Thomas Manufacturing Compnay, Inc	Non-Local	Decals	35.00
Sioux Sales Company	Non-Local	Credit on Weapon Services	-310.00
Non-Local Total:		53,104.49	
Payroll/Refunds			
Maria Guillen	Payroll/Refunds	Shelter House Refund	160.00
Payroll/Refunds Total:		160.00	
Grand Total:		135,910.29	

King's Pointe Resort

Claims Publication

From 1/1/2021 to 1/14/2021

Vendor	Description	Amount
Authnet Gateway	Services	\$25.00
Heartland Payment Systems	Services	\$5,820.76
Martin Brothers	Beverages	\$2,040.23
Harland Clarke Check Order Billing	Supplies	\$60.68
W-O Mgt Payroll 1/6/21	Payroll	\$57,790.41
City of Storm Lake Utility Billing	Utilities	\$1,954.84
Fintech	Services	\$56.65
MidAmerican Energy	Utilities	\$9,212.04
Symmetry Energy Solutions LLC	Services	\$15,124.60
Verizon Wireless	Utilities	\$156.46
Martin Brothers	Food	\$2,366.04
Pepsi	Beverages	\$1,684.84
		<u>\$96,292.55</u>

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, JANUARY 4, 2021, 5:00 PM.
DUE TO COVID-19, THIS MEETING WILL BE A TELEPHONIC MEETING ONLY ~ DIAL
IN TO PARTICIPATE: 1-408-418-9388 ACCESS CODE: 146 309 7532**

Present: Mayor Michael Porsch, Council Members present via telephone was Jose Ibarra, Tyson Rice, Dan Smith, Kevin McKinney, and Maria Ramos. Absent: none

Staff present: City Manager Keri Navratil, Assistant City Manager David Derragon, City Attorney Phil Havens, Police Chief Chris Cole, Fire Chief Mike Jones, Water Quality Code Compliance Director Scott Olesen, Library Director Elizabeth Huff, Public Services Supervisor Scott Bonebrake, Assistant Public Works Supervisor Brandon Ripke, King's Pointe Manager Michael Chowdhury, Finance Director Brian Oakleaf, and City Clerk Mayra Martinez, and Staff Accountant Tyler Gibbins.

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

Pledge of Allegiance

Agenda - Moved by Council Member Smith to approve setting the Agenda as presented. Seconded by Council Member Ibarra. Roll call vote: All ayes. Motion carried.

Disclosure by City Council Members – None at this time.

Hear the Public – None at this time.

Consent Agenda - Moved by Council Member Ibarra to approve the Consent Agenda which includes list of bills Check #'s 76221 through 76226, 76280 through 76320, EFT's 1630 through 1649, DFT #1033, King's Pointe and Sunrise Pointe disbursements, December 21, 2020 minutes, approve renewal wine license for Hy-Vee #1634, new liquor and beer license for Brew Oil #33, New cigarette permit for Brew Oil #33, and the Code Enforcement summary. Seconded by Council Member Smith. Roll call vote: All ayes

Electrical Code Update - Moved by Council Member McKinney to approve on second reading Ordinance No. 02-O-2020-2021 amending Chapter 5-4 of Title V of the City Code to adopt by reference the 2020 National Electrical Code, with modifications. Seconded by Council Member Smith. Roll call vote: All ayes. Motion carried.

Application 2020-3, Rezone Request - Moved by Council Member Rice to approve on second reading Ordinance No. 04-O-2020-2021 of application 2020-3, request for change in zoning from R-1 low density residential, to R-3 medium density residential. Seconded by Council Member Ibarra. Roll call vote: All ayes. Motion carried

Scott Olesen opened the session by reviewing a letter Andriette Wickstrom submitted asking for more clarification on the new housing development: the type of housing, the rental fees for the units, floor plans, type of appliances and amenities provided, exterior patios be provided, and any additional information about the development be provided to make sure that what is being proposed for the City is in the best interest for Storm Lake.

Carrie Woerdeman, Kading Properties, mentioned that building plans will be shared with Scott Olesen so the City can share on the cities website for people to review. It is yet to be determined if patios spaces will be available. The rental prices of \$900 are estimates until things are approved, and the project budget is finalized. The FMRs (fair market rent) for a 3 bedroom apartment in Buena Vista County for 2020 was \$941/month and for 2021 was \$965/month and affordability at 60 percent for the area medium income is \$1,131/month and the anticipated rental fees are within the area medium incomes.

Andriette Wickstrom asked if washers and dryer would be provided. Carrie commented that washer and dryer hookups are provided but not the appliances only the refrigerator and range.

Pat Anderson, Hickory Lane, asked how are you going to control how many people are going to live in the homes and will this possibly change to low-income housing later on? We are concerned how this will affect our property values since these are not single dwelling homes. How long will the construction period be and will the water shortage problem be remedied by the time the apartments are done.

Carrie - This will be a market rate property and none of their properties are low-income housing property. There is a lease maximum number of people per-unit, no more than 2 unrelated adults in a unit and no more than 5 people are allowed per unit. The lease can be terminated if the renters are not in compliance. The construction timeline is yet to be fully determined if this will be built in one phase or separate phases and this has been discussed at prior meetings.

Josh pope – We look at the water system as a whole and the impetus behind the water shortage is fueled by future industrial and commercial builds and we want to make sure the City is well served to provide future opportunities. This property that is being considered for development, based on the water main system position, we do not anticipate any negative impact on the adjacent developments on Hickory Lane west and Tulip and Violet Lanes east of the development.as each system is isolated. The new development will be using a separate system coming off of an existing 18-inch water line that has the capacity and shows no signs that water pressure of water flow will be negatively impacted by the development.

Pat Anderson asked why the two lots (one is for the school to build a home on and the other lot is dedicated for a home for Kading's development manager) attached to the development property need to change from an R-1zone to an R-3 zone?

Scott responded – As far as re-zoning the lot attached to the bigger parcel, trying to split that lot would cause some issues.

Carrie - We had intended to offer one lot to the school district for use for their building trades program, but a nuance issue has developed unfortunately and what will take place on that lot is under consideration at this time. Neither lot is planned to have any structures built on them specifically. The lots are there for flexibility and if sometime down the line we do need to include a building for a manager we will have the option and flexibility to do so.

Pat Anderson - When starting the construction, will the workers be entering on East Milwaukee and East 4th Street and not on Poplar Lane or East 7th Street, so we don't have the construction traffic?

Carrie - That is correct.

Mayor Porsch asked the Council if they had any questions and hearing no comments or questions, the Mayor entertained a motion to approve the second reading of Ordinance No. 02-O-2020-2021.

Storm Lake Radio Park Lift Station Project - Mayor Porsch opened the public hearing for the plans, specifications, form of contract, and engineer's estimate of cost for the Storm Lake Radio Park Lift Station stating this was the time and place for any comments. Hearing no comments from the public and no comments from the City Council, the Mayor then closed the public hearing.

Moved by Council Member Smith to adopt Resolution No. 33-R-2020-2021 approving plans, specifications, form of contract, and engineer's estimate of cost for the Storm Lake Radio Park Lift Station. Seconded by Council Member Rice. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 33-R-2019-2020

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST AND BID FORM FOR THE STORM LAKE RADIO PARK LIFT STATION PROJECT

WHEREAS, the plans, specifications, form of contract, estimate of cost, and bid form were filed with the CITY for the construction of certain public improvements described in general as the Storm Lake Radio Park Lift Station Project; and

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

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

Section 1. That the said plans, specifications, form of contract, estimate of cost, and bid form are hereby approved as the plans, specifications, form of contract, estimate of cost and bid form for said public improvements, as described in the preamble of this Resolution.

PASSED AND APPROVED this 21st day of December, 2020.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Tax Levy Rate and Maximum Property Tax Dollars- Moved by Council Member Ramos to approve setting a public hearing for January 18, 2021 at 5:00 pm in the City Hall Council Chambers on setting tax levy rate and maximum property tax dollars. Due to Covid-19, this meeting will be a telephonic meeting only ~ dial in to participate: 1-408-418-9388 access code: 146 514 7318. Seconded by Council Member Ibarra. Roll call vote: All ayes. Motion carried.

Oneida Street Reconstruction Project, Phase 1 - Moved by Council Member Ramos to approve setting a public hearing for February 1, 2021 at 5:00 pm in the City Hall Council Chambers for the Oneida Street reconstruction project, Phase 1 plans, specifications, and form of contract. Due to Covid-19, this meeting will be a telephonic meeting only ~ dial in to participate: 1-408-418-9388 access code: 146 309 7532. Seconded by Council Member Ibarra. Roll call vote: All ayes. Motion carried.

Fiscal Year 2022-2026 Proposed Capital Improvement Plan Workshop - Council Member McKinney left at 5:41 pm. This is the final work session for the Capital Improvement Plan as there is a short timeline for submission to the State. Items were discussed and updated per their review.

City Council Requested Items - No items at this time.

Adjourn - Moved by Council Member Smith to adjourn at 6:14 pm. Seconded by Council Member Ibarra. Roll call vote: All ayes with Council Member McKinney absent. Motion carried.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Storm Lake Airport Commission
Due to Covid-19, This Meeting Will
Be A Telephonic Meeting Only ~ Dial
In To Participate: 1-408-418-9388
Access Code: 24583600
Monday, November 9, 2020 4:00 PM

Present: Commission Members Bob Ansorge, Dan Richardson and Doug White. Absent: Commissioner Sarah Huddleston. Others Present: Jim Bartholomew, John Bartholomew, Tyler Gibbins and Greg Broussard with Bolton & Menk.

Chairman Bob Ansorge called the meeting to order at 4:06 pm.

Hear the Public – No comments.

Minutes – Moved by Commissioner White to approve the October 12, 2020 Airport Commission Minutes. Seconded by Commissioner Richardson. Vote: All ayes with Commissioner Huddleston absent. Motion carried.

Financial Report – Moved by Commissioner Richardson to approve the financial reports for October 2020. Seconded by Commissioner White. Vote: All ayes with Commissioner Huddleston absent. Motion carried.

Fuel Report – Moved by Commissioner Richardson to approve the October 2020 Fuel Report. Seconded by Commissioner White. Vote: All ayes with Commissioner Huddleston absent. Motion carried.

Airport Manager's Monthly Report – Called the FAA Flight Service and cancelled the NOTAM and returned the rotating beacon int service. Hosted the Army National Guard training and recruiting mission with a CH-47 helicopter. Shoveled sidewalks around the terminal building. Picked up light bulbs at Bomgaars and replaced burned out bulbs in the hangars. Picked up ice melt and a universal light bulb changer at Ace Hardware.

Courtesy Car Usage: 7 111 Miles
Fuel Meter Reading: Jet A – 507,344
AV Gas – 123,848.7

Airport CIP – Moved by Commissioner Richardson to approve the ACIP for submittal to the FAA and City Council approval. Seconded by Commissioner White. Vote: All ayes with Commissioner Huddleston absent. Motion carried.

Adjourn – Moved by Commissioner Richardson to adjourn the meeting at 4:26 pm. Seconded by Commissioner White. Vote: All ayes with Commissioner Huddleston absent. Motion carried

Mayra Martinez, City Clerk

**Storm Lake Airport Commission
Due to Covid-19, This Meeting Will
Be A Telephonic Meeting Only ~ Dial
In To Participate: 1-408-418-9388
Access Code: 24583600
Monday, December 14, 2020 4:00 PM**

Present: Commission Members Bob Ansorge, Dan Richardson and Cynthia Turner. Absent: Commissioners Sarah Huddleston and Doug White. Others Present: John Bartholomew, Tyler Gibbins and Greg Broussard with Bolton & Menk.

Chairman Bob Ansorge called the meeting to order at 4:09 pm.

Hear the Public – No comments.

Minutes – Moved by Commissioner Richardson to approve the November 14, 2020 Airport Commission Minutes. Seconded by Commissioner Turner. Vote: All ayes with Commissioners Huddleston and White absent. Motion carried.

Financial Report – Moved by Commissioner Richardson to approve the financial reports for November 2020. Seconded by Commissioner Turner. Vote: All ayes with Commissioners Huddleston and White absent. Motion carried.

Fuel Report – Moved by Commissioner Turner to approve the November 2020 Fuel Report. Seconded by Commissioner Richardson. Vote: All ayes with Commissioners Huddleston and White absent. Motion carried.

Airport Manager's Monthly Report – Checked hangars and replaced burned out light bulbs. Replaced a bi-fold door drive belt on hangar F, stall #7. Bargloff & Co. repaired a roof leak on VT's hangar. All five employees of Bart's Flying Service attended a pesticide applicators recertification class at the ISU Extension office in Storm Lake. Assisted a helicopter pilot who had trouble getting fuel on Thanksgiving Day.

Courtesy Car Usage: 4 44 Miles
Fuel Meter Reading: Jet A – 509,426
AV Gas – 124,613.7

Administration Report: The Commission received one comment back from the FAA on the ACIP draft submittal. There may not be enough funds in the entitlement bank to cover the Apron Expansion in 2026 in the amount of \$636,984 of Federal funding. Response will be to consider moving the project back for another year of entitlement funding.

The City Council approved the ACIP on the December 7th Council meeting. Final draft will be submitted to the FAA.

Adjourn – Moved by Commissioner Richardson to adjourn the meeting at 4:22 pm.
Seconded by Commissioner Turner. Vote: All ayes with Commissioners Huddleston and White absent. Motion carried.

Mayra Martinez, City Clerk



Library Board Meeting, City of Storm Lake, November 9, 2020, 4:00 p.m. by telephonic conference, 1-408-219-9388

Present: Board President Mary Kay Hudspeth, Jim Eliason, Sarah Freking, John Hughes, Sue Lyngaas, Patrick Mullaney and Barb Wells. Also present, Elizabeth Huff, Library Director.

Board President Hudspeth called the meeting to order at 4:06 p.m.

Approval of Minutes – Moved by Board Member Wells to approve September Minutes. Seconded by Board Member Eliason. Vote all ayes by roll call. Motion carried. Moved by Board Member Lyngaas to approve October Minutes. Seconded by Board Member Freking. Vote all ayes by roll call. Motion carried.

Director's Report – There were questions about two international book fairs which the Director will cover in the Trustees' Continuing Education Sessions. Bar charts reflected dips due to two snow days and increased pandemic cases. Donations were received and put into the Lytle Memorial. Friends of the Library are working on an appeal letter and Outdoor Family Basket. The Sister Library Meet and Greet will be on November 18, 2020. Trustees are encouraged to attend the Buena Vista County Library Trustees Zoom Meeting on December 17, 2020. The Enrich Iowa check will go towards technology purchases. The Library is committed to supporting school curriculum with Great Courses DVD. Board Member Eliason asked about income in the Annual Survey. The Library Director said the Gilbert Estate funds were claimed last year and all grants for the reporting period were received by the Friends of the Library.

Approval of Bills – Moved by Board Member Lyngaas to approve September Bills. Seconded by Board Member Eliason. Vote all ayes by roll call. Motion carried. Moved by Board Member Mullaney to approve October Bills. Seconded by Board Member Wells. Vote all ayes by roll call. Motion carried.

Approval of Circulation Policy – Moved by Board Member Eliason to approve the Circulation Policy. Seconded by Board Member Mullaney. Vote all ayes by roll call. Motion carried.

President's Report – There is a second handicapped sign in front of the library. The handicapped sign on the cement will probably be painted next year.

Trustee Continuing Education – The Library Director reported on the Zoom sessions of Libers 2020, Barcelona Book Fair occurring in late September and late October. It was of benefit to the library for purchasing new materials for young people and for professional work sessions.

Adjournment – Moved by Board Member Mullaney to adjourn meeting at 4:41pm. Seconded by Board Member Freking. Vote all ayes by roll call. Motion carried.

Elizabeth Huff, Library Director.

Please note the above is an unapproved draft of minutes and will be approved by the Board of Trustees on December 14, 2020.



Library Board Meeting, City of Storm Lake, December 14, 2020, 4:00 p.m. by telephonic conference, 1-408-219-9388

Present: Board President Mary Kay Hudspeth, Jim Eliason, Sue Lyngaas, Patrick Mullaney and Barb Wells. Also present, Elizabeth Huff, Library Director.

Board President Hudspeth called the meeting to order at 4:05 p.m.

No Quorum - Board President Hudspeth dismissed the attending Board Members due to no quorum. She wished them a Happy Holidays and all business was tabled until next month. She signed the Bill Warrant so bills would be paid.

Elizabeth Huff, Library Director.

Please note the above is an unapproved draft of minutes and will be approved by the Board of Trustees on January 11, 2021.

M E M O R A N D U M

TO: MAYRA MARTINEZ

FROM: CHRIS COLE

DATE: December 22, 2020

REFERENCE: LIQUOR LICENSE RENEWAL
PLAZA MEXICO
1502 N LAKE AVE

Discussion: Per your request I have accessed the department computer for calls of interest to the aforementioned establishment. The calls are as follows:

11-25-2018 to 12-31-2019	1-1-2020 to 12-19-2020
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INCIDENTS

Animal Call	2	0
Business Security	26	17
Found Property	1	0
Keys Locked in Car	0	2
PR/Talk/Presentation	1	1
Reckless Driver	1	0
Station Assignment	0	1
Vehicle Stop	8	2

ARRESTS	none	none
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Recommendation: Approval of liquor license.

Applicant License Application (LC0032993)

Name of Applicant: <u>Casa Arceo, Inc.</u>		
Name of Business (DBA): <u>Plaza Mexico Mexican Restaurant</u>		
Address of Premises: <u>1501 Lake Ave.</u>		
City <u>Storm Lake</u>	County: <u>Buena Vista</u>	Zip: <u>50588</u>
Business <u>(712) 732-0802</u>		
Mailing <u>1501 Lake Ave.</u>		
City <u>Storm Lake</u>	State <u>IA</u>	Zip: <u>50588191</u>

Contact Person

Name <u>Jose Trinidad Arceo</u>	
Phone: <u>(712) 260-6677</u>	Email <u>Nancy@Financialcarepros.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 02/01/2021

Expiration Date: 01/31/2022

Privileges:

Class C Liquor License (LC) (Commercial)

Sunday Sales

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>XXXXXXXXXX</u>	Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

Jose T. Arceo-Sanchez

First Name: <u>Jose T.</u>	Last Name: <u>Arceo-Sanchez</u>
City: <u>Storm Lake</u>	State: <u>Iowa</u> Zip: <u>50588</u>
Position: <u>Owner</u>	
% of Ownership: <u>100.00%</u>	U.S. Citizen: <u>Yes</u>

Insurance Company Information

Insurance Company: <u>General Casualty</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application (LC0031681)

Name of Applicant: <u>JJ's Lounge, Inc.</u>		
Name of Business (DBA): <u>Brewsters</u>		
Address of Premises: <u>225 E. Railroad St</u>		
City <u>Storm Lake</u>	County: <u>Buena Vista</u>	Zip: <u>50588</u>
Business <u>(712) 732-7346</u>		
Mailing <u>225 E. Railroad St</u>		
City <u>Storm Lake</u>	State <u>IA</u>	Zip: <u>50588</u>

Contact Person

Name <u>Crystal</u>	
Phone: <u>(712) 299-0982</u>	Email <u>ckgronau@gmail.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 12/17/2021

Expiration Date:

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>XXXXXXXXXX</u>	Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

Crystal Gronau

First Name: <u>Crystal</u>	Last Name: <u>Gronau</u>	
City: <u>Storm Lake</u>	State: <u>Iowa</u>	Zip: <u>50588</u>
Position: <u>Owner</u>		
% of Ownership: <u>100.00%</u>	U.S. Citizen: <u>Yes</u>	

Insurance Company Information

Insurance Company: <u>Illinois Casualty Co</u>	
Policy Effective Date: <u>12/17/2020</u>	Policy Expiration <u>12/16/2021</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Staff Summary

1/18/2021

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	\$ 6,335.48
Contract/Agreement	\$ 94,084.05
Local	\$ 54,812.10
Non- Local	\$ 147,833.30
Payroll/Refunds/Pyrl Tax & Ins	\$ 206,742.25
Total Expenses	\$ 509,807.18
Supporting Documents Attached	

RECOMMENDATION: Review Buy Local Information

ATTACHMENTS:

Description	Type
Project Activity Report	Backup Material

Summary

Project Summary							
Project Number	Project Name	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
01112-0019	WasteWater Treatment Facility Wetlan...	1,195,689.00	0.00	1,019,274.36	0.00	1,019,274.36	176,414.64
01112-0020	10th & Ontario StormWater Improvem...	1,753,754.21	0.00	1,752,287.45	0.00	1,752,287.45	1,466.76
01112-0021	4th & Oats StormWater Improvements	837,480.15	0.00	806,895.07	0.00	806,895.07	30,585.08
16-19284	4th & Bartion Storm Water Improvemen...	751,002.10	15,243.95	698,221.61	5,828.08	704,049.69	46,952.41
18-CF-004	United Community Health Service Center	600,000.00	0.00	458,305.60	0.00	458,305.60	141,694.40
19-22797	Memorial Lift Station Improvements	2,480,755.00	0.00	264,755.00	2,169.75	266,924.75	2,213,830.25
35665	1st & Mae Street	796,373.28	-1,744.13	762,612.66	0.00	762,612.66	33,760.62
8406	7th & Geneseo St Sanitary Sewer Impro...	410,306.35	0.00	408,859.48	0.00	408,859.48	1,446.87
A21.117315	Casino Lift Station Ordor Control Impro...	255,104.58	-122.52	262,403.64	0.00	262,403.64	-7,299.06
P11.106893	Richland Street Rehabilitation	549,149.30	0.00	540,222.55	0.00	540,222.55	8,926.75
P11.112742	North Central SW Phase II	1,875,592.00	0.00	1,853,147.38	0.00	1,853,147.38	22,444.62
P11.115917	Memorial Park Water Quality	48,076.03	0.00	48,388.53	0.00	48,388.53	-312.50
P11.117908	Michigan Street Parking Lot Reconstruct...	409,297.00	0.00	439,080.90	0.00	439,080.90	-29,783.90
P11.118940	Oneida Street Reconstruction from RR t...	534,870.00	19,102.50	233,948.59	1,747.00	235,695.59	299,174.41
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	48,362.18	175,689.00	1,197.83	176,886.83	1,246,743.17
P11.120478	Tulip Lane SW Improvements	513,049.50	9,680.19	390,281.83	8,493.00	398,774.83	114,274.67
P11.120650	2020 Expansion Blvd Improvements	861,088.10	34,443.52	471,450.85	5,392.00	476,842.85	384,245.25
P11.122266	2021 CIPP Sanitary Sewer Improvements	79,192.80	79,192.80	19,614.00	14,175.00	33,789.00	45,403.80
T51.119823	Runway 13/31 & Taxiway Lighting	453,189.00	0.00	63,577.00	685.00	64,262.00	388,927.00
Urban20WQI-004	SLHS Courtyard Conservation	100,000.00	100,000.00	13,900.21	0.00	13,900.21	86,099.79
Report Total:		16,045,429.41	304,158.49	10,806,101.22	39,687.66	10,845,788.88	5,199,640.53

Group Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	453,189.00	0.00	63,577.00	685.00	64,262.00	388,927.00
Economic Development	817,831.01	100,000.00	595,391.32	0.00	595,391.32	222,439.69
National Resiliency Disaster Grant Proje...	8,260,515.42	102,372.81	7,759,582.37	28,496.08	7,788,078.45	472,436.97
Sanitary Sewer Projects	2,735,859.58	-122.52	527,158.64	2,169.75	529,328.39	2,206,531.19
Street Construction	3,778,034.40	101,908.20	1,860,391.89	8,336.83	1,868,728.72	1,909,305.68
Report Total:	16,045,429.41	304,158.49	10,806,101.22	39,687.66	10,845,788.88	5,199,640.53

Type Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Construction	7,046,275.78	180,978.48	2,470,741.53	25,366.58	2,496,108.11	4,550,167.67
Federal/State Grant	8,299,153.63	23,180.01	7,863,153.88	14,321.08	7,877,474.96	421,678.67
Grant	700,000.00	100,000.00	472,205.81	0.00	472,205.81	227,794.19
Report Total:	16,045,429.41	304,158.49	10,806,101.22	39,687.66	10,845,788.88	5,199,640.53

Staff Summary

1/18/2021

Agenda Item # C.



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

REPORT TO: Honorable Mayor and City Council

FROM: Chris Cole, Police Chief

SUBJECT: **SLPD City Code Enforcement Summary**

BACKGROUND: 12/30/2020 to 1/12/2021

Total : 52

Sidewalk not cleared : 47
Accumulate Trash: 1
Accumulate Junk: 3
Junk Vehicle: 1

Citation : 1

FISCAL IMPACT: None

RECOMMENDATION: None

Staff Summary

1/18/2021

Agenda Item # D.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion To Approve The Memorandum of Agreement With Terry Gaes For Restoration Of Property**

BACKGROUND: During the 4th & Oates Storm Water Improvements Project, a subcontractor drove a truck onto Mr. Gaes' driveway/parking area damaging the surface. The area was completely outside of the construction area there was no authority to drive on this area.

Mr. Gaes is willing to accept an amount not to exceed \$20,000 to assist with restoration of the property.

FISCAL IMPACT: Not to exceed \$20,000. All funds expended by the City under this agreement will be recovered from the contractor/subcontractor through close out of the project.

RECOMMENDATION: Approve the Memorandum of Agreement with Terry Gaes for restoration of property in an amount not to exceed \$20,000 Check No. 76387

ATTACHMENTS:

Description	Type
□ Agreement	Contract

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (MOA) is entered into, by and between the City of Storm Lake, IA, (hereinafter, CITY); Terry Gaes, 419 Russell, Storm Lake, IA 50588 (hereinafter Property Owner).

Purpose

The purpose of this MOA is to acknowledge the City's commitment to complete restoration of the Property Owner's property adversely affected by construction activities outside of normal inconvenience during the 4th & Oates Stormwater Project.

Terms and Conditions

1. Term

The term of the MOA shall begin on January 4, 2021.

2. Responsibilities of City

A. Cash compensation to the Property Owner in an amount of not to exceed \$20,000 in lieu of work that restores property to pre-construction condition.

3. Responsibilities of Property Owner

A. Acceptance of cash compensation in lieu of work that restores property to pre-construction condition.

B. Release the City from any further responsibility regarding this issue.

4. Termination

This MOA will terminate on January 31, 2021 or upon completion of the compensation payment , whichever date is earlier.

5. Entire MOA

This MOA constitutes the entire MOA between the parties. This MOA may be modified or amended only by the written agreement of City and Property Owner.

Date: _____

Terry Gaes

Date: _____

CITY OF STORM LAKE, IOWA

By: _____

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

1/18/2021

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: Brian Oakleaf, Finance Director

SUBJECT: **Motion To Approve Contract With Piper Sandler For Bond Services**

BACKGROUND: In preparing to call several City Bond Issues and issue another GO Refunding Bond, it is necessary to have an agreement between the City of Storm Lake and our Municipal Bond Advisors, Piper Sandler. The agreement for these services is attached for Council's review.

The City has utilized the services of PSC for bonding and borrowing several times in the past with a good relationship and beneficial outcomes.

FISCAL IMPACT: The agreement calls for an underwriting fee of 0.3% of the gross proceeds plus actual out-of-pocket expenses not to exceed 1% of the proceeds and a Placement Agent fee of 0.7%. These fees have not increased over the past several years and in fact the Placement Agent fee is 30% lower than it was a few years ago. Interest and other savings will be determined at a later date.

RECOMMENDATION: Approve contract with Piper Sandler for Bond services.

ATTACHMENTS:

Description	Type
Engagement Letter	Contract

January 1, 2021

Mr. Brian Oakleaf, Finance Director
City of Storm Lake
620 Erie Street
Storm Lake, IA 50588

Re: Engagement Letter with Piper Sandler & Co.

Dear Brian:

We understand that the City of Storm Lake, Iowa (the "Issuer" or "you") wishes to issue General Obligation Refunding Capital Loan (to refinance 2012C General Obligation Bond and 2015 SRF Loans debt for interest cost savings) (the "Bonds," the "Bond Issue" or the "Project") and has selected Piper Sandler & Co. ("Piper"; or "we") to serve as underwriter or placement agent for the proposed issuance. We appreciate the opportunity to serve you in this manner. This letter will serve as an agreement regarding the terms of this engagement. In addition, we would like to take this opportunity to set forth some pertinent information about the financing process.

Although Piper Sandler intends to work closely with you during the period preceding the pricing and sale of the proposed Bond Issue with the aim of timely completion of the financing, we are not herein making a final commitment to underwrite bonds until certain events have occurred. Such a commitment is subject to, among other things, satisfactory completion and execution of all final documentation for an offering (including a Bond Purchase Agreement containing all provisions necessary to satisfy federal securities laws and the rules of the Municipal Securities Rulemaking Board, and all other applicable rules and regulations); absence of any material adverse change in the financial markets or in the financial condition, operations or prospects of the Issuer; receipts of all required governmental approvals and appropriate legal opinions; an underwriter's review ("due diligence") of the offering documents, as required under federal securities laws; the negotiation of appropriate indemnification; state blue sky reviews, as appropriate; and credit approval by Piper Sandler. This Agreement is therefore not a final commitment by Piper Sandler, express or implied, to underwrite, place, or purchase any securities, nor does it obligate Piper to enter into a Bond Purchase Agreement. While we do not anticipate difficulties in the course of the proposed financing, and look forward to a successful conclusion to this engagement, we prefer to identify these conditions to our final commitment at the outset.

During the term of our engagement, we will, as appropriate to the Transaction:

- a) consult with you in planning and implementing the Transaction;
- b) prepare various options and numbers to financing the project as requested
- c) assist with securing a rating on the proposed Bonds
- d) assist you in preparing any transaction materials (the "Transaction Materials") we mutually agree are beneficial or necessary to the consummation of the Transaction;
- e) assistance with disclosure counsel regarding the preparation of the official statement
- f) identify potential investors and use our reasonable commercial efforts to assist in arranging sales of the Securities to investors;
- g) If a portion of any financing considered includes an advance refunding, subscribe for SLGS or acquire U.S. Treasury securities as agent for and on behalf of the Issuer
- h) consult with you in structuring the investment; and
- i) Coordinate the closing effort for the Bonds

Mr. Brian Oakleaf
Page Two
January 7, 2021

During the course of the engagement, Piper will participate in discussions with bond counsel, finance officials or internal legal counsel of the Issuer to assist in advising the Issuer, as part of the underwriting process, of various financial structures for the proposed offering and their probable reception in the municipal bond markets.

Piper will perform due diligence respecting any offering documents as part of their obligation under federal securities laws. If a final commitment to underwrite the Bonds is approved by Piper, and subject to the conditions described above, Piper will underwrite the Bonds and manage a public offering of the Bonds. Further details regarding the underwriting will be set forth in a Bond Purchase Agreement to be executed at the time of pricing of the Bonds. The Issuer and its chosen counsel agree to cooperate with and assist Piper in connection with such duties.

Compensation. As compensation for Piper's services, the Issuer will pay Piper a fee to be determined by the nature of the offering as set forth in Schedule A hereto. Fees will be payable to Piper in the form of an Underwriter's Discount or Placement Agent Fee on the Bond Issue as set forth therein. The fees, disbursements and other charges of Piper's outside legal counsel will be added to Piper's discount. Piper shall select such counsel in its sole discretion. Fees payable to Piper in the form of a placement agent fee shall be paying in immediately available funds, due at closing. The fee shall not be payable in the event the Transaction does not occur, other than for non-performance by You.

Termination. The Issuer may not terminate this Agreement at any time prior to completion of the Project other than for non-performance on the part of Piper, in which case the Issuer may terminate this agreement, and upon such termination, all fees due to Piper for time served assisting with the Project shall be due and payable immediately by the Issuer. Piper may terminate this Agreement at any time on 30 days written notice.

Assignment Neither Piper nor the Issuer shall have the right or power to assign this Agreement or parts thereof, or its respective duties, without the express written consent of the other party. In the event of acquisition of Piper by a third party firm, notice shall be given to the Issuer regarding the acquisition and the Issuer shall have the opportunity to consent to the assignment of this Agreement, which consent shall not be unreasonably withheld.

No Advisory or Fiduciary Role. You acknowledge that you have retained us solely to provide the services to you as set forth in this agreement. In rendering such services, we will act as an independent contractor. You acknowledge and agree that: (i) the primary role of Piper Sandler, as a placement agent or underwriter, is in an arms-length commercial transaction between you and Piper Sandler and Piper Sandler has financial and other interests that differ from your interests; (ii) Piper Sandler is not acting as a municipal advisor, financial advisor or fiduciary to you or any other person or entity and has not assumed any advisory or fiduciary responsibility to you with respect to the transaction contemplated hereby and the discussions, undertakings and proceedings leading thereto (irrespective of whether Piper Sandler has provided other services or is currently providing other services to you on other matters) (iii) the only obligations Piper Sandler has to you with respect to the Transaction contemplated hereby expressly are set forth in this Agreement and (iv) you have consulted your own legal, accounting, tax, financial and other advisors, as applicable, to the extent you deem appropriate in connection with the Transaction contemplated herein.

No Recourse for Tax Matters. No recourse shall be had against Piper for loss, damage, liability, cost or expense (whether direct, indirect or consequential) of the Issuer arising out of or in defending, prosecuting, negotiating or responding to any inquiry, questionnaire, audit, suit, action, or other proceeding brought or received from the Internal Revenue Service in connection with the Bonds or otherwise relating to the tax treatment of interest on the Bond.

Governance This Agreement will be governed by, and construed in accordance with, the laws of the State of Iowa, without regard to principles of conflicts of law to the extent that the application of the laws of another jurisdiction would be required thereby. The Issuer and Piper each hereby irrevocably waive any right they may have to a trial by jury in respect of any claim based upon or arising out of this Agreement or the transactions contemplated hereby.

Consent to Jurisdiction; Service of Process, Jury Trial. The parties each hereby (a) submits to the jurisdiction of the Federal court sitting in Des Moines, Iowa with respect to any actions and proceedings arising out of or relating to this Agreement, (b) agrees that all claims with respect to such actions or proceedings may be heard and determined in such court, (c) waives the defense of an inconvenient forum, (d) agrees not to commence any action or proceeding relating to this Agreement other than in the Federal court sitting in Des Moines, Iowa and (e) agrees that a final judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law. The parties each hereby agree to waive any right to a trial by jury with respect to any claim, counterclaim or action arising out of or in connection with this agreement or the transactions contemplated hereby.

Representations, Warranties and Agreements of the Issuer. You represent and warrant to, and agree with us, that:

- a) the Securities will be sold by you in compliance with the requirements for exemptions from registration or qualification of, and otherwise in accordance with, all federal and state securities laws and regulations;
- b) you agree to be responsible for the accuracy and completeness of any Transaction Materials to the extent of federal securities laws applicable to the Transaction. You agree to notify us promptly of any material adverse changes, or development that may lead to any material adverse change, in your business, properties, operations, financial condition or prospects and concerning any statement contained in any Transaction Material, or in any other information provided to us, which is not accurate or which is incomplete or misleading in any material respect;
- c) you will make available to us such documents and other information which we reasonably deem appropriate and will provide us with access to your officers, directors, employees, accountants, counsel and other representatives; it being understood that we will rely solely upon such information supplied by you and your representatives without assuming any responsibility for independent investigation or verification thereof; and
- d) at the closing, you will permit us to rely on your representations and warranties, and cause your counsel to permit us to rely upon any opinion, furnished to any purchaser of Securities.

Mr. Brian Oakleaf
Page Four
January 7, 2021

Issuer To Provide Information and Documents to Piper. The Issuer agrees to provide to Piper all documents on which the Issuer has relied for purposes of certifying the Issuer is not aware of a material fact, nor has the Issuer omitted to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, with respect to the issuance of the Bonds. The Issuer also agrees to complete, and agrees to cause its agents and consultants to complete, upon request, answers and provide any documents requested by Piper as part of due diligence requested by Piper in compliance with Pipers duties and obligations with respect to MSRB, SEC or other regulatory requirements.

Miscellaneous. This Agreement embodies the entire agreement and understanding between the parties hereto and supersedes all prior agreements and understandings relating to the subject matter hereof. If any provision of this Agreement is determined to be invalid or unenforceable in any respect, such determination will not affect such provision in any other respect or any other provision of this Agreement, which will remain in full force and effect. This Agreement may not be amended or otherwise modified or waived except by an instrument in writing signed by both Piper and Issuer except that to the extent that any term of an executed Bond Purchase Agreement conflicts with the terms of this Agreement, in which case the terms of the Bond Purchase Agreement shall have precedence.

This letter agreement may be executed in any number of counterparts, each of which shall be an original and all of which, when taken together, shall constitute one agreement. Delivery of an executed counterpart of a signature page of this letter agreement by facsimile transmission shall be effective as delivery of a manually executed counterpart of this letter agreement. The invalidity or unenforceability of any provision of this agreement will not affect the validity or enforceability of any other provisions of this agreement, which will remain in full force and effect. You and us will endeavor in good faith negotiations to replace the invalid or unenforceable provisions with valid provisions the economic effect of which comes as close as possible to that of the invalid or unenforceable provisions. This agreement is solely for the benefit of you and us, and no other person [other than the Indemnified Persons set forth in Annex A hereto] will acquire or have any rights by virtue of this agreement.

Please confirm that the foregoing correctly sets forth our agreement by signing and returning to Piper Sandler & Co., the enclosed original copy of this Agreement.

Very truly yours,



Timothy J. Oswald
Managing Director

Please acknowledge your acceptance by indicating below:

City of Storm Lake, Iowa

Signature _____
Title _____

Date on which this letter is executed by the Issuer: _____

Acknowledgement of Approval of Engagement and Confirmation of Receipt of the Appendix A and B Disclosures

Schedule A – Maximum Fees

Underwriter

All fees are calculated based on either the par amount of bonds offered or the gross initial offering proceeds, whichever is higher.

Actual cost of takedowns plus actual out-of-pocket expenses plus 0.3% of the gross proceeds from the sale of the bonds, not to exceed 1%.

Placement Agent

0.7% of the par amount of bonds sold

Annex A

You agree to (i) indemnify and hold harmless us, our affiliates (within the meaning of the Securities Act of 1933), and each of our respective partners, directors, officers, agents, consultants, employees and controlling persons (within the meaning of the Securities Act of 1933) (each of Piper Sandler and such other person or entity is hereinafter referred to as an "Indemnified Person"), from and against any losses, claims, damages, liabilities and expenses, joint or several, and all actions, inquiries, proceedings and investigations in respect thereof, to which any Indemnified Person may become subject arising out of or in connection with our engagement or any matter referred to in the agreement to which this Annex A is attached and of which this Annex A forms a part (the "Agreement"), regardless of whether any of such Indemnified Persons is a party thereto, and (ii) periodically reimburse an Indemnified Person for such person's legal and other expenses as may be incurred in connection with investigating, preparing, defending, paying, settling or compromising any such action, inquiry, proceeding or investigation, whether or not such action, inquiry, proceeding or investigation is initiated or brought by you, your creditors or stockholders, or any other person. You are not responsible under clause (i) of the foregoing sentence for any losses, claims, damages, liabilities or expenses to the extent that such loss, claim, damage, liability or expense has been finally judicially determined to have resulted primarily and directly from actions taken or omitted to be taken by such Indemnified Person due to such person's gross negligence or willful misconduct. To the extent that any prior payment you made to an Indemnified Person is determined to have been improper by reason of such Indemnified Person's gross negligence or willful misconduct, such Indemnified Person will promptly pay you such amount.

If the indemnity or reimbursement referred to above is, for any reason whatsoever, unenforceable, unavailable or otherwise insufficient to hold each Indemnified Person harmless, you agree to pay to or on behalf of each Indemnified Person contributions for losses, claims, damages, liabilities or expenses so that each Indemnified Person ultimately bears only a portion of such losses, claims, damages, liabilities or expenses as is appropriate (i) to reflect the relative benefits received by each such Indemnified Person, respectively, on the one hand and you and your stockholders on the other hand in connection with the Transaction or Sale, or (ii) if the allocation on that basis is not permitted by applicable law, to reflect not only the relative benefits referred to in clause (i) above, but also the relative fault of each such Indemnified Person, respectively, and you as well as any other relevant equitable considerations; provided, however, that in no event will the aggregate contribution of all Indemnified Persons to all losses, claims, expenses, damages, liabilities or expenses in connection with any Transaction or Sale exceed the amount of the fee actually received by us pursuant to the Agreement. The respective relative benefits received by us and you in connection with any Transaction or Sale will be deemed to be in the same proportion as the aggregate fee paid or proposed to be paid to Piper Sandler in connection with the Transaction or Sale bears to the aggregate consideration paid or proposed to be paid in the Transaction or Sale, whether or not consummated.

Promptly after its receipt of notice of the commencement of any action or proceeding, any Indemnified Person will, if a claim in respect thereof is to be made against you pursuant to this letter, notify you in writing of the commencement thereof; but omission so to notify you will not relieve you from any liability which you may have to any Indemnified Person, except your obligation to indemnify for losses, claims, damages, liabilities or expenses to the extent that you suffer actual prejudice as a result of such failure, but will not relieve you from your obligation to provide reimbursement of expenses and any liability which you may have to an Indemnified Person otherwise than hereunder. If you so elect, you may assume the defense of such action or proceeding in a timely manner, including the employment of counsel (reasonably satisfactory to us) and payment of expenses, provided you permit an Indemnified Person and counsel retained by an Indemnified Person at its expense to participate in such defense. Notwithstanding the foregoing, in the event (i) you fail promptly to assume the defense and employ counsel reasonably satisfactory to us, or (ii) the Indemnified Person has been advised by counsel that there exist actual or potential conflicting interests between you or your counsel and such Indemnified Person, an Indemnified Person may employ separate counsel (in addition to any local counsel) to represent or defend such Indemnified Person in such action or proceeding, and you agree to pay the fees and disbursements of such separate counsel as incurred; provided however, that you will not, in connection with any one such action or proceeding, or separate but substantially similar actions or proceedings arising out of the same general allegations, be liable for fees and expenses of more than one separate firm of attorneys (in addition to any local counsel).

You will not, without our prior written consent, settle or compromise or consent to the entry of any judgment in any pending or threatened claim, action, suit or proceeding in respect of which indemnification or contribution may be sought under the Agreement, unless such settlement, compromise or consent includes an express, complete and unconditional release of us and each other Indemnified Person from all liability and obligations arising therefrom. Without your prior written consent, which will not be unreasonably withheld, delayed or conditioned, no Indemnified Person will settle or compromise any claim for which indemnification or contribution may be sought hereunder. Notwithstanding the foregoing sentence, if at any time an Indemnified Person requests that you reimburse the Indemnified Person for fees and expenses as provided in the Agreement, you agree that you will be liable for any settlement of any proceeding effected without your prior written consent if (i) such settlement is entered into more than 30 days after receipt by you of the request for reimbursement, and (ii) you will not have reimbursed the Indemnified Person in accordance with such request prior to the date of such settlement.

You also agree that no Indemnified Person will have any liability (whether in contract, tort or otherwise) to you or your affiliates, directors, officers, employees, agents, creditors or stockholders, directly or indirectly, related to or arising out of the Agreement or the services performed thereunder, except losses, claims, damages, liabilities and expenses you incur which have been finally judicially determined to have resulted primarily and directly from actions taken or omitted to be taken by such Indemnified Person due to such person's gross negligence or willful misconduct. In no event, regardless of the legal theory advanced, will any Indemnified Person be liable for any consequential, indirect, incidental, special or punitive damages of any nature. Your indemnification, reimbursement, exculpation and contribution obligations in this Annex A will be in addition to any rights that any Indemnified Person may have at common law or otherwise.

You understand that in the event that you reimburse Piper Sandler pursuant to this Annex A for the fees and expenses of its counsel, such reimbursement will be made on the basis of counsel's generally applicable rates, which may be higher than the rates that counsel charges Piper Sandler for other matters based on arrangements that it has entered into with such counsel.

Capitalized terms used, but not defined in this Annex A, have the meanings assigned to such terms in the Agreement.

Appendix A – G-17 Disclosure

We are providing you with certain disclosures relating to the captioned bond issue (the Bonds), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 in accordance with MSRB Notice 2012-25 (May 7, 2012). Under federal regulations, all underwriters and placement agents are required to send the following disclosures to you (as the Issuer of the Bonds) in order to clarify with you the role of an underwriter or placement agent and other matters relating to an underwriting or placing of the Bonds.

Piper Sandler intends to serve as an underwriter or placement agent respecting the Bonds and not as a financial advisor or municipal advisor to you. As part of our services as an underwriter or placement agent, Piper Sandler may provide advice concerning the structure, timing, terms, and other similar matters concerning an issue of municipal securities that Piper Sandler is underwriting or placing.

If Piper Sandler is engaged to act as your underwriter in a negotiated underwriting, and by engaging Piper Sandler as your underwriter, you determined to sell the Bonds by negotiated sale. A negotiated sale is the sale of a new issue of municipal securities by an issuer directly to an underwriter or underwriting syndicate selected by the issuer. A negotiated sale is distinguished from a sale by competitive bid, which requires public bidding by the underwriters. Piper Sandler did not advise you as to what method of sale (competitive or negotiated sale) you used for this issuance of municipal securities.

Our Role as Underwriter:

In serving as underwriter for the Bonds, these are some important disclosures that clarify our role and responsibilities:

- I. MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- II. The underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the Issuer and it has financial and other interests that differ from those of the Issuer;
- III. Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests;
- IV. The underwriter has a duty to purchase securities from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- V. The underwriter will review the official statement for the Issuer's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction..¹

Our Role as Placement Agent:

In serving as placement agent for the Bonds, these are some important disclosures that clarify our role and responsibilities:

- VI. MSRB Rule G-17 requires us to deal fairly at all times with both municipal issuers and investors;
- VII. Our primary role in this transaction is to facilitate the sale and purchase of municipal securities between you and one or more investors for which we will receive compensation;
- VIII. Unlike a municipal advisor, we do not have a fiduciary duty to you under the federal securities laws and are, therefore, not required by federal law to act in your best interests without regard to our own financial or other interests;
- IX. We have a duty to arrange the purchase securities from you at a fair and reasonable price, but must balance that duty with our duty to arrange the sale to investors at prices that are fair and reasonable; and
- X. In the event an official statement is prepared, we will review the official statement for your securities in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

¹ Under federal securities law, an issuer of securities has the primary responsibility for disclosure for investors. The review of the official statement by the underwriter is solely for purposes of satisfying the underwriter's obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

Our Compensation:

As underwriter, compensation will be by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. As placement agent, compensation will be by a fee that was negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee, discount or placement agent fee will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter or placement agent may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Risk Disclosures:

In accordance with the requirements of MSRB Rule G-17, attached as Appendix B is a description of the material aspects of a typical fixed rate offering, including the Bonds. This letter may be later supplemented if the material terms of the Bonds change from what is described here.

If you have any questions or concerns about these disclosures, please make those questions or concerns known immediately to me. In addition, you should consult with your own financial, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

Appendix B – Risk Disclosures

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds (“Fixed Rate Bonds”), as well as a general description of certain financial risks that you should consider before deciding whether to issue Fixed Rate Bonds.

Financial Characteristics

Maturity and Interest. Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity), one or more term maturities (specified principal amounts are payable on each term maturity date), a combination of serial and term maturities, or bullet maturities, in which all the Bonds mature on a single maturity date. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

Redemption. Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all of the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period of time, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

Other Financial Characteristics Specific to Direct Purchases of Bonds. Purchasers of bonds in a direct purchase, private placement context sometimes ask for certain financial terms not typically included in publicly offered bonds. For example, after a stated period of time (typically ten years or less), the purchaser may require that the interest rate on the Bonds be reset at a higher rate or require that the entire notional amount of the Bonds become due, which may require the refinancing of the Bonds in unfavorable market conditions. See section entitled “*Refinancing Risk*” below. Financial terms could include other provisions that raise your interest rate during the term of the bonds. For example, a margin rate clause (also known as “gross up” or “increased cost”) triggers an automatic interest rate increase should federal corporate tax rates be reduced, allowing the purchaser to offset the decreased value of the bonds. Other potential interest rate increases could include a higher rate triggered by an event of default (a “default rate”), an increase in the interest rate if there is a determination that interest on the bonds is includable in gross income for federal income tax purposes or a higher interest rate if the

instrument fails to be bank-qualified. For any of these scenarios, the resulting interest rate may or not be capped by a maximum interest rate. If a rate cap applies, purchasers may ask that any interest that would have accrued but for a rate cap be deferred and paid out in later years. Another example of terms that may apply in a private placement include acceleration clauses, which may permit the bank purchaser to request immediate payment of outstanding principal in an event of default or otherwise force a restructuring of the bonds to a more accelerated amortization schedule. Lenders may also seek provisions requiring that any interest that would have accrued but for legal maximum rate restrictions to be deferred and paid if and when the applicable rate goes below such maximum rate (commonly known as a “clawback” or “recapture provision”).

These features could impact your liquidity, debt service coverage ratios or force you to divert funds to pay debt service on the Bonds that were intended for other purposes. Unexpected increases in interest rates could also impact your outstanding credit rating.

Security

Payment of principal of and interest on a municipal security, including Fixed Rate Bonds, may be backed by various types of pledges and forms of security, some of which are described below.

General Obligation Bonds

“General obligation bonds” are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. Ad valorem taxes necessary to pay debt service on general obligation bonds may not be subject to state constitutional property tax millage limits (an unlimited tax general obligation bond). The term “limited” tax is used when such limits exist.

General obligation bonds constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of interest or principal, the holders of general obligation bonds have certain rights under state law to compel you to impose a tax levy.

Revenue Bonds

“Revenue bonds” are debt securities that are payable only from a specific source or sources of revenues. Revenue bonds are not a pledge of your full faith and credit and you are obligated to pay principal and interest on your revenue bonds only from the revenue source(s) specifically pledged to the bonds. Revenue bonds do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally, subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue bonds. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue bonds. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

General Fund Obligations

“General Fund Obligations” are debt securities that are payable from an issuer’s general fund and are not secured by a specific tax levy like a general obligation bond or a specific revenue pledge like a revenue bond. General fund obligations come in many varieties and may be a continuing obligation of the general fund or may be subject to annual appropriation. Often general fund obligations are issued in the form of certificates of participation in a lease obligation of the issuer.

Financial Risk Considerations

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all of the following:

Risk of Default and Fiscal Stress

You may be in default if the funds pledged to secure your bonds are not sufficient to pay debt service on the bonds when due. The consequences of a default may be serious for you and may include the exercise of available remedies against you on behalf of the holders of the bonds. Depending on state law, if the bonds are secured by a general obligation pledge, you may be ordered by a court to raise taxes or other budgetary adjustments may be necessary to enable you to provide sufficient funds to pay debt service on the bonds. If the bonds are revenue bonds, subject to applicable state law and the terms

of the authorizing documents, you may be required to take steps to increase the available revenues that are pledged as security for the bonds.

Bonds payable from the general fund, particularly bonds without a defined revenue stream identified to pay debt service, reduce your flexibility to balance the general fund. Because a fixed debt service payment is required to be paid regardless of how your general fund is impacted by revenue losses or by increased expenses, you have less flexibility in the options available to you in assuring a balanced budget for your general fund.

General Fund Obligations that are Project Based. Some general fund obligations are issued for projects which are expected to generate revenues that will pay for some or all of the debt service on the bonds. In the event the project does not generate the anticipated levels of revenues available for debt service, or, in the extreme case, does not create any revenue available for debt service, you may need to make payments from other available general fund revenues. This may force you to reduce other expenditures or to make difficult decisions about how to pay your debt service obligation while meeting other expenditure needs.

General Fund Obligations that are Subject to Annual Appropriation. Some general fund obligations require that debt service is subject to annual appropriation by your governing body. If your governing body decides not to appropriate payments for debt service, your credit ratings may be negatively impacted and you may be forced to pay a higher interest rate on future debt issuance or may be unable to access the market for future debt issuance.

For all bonds, a default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, it may be necessary for you to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

Redemption Risk

Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. In the event that interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

Refinancing Risk

If the financing plan contemplates refinancing some or all of the bonds at maturity (for example, if there are term maturities, bullet maturities or if a shorter final maturity is chosen than might otherwise be permitted under the applicable federal tax rules), market conditions, changes to the credit of the Bonds or changes in law may limit, make more expensive or prevent the refinancing of those bonds when required.

Reinvestment Risk

You may have proceeds of the bonds to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage”.

Tax Compliance Risk

The issuance of tax-exempt bonds is subject to a number of requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of the tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on the bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If the bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.

Staff Summary

1/18/2021

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: **Public Hearing Authorizing a Maximum Tax Levy and Rate**

BACKGROUND: In 2019, a provision was added to Iowa Code (384.15A) which requires an additional step in the budget process. Prior to any public hearing or decisions on the Budget, a separate public hearing and Resolution adopting a Maximum Levy and Rate must be held.

For Fiscal Year 2021-2022, we are proposing a Levy of \$12.06168, resulting in revenues of \$3,955,917. This represents a 0.4% increase in revenue and a reduction in the Tax Rate by \$0.266 per \$1,000 of value, or a 2.15% reduction in Tax Rate.

FISCAL IMPACT: There is no fiscal Impact for holding the hearing.

RECOMMENDATION: Open the Hearing
Receive Comments from the Public
Close the Meeting

ATTACHMENTS:

Description	Type
Public Hearing Notice	Backup Material

NOTICE OF PUBLIC HEARING - CITY OF STORM LAKE - PROPOSED PROPERTY TAX LEVY

Fiscal Year July 1, 2021 - June 30, 2022

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

Meeting Date: 1/18/2021 **Meeting Time:** 05:00 PM **Meeting Location:** City Council Chambers 620 Eric St. Storm Lake, Iowa

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

City Website (if available)
www.stormlake.org

City Telephone Number
(712) 732-8000

	Current Year Certified Property Tax 2020 - 2021	Budget Year Effective Property Tax 2021 - 2022	Budget Year Proposed Maximum Property Tax 2021 - 2022	Annual % CHG
Regular Taxable Valuation	319,599,571	327,973,990	327,973,990	
Tax Levies:				
Regular General	2,588,757	2,588,757	2,656,589	
Contract for Use of Bridge	0	0	0	
Opr & Maint Publicly Owned Transit	0	0	0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.	0	0	0	
Opr & Maint of City-Owned Civic Center	0	0	0	
Planning a Sanitary Disposal Project	0	0	0	
Liability, Property & Self-Insurance Costs	112,434	112,434	115,357	
Support of Local Emer. Mgmt. Commission	0	0	0	
Emergency	86,292	86,292	88,553	
Police & Fire Retirement	285,771	285,771	280,140	
FICA & IPERS	121,315	121,315	123,741	
Other Employee Benefits	745,367	745,367	691,537	
Total Tax Levy	3,939,936	3,939,936	3,955,917	0.4
Tax Rate	12.32773	12.01295	12.06168	

Explanation of significant increases in the budget:

If applicable, the above notice also available online at:

www.stormlake.org

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

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

Staff Summary

1/18/2021

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. 34-R-2020-2021 Approving Maximum Tax Levy and Rate for FY 2021-2022**

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

For Fiscal Year 2021-2022, we are proposing a Levy of \$12.06168, resulting in revenues of \$3,955,917. This represents a 0.4% increase in revenue and a reduction in the Tax Rate by \$0.266 per \$1,000 of value, or a 2.15% reduction in Tax Rate.

The General Fund Levy remains capped at \$8.10, a capped Emergency Levy remains at \$0.27. With carry over and reserves we are able keep our retirement and pension Levy stable and with our partially self-insured Health Insurance plan, we continue to see our actual costs come in below our expected costs and our premium rates have only gone up 2% this year. Not only does this reduce our Benefit Tax Levy by over 7%, we have not had to increase our employee's contribution rates for a second consecutive year.

What the new law does not provide is inclusion of voted General Fund Levy, Debt Service Levy or any Capital Improvement Levies.

Our Debt Service Levy continues to stay stable; preliminary estimates are at \$1.67, however we will be refinancing several more bonds, including GO bonds prior to the 2022 fiscal year, so that Levy will be solidified in the next few weeks and approved as part of the regular Budget Process. At this point I would expect a

total Levy Rate of \$13.7331, again a reduction.

Some information of note:

The \$3,955,917 in Property Taxes is only a small portion of our expected revenues. In fact, given our total FY 2020 Revenues of \$37.35M, Property Taxes account for around 10.6% of our total Budget.

The City of Storm Lake's Tax Levy also only makes up a small portion of our Citizen's tax bill. This Fiscal Year, the Total Tax Levy Storm Lake property owners are paying is \$40.3093 per \$1,000 of taxable valuation, only \$13.773 of that goes to the City. This number has been steadily going down. 2022 will be the fifth year in a row that our Tax Rate has been reduced and in that 5 years we have gone from being 43.63% of the Total Tax Bill down to 34.17% last year and we expect those numbers to fall again in FY2022.

As noted above, we will take in more Revenue than last year with a lower Tax Rate and a smaller piece of the Property Tax pie because valuations continue to increase. State Residential increases are capped at 3% and currently rolled back to 56.4094%. There is still a 10% roll back of Commercial and Industrial and Multi Residential is now down to 67.5%. Expanding the tax base and adding taxable value to the City is one of the few tools left for us to control these figures.

FISCAL IMPACT:

As noted above.

RECOMMENDATION:

Pass Resolution No. 34-R-2020-2021 authorizing a Maximum Tax Levy and Revenues.

ATTACHMENTS:

Description	Type
☐ Max Levy and Rate	Backup Material
☐ Tax History	Backup Material
☐ Resolution No. 34-R-2020-2021	Resolution

CITY NAME Storm Lake	NOTICE OF PUBLIC HEARING -PROPOSED PROPERTY TAX LEVY Fiscal Year July 1, 2020 - June 30, 2021	CITY CODE 11-091
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The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/3/2020	Meeting Time: 5:00 PM	Meeting Location: City Council Chambers 620 Erie St.
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At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy.

After adoption of the proposed tax levy, the Council will publish notice and hold a hearing on the proposed city budget.

City Web Site (if available): www.stormlake.org		City Telephone Number: (712) 732-8000		
Iowa Department of Management	Current Year Certified Property Tax 2019/2020	Budget Year Effective Property Tax 2020/2021**	Budget Year Proposed Maximum Property Tax 2020/2021	Annual % CHG
Regular Taxable Valuation 1	311,792,458	319,599,571	319,599,571	
Tax Levies:				
Regular General 2	\$2,525,519	\$2,525,519	\$2,588,757	
Contract for Use of Bridge 3	\$0	\$0		
Opr & Maint Publicly Owned Transit 4	\$0	\$0		
Rent, Ins. Maint. Of Non-Owned Civ. Ctr. 5	\$0	\$0		
Opr & Maint of City-Owned Civic Center 6	\$0	\$0		
Planning a Sanitary Disposal Project 7	\$0	\$0		
Liability, Property & Self-Insurance Costs 8	\$116,734	\$116,734	\$112,434	
Support of Local Emer. Mgmt. Commission 9	\$0	\$0		
Emergency 10	\$84,184	\$84,184	\$86,293	
Police & Fire Retirement 11	\$286,043	\$286,043	\$285,771	
FICA & IPERS 12	\$117,782	\$117,782	\$121,315	
Other Employee Benefits 13	\$738,902	\$738,902	\$745,367	
*Total 384.15A Maximum Tax Levy 14	\$3,869,164	\$3,869,164	\$3,939,937	1.83%
Calculated 384.15A MaximumTax Rate 15	\$12.40942	\$12.10629	\$12.32772	

Explanation of significant increases in the budget:

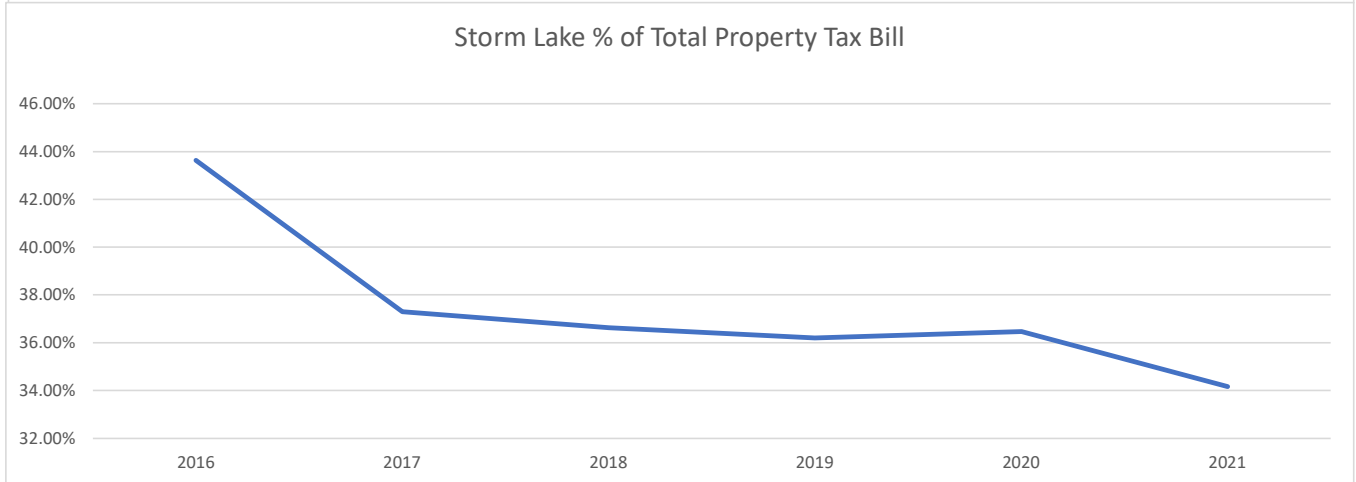
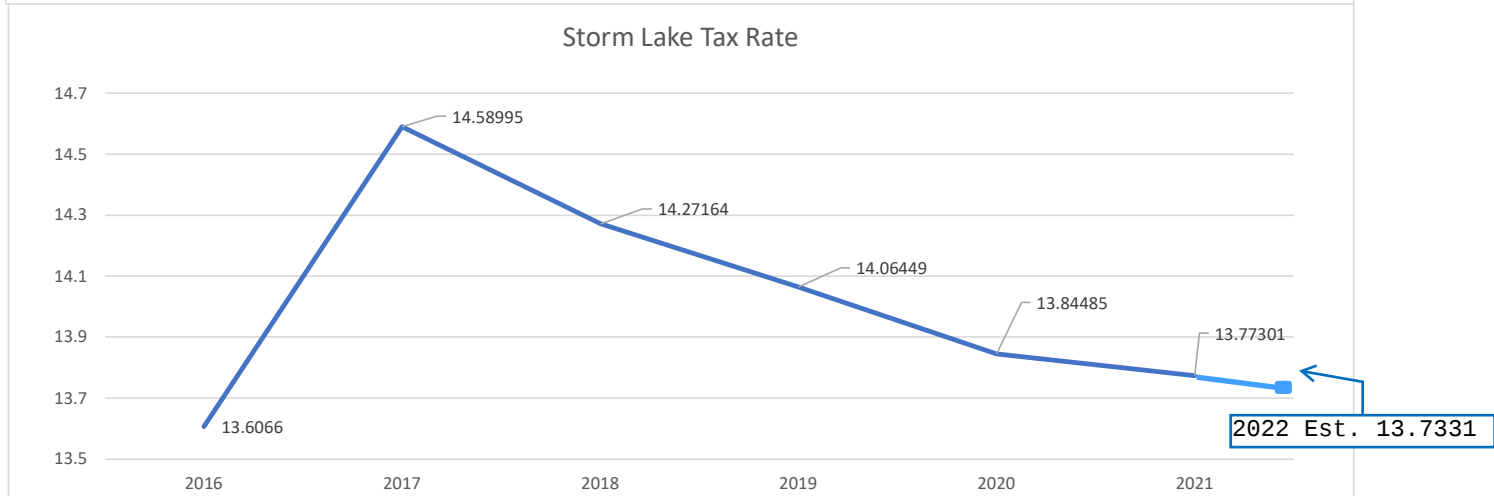
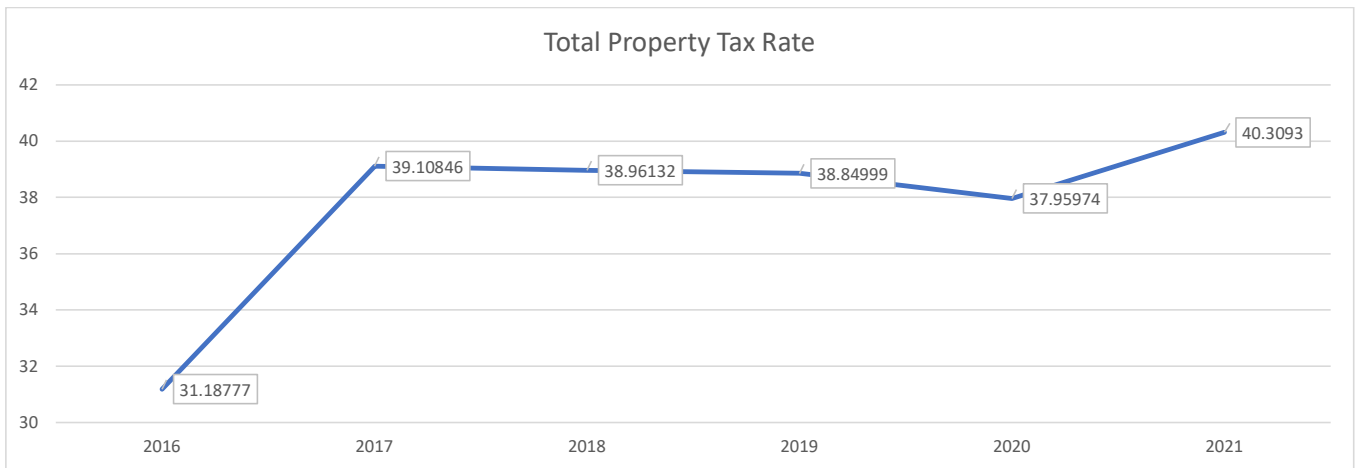
No significant increases. Revenue up 1.83%. Tax Rate down \$.08 per \$1,000 value.

If applicable, the above notice also available online at:

www.stormlake.org

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

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



RESOLUTION NO. 34-R-2020-2021

Approval of FY 2021/2022 Maximum Property Tax Dollars.

WHEREAS, the City Council of the City of Storm Lake has considered the proposed FY 2021/2022 City maximum property tax dollars for the affected levy total, and

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

WHEREAS, a public hearing concerning the proposed city maximum property tax dollars was held on January 18th, 2021

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Storm Lake that the maximum property tax dollars for the affected tax levies for FY 2021/2022 shall not exceed the following total: \$3,955,917

Total maximum levy for affected property tax levies: \$12.06168

The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for FY 2021/2022 is \$3,955,917 and does not represent an increase of greater than 2.0% from the Maximum Property Tax dollars requested for FY 2020/2021.

PASSED AND APPROVED this 18th day of January, 2021.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

1/18/2021

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: Scott Olesen, Building Official

SUBJECT: **Ordinance No. 02-O-2020-2021 Amending The City Code By Updating The Referenced Electrical Code To The Most Recent Edition - 3rd Reading**

BACKGROUND: The City Code adopts by reference the National Electrical Code.

This code is produced by the National Fire Protection Association. This organization updates this code on a three year cycle.

At this time, City staff is proposing to update from the 2017 version of the National Electrical Code to the 2020 National Electrical Code.

Updating to the current code editions will bring the City into line with the code as adopted by the State of Iowa. The Electrical Code is mandated by the State of Iowa and is in effect Statewide. Additionally, the City of Storm Lake is reviewed every three years by the Insurances Services 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.

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

FISCAL IMPACT: Legal fees and publication are estimated to be \$300.00

RECOMMENDATION: Ordinance No. 02-O-2020-2021

~~Pass on 1st reading December 21st, 2020~~
~~Pass on 2nd reading January 4th, 2021~~
Pass on 3rd reading January 18th, 2021

ATTACHMENTS:

Description	Type
□ Ordinance NO. 02-O-2020-2021	Ordinance

ORDINANCE NO. 02-O-2020-2021

ORDINANCE AMENDING CHAPTER 5-4 OF TITLE V OF THE CITY CODE OF THE CITY OF STORM LAKE, IOWA, TITLED “ELECTRICAL CODE AND REGULATION OF ELECTRICIANS,” TO ADOPT BY REFERENCE THE MOST RECENT EDITION OF THE NATIONAL ELECTRICAL CODE, WITH MODIFICATIONS, AND CERTAIN RELATED IOWA CODE SECTIONS

WHEREAS, the City Council of the City of Storm Lake, Iowa, has determined that Chapter 5-4 of Title V of the City Code of the City of Storm Lake, Iowa should be amended to delete references to the 2017 Edition of the National Electrical Code and to adopt by reference of the most recent edition of the National Electrical Code, with certain modifications;

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

Section 1. Chapter 5-4 of Title V of the City Code of the City of Storm Lake, Iowa, is hereby amended as follows:

a. Section 5-4-3, captioned, “Electrical Code Adopted,” is deleted and, in lieu thereof, the following new Section 5-4-3, captioned “Electrical Code Adopted,” is inserted:

Section 5-4-3 Electrical Code Adopted

After published notice and public hearing as required by law, the National Electrical Code, 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 Sections 100.1, 100.35, 103.1, and 103.6 and administrative rules pursuant thereto is hereby adopted as the Electrical Code for the City, subject to the modifications made by this Section 5-4-3. The National Electrical Code, 2020 Edition, as so adopted and amended, and Iowa Code Sections 100.1, 100.35, 103.1, and 103.6 are hereby incorporated by reference, subject to the modifications set forth below in this Section 5-4-3. 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, 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, 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, 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, metal clad cable, 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, electric metallic tubing, or electrical non-metallic tubing.

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 effect following its passage, approval, and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2020.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

1/18/2021

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: Scott Olesen, Building Official

SUBJECT: **Ordinance No. 04-O-2020-2021 Of Application 2020-3, Request For Change In Zoning From R-1, Low Density Residential, To R-3 Medium Density Residential - 3rd Reading**

BACKGROUND: Midwest Land Management and Real Estate along with Thomas W. Prichard, Eloise Y. Prichard, James M. Prichard and Jane E Prichard have filed an application with the City of Storm Lake seeking a zoning ordinance amendment change in the Zoning designation of a parcel of property which is generally located at 1401 & 1404 Poplar Lane and Between 600th St. and 4th St. legally described as:

1401 Poplar Ln. Lot seven (7), block nine (9), third Sunrise Park Addition to the City of Storm Lake, Iowa
1404 Poplar Ln. Lot eight (8), block nine (9), third Sunrise Park Addition of Storm Lake, Iowa

Parcel # 1402131001 See Exhibit "A" The full legal description is included in the attached exhibit "A" in this staff summary.

The Applicants are requesting that the property currently zoned R-1 Low Density Residential be Re-Zoned as R-3, Medium Density Residential to allow for the construction of duplex residential housing.

A re-zoning request is a proposal to change the Official Zoning Map, and therefore requires that Planning and Zoning Commission make a recommendation to the Storm Lake City Council. The Storm Lake Planning and Zoning Commission held a public hearing on December 17, 2020, and the vote was 4 to 1 in favor of approval.

The City Council will need to hold a public hearing and three readings to approve the request

FISCAL IMPACT:

The proposed project is set to invest approximately 17.5 million dollars with an estimated 14 million dollar property value, which will generate an estimated annual tax revenue of \$300,000.

RECOMMENDATION:

Recommend approval of application 2020-3, as recommended by the Planning & Zoning Commission for a request for change in Zoning from R-1 to R-3, to the Storm Lake City Council, based on it's relationship to the Comprehensive Plan's stated Goal 1, items 1-6 located on page 5-6, which is to provide a variety of housing options.

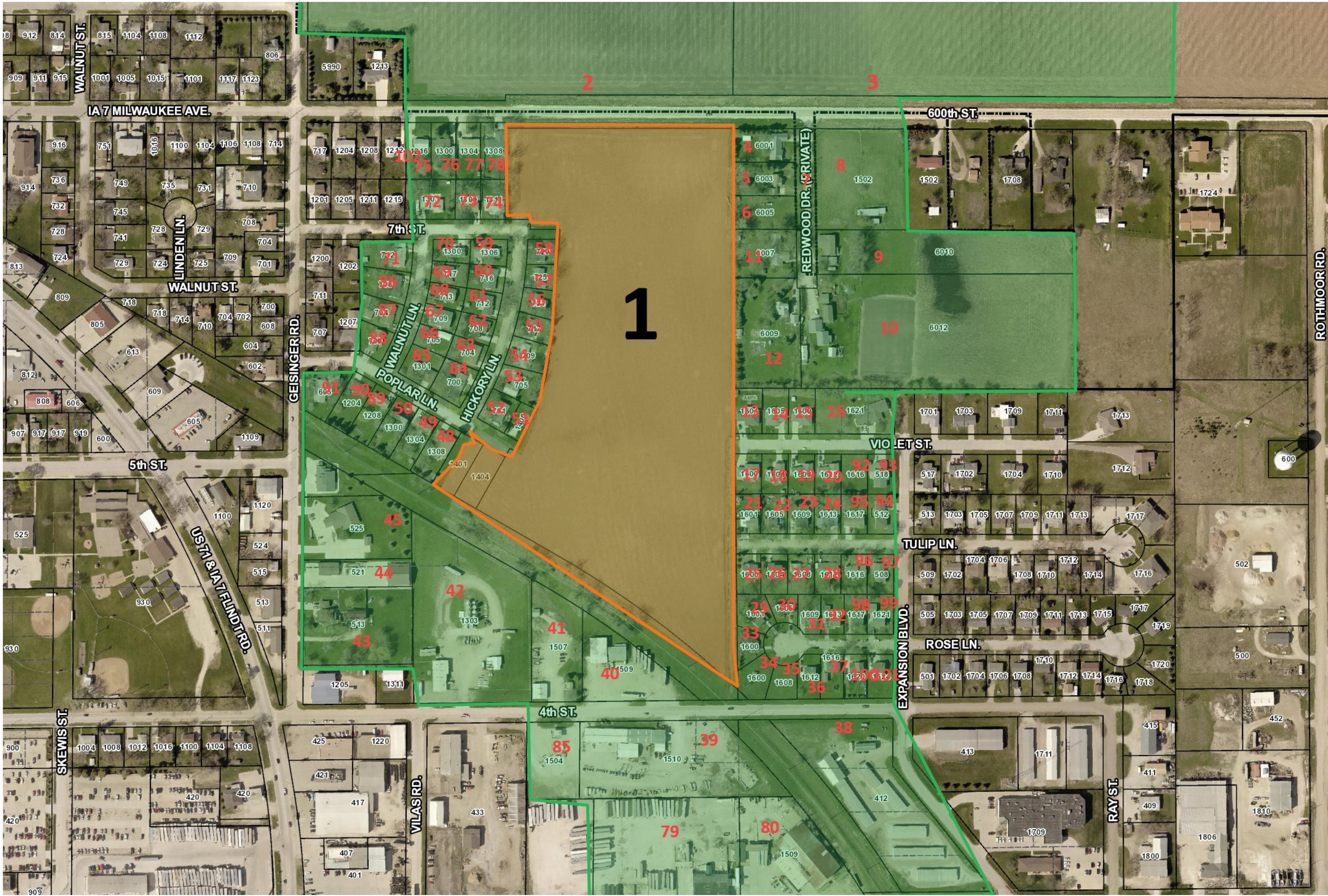
~~Approve on first reading: December 21st, 2020~~

Approve on second reading: January 4, 2021

Approve on third reading: January 18th, 2021

ATTACHMENTS:

Description	Type
☐ Map	Map
☐ Application	Application
☐ Legal Description Exhibit "A"	Backup Material
☐ Notice to the Public	Backup Material
☐ Concept Plan	Backup Material
☐ FAQ	Backup Material
☐ Ordinance NO. 04-O-2020-2021	Ordinance
☐ Letters	Letter



Legend

- City Limits
- Lot Lines
- Parcels (10-16-2018)

Map Name



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

0 263 Feet

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



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

PROPERTY ADDRESS:

n/a - parcel ID 1402131001

PROPERTY OWNER:

Thomas W Prichard, Eloise Y Prichard, James M Prichard,
Jane E Prichard

OWNER ADDRESS
(if different than above):

Midwest Land Management and Real Estate
PO Box 909
Spencer, IA 51301-0909

OWNER PHONE NUMBER:

507-645-0744

OWNER EMAIL:

prichardjy@gmail.com

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

The legal description and local address of the property.

The present zoning classification and the requested zoning classification.

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

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

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

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

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

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

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

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

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL

☐ Text Amendment to the Zoning Ordinance

☒ Zoning Map Amendment to the Zoning Ordinance



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

CURRENT ZONING ORDINANCE : Storm Lake Zoning Map Updated April 7, 2014

TEXT AMEDEMMENT REQUEST:

ADDRESS OF THE PROPERTY:

n/a - parcel ID 1402131001

LEGAL DESCRIPTION
OF THE PROPERTY:

See attached legal description.

PRESENT ZONING DISTRICT:

R-1: Low Density Residential

REQUESTED ZONING DISTRICT:

R-3: Medium Density Residential

WHY PRESENT ZONING IS NO LONGER VALID:

Proposed development includes construction of multiresidential housing at approximate density of 8 units/acre.

EXISTING USE OF PROPERTY:

Agriculture

PROPOSED USE OF PROPERTY

Multiresidential Housing

Signature of Property Owner:

Date:

11/11/20

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Paid:

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



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

PROPERTY ADDRESS:

n/a - parcel ID 1402131001

PROPERTY OWNER:

Thomas W Prichard, Eloise Y Prichard, James M Prichard,
Jane E Prichard

OWNER ADDRESS
(if different than above):

Midwest Land Management and Real Estate
PO Box 909
Spencer, IA 51301-0909

OWNER PHONE NUMBER:

763 - 321 - 9140

OWNER EMAIL:

prichard-jane@yahoo.com

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

The legal description and local address of the property.

The present zoning classification and the requested zoning classification.

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

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

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ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL

☐ Text Amendment to the Zoning Ordinance

☒ Zoning Map Amendment to the Zoning Ordinance



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

CURRENT ZONING ORDINANCE:

Storm Lake Zoning Map Updated April 7, 2014

TEXT AMENDMENT REQUEST:

ADDRESS OF THE PROPERTY:

n/a - parcel ID 1402131001

LEGAL DESCRIPTION
OF THE PROPERTY:

See attached legal description.

PRESENT ZONING DISTRICT:

R-1: Low Density Residential

REQUESTED ZONING DISTRICT:

R-3: Medium Density Residential

WHY PRESENT ZONING IS NO LONGER VALID:

Proposed development includes construction of multiresidential housing at approximate density of 8 units/acre.

EXISTING USE OF PROPERTY:

Agriculture

PROPOSED USE OF PROPERTY

Multiresidential Housing

Signature of Property Owner:

Jim E. Prichard

Date:

11-12-20

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Paid:

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



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

PROPERTY ADDRESS:

n/a - parcel ID 1402131001

PROPERTY OWNER:

✓ Thomas W Prichard, Eloise Y Prichard, James M Prichard,
Jane E Prichard

OWNER ADDRESS
(if different than above):

Midwest Land Management and Real Estate
PO Box 909
Spencer, IA 51301-0909

OWNER PHONE NUMBER:

612, 600, 3136

OWNER EMAIL:

twp700@gmail.com

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

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ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL

☐ Text Amendment to the Zoning Ordinance

☒ Zoning Map Amendment to the Zoning Ordinance



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

CURRENT ZONING ORDINANCE: Storm Lake Zoning Map Updated April 7, 2014

TEXT AMENDMENT REQUEST:

ADDRESS OF THE PROPERTY:

n/a - parcel ID 1402131001

LEGAL DESCRIPTION
OF THE PROPERTY:

See attached legal description.

PRESENT ZONING DISTRICT:

R-1: Low Density Residential

REQUESTED ZONING DISTRICT:

R-3: Medium Density Residential

WHY PRESENT ZONING IS NO LONGER VALID:

Proposed development includes construction of multiresidential housing at approximate density of 8 units/acre.

EXISTING USE OF PROPERTY:

Agriculture

PROPOSED USE OF PROPERTY

Multiresidential Housing

Signature of Property Owner:

Thomas W. Puckett

Date: 11-12-20

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Paid:

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



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

PROPERTY ADDRESS:

n/a - parcel ID 1402131001

PROPERTY OWNER:

Thomas W Prichard, Eloise Y Prichard, James M Prichard,
Jane E Prichard

OWNER ADDRESS
(if different than above):

Midwest Land Management and Real Estate
PO Box 909
Spencer, IA 51301-0909

OWNER PHONE NUMBER:

712-732-1053

OWNER EMAIL:

None

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

The legal description and local address of the property.

The present zoning classification and the requested zoning classification.

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

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ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL

☐ Text Amendment to the Zoning Ordinance

☒ Zoning Map Amendment to the Zoning Ordinance



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

CURRENT ZONING ORDINANCE : Storm Lake Zoning Map Updated April 7, 2014

TEXT AMEDEMMENT REQUEST:

ADDRESS OF THE PROPERTY: n/a - parcel ID 1402131001

LEGAL DESCRIPTION OF THE PROPERTY: See attached legal description.

PRESENT ZONING DISTRICT: R-1: Low Density Residential

REQUESTED ZONING DISTRICT: R-3: Medium Density Residential

WHY PRESENT ZONING IS NO LONGER VALID: Proposed development includes construction of multiresidential housing at approximate density of 8 units/acre.

EXISTING USE OF PROPERTY: Agriculture

PROPOSED USE OF PROPERTY: Multiresidential Housing

Signature of Property Owner: *Eloise Y. Prichard* Date: 11-12-2020

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

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



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

PROPERTY ADDRESS:

1404 Poplar Ln, Storm Lake, IA 50588

PROPERTY OWNER:

Eloise Y Prichard

OWNER ADDRESS
(if different than above):

209 E Lakeshore Dr, #2, Storm Lake, IA 50588

OWNER PHONE NUMBER:

712-732-1053

OWNER EMAIL:

None

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

The legal description and local address of the property.

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

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ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL

☐ Text Amendment to the Zoning Ordinance

☒ Zoning Map Amendment to the Zoning Ordinance



City of Storm Lake
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CURRENT ZONING ORDINANCE : Storm Lake Zoning Map Updated April 7, 2014

TEXT AMEDEMMENT REQUEST:

ADDRESS OF THE PROPERTY: 1404 Poplar Ln, Storm Lake, IA 50588

LEGAL DESCRIPTION OF THE PROPERTY: Lot eight (8), block nine (9), third Sunrise Park Addition to the City of Storm Lake, Iowa.

PRESENT ZONING DISTRICT: R-1: Low Density Residential

REQUESTED ZONING DISTRICT: R-3: Medium Density Residential

WHY PRESENT ZONING IS NO LONGER VALID: Proposed development includes construction of multiresidential housing at approximate density of 8 units/acre.

EXISTING USE OF PROPERTY: Vacant lot - zoned R-1: Low Density Residential

PROPOSED USE OF PROPERTY: Multiresidential Housing

Signature of Property Owner: *Eloise Y. Prichard* Date: 11-12-2020

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

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



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

PROPERTY ADDRESS:

1401 Poplar Ln, Storm Lake, IA 50588

PROPERTY OWNER:

Eloise Y Prichard

OWNER ADDRESS
(if different than above):

209 E Lakeshore Dr, #2, Storm Lake, IA 50588

OWNER PHONE NUMBER:

712-732-1053

OWNER EMAIL:

None

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

The legal description and local address of the property.

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ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL

☐ Text Amendment to the Zoning Ordinance

☒ Zoning Map Amendment to the Zoning Ordinance



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

CURRENT ZONING ORDINANCE : Storm Lake Zoning Map Updated April 7, 2014

TEXT AMEDEMMENT REQUEST:

ADDRESS OF THE PROPERTY: 1401 Poplar Ln, Storm Lake, IA 50588

LEGAL DESCRIPTION OF THE PROPERTY: Lot seven (7), block nine (9), third Sunrise Park Addition to the City of Storm Lake, Iowa.

PRESENT ZONING DISTRICT: R-1: Low Density Residential

REQUESTED ZONING DISTRICT: R-3: Medium Density Residential

WHY PRESENT ZONING IS NO LONGER VALID: Proposed development includes construction of multiresidential housing at approximate density of 8 units/acre.

EXISTING USE OF PROPERTY: Vacant lot - zoned R-1: Low Density Residential

PROPOSED USE OF PROPERTY: Multiresidential Housing

Signature of Property Owner: *Elaine G. Prichard* Date: 11-12-2020

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

Exhibit "A"

That part of the East Half of the Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$), Section Two (2), Township Ninety North (T 90 N), Range Thirty-seven West (R 37 W) of the 5th P.M., Buena Vista County, Iowa, lying North of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad, more particularly described as follows: Commencing at a Point Six Hundred Thirty Six and Seventeen Hundredths Feet (636.17') East of the Northwest Corner of the Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) Section Two (2), Township Ninety North (T 90 N), Range Thirty Seven West (R 37 W) of the Fifth Principal Meridian (5th P.M.); thence North $90^{\circ}00'$ East along the North Line of said Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) a distance of Six Hundred Eighty Three and Forty Six Hundredths Feet (683.46') to the Northeast Corner of said Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$); thence South $00^{\circ}13'$ West along the East Line of said Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) a distance of Eight Hundred Twenty Five and nine Tenths Feet (825.90'); thence South $00^{\circ}35'$ East along said East Line of said Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) a distance of Nine Hundred Seven and Twenty Eight Hundredths Feet (907.28') to the Northerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Northwesterly along the Northerly right of way line of said railroad, said line being a part of a circular curve concave southwesterly with a radius of Two Thousand Nine Hundred Fourteen and Seventy Nine Hundredths Feet (2,914.79') a distance of Six Hundred Fifty Two and Thirty Four Hundredths Feet (652.34'); thence continuing along said railroad right of way line North $60^{\circ}01'20''$ West a distance of Three Hundred and Eighty Six Hundredths Feet (300.86') to the Southeast Corner of Lot Eight (8), Block Nine (9), Third Sunrise Park Addition to the City of Storm Lake, Iowa; thence North $30^{\circ}11'40''$ East along the East Line of said Lot Eight (8) a distance of One Hundred Seventy Nine and Seventy Five Hundredths Feet (179.75') to the Northeast Corner of said Lot Eight (8); thence North $45^{\circ}04'$ East a distance of Sixty Two and Nine Hundredths Feet (62.09') to the Southeast corner of Lot Ten (10), Block Five (5), Corrected Plat Block Five (5) Third Sunrise Park Addition to Storm Lake, Iowa; thence North $27^{\circ}47'$ East along the East Line of said Lot Ten (10) a distance of One Hundred Fourteen and Five Tenths Feet (114.50') to the Northeast Corner of said Lot Ten (10), and the Southeast Corner of Lot Twelve (12) of said Block Five (5); thence North $15^{\circ}30'$ East along the East Line of said Lot Twelve (12) a distance of One Hundred Eight and Five Tenths Feet (108.50') to the Northeast Corner of said Lot Twelve (12), and the Southeast Corner of Lot Thirteen (13) of said Block Five (5); thence North $08^{\circ}46'$ East along the East Line of said Lot Thirteen (13) a distance of Eighty Seven and Five Tenths Feet (87.50') to the Northeast Corner of said Lot Thirteen (13), and the Southeast Corner of Lot Fourteen (14) of said Block Five (5); thence North $04^{\circ}13'$ East along the East Line of Lots Fourteen, Fifteen, Sixteen, and Seventeen (14, 15, 16, & 17) all in said Block Five (5) a distance of Three Hundred Twenty One and Eight Tenths Feet (321.80') to the Northeast Corner of said Lot Seventeen (17) Block Five (5); thence North $03^{\circ}32'$ East a distance of Sixty and Eighty Five Hundredths Feet (60.85') to the North Line of East Seventh Street (E. 7th. St.) as dedicated; thence North $89^{\circ}59'$ West along the North Line of said East Seventh Street (E. 7th. St.) a distance of One Hundred Sixty Three and Twenty Five Hundredths Feet (163.25') to the Southeast Corner of Lot Nine (9), Block One (1) First Sunrise Park Addition to the City of

Storm Lake, Iowa; thence north $00^{\circ}07'$ East along the East Line of said Block One (1) a distance of Three Hundred Twenty Two Feet (322.00') to the Point of Beginning and containing an area of 21.60 acres of which 0.79 acres are existing highway right of way. The above description is intended to include only that part of the East Half, Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$) of Section Two (2), T 90 N, R 37 W of the Fifth P.M. lying North of the C. M. St. P. & P. Railroad that has not been included in the First, Second or Third Plattings of Sunrise Park Additions to Storm Lake, Iowa. For the purpose of this description the North Line of the Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) Section Two (2), T 90 N, R 37 W of the Fifth P.M. is assumed to have a True East to West Bearing. EXCEPT that land included in the First, Second and Third Plattings of Sunrise Park Addition to Storm Lake, Iowa,



NOTICE OF PUBLICATION

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION File number: 2020-3

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

**DUE TO COVID-19, MEETINGS WILL BE TELEPHONIC ONLY
TO PARTICIPATE CALL 1-408-418-9388 ACCESS 146 833 2644**

November 20, 2020

A petition for a rezoning request in the R-1 Low Density Residential District as applied to the properties described as: 1401 Poplar Lane, 1404 Poplar Lane and parcel 1402131001 has been filed by Thomas W. Prichard, Eloise Y Prichard, James M Prichard, Jane E. Prichard.

Being more particularly described as follows:

1401 Poplar Ln. Lot seven (7), block nine (9), third Sunrise Park Addition to the City of Storm Lake, Iowa

1404 Poplar Ln. Lot eight (8), block nine (9), third Sunrise Park Addition of Storm Lake, Iowa
Parcel # 1402131001 See Exhibit "A" .

The petition requests approval of a rezoning of such property from R-1 Low Density Residential to R-3 Medium Density Residential.

DUE TO COVID-19, BOTH MEETINGS WILL BE TELEPHONIC ONLY

A public hearing will be held by the Planning and Zoning Commission on Wednesday, December 2, 2020 at 4:30 p.m. **via teleconference by calling 1-408-418-9388 access 146 833 2644**. Following the hearing, the Commission will make a recommendation to the City Council relative to the application. The City Council will meet to set a public hearing on this application for zoning classification request on December 7, 2020 at 5:00 pm **via teleconference by calling 1-408-418-9388 access 146 833 2644**. If you so desire, you yourself, an agent or an attorney may call in to join the hearing before the Commission, Council, or both in opposition to or support of the proposed change in the zoning ordinance to amend the zoning of this parcel from R-1 Low Density Residential to R-3 Medium Density Residential.

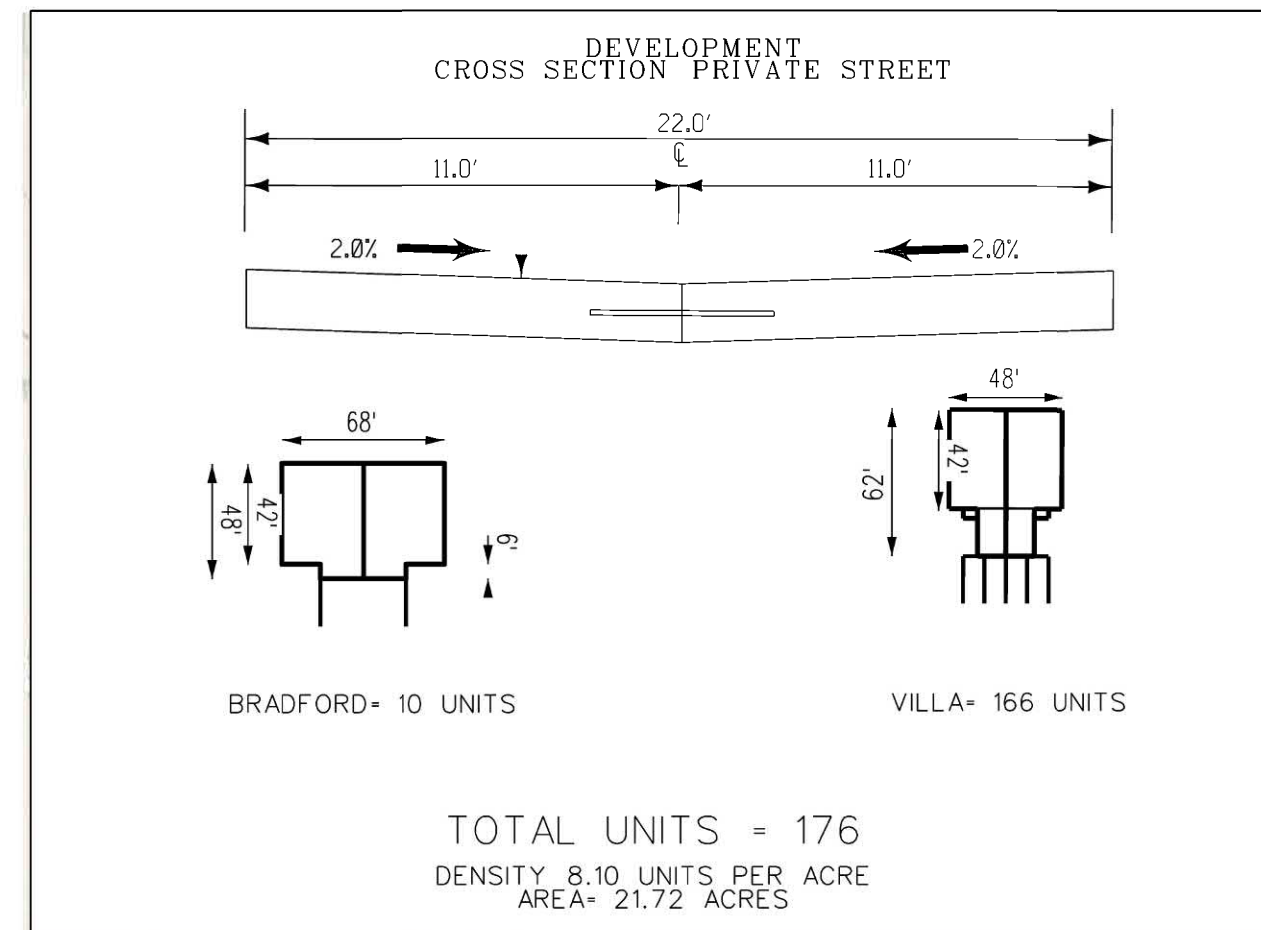
Respectfully submitted,

Scott Olesen
Zoning Administrator

Exhibit "A"

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ZONING CLASSIFICATION:

R-3 OVER FOUR-UNIT

MULTIPLE FAMILY DWELLING DISTRICT

BUILDING SETBACKS

FY+30'

RY+30'

SY WEST+ 7' & 50'

SY EAST+ 30'

GARBAGE DISPOSAL:

INDIVIDUAL COLLECTION

NO COMMON DUMPSTER PROVIDED

PARKING REQUIREMENTS:

176 UNITS X 2 = 352

PARKING PROVIDED:

BRADFORD 10 X 4 = 40

VILLAS 166 X 3 = 498

ON-SITE PARKING = 30

TOTAL PARKING = 568

PROPERTY OWNER:

KADING PROPERTIES

CONTACT: Karie Ramsey

7008 MADISON AVENUE

URBANDALE, IOWA 50322

ENGINEER:

LEE CHAMBERLIN

CONSULTANT ENGINEERS

10430 NEW YORK AVE, STE C

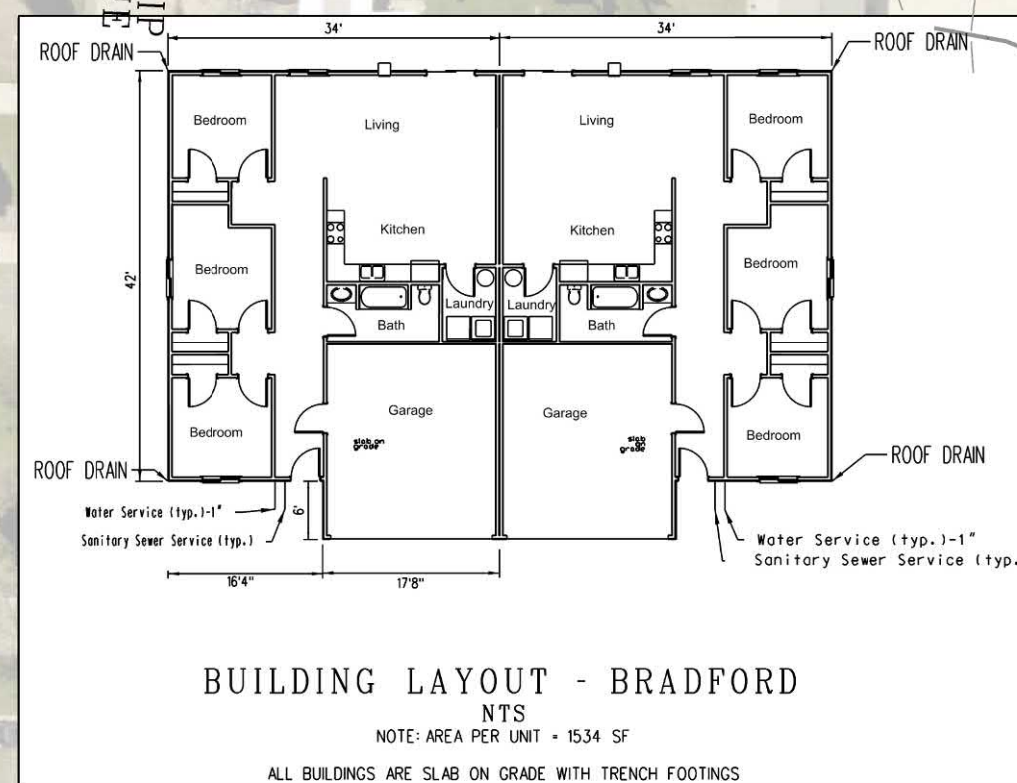
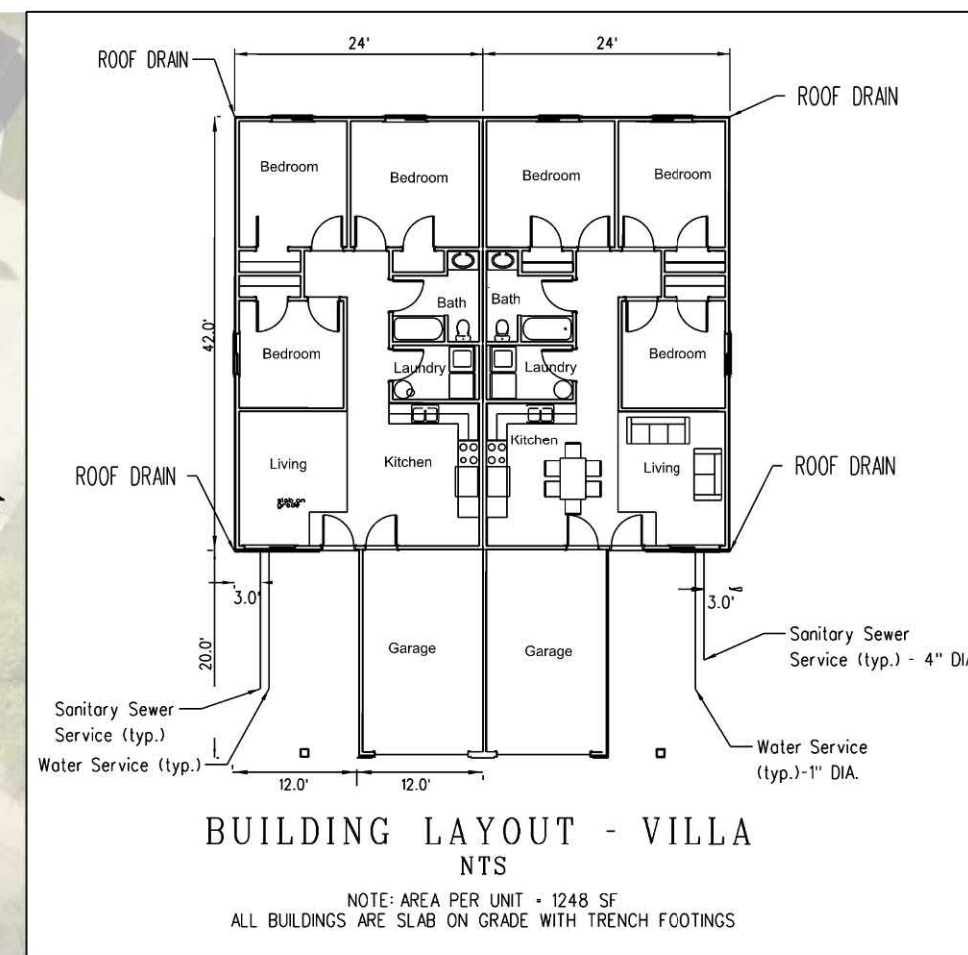
URBANDALE, IA 50322-3773

Tele: (515) 669-4188

SITE AREA: 21.72 ACRES

GREEN SPACE AREA: 12.86 ACRES (59.2%)

HARD SURFACE AREA: 8.86 ACRES (40.8%)



DESIGN START DATE:

04-03-2020

DATE PLOTTED:

06-02-2020

PRELIMINARY FIELD

WORK COMPLETED:

05-01-20

FIELD BOOK NO.

2020-01

SUNRISE POINTE

CONCEPT PLAN

STORM LAKE, BUENA VISTA COUNTY, IOWA



10430 New York Ave, Ste C

URBANDALE, IA 50322-3773

TELE: (515) 252-7457

EMAIL ADDRESS:

mlee@leechamberlinengineers.com

DRAWING TITLE

CONCEPT

B

DRAWN BY:

TAL

CHECKED BY:

JGP

DATE:

11/16/2020

JOB NO.

20027

SHEET

C02



EAST 4TH STREET

ENTRANCE

EAST MILWAUKEE STREET







FAQ's

Will there be a storm shelter? / These units do not have basements and it doesn't appear a storm shelter is planned?

It is accurate that these units will be slab-on-grade. Residents are advised to seek shelter in an interior, ground floor room, such as a bathroom. This is the same procedure followed by students in schools, occupants of an office building, shoppers in a retail environment, and residents of apartment buildings.

Will the few streets be able to handle the traffic?

We discussed these concerns that were brought up with the city and understand they intend to request a traffic study for the nearby state road in question. There are no concerns with traffic through the development.

How will this affect water pressure?

It is our understanding that the adjacent neighborhood experiencing water pressure issues is serviced by a 4" line and the standard is now for service to be through an 8" line, which is likely what the current neighbors are experiencing what appears to be low water pressure. This development would be connecting to a separate 8" line, on a separate loop. There should be no impact to the water supply of the adjacent neighborhoods.

Is this low income or subsidized housing?

It is neither. It is market-rate housing, priced at a level that is meant to be affordable to the working class. We anticipate rents starting around \$900/mo for a 3-bedroom, 1-bathroom townhome, and households would be required to show proof of verifiable income of at least three times the monthly rent (in this case, \$36,000 annually).

Is the sale of the land contingent on the completion of this project, or could the project change once the land has been purchased?

The purchase of the land is contingent upon the approval of the rezoning application and the site plan, as well as a number of other due diligence items.

176 units could include between 500-700 individuals in a concentrated area.

The proposed development would result in a density of 8 units/acre. This is significantly lower than traditional apartment development.

176 units could easily involve 350 vehicles. The smaller units have a single car garage; the 10 larger units have a double car garage. The plan shows 30 additional parking spaces for overflow. Weekends, holidays, etc. seem like it could cause a problem.

Each unit will have a minimum of two parking spaces – one in the garage and one in the driveway. The units with a 2-car garage have four parking spaces per unit. The proposed concept mirrors a large number of developments Kading already has in operation. We have not experienced issues with insufficient parking available as a result of this typical design.

Streets would be considered private; therefore, not required to conform with City of Storm Lake specifications.

There are engineering construction standards and public safety standards that apply with regard to access by emergency personnel, etc. The best way to think of the private drives is as an extended driveway like you would find in a development with several apartment buildings. The benefit to the city of the drives being private is that Kading will be responsible for all repair, maintenance, snow removal, etc. whereas with public streets the city would be obligated to these expenses. Additionally, proactive management practices allow Kading to enforce a reduced speed limit, restrict parking to off-street spaces, etc.

There is very limited space for children to play.

There is a greenspace parkland planned for dedication to the city on the south end of the development. Additionally, there is ample green space around the buildings to allow for recreation. Again, the proposed concept mirrors many developments in existence, and this has not been an issue.

Storm Lake was under "water conservation" this past summer which causes concern. An additional 500-700 individuals in a small area would seem to put additional stress on the Storm Lake water system. Sewer problems also causes concern.

We are not aware of the specifics of the water conservation requirement this summer in Storm Lake, but many communities are forced to put in place some sort of water conservation efforts in times of drought. Many areas of Iowa did experience severe drought this summer. We have shared both of these concerns with the city, and they have assured us they do not foresee any issue with water supply, stormwater, or sanitary capacity issues as a result of the proposed development. The development of the land and resulting engineered water retention system would actually result in slower release of water into the stormwater system than currently exists. The city has shared with us that they see no capacity issues with the sanitary tie-in that would be utilized; my understanding is that this is not directly tied in to the adjacent neighborhood, but rather runs to the south.

Many times, a home "owner" takes more pride in the maintenance of the property than "renters", who are only obligated to a monthly payment and can move on at will.

The Site Specialist hired to oversee the property would be an employee of the owner. Our Site Specialists take meticulous care of our properties, and our management team appropriately funds replacement reserve accounts to plan for capital improvements and repairs to ensure the properties are maintained over time. Kading would be responsible for all lawn care, landscaping, snow removal, repairs, and maintenance, which results in more uniform care of the entire property than if there were individual homeowners. In order to serve all of its residents, a community needs a variety of housing options including both rental and owner-occupied homes. Many individuals either prefer the rental lifestyle in which they do not have to worry about yard work and maintenance, and others do not have the means to purchase a home, particularly a new construction home with costs that are continually rising. We are proud to offer a quality rental option.

ORDINANCE NO. 04-O-2020-2021

ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF STORM LAKE, IOWA BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE

WHEREAS, after due notice of intended action as provided by law, the City Council of the City of Storm Lake, Iowa, has determined that the zoning ordinance of this City should be amended as set forth below; and

WHEREAS, said action has been recommended by the Planning and Zoning Commission of the City of Storm Lake, Iowa;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Storm Lake, Iowa, that, pursuant to Article IV, Section 406 of the Zoning Ordinance of the City of Storm Lake, Iowa, the official zoning map, as referred to therein, is hereby amended as follows:

The three real estate parcels legally described as:

Lot Seven (7), Block Nine (9), Third Sunrise Park Addition to the City of Storm Lake, Iowa;

and

Lot Eight (8), Block Nine (9), Third Sunrise Park Addition to the City of Storm Lake, Iowa;

and

That part of the East Half of the Northwest Quarter ($E\frac{1}{2}NW\frac{1}{4}$), Section Two (2), Township Ninety North (T90N), Range Thirty-Seven West (R37W) of the 5th P.M., Buena Vista County, Iowa, lying North of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad, more particularly described as follows: Commencing at a point Six Hundred Thirty Six and Seventeen Hundredths Feet (636.17') East of the Northwest Corner of the Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$), Section Two (2), Township Ninety North (T90N), Range Thirty-Seven West (R37W) of the Fifth Principal Meridian (5th P.M.); thence North 90°00' East along the North Line of said Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) a distance of Six Hundred Eighty Three and Forty Six Hundredths Feet (683.46') to the Northeast Corner of said Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$); thence South 00°13' West along the East line of said Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) a distance of Eight Hundred Twenty Five and Nine Tenths Feet (825.90'); thence South 00°35' East along said East line of said Northeast Quarter, Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) a distance of Nine Hundred Seven and Twenty Eight Hundredths Feet (907.28') to the Northerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Northwesterly along the Northerly right of way line of said railroad, said line being a part of a circular curve concave southwesterly with a radius of Two Thousand Nine Hundred Fourteen and Seventy Nine Hundredths Feet (2,914.79') a distance of Six Hundred Fifty Two and Thirty Four Hundredths Feet (652.34'); thence continuing along said railroad right of way line North 60°01'20" West a distance of Three Hundred and Eighty Six Hundredths Feet (300.86') to the Southeast corner of Lot Eight (8), Block Nine (9), Third Sunrise Park Addition to the City of Storm Lake, Iowa; thence North 30°11'40" East along the East line of said Lot Eight (8) a distance of One Hundred Seventy Nine and Seventy Five Hundredths Feet (179.75') to the Northeast

Corner of said Lot Eight (8); thence North 45.04' East a distance of Sixty Two and Nine Hundredths Feet (62.9') to the Southeast corner of Lot Ten (10), Block Five (5), Corrected Plat Block Five (5) Third Sunrise Park Addition to Storm Lake, Iowa; thence North 27°47' East along the East line of said Lot Ten (10) a distance of One Hundred Fourteen and Five Tenths Feet (114.50') to the Northeast Corner of said Lot Ten (10), and the Southeast Corner of Lot Twelve (12) of said Block Five (5); thence North 15°30' East along the East line of said Lot Twelve (12) a distance of One Hundred Eight and Five Tenths Feet (108.50') to the Northeast corner of said Lot Twelve (12), and the Southeast corner of Lot Thirteen (13) of said Block Five (5); thence North 08°46' East along the East line of said Lot Thirteen (13) a distance of Eighty Seven and Five Tenths Feet (87.50') to the Northeast Corner of said Lot Thirteen (13), and the Southeast corner of Lot Fourteen (14) of said Block Five (5); thence North 04°13' East along the East line of Lots Fourteen , Fifteen, Sixteen and Seventeen (14, 15, 16 & 17) all in said Block Five (5) a distance of Three Hundred Twenty One and Eight Tenths Feet (321.80') to the Northeast corner of said Lot Seventeen (17), Block Five (5); thence North 03°32' East a distance of Sixty and Eighty Five Hundredths Feet (60.85') to the North line of East Seventh Street (E.7th St.) as dedicated; thence North 89°59' West along the North line of said East Seventh Street (E. 7th St.) a distance of One Hundred Sixty Three and Twenty Five Hundredths Feet (163.25') to the Southeast corner of Lot Nine (9), Block One (1) First Sunrise Park Addition to the City of Storm Lake, Iowa; thence North 00°07' East along the East line of said Block One (1) a distance of Three Hundred Twenty Two Feet (322.00') to the Point of Beginning and containing an area of 21.60 acres of which 0.79 acres are existing highway

are hereby rezoned from a district classification of R-1 (Low Density Residential) to a district classification of R-3 (Medium Density Residential).

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

PASSED AND APPROVED this _____ day of _____, 2020.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Mayra Martinez

From: Colette Baker
Sent: Monday, January 4, 2021 3:26 PM
To: Mayra Martinez; Scott Olesen; Keri Navratil; Mike Porsch; Maria Ramos; Kevin McKinney; Tyson Rice; Dan Smith; Jose Ibarra
Subject: Re Kading Proposal

Honorable Mayor, Council, Storm Lake staff and city officials, etc.,

Proposed Development - Will It Make Storm Lake Proud?

The City of Storm Lake definitely needs to address our community's housing shortage and encourage developers to construct quality housing that is adequate for residents of all income levels. Many families are currently living in substandard and/or crowded living arrangements; while people who are seeking to relocate to our community are deterred by the lack of available places to live that meet their personal and financial goals.

Kading Properties' current housing development proposal has some very positive features; and many may feel that their plan is a dream come true. However, there are some details and unintended consequences that our city leaders should consider before making any final decisions regarding rezoning the property from R1 to R3 to allow for 176 duplex units to be constructed.

The monthly rental price of \$900 minimum is excessively high for the smaller units that feature a single-car garage, no basement, a tiny yard, and limited amenities. Does that amount include utilities; are there any hidden charges; and how soon is that fee likely to be raised? Also what will the rent be for the larger units; and why has that figure not been made easily accessible to the public?

More information should be released regarding floor plans, storage space, and specific appliances that will be furnished. Also are there provisions for patios or porches to allow residents to have the better quality of life that fresh air and outdoor living space provide? This is a vital health issue that has been raised during these days of coronavirus concerns.

Several people mentioned their thoughts about the unattractive building designs. The duplexes are intended to be market rate homes, however, they have the appearance of places intended for lower income renters. The innumerable moderate housing developments I have noticed springing up in the areas surrounding Des Moines are much more aesthetically pleasing than the proposed Storm Lake duplexes. Our town deserves to have homes with decent appearances that don't look like a continuous line-up of garages and driveways. I realize we are desperate; but a compassionate architect would have mercy and empathy for our pressing housing situation and not make Storm Lake settle for less.

Another very extremely important issue is the lack of laundry appliances in the new duplexes. Providing hook-ups and expecting moderate-income renters to afford their own washers and dryers - after paying a deposit and other expenses related to moving - is unrealistic, especially when a huge development company could purchase such items in bulk at a much, much, much lower cost. Washers and dryers are very basic needs - much more useful than items like dishwashers and garbage disposals. It is a major inconvenience for people to haul dirty clothing, linens, and sacks of quarters out of their homes on a regular basis; and that misery is amplified when people have busy work schedules, are caring for small children, or are dealing with illness or fatigue. Imagine how unpleasant it is for them to encounter local laundromats that may be frightfully filthy, extremely expensive, or too crowded for those who are health conscious. Landlords in Storm Lake who are community-minded have the decency to offer laundry facilities to their renters, and perhaps Kading Properties would choose to follow their lead and be a compassionate community partner.

I share the city's concerns regarding the dire need for housing in Storm Lake, but this should be balanced with striking a compromise between the conflict of corporate profits vs. quality homes for families who are renters. Let us continue the momentum of **Storm Lake Proud**, as advocated by our city's leaders, and encourage builders and property management companies to join our efforts in providing Storm Lake homes that are comfortable and wonderful places for people to live.

Thank you for your consideration.

Andriette Wickstrom
712-732-3987
andriettewickstrom@gmail.com

11/29/2020

Attn: Planning and Zoning Commission

Dear Sir:

In regard to the proposed rezoning request for Kading Properties LLC for the area between Tulip Lane, Hickory Lane, 4th Street and Milwaukee.

We are currently an R-1 Low Density Residential. Due to the following facts, I would very much like to discourage you in changing the rezoning.

1. The current water/sewer is not adequate for all three neighborhoods.
2. As stated in the Storm Lake times newspaper, research shows we may be hitting our water limit due to the high consumption levels in the Dakota Aquifer. This summer you had asked the residence of Storm Lake to conserve water. If we couldn't handle the water consumption levels this summer how can we handle an additional 176 town houses or approximately 528 (at the least) people.
3. Have you thought about the traffic on 4th street. If every town house has two vehicles, 352 more vehicles would be traveling 4th street and Milwaukee. 4th Street is already congested about any time of day, especially 3:00 on. I try not to go that way if, at all possible.
4. When it rains, the water will go to the street. Great place for flooding. I realize Tulip Lane has had a lot of rainwater problems and I realize you are working on it; I am sure Kading Properties will also. Residents and visitors will be driving through the water along with children as there will be no sidewalks. I understand there will be no "ponds" for water drainage, which I don't feel 'ponds' are the answer anyway. I see flooding again.
5. I understand there would be a 10 years tax abatement. My taxes will have to increase to help pay for the sewer and water for a company that makes millions of dollars. One of my family members inquired about purchasing a home on the lake in Storm Lake. They found out that Storm Lake's taxes are higher than the taxes in Spirit Lake, in the best lake front area. They decided against moving here for that reason alone.

We welcome new residential neighborhoods R-1 with sewer and water systems and citizens paying for their own taxes. We are retired and on a limited income.

I am asking you NOT to change the zoning as our forefathers had laid out and instead build family homes.

Sincerely,

Henry and Sandra Ivers

Dear Mr. Olesen and Members of the Planning and Zoning Commission:

Kading Properties of Urbandale, Iowa proposes to build 176 rental units in the field between Milwaukee Ave. and 4th Street. This would require changing the zoning from R-1 to R-3. I oppose the change in zoning for the following reasons:

- 1) The neighborhood on the east side of the property has 77 homes and two apartment houses with 24 units. The neighborhood on the west side of the property has 50 homes and 8 apartment units. The proposed units would more than double population, traffic, and use of utilities. The request to change zoning from R-1 which allows about 4 houses/acre to R-3 which would allow 8 units/acre would **double density**.
- 2) The proposed plan has exits onto 4th Street and East Milwaukee. If each unit has two cars, an **additional 352 vehicles** would travel those two streets. There is no stop light on either street. There are **no sidewalks**. Congestion and accidents would likely increase.
- 3) More than doubling the households would **stress water and sewer for all three neighborhoods**. The existing neighborhoods already experience problems with water backup and inadequate water pressure. According to a recent newspaper article, the water aquifers available to Storm Lake are running out of water.
- 4) **Storm water drainage** is an issue throughout Storm Lake. Several locations in the existing neighborhoods flood. The water table is high. The neighborhood on the east side of the proposed housing is finally receiving some attention to address this issue. An additional 176 housing units will undoubtedly increase storm water issues.
- 5) Kading is renting all 176 units. The **rental dollars will end up in Urbandale** not Storm Lake.
- 6) Kading expects that units will be rented by people living in Storm Lake and small towns around Storm Lake. If people already live within Storm Lake, this **will not increase local businesses revenues**. The small towns around Storm Lake do not have grocery stores or other businesses. They already shop in Storm Lake so will not increase business significantly. **Existing rentals will be emptied**, negatively impacting their owners and communities.
- 7) Renters do not pay property taxes. According to Kading, the City of Storm Lake will not charge them taxes for 10 years. That means that **my neighbors and I will be paying Kading's taxes**.
- 8) The Storm Lake School District is building a new school in phases. As those phases proceed, we are likely to see a tax increase.
- 9) The City of Storm Lake is discussing new water and wastewater systems which are needed for expansion of business and residential areas. These systems will be very costly and will be paid by community members paying higher water rates.
- 10) Kading intends to bring in its own crew to build the properties. They do not intend to employ any local residents.

11) Streets will not be built to City standards. They will be narrower and there will be no sidewalks. When asked, Kading said that kids could walk and play in the streets. Will these streets be wide enough for emergency vehicles? What if someone parks in the street?

I welcome responsible building that would keep benefits in the Storm Lake community. I would welcome City Council working with our local builders to fill the field with a variety of housing: houses, condominiums, and duplexes for sale, and some rental properties. This approach would be in keeping with the existing neighborhoods, would benefit the community as a whole, and would keep the building money and tax dollars in the community.

I would like to see Storm Lake take a regional approach to growth. The small towns around Storm Lake contribute homes for many people. Some people prefer to live in smaller communities. The housing may be more affordable. Other communities have figured out how to provide transportation to bring workers to their industry. Storm Lake could do that and develop a neighborly relationship with these communities rather than an adversarial relationship.

Changing the zoning of this piece of land is not in keeping with the best use of this land. The original intent was to build homes for purchase. While it may be valuable to consider mixed housing, the plan to fill this piece of real estate with all rentals owned by an out of town corporation will harm the existing communities as well as cost existing home owners whose existing street, water, and sewer needs are not met as it is. I urge you not to change the zoning of this property.

Sincerely,

Kathryn McKinley¹

1208 E. Milwaukee Ave.

Storm Lake, IA 50588

Members of the Planning and Zoning Commission:

Thank you for taking the time to read this correspondence.

I am aware that rental housing is a priority for Storm Lake in light of the need for a stable work force. I do take issue, however, with the shoebox or sardine-can approach to this residential rental proposal. It reminds me very much of military base and university married housing. When I occupied university housing, there were sidewalks, though, for the children and the disabled. Will there be pedestrian and bike access through East 7th or Poplar Lane? There is no pedestrian sidewalk on E. Milwaukee. The students who walk to school from this proposed addition will not have a safe route. Green space, as a percentage of the total land, is rather misleading when the sixteen feet between the rental units is included.

City tax abatement on rental units which will produce income of \$176,000 per month does not seem all that fair to the people who reside in this community. Kading is an entity that will require our police and firefighter departments to help maintain safety and security of their rental property. Obligations that need to be met by The City Beautiful such as street lights, water, and sewer will not be remunerated in kind for ten years. And what of Kading's obligations five years down the road?

Maintaining the zoning as R1, would be a way to build mixed housing which could include rental property. This would lead to a much better sense of community. A more measured and thoughtful approach to this proposal, might keep the community from regarding this as merely an enclave for transient workers.

Mark Fikkert

806 Geisinger Road

between East Milwaukee and 4th Street for the construction of 176 units (town homes) for the following reasons:

1. 176 units could include between 500-700 individuals in a concentrated area
2. 176 units could easily involve 350 vehicles. The smaller units have a single car garage; the 10 larger units have a double car garage. The plan shows 30 additional parking spaces for overflow. Weekends, holidays, etc seem like it could cause a problem.
3. Streets would be considered private; therefore, not required to conform with City of Storm Lake specifications.
4. There is very limited space for children to play.
5. Storm Lake was under "water conservation" this past summer which causes concern. An additional 500-700 individuals in a small area would seem to put additional stress on the Storm Lake water system. Sewer problems also causes concern.
6. These units do not have basements and it doesn't appear a storm shelter is planned.

We understand Storm Lake has a housing shortage and we embrace change that will benefit residents of the city; we do not believe that the passage of this proposal is a positive step towards the betterment of Storm Lake.

Many times a home "owner" takes more pride in the maintenance of the property than "renters", who are only obligated to a monthly payment and can move on at will. Many present residents near the proposed development would like to see good quality homes built by local contractors.

We hope you will take time and consideration to the concerns of Storm Lake residents who will be highly affected by the proposed plan between East Milwaukee and 4th Street.

Sincerely,

Jim and Fern Bjorklund

1308 Poplar Lane

Storm Lake, IA

Staff Summary

1/18/2021

Agenda Item # 8.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion To Concur With Acceptance Of A Donation From The Wayne Andrews Family For A Monument And Sign In The Sleepy Hollow Area Near Chautauqua Park**

BACKGROUND: The Andrews family would like to erect a monument with signage noting the area known as Happy Hollow by Chautauqua Park. If Council concurs with acceptance of the donation, a Resolution and agreement will be brought forward for Council approval at a future meeting.

FISCAL IMPACT: N/A

RECOMMENDATION: Move to concur with acceptance of a donation from the Wayne Andrews family for a monument and sign in the Sleepy Hollow area near Chautauqua Park

Staff Summary

1/18/2021

Agenda Item # 9.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion To Approve The Engagement Letter With Ahlers & Cooney, P. C. For Legal Services Related To The Marina**

BACKGROUND: This engagement letter confirms that Ahlers & Cooney, P. C. has agreed to represent the City of Storm Lake in connection with its operation contracts related to the Storm Lake Marina. Representation will include advising and representing the City in negotiations with the Iowa Department of Natural Resources and prospective commercial operators for the Marina, including the preparation and assistance in the preparation of related documents and City Council proceedings. Any additional legal services, except those services incidental to and necessarily included in connection with this representation, must be reflected in separate correspondence.

FISCAL IMPACT: Fees noted in the engagement letter

RECOMMENDATION: Approve entering into the Engagement Letter with Ahlers & Cooney P. C. for legal services related to the Marina

ATTACHMENTS:

Description	Type
Engagement Letter	Contract



Ahlers & Cooney, P.C.
Attorneys at Law

100 Court Avenue, Suite 600
Des Moines, Iowa 50309-2231

Phone: 515-243-7611

Fax: 515-243-2149

www.ahlerslaw.com

Maria E. Brownell
515.246.0322
mbrownell@ahlerslaw.com

January 5, 2021

Keri Navratil
City Administrator
City of Storm Lake
620 Erie Street
P O Box 1086
Storm Lake, IA 50588

RE: Legal Services - Storm Lake Marina

Dear Keri:

This letter will confirm that this Firm has agreed to represent the City of Storm Lake in connection with its operation contracts related to the Storm Lake Marina. Representation will include advising and representing the City in negotiations with the Iowa Department of Natural Resources and prospective commercial operators for the Marina, including the preparation and assistance in the preparation of related documents and City Council proceedings. Any additional legal services, except those services incidental to and necessarily included in connection with this representation, must be reflected in separate correspondence.

The fees charged by the Firm for services hereunder will be based on the current hourly rate of the person performing the service at the time services are performed. Ann Smisek and I will be primarily responsible for providing the legal services in this matter. Where appropriate, we may involve the assistance of other attorneys and legal assistants in the course of our representation. Out-of-pocket expenses including, but not limited to travel and photocopying expenses, would be in addition to the hourly charges and will also be billed for separately on our statements. We will forward itemized statements of services rendered on a monthly basis to your attention. If payment is not rendered in a timely fashion, the Firm reserves the right to immediately terminate its representation.

The current hourly rates (2021) charged by the Firm for the services contemplated herein are as follows:

Maria Brownell -	\$245
Ann Smisek -	\$250
Legal Assistant -	\$130

January 5, 2021

Page 2

The Firm's billing rates are reviewed annually, and if revised, such changes become effective in January. The Firm will notify you of any such changes.

You will be billed on a monthly basis for all services rendered and all expenses advanced. The firm will advance usual and necessary expenses incurred in connection with your representation if the individual amounts do not exceed \$500.00. If an expense exceeds that amount, the firm will forward the provider's statement directly to you for payment. Your monthly statement will contain an itemized list of the services performed and expenses incurred. Should you have any questions about the statement, please call. The firm reserves the right to withdraw from your representation if each monthly statement is not paid within 30 days of issuance.

If these arrangements are acceptable with you, please either obtain council approval, city attorney approval, or other authorized staff approval pursuant to City policy, and submit written confirmation of the same to me. If this letter does not accurately represent our agreement, please advise me as soon as possible.

The firm appreciates the opportunity to serve as your counsel in connection with this matter.

Very truly yours,

AHLERS & COONEY, P.C.

/s/ Maria E. Brownell

Maria E. Brownell

Accepted and approved on behalf of the City Council*.

By: _____ Dated: _____
Title: Mayor

*Authorized by Resolution \ Motion _____ approved on _____

Staff Summary

1/18/2021

Agenda Item # 10.



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

REPORT TO: Honorable Mayor and City Council

FROM: David Derragon, Assistant City Manager

SUBJECT: **Resolution No. 35-R-2020-2021 Approving Fee Changes For The Sunrise Campground**

BACKGROUND: The background is attached

FISCAL IMPACT: Potential increase in revenue

RECOMMENDATION: Approve Resolution No. 35-R-2020-2021 approving fee changes for the Sunrise Campground

ATTACHMENTS:

Description	Type
☐ Campground Narrative	Backup Material
☐ Resolution No. 35-R-2020-2021	Resolution

Staff Summary

January 18, 2021

Agenda Item # _____



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: Dave Derragon, Assistant City Manager

SUBJECT: Motion to approve Resolution No. XXXX approving fee changes for the Sunrise Campground

BACKGROUND: General Operations:

During the regular season, which is approximately middle of April until middle of September, the campground does provide onsite hosts hired by the city which seems to be highly liked by the campers staying on site. The hosts are available 24/7.

The campground hosts are paid an hourly wage and given a spot to camp for the season. The camping sites are located close to the office so it can be monitored for campers arriving after office hours and for our guests to ask for assistance if needed.

The campground is staffed by three teams of two individuals per team with one team working the normal office hours and during non-office hours the team must stay on site until the next morning. During the 3 major holidays in the summer months, all three teams are required to be on site so the needs of our guests can be met.

The campground attendants are responsible for the maintenance of the grounds, including but not limited to, mowing the grounds, weed eating, cleaning fire rings, cleaning the bathrooms (at least twice a day and possibly three to four times a day during peak times), cleaning the laundry room which includes cleaning of the washing machines and dryers, cleaning of the campground office, picking up of debris in the campground, handling guests' questions and

concerns, taking reservations, checking in and checking out guests, providing assistance to other departments as determined by the City of Storm Lake, and other duties outlined in the job description and as assigned by the Campground Manager.

Campsites and Reservations:

The campground utilizes an online reservation system which is available to access in February. We see approximately 85% of reservations made this way. The biggest holiday is the 4th of July and we will see the campground reservations at 90% full by the end of February with a waiting list.

Since the south side of the campground was renovated approximately 12 years ago which made the sites accommodate larger campers. This seems to be the most popular side as we have seen a very large increase in requests for campsites that are bigger and can accommodate the larger RVs which seems to be the trend.

We do have several family reunions held each year at the campground. They are returning guests for approximately the last 10 years.

Amenities:

Our campsites offer water, sewer, electric, Wi-Fi and the south side of the campground offers cable TV. We do have picnic tables and fire rings at every campsite and some sites have a concrete patio. On site host can also be considered an amenity.

We do have onsite laundry facilities with three coin-operated washing machines and three coin-operated dryers available. The units are approximately 25 years old, but we have noticed a steady decline in their use as the campers get bigger and the campers have laundry facilities in them. We also sell ice and firewood to guests.

Facility Rules:

The campground provides a set of rules and regulations to ensure that all campers have the most pleasant experience while staying at the campground.

Misconduct during their stay could possibly end in a guest being asked to leave. The following are the rules each guest is handed when they arrive at the campground:

1. All vehicles entering the campground must stop & register at the office before proceeding to a campsite. (Visitor parking is available outside of the Campground).
2. All campers must be checked in and parked by 10pm. Check out time is 1:00 PM.
3. Vehicles assigned to your site must be fully on the site and not on grassy areas or parked on streets in the campground.
4. Weekend stays require a minimum stay of two (2) nights, which are Friday and Saturday night.
5. Holiday weekends require a minimum stay of three (3) nights.
6. No refunds for early departures after Check In.
7. One (1) tent per site is allowed and must be paid for.
8. Quiet time is from 11:00 PM to 8:00 AM. Children should be at their campsite by 10 PM or accompanied by an adult. Please take this time to enjoy an Iowa evening.
9. For all roads within the campground the speed limit is a posted five (5) mph. Please drive carefully and watch for children and pedestrians.
10. Parents must accompany small children when using restroom facilities.
11. Motorized scooters (except those for ADA accessibility), ATV's, UTV's, or any type of vehicle of that nature and kids' battery powered vehicles are not allowed inside the campground for safety purposes.
12. For your safety, we do not recommend bicycle riding after sunset in the campground.
13. All pets must always be on a leash. A designated pet area is provided; please use this area and clean up after your pet. Electric fences and electronic collars are not sufficient means of leashing.
14. Help us keep Sunrise Campground clean by placing all garbage in provided dumpsters.
15. Smoking is not allowed in any campground building.
16. Report to campground staff any irregularities or disturbances that you observe.
17. Sunrise Campground does not allow commercial selling or solicitation within the campground facilities. Solicitation or peddling within the city limits of Storm Lake requires a permit. For more information contact the City at 712-732-8000.

18. Please drink responsibly and keep your consumption limited to your campsite.
19. Keg beer is not allowed within the Storm Lake Park System.
20. A fish cleaning station is provided for your use. Please limit your fish cleaning to the designated area only.
21. Campfires are allowed only when contained within fire rings. Please no burning of garbage per City Ordinance #7-2-1.
22. Sunrise Campground and the City of Storm Lake are not responsible for personal items that are lost or stolen. Please make sure you have secured your personal belongings.
23. Washing of campers and vehicles using campground facilities is strictly prohibited.
24. Do not move the fire rings from their location.
25. All rugs must be pulled up after 3 days to try and maintain the growth of the grass.
28. Swimming pools are not allowed in the campground for safety purposes.
29. Only ONE vehicle per site allowed, the camping sites are not suitable for more than one vehicle.

General Improvements:

For the 2019 season additional rock parking was provided inside the campground at a cost of \$5.00 per day. This seemed to ease the one vehicle per site issue, however we did see this to be a constant situation we had to try and control with some push back from guests. With the RV campers getting bigger we have seen the need to keep the sites to one vehicle as when there is more than one, we have a safety issue. Roads get blocked, vision is diminished, grass is getting destroyed and the streets inside the campground are not wide enough for vehicles to be parked on them.

For the 2020 season additional rock was placed on approximately 30 camp sites. Looking at the 2021 season additional rock may be placed on another 30 camp sites.

Capital Improvements:

With the increase in size of the RVs we have seen the need for more 50-amp services. We currently have 105 campsites with 34 sites having 30-amp service and the remaining are 50 amp. We have experienced electrical issues with the 30-amp sites when we have heavy workload on them. This will be addressed in the approved CIP electrical project for the campground in the 2021 season.

Drainage improvements are in the planning process as approved in the FY 2021 budget. By improving drainage, it is intended to improve the camping experience by keeping areas of the facility drier. This may also allow for future reconfiguration of more campsites and perhaps additional parking.

For the 2021 season, a new ATV was purchased through the CIP as the previous one was getting older and not functioning properly. Also, a new mower was purchased for the 2021 season.

Regional Rate Comparison:

Recently, a rate comparison was conducted of campgrounds in our region. The table below outlines the various rates. Placement in the table is reflective of amenities at each place.

2020 Season					Hamilton IA		Spirit Lake	
	Storm Lake	Lake View	Denison	Arnolds Park	Briggs Woods	Rock Valley	Cenla	
Class A	\$ 27.00	\$ 22.00					\$36.50	
Class C	\$ 26.00				\$ 30.00	\$ 20.00	\$36.50	
Class E	\$ 22.00	\$ 20.00						
Class F	\$ 18.00		\$ 18.00	\$ 35.00	\$ 25.00	\$ 15.00	\$30.50	
Glass G	\$ 12.00			\$ 25.00		\$ 10.00	\$20.50	
	yes wifi	no wifi	no wifi	no wifi	no wifi	no wifi	no wifi	
	yes cable	no cable	no cable	no cable	no cable	no cable	holidays \$6.00 per night mor	
	yes sewer	no sewer**	no water	no sewer	14 day max stay			
	yes water	no patio	no sewer	move every 2 wks	no patio			
	yes patio			no patio				
	dump statio	dump station	dump statio	dump station	dump station	dump station	dump station	
		**only 74 out of 167 have sewer						
Class A = patio, water, sewer, electric, cable tv, wifi, 50 amp								
Class C = patio, water, sewer, electric, wifi								
Class E = no patio, water, sewer, electric, wifi, 30amp								
Class F = no patio, electric only, wifi								
Class G = tent only								

A generalization can be made that no campground facility provides the level of amenities found at the campground in Storm Lake. It should be noted that we provide, at least to many sites, water, sewer, electric, cable and Wi-Fi.

Financials:

Financial for fiscal years 2018, 2019, and 2020 for the campground follow. The expense numbers include capital improvements and are from July 1st to June 30th (fiscal year view). Capital improvements to the facility are completed with the least negative impact to guests. Revenue figures include February to October to capture the camping season.

Storm Lake	2018	2019	2020
Revenue	\$ 156,000.00	\$ 152,000.00	\$ 140,000.00
Expense	\$ 112,000.00	\$ 83,000.00	\$ 96,000.00

Occupancy:

Following is a comparison of occupancy with yearly comparisons, information follows. Please note that 2020 was operated on a 75% capacity. The Campground is open approximately 153 days a year, mid-April close mid-October, with attendants on staff April 13th to September 11th of 2020.

Occupancy rates:

(Note: 2020 at 75% capacity)

Weekend			Week			Holiday		
2018	2019	2020	2018	2019	2020	2018	2019	2020
70%	69%	56%	45%	51%	39%	90%	75%	66%

Consideration of Rate Options:

Considering the amenities offered by our campground, it must also be noted the proximity to the waterpark, golf course and lake. For discussion, the following rate plan is offered:

Option One:

Storm Lake	Sites	2020	2021 Basic	2021 Sun-Wed	2021 Thu- Sat	2021 Holidays
Class A	38	\$ 27.00	\$ 30.00	\$ 30.00	\$ 32.00	\$ 35.00
Class C	32	\$ 26.00	\$ 28.00	\$ 28.00	\$ 30.00	\$ 33.00
Class E	26	\$ 22.00	\$ 25.00	\$ 25.00	\$ 27.00	\$ 30.00
Class F	14	\$ 18.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
Glass G	Tents	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00
Class A = patio, water, sewer, electric, cable tv, wifi, 50 amp						
Class C = patio, water, sewer, electric, wifi, 50 amp						
Class E = no patio, water, sewer, electric, wifi, 30 amp						
Class F = no patio, electric only, wifi; (electrical repairs in progress)						
Class G = tent only						

This plan would slightly raise rates from the 2020 level and provide different rates for Sunday through Wednesday and Thursday through Saturday stays. Rates would also be higher for the three major holidays during the camping season, Memorial Day, 4th of July and Labor Day. Long term stay (more than 30 days) would pay Class A Rate and receive a 10% discount.

Option Two:

Storm Lake	Sites	2020	2021 Basic	2021 Sun-Wed	2021 Thu- Sat	2021 Holidays
Class A	38	\$ 27.00	\$ 38.00	\$ 38.00	\$ 40.00	\$ 45.00
Class C	32	\$ 26.00	\$ 36.00	\$ 36.00	\$ 38.00	\$ 40.00
Class E	26	\$ 22.00	\$ 32.00	\$ 32.00	\$ 35.00	\$ 38.00
Class F	14	\$ 18.00	\$ 27.00	\$ 27.00	\$ 27.00	\$ 30.00
Glass G	Tents	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00
Class A = patio, water, sewer, electric, cable tv, wifi, 50 amp						
Class C = patio, water, sewer, electric, wifi, 50 amp						
Class E = no patio, water, sewer, electric, wifi, 30 amp						
Class F = no patio, electric only, wifi; (Electrical repairs in progress)						
Class G = tent only						

This plan would increase rates at a slightly more aggressively level but may be more representative of the value received in relation to the amenities offered at the campground and in the near proximity.

Summary:

We will continue making improvements to the campgrounds in both facility improvements as well as camping experience. Staff continues to think of ways to improve the infrastructure and operation of the site.

During 2020, the campground operated at approximately 75% capacity due to the pandemic and the need for social distancing. Future annual revenue may not reflect proportionately the percentage increase in rates as the occupancy level is key to determining total revenue. Recognizing the value of what the campground offers to the public is more important than simply keeping rates low to attract guests. It is important to remember that revenue generated is used to improve the facilities and, in turn, providing a better camping experience.

For the 2021 season, staff is recommending that rates be increased as shown in the table below. We will continue to gather information and make improvement to the facility. The Council can consider increases and varying rates in future seasons.

Storm Lake	Sites	2020	2021 Final
Class A	38	\$ 27.00	\$ 30.00
Class C	32	\$ 26.00	\$ 28.00
Class E	26	\$ 22.00	\$ 25.00
Class F	14	\$ 18.00	\$ 20.00
Glass G	Tents	\$ 12.00	\$ 12.00

FISCAL IMPACT: Potential increase in revenue

RECOMMENDATION: Approve Resolution No. XXXX approving fee changes for the Sunrise Campground

RESOLUTION NO. 35-R-2020-2021

RESOLUTION SETTING FINES AND FEES

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STORM LAKE, IOWA that the following schedule of fees are approved and effective as of the date of this resolution.

<u>Administration</u>	<u>Fee</u>	<u>Code Section</u>
Administrative Fee	\$30.00	
City Code Subscription (yearly)	\$50.00	
Garbage Truck Permits (per business)	\$100.00	3-1-5
Insufficient Check Fee	\$30.00	
New Friends List	\$10.00	
Peddlers Transient Merchant Permit (1 Day)	\$25.00	4-3-6
Investigation Fee	\$25.00	4-3-4
Peddlers Transient Merchant Permit (1 Week)	\$75.00	4-3-6
Investigation Fee	\$25.00	4-3-4
Transient Merchant Permit (28 days)	\$150.00	
Investigation Fee	\$25.00	
Solicitors Permit (per person)	\$2.00	4-3-6
Solicitors Permit (principal) (1 day)	\$25.00	4-3-6
Investigation Fee (per organization)	\$25.00	4-3-4
Investigation Fee (per Individual soliciting)	\$5.00	
Solicitors Permit (principal) (1 week)	\$75.00	4-3-6
Investigation Fee	\$25.00	4-3-4
Investigation Fee (per Individual soliciting)	\$5.00	
Solicitors Permit (principal) (28 days)	\$150.00	
Investigation fee (per organization)	\$25.00	
Investigation Fee (per Individual soliciting)	\$5.00	
Taxi Permit (Business)	\$100.00	4-5-3
Taxi Permit (per vehicle)	\$10.00	4-5-3
Cancel Permit Fee	\$25.00	
Freedom of Information Requests (FOIA Request)		
Single Sided Copy 8.5x11	\$.30/page	
Duplex copy 8.5x11	\$.40/page	
Single Sided Legal	\$.35/page	
Duplex Legal copy	\$.45/page	
Single Sided Ledger (11x17)	\$.70/page	
Single Sided Ledger with Color Print	\$.90/page	
Duplex Ledger (11x17)	\$.80/page	
Duplex Ledger with Color Print	\$1.00/page	
Large Format Prints (one side only and in color)	\$8.00/page	
CD Cost (for requests that ask for the files digitally on a CD)	\$10.00	
Research Hourly Rate – per hour/per person	\$25.00	
Mailing Costs – 3 pages	\$1.00	
Mailing Costs – 50 pages	\$5.00	
Mailing Costs – 100 pages	\$10.00	
Special City Council Meeting	\$250.00	
Downtown Parking Space Rental Fees (specific lots)		
Per quarter (paid quarterly)	\$75.00	
Per six months (paid bi-annually)	\$112.50	
Annually (paid annually)	\$150.00	

Airport Hangar Rent (monthly fees)

Hangar A	\$75.00
12 Month Lease Discount Rate	\$65.00
Hangar B	\$75.00
12 Month Lease Discount Rate	\$65.00
Hangar C (VT)	\$400.00
Hangar D	\$92.00
12 Month Lease Discount Rate	\$80.00
Hangar E	\$110.00
12 Month Lease Discount Rate	\$95.00
Hangar F	\$156.00
12 Month Lease Discount Rate	\$135.00
FBO Stall	\$173.00
12 Month Lease Discount Rate	\$150.00
Daily Inside Storage/per night	\$30.00

Building Official

Central Business District Bench & Flower Pot Permit	\$25.00	
Driveway (Curb) Cut, Inspection & Marking Residential	\$150.00	
Driveway (Curb) Cut, Inspection & Marking Commercial	\$200.00	
ROW Temp Closure Permit	\$25.00	
Building Moving Permit (Per Bldg)	\$100.00	5-1-1
Demolition Permit	\$50.00	
Pool Inspection	\$20.00	8-8-11
Re-inspection Fee (after 1 per inspection)	\$35.00	
No Show Fee (per event)	\$50.00	
Rental Registration Fee – Yearly (July 1st – June 30th)		
Base Registration Fee (Structure and 1 unit)	\$15.00	5-8-9
Additional unit in excess of 1 (per unit)	\$7.00	5-8-9
Late Registration Fee	\$50.00	5-8-9
Property Maintenance Ordinance Appeal	\$150.00	Zoning Ord.
Variance Request	\$150.00	Zoning Ord.
Zoning Request	\$200.00	Zoning Ord.
Conditional Use	\$300.00	Zoning Ord.
Sub-Division Application Fee	\$300.00	
Sidewalk Repair Permit Fee	\$0	
New Construction Incentive		
Single Family Attached and Single Family Detached Dwelling	\$1.00	
(only valid from March 2, 2020 to Decemeber 31, 2020 with Council approval)		

Building & Sign Permit Fees

Building & Sign Permit <\$1,200	\$22.02	5-2-2
Building & Sign Permit \$1,200-2,000		5-2-2
\$22.02 + \$2.88 for each additional \$100.00 over \$1,200		
Building & Sign Permit \$2,001-25,000		5-2-2
\$45.06+ \$9.16 for each additional \$1,000.00 over \$2,000		

Building & Sign Permit \$25,001-50,000		5-2-2
\$255.74 + \$6.22 for each additional \$1,000.00 over \$25,000		
Building & Sign Permit \$50,001-100,000		5-2-2
\$411.24+ \$4.15 for each additional \$1,000.00 over \$50,000		
Building & Sign Permit \$100,001 or more		5-2-2
\$618.74+ \$3.61 for each additional \$1,000.00 over \$100,000		

Portable Sign Permit (14 days)	\$30.00	Zoning Ord.
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Electrical Fees

For New Residences		5-4-9
Single Dwelling	\$38.00	
Duplex Dwelling	\$56.75	
Triplex Dwelling	\$75.50	
4-Plex Dwelling	\$113.00	
Multi Units Between 5 and 12	\$156.75	
Over 12 Units	\$156.75 plus \$38.00 each over 12	

For New Commercial or Industrial Buildings	
First \$5,000.00 at \$8.00 per/\$1,000.00 of cost	
Second \$5,000.00 at \$6.75 per /\$1,000.00 of cost	
Third \$5,000.00 at \$5.50 per/\$1,000.00 of cost	
Fourth \$5,000.00 at \$4.25 per/\$1,000.00 of cost	
Fifth \$5,000.00 at \$3.00 per/\$1,000.00 of cost	
All over \$25,000.00 at \$1.50 per/\$1,000.00 of cost	

For Rewiring, Repairs or Alterations on Residence, Commercial and Industrial Buildings	
\$100.00 to \$150.00 electric contract \$6.75	
\$151.00 to \$200.00 electric contract \$8.00	
\$201.00 to \$250.00 electric contract \$9.25	
\$251.00 to \$300.00 electric contract \$10.50	
\$301.00 to \$350.00 electric contract \$11.75	
\$351.00 to \$400.00 electric contract \$13.00	
\$401.00 to \$450.00 electric contract \$14.25	
\$451.00 to \$500.00 electric contract \$15.50	
\$501.00 to \$1,000.00 electric contract \$23.00	
\$1,001.00 to \$2,000.00 electric contract \$28.00	
All over \$2,001.00 \$28.00 plus \$1.50 per \$100.00	

Plumbing Fees

For New Residences		5-3-10
Single Dwelling	\$38.00	
Duplex Dwelling	\$56.75	
Triplex Dwelling	\$75.50	
4-Plex Dwelling	\$113.00	
Multi Units Between 5 and 12	\$156.75	
Over 12 Units	\$156.75 plus \$38.00 each over 12	

For New Commercial or Industrial Buildings	
First \$5,000.00 at \$8.00 per/\$1,000.00 of cost	
Second \$5,000.00 at \$6.75 per /\$1,000.00 of cost	
Third \$5,000.00 at \$5.50 per/\$1,000.00 of cost	

Fourth \$5,000.00 at \$4.25 per/\$1,000.00 of cost
 Fifth \$5,000.00 at \$3.00 per/\$1,000.00 of cost
 All over \$25,000.00 at \$1.75 per/\$1,000.00 of cost
 For Repairs or Alterations on Residence, Commercial and Industrial Buildings
 \$100.00 to \$150.00 plumbing contract \$6.75
 \$151.00 to \$200.00 plumbing contract \$8.00
 \$201.00 to \$250.00 plumbing contract \$9.25
 \$251.00 to \$300.00 plumbing contract \$10.50
 \$301.00 to \$350.00 plumbing contract \$11.75
 \$351.00 to \$400.00 plumbing contract \$13.00
 \$401.00 to \$450.00 plumbing contract \$14.25
 \$451.00 to \$500.00 plumbing contract \$15.50
 \$501.00 to \$1,000.00 plumbing contract \$23.00
 \$1,001.00 to \$2,000.00 plumbing contract \$28.00
 All over \$2,001.00 \$28.00 plus \$1.50 per \$100.00

Campground

Class A Site (Lake View, Patio, Water, Sewer, Electric, Cable TV, Fire Pit)	\$27.00	\$30.00
Class B Site (Patio, Water, Sewer, Electric, Cable TV, Fire Pit)	\$26.00	
Class C Site (Lake View, Patio, Water, Sewer, Electric, Fire Pit)	\$26.00	\$28.00
Class D Site (Patio, Water, Sewer, Electric, Fire Pit)	\$23.00	
Class E Site (Water, Sewer, Electric)	\$22.00	\$25.00
Class F Site (Electric)	\$18.00	\$20.00
Glass G Site (Tent)	\$12.00	
Long Term Stay Rate Limited to Long Term Stay slots which include Water, Sewer, Electric Minimum 30 day stay paid in advance – 10% off		
Extra Vehicle Parking (if space available)	\$5.00	
Non-Campers Dump Station (per event)	\$5.00	
Non-Camper Shower (per shower)	\$5.00	

Fire Department

False Alarm Fee (after 1)	\$150.00	4-7-16
Liquor License Inspection Fee	\$50.00	

Fireworks Display (Mortar sizes from 1-3 inches)	\$150.00
Fireworks Display (Mortar size larger than 3 inches)	\$250.00
Emergency Response and/or Cleanup of Material (per hour)	
Large Fire Apparatus	\$150.00
Fire Commander Vehicle	\$75.00

Golf Course

Single Season Pass	\$275.00
Family Season Pass - Family: Two or more persons (one of whom is the householder) related by birth, marriage, or adoption, living together and sharing common living, sleeping, cooking, and eating facilities within and individual housing unit as defined by the Storm Lake Zoning Code.)	\$550.00
College Season Pass	\$149.00
Junior Season Pass (12 and Under)	\$50.00
Electric Cart Storage	\$275.00
Gas Cart Storage	\$225.00
Locker Rent/yr	\$20.00
Golf Club Rental	\$10.00
Trail Fee (per day)	\$10.00
Pull Cart Rental	\$3.00
Trail Fee (year)	\$150.00
Discount Tickets – per 9 holes	\$10.00
(sold in advance with minimum quantity of 50)	
Weekday 9 Holes	\$15.00
Weekday 18 Holes	\$20.00
Weekend 9 Holes	\$20.00
Weekend 18 Holes	\$25.00
Cart Rental 9 Holes	\$10.00
Cart Rental 18 Holes	\$20.00
Yearly Cart Rental	\$325.00
Hall Rental – Off Season Rate	\$300.00
Hall Rental – Peak Season Rate (Memorial Day to Labor Day)	\$400.00
Bar Set-Up Fee	\$100.00
Hall Rental - Friday Setup Fee	\$100.00
(Valid only after 5:00 pm Friday with following Sat. rental)	
Hall Rental (weekday 4hrs or less)	\$100.00
Group Golf Rates	As Set by the Following Table

# Rounds Per Event	9 Holes	18 Holes
0-25	Regular Rates	Regular Rates
26-50	\$12.00 / Round	\$15.00 / Round
51-99	\$9.00 / Round	\$10.00 / Round
100+	\$8.00 / Round	\$9.00 / Round

Police

Administrative Fee	\$30.00	
Alarm Business Permit Application	\$75.00	4-7-6
Alarm Business Permit Renewal	\$75.00	4-7-9
False Alarm Equip Malfunction (after 3)	\$75.00	4-7-16
False Alarm	\$75.00	4-7-16

Building Escorts (per car)	\$75.00	5-1-3
Cat License – Not Neutered/Spayed (per year)	\$20.00	8-4-2
Neutered/Spayed (per year)	\$10.00	
Dog License – Not Neutered/Spayed (per year)	\$20.00	8-3-2
Neutered/Spayed (per year)	\$10.00	
Fingerprinting	\$10.00	
Impound/Storage Fee (per day)	\$30.00	8-6-5
Impound Storage Fee – felony related (per day)	\$50.00	
Parking Fine	\$15.00	9-11-4
Police Escort Fee – per hour, per unit	\$75.00	5-1-3
Emergency Response and/or Cleanup of Material (per hour)		
Police Vehicle (per vehicle)	\$75.00	

King's Pointe Outdoor Aquatic Center

Family Season Pass	\$275.00	
(up to 5 family members can be included on Pass, Children 4 and under need not be on pass, as they are free.)		
Up to 4 additions of children 5-12 years old @\$55 each		
Single Season Pass (children and adults)	\$150.00	
Adult BV Resident Daily Pass (Age 12+)	\$8.00	
Child BV Resident Daily Pass (Age 5-11)	\$5.00	
Children (Age 5-11) Standard Pricing	\$12.00	
Adults (Age 12+) Standard Pricing	\$15.00	
4 and under	free	
Twilight Pricing (after 3:00)		
Age 12+	\$7.50	
Age 5-11	\$6.00	
Age 0-4	free	
Land Lovers	\$5.00	
Swim Lessons	\$40.00	

Roadway Maintenance

Street Cuts & Replacement - Half Street	\$800.00
Street Cuts & Replacement Full Street	\$1600.00

Sewer

Sewer Svc Permit & Connection Fee	\$150.00	3-2-4
Private Wastewater System Permit	\$50.00	3-2-3

Shelter House

Rental Fee - Mon. – Thurs., per side	\$55.00
Rental Fee - Fri., Sat., & Sun., per side	\$80.00
Damage Deposit – per side	\$100.00
AWAYSIS Pavilions – per time slot (3 times available)	\$25.00
Frank Starr Park Open Shelter – per time slot (2 times available)	\$50.00
Campground Open Shelter – per time slot (2 time slots available)	\$50.00
AWAYSIS Great Lawn – per day	\$200.00
Band Shell – per day	\$25.00

Water

Door Tag Fee	\$20.00	3-5-3
Meter Testing Fee (within 2%)	\$50.00	3-4-20
Shut Off – 8 AM to 3 PM	\$50.00	3-4-19 & 3-5-3
Shut Off – After 3 PM	\$75.00	3-4-19 & 3-5-3
Water Svc Permit & Connect Fee	\$150.00	3-4-5
Water Tapping Fee (per inch)	\$65.00	3-4-5
Outside City Limits Hook-up Fee	\$1,500.00	3-4-6
Combined Utility Deposit	\$160.00	
Bulk Water Sales Access Card	\$10.00	

PASSED AND APPROVED this 18th day of January, 2021.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

1/18/2021

Agenda Item # 11.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion Setting Public Hearing for Fiscal Year 2022-2026
Proposed Capital Improvement Plan**

BACKGROUND: Staff recommends setting a Public Hearing for February 1, 2021 at 5:00 p.m. in City Council Chambers prior to approving the Capital Improvement Plan for Fiscal Years 2022-2026

FISCAL IMPACT: The cost of publication

RECOMMENDATION: Set a Public Hearing for February 1, 2021 at 5:00 p.m. in City Council Chambers for the Fiscal Year 2022-2026 Capital Improvement Plan.

ATTACHMENTS:

Description	Type
☐ CIP	Backup Material

City of Storm Lake, Iowa
Capital Improvement Plan

2022 thru 2026

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
Administration								
City Hall Updates	ADMN-17-01	3	20,000	20,000	20,000	20,000	20,000	100,000
Sesquicentennial Project	ADMN-23-01	n/a	2,500	10,000				12,500
Administration Total			22,500	30,000	20,000	20,000	20,000	112,500
Airport								
Airport Technology Upgrades	AIR-20-02	1	16,500					16,500
Lighting Replacement 17/35	AIR-21-01	2		46,870	421,830			468,700
Dump truck/Plow	AIR-21-02	4			225,000			225,000
Apron Expansion	AIR-26-01	1				70,776	636,984	707,760
Airport Total			16,500	46,870	646,830	70,776	636,984	1,417,960
Building/Code Enforcement								
Vehicle Replacement	CODE-20-01	2		35,000				35,000
Building/Code Enforcement Total				35,000				35,000
Campground								
Storage Building	CG-21-02	1	40,000					40,000
Additional Long Term Parking Lot	CG-22-03	4		250,000				250,000
Playground Equipment	CG-23-01	n/a		40,000				40,000
Picnic Table Concrete Pads	CG-25-01	n/a				10,000	10,000	20,000
Seal Coat	CG-25-02	n/a			65,000	60,000		125,000
Campground Total			40,000	290,000	65,000	70,000	10,000	475,000
Cottages								
Cottage Refresh/Remodel	COT-21-01	1			40,000			40,000
Cottages Total					40,000			40,000
Economic/Community Development								
Downtown Master/Comp/Zoning Plan	ED-18-01	3	250,000					250,000
New Housing Study	ED-22-01	n/a	10,000					10,000
Economic/Community Development Total			260,000					260,000
Emergency Management								
Hyland Drive/Hwy 110 Tornado Siren	EM-21-01	1		24,050				24,050
Tornado Siren Batteries	EM-22-01	n/a	3,000			3,000		6,000
Emergency Management Total			3,000	24,050		3,000		30,050
Fire Department								
FD Mobile Devices	FIRE-17-07	n/a			12,000			12,000

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
SCBA Replacement/Rotation	FIRE-18-01	1	14,000	14,000	6,900	6,900		41,800
Fire Hose	FIRE-19-02	2			4,000			4,000
FD Concrete Rehab	FIRE-21-09	n/a				225,000		225,000
Power Washer	FIRE-22-05	n/a	5,500					5,500
Pump Shaft for Aerial 71	FIRE-22-06	n/a	12,000					12,000
Replace Engine #75	FIRE-23-04	1			630,000			630,000
Fire Station Expansion/Remodel	FIRE-23-05	1					2,300,000	2,300,000
SARs Unit	FIRE-23-06	n/a		10,000				10,000
Multi-force Air Lifting Bags	FIRE-24-01	3			6,700			6,700
Trenching Shoring Kit	FIRE-24-03	2			20,000			20,000
Hydrafusion Strut Kit 16"	FIRE-24-04	2			7,000			7,000
Door Access	FIRE-25-01	n/a				4,100		4,100
Meeting Projection Equipment	FIRE-25-02	n/a				1,500		1,500
RAM Fan Unit	FIRE-25-03	n/a				5,600		5,600
Hose Drying Rack	FIRE-25-04	n/a				4,300		4,300
Fire Station Expansion/Remodel Design Services	FIRE-25-05	1				150,000		150,000
Fire Department Total			31,500	24,000	686,600	397,400	2,300,000	3,439,500

Golf Course								
Rough Mower	GOLF-18-01	n/a					80,000	80,000
Clubhouse Renovation	GOLF-20-01	1	40,000	40,000				80,000
Greens Mower	GOLF-22-01	1			43,000			43,000
Fairway Mower	GOLF-22-02	2	57,000					57,000
Toro Mower	GOLF-22-03	n/a	40,000					40,000
Pull Behind Fertilizer Spreader	GOLF-23-01	3		6,500				6,500
Weed Sprayer	GOLF-23-02	1	13,000					13,000
Utility Vehicle	GOLF-23-03	n/a		25,000				25,000
Additional Utility Mower	GOLF-23-04	n/a		40,000				40,000
Greens Roller	GOLF-24-01	3			13,000			13,000
EZ-GO Workhorse	GOLF-24-05	n/a			21,000			21,000
Jacobsen Mower	GOLF-25-01	n/a				35,000		35,000
Gator Pro	GOLF-25-02	n/a				50,000		50,000
Golf Course Total			150,000	111,500	77,000	85,000	80,000	503,500

Information Technology								
Standard IT Contract	IT-16-01	n/a	42,998	45,147	47,405	49,775	52,264	237,589
Server and Core Networking	IT-17-01	2	30,000	20,000	60,000	46,000	35,000	191,000
PD In Car Computers	IT-17-03	n/a	26,800	26,800	26,800	26,800	26,800	134,000
SCADA Switches	IT-17-05	n/a	4,000	4,000	4,000	4,000	4,000	20,000
Printers/Scanners	IT-17-11	n/a	4,000	4,000	4,000	4,000	4,000	20,000
Other Peripheral	IT-17-12	n/a	3,000	3,000	3,000	3,000	3,000	15,000
Subscriptions- Operating Systems	IT-18-02	1	22,100	22,100	22,100	22,100	22,100	110,500
Computer/iPad Rotation	IT-18-03	1	14,700	38,850	12,700	19,950	13,650	99,850
Subscriptions- Meraki (Cameras)	IT-20-01	n/a	35,575	35,575	35,575	35,575	35,575	177,875
Subscriptions- Phones	IT-20-02	n/a	28,000	28,000	28,000	28,000	28,000	140,000
Special IT Projects	IT-20-03	n/a	49,000					49,000
Fiber Line Installation	IT-21-01	n/a	800,000					800,000
Information Technology Total			1,060,173	227,472	243,580	239,200	224,389	1,994,814

Kings Pointe								
Resort Remodel and Refresh	KP-17-04	n/a	186,250	186,250	186,250	186,250	186,250	931,250
Kings Pointe Total			186,250	186,250	186,250	186,250	186,250	931,250

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
Library								
Library Security Cameras	LIB-17-02	2		4,500				4,500
Indoor/Outdoor Lighting Updates	LIB-17-03	3	27,000					27,000
Tuck Pointing	LIB-23-02	1					20,000	20,000
Shelving Replacement	LIB-24-01	4			21,500	12,000		33,500
Security Gate at Entrances	LIB-24-03	1		45,000				45,000
Library Total			27,000	49,500	21,500	12,000	20,000	130,000
Outdoor Water Park								
Slide Renovation	OWP-20-01	1			109,000			109,000
OWP Circulation Pump	OWP-20-02	1	5,000	5,000	5,000	5,000	5,000	25,000
Paint OWP Slides	OWP-22-01	1	50,000					50,000
Outdoor Water Park Total			55,000	5,000	114,000	5,000	5,000	184,000
Parks Department								
Dock Replacement/New	PARKS-17-04	n/a	25,000	25,000	25,000	30,000	30,000	135,000
Trail- Set-Aside	PARKS-18-02	n/a	25,000	25,000	25,000	25,000	25,000	125,000
Russell Street Park	PARKS-19-04	1	15,000				75,000	90,000
New Holland Replacements	PARKS-20-04	3				75,000		75,000
10th Street Park	PARKS-20-08	1		30,000	30,000			60,000
Park Upgrade	PARKS-22-01	2		51,500				51,500
Chautauqua Park Multi-Use Court Surface	PARKS-22-05	3		70,000				70,000
Lift for Mower/Tractor	PARKS-22-07	n/a	7,000					7,000
Recreation Set-Aside	PARKS-23-01	3		150,000	150,000	150,000	150,000	600,000
1 Ton Pickup	PARKS-23-02	n/a		49,000				49,000
1/2 Ton Pickup	PARKS-23-03	n/a				40,000		40,000
Trailer	PARKS-23-04	n/a		8,000	9,600			17,600
Pickup	PARKS-23-05	n/a		25,000				25,000
W9th Ballfield Fence	PARKS-24-01	2		20,000				20,000
Service Pickup	PARKS-24-04	n/a			46,000			46,000
Large Area Mower	PARKS-24-05	n/a			75,000		75,000	150,000
Toolcat with Dump Box	PARKS-24-06	n/a			56,000			56,000
Irrigation System	PARKS-24-07	n/a			56,000			56,000
Mower- Unit #5	PARKS-25-01	n/a				75,000		75,000
Mower- Unit #410	PARKS-25-02	n/a	75,000					75,000
Bandshell Paint	PARKS-26-01	n/a	150,000					150,000
Playground Equipment	PARKS-26-02	n/a					75,000	75,000
Beach Groomer	PARKS-26-03	n/a					25,000	25,000
King's Pointe Area Mower	PARKS-26-04	n/a					10,000	10,000
Parks Department Total			297,000	453,500	472,600	395,000	465,000	2,083,100
Police Department								
Patrol Vehicle	PD-17-01	2	52,000	53,000	55,000	59,000	62,000	281,000
Body Armor	PD-17-02	1	2,500	21,000	7,000	7,000		37,500
In-Car Video Camera Replacement	PD-17-03	2			11,000			11,000
Tasers	PD-18-04	n/a		13,000				13,000
Police Supervisor's Vehicle	PD-19-01	2				59,000		59,000
Copier	PD-19-02	n/a			11,000			11,000
Radar	PD-20-02	3			3,500			3,500
CSO Truck	PD-21-01	3		30,000				30,000
Body Camera Rotation	PD-21-02	3		20,000	20,000			40,000
K-9 Patrol Vehicle	PD-22-11	1	52,000					52,000
W7th Impound Security Cameras	PD-22-13	n/a	7,000					7,000

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
Police Station Carpet	PD-22-14	n/a	15,000					15,000
Police Station/W 7th Storage Electrical Upgrades	PD-22-15	n/a	7,000					7,000
Police Station Pumping Replacement	PD-22-16	n/a	13,000					13,000
Unmarked Vehicle	PD-23-01	1		40,000				40,000
Police Station Furniture	PD-23-04	n/a		20,500				20,500
Surveillance Camera/Equipment	PD-24-01	1			4,500			4,500
Load Bearing Vests	PD-25-01	n/a				5,500		5,500
Badge Stickers	PD-25-03	n/a				400		400
Floatation Devices (for Patrol Cars)	PD-25-04	n/a				1,500		1,500
NIBIN Firearm Evidence Collection System	PD-25-05	n/a				4,300		4,300
Police Department Total			148,500	197,500	112,000	136,700	62,000	656,700
Sewer Collection								
Sewer Line Camera & Trailer	SEWCL-19-01	1		100,000				100,000
Sewer Line Installation on Radio Road	SEWCL-22-01	n/a	180,000					180,000
Push Camera	SEWCL-22-03	2	10,000					10,000
Jet/Vac Truck	SEWCL-22-04	n/a		450,000				450,000
Sewer Rehab	SEWCL-C2	1	100,000	35,000	35,000	35,000	35,000	240,000
Sewer Collection Total			290,000	585,000	35,000	35,000	35,000	980,000
Special Projects								
EAB- 2 Chainsaws	EAB-19-01	1		6,500				6,500
EAB- Brush Cutters/Tree Shredder	EAB-19-02	1					2,000	2,000
EAB- Dump Truck	EAB-19-03	1					75,000	75,000
EAB- 1 Ton Truck w/Dump Body	EAB-19-04	1					75,000	75,000
EAB- Payloader w/Brush Grapple	EAB-19-05	1		150,000				150,000
EAB- Skid Loader	EAB-19-08	1		60,000				60,000
EAB- Grapple Truck	EAB-19-09	1		75,000				75,000
Special Projects Total				291,500			152,000	443,500
Storm Water								
Project Set-Aside	STW-17-01	n/a	30,000					30,000
1 Ton Truck	STW-22-01	1		60,000				60,000
Aux Engines	STW-22-02	n/a	12,000			15,000		27,000
Storm Water Total			42,000	60,000		15,000		117,000
Street Department								
Plow Truck	ST-17-02	2		175,000				175,000
North Lake Ave. Overlay	ST-18-05	2					1,268,500	1,268,500
Dump Truck #13	ST-18-06	3			145,000			145,000
Wheel Loader #126	ST-19-10	3		175,000				175,000
Oneida Street to Milwaukee	ST-20-01	2	2,183,500					2,183,500
Boom/Bucket Truck	ST-20-10	2	225,000					225,000
Downtown Revitalization	ST-20-19	n/a		450,000				450,000
Oneida Street- Lakeshore	ST-21-01	n/a					280,000	280,000
Security Cameras & Infrastructure	ST-21-06	n/a	9,000					9,000
11' Snowplow Rotation	ST-21-09	n/a	10,000	10,000	20,000			40,000
12' Snowplow Rotation	ST-21-12	n/a	14,000	11,000		9,800		34,800
Snow Plow Wings for Motor Grader	ST-21-15	n/a		15,500				15,500
1 Ton Pickup	ST-22-01	n/a	60,000					60,000
Building upgrades	ST-22-02	2			125,000			125,000
Richland Phase 2	ST-22-03	3	353,200					353,200
Street Shop Parking Lot	ST-22-04	2	50,000					50,000

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
Alliant Energy Infrastructure Development	ST-22-05	1	150,000					150,000
Infrastructure Management Plan	ST-22-06	n/a	18,000					18,000
Overhead Door	ST-23-01	1		20,000				20,000
Seneca Street Reconstruction	ST-23-02	4		1,556,500				1,556,500
Backhoe	ST-23-03	n/a				175,000		175,000
Plow Truck #59	ST-23-04	n/a		175,000				175,000
Drill Press	ST-23-05	n/a		10,000				10,000
Side Dump Trailer	ST-24-01	3			15,000			15,000
Plow Truck #60	ST-24-02	n/a			200,000			200,000
Tree Truck #20	ST-24-03	n/a			135,000			135,000
Water Truck #7	ST-24-04	n/a			135,000			135,000
Mower #19	ST-25-01	n/a				100,000		100,000
Plow Truck #24	ST-25-02	n/a				135,000		135,000
Motor Grader #62	ST-25-03	n/a					225,000	225,000

Street Department Total

3,072,700	2,598,000	775,000	419,800	1,773,500	8,639,000
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Wastewater Treatment Facility

Lab and Office Addition	WWTP-18-03	3				214,000		214,000
1st Street Lift Station Replacement	WWTP-18-05	1	295,000					295,000
Blowers	WWTP-19-01	1	200,000				200,000	400,000
UV Bulb Bank Replacement	WWTP-20-05	2		40,000	40,000		40,000	120,000
Mower	WWTP-21-01	3	50,000					50,000
End Loader	WWTP-21-05	1	180,000					180,000
Thickener Tanks (2)	WWTP-21-06	1			300,000			300,000
SCADA Panel View Replacement	WWTP-21-08	1	20,000	20,000	20,000	20,000	20,000	100,000
Storage Building Updates	WWTP-22-08	1	45,000					45,000
Fencing & Gate Security System	WWTP-22-09	1	30,000					30,000
Pick-Up Truck (#86 replace)	WWTP-22-10	1	50,000					50,000
Lift Station Concrete Driveways	WWTP-22-11	2	15,000	15,000				30,000
VFD Compressor	WWTP-23-02	2		40,000				40,000
A-Basin Diffusers	WWTP-23-05	2		50,000				50,000
Skid Loader	WWTP-23-06	3		130,000				130,000
Lift Station Pumps/Reconstruction	WWTP-23-07	1	300,000					300,000
WWTP New Permit Requirements	WWTP-23-09	n/a			7,500,000	7,500,000		15,000,000
Project Set-A-Side	WWTP-23-10	n/a		700,000				700,000
Pickup Truck (#128 Replacement)	WWTP-24-01	2			60,000			60,000
Sludge Press Scraper Blades	WWTP-24-02	3			20,000		20,000	40,000
Lift Station Pumps, Motors, Equip Replacement	WWTP-25-01	1				50,000		50,000
Lime Truck Replacement	WWTP-25-02	3				100,000		100,000
Storage/Vehicle Building	WWTP-26-01	3					300,000	300,000

Wastewater Treatment Facility Total

1,185,000	995,000	7,940,000	7,884,000	580,000	18,584,000
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Water Distribution

Water Line Replacement	WD-17-01	n/a	180,000	180,000	180,000	180,000	180,000	900,000
New Pickup	WD-21-01	2	60,000					60,000
4th Street Watermain Replacement	WD-22-04	n/a	1,149,500					1,149,500
Air Compressor	WD-23-01	1			40,000			40,000
18" Bypass Water Line	WD-24-01	2	1,000,000					1,000,000

Water Distribution Total

2,389,500	180,000	220,000	180,000	180,000	3,149,500
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Water Meters

Smart Point Readers	WM-17-01	2	45,000	45,000	50,000	50,000	50,000	240,000
Meter Replacement	WM-17-02	2	57,000	55,000	55,000	60,000	60,000	287,000
Towers for Auto Reading of Meters	WM-21-02	1		60,000				60,000

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
Meter Reader	WM-22-01	2	10,000					10,000
Water Meters Total			112,000	160,000	105,000	110,000	110,000	597,000
Water Plant								
Well House Rehab	WP-17-04	2	30,000	30,000				60,000
Water Storage Prodi. Set Aside Funds	WP-17-08	2	100,000	100,000	100,000	100,000	100,000	500,000
Project Set A-side	WP-17-10	2	75,000	75,000	75,000	75,000	75,000	375,000
Pump Replacement	WP-19-C1	2	100,000	30,000				130,000
Slaker Rebuild	WP-20-01	2			50,000	50,000		100,000
Clear Well Mixer	WP-20-03	2			50,000			50,000
Plant Expansion Set A-Side	WP-20-04	n/a	100,000					100,000
Water Tower/Clear Well Inspection	WP-20-06	1			25,000			25,000
Lime Sludge Press & Building with Storage	WP-21-01	n/a			150,000	1,000,000		1,150,000
SCADA Panel View Replacement	WP-21-05	1	20,000	20,000	20,000	20,000	20,000	100,000
Mower/Trailer	WP-22-01	n/a	24,000					24,000
Water Tower	WP-22-04	n/a	350,000	1,500,000				1,850,000
Filter Valves & Actuators	WP-22-05	1	40,000	40,000				80,000
Recarb Baffle Curtains	WP-22-06	1	40,000					40,000
Chlorite Building	WP-22-07	1	40,000					40,000
Utility Tractor	WP-22-08	2	30,000					30,000
Garage/Shop/Storage	WP-23-02	1				75,000		75,000
Pressure Washer	WP-23-06	5		5,000				5,000
Lime Silo Valve	WP-23-07	2		55,000				55,000
Dust Collecting Baghouses	WP-23-10	1		10,000				10,000
Backwash Pump	WP-23-11	2		15,000				15,000
Motor for Lime Thickener	WP-23-12	2		9,500				9,500
Fluoride Tank Replacement	WP-23-13	2		15,000				15,000
Water Plant Total			949,000	1,904,500	470,000	1,320,000	195,000	4,838,500
GRAND TOTAL			10,337,623	8,454,642	12,230,360	11,584,126	7,035,123	49,641,874

Staff Summary

1/18/2021

Agenda Item # 12.



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

REPORT TO: Honorable Mayor and City Council

FROM:

SUBJECT: **City Council Requested Items**

BACKGROUND: Future City Council Work Sessions:
1. None at this time

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