

**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: 146 409 9250
DECEMBER 7, 2020
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=mbb8a08e955d92ea6e53380af9bf820a2>

- A. Pledge of Allegiance
- B. Consideration of Changes in Agenda and Setting the Agenda
- C. Disclosure by City Council Members
- 1. Hear the Public
- 2. Consent Agenda
 - A. Approve Consent Agenda
 - B. Buy Local Information
 - C. SLPD City Code Enforcement Summary
- 3. Resolution No. 28-R-2020-2021 Setting A Public Hearing On A Proposal To Amend The City Code By Updating The National Electrical Code To The 2020 Edition.
- 4. Setting The Public Hearing For Proposed Re-Zoning Of Parcels Of Land At 1401 Poplar Lane, 1404 Poplar Lane And Parcel #1402131001
- 5. Resolution No. 29-R-2020-2021 to Award A Bid To Gridor Construction, of Buffalo, Minnesota, for the Memorial Lift Station Improvements Project.
- 6. Resolution No. 30-R-2020-2021 Adopting Storm Lake's Airport Capital Improvement Program Submittal
- 7. Resolution No. 31-R-2020-2021 Setting Public Hearing on the proposed sale of real estate to Tyson Fresh Meats (Wastewater Treatment Plant)
- 8. Public Hearing to Amend City Code Chapter 5-10 Property Maintenance
- 9. Ordinance Amending City Code Chapter 5-10 Property Maintenance
- 10. Motion to Approve Memorandum of Understanding between the Iowa Department of Natural Resources and City of Storm Lake for the Nutrient Reduction Program
- 11. Fiscal Year 2022-2026 Proposed Capital Improvement Plan Workshop
- 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.*



Find us on Facebook <https://www.facebook.com/cityofstormlake>



Follow us on Twitter

@Storm_Lake



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

Staff Summary

12/7/2020

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

12/7/2020

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

12/7/2020

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 November 19, 2020 Special City Council Minutes
- Approve Renewal Liquor License for Brewster's
- Acknowledge Library Board & Airport Commission Minutes
- Approve the Code Enforcement Summary (see staff summary)

FISCAL IMPACT: The City will pay the following expenditures:

- List of Bills - - \$1,043,565.60
- King's Pointe & Sunrise Pointe Golf Course Bills - \$56,436.82

The City will receive the following revenues:

- Liquor License Renewal - \$845.00

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

Description	Type
☐ List of Bills	List of Bills
☐ King's Pointe and Golf Course List of Bills	List of Bills
☐ Minutes - November 19, 2020	Minutes
☐ Brewster's Liquor Application - 2020	Application
☐ Library Board October 2020 Minutes	Minutes
☐ Airport Minutes - October 2020	Minutes



Storm Lake, IA

My Buy Local_v1

Payment Date Range: 11/19/2020 - 12/09/2020

Vendor Name	Buy Local Info	Payable Description	Total Payments
BVC			
Buena Vista County Solid Waste	BVC	3rd Quarter FY2021 Assessment	87,450.00
Control System Specialists, LLC	BVC	Hyd Heater Repairs	3,638.31
ProElect/ Professional Electronics	BVC	Alarm Monitoring System	675.00
Power Solutions, Inc	BVC	Dryer Wiring	486.22
City of Newell	BVC	Reimbursement for Santry Panel	354.00
Buena Vista County Solid Waste	BVC	Recycling	393.12
Mike's Electronics Inc	BVC	Well 14 Service Call	90.00
		BVC Total:	93,086.65
Contract/Agreement			
Reding's Gravel & Excavating Co., Inc	Contract/Agreement	Pay Request #2 of Tulip Lane SW	182,685.33
Blacktop Service Company	Contract/Agreement	Pay #2 of Expansion Blvd Improvements	166,401.67
Reding's Gravel & Excavating Co., Inc	Contract/Agreement	Pay #2 Retainage of FEMA Lake Bank Restorati	4,442.24
I & S Group, Inc	Contract/Agreement	Construction Admin	765.00
Reding's Gravel & Excavating Co., Inc	Contract/Agreement	Rock	511.42
		Contract/Agreement Total:	354,805.66
Local			
Storm Lake Industrial Corporation	Local	3rd Installment FY2021	8,333.33
Alliant Energy	Local	Gas Services	3,306.87
Philip E Havens	Local	Legal Services	2,860.00
Bomgaars Supply, Inc	Local	Supplies	2,546.81
Richard Phillips	Local	Assembly	2,544.44
Arnold Motor Supply, LLP	Local	Supplies	1,911.92
Rohr Manufacturing Services, Ltd	Local	Fire Extinguisher Inspection	1,858.25
A & A Automotive	Local	Tires	1,515.60
Larson Oil & Distributing Co, Inc	Local	Propane	1,444.25
Long Lines	Local	Fax Line & Emergency Line Service	1,398.55
WalMart #01-1526	Local	Supplies	555.43
A & A Automotive	Local	New Tires	536.04
Philip E Havens	Local	4th Quarter 2020 Meeting Attend	500.00
Storm Lake Ace Hardware	Local	Supplies	451.75
The Storm Lake Times	Local	October 2020 Publications	442.40
Vetter Equipment	Local	Gasket Supplies	412.12
Bargloff & Company	Local	VT Hangar Repairs- Less Tax	390.00
Rohr Manufacturing Services, Ltd	Local	Annual Fire Extinguisher Insepction	386.91
Larson Oil & Distributing Co, Inc	Local	Propane	354.25
Rohr Manufacturing Services, Ltd	Local	Fire Extinguisher Inspection	989.34
A & A Automotive	Local	New Tires	286.77
Rohr Manufacturing Services, Ltd	Local	Annual Fire Extinguisher Inspection	541.93
Qwest Corporation	Local	Phone Service	221.04
Kelly Johnson	Local	August to October 2020 Punches	220.00
US Postal Service	Local	PO Box Fee	208.00
Vetter Equipment	Local	Equipment	191.72
Buena Vista Regional Medical Center	Local	Services	191.00
A & A Automotive	Local	Battery Replacement- Less Tax	188.57
Vetter Equipment	Local	WeedEater Supplies	186.73
Garbage Hauling Service Inc	Local	4th Quarter 2020 Garbage Service	161.25
L & G Products, Inc	Local	Seed	147.50
Rust Publishing NWIA, LLC	Local	October 2020 Advertising	139.00
Plumbing & Heating Wholesale, Inc	Local	Supplies	273.68
Color-ize Inc	Local	Evidence Reports	110.16
Visual Edge Inc	Local	Copier Maintenance Agreement	103.39
Schuelke Powersports	Local	Oil Change & Shift Box	90.98
Fastenal Company	Local	Supplies	88.44

My Buy Local_v1

Payment Date Range: 11/19/2020 - 12/09/2020

Vendor Name	Buy Local Info	Payable Description	Total Payments
Vetter Equipment	Local	Helmet	82.95
Holzhauser Ford Lincoln Storm Lake Inc	Local	Wire Assembly	81.78
Iowa Office Supply Inc	Local	Calendar	80.63
MidAmerican Energy Company	Local	November 2020 X-mas Lights	77.07
Fastenal Company	Local	Supplies	71.63
Iowa Office Supply Inc	Local	Office Supplies	71.58
Rohr Manufacturing Services, Ltd	Local	Annual Fire Extinguisher Insepection	69.60
Stanton Electric, Inc	Local	Breakers	65.00
Michael P. Reinert	Local	Tube	60.20
Iowa Office Supply Inc	Local	Office Supplies	60.00
O'Reilly Automotive Inc	Local	Belt	58.72
Iowa Office Supply Inc	Local	Office Supplies	57.32
O'Reilly Automotive Inc	Local	Adapter	47.96
Storm Lake Hearing Aid Service, Inc	Local	Hearing Screening- Brown	45.00
Plumbing & Heating Wholesale, Inc	Local	Pipe Supplies	35.50
O'Reilly Automotive Inc	Local	Oil	28.99
Graffix Inc	Local	Business Cards	27.11
Michael P. Reinert	Local	Tips	25.80
Storm Lake Hydraulics Co, Inc	Local	Hyd Hose	25.02
Buena Vista County Public Health & Home	Local	FY2021 Add'l Flu Shot	25.00
Fastenal Company	Local	Supplies	22.52
A & A Automotive	Local	Tire Repairs	22.26
Plumbing & Heating Wholesale, Inc	Local	Supplies	54.90
Michael P. Reinert	Local	Sheetmetal	15.00
Plumbing & Heating Wholesale, Inc	Local	Pilot Drill	14.41
Storm City Auto Parts, Inc	Local	Spark Plugs	3.34
Vetter Equipment	Local	Fasteners	4.30
		Local Total:	37,322.01

Non-Local

Charles Sargent Irrigation Company, Inc	Non-Local	Well 19 Rehab	29,489.80
Chicago, Central & Pacific Railroad Co	Non-Local	Oneida Street RR Signal Final Bill	39,316.07
ZOLL Medical Corporation	Non-Local	AEDs	8,986.31
Sioux City Fence LLC	Non-Local	9th Street Ballfield Fence	8,770.00
Ed M. Feld Equipment Company, Inc	Non-Local	Drying Rack	8,276.60
Mississippi Lime Company	Non-Local	Lime	28,302.12
Karl Chevrolet, Inc	Non-Local	2020 Charger Outfitting	5,280.84
Electric Pump Inc	Non-Local	Pump Repairs	5,032.39
Aurelia Lumber Company Inc	Non-Local	Water Tower Shed	3,678.20
NW Iowa Planning & Development Commi	Non-Local	SHIELD Draw FY2021	3,500.00
Shield Technology Corporation	Non-Local	ShieldWare Software Subscription	3,037.50
Hawkins, Inc	Non-Local	Hydro	2,778.78
Rehab Systems Inc	Non-Local	Jet Vacing	2,481.05
Hach Company	Non-Local	Testing Supplies	6,267.00
Crysteel Truck Equipment, Inc	Non-Local	Plow Blades	1,820.10
Praxair Inc	Non-Local	Carbon Dioxide	1,644.80
Ahlers & Cooney, P.C.	Non-Local	Marina Contract Services	1,643.00
Qualified Presort Service, LLC	Non-Local	Printing Services	1,550.63
Praxair Inc	Non-Local	Carbon Dioxide	2,961.30
WaterPro Supplies Inc	Non-Local	Clamps	1,397.25
Municipal Pipe Tool Co., LLC	Non-Local	Gutter Brooms	1,346.84
Dale Vitito	Non-Local	Uniforms	3,551.15
Pitney Bowes Inc	Non-Local	Postage	1,104.00
Digital Ally Inc	Non-Local	Body Cams	985.00
NCL of Wisconsin, Inc	Non-Local	Testing Supplies	897.46
Davis Equipment Corporation	Non-Local	Rotors	889.94
Rehab Systems Inc	Non-Local	Televising- Cayuga St	885.00
Four State International Trucks, Inc	Non-Local	Fuel Tank	855.28
TIGG, LLC	Non-Local	Carbon Media	852.00
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	837.10
W. W. Grainger, Inc	Non-Local	Label Maker	829.86

My Buy Local_v1
Payment Date Range: 11/19/2020 - 12/09/2020

Vendor Name	Buy Local Info	Payable Description	Total Payments
Menards, Inc	Non-Local	Caulk & Supplies	806.95
Imagine the Possibilities, Inc	Non-Local	Janitorial Services	800.00
US Peroxide, LLC	Non-Local	Facility & Maintenance Agreement	750.00
Lou's Gloves, Incorporated	Non-Local	Gloves	669.00
Old Dominion Brush Company	Non-Local	Supplies	635.36
Industrial Bearing Supply Company LLC	Non-Local	Bearings	632.74
W. W. Grainger, Inc	Non-Local	Vent	588.86
Hanna Instruments United States Inc	Non-Local	Meter	584.00
P.Q.L., Inc.	Non-Local	Holiday Lights	562.77
R & R Products, Inc	Non-Local	Mower Blades	558.75
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	555.40
Electrical Engineering & Equipment Compa	Non-Local	Generator Services	540.00
Qualified Presort Service, LLC	Non-Local	Printing Services	538.96
Ed M. Feld Equipment Company, Inc	Non-Local	Gloves	528.00
Petersen Manufacturing	Non-Local	Bench	522.90
P.Q.L., Inc.	Non-Local	LED Lights	519.93
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	513.30
W. W. Grainger, Inc	Non-Local	Flags	507.18
Pitney Bowes Inc	Non-Local	Postage	500.00
W. W. Grainger, Inc	Non-Local	Heater	496.25
BlueTarp Financial, Inc	Non-Local	Helmet & Supplies	488.46
W. W. Grainger, Inc	Non-Local	Ceiling Tile	463.10
Engel Agri-Sales, Co	Non-Local	Mower Supplies	407.92
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	389.40
United States Plastic Corp	Non-Local	Gaskets	379.66
Alpha Wireless Communications	Non-Local	Battery	348.00
WaterPro Supplies Inc	Non-Local	Clamps	325.00
Iowa Public Employees	Non-Local	IPERS withholdings	310.87
RL Fridley Theatres, Inc	Non-Local	50 - 2D Admission Tickets	300.00
Association of Concert Bands, Inc	Non-Local	FY2021 Membership	290.00
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	262.60
Rice Signs LLC	Non-Local	Signs	262.20
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	259.00
Qualified Presort Service, LLC	Non-Local	Printing Services	252.76
Legislative Services Agency	Non-Local	Code Books	250.00
Iowa League of Cities	Non-Local	Conference Registrations	250.00
Midwest Fence & Gate Company	Non-Local	Gate Repairs	243.43
Tyler Business Forms	Non-Local	Office Supplies	224.52
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	220.00
W. W. Grainger, Inc	Non-Local	Outlet & Supplies	210.25
Jeff Koenig	Non-Local	Portable Toilets	210.00
W. W. Grainger, Inc	Non-Local	Motor	204.64
Karl Chevrolet, Inc	Non-Local	P19 Push Bumper Wiring	200.00
Jeff Koenig	Non-Local	Portable Toilets	182.00
W. W. Grainger, Inc	Non-Local	Masks	180.00
Dale Vitito	Non-Local	Uniform	160.99
TMDE Calibration Labs, Inc	Non-Local	Calibration	160.10
Aurelia Lumber Company Inc	Non-Local	Lumber	154.88
Central Iowa Distributing, Inc	Non-Local	Cleaning Supplies	149.60
Workamper News, Inc	Non-Local	Advertising	140.00
Underground Location Company	Non-Local	Locate Services	127.20
Iowa Law Enforcement Academy	Non-Local	2020 Exec Order- Certification	250.00
Ahlers & Cooney, P.C.	Non-Local	URA Services	120.00
Cintas First Aid & Safety	Non-Local	First Aid Supplies	118.48
Utility Supply of America, Inc	Non-Local	Swing Arm & Supplies	112.92
Engel Agri-Sales, Co	Non-Local	Blades	110.36
Central Iowa Distributing, Inc	Non-Local	Gloves	110.00
Thompson Innovation	Non-Local	Simon Software	300.00
NW Iowa Planning & Development Commi	Non-Local	FY2021 CPR Training	88.00
Cintas First Aid & Safety	Non-Local	First Aid Supplies	84.64
UnityPoint Clinic- Occupational Medicine	Non-Local	Testing Services	84.00

My Buy Local_v1**Payment Date Range: 11/19/2020 - 12/09/2020**

Vendor Name	Buy Local Info	Payable Description	Total Payments
Iowa Lakes Regional Water	Non-Local	Water Service	78.31
James M. Sweeney & Associates, Inc	Non-Local	Background Checks	70.30
Ahlers & Cooney, P.C.	Non-Local	Urban Renwal Services	60.00
Iowa League of Cities	Non-Local	Conference Registration	50.00
Dale Vitito	Non-Local	Belt	48.94
Four State International Trucks, Inc	Non-Local	Fuel Cap	47.42
Salus LLC	Non-Local	November 2020 Memberships	40.00
Steven A Beeck	Non-Local	Window Cleaning Services	39.00
Four State International Trucks, Inc	Non-Local	Fuel Cap	38.94
UPS	Non-Local	Shipping	38.08
W. W. Grainger, Inc	Non-Local	Wall Calendar	36.50
Aurelia Lumber Company Inc	Non-Local	Lumber	32.40
Iowa League of Cities	Non-Local	Mayor Assoc Dues FY2021	30.00
Business Development Sales, Inc	Non-Local	Wire Jumper	28.90
Four State International Trucks, Inc	Non-Local	Fuel Cap Returned	-38.94
Non-Local Total:			201,042.55
Payroll/Refunds			
Tim Speers	Payroll/Refunds	2020 COVID Shelter Refund	160.00
Custodian of Petty Cash- Jean Cashman	Payroll/Refunds	Postage	83.10
Sheiyda Rios	Payroll/Refunds	2020 COVID Shelter Refund	80.00
Yanet Jorge	Payroll/Refunds	2020 COVID Shelter House Refund	80.00
Samantha Kay	Payroll/Refunds	2020 COVID Shelter Refund	80.00
Helen Holliday	Payroll/Refunds	2020 COVID Shelter Refund	80.00
Kasandra Loera	Payroll/Refunds	2020 COVID Shelter Refund	80.00
Victoria Arbizu	Payroll/Refunds	2020 COVID Shelter Refund	80.00
Payroll/Refunds Total:			723.10
Grand Total:			686,979.97

King's Pointe Resort

Claims Publication

From 11/13/2020 to 12/3/2020

Vendor	Description	Amount
WO Management Payroll 11/24/20	Payroll	\$56,436.82
Hy-Vee	Beverages	\$1,343.74
Authnet Gateway	Services	\$25.00
Heartland Payment System	Services	\$4,733.69
Martin Brothers	Food	\$9,353.20
BevSpot	Services	\$377.80
Shift4	Services	\$103.18
Johnson Brothers	Beverages	\$350.60
Iowa Dept of Rev	Tax	\$5,000.00
Doll Distribution	Beverages	\$948.50
City of Storm Lake	Utilities	\$3,010.31
		\$56,436.82

**SPECIAL COUNCIL MEETING, CITY OF STORM LAKE, NOVEMBER 19, 2020, 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: 146 045 0920**

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

Staff Present via telephone: City Manager Keri Navratil, Assistant City Manager David Derragon, 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.

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

Pledge of Allegiance

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

Disclosure by City Council Members – None

Hear the Public – None at this time.

Consent Agenda – Moved by Council Member Smith to approve the Consent Agenda which includes list of bills Check #'s 75971 through 76023, EFT #'s 1508 thorough 1545, DFT #'s 964 through 976, King's Pointe and Sunrise Pointe disbursements, November 2, 2020 minutes, renew liquor license for Fareway, approve new liquor licenses for Amazing Grace and Poor Reds, approve appointment of Cynthia Turner to the Airport Commission and Tim Steffen to the Planning and Zoning Commission, adopt the Policy & Procedure Manual for snow and ice removal and the Code Enforcement Summary. Seconded by Council Member McKinney. Roll call vote: All ayes with Council Member Ramos absent: Motion carried.

City Code – National Electrical Code - Moved by Council Member Ibarra to adopt Resolution No. 26-R-2020-2021 setting a Public Hearing for December 7, 2020, 5:00 pm on a proposal to amend the City Code by updating the National Electrical Code to the 2020 edition. Due to Covid-19. This meting will be a telephonic meeting only. Dial in to participate: 1-408-418-9388. Access Code: 146 409 9250. Seconded by Council Member Smith. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

RESOLUTION NO. 26-R-2020-2021

RESOLUTION SETTING HEARING ON A PROPOSAL TO ADOPT BY REFERENCE PARTS OR ALL OF A CERTAIN STATEWIDE OR NATIONALLY RECOGNIZED STANDARD CODE AND IOWA CODE SECTIONS AS PART OF AN ORDINANCE AMENDING THE CITY'S ELECTRICAL CODE AND PRESCRIBING NOTICE

WHEREAS, the City Council of the City of Storm Lake, Iowa has, from time to time, adopted by reference the provisions of certain statewide or nationally recognized standard codes or portions of

such codes by ordinances which identify the codes by subject matter, source, and date, without setting them forth in full, as permitted by Iowa Code Section 380.10;

WHEREAS, the City Council of the City of Storm Lake, Iowa has, from time to time, adopted by reference the provisions of certain portions of the Code of Iowa related to such statewide or nationally recognized standard codes or portions of such codes by ordinances without setting them forth in full, also as permitted by Iowa Code Section 380.10;

WHEREAS, the City's Electrical Code is included among such codes that are adopted in whole or part by reference to statewide or nationally recognized standard codes and portions of the Code of Iowa;

WHEREAS, the City Council now intends to consider adopting an ordinance that amends and updates the City's Electrical Code by reference to an updated statewide or nationally recognized standard code and portions of the Code of Iowa;

WHEREAS, the updated statewide or nationally recognized standard code to be adopted in whole or part by reference is the National Electrical Code, 2020 Edition;

WHEREAS, the Iowa Code sections to be adopted in whole or part by reference are sections 100.1, 100.35, 103.1 and 103.6;

WHEREAS, Iowa Code Section 380.10 requires the Council to hold a public hearing on any proposed standard code or on the portion of the standard code to be adopted by reference and to hold a public hearing on any portion of the Code of Iowa to be adopted by reference; and

WHEREAS, copies of the standard code or portions thereof and the portions of the Iowa Code proposed to be adopted by reference are available for review by members of the public at the office of the City Clerk of the City of Storm Lake, City Hall, 620 Erie Street, Storm Lake, Iowa.

NOW, THEREFORE, be it hereby resolved that this proposal to adopt by reference parts or all of such statewide or nationally recognized standard code and Iowa Code sections as part of an Ordinance amending the City's Electrical Code shall be scheduled for public hearing at the Council Chambers at City Hall at the regular council meeting scheduled December 7, 2020, at 5:00 p.m. Due to Covid-19, this meeting will be a telephonic meeting only ~ dial in to participate: 1-408-418-9388 ACCESS CODE: 146 833 2644 The City Clerk is directed to have a copy of this Resolution published in the Storm Lake Times on a date not less than four (4) days nor more than twenty (20) days prior to said meeting. The City Clerk is further directed to have available in the City Clerk's office at the Clerk's address shown above copies of the standard codes or portions thereof and the portions of the Iowa Code proposed to be adopted by reference for review by members of the public.

Passed and approved this 19th day of November, 2020.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

City Code Chapter 5-10 Property Maintenance - Moved by Council Member Ibarra to adopt Resolution No. 27-R-2020-2021 setting a Public Hearing for December 7, 2020, 5:00 pm to amend City Code Chapter 5-10 Property Maintenance. Due to Covid-19. This meeting will be a telephonic meeting only. Dial in to participate: 1-408-418-9388. Access Code: 146-409-9250. Seconded by Council Member McKinney. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

RESOLUTION NO. 27-R-2020-2021

RESOLUTION PROPOSING AN ORDINANCE AMENDING CHAPTER 5-10 OF TITLE V OF THE CITY CODE TO PROVIDE FOR A LIMITED EXCEPTION TO THE REQUIREMENT THAT ALL OFF-STREET PARKING AREAS BE HARD SURFACED; AND PROVIDING FOR A HEARING ON THE ADOPTION OF SUCH ORDINANCE

WHEREAS, the City Council of the City of Storm Lake, Iowa, is considering an ordinance to amend Section 5-10-7 of Chapter 5-10 in Title V of the City Code of the City of Storm Lake, Iowa to provide for a limited exception to the requirement that all off-street vehicular parking areas be hard surfaced, which exception would be applicable to certain properties located in Community Commercial zoning districts (the "Ordinance" below); and

WHEREAS, the City Council wishes to give members of the public the opportunity to be heard regarding the Ordinance under consideration.

NOW, THEREFORE, be it hereby resolved that the Ordinance is scheduled for public hearing at the Council Chambers at City Hall at the regular council meeting scheduled December 7, 2020, at 5:00 p.m. Due to Covid-19, this meeting will be a telephonic meeting only ~ dial in to participate: 1-408-418-9388 ACCESS CODE: 146 409-9250. The City Clerk is further directed to have a copy of this Resolution, a copy of the proposed ordinance, and general notice of such public hearing published in the Storm Lake Times on a date not less than four (4) days prior to said meeting.

Passed and approved this 19th day of November , 2020.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

FY 2020 Urban Renewal Report - Moved by Council Member Smith to approve FY 2020 Urban Renewal report. Seconded by Council Member Rice. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

City Council Requested Items - None at this time.

Adjourn - Moved by Council Member Ibarra to adjourn at 5:26 pm. Seconded by Council Member Rice. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

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: 12/17/2019

Expiration Date: 12/16/2020

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

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

Ownership

Tracy Carlson

First Name: <u>Tracy</u>	Last Name: <u>Carlson</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>12/17/2019</u>	Policy Expiration <u>12/17/2020</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective Date	Temp Transfer Expiration Date:



Library Board Meeting, City of Storm Lake, October 12, 2020, 4:00 p.m. by telephonic conference, 1-408-219-9388

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

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

No quorum – All business was tabled until the next Board Meeting in November. Board President Hudspeth dismissed all attending Trustees by telephone at 4:12 p.m. The October Bill Warrant was signed by Board President Hudspeth for submission to the City Staff Accountant.

Elizabeth Huff, Library Director. Please note the above is an unapproved draft of minutes and will be approved by the Board of Trustees on November 9, 2020.

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, October 12, 2020 4:00 PM

Present: Commission Members Bob Ansorge, Dan Richardson and Doug White. Absent: Commissioner Sarah Huddleston. Others Present: Jim 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 September 14, 2020 Airport Commission Minutes. Seconded by Commissioner White. Vote: All ayes with Commissioner Huddleston absent. Motion carried.

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

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

Airport Manager's Monthly Report – Rebnord Technology installed new phones but they have not been connected yet. On September 3, 2020 we issued NOTAM. The IDOT is repainting stripes on the runways. Control System Specialists installed a new air conditioner. R & R Electric installed a new gear box in the rotating beacon. Picked up supplies at Wal-Mart.

Courtesy Car Usage: 4 33 Miles
Fuel Meter Reading: Jet A – 504,105
AV Gas – 123,292.6

Airport CIP – Moved by Commissioner Richardson to draft the ACIP as is with 17/35 lighting in FY2024 and Runway 13/31 Papi's and REILS in FY2026 for consideration of approval in November. 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

Staff Summary

12/7/2020

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	\$ 93,086.65
Contract/Agreement	\$ 354,805.66
Local	\$ 37,322.01
Non- Local	\$ 201,042.55
Payroll/Refunds/Pyrl Tax & Ins	\$ 357,308.73
Total Expenses	\$ 1,043,565.60
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	68,279.67	1,018,961.86	0.00	1,018,961.86 176,727.14
01112-0020	10th & Ontario StormWater Improvem...	1,753,754.21	0.00	1,751,974.95	0.00	1,751,974.95 1,779.26
01112-0021	4th & Oats StormWater Improvements	837,480.15	0.00	806,582.57	0.00	806,582.57 30,897.58
16-19284	4th & Bartion Storm Water Improvemen...	751,002.10	30,487.90	658,674.60	0.00	658,674.60 92,327.50
18-CF-004	United Community Health Service Center	600,000.00	60,000.00	458,305.60	0.00	458,305.60 141,694.40
19-22797	Memorial Lift Station Improvements	404,755.00	40,475.50	251,255.00	0.00	251,255.00 153,500.00
35665	1st & Mae Street	796,373.28	-3,488.26	762,300.16	0.00	762,300.16 34,073.12
8406	7th & Geneseo St Sanitary Sewer Impro...	410,306.35	0.00	408,546.98	0.00	408,546.98 1,759.37
A21.117315	Casino Lift Station Ordor Control Impro...	255,104.58	-244.82	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	1,852,834.88	0.00	1,852,834.88 22,757.12
P11.115917	Memorial Park Water Quality	48,076.03	3,315.43	48,388.53	0.00	48,388.53 -312.50
P11.117908	Michigan Street Parking Lot Reconstruct...	409,297.00	25,580.95	439,080.90	0.00	439,080.90 -29,783.90
P11.118940	Oneida Street Reconstruction from RR t...	534,870.00	38,205.00	193,858.59	0.00	193,858.59 341,011.41
P11.119679	FEMA Lake Bank Restoration	117,831.01	15,710.81	119,728.46	3,457.05	123,185.51 -5,354.50
P11.120411	Highway 7/110 Traffic Lane/Signalization	1,423,630.00	96,724.36	158,923.51	0.00	158,923.51 1,264,706.49
P11.120478	Tulip Lane SW Improvements	513,049.50	19,360.38	159,727.00	182,685.33	342,412.33 170,637.17
P11.120650	2020 Expansion Blvd Improvements	861,088.10	68,887.04	293,059.68	166,401.67	459,461.35 401,626.75
P11.122266	2021 CIPP Sanitary Sewer Improvements	79,192.80	79,192.80	19,614.00	0.00	19,614.00 59,578.80
T51.119823	Runway 13/31 & Taxiway Lighting	453,189.00	64,741.20	63,577.00	0.00	63,577.00 389,612.00
Urban20WQI-004	SLHS Courtyard Conservation	100,000.00	100,000.00	13,688.96	0.00	13,688.96 86,311.04
Report Total:		13,969,429.41	707,227.96	10,281,709.42	352,544.05	10,634,253.47 3,335,175.94

Group Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	453,189.00	64,741.20	63,577.00	0.00	63,577.00	389,612.00
Economic Development	817,831.01	175,710.81	591,723.02	3,457.05	595,180.07	222,650.94
National Resiliency Disaster Grant Proje...	8,260,515.42	197,147.92	7,487,605.53	182,685.33	7,670,290.86	590,224.56
Sanitary Sewer Projects	659,859.58	40,230.68	513,658.64	0.00	513,658.64	146,200.94
Street Construction	3,778,034.40	229,397.35	1,625,145.23	166,401.67	1,791,546.90	1,986,487.50
Report Total:	13,969,429.41	707,227.96	10,281,709.42	352,544.05	10,634,253.47	3,335,175.94

Type Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Construction	4,970,275.78	413,562.03	2,221,994.87	166,401.67	2,388,396.54	2,581,879.24
Federal/State Grant	8,299,153.63	133,665.93	7,587,719.99	186,142.38	7,773,862.37	525,291.26
Grant	700,000.00	160,000.00	471,994.56	0.00	471,994.56	228,005.44
Report Total:	13,969,429.41	707,227.96	10,281,709.42	352,544.05	10,634,253.47	3,335,175.94

Staff Summary

12/7/2020

Agenda Item # C.



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

REPORT TO: Honorable Mayor and City Council

FROM: Chris Cole, Police Chief

SUBJECT: **SLPD City Code Enforcement Summary**

BACKGROUND: 11/11/2020 to 12/1/2020

Total: 60

Accumulate Junk: 34
Accumulate Trash – 4
Junk Vehicle – 12
Parking Restricted to hard surfaces- 5
Accumulate used tires – 3
Accumulate bags of leaves – 1
Accumulate branches – 1

0 Citations

FISCAL IMPACT: None

RECOMMENDATION: None

Staff Summary

12/7/2020

Agenda Item # 3.



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

REPORT TO: Honorable Mayor and City Council

FROM: Scott Olesen, Building Official

SUBJECT: **Resolution No. 28-R-2020-2021 Setting A Public Hearing On A Proposal To Amend The City Code By Updating The National Electrical Code To The 2020 Edition.**

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

This code is produced by the National Fire Protection Association. This organization updates their 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 version.

Updating to the current code editions will bring the City into line with the electrical code adopted by the State of Iowa. 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.

Council must hold a Public Hearing on the proposed amendments to the current City Code. The Hearing will be held at the Regular City Council meeting at 5:00 PM Monday, December 21st, 2020 at City Hall.

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

RECOMMENDATION: Approve Resolution No. 28-R-2020-2021 to Set the Public Hearing for Monday, December 21, 2020 at 5:00 PM

ATTACHMENTS:

Description

Type

- Resolution No. 28-R-2020-2021
- Ordinance NO. 02-O-2020-2021

Resolution
Ordinance

RESOLUTION NO. 28-R-2020-2021

RESOLUTION SETTING HEARING ON A PROPOSAL TO ADOPT BY REFERENCE PARTS OR ALL OF A CERTAIN STATEWIDE OR NATIONALLY RECOGNIZED STANDARD CODE AND IOWA CODE SECTIONS AS PART OF AN ORDINANCE AMENDING THE CITY'S ELECTRICAL CODE AND PRESCRIBING NOTICE

WHEREAS, the City Council of the City of Storm Lake, Iowa has, from time to time, adopted by reference the provisions of certain statewide or nationally recognized standard codes or portions of such codes by ordinances which identify the codes by subject matter, source, and date, without setting them forth in full, as permitted by Iowa Code Section 380.10;

WHEREAS, the City Council of the City of Storm Lake, Iowa has, from time to time, adopted by reference the provisions of certain portions of the Code of Iowa related to such statewide or nationally recognized standard codes or portions of such codes by ordinances without setting them forth in full, also as permitted by Iowa Code Section 380.10;

WHEREAS, the City's Electrical Code is included among such codes that are adopted in whole or part by reference to statewide or nationally recognized standard codes and portions of the Code of Iowa;

WHEREAS, the City Council now intends to consider adopting an ordinance that amends and updates the City's Electrical Code by reference to an updated statewide or nationally recognized standard code and portions of the Code of Iowa;

WHEREAS, the updated statewide or nationally recognized standard code to be adopted in whole or part by reference is the National Electrical Code, 2020 Edition;

WHEREAS, the Iowa Code sections to be adopted in whole or part by reference are sections 100.1, 100.35, 103.1 and 103.6;

WHEREAS, Iowa Code Section 380.10 requires the Council to hold a public hearing on any proposed standard code or on the portion of the standard code to be adopted by reference and

to hold a public hearing on any portion of the Code of Iowa to be adopted by reference; and

WHEREAS, copies of the standard code or portions thereof and the portions of the Iowa Code proposed to be adopted by reference are available for review by members of the public at the office of the City Clerk of the City of Storm Lake, City Hall, 620 Erie Street, Storm Lake, Iowa.

NOW, THEREFORE, be it hereby resolved that this proposal to adopt by reference parts or all of such statewide or nationally recognized standard code and Iowa Code sections as part of an Ordinance amending the City's Electrical Code shall be scheduled for public hearing at the Council Chambers at City Hall at the regular council meeting scheduled December 21, 2020, at 5:00 p.m. Due to Covid-19, this meeting will be a telephonic meeting only ~ dial in to participate: 1-408-418-9388 ACCESS CODE: 146 409 9250. The City Clerk is directed to have a copy of this Resolution published in the Storm Lake Times on a date not less than four (4) days nor more than twenty (20) days prior to said meeting. The City Clerk is further directed to have available in the City Clerk's office at the Clerk's address shown above copies of the standard codes or portions thereof and the portions of the Iowa Code proposed to be adopted by reference for review by members of the public.

Passed and approved this 7th day of December, 2020.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

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 AELECTRICAL 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

12/7/2020
Agenda Item # 4.



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

REPORT TO: Honorable Mayor and City Council

FROM: Scott Olesen, Building Official

SUBJECT: **Setting The Public Hearing For Proposed Re-Zoning Of Parcels Of Land At 1401 Poplar Lane, 1404 Poplar Lane And Parcel #1402131001**

BACKGROUND: The applicants are requesting a change in the Zoning designation of 3 parcels of land 1401 Poplar Lane, 1404 Poplar Lane and parcel #1402131001 generally 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 Full legal description attached Exhibit "A"

The application requests approval of a rezoning of such properties from R-1 Low Density Residential to R-3 Medium Density Residential to allow for duplex housing. The properties current use is undeveloped lots and agriculture. 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. After the Planning and Zoning Commission has made a recommendation, the City Council will need to hold a public hearing and three readings to approve the request. This 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: Set the public hearing and first reading for Application 2020-3, request for re-zoning, for December 21, 2020.

Staff Summary

12/7/2020

Agenda Item # 5.



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

REPORT TO: Honorable Mayor and City Council

FROM: Scott Olesen, Building Official

SUBJECT: **Resolution No. 29-R-2020-2021 to Award A Bid To Gridor Construction, of Buffalo, Minnesota, for the Memorial Lift Station Improvements Project.**

BACKGROUND: The proposed Memorial Lift Station project will provide a much needed upgrade on this critical portion of the City's sanitary sewer collection system. This project will provide the ability to bypass the influent in an emergency situation and will upgrade the electrical and HVAC systems in the building as well. The project, once completed, will help to ensure uninterrupted operations.

The City's Engineering firm ISG, developed the plans and specifications for this project, arranged a pre-bid visit to Memorial Lift Station for the bidding contractors and set the date for opening of competitive bids. The Engineers estimate of cost for the project was \$2,006,270.00, and the Engineers estimate for alternate 1A was \$50,000. The City received five bids. The lowest bidder was Gridor Construction, of Buffalo, Minnesota. They provided a base bid of \$2,047,000.00. The highest base bid was \$2,754,700.00, which was submitted by Woodruff Construction, LLC., of Ft. Dodge, Iowa. The alternate to the plans would propose to fill in the 20 foot deep area in the lower portion of the lift station, which previously housed the grit removal equipment, which is now housed at the Headworks building. Leaving this empty space is a safety hazard, so the proposal is to fill this area with aggregate. ISG has recommended that the alternate to be accepted. The resulting lowest bidder was still Gridor Construction at \$2,076,000.00 and the high bid would be Woodruff Construction at \$2,791,700.

The Engineers recommendation for acceptance of the lowest bid, as well as the five estimates are attached to this staff summary.

FISCAL IMPACT: The bid for this project, including alternate 1A is \$2,076,000.00.

RECOMMENDATION: Approve Resolution No. 29-R-2020-2021 to accept the bid and award the contract for the Storm Lake Memorial Lift Station Improvement Project, including alternate 1A, to Gridor Construction, of Buffalo, Minnesota.

ATTACHMENTS:

Description		Type
☐	Resolution No. 29-R-2020-2021	Resolution
☐	Bid Tabulation for Memorial Lift Station Project	Backup Material

RESOLUTION NO. 29-R-2020-2021

**RESOLUTION ACCEPTING BIDS, AWARDING BID AND APPROVING CONTRACT
FOR THE CITY OF STORM LAKE 4TH AND OATES STORM WATER PROJECT**

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

Section 1. That the following bid for the construction of certain public improvements described in general as the Memorial Lift Station Improvements Project described in the plans and specifications heretofore adopted by this Council on October 19, 2020, be and is hereby accepted and awarded, the same being the lowest responsible bid received for said work, as follows:

Contractor: Gridor Construction from Buffalo, MN
Amount of Bid: \$2,076,000.00
Portion of Project: All

Section 2. That the construction contract and bond executed and insurance coverage for the construction of the Memorial Lift Station Project, as described in detail in the plans and specifications heretofore approved, and can be signed by the Mayor and Clerk on behalf of the City be and the same hereby approved contingent to all the required concurrence and consents as follows:

Contractor: Grido Construction from Buffalo, MN
Date of Contract: December 7, 2020
Portion of Project: All

PASSED AND APPROVED this 7th day of December, 2020.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Bid Tabulation

MEMORIAL LIFT STATION IMPROVEMENTS
Storm Lake, IA

ISG

Project Name: Memorial Lift Station

Bid Letting Time + Date: 2:00 p.m. Thursday, November 19, 2020

Bid Letting Location: 620 Erie Street Storm Lake, IA

Tom G., Scott O., Collette B., Mayra M.
Est: 1.7 mil

CONTRACTOR	BID BOND	BIDDER STATUS FORM	ADD#1 11-6-20	ADD#2 11-12-20	ADD#3 11-16-20	BASE BID	ALTERNATE 1A - FILL GRIT CHAMBER
1 King Construction Well Lake IA	✓		✓	✓	✓	2,245,500.00	12,000
2 Gridlar Const Buffalo MN	✓		✓	✓	✓	2,047,000.00	29,000
3 John T. Jones Fargo ND	✓		✓	✓	✓	2,526,000.00	59,000
4 Christiansen Con Pender Neb	✓		✓	✓	✓	2,150,000.00	11,784
5 Woodroff Const Fort Dodge IA	✓		✓	✓	✓	2,754,700.00	37,000

Staff Summary

12/7/2020

Agenda Item # 6.



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

REPORT TO: Honorable Mayor and City Council

FROM: Tyler Gibbins, Staff Accountant

SUBJECT: **Resolution No. 30-R-2020-2021 Adopting Storm Lake's Airport Capital Improvement Program Submittal**

BACKGROUND: The City of Storm Lake is the Airport's official sponsor organization, therefore must approve the Airport Capital Improvement Program (ACIP). Once approved, the plan will be submitted to the State of Iowa and to the Federal Aviation Administration.

The projects included in this plan are as follows:
FY2023- Lighting Replacement - Runway 17/35
Federal Funding- \$421,830
Local Funding- \$46,870

FY2026- Apron Expansion
Federal Funding- \$636,984
Local Funding- \$70,776

A draft of this ACIP has been preliminarily provided to the our FAA representative for comment. We received one comment, the Apron Expansion may have to be pushed back a year or two to allow entitlement funding to reach the projected amount of \$636,984. The airport commission will consider this in future planning.

FISCAL IMPACT: The projects are funded 90% by the FAA and 10% by the City

RECOMMENDATION: Council Adopt Resolution No.30-R-2020-2021

ATTACHMENTS:

	Description
📎	ACIP

Type
Backup Material

FEDERAL AIRPORT IMPROVEMENT PROGRAM (AIP) PREAPPLICATION CHECKLIST

Please attach the following documents with your application.

- ☐ Sponsor Identification Sheet for the Airport
- ☒ Capital Improvement Program (CIP) Data Sheet (one for each project listed in the first three years of the CIP) and detailed cost estimate for each data sheet
- ☒ Five-Year CIP
- ☒ Long-Range Needs Assessment
- ☒ Verification of an updated airport layout plan (ALP) (when applying for new construction of buildings or airfield expansion)
- ☐ Verification of completed environmental processing in accordance with National Environmental Policy Act of 1969
- ☐ Verification of completed land acquisition or signed purchase agreement
- ☐ Verification of pavement maintenance program (when applying for pavement preservation or reconstruction)
- ☐ If requesting federal assistance for snow removal equipment, please include an inventory of the existing equipment and calculations based on Chapters 4 and 5 of the Airport Winter Safety and Operations Advisory Circular (AC) 150/5200-30 and the Airport Snow and Ice Control Equipment AC 150/5220-20 showing the minimum equipment needed, along with the Airport Capital Improvement Plan (ACIP) Data Sheet, include a copy of a completed Federal Aviation Administration's snow removal equipment spreadsheet.
- ☐ If requesting federal assistance for general aviation apron expansion, include a copy of a completed FAA apron design spreadsheet.
- ☐ If requesting pavement reconstruction, submit an engineering report showing the need for the reconstruction as part of the CIP justification.
- ☐ For revenue-producing facilities (i.e., fueling facilities and hangars), please submit:
 - 1) A statement that airside development needs are met or include a financial plan to fund airside needs over the next three years.
 - 2) A statement that runway approach surfaces are clear of obstructions (the FAA Airport 5010 should show at least a 20:1 clear approach).
 - 3) Justification for the project.
- ☐ System for Award Management (SAM) registration is up to date (www.sam.gov)

Please e-mail this form with supporting documents identified in the checklist to shane.wright@iowadot.us.

Attn.: Program Manager
Aviation Bureau
Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010

E-mail: shane.wright@iowadot.us
FAX: 515-233-7983
Phone: 515-239-1048

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION – CENTRAL REGION

5-YEAR CIP

(Attach additional sheets if necessary)

Airport Name, LOCID, City, State:	Storm Lake Municipal Airport, Storm Lake, Iowa		
Prepared By:	Bolton & Menk	Sponsor Email:	navratil@stormlake.org
Date Prepared:	October 2020	Sponsor Signature	
Sponsor Phone:	712-732-8000	Printed Name:	Keri Navratil

FY	Detailed Project/Scope Description	Fund Source	Amount
2023	Lighting Replacement – Runway 17/35	Federal	\$421,830
		State	\$0.00
		Local	\$46,870
		Total	\$468,700
2026	Apron Expansion	Federal	\$636,984
		State	\$0.00
		Local	\$70,776
		Total	\$707,760
Click here to enter text.	Click here to enter text.	Federal	\$Click here to enter text.
		State	\$Click here to enter text.
		Local	\$Click here to enter text.
		Total	\$Click here to enter text.
Click here to enter text.	Click here to enter text.	Federal	\$Click here to enter text.
		State	\$Click here to enter text.
		Local	\$Click here to enter text.
		Total	\$Click here to enter text.
Click here to enter text.	Click here to enter text.	Federal	\$Click here to enter text.
		State	\$Click here to enter text.
		Local	\$Click here to enter text.
		Total	\$Click here to enter text.

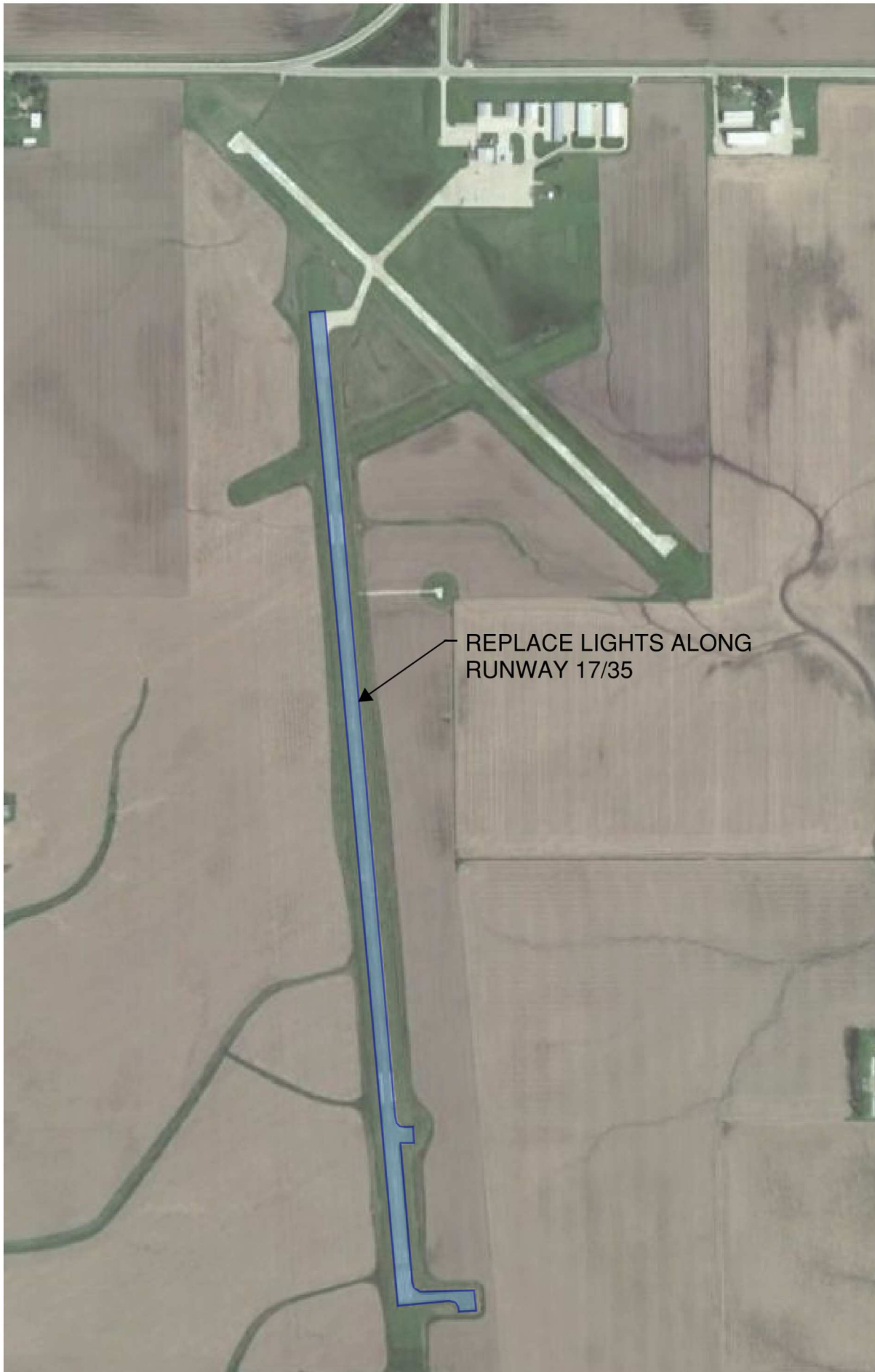
FEDERAL AVIATION ADMINISTRATION**CIP DATA SHEET**

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:		Storm Lake Municipal Airport (SLB)	
AIP Project Type:		Lighting Replacement - Runway 17/35	
Local Priority:	1 - Very High	Federal Share:	\$ 421,830
FFY Requested:	2023	State Share:	\$ 0
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (separate sheet) that clearly depicts the scope of the project.		Local Share:	\$ 46,870
		Total Project Cost:	\$ 468,700
The lighting for Runway 17/35 is at the end of it's useful life. The system consists of direct buried cable and stake mounted lights. Both the cable and the lights are requiring increased maintenance costs to help keep the existing system running. Runway 13/31 is currently in the process of relighting the entire runway and includes new conduit runs to Runway 17/35 from the electrical vault in preparation for this project. This project will include replacing all the edge lights along Runway 17/35 and the connector taxiway between the two runways.			
SPONSOR SIGNATURE BLOCK			
Signature:		Date:	
Printed Name:	Keri Navratil	Title:	City Manager
Phone Number:	712-732-8000	Email:	navratil@stormlake.org

Lighting Replacement - Runway 17/35 Sketch





Real People. Real Solutions.

LIGHTING REPLACEMENTS - RUNWAY 17/35

No.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Federal 90%	State 0%	Local 10%
1	MOBILIZATION	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 45,000.00	\$ -	\$ 5,000.00
2	TRAFFIC CONTROL	1	LF	\$ 10,000.00	\$ 10,000.00	\$ 9,000.00	\$ -	\$ 1,000.00
3	CONSTRUCTION STAKING	1	LF	\$ 10,000.00	\$ 10,000.00	\$ 9,000.00	\$ -	\$ 1,000.00
4	REMOVAL OF EXISTING EDGE LIGHTS	70	EA	\$ 110.00	\$ 7,700.00	\$ 6,930.00	\$ -	\$ 770.00
5	DIRECTIONAL BORE, 2" CONDUIT	95	LF	\$ 110.00	\$ 10,450.00	\$ 9,405.00	\$ -	\$ 1,045.00
6	TRENCHING	14,000	LF	\$ 3.00	\$ 42,000.00	\$ 37,800.00	\$ -	\$ 4,200.00
7	CONDUIT, 2" PVC	14,000	LF	\$ 3.00	\$ 42,000.00	\$ 37,800.00	\$ -	\$ 4,200.00
8	5KV WIRE	15,600	LF	\$ 2.50	\$ 39,000.00	\$ 35,100.00	\$ -	\$ 3,900.00
9	5KV GROUND WIRE	12,000	LF	\$ 2.50	\$ 30,000.00	\$ 27,000.00	\$ -	\$ 3,000.00
10	HANDHOLE	10	EA	\$ 800.00	\$ 8,000.00	\$ 7,200.00	\$ -	\$ 800.00
11	MITL	16	EA	\$ 1,100.00	\$ 17,600.00	\$ 15,840.00	\$ -	\$ 1,760.00
12	MIRL, EDGE LIGHTS - L-861	56	EA	\$ 1,100.00	\$ 61,600.00	\$ 55,440.00	\$ -	\$ 6,160.00
13	MIRL, THRESHOLD LIGHTS - L-861SE	16	EA	\$ 1,300.00	\$ 20,800.00	\$ 18,720.00	\$ -	\$ 2,080.00
14	WINDCONE	2	EA	\$ 12,000.00	\$ 24,000.00	\$ 21,600.00	\$ -	\$ 2,400.00
					\$ -	\$ -	\$ -	\$ -
				Subtotal	\$ 373,150.00	\$ 335,835.00	\$ -	\$ 37,315.00
				PROJECT DEVELOPMENT / SCOPING	\$ 1,000.00	\$ 900.00	\$ -	\$ 100.00
				DESIGN ENGINEERING (12%)	\$ 44,800.00	\$ 40,320.00	\$ -	\$ 4,480.00
				CONSTRUCTION ENGINEERING (12%)	\$ 44,800.00	\$ 40,320.00	\$ -	\$ 4,480.00
				GRANT ADMINISTRATION	\$ 2,450.00	\$ 2,205.00	\$ -	\$ 245.00
				DISADVANTAGED BUSINESS ENTERPRISE (DBE) PLAN	\$ -	\$ -	\$ -	\$ -
				ENVIRONMENTAL CATEX	\$ 1,500.00	\$ 1,350.00	\$ -	\$ 150.00
				ESTIMATED CITY ADMINISTRATION	\$ 1,000.00	\$ 900.00	\$ -	\$ 100.00
				LIGHTING REPLACEMENTS - RUNWAY 17/35	\$ 468,700.00	\$ 421,830.00	\$ -	\$ 46,870.00

FEDERAL AVIATION ADMINISTRATION

CAPITAL IMPROVEMENT PROGRAM (CIP)

AIRPORTS DIVISION – CENTRAL REGION

LONG-RANGE NEEDS ASSESSMENT

Years 6 to 20

(Attach additional sheets if necessary)

Airport Name:	Storm Lake Municipal Airport
----------------------	------------------------------

Estimated FY	Project Description	Fund Source	Amount
2029	Runway 17/35 NAV AIDS Replacement	Federal	\$ 636,984
		State	\$ 0.00
		Local	\$ 70,776
		Total	\$ 707,760
2033	Fuel System Replacement	Federal	\$ 482,040
		State	\$ 0.00
		Local	\$ 53,560
		Total	\$ 535,600
2035	Runway 13/31 NAV AIDS	Federal	\$ 278,100
		State	\$ 0.00
		Local	\$ 30,900
		Total	\$ 309,000
2038	Snow Removal Equipment	Federal	\$ 417,150
		State	\$ 0.00
		Local	\$ 46,350
		Total	\$ 463,500
Click here to enter text.	Click here to enter text.	Federal	\$ Click here to enter text.
		State	\$ Click here to enter text.
		Local	\$ Click here to enter text.
		Total	\$ Click here to enter text.
Click here to enter text.	Click here to enter text.	Federal	\$ Click here to enter text.
		State	\$ Click here to enter text.
		Local	\$ Click here to enter text.
		Total	\$ Click here to enter text.

RESOLUTION NO. 30-R-2020-2021

**RESOLUTION TO APPROVE THE FY 2021 FIVE YEAR AIRPORT CAPITAL
IMPROVEMENT PROGRAM (ACIP)**

Whereas, as a condition to receive the State and Federal aid for the Storm Lake Municipal Airport, the following provisions must be met:

- Approved 5-Year Capital Improvement Program
- Approved Airport Improvement Program data sheets with Sponsors Signature
- Certification that the local match exists if the grant is awarded
- Authorization to submit the application for the proposed projects for Federal and/or State Grants, and

Whereas, the FY 2021 5-year Capital Improvement Program and Airport Capital Improvement Program data sheets are attached listing the projects deemed to be in the best interest of the Storm Lake Municipal Airport.

Now, therefore, be it resolved that the City of Storm Lake staff recommends the submittal of the attached 5-year Capital Improvement Program for the Storm Lake Municipal Airport, for potential FY2021 through FY2026 Federal and State Aviation Grants and certifies that the local match is available for the FY 2023 project if a grant is awarded.

PASSED AND APPROVED this 7th day of December, 2020.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

.

Staff Summary

12/7/2020

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: Keri Navratil, City Manager

SUBJECT: **Resolution No. 31-R-2020-2021 Setting Public Hearing on the proposed sale of real estate to Tyson Fresh Meats (Wastewater Treatment Plant)**

BACKGROUND: Since the early 1980's Tyson Fresh Meats currently leases the City's old wastewater treatment plant. The plant is in need of significant upgrades in order to meet their new treatment permit levels. Due to the investment, Tyson Fresh Meats would prefer to own the treatment plant

Rally Appraisal LLC conducted an appraisal on the property to determine a sale price. Due to the specific use of the property, the required investment to continue operation due to current regulations, and costs associated with the remediating the site for an alternative use, and residual value upon conversion of alternative use, there would be minimal interest in the property outside the current tenant.

FISCAL IMPACT: \$1.00

RECOMMENDATION: Resolution No. 31-R-2020-2021 Setting a Public Hearing for 5:00 p.m. on December 21, 2020 in City Council Chambers

ATTACHMENTS:

Description	Type
▣ Appraisal	Backup Material
▣ Resolution No. 31-R-2020-2021	Resolution

APPRAISAL REPORT

OF

**1234 630th STREET
STORM LAKE, IA 50588**

FILE # C20C2AD02

PREPARED FOR:

**CITY OF STORM LAKE
620 ERIE STREET
STORM LAKE, IA 50588**

ATTN: MS. KERI NAVRATIL

AS OF:

FEBRUARY 19, 2020 "AS IS"

**PREPARED BY:
RALLY APPRAISAL, LLC**

**CLINTON D. MILLER, MAI
CERTIFIED GENERAL REAL PROPERTY APPRAISER**

**1454 30TH STREET, SUITE 107
WEST DES MOINES, IOWA 50266
PHONE: (515) 226-8733 FAX: (515) 226-0148**



Rally Appraisal, L.L.C.

Des Moines Commercial • 1454 30th St., Suite 107 • West Des Moines, IA 50266

Clinton D. Miller, MAI
Patrick D. Bodenhamer
Samuel D. Schumacher
Kyle R. Pedersen

Phone: (515) 226-8733
Fax: (515) 226-0148
www.rallyappraisal.com

March 5, 2020

City of Storm Lake
630 Erie Street
Storm Lake, IA 50588

RE: 1234 630th Street, Storm Lake, Iowa

Dear Ms. Keri Navratil:

As requested, I have made an inspection and completed an appraisal of the above referenced property.

This appraisal is being presented in a narrative Appraisal Report Format which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice (USPAP) for an Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning data, reasoning, and analyses is retained in the appraiser's files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated on the following page. The appraiser is not responsible for unauthorized use of this report.

This report is prepared for the client, the City of Storm Lake, for asset management decisions. This report represents my analysis and conclusion of the estimated "as is" market value of the fee simple estate in the subject property as of the inspection date of February 19, 2020. The following report complies with the standards and regulations outlined in Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).

The indicated Market Value is based upon the enclosed data, and contingent upon the limiting conditions set forth in the Scope of Work section of this appraisal.

This transmittal letter is considered a part of the appraisal report. Please contact me if you have any questions.

Sincerely,

Clinton D. Miller, MAI
Certified General Appraiser, CG02604 (Iowa)

Table of Contents

Preface:

Title Page
Letter of Transmittal
Table of Contents
Subject Photographs

Summary of Salient Data 17

Definitions:

Scope of Report 18

Marketing and Exposure Time..... 22

Purpose, Intended Use, and Property Rights Appraised 24

Definition of Market Value..... 25

Identification of Property..... 26

Assessed Value and Taxes 27

Appraisal Process..... 28

Descriptions:

Regional Map 31

Community Map..... 35

Neighborhood Data 44

Site Description..... 46

Improvement Description..... 49

Highest and Best Use 52

Valuation Conclusion:

Reconciliation and Final Value..... 55

Assumptions and Contingent Limiting Conditions 56

Addenda 58

SUBJECT PROPERTY PHOTOGRAPHS



North Lagoons – Covered Anaerobic Lagoons



North Lagoons – Covered Anaerobic Lagoons



Influent Control Structure



Concrete Pits – 18' Deep (2 Pits)



Pump Area For Concrete Pits



Pump & Lab Area For Concrete Pits



Circular Pits 12' Deep



Office / Electrical / Chemical Storage (1966)



Electrical For Concrete Pits



Mechanicals



Shop



Chemical Room



Exterior – Chlorine Injection Area



Sludge Pit



Effluent Lagoon – 6' Deep



Effluent Final Lagoon - 6' Deep



Shed on South Side of Property (Flow Meter, Sampler & Heater)



Clean Water Discharge



Discharge Tube



2000 Built Burner Building



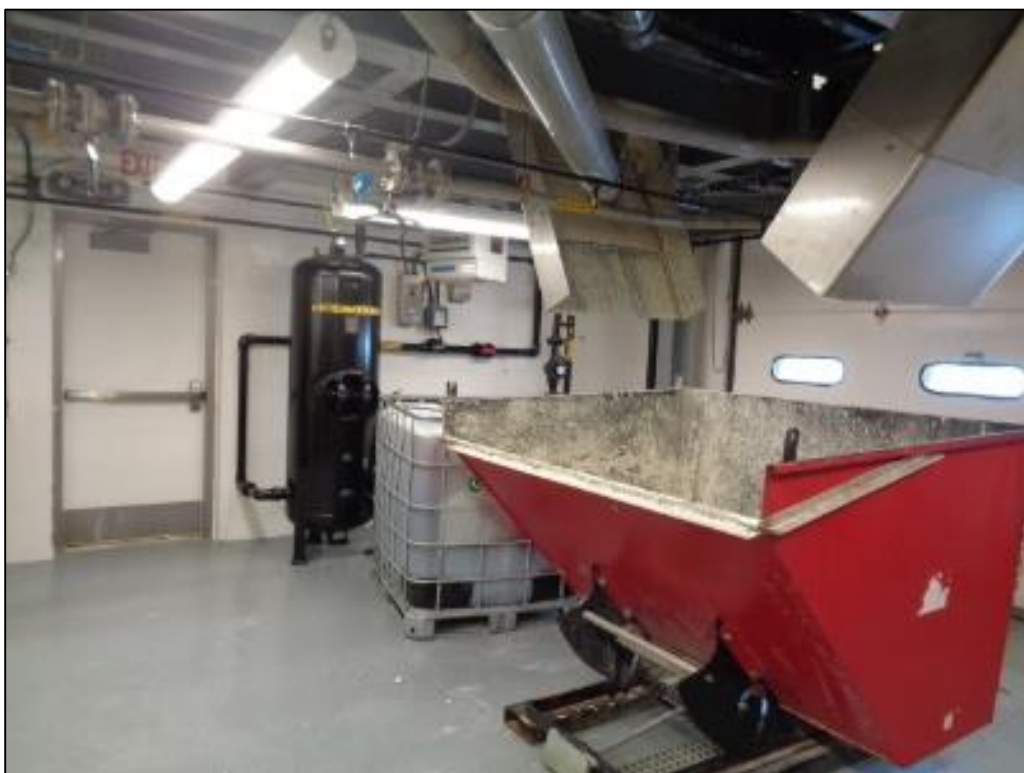
Mechanicals



Electrical Room



Chemical Room



Storage Area



Street View

SUMMARY OF SALIENT DATA

Date of Inspection:	February 17, 2020
Site Size:	104.61 Acres
Type of Property:	Waste Water Treatment Facility
Improvements:	Various - See Improvement Section
Legal Description:	See Addenda
Flood Map Information:	Area Not Mapped
Zoning:	A-1, Agricultural District Special Use Permit for Lagoons
Highest and Best Use:	(As Vacant): Ag Land (As Improved): Continued Use
Exposure Period:	12-18 months
Effective Date of Market Value:	February 17, 2020 "As Is"
Property Rights Appraised:	Fee Simple Estate
Cost Approach Indication:	Not Completed
Sales Comparison Approach:	\$1.00
Income Capitalization Approach:	Not Completed
Final Indicated Market Value:	\$1.00

SCOPE OF REPORT

The scope of the appraisal encompasses the necessary research and analysis to prepare a report in accordance with the intended use, the Standards of Professional Practice of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice Foundation. In regard to the subject property, this involved the following steps:

1. This appraisal is prepared for the client, City of Storm Lake, for asset management decisions. The purpose of this appraisal is to estimate the "as is" market value of the fee simple estate of the subject property as of the date of inspection on February 19, 2020.

The appraiser is estimating the market value of the real estate only. No inside or outside equipment was valued.

2. The property was inspected on February 19, 2020. Clinton D. Miller inspected the interior and exterior of the subject property. This was essentially a walk through inspection. The property measurements were compared with information from the assessor's records.

The appraiser is not a building or environmental inspector. An inspection was made of the visible areas at the time of the inspection. The site is assumed to be stable and free of any environmental contamination, the building improvements are assumed to be sound, and there are no encroachments by the subject property or on the subject property unless otherwise stated in this report.

The appraiser is not qualified to:

- Make a determination whether or not the subject property meets current ADA guidelines
- Make a determination whether or not the subject property has any environmental contamination
- Survey the subject property to verify actual size or to make a determination as to whether or not the subject property encroaches on another property or another property is encroaching on the subject property
- Determine the condition of the mechanical or other structural systems of the subject property

If there is any question regarding any of these issues it is the responsibility of the client to obtain verification from qualified sources.

3. Regional, city, county and neighborhood data were based upon information available from the city, county and Iowa Economic Development.
4. Information about the subject property was obtained by inspecting the interior and exterior of the property, interviews, and public records.

-
5. In estimating the highest and best use of the property, an analysis was made of data compiled in the three steps noted above. In addition, a study of the market in the subject area has been made to determine the economic feasibility of the subject property.
 6. In developing approaches to value, the market data were collected from the assessor's office files, other appraisers, realtors, or persons knowledgeable to the subject property and marketplace. Attempts were made to confirm sales data with at least one of the parties involved in the transaction.
 7. After assembling and analyzing the data defined in the scope of the appraisal, a final estimate of market value is estimated.

The sales comparison is most applicable and completed within the appraisal herein.

8. The appraisal assignment is based on the assumptions/conditions outlined below. Pursuant to the requirement within Uniform Standards of Professional Appraisal Practice (USPAP, 2020-2021 Edition) Standards Rule 2-2 (a) (xi), it is stated here that the use of these extraordinary assumptions and/or hypothetical conditions may affect the assignment results.

Extraordinary Assumption: an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions and conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

The appraiser is making the following extraordinary assumptions:

- The subject property meets or exceeds all state and local code requirements.
- The subject property has a valid occupancy or use permit for the intended use of the subject property.
- All information supplied to the appraiser is accurate, complete, and not misleading.

COMPETENCY PROVISION

Mr. Miller is a Certified General Real Property Appraiser currently certified by the State of Iowa.

Mr. Miller has a B.A. in both real estate and finance from the University of Northern Iowa and has also taken appraisal courses in theory and application through the Appraisal Institute and Van Education. The appraiser is also a Designated Member of the Appraisal Institute.

The appraiser has performed appraisals on this type of property and a variety of other property types similar to the subject property. A list of qualifications and a list of various property types appraised are in the addendum section of this report.

CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal practice.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of the Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Mr. Clinton D. Miller has made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- As of this date, I, Clinton D. Miller, have completed the continuing education requirements of the Appraisal Institute for Designated Members.
- I have performed no services, as an appraiser or in any other related capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I, Clinton D. Miller, am licensed as a Certified General Real Property Appraiser under License number CG02604, granted by the State of Iowa, expires June 30, 2021.
- Valuation Date: February 19, 2020 "As-Is"
- Fee Simple Valuation Estimate: \$1.00



Appraiser's Name: Clinton D. Miller, MAI
Certified General Real Property Appraiser

Estimated Marketing Time: 12-18 months

Market data indicates the anticipated marketing time for the subject is 12-18 months. This is based on historical marketing periods of other similar properties that have sold in this market and other similar market areas. However, the list price and the marketing effort are paramount to getting a sale within the indicated marketing time. Properties which are over-priced often experience extended marketing times.

Exposure Time: is defined as “the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.¹

In the case of the subject, exposure time is determined to be **12-18 months**.

¹ *Uniform Standards of Professional Appraisal Practices & Advisory Opinions, 2020-2021 Edition*, Appraisal Standards Board, The Appraisal Foundation, page 4.

DEFINITIONS OF VALUE, PROPERTY RIGHTS APPRAISED AND FACTUAL DESCRIPTIONS

APPRAISAL²:

(noun) the act or process of developing an opinion of value; an opinion of value.
(adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services.

Comment: An appraisal is numerically expresses as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., assessed value, collateral value).

TYPE OF REPORT:

According to the Uniform Standards of Professional Appraisal Practice, Standards Rule 2-2, an appraisal report must be prepared under one of the following two options: Appraisal Report or Restricted Appraisal Report. These two report types are described as follows:

Appraisal Report:

Should contain a summary of all information significant to the solution of the appraisal problem. “Summarize” is the distinguishing term related to the Appraisal Report.

Restricted Appraisal Report:

Should contain a brief statement of information significant to the solution of the appraisal problem. “State” is the distinguishing term related to the Restricted Appraisal Report.

This is an **Appraisal Report**, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice (USPAP) for an Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser’s opinion of value. Supporting documentation concerning data, reasoning, and analyses is retained in the appraiser’s files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated on the following page.

² *Uniform Standards of Professional Appraisal Practice and Advisory Opinions, 2020-2021 Edition*, Appraisal Standards Board, The Appraisal Foundation, page 3.

DEFINITIONS OF VALUE, PROPERTY RIGHTS APPRAISED AND FACTUAL DESCRIPTIONS

PURPOSE OF APPRAISAL:

The purpose of this appraisal is to estimate the market value of the fee simple interest in the subject property, "as is", as of the date of inspection, February 19, 2020. The appraiser is valuing the real estate only.

INTENDED USER and INTENDED USE:

This appraisal is prepared for the client, City of Storm Lake, for asset management decisions.

PROPERTY RIGHTS APPRAISED:

There are three primary types of property rights, which may be appraised. They are Fee Simple Estate, Leased Fee Estate, and the Leasehold Estate. They are defined as follows:

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Leased Fee Estate: The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Estate: The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

The subject property is currently encumbered by a lease for \$1.00/year for two more years. That said, the client has indicated that the lessee is interested in purchasing the property and would like the **fee simple estate** be valued herein. The original lease was included within addendum.

Date of Value:

February 19, 2020 "As Is"

DEFINITIONS OF VALUE, PROPERTY RIGHTS APPRAISED AND FACTUAL DESCRIPTIONS

DEFINITION OF MARKET VALUE:

Market value, as herein used, is defined as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.³

³ [Code Federal Regulations, Title XII, Part 34.42 (FIRREA)]

IDENTIFICATION OF THE PROPERTY

Property Type:

Waste Water Treatment Facility

Property Location:

1234 630th Street, Storm Lake, IA

Legal Description:

See Addenda

Owner of Record:

City of Storm Lake (Disposal Plant)

History of Property:

The subject property has not transferred ownership within the previous three years. The property is not listed for sale nor are there any pending purchase agreements on the subject.

Encroachment/Encumbrance:

There are no adverse encroachments or encumbrances that negatively effect on the subject property.

Lease Agreement:

IBP originally had a 20-year lease with (1) 20-year option for \$1.00/year that commenced on 4/20/1982. IBP, now Tyson Foods, exercised the 20-year option which will expire 4/20/2022. Over the course of lessee's tenure at the property, there have been a number of leasehold improvements to the equipment, buildings, and site in order to practice modern waste water techniques and conform to current State and DNR regulations. Per a Tyson Foods' official, the property will require a substantial upgrade that will cost \$10,000,000 +/- to conform to current government regulation. As such, Tyson Foods would rather own the property rather than try to negotiate another lease.

ASSESSED VALUE & TAXES

Assessment & Tax Information		
Parcel ID: A Portion of 1424400003 & 1424200001		
Address: 1234 630th Street, Storm Lake		
Yr Blt: 1966-200 104.16 Ac Land		
Assessment Information	Current Year	Current Tax Year
Valuation Date	January 1, 2019	January 1, 2018
Assessed Value		
Land	\$ -	\$ -
Improvements	\$ -	\$ -
Total Assessed Value	\$ -	\$ -
*Assessed Value is determined by the county assessor		
Tax Information		
Taxable Value	The subject property is exempt	
Land		\$ -
Improvements		\$ -
Total Taxable Value		\$ -
Levy		
Gross Tax		\$ -
Business Tax Credit		\$ -
Net Tax		\$ -

The subject property is tax exempt and not assessed.

THE APPRAISAL PROCESS

The appraisal process is the orderly gathering, organizing and analyzing of factual data, in order to estimate a logical conclusion of a defined value as of a given date. The valuation process begins when an appraiser fully identifies the appraisal problem and ends when he/she reports the solution to the client. The valuation process is accomplished by following specific steps; the number of steps used depends on the nature of the appraisal assignment and the data available.

The first step is defining the appraisal problem, which involves determining the following considerations:

1. Identification of real estate;
2. Identification of the property rights to be appraised
3. Date of value estimate;
4. Use of appraisal
5. Definition of value
6. Other limiting conditions

Once the appraisal problem is defined, the appraiser collects and analyzes data that affects the market value of the subject property. The necessary data to be gathered included general data for the region, community and neighborhood in which the subject property is located. This general data includes; social economic, governmental, and environmental information. Also, specific data is gathered for the subject property and possible comparable properties. This specific data includes; site and improvements, sales and listings, costs and depreciation, income/expense and capitalization rate information. It is most desirable to use specific data within close proximity of the property to be appraised, but is sometimes necessary to search beyond neighborhood or community boundaries in order to find sufficient and/or reliable data. The examination of the data should lead to an understanding of the interrelationships specific area. It also provides raw data from which to extract numerical measurements and other evidence of market trends.

The next step in this process is to analyze and estimate the highest and best use for the subject site, as vacant, and as improved (in the case of improved properties).

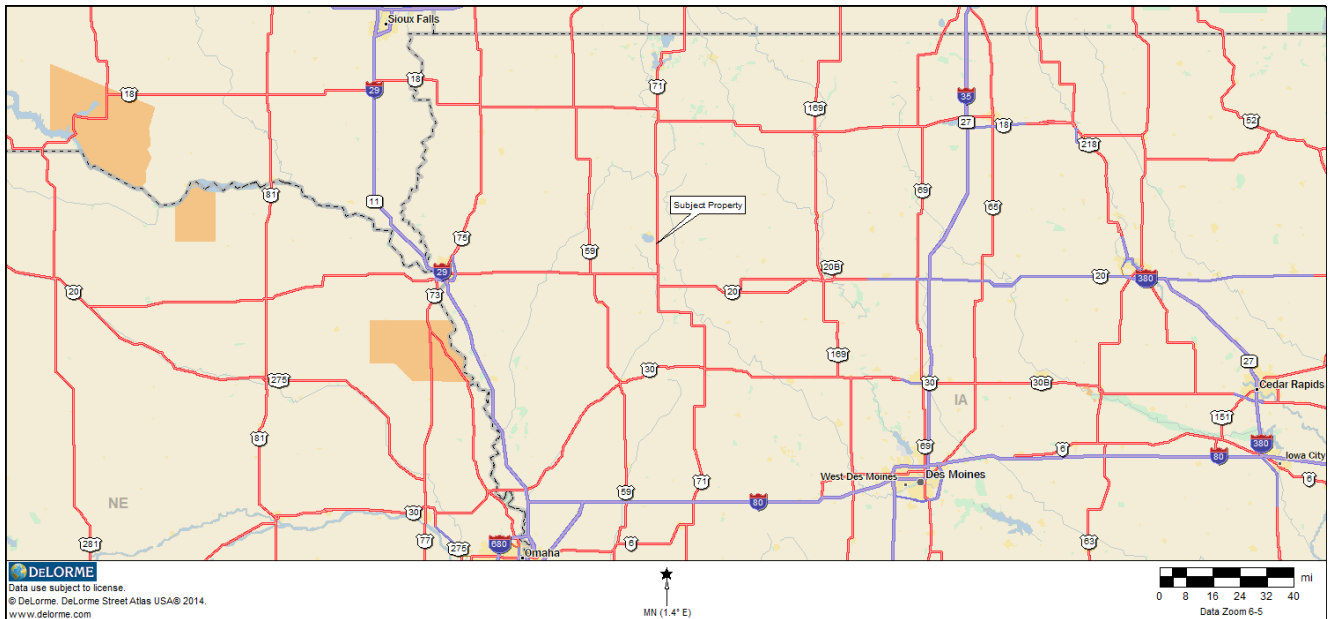
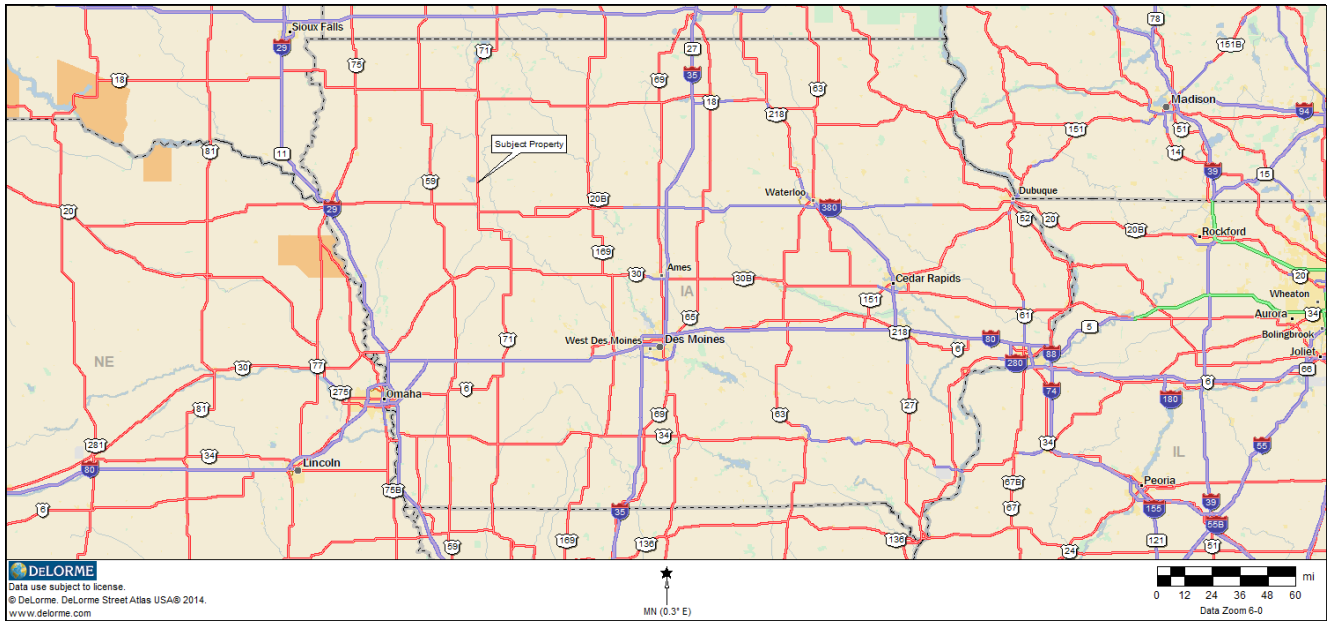
Then the specific data is analyzed, and used in one or more of the three standard approaches to value that are generally recognized by the appraisal community. The most common titles for these approaches are; The Cost Approach, The Direct Sales Comparison Approach, and The Income Approach.

The final step in the appraisal process is the reconciliation of the value indications given by each of the applied approaches into a single dollar figure. When all three approaches are used, the appraiser examines the spread among the three, separate indications. A wide spread may indicate that one or more of the approaches is not truly applicable to the appraisal problem. The appraiser must always consider the relative dependability and applicability of each approach in reconciling the value indications into a final estimate of defined value. In the reconciliation the appraiser considers the following critical factors; which of the approaches is based upon the greatest amount of reliable data, which approach most closely reflects the actual attitudes of typical buyers and sellers, and which approach (s) is most pertinent given the objective of the appraisal. The reconciliation also provides an opportunity to resolve variations and inconsistencies among the value indications and the methods with which they were derived.

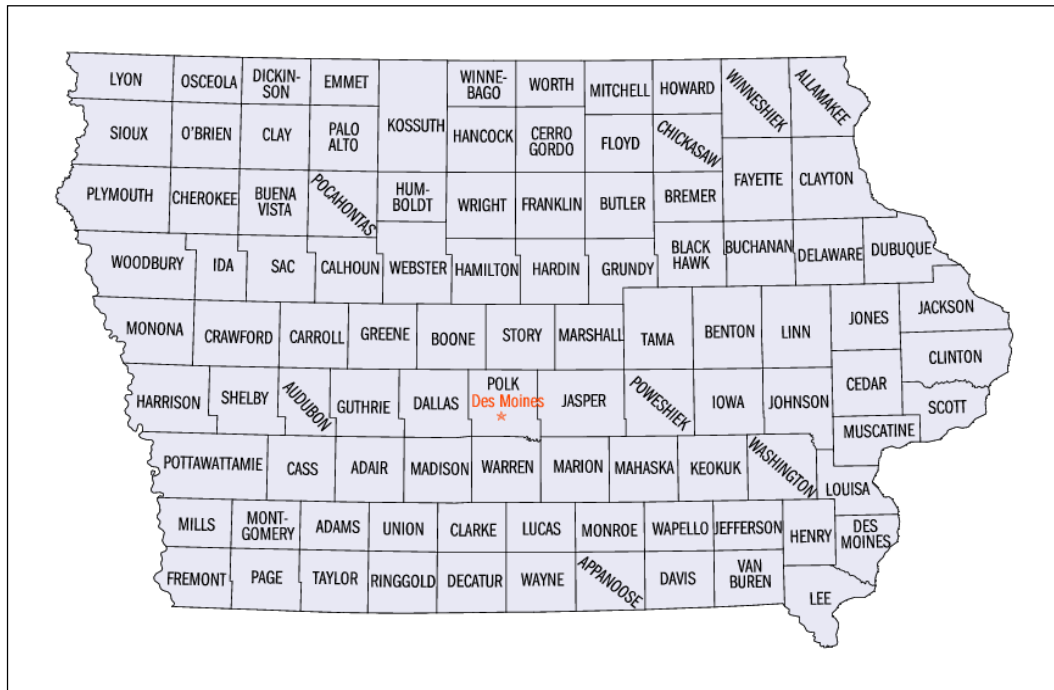
The report of defined value provides the client with a summary of the data analyzed, the methods used, and the reasoning that led to the value estimate.

DESCRIPTIONS

REGIONAL MAP



STATE DATA



LOCATION:

The State of Iowa is located in the central part of the United States, or that part commonly known as the Midwest. It is bordered on the east by the Mississippi River, the Missouri River on the west, the State of Missouri on the south, and the State of Minnesota on the north. Des Moines is the State Capital, and it is located in central Iowa.

GOVERNMENT:

Iowa has a 2-house legislative body, both of which are elected on the basis of population. Iowa is represented in the U.S. Congress by two senators and four representatives. The state has six electoral votes.

TAX STRUCTURE:

The state levies a 6% sales tax on retail goods and services (food/drugs exempt), a motor fuel tax, and a tax on income, both private and corporate.

OVERALL POPULATION TRENDS:

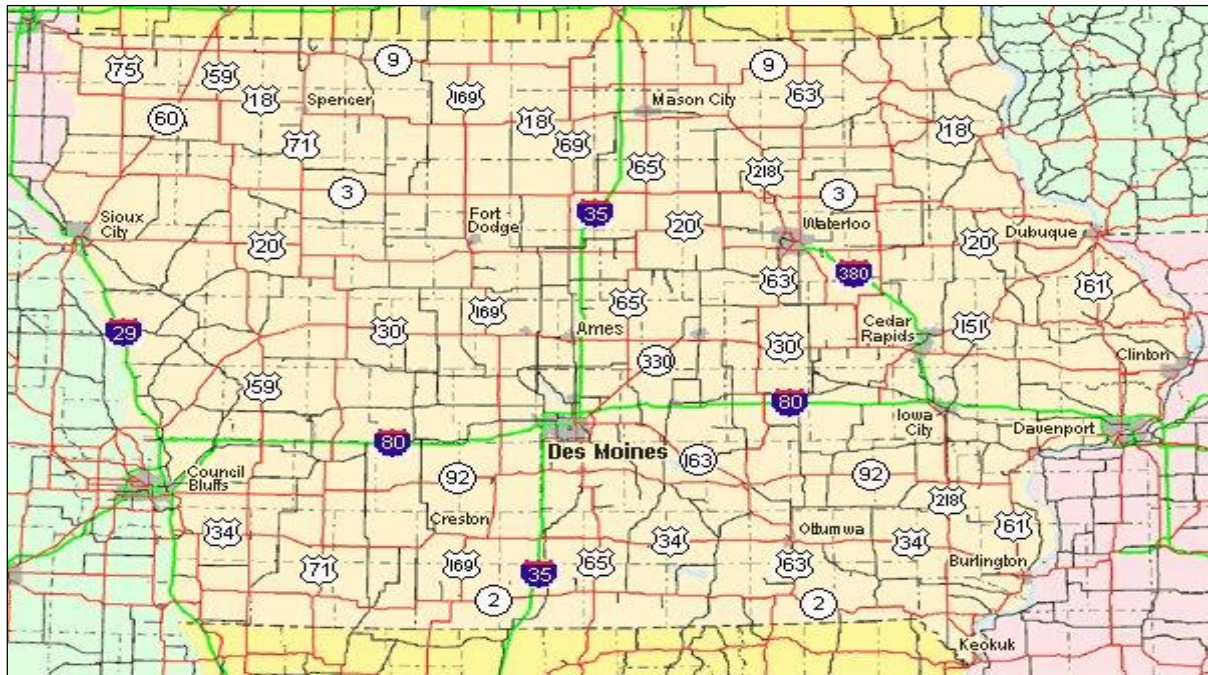
The urban population (incorporated cities with 2,500 or more residents) of Iowa has generally increased most decades from 1940 through 2010. Iowa's rural population, on the other hand, decreased each decade since 1940. That general rural decline hides three distinct trends, however. The farm population decreased substantially. The total number living in small towns remained remarkably stable. And those living in the country (but not on farms nor in small towns) gained throughout the last half-century.

Trends in segments of the urban population are not as distinct. Growth has not varied greatly by size of urban place, although Iowa's central cities have not changed much in recent decades while smaller urban cities have been more likely to gain.

Iowa's population experienced growth of 4.1% since 2000, bringing the total state population up to 3,046,355. This growth kept Iowa ranked at 30th overall in population. Projections show that Iowa's population is expected to grow at similar rate experienced in last decade for the next 30 years.

TRANSPORTATION:

Iowa is well serviced by highways, railroads, barges (on the Mississippi and Missouri Rivers) and by airlines to all major cities.



CLIMATIC CONDITIONS:

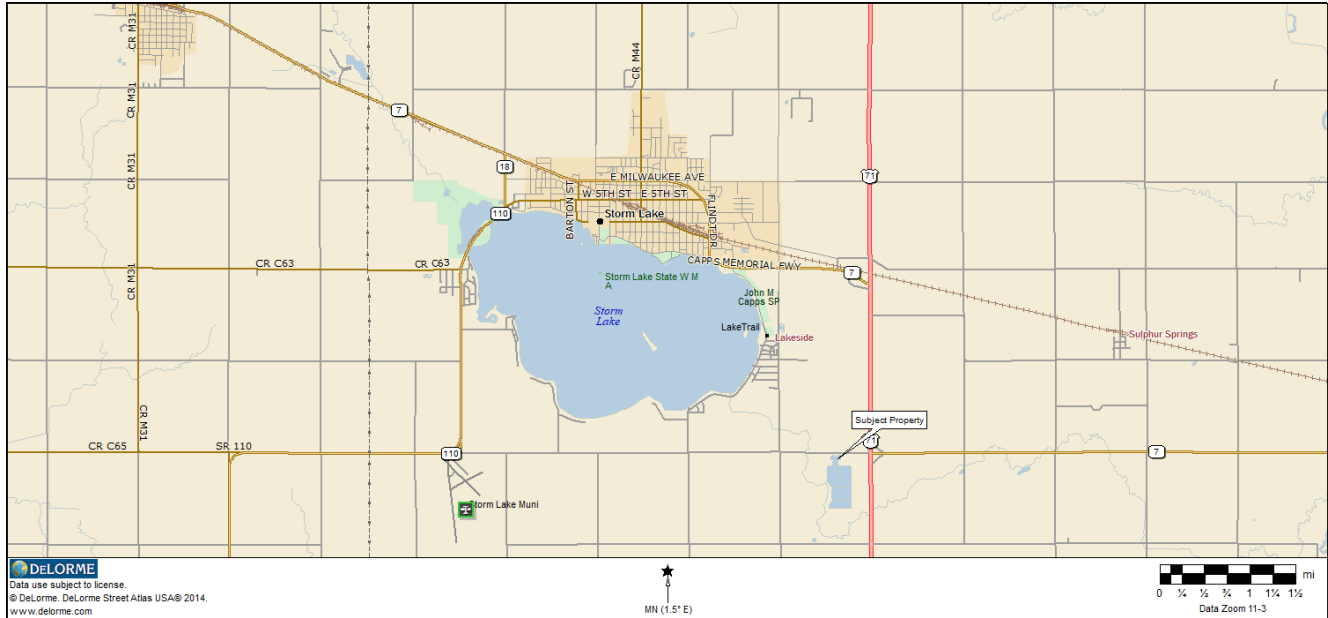
Iowa's four distinct seasons provide a climate that is classified as humid continental. Temperatures vary through a wide range, arriving at an annual average of 49 degrees. A typical year brings 166 days of sunshine, 100 days of partly cloudy, and 99 days of cloudy. Since much of the average 32 inches of rainfall comes during the growing season, Iowa climate is ideal for agricultural production and related services/industries. Winter snowfall averages 30 inches, and relative humidity averages 72%.

Iowa is located in what is commonly referred to as the Temperate Zone. The average growing season ranges from 135 days in the extreme north, to 175 days in the extreme southeast portion. Average temperatures during the growing season are well suited to production of feed-cereal grains, as well as forage crops. Annual rainfall is almost always adequate for high crop yields. Long-term averages are within a range of 26 inches in the northwest to 34 inches in the extreme east and southeast.

TOPOGRAPHY:

Located between the Upper Mississippi and Missouri Rivers, Iowa comprises 56,000 square miles, primarily of rolling prairie. Elevation changes are small across the state, varying from 1,670 feet in Osceola County in the northwest, to 480 feet at the mouth of the Des Moines River in the southeast. Some rugged terrain, mainly of forest soils, may be found in the northeast and near major river systems. Most of Iowa's natural lakes are located in the northwest. The topography of Iowa varies from level and undulating in many areas, to slightly rolling and steep or gullied on small portions. Such topography provides large areas suitable for agricultural enterprises.

COMMUNITY MAP



The subject is situated within the corporate limits of Storm Lake, the county seat of Buena Vista County.

The following is a brochure from the Iowa Economic Development website regarding the community of Storm Lake.

COMMUNITY DATA (Continued)

Storm Lake

County: Buena Vista

Iowa Lakes Corridor Development Corp.

7122643474 | kmiller@lakescorridor.com



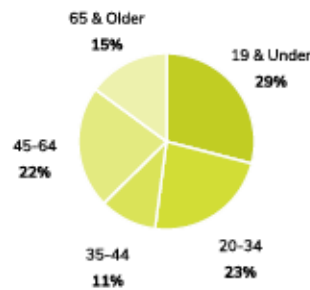
Source: ESRI®, 2019

Population Overview

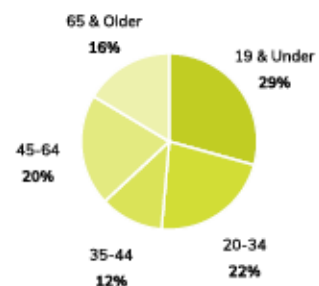
Population 2019:	10,761
Population 2023:	10,808
Female Population 2019:	5,392
Male Population 2019:	5,371
Diversity Index:	80.3

Population

Population By Age 2019



Population By Age 2023



Age & Gender 2019



Median Age 2019



Households



Total Families



Workforce

Total Workforce:	6,348
Employed:	96%
Unemployed:	4%

Average Daily Commute



Net Migration



COMMUNITY DATA (Continued)

Housing Overview

2019 Median Home Value:	\$137,121
2023 Median Home Value:	\$157,299
2019 Total Housing Units:	3,866
2019 Owner Occupied Units:	2,154
2019 Renter Occupied Units:	1,429
2019 Vacant Units:	283
2023 Total Housing Units:	3,879
2023 Owner Occupied Units:	2,174
2023 Renter Occupied Units:	1,429
2023 Vacant Units:	297

Employment by Industry

Manufacturing:	2,289
Educational Services:	760
Retail Trade:	633
Accommodation/Food Services:	589
Health Care/Social Assistance:	518
Construction:	241
Professional/Scientific/Tech Services:	180
Other Services:	151
Admin/Support/Waste Management Services:	123
Finance/Insurance:	110
Wholesale Trade:	105
Agriculture/Forestry/Fishing/Hunting:	102
Transportation/Warehousing:	94
Public Administration:	48
Utilities:	47
Arts/Entertainment/Recreation:	42
Information:	21
Mining/Quarrying/Oil & Gas Extraction:	7
Real Estate/Rental/Leasing:	6
Management of Companies/Enterprises:	0

Income

Median Household Income

2019	2023
\$50,928	\$53,535

Average Household Income

2019	2023
\$65,415	\$72,121

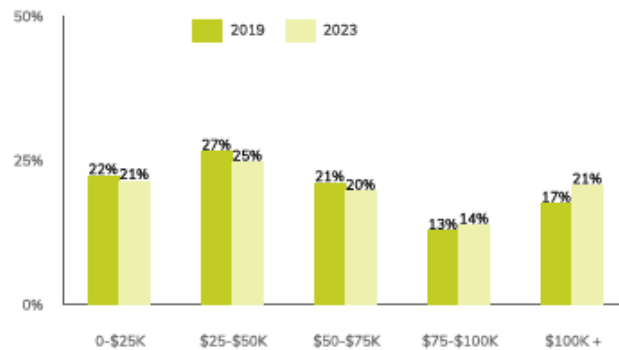
Per Capita Income

2019	2023
\$22,278	\$24,454

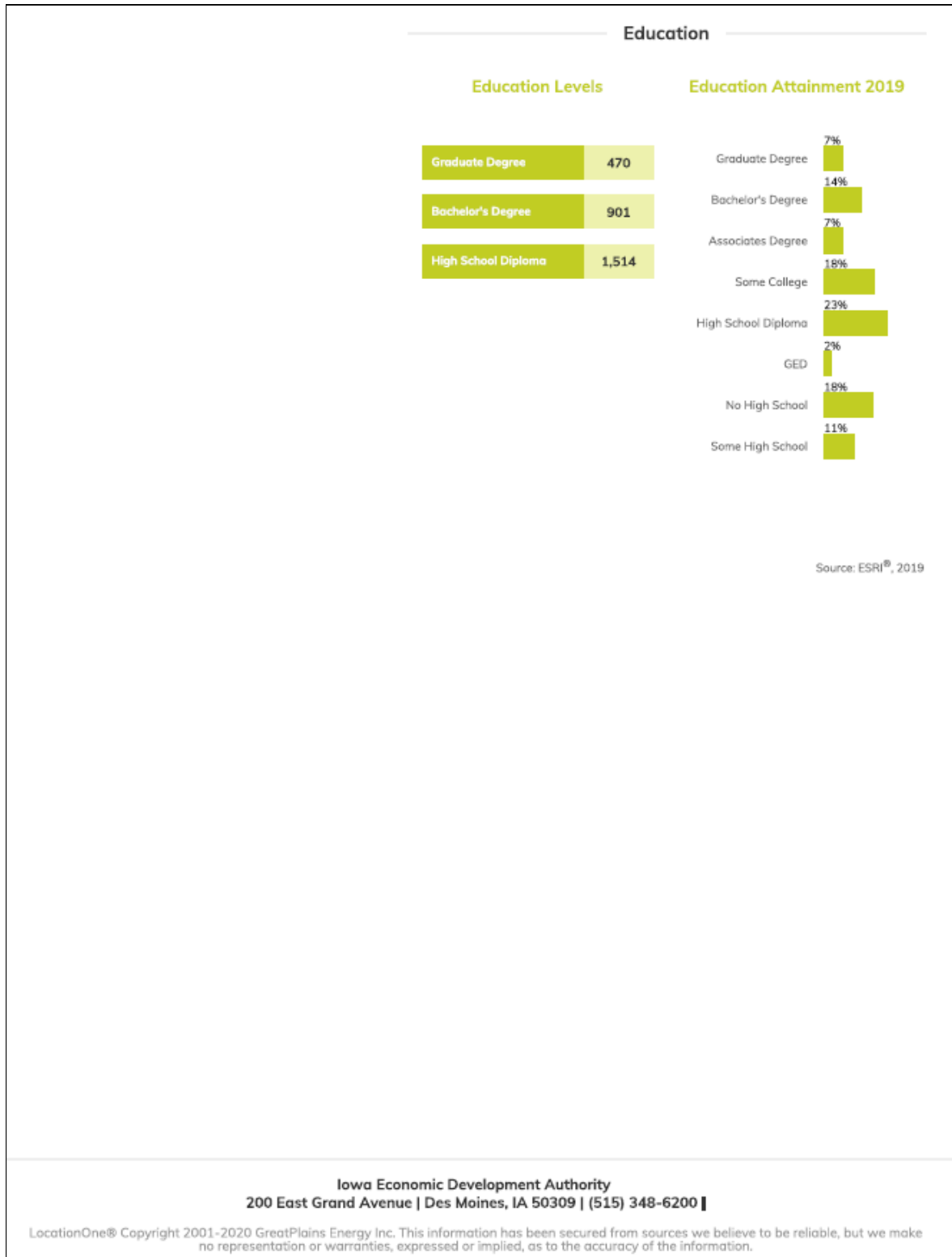
Income Growth

Per Capita Income Annual Growth Rate	1.88%
Median Household Income Annual Growth Rate	1%

Household Income Distribution



COMMUNITY DATA (Continued)



COMMUNITY DATA (Continued)

Population and Household Income

Storm Lake is the county seat of Buena Vista County. The population and household statistics for the Storm Lake are as follows:

		Demographic and Income Profile		
		Storm Lake city, IA (1975630) Place		
Summary	Census 2010	2016	2021	
Population	10,640	11,014	11,321	
Households	3,553	3,667	3,765	
Families	2,289	2,362	2,416	
Average Household Size	2.75	2.78	2.79	
Owner Occupied Housing Units	2,190	2,286	2,348	
Renter Occupied Housing Units	1,363	1,380	1,417	
Median Age	30.8	32.8	33.2	
Trends: 2016 - 2021 Annual Rate	Area	State	National	
Population	0.55%	0.66%	0.84%	
Households	0.53%	0.65%	0.79%	
Families	0.45%	0.57%	0.72%	
Owner HHs	0.54%	0.62%	0.73%	
Median Household Income	2.93%	2.33%	1.89%	
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	569	15.5%	572	15.2%
\$15,000 - \$24,999	381	10.4%	438	11.6%
\$25,000 - \$34,999	412	11.2%	323	8.6%
\$35,000 - \$49,999	626	17.1%	423	11.2%
\$50,000 - \$74,999	736	20.1%	894	23.7%
\$75,000 - \$99,999	468	12.8%	532	14.1%
\$100,000 - \$149,999	356	9.7%	446	11.8%
\$150,000 - \$199,999	48	1.3%	66	1.8%
\$200,000+	70	1.9%	73	1.9%
Median Household Income	\$45,269		\$52,310	
Average Household Income	\$57,267		\$62,516	
Per Capita Income	\$20,454		\$22,199	

COMMUNITY DATA

(Continued)

The population statistics for Storm Lake indicate that this is a stable community with a slight growth trend. This is typical for most communities of this size in Iowa. The growth trend is attributed to the presence of Buena Vista University and the surrounding lake.

The household income statistics for Storm Lake are as follows:

 esri	
Executive Summary	
Storm Lake city, IA (1975630) Place	
	Storm Lake ci...
Population	
2000 Population	10,209
2010 Population	10,640
2016 Population	11,014
2021 Population	11,321
2000-2010 Annual Rate	0.41%
2010-2016 Annual Rate	0.55%
2016-2021 Annual Rate	0.55%
2016 Male Population	50.0%
2016 Female Population	50.0%
2016 Median Age	32.8
In the identified area, the current year population is 11,014. In 2010, the Census count in the area was 10,640. The rate of change since 2010 was 0.55% annually. The five-year projection for the population in the area is 11,321 representing a change of 0.55% annually from 2016 to 2021. Currently, the population is 50.0% male and 50.0% female.	

Retail Trade

The total retail sales potential for the Storm Lake are on the following pages. The analysis indicates leakages in several retail sectors. This is because a lot of retail dollars are migrating to Sioux City to the west and Spencer/Spirit Lake/Okoboji to the north.

COMMUNITY DATA (Continued)



Retail MarketPlace Profile

Storm Lake city, IA (1975630)
Place

Summary Demographics

2016 Population	11,014
2016 Households	3,667
2016 Median Disposable Income	\$36,807
2016 Per Capita Income	\$20,454

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$114,892,421	\$209,538,848	-\$94,646,427	-29.2	133
Total Retail Trade	44-45	\$105,006,896	\$194,327,540	-\$89,320,644	-29.8	96
Total Food & Drink	722	\$9,885,525	\$15,211,308	-\$5,325,783	-21.2	37

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$24,253,077	\$55,697,071	-\$31,443,994	-39.3	19
Automobile Dealers	4411	\$19,578,045	\$46,796,522	-\$27,218,477	-41.0	8
Other Motor Vehicle Dealers	4412	\$2,782,404	\$4,756,285	-\$1,973,881	-26.2	3
Auto Parts, Accessories & Tire Stores	4413	\$1,892,628	\$4,144,264	-\$2,251,636	-37.3	8
Furniture & Home Furnishings Stores	442	\$2,645,198	\$3,195,815	-\$550,617	-9.4	5
Furniture Stores	4421	\$1,767,348	\$1,388,833	\$378,515	12.0	2
Home Furnishings Stores	4422	\$877,850	\$1,806,982	-\$929,132	-34.6	3
Electronics & Appliance Stores	443	\$5,467,647	\$4,056,912	\$1,410,735	14.8	5
Bldg Materials, Garden Equip. & Supply Stores	444	\$5,434,014	\$3,337,424	\$2,096,590	23.9	6
Bldg Material & Supplies Dealers	4441	\$4,847,180	\$3,337,424	\$1,509,756	18.4	6
Lawn & Garden Equip & Supply Stores	4442	\$586,834	\$0	\$586,834	100.0	0
Food & Beverage Stores	445	\$21,376,960	\$28,092,814	-\$6,715,854	-13.6	10
Grocery Stores	4451	\$19,609,482	\$24,061,824	-\$4,452,342	-10.2	7
Specialty Food Stores	4452	\$1,233,587	\$277,183	\$956,404	63.3	1
Beer, Wine & Liquor Stores	4453	\$533,891	\$3,753,807	-\$3,219,916	-75.1	2
Health & Personal Care Stores	446,4461	\$5,733,448	\$13,316,228	-\$7,582,780	-39.8	10
Gasoline Stations	447,4471	\$6,898,053	\$10,698,756	-\$3,800,703	-21.6	5
Clothing & Clothing Accessories Stores	448	\$3,302,669	\$9,640,842	-\$6,338,173	-49.0	13
Clothing Stores	4481	\$2,150,882	\$7,315,333	-\$5,164,451	-54.6	9
Shoe Stores	4482	\$413,299	\$905,485	-\$492,186	-37.3	2
Jewelry, Luggage & Leather Goods Stores	4483	\$738,488	\$1,420,024	-\$681,536	-31.6	2
Sporting Goods, Hobby, Book & Music Stores	451	\$2,397,527	\$4,112,737	-\$1,715,210	-26.3	8
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,956,439	\$3,906,942	-\$1,950,503	-33.3	7
Book, Periodical & Music Stores	4512	\$441,088	\$205,795	\$235,293	36.4	1
General Merchandise Stores	452	\$19,790,906	\$57,350,949	-\$37,560,043	-48.7	2
Department Stores Excluding Leased Depts.	4521	\$16,689,663	\$56,620,711	-\$39,931,048	-54.5	1
Other General Merchandise Stores	4529	\$3,101,243	\$730,238	\$2,371,005	61.9	1
Miscellaneous Store Retailers	453	\$5,256,126	\$4,679,282	\$576,844	5.8	12
Florists	4531	\$247,543	\$909,701	-\$662,158	-57.2	3
Office Supplies, Stationery & Gift Stores	4532	\$1,171,392	\$1,783,620	-\$612,228	-20.7	3
Used Merchandise Stores	4533	\$656,726	\$1,833,232	-\$1,176,506	-47.3	5
Other Miscellaneous Store Retailers	4539	\$3,180,465	\$152,729	\$3,027,736	90.8	1
Nonstore Retailers	454	\$2,451,271	\$148,710	\$2,302,561	88.6	1
Electronic Shopping & Mail-Order Houses	4541	\$1,479,892	\$148,710	\$1,331,182	81.7	1
Vending Machine Operators	4542	\$378,164	\$0	\$378,164	100.0	0
Direct Selling Establishments	4543	\$593,215	\$0	\$593,215	100.0	0
Food Services & Drinking Places	722	\$9,885,525	\$15,211,308	-\$5,325,783	-21.2	37
Special Food Services	7223	\$193,651	\$0	\$193,651	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$694,767	\$997,620	-\$302,853	-17.9	3
Restaurants/Other Eating Places	7225	\$8,997,107	\$14,213,688	-\$5,216,581	-22	34

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Retail MarketPlace 2016 Release 2. Copyright 2016 Infogroup, Inc. All rights reserved.

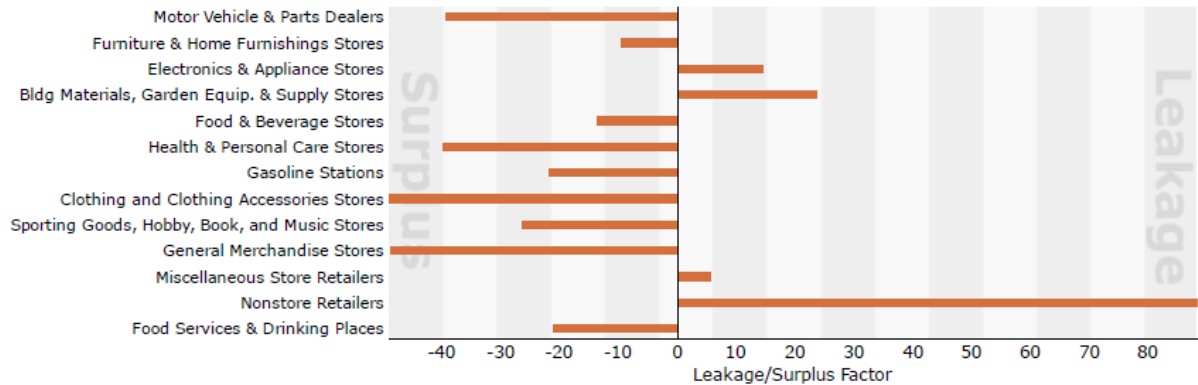
COMMUNITY DATA (Continued)



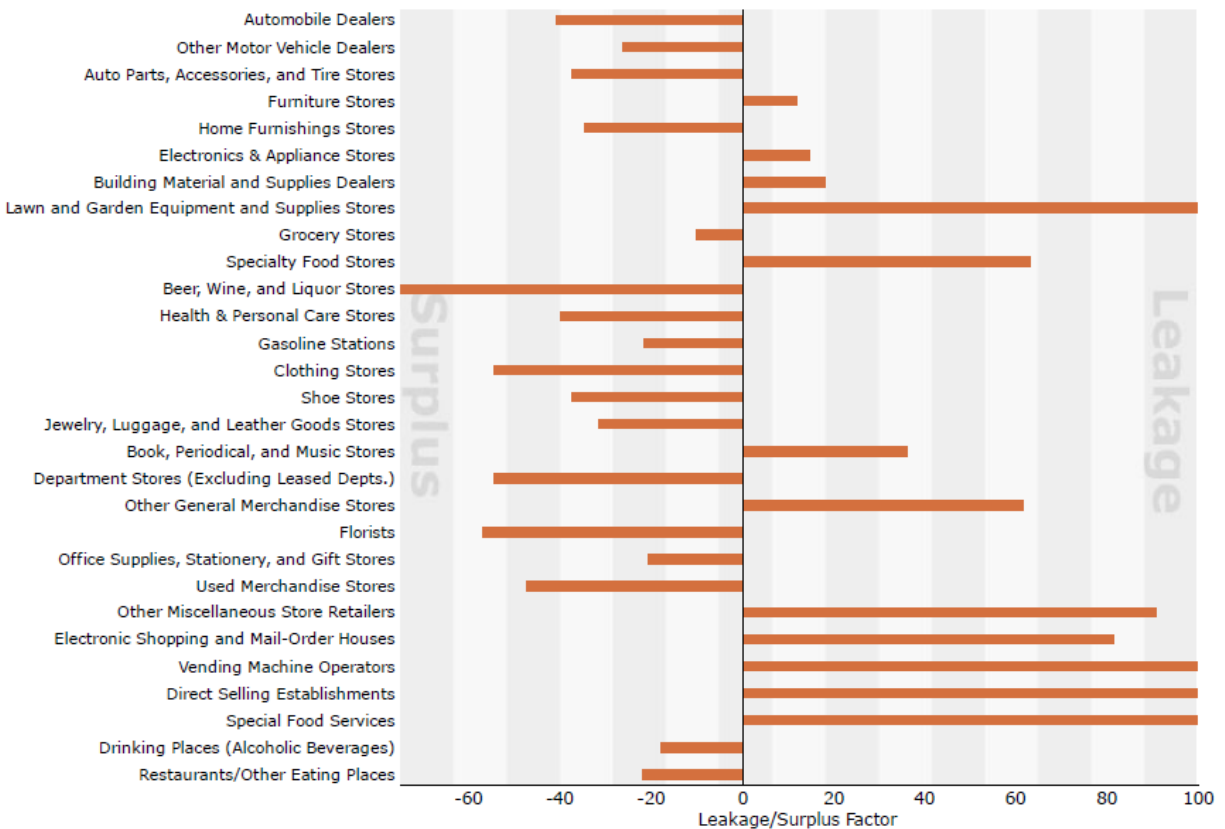
Retail MarketPlace Profile

Storm Lake city, IA (1975630)
Place

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Retail MarketPlace 2016 Release 2. Copyright 2016 Infogroup, Inc. All rights reserved.

COMMUNITY DATA

(Continued)

Employment

The leading employers for Storm Lake are indicated below.

Leading Employers	Employees
Tyson Fresh Meats	1800
Sara Lee Foods	670
Buena Vista Regional Medical Center	426
Storm Lake Public Schools	365
Buena Vista University	325
WalMart	300
Faith Hope and Charity	150
HyVee	130
Buena Vista County	130
City of Storm Lake	120

The United States Bureau of Labor Statistics indicates an unemployment rate of 2.6% for the State of Iowa as of November of 2019. Buena Vista County's unemployment rate has been estimated at 1.8% as of November of 2019.

Education

Storm Lake has a public school system K-12 with approximately 2,773 students. Secondary educational opportunities are available at Buena Vista University with an enrollment of approximately 1,847 students.

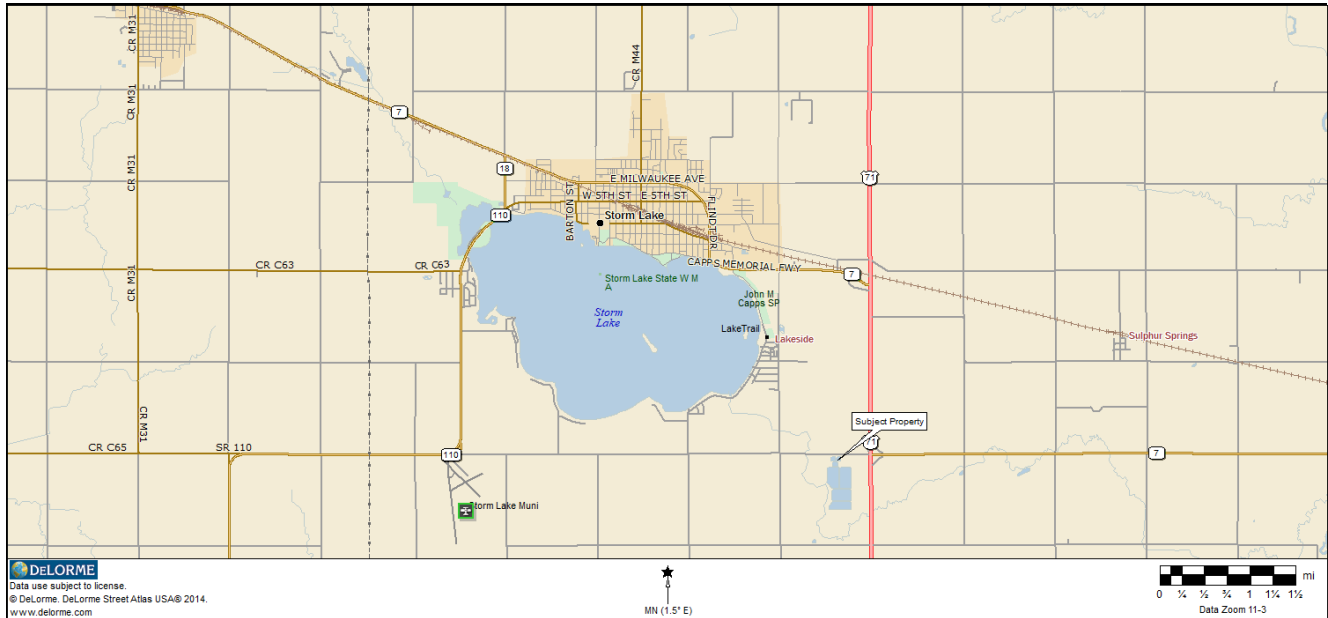
Transportation

U.S. Highway 71 is a two-lane arterial street around the east side of Storm Lake. U.S. Highway 20 is located about 15 miles south of Storm Lake on U.S. Highway 71.

The distance to major metro areas is illustrated below.

Metro Area Distances				
City	Driving Distance (miles)	Flight Time	Days by Truck	Days by Rail
Atlanta	1190		3	3
Chicago	425		1	1
Denver	670		2	3
Des Moines	152		1	1
Kansas City	315		1	2
Los Angeles	1810		4	3
Milwaukee	421		1	2
Minneapolis	300		1	2
New Orleans	1257		3	3
New York	1250		3	4

NEIGHBORHOOD DATA



Adjoining Property Uses

North	Recycling Center / Ag Land
South	Vacant Land
East	Vacant Land / Acreage
West	Storm Lake Wastewater Plant

Neighborhood Boundaries

The neighborhood boundaries are considered to be a five-mile radius of the the incorporated city limits of Storm Lake. The subject is located SE of the Storm Lake city limits along a paved county road. Within the immediate area includes a recycling center as well as the Storm Lake wastewater treatment facility.

Transportation Linkages and Major Arterials

Storm Lake is situated along US Highway 71 and Highway 7 within Northwest, Iowa. US Hwy 71 is the main north-south thoroughfare in the area that runs through Spencer / Okoboji Area to the north and connects to the four-lane Highway 20 to the south.

NEIGHBORHOOD DATA

(Continued)

Neighborhood Trends

The immediate area is established. The community features commercial developments along the main thoroughfares. The remaining area consists of vacant land and single family development. It is estimated that the community will remain stable in the near future with little known development.

The majority of new development is occurring on the north side of Storm Lake as well as towards the central part of town. A new strip center is being developed at 1515 Lake Avenue which will be anchored by a Dollar Tree and Shoe Sensation. In addition, (2) multi-family developments were developed in 2013 at a reported total cost of \$13.1 million. Both projects are subsidized housing projects. The first is a row-style townhome development located along 10th Street, locally known as the "Tenth Street Townhomes". This complex is a (42) two and three-bedroom townhome units that cost roughly \$7.7 million. The 2nd is located at 1500 Seneca Street, locally known as The Reserves. This project includes (2) 16-unit buildings that feature (32) two and three bedroom units with a clubhouse. This complex was projected to cost \$5.4 million to develop.

Development towards the center of the community is from razing of older properties. A McDonalds and Pizza Ranch are some recent developments. Casey's General Store purchased the former Honda dealership along E Milwaukee Avenue to raze the site to develop a new store.

Vacancy

Observed vacancies of the subject's community is typically between 5%-20% for commercial properties.

Employment

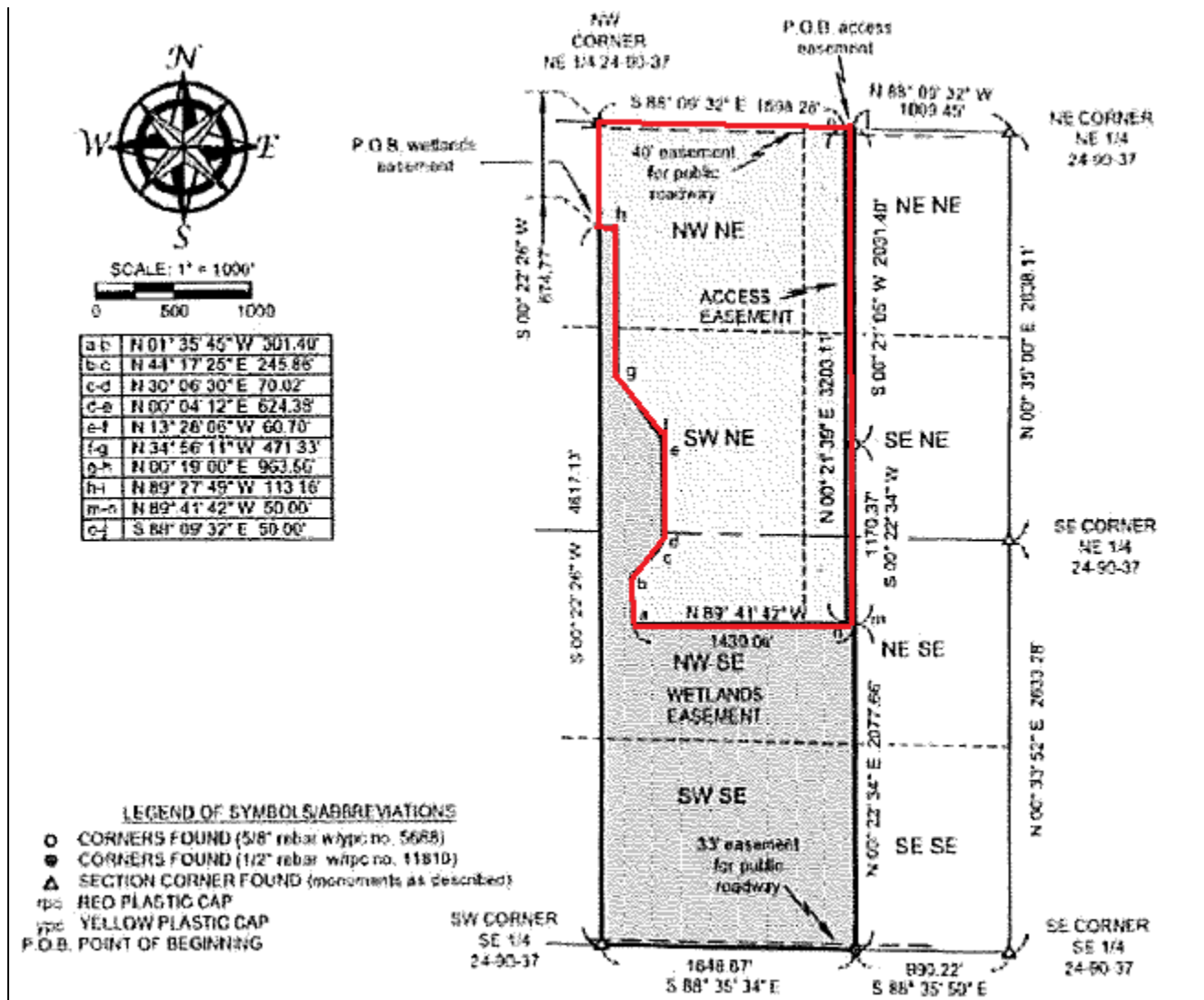
Employment was discussed in the community data section of this report.

Neighborhood Comments

The subject is located within a rural area just outside the corporate limits of Storm lake. This community provides the area with commercial service and socio-economic needs. It is expected that the community will remain stable in the foreseeable future.

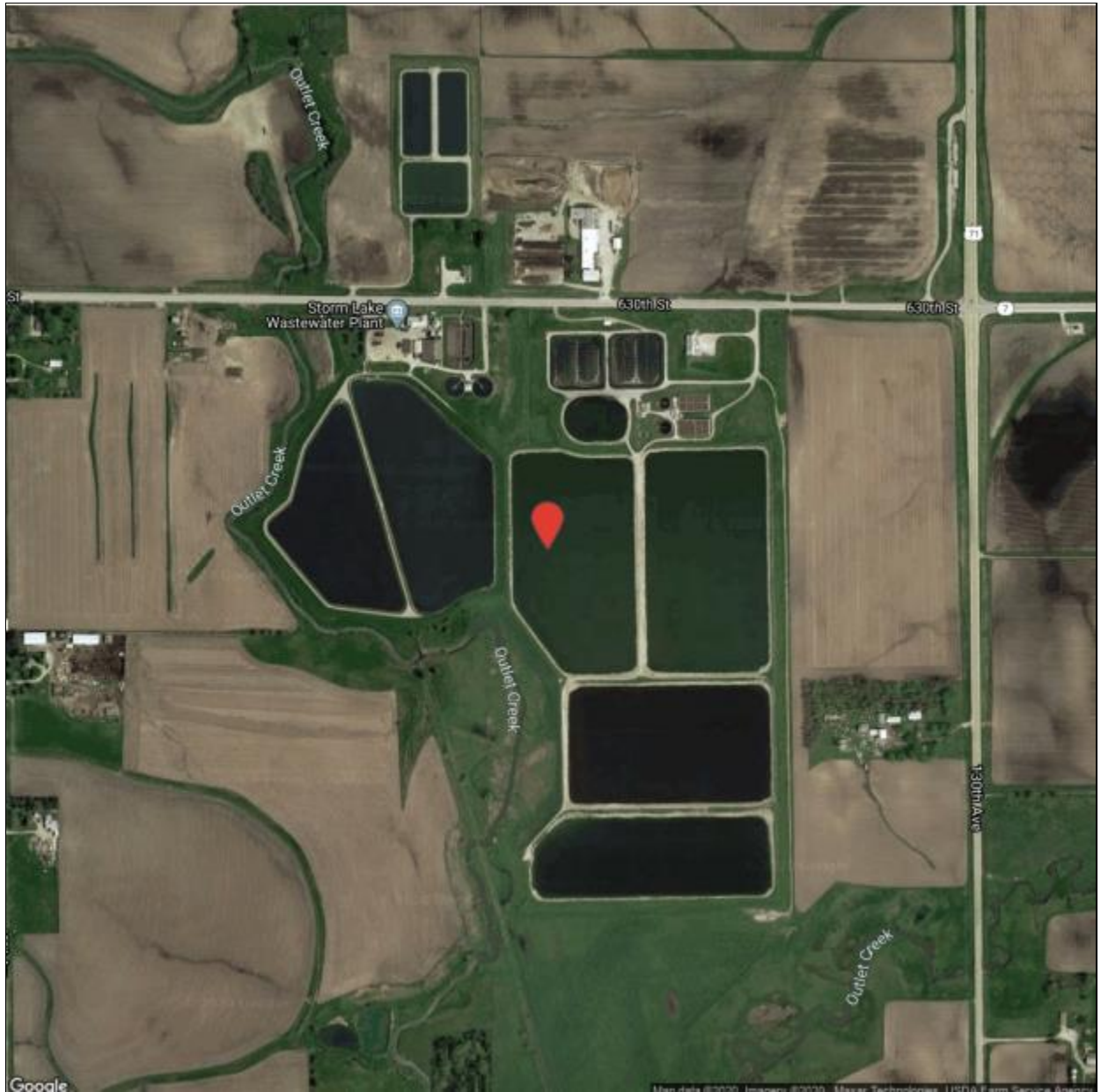
A local broker who works closely with Tyson's within Storm Lake indicated a current shortage of housing and market rental units within the community. The supply of housing has been at a historic low for well over a year now. He further indicated that Tyson's has been offering lump sum referral fees for existing employees to recruit and bring in new employees.

SITE DESCRIPTION



The subject's site is outlined in red above.

AERIAL PHOTOGRAPH



SITE DESCRIPTION

Shape/Size

The subject site is irregular in shape and contains approximately 104.16 acres based on the records the survey provided above.

Topography/Soil Conditions:

The subject's site has a rolling topography and is above street level. A soil survey was not furnished to the appraiser but the soil conditions are assumed adequate to support those uses deemed to be the highest and best use of the site.

Visibility/Access

The subject site is accessed from 630th Street to the north.

Utilities:

Electricity	Yes
Cable	None
Natural Gas	None
City Water	Yes
Sanitary Sewer	None

Zoning:

The subject property is zoned A-1, Agricultural District with a special use permit for lagoons. This zoning district allows for a variety of agricultural uses as well as the current use due to a special use permit.

Flood Zone:

The subject property is not mapped but appears to be upland with a small area long the west side of the property that may flood.

Encroachments/Easements:

The subject will have an access easement along the east side of the property. This is not considered detrimental and does not have a significant impact on value.

General Comments:

The site is considered adequate for the development of the improvements.

IMPROVEMENT DESCRIPTION

Building Summary "As Is"

Lagoons:

The subject property includes seven (7) lagoons that vary in depth, size and use.

North Two Lagoons:

The north two lagoons are influent covered lagoons that are approximately 17' deep. These lagoons have covers that were replaced in 2000 and cost approximately \$400,000/cover. Although well cared for, a typical life of the cover is 20. The purpose of these lagoons is to remove large sentiments. Water comes out of these lagoons and goes to a bar screen located by the office that was constructed in 1987.

Lagoon South of Two North Lagoons:

This lagoon contains the living organisms within sludge that break down and helps clean water. These organisms are circulated through the water within two 160' x 80' (18' deep) and two 64' diameter (12' deep) structures located to the east of an office building. The office building (2,640 SF+/-) was constructed in 1966 and includes a small office, electrical room, small shop area, and chemical room. The lab area located between the concrete structures includes additional pumps, electrical, and mechanical equipment.

Lagoon South of Two North Lagoons:

South of the office area are two effluent off spec lagoons that are 6' deep and hold 48,000,000 gallons.

Lagoon South of Effluent Lagoon:

This lagoon is also 6' deep and holds 22,000,000 gallons. This lagoon will house water that will travel to the last lagoon before being discharged into the stream to the west. The final OO² lagoon is 6' deep and holds 18,000,000 gallons.

There are pump houses located at the NW and SW corners of the property that house lift stations, pumps, heaters, and samplers.

There is also a 2000 built concrete block structure that that is approximately 4,650 SF that lies along 630th Street. This property includes the burner, mechanical room, chemical storage area, and chemical byproduct area.

The garage area/maintenance area is 816 SF block building. This property was the former office area when the City of Storm Lake owned the property but is currently unheated storage area.

Year Built	1966 with numerous additions, improvements and modifications
Actual Age	Actual Age is the years that have elapsed since the completion of the improvements. The subject property is an existing construction. The actual weighted age is unknown.
Effective Age	Effective age is the age indicated by the condition and utility of a structure. The subject property is an existing construction. The effective age as of the effective date of this appraisal is estimated to be 25 years.
Economic Life	Economic life is the period of time over which the improvements to real estate contribute to property value. Economic life and physical life can differ widely. The estimated economic life of this type of property is 25 years.
Remaining Economic Life	Remaining economic life is the estimated time during which improvements continue to contribute to property value. The estimated remaining economic life of the subject property is 0 years.

MARKET ANALYSIS

Subject Overview:

The subject property is a wastewater treatment facility owned by the City of Storm Lake and operated by Tyson Foods. The property was originally constructed to service the community of Storm Lake in what appears to be 1966. Since this date, the City of Storm Lake constructed a new facility on the land area adjacent to the west of the subject and leased the subject property to IBP for 20 years with (1) 20-year option for \$1.00/year beginning in 1982. IBP, now Tyson Foods, exercised the 20-year option which is set to expire 4/20/2022. Over the course of lessee's tenure at the property, there have been a number of leasehold improvements to the equipment, buildings, site and processes.

Recently, the DNR inspected the subject property and is requiring additional procedures to remove phosphorus from the water as part of the State of Iowa water quality standards. The new regulations will include installation of two sludge dryers, two holding tanks, piping, pumps, a bunker, a dissolved air floatation unit, and two presses to reduce water moisture in sludge. Final costs have not been accumulated but a representative for Tyson Foods estimates the cost to be \$10,000,000.

An interview with a Tyson Foods employee indicated that there have been two properties that have been remediated and converted back to an alternative use. The conversion process includes removing all sludge, removing rip rap along lagoons, demolishing building and underground piping, excavating lagoons, and adding fill dirt. Costs associated with these projects have ranged from \$6,000,000-\$8,000,000+. The subject is estimated to be at the upper end of this range due to the fact the property is larger than both comparables but the subject has been well managed with lower sludge contents. If the property were to have sludge removed and be utilized for recreational purposes, the estimate value for the land area would, at the most, \$2,500/acre or \$260,000. This assumes no external obsolescence from the recycling center or neighboring wastewater treatment facility. As a recreational use, the property would be classified as agricultural or likely purchased by a non-profit and hence, would generate minimal tax revenue.

The subject property has limited marketability for an alternative use. The utility of the subject property is limited to anyone other than the current tenant as the piping to the subject leads to only one location and the subject process is specific to a meatpacking facility. That said, there is a need for Tyson Foods to have such facility. Currently, the subject property is tax exempt as it is owned by the City of Storm Lake. If the property were to transfer to a private entity, the property would be restored back to the tax roll. A Tyson Foods representative indicated that the average taxes paid for their lagoon systems is approximately \$40,000/year (varies based on assessment, rollback, and levy rates).

A full copy of the current lease agreement can be found within the addendum.

HIGHEST AND BEST USE ANALYSIS

Highest and Best Use is defined as:

“The reasonably probable use of the property that results in the highest value.”⁴

The highest and best use of the land as though vacant and/or property as improved must meet the following four criteria:

1. Physically Possible:

What uses of the site and/or building in question are physically possible? The size, layout, and other physical factors can affect the possible uses of the land/or improvements.

2. Legally Permissible:

What uses are permitted of the site and/or improvements in question? Private restrictions, zoning, building codes, historic district controls, and environmental regulations must be investigated because they may preclude many potential highest and best uses.

3. Financially Feasible:

Which possible and permissible uses produce a return to the owner of the site? Uses that meet the first two criteria are analyzed further to determine which are likely to produce an income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible.

4. Maximally Productive:

Of the financially feasible uses, the use that produces the highest price, or value, consistent with the rate of return warranted by the market for that use is the highest and best use.

⁴ The Appraisal of Real Estate, 14th Edition, pg 332.

HIGHEST AND BEST USE ANALYSIS

AS VACANT:

Legally Permissible:

The subject property is zoned A-1, Agricultural District with a lagoon special use permit. The district allows for numerous agricultural purposes as well as a lagoon.

Physical Possibility:

The topography is rolling but generally slopes from north to south. The property has access to city water and public electric to the site. There are no physical limitations to prevent development of the subject's site with any of the uses permitted by its own physical size.

Financial Feasibility Test:

The subject has frontage on a road along 630th Street from the north. The immediate area generally caters to agricultural purposes with a recycling center and Storm Lake wastewater treatment plant adjoining to the north and west, respectively. Given the neighboring properties, development is unlikely. As such, an agricultural or recreational purpose would be the only financially feasible use.

Maximum Productivity Test:

The highest and best use for the subject, as vacant, would be for some type of agricultural. The likely user would be a developer and the timing is immediate.

AS IMPROVED:

The subject property is improved with a wastewater treatment plant for a local meatpacking plant. The property was originally constructed in 1966 with numerous additions and modifications throughout the life of use. The tenant, Tyson Foods, has made and paid for all of these improvements since originally leasing the property in 1982.

Legal Permissibility:

The subject property is zoned A-1, Agricultural District with a lagoon special use permit. The current use is an allowed use in this zoning district due to the special permit.

Physical Possibility Test:

The size, shape, area, terrain, accessibility, and risk of natural disasters such as floods affect the uses to which the subject can be developed. The subject property is designed for use as a wastewater treatment facility. The site is considered adequate for the improvements.

Financial Feasibility Test:

The subject property is located along a county road in Buena Vista County. Neighboring properties include agricultural uses, an acreage, a wastewater treatment facility and a recycling center. As discussed within the market analysis prior, the subject is required to incur significant improvements to remove additional phosphorus from the water prior water discharge into the neighboring stream. These cost are estimated to be \$10,000,000 and would not be financially feasible for any entity other than the current user. Furthermore, if the property were to become vacant, the estimated remediation cost to make the site usable for an alternative use would be approximately \$8,000,000 per market participants. This includes approximately 60%-75% of the costs to remove sludge from the lagoons with the remainder for the demolition of buildings, dikes, removal of rip rap along lagoons, excavation, and fill. The City of Storm Lake has historically leased the site to lessee for \$1/year, which is believed to be market based on the limited marketability of the property.

Maximum Productivity Test:

Of the financially feasible uses, the use that produces the highest price, or value, consistent with the rate of return warranted by the market for that use is the highest and best use. Thus, the current use with required improvements by the tenant is the highest and best use for the subject property. Given the costs to conform to current regulation and cost to remediate the property and convert the area back to an alternative productive use, there would be limited marketability outside the current tenant. Therefore, the fair market value for the subject property would be \$1.00.

RECONCILIATION & FINAL VALUE CONCLUSION

Summary & Conclusion:

Due to the specific use nature of the subject property, the required investment to continue operation due to current regulations, and costs associated with the remediating the subject use to allow for an alternative use, and residual value upon conversion of alternative use, there would be minimal interest in the subject property outside of the current tenant.

As a result of my investigation, and based upon the foregoing data and analysis, it is my finding that the market value of the Fee Simple Estate of the subject property, with the value date of February 19, 2020, "As Is", and subject to the Underlying Assumptions and Limiting Conditions and Certifications in the sum of:

\$1.00

ONE DOLLAR

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal practice for an Appraisal Report. As such, it includes only brief discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed.

or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous wastes and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the prior written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, other media without prior written consent and approval of the appraiser.

ADDENDA

Legal Description

DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF (E ½) OF SECTION 24, TOWNSHIP 90 NORTH, RANGE 37 WEST OF THE 5TH P.M., BUENA VISTA COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest (NW) corner of the Northeast Quarter (NE ¼) of said Section 24: Thence South 88° 09' 32" East, along the North line of said Northeast Quarter (NE ¼), 1598.28 feet; Thence South 00° 21' 39" West, 3203.11 feet; Thence North 89° 41' 42" West, 1439.00 feet; Thence North 01° 35' 45" West, 301.40 feet; Thence North 44° 17' 25" East, 245.86 feet; Thence North 30° 06' 30" East, 70.02 feet; Thence North 00° 04' 12" East, 624.38 feet; Thence North 13° 28' 06" West, 60.70 feet; Thence North 34° 56' 11" West, 471.33 feet; Thence North 00° 19' 00" East, 963.56 feet; Thence North 89° 27' 49" West, 113.16 feet to the West line of said Northeast Quarter (NE ¼); Thence North 00° 22' 26" East, along said West line, 674.77 feet to the Point of Beginning.

Tract contains 104.16 acres and is subject to all easements of record.

Subject Lease



Part of the Tyson Foods Family

James C. Meehan, Litigation Attorney

COPY

End of 2042
Lease

December 10, 2002

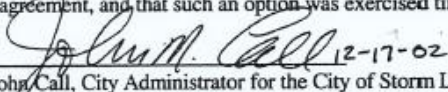
Mr. John Call
City Administrator
P.O. Box 1086
620 Erie
Storm Lake, IA 50588

RE: Wastewater Lagoon Facility Agreement

Dear Mr. Call:

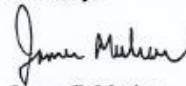
Your November 25, 2002 letter to Mr. Schmitz has been forwarded to my attention. After discussing this matter internally, it is IBP's desire to exercise the option in Section 1 of the Wastewater Lagoon Facility Lease Agreement dated April 15, 1982 to extend IBP's lease over the waste water treatment system for an additional twenty year period to expire on April 20, 2022.

To acknowledge that the City of Storm Lake accepts and acquiesces to IBP's right to extend the lease period over the waste water treatment system to April 15, 2022, as specifically mentioned in Exhibit "A" of the April 15, 1982 agreement, and that such an option was exercised timely, please sign below:


John Call, City Administrator for the City of Storm Lake

Once you have signed the acknowledgment please send me a copy for our files here. If you have any questions in regards to this issue please do not hesitate to contact me.

Sincerely,


James C. Meehan

JCM/pd
CC: Jim Schmitz, Vice President Operations

Tyson Foods/IBP, Legal Department, 800 Stevens Port Drive Suite DD 836, Dakota Dunes, SD 57049
Telephone: (605) 235-3130 Fax No. (605) 235-2427 E-mail: james.meehan@tyson.com



P.O. Box 1086 • 620 Erie • Storm Lake, Iowa 50588 (712) 732-8000 • Fax (712) 732-4114

November 25, 2002

Mr. Jim Schmitz, Vice President
Fresh Meat Operations
Tyson Foods, Inc.
800 Stevens Port Drive, Suite 726
Dakota Dunes, SD 57049-8726

RE: Lagoon Wastewater Treatment Facility Agreement - Storm Lake

Dear Jim:

During our recent contract negotiations with respect to the Water Agreement, I believe that we were in full agreement that the lease by the City to Tyson of the lagoon facilities was not affected by the Water Agreement, and the Water Agreement so recited that fact, but apparently neither Tyson nor the City actually reviewed the Wastewater Lagoon Facility Lease Agreement to see if it needed updating.

In any case, I have reviewed the Agreement and note that by its terms, it expired April 20, 2002 although Tyson had the option in the Agreement to renew the Lease Agreement for an additional 20 year period.

The City is not interested in trying to negotiate to increase the rental amount due from Tyson for the lagoon facilities, but for the record, we do require something in writing from Tyson before any additional time passes to indicate that Tyson is exercising the option contained in the earlier Agreement to continue the lease for the additional 20 year period until April 20, 2022. I would therefore request that Tyson exercise that option in writing in a letter directed to me so that we will have it on file, and if you wish, you can put in a provision where I will countersign your letter to indicate that the City accepts the exercise of the option as timely filed.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John Call".

John Call, City Administrator

JC:nw

IBP Agreements List

- 4-15-82 Wastewater Treatment
 - Leases Plant to IBP
- 6-7-82 Sewer Line Usage – charge '82
 - Transporting Waste
- 7-1-82 Water Agreement – *expired*
 - Usage & Cost Allocation
- 1-10-85 Sewer Line – Change '85
 - Swapping Lines
- 10-8-91 Sewer Line Change '91
 - 30" Abandoned
- 6-8-92 Reservoir & Tank Agreement (Financing) – *expired*
 - IBP's Obligation specific to the Project
- 7-6-98 Letter of Understanding – *expired*
 - Re: Privatization of OMM @ Water Plant

11/13/02 30 yr Water Agreement

4-15-82 Wastewater Treatment Plant Lease

Sec 1 – Lease of Treatment Plant

- 20 Year Lease + 20 year option
- \$1.00

Sec 2 – Only IBP Company uses

Sec 3 – Agreements until new City WWTP is constructed

Sec 4 – Old agreement w/Hygrade not obligation of IBP (cost sharing of construction)

Sec 5 – Improvements – made by IBP & paid by IBP

Sec 6 – Company to comply with DNR re: construction – Plans to City also

Sec 9 – City can inspect anytime

Sec 10 – Maintenance company shall maintain in accordance with state regulations

Sec 11 – If company no longer uses – subsequent users must pay IBP

Sec 12 – If company sells, lease is assignable with City approval which shall not be unreasonable withheld

If production ceases for 2 years, no renewal is automatic

6-7-82 Sewer Line Usage Change 82

Change in outfall lines and usage

IBP uses 18" line

Costs, etc.

7-1-82 Water Agreement

- 7 years +13 years renewable
- 2,250,000 g/d weekly average not more than 2.5 mgd
- 50-60 psi
- How rates are determined
- Treatment
 - 10 grains hardness – below IBP doesn't pay
- Sect 5 10 inch line used only by plant – costs paid by IBP
- Sect 6 Capital after yr 7
 - % cost of plant expansion, new wells
 - if rev bonds – only % share due each year.
- No resale of water

1-10-85 Sewer Line Change '85

Agreement deals with an 18" and 30" sewer line swapping one for the other

10-8-91 Sewer Line Change '91

- 30" to City – abandoned cleaning, plugging, etc.

6-8-92 Reservoir & Tank Agreement (Financing)

- construction of 1.32 million in 90-91
 - Financed w/GO Bonds
- Question Does Company owe? Owe share up front? Owe share of pmt?

1. Agreement applies only these improvements
2. Company shall reimburse principal & interest of GO Bonds
3. Company doesn't have to pay for 500,000 elevated tank only reservoir based on benefit to company. Company to pay 56% of payment owed.
4. 5-year average to determine share
5. waiting for average until after current year

7-6-98 Letter of Understanding – Privatization & Costs

- City will privatize OM & M
 - 2 – IBP will pay based on
 - 2 & b) Roughly same formula
 - c) Capital Costs per Sec. 6 of April 15, 1982 supplemental Agreement
 - d) 100% of Sec 5 from 1982 agreement
- 6 IBP can audit for savings comparison
- 7 No material change

WASTEWATER
Treatment
April 82

INDEX

INSTRUMENT # 971481

fee 41.00

97 JUN 10 AM 11:48

Shari L. O'Bannon
By Maureen A. O'Bannon
SHARI L. O'BANNON
RECORDED

AGREEMENT

THIS AGREEMENT is made and entered into between the CITY OF STORM LAKE, IOWA, a municipal corporation, herein referred to as CITY, and IOWA BEEF PROCESSORS, INC., a corporation doing business in the State of Iowa, herein referred to as COMPANY.

RECITALS

A. Company is engaged in the meat processing business and is considering the possible purchase of the Hygrade Food Products Corporation meat packing facilities in Storm Lake, Iowa.

B. City is willing to agree to certain conditions as an inducement to Company to purchase and operate the now idle Hygrade Food Products facilities, including but not limited to leasing of waste treatment facilities, land acquisition and parking, water rates and street lights.

C. City owns and operates and maintains an industrial waste treatment facility in Section Twenty-Four (24), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M.

D. The Iowa Department of Environmental Quality has found that the present facilities are not adequate under certain circumstances and conditions and that the said industrial waste water treatment facility must be upgraded to meet final effluent limitations.

E. City desires to contract a lease agreement with Company to have Company take over the operation and improvement of the said facility, and Company is willing to contract with City for the Company to assume the construction, operation and maintenance of the said industrial waste water treatment facility as provided herein.

F. City intends to construct improvements to its municipal waste treatment facility to treat sewage waste in the City of Storm Lake, Iowa and the City of Lakeside, Iowa, excluding waste of Company.

IN CONSIDERATION OF THE MUTUAL COVENANTS SET FORTH HEREIN, it is agreed by the parties as follows:

Section 1. Lease of Industrial Waste Water Treatment System. City shall lease to Company and Company shall lease from City the Industrial Waste

971481

971481

Water Treatment System for a period of twenty (20) years beginning April 20, 1982, and ending April 20, 2002, with an option to Company to renew for an additional twenty (20) year period, unless sooner terminated by mutual agreement of the parties. The INDUSTRIAL WASTE WATER TREATMENT SYSTEM (hereinafter called INDUSTRIAL SYSTEM), including the land upon which it is situated, is described as set forth on Exhibit A, attached hereto and made a part hereof. Company shall pay to City for said lease the sum of One Dollar (\$1.00) and other valuable consideration.

Section 2. Exclusive Use. Company shall be the exclusive user of the said leased Industrial System after completion of the municipal waste water treatment facility by City.

Section 3. Conditions of Use. For that period of time until a proposed new City municipal waste water treatment facility is constructed and placed in operation, Company agrees to:

A. Continue to treat waste water from the City of Lakeside in the Industrial System for a period not to exceed five (5) years from the date of this Agreement.

B. Continue to accept City sludge for a period not to exceed five (5) years from the date of this Agreement.

For and during the period of time until a proposed new City municipal waste water facility is constructed and placed in operation, the City agrees to:

C. Pay to the Company for the treatment of waste from the City of Lakeside, Iowa, during the interim period before said Lakeside waste is diverted to the municipal waste water treatment system to be constructed by the City, an amount equal to 79 cents per 1,000 gallons of City water delivered to the City to Lakeside from the City of Storm Lake, Iowa, excluding water resold to Bel Air Beach.

D. Complete the cleaning of all lagoons in the Industrial System by removing accumulated sludge prior to the takeover of operation by Company or as soon thereafter as is feasible. As of the signing of this Agreement, the City has completed the cleaning of the anerobic and aerobic ponds and this Agreement is therefore limited to the cleaning of the large storage ponds.

971481

F. Inspect by I.V. and clean the 15 inch sewer line from the said Hygrade Plant to the manhole east of Flindt Drive and the 18 inch sewer line carrying sewage waste from the Hygrade facility for the 2,275 feet length of 18 inch pipe at the expense of City and certify that the 18 inch pipe and the 30 inch pipe carrying sewage waste from the Hygrade facility to the Industrial System are open and in satisfactory working condition prior to the takeover of operation by Company.

F. If sludge is discharged into the industrial lagoon, pursuant to subparagraph B of this section, the City agrees to pay a prorata share of the expenses of dredging the sludge out of the Industrial System whenever Company elects to dredge this sludge pursuant to its responsibilities as hereafter set out. For purposes of determining City's prorata share, City and Company shall each appoint one engineer to estimate the respective contributions of sludge of City and Company who shall then determine the actual prorata share to be assumed by City.

G. Provide for the treatment and handling of all sludge and skimmed material, storm water and untreated municipal waste water in the municipal waste water treatment facility to be constructed. City, after completion of the improvements to the municipal waste water treatment facility, shall at no expense to Company:

H. Disconnect from the Industrial System line(s) the waste water from the City of Lakeside, Iowa.

I. Separate and isolate the City municipal waste system from the industrial interceptor and Industrial System to prevent any cross-connections, by-passes and discharges from the municipal system to the Industrial System.

Section 4. Industrial Waste Agreement. City agrees that Company will not be charged for obligations to City of Hygrade Food Products Corporation for cost sharing of the construction of industrial waste water treatment facility pursuant to the Industrial Waste Agreement between the City and Hygrade dated the 7th day of February, 1966.

Section 5. Cost of Improvements; Permit. The cost of improving the leased portion of the Industrial System will be paid by Company and the construction of the same will be under the control of Company. The engineering services will be provided by Company, including design analysis, preliminary and final plans and specifications. Company will pay all operation and maintenance expenses of the Industrial System leased to Company during the period of the lease and Company agrees to clean and remove all sludge accumulated in the Industrial System at the termination of the lease unless said sludge has been removed within the preceding five (5) years. During the period of the lease, Company will hold the National Pollution Discharge Elimination System (NPDES) permit.

Section 6. Compliance with Specifications. The construction of the industrial waste water treatment system improvements shall be carried forward by Company pursuant to the final plans and specifications for the proposed improvements as submitted to and approved by the Iowa Department of Environmental Quality. After approval, Company will provide a complete set of the plans and specifications to City to become a part of City's permanent records.

Section 7. Time for Performance. Company shall proceed with construction of the industrial waste water improvements as soon as (a) final plans and specifications are approved by the Department of Environmental Quality, and (b) Company acquires title to the Storm Lake plant of Hygrade Food Products Corporation. If for any reason Company's proposed acquisition of said plant fails to close, Company shall be excused from its obligations under this instrument, which shall be deemed void and of no further force and effect.

Section 8. Industrial Interceptor and Industrial Lift Station. Company shall operate and maintain the industrial interceptor up to the inlet to the anaerobic cells and the industrial lift station, subject to City having said interceptor line and lift station in satisfactory working condition on the effective date of this Agreement.

Section 9. Inspection. City shall have the right to inspect the Industrial System at any time.

Section 10. Maintenance. Company shall maintain and operate the said Industrial System being leased by it in accordance with the standards established by the Iowa Department of Environmental Quality and shall comply with

971481

all orders of said Department, except as the same may be contested by Company by proper administrative and judicial procedures.

Section 11. Cost Recovery. In the event that Company discontinues the use of the Industrial System, said facility shall not be used by City or by any other firm, company, person or association until such time as Company is paid for its equipment costs, carried at book value, less depreciation, to be fully depreciated in not more than fifteen (15) years. The cost balance payback may not be longer than over a ten (10) year period if used by the City and five (5) years if user is other than the City. The City agrees to act as the agent to receive and disburse payments between the user and Company.

Section 12. Right to Assign. City agrees that if Company sells its Storm Lake packing facility, it may assign this Agreement for the construction of improvements, operation and maintenance of the said waste water treatment system subject to assumption and compliance with all of the provisions hereof by the assignee and approval of the assignee by City which approval shall not be withheld except for reasonable cause. Any assignment shall not release Company from any of its responsibilities and obligations under this contract in the event it continues to operate its Storm Lake packing facility. In the event that Company should cease meat packing operations for a period of two (2) years the option granted herein to Company to renew this Agreement for an additional twenty (20) year period shall expire and terminate.

Section 13. Financing. City agrees to issue industrial revenue bonds to be financed by payments from Company for the cost of improvements to the said industrial waste water treatment system in the event that the City's bonding attorneys render an opinion that such financing is feasible and Company requests such financing. The cost of issuance of the industrial revenue bonds will be at the expense of Company.

Section 14. Compliance. City agrees to comply with the requirements of Chapter 364 of the Code of Iowa, 1981, and particularly with Section 364.7 thereof.

Section 15. Indemnification by City. City shall indemnify Company and its agents and employees from and against all claims, damages, penalties, fines, losses and expenses that are caused by City's negligent or intentional

acts or omissions or that of its agents or employees or anyone employed by them or for whose acts City may be held liable provided said negligent or intentional acts or omissions are within the scope of the City's responsibilities assumed by the contract, including any claims arising by reason of the operation and maintenance of said Industrial System prior to the date of this lease.

Section 16. Indemnification by Company. Company shall indemnify City, its elected officials and officers, agents and employees from and against all claims, damages, penalties, fines, losses and expenses that are caused by Company's negligent or intentional acts or omissions or that of its agents or employees or anyone employed by them or for whose acts Company may be liable provided said negligent or intentional acts or omissions are within the scope of Company's responsibilities assumed by this contract, including any claims arising by reason of the operation and maintenance of the said Industrial System subsequent to the date of this lease. In addition, Company agrees to hold City harmless from any liability for costs related to the construction and improvements to the Industrial System and it shall not permit any lien for such costs which may be enforceable to remain as a lien against the premises.

Section 17. Land Acquisition. City agrees to acquire any additional land required for expansion of the Industrial System and such other additional land as City determines may be required for public purposes which are reasonable and necessary to implement expansion of the production facilities of Company. All costs of acquisition will be at Company's expense.

Section 18. Water Supply. City will furnish and sell water to Company subject to conditions set forth in a supplemental agreement.

Section 19. Lighting and Parking. City agrees that it will cause to be installed and operated at its expense on City right-of-way for so long as Richland Street remains a City street sufficient street lights to adequately light the street. The City further agrees that curbs on the existing streets adjacent to the plant facilities may be modified or changed to accommodate parking and plant operations.

Section 20. Entire Agreement. This Agreement constitutes the entire contract between the parties hereto and no party shall be liable or bound to another in any manner except as specifically set forth herein.

971481

Section 21. Modification. This Agreement may not be changed or modified except by agreement in writing.

Section 22. Benefit. The terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective legal representatives, successors and assigns of the parties hereto.

Section 23. This Agreement is made pursuant to and shall be construed under the laws of the State of Iowa.

Section 24. To the extent that references are made in this contract to the assumption of an expense by City at no cost to Company, that provision shall not operate to relieve Company from any tax levy made by City including a tax levy to cover the cost of general obligation bonds and which tax levy shall be applicable to all property owners within the City of Storm Lake and provide further that this paragraph shall not be construed to reduce any property tax exemption provisions for which Company might otherwise qualify.

IN WITNESS WHEREOF, the parties have executed this Agreement on the

15th day of April, 1982.

CITY OF STORM LAKE, IOWA

IOWA BEEF PROCESSORS, INC.

By [Signature] Mayor By [Signature]

ATTEST: STORM LAKE

ATTEST:

[Signature]
City Clerk

[Signature]
Secretary



EXHIBIT "A"

The West 1650.00 Feet of the East Half (E½) of Section Twenty-Four (24), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M., Buena Vista County, Iowa, except right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railway; and except the following irregular parcel, described as:

A tract of land in the Northeast Quarter (NE¼) and the Southeast Quarter (SE¼) of Section Twenty-Four (24), Township Ninety North (90N), Range Thirty-Seven West (37W) of the 5th Principal Meridian now in and forming a part of Buena Vista County, Iowa. Said tract of land is more particularly described as follows: Commencing at the North Quarter (N¼) corner of said Section Twenty-Four (24); thence South along the north-south one quarter with all subsequent bearings referenced therefrom a distance of 790.10 feet to the point of beginning; thence continuing South a distance of 2132.80 feet to a point where the north-south one quarter line intersects the east right-of-way line of the railroad; thence South 80°30' East a distance of 190.85 feet; thence North 44°45' East a distance of 297.50 feet; thence North 00°01'39" West a distance of 725.39 feet; thence North 37°00' West a distance of 466.50 feet; thence North a distance of 857.10 feet; thence South 89°00' West a distance of 116.60 feet to the point of beginning.

The foregoing real estate is leased together with the following equipment:

- 1 - 8" pump, S. # K2 K1 031 887, R.P.M. 1150, 2660 g.p.m. F.B.
- 1 - motor 60 h.p., 480 V - 60 amps, 1200 R.P.M., S. #1400915, G.E.
- 1 - 6" pump, S. # K3 E1 05 08814, F.B., R.P.M. 1160, 1300 g.p.m.
- 1 - 30 h.p., 480 V - 35.8 amps, G.E., 1150 R.P.M., S. #4023438
- 1 - 6" pump S. # K3D1087690, F.B., R.P.M. 1150, 1300 g.p.m.
- 1 - motor, 30 h.p., 480 V - 24.8 amps, G.E., 1150 R.P.M., S. #4025624

At the Lagoon Building

- 2 - Reculating pumps with motors, F.B., 3 h.p., 6", S. #K2K1031886

Aerators

- 1 - Aqua Lator areator, model 1125-C, 25 h.p. motor
- 2 - Aqua Lator units, model F.L. T.m-50, 50 h.p., R.P.M. 885

Other

- 1 - flat bottom boat with oars
- 1 - outboard motor

Qualifications

CLINTON DENNIS MILLER, MAI

RALLY APPRAISAL, L.L.C.
1454 30th Street, Suite #107
West Des Moines, Iowa 50266
Phone (515) 226-8733
Fax (515) 226-0148
Email: cmiller@rallyappraisal.com

LICENSE:

#CG02604 / #CG2014013R
Certified General Real Property Appraiser
License: Iowa / Nebraska
Expiration: June 30, 2021 / December 31, 2021

EDUCATION AND RELATED COURSE WORK:

- University of Northern Iowa, B.A. Double Major: Real Estate and Finance
- High School Diploma, Starmont High School, Arlington, IA
- The Appraisal Institute, USPAP Update (2018)
- The Appraisal Institute, Fundamentals of Separating Real Property, Personal Property & Intangible Assets (2012)
- The Appraisal Institute, Successfully Completed Peer Review
- The Appraisal Institute, Successfully Completed Comprehensive Exam
- The Appraisal Institute, Report Writing and Valuation Analysis
- The Appraisal Institute, Advanced Applications, 550
- The Appraisal Institute, Business Practices and Ethics, 430
- The Appraisal Institute, Advanced Sales Comparison and Cost Approaches, 530
- The Appraisal Institute, Advanced Income Capitalization, 510
- The Appraisal Institute, National Standards of Professional Appraisal Practice, 410
- Van Education Center, Appraisal 101
- The Appraisal Institute, Income Valuation of Small, Mixed-Use Properties, 600
- The Appraisal Institute, Basic Income Capitalization, 310
- The Appraisal Institute, Highest & Best Use and Market Analysis, 510

RELATED WORK EXPERIENCE:

June 2004 – Present
Rally Appraisal, L.L.C.; Formerly Hayes Appraisal Associates, L.L.C.
West Des Moines, IA
Real Estate Appraiser

January 2003-May 2004
Valuation Services, Inc.
Cedar Falls, IA
Real Estate Appraiser Intern

TYPES OF PROPERTIES APPRAISED:

- | | |
|---|--|
| ➤ Ag Land | ➤ Vacant Land |
| ➤ Acreages | ➤ Single Family Residential |
| ➤ Small/Large Multiple Family Residential | ➤ Carwash |
| ➤ Retail/Apartment (mixed use) | ➤ Retail |
| ➤ Storage Units | ➤ Office/Warehouse (mixed use) |
| ➤ Restaurant | ➤ Convenience Store |
| ➤ Greenhouse | ➤ House of Worship |
| ➤ Warehouse | ➤ Commercial & Residential Subdivision |
| ➤ Manufactured Home Park | ➤ IDOT Work/Review |
| ➤ Boarding House | ➤ Dog Kennel |
| ➤ Service Station | ➤ Fraternal Buildings |
| ➤ Industrial/Manufacturing Building | ➤ Eminent Domain |



STATE OF IOWA
IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

This is to certify that the below named has been granted a certification
as: Certified General Appraiser.

Certification Number: CG02604 Expires: June 30, 2021

Status: Active

Clinton D Miller
Rally Appraisal
1454 30th Street, Ste 107
West Des Moines, Iowa 50266

RESOLUTION NO. 31-R-2020-2021

RESOLUTION PROPOSING SALE AND DISPOSITION OF REAL ESTATE
AND PROVIDING NOTICE TO THE PUBLIC

WHEREAS, the City of Storm Lake, Iowa “the City” is the owner of real estate described as:

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF (E ½) OF SECTION 24, TOWNSHIP 90 NORTH, RANGE 37 WEST OF THE 5TH P.M., BUENA VISTA COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest (NW) corner of the Northeast Quarter (NE ¼) of said Section 24: Thence South 88° 09’ 32” East, along the North line of said Northeast Quarter (NE ¼), 261.00 feet to the Point of Beginning. Thence continuing South 88° 09’ 32” East, along said North line, 1337.28 feet; Thence South 00° 21’ 39” West, 3203.11 feet; Thence North 89° 41’ 42” West, 1389.00 feet, Thence North 00° 56’ 28” West, 304.04 feet; Thence North 44° 09’ 45” East, 241.54 feet; Thence North 30° 06’ 30” East, 70.02 feet; Thence North 00° 04’ 12” East, 624.38 feet; Thence North 13° 28’ 06” West, 60.70 feet; Thence North 34° 56’ 11” West, 471.33 feet; Thence North 00° 19’ 00” East, 853.75 feet; Thence North 89° 55’ 38” East, 128.30 feet; Thence North 01° 47’ 22” East, 777.46 feet to the Point of Beginning.

Hereafter known as Lot H in Section 24, Township 90 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa.

Tract contains 99.92 acres and is subject to all easements of record.

(the “Real Estate”);

WHEREAS, the City has received a proposal from Tyson Fresh Meats, Inc. (“Tyson”), in the form of a proposed Real Estate Contract (the “Contract”) by and between the City and Tyson, pursuant to which the City would sell and convey the Real Estate to Tyson at a purchase price of \$1.00;

WHEREAS, the Real Estate, which the City has leased to Tyson and its predecessor meat packing operations for many years at a rental of \$1.00 and serves as a wastewater treatment facility

for Tyson, is not needed by the City;

WHEREAS, Tyson needs to make significant costly improvements to the wastewater treatment facility and desires to own the facility before making that investment;

WHEREAS, a copy of the Contract is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, 620 Erie Street, City of Storm Lake, Iowa.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City of Storm Lake, Iowa does hereby propose to sell, dispose of, and convey, the Real Estate to Tyson on the terms described above.

IT IS FURTHER RESOLVED that this proposal shall be scheduled for a public hearing at the Council Chambers at City Hall at a regular council meeting scheduled for December 21, 2020, at 5:00 p.m. The City Clerk is further directed to have a copy of this Resolution published in the Storm Lake Times on a date not less than four (4) days nor more than twenty (20) days prior to said meeting.

Passed and approved this 7th day of December, 2020.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

12/7/2020

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: **Public Hearing to Amend City Code Chapter 5-10 Property Maintenance**

BACKGROUND: Amending City Code Chapter 5-10 Property Maintenance to allow for alternate paving materials to be used to construct a parking lot for a non-conforming building that is not required to provide off-street parking. Items to note in the amendment:

- Alternate paving material must follow the Iowa Statewide Urban Design and Specifications
- Hard surface paving in concrete or asphalt will need to occur three years after a permit is issued.
- A daily fine/penalty will occur if hard surface paving is not complete after three years of permit being issued

FISCAL IMPACT: N/A

RECOMMENDATION: Open Public Hearing
Hear Comments
Close Public Hearing

ATTACHMENTS:

Description	Type
Amended Ordinance	Backup Material

ORDINANCE NO. 03-O-2020-2021

ORDINANCE AMENDING CHAPTER 5-10 OF TITLE V OF THE CITY CODE OF THE CITY OF STORM LAKE, IOWA, TITLED APROPERTY MAINTENANCE CODE,@ TO REVISE REQUIREMENTS RELATING TO THE PAVING OF VEHICLE PARKING AREAS

WHEREAS, the City Council of the City of Storm Lake, Iowa, has determined that Section 5-10-7 of Chapter 5-10 in Title V of the City Code of the City of Storm Lake, Iowa should be amended to provide for a limited exception to the requirement that all off-street vehicular parking areas be hard surfaced.

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

Section 1. Chapter 5-10 in Title V of the City Code of the City of Storm Lake, Iowa, is hereby amended as follows:

a. Section 5-10-7(D)(1), captioned, “Definitions,” is amended to insert the following two new definitions between the definition for “Non-Hard-Surfaced driveway” and the definition for “Approach”:

Hard-surfaced parking area, as used in Section 5-10-7(D)(8), shall mean any vehicle parking area that is paved with a hard surface, including concrete, asphalt, or paving stones, installed and maintained according to City specifications.

Alternate material, as used in Section 5-10-7(D)(8), shall mean a material, other than concrete, asphalt, or paving stones, which, under the Statewide Urban Design and Specifications (SUDAS), is authorized or suitable for the construction of a vehicle parking area that is not a hard-surfaced parking area.

b. Section 5-10-7(D)(8) is deleted and, in lieu thereof, the following new Section 5-10-7(D)(8) is inserted:

8. Any vehicle parking area constructed after the adoption of this Ordinance shall be a hard-surfaced parking area except, under the conditions specified below in this Section 5-10-7(D)(8), a vehicle parking area may be constructed of an alternate material, which parking area may remain in place for a period of not more than three years from the date of the City-issued permit authorizing the construction of the vehicle parking area using such alternate material; provided, however, that, by the end of such three-year period, one hundred percent of the area covered by the parking area made of an alternate material shall be constructed, re-constructed or converted into a hard-surfaced parking area. All of the following conditions must be satisfied before the use of an alternate material in the construction of a vehicle parking area is authorized for a three-year period under the provisions of this section:

(a) The parking area to be constructed will be situated on one or more real

estate lots located in a Community Commercial Zoning District;

(b) The parking area will serve a business operated in a building situated on the same real estate lot or on an abutting real estate lot or lots;

(c) If the parking area is to be constructed on one or more real estate lots abutting the real estate lot or lots on which the building housing the business is situated, the abutting real estate lots on which the building housing the business is situated and on which the parking area is to be constructed are under common ownership and the owner, for himself, herself, or itself, and for the owner's successors in interest, agrees in an instrument approved by the Enforcement Officer and filed of record in the Buena Vista County, Iowa Recorder's office that such abutting real estate lots will remain under common ownership in perpetuity and will only be transferred together, as if the real estate lots comprised but one real estate lot, unless and until the City agrees otherwise in a written instrument recorded in the office of the Buena Vista County, Iowa Recorder;

(d) Each building housing such business is a nonconforming structure that nonetheless is permitted to exist under the City of Storm Lake's zoning code;

(e) The use of such building or buildings must be a conforming retail use under the City of Storm Lake's zoning code;

(f) The business is not required by the City's zoning code to have off-street parking but off-street parking needs to be constructed for the convenience of the patrons of such business, the safety of the public, or both;

(g) The parking area design satisfies the requirements of the Americans with Disabilities Act and the post-construction storm water provisions of the City Code;

(h) The construction of the parking area is authorized by the issuance of a permit as provided herein.

As used in the above-listed conditions, the term "business" includes any authorized retail use.

The failure of the owner of the real estate lot or lots who applies for the permit required in this Section 5-10-7(D)(8) or any subsequent owner of such real estate lot or lots to timely complete construction of the hard-surfaced parking area as required in this Section 5-10-7(D)(8), after the construction or partial construction of a parking area using an alternate material on such real estate lot or lots, shall constitute a municipal infraction punishable by a civil penalty of \$250.00. Each day that construction of the hard-surfaced parking area is not completed after the three-year period specified above shall constitute a separate and distinct infraction. The provision of Section 5-10-8(A), the abatement provisions contained in the second sentence of Section 5-10-8(B), captioned "INSPECTIONS, the provisions of Section 5-10-8 Paragraphs (C), captioned "VOLUNTARY ABATEMENT," (D), captioned "EMERGENCY CONDITION," (E), captioned "REPEAT OFFENSE," (F), captioned "NOTICE," (G), captioned "ABATEMENT REMEDIES AND PENALTIES, and (H), captioned "EMERGENCY ABATEMENT PROCEDURE," and the powers of the Property Maintenance Appeal Board enumerated in subparagraphs 2 and 3 of Section 5-10-8 Paragraph I,

captioned “APPEAL,” shall not apply to municipal infractions arising under this Section 5-10-7(D)(8). The Enforcement Officer shall file a notice, in affidavit form, in the Buena Vista County, Iowa Recorder’s office before the transfer of a real estate lot or lots on which a parking area is constructed or partially constructed using an alternate material pursuant to this Section 5-10-7(D)(8), which notice shall set forth:

- (aa) The legal description of such real estate lot or lots;
- (bb) The fact that Section 5-10-7(D)(8) of the Storm Lake City Code requires the construction of a hard-surfaced parking area in compliance with the City’s design standards and specifications on such real estate lot by a date to be specified in the affidavit, which date shall be three years from the date of the City-issued permit for the construction of the parking area using an alternate material;
- (cc) The fact that any owner of such real estate lot is subject to the requirement to complete the construction of the hard-surfaced parking area if it has not been completed by a prior owner;
- (dd) The fact that failure to timely complete the construction of the hard-surfaced parking area is a municipal infraction punishable by a civil penalty of \$250.00 for each infraction and that each day that such construction is not completed after the three-year period specified in the affidavit shall constitute a separate and distinct infraction;
- (ee) The fact that the affidavit is made pursuant to Section 5-10-7(D)(8) of the City Code of the City of Storm Lake, Iowa.
- (ff) The name and title of the Enforcement Officer making the affidavit.

Upon a determination by the Enforcement Officer that the hard-surfaced parking area has been completed, the Enforcement Officer shall file an affidavit with the Buena Vista County Recorder describing the real estate upon which the hard-surfaced parking area was constructed, referencing the Notice described above to which the affidavit relates by the date of the recording of the Notice and the document number of the Notice assigned by the Recorder, setting forth the fact that the hard-surfaced parking area was completed and the date of such completion.

Before beginning construction of a parking area pursuant to the provisions of this Section 5-10-7(D)(8), the owner of a real estate lot or lots desiring to construct a parking area thereon using an alternate material shall apply to the City of Storm Lake in writing on a City-approved form for a permit to do so. The application shall be submitted to the City Clerk. The application shall include a description of the design of the parking area using an alternate material and a description of the design of the hard-surfaced parking area that will be developed within the three-year period specified herein, as well as such other information the City deems relevant to the City’s determination whether or not to issue the permit. The Enforcement Officer shall issue a permit if the City determines that the conditions specified in subparagraphs (a) through (g) of this Section 5-10-7(D)(8) are satisfied.

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

12/7/2020

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: **Ordinance Amending City Code Chapter 5-10 Property Maintenance**

BACKGROUND: Amending City Code Chapter 5-10 Property Maintenance to allow for alternate paving materials to be used to construct a parking lot for a non-conforming building that is not required to provide off-street parking. Items to note in the amendment:

- Alternate paving material must follow the Iowa Statewide Urban Design and Specifications
- Hard surface paving in concrete or asphalt will need to occur three years after a permit is issued.
- A daily fine/penalty will occur if hard surface paving is not complete after three years of permit being issued

FISCAL IMPACT: N/A

RECOMMENDATION: First Reading- December 7, 2020
Second Reading- December 21, 2020
Third Reading- January 4, 2021

ATTACHMENTS:

Description	Type
Amended Ordinance	Backup Material

ORDINANCE NO. 03-O-2020-2021

ORDINANCE AMENDING CHAPTER 5-10 OF TITLE V OF THE CITY CODE OF THE CITY OF STORM LAKE, IOWA, TITLED APROPERTY MAINTENANCE CODE,@ TO REVISE REQUIREMENTS RELATING TO THE PAVING OF VEHICLE PARKING AREAS

WHEREAS, the City Council of the City of Storm Lake, Iowa, has determined that Section 5-10-7 of Chapter 5-10 in Title V of the City Code of the City of Storm Lake, Iowa should be amended to provide for a limited exception to the requirement that all off-street vehicular parking areas be hard surfaced.

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

Section 1. Chapter 5-10 in Title V of the City Code of the City of Storm Lake, Iowa, is hereby amended as follows:

a. Section 5-10-7(D)(1), captioned, “Definitions,” is amended to insert the following two new definitions between the definition for “Non-Hard-Surfaced driveway” and the definition for “Approach”:

Hard-surfaced parking area, as used in Section 5-10-7(D)(8), shall mean any vehicle parking area that is paved with a hard surface, including concrete, asphalt, or paving stones, installed and maintained according to City specifications.

Alternate material, as used in Section 5-10-7(D)(8), shall mean a material, other than concrete, asphalt, or paving stones, which, under the Statewide Urban Design and Specifications (SUDAS), is authorized or suitable for the construction of a vehicle parking area that is not a hard-surfaced parking area.

b. Section 5-10-7(D)(8) is deleted and, in lieu thereof, the following new Section 5-10-7(D)(8) is inserted:

8. Any vehicle parking area constructed after the adoption of this Ordinance shall be a hard-surfaced parking area except, under the conditions specified below in this Section 5-10-7(D)(8), a vehicle parking area may be constructed of an alternate material, which parking area may remain in place for a period of not more than three years from the date of the City-issued permit authorizing the construction of the vehicle parking area using such alternate material; provided, however, that, by the end of such three-year period, one hundred percent of the area covered by the parking area made of an alternate material shall be constructed, re-constructed or converted into a hard-surfaced parking area. All of the following conditions must be satisfied before the use of an alternate material in the construction of a vehicle parking area is authorized for a three-year period under the provisions of this section:

(a) The parking area to be constructed will be situated on one or more real

estate lots located in a Community Commercial Zoning District;

(b) The parking area will serve a business operated in a building situated on the same real estate lot or on an abutting real estate lot or lots;

(c) If the parking area is to be constructed on one or more real estate lots abutting the real estate lot or lots on which the building housing the business is situated, the abutting real estate lots on which the building housing the business is situated and on which the parking area is to be constructed are under common ownership and the owner, for himself, herself, or itself, and for the owner's successors in interest, agrees in an instrument approved by the Enforcement Officer and filed of record in the Buena Vista County, Iowa Recorder's office that such abutting real estate lots will remain under common ownership in perpetuity and will only be transferred together, as if the real estate lots comprised but one real estate lot, unless and until the City agrees otherwise in a written instrument recorded in the office of the Buena Vista County, Iowa Recorder;

(d) Each building housing such business is a nonconforming structure that nonetheless is permitted to exist under the City of Storm Lake's zoning code;

(e) The use of such building or buildings must be a conforming retail use under the City of Storm Lake's zoning code;

(f) The business is not required by the City's zoning code to have off-street parking but off-street parking needs to be constructed for the convenience of the patrons of such business, the safety of the public, or both;

(g) The parking area design satisfies the requirements of the Americans with Disabilities Act and the post-construction storm water provisions of the City Code;

(h) The construction of the parking area is authorized by the issuance of a permit as provided herein.

As used in the above-listed conditions, the term "business" includes any authorized retail use.

The failure of the owner of the real estate lot or lots who applies for the permit required in this Section 5-10-7(D)(8) or any subsequent owner of such real estate lot or lots to timely complete construction of the hard-surfaced parking area as required in this Section 5-10-7(D)(8), after the construction or partial construction of a parking area using an alternate material on such real estate lot or lots, shall constitute a municipal infraction punishable by a civil penalty of \$250.00. Each day that construction of the hard-surfaced parking area is not completed after the three-year period specified above shall constitute a separate and distinct infraction. The provision of Section 5-10-8(A), the abatement provisions contained in the second sentence of Section 5-10-8(B), captioned "INSPECTIONS, the provisions of Section 5-10-8 Paragraphs (C), captioned "VOLUNTARY ABATEMENT," (D), captioned "EMERGENCY CONDITION," (E), captioned "REPEAT OFFENSE," (F), captioned "NOTICE," (G), captioned "ABATEMENT REMEDIES AND PENALTIES, and (H), captioned "EMERGENCY ABATEMENT PROCEDURE," and the powers of the Property Maintenance Appeal Board enumerated in subparagraphs 2 and 3 of Section 5-10-8 Paragraph I,

captioned “APPEAL,” shall not apply to municipal infractions arising under this Section 5-10-7(D)(8). The Enforcement Officer shall file a notice, in affidavit form, in the Buena Vista County, Iowa Recorder’s office before the transfer of a real estate lot or lots on which a parking area is constructed or partially constructed using an alternate material pursuant to this Section 5-10-7(D)(8), which notice shall set forth:

- (aa) The legal description of such real estate lot or lots;
- (bb) The fact that Section 5-10-7(D)(8) of the Storm Lake City Code requires the construction of a hard-surfaced parking area in compliance with the City’s design standards and specifications on such real estate lot by a date to be specified in the affidavit, which date shall be three years from the date of the City-issued permit for the construction of the parking area using an alternate material;
- (cc) The fact that any owner of such real estate lot is subject to the requirement to complete the construction of the hard-surfaced parking area if it has not been completed by a prior owner;
- (dd) The fact that failure to timely complete the construction of the hard-surfaced parking area is a municipal infraction punishable by a civil penalty of \$250.00 for each infraction and that each day that such construction is not completed after the three-year period specified in the affidavit shall constitute a separate and distinct infraction;
- (ee) The fact that the affidavit is made pursuant to Section 5-10-7(D)(8) of the City Code of the City of Storm Lake, Iowa.
- (ff) The name and title of the Enforcement Officer making the affidavit.

Upon a determination by the Enforcement Officer that the hard-surfaced parking area has been completed, the Enforcement Officer shall file an affidavit with the Buena Vista County Recorder describing the real estate upon which the hard-surfaced parking area was constructed, referencing the Notice described above to which the affidavit relates by the date of the recording of the Notice and the document number of the Notice assigned by the Recorder, setting forth the fact that the hard-surfaced parking area was completed and the date of such completion.

Before beginning construction of a parking area pursuant to the provisions of this Section 5-10-7(D)(8), the owner of a real estate lot or lots desiring to construct a parking area thereon using an alternate material shall apply to the City of Storm Lake in writing on a City-approved form for a permit to do so. The application shall be submitted to the City Clerk. The application shall include a description of the design of the parking area using an alternate material and a description of the design of the hard-surfaced parking area that will be developed within the three-year period specified herein, as well as such other information the City deems relevant to the City’s determination whether or not to issue the permit. The Enforcement Officer shall issue a permit if the City determines that the conditions specified in subparagraphs (a) through (g) of this Section 5-10-7(D)(8) are satisfied.

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

12/7/2020

Agenda Item # 10.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion to Approve Memorandum of Understanding between the Iowa Department of Natural Resources and City of Storm Lake for the Nutrient Reduction Program**

BACKGROUND: This MOU will replace the one Council approved previously. The only changes that the DNR requested was removing a redundant sentence and referencing IAC 567.

The purpose of this MOU is to establish a framework for the City to implement a watershed-based Nutrient Reduction Program within the North Raccoon watershed (Watershed) and credit quantifiable nutrient reductions for the benefit of the City's nutrient reduction targets through National Pollutant Discharge Elimination System (NPDES) permitting. The City may use this framework to achieve compliance with current and future permit requirements arising from the Iowa Nutrient Reduction Strategy (NRS). In exchange for utilizing this framework, the City shall receive certainty regarding compliance with future nutrient reduction permit requirements.

FISCAL IMPACT: These nutrient load reductions may be applied to the nutrient reduction goals committed to by the City, and ongoing practices may continue to be used for offsets.

RECOMMENDATION: Approve Memorandum of Understanding

ATTACHMENTS:

Description	Type
□ Agreement	Contract

**MEMORANDUM OF UNDERSTANDING
BETWEEN
THE IOWA DEPARTMENT OF NATURAL RESOURCES
AND
THE CITY OF STORM LAKE, IOWA**

This Memorandum of Understanding (MOU) between the Iowa Department of Natural Resources (DNR) and the City of Storm Lake, Iowa (City) is effective on the ____ day of _____, 2020.

1. **Purpose.** The purpose of this MOU is to establish a framework for the City to implement a watershed-based Nutrient Reduction Program within the North Raccoon watershed (Watershed) and credit quantifiable nutrient reductions for the benefit of the City's nutrient reduction targets through National Pollutant Discharge Elimination System (NPDES) permitting. The City may use this framework to achieve compliance with current and future permit requirements arising from the Iowa Nutrient Reduction Strategy (NRS). In exchange for utilizing this framework, the City shall receive certainty regarding compliance with future nutrient reduction permit requirements.
2. **Background.** Iowa developed a NRS to reduce excess nutrients in Iowa's surface waters and tasked wastewater treatment plants with specific nutrient reduction goals. The NRS supports the development of water quality credit trading between two or more entities, commonly a point source which is mandated to achieve a permit goal and one or more nonpoint sources who voluntarily collaborate with the point source to reduce the amounts of nitrogen and phosphorus entering a water body. Trading can provide a means to improve water quality, especially in cases where the technology does not exist or is not affordable or feasible to allow a point source discharger to comply with permit requirements or where the same or greater pollutant reductions can be achieved more quickly or at lower cost through implementing Best Management Practices (BMPs) or other nutrient reduction efforts.¹

In support of the NRS goals and policy statements, the DNR in partnership with the Iowa League of Cities established the Nutrient Reduction Exchange (NRE), a tool for registration of practices implemented in a watershed that reduce Nitrogen (N) and Phosphorus (P), registration of the modeled nutrient reductions of those practices, and that are thus available for offsets or trading. This MOU is designed to build on the NRS policy and goals, and the establishment of the NRE, to provide point source facilities with a well-defined option of achieving regulatory compliance and certainty through the implementation of watershed-based nutrient reduction practices.

¹ The United States Environmental Protection Agency also supports water quality trading, offsets and similar programs to achieve compliance with regulations, in particular using land management strategies for implementing market-based programs within a watershed, as most recently stated in the EPA February 6, 2019 Memorandum titled "Updating the Environmental Protection Agency's (EPA) Water Quality Trading Policy to Promote Market-Based Mechanisms for Improving Water Quality."

3. Goal. The goal of this MOU is to provide the City with regulatory certainty that allows the City to utilize nutrient load reductions achieved through BMP implementation in the Watershed to offset nutrient reduction targets required in future NPDES permits, or to bank environmental outcomes of nutrient reducing practices to offset future permit requirements.
4. General Areas of Agreement.

A. Use of Nutrient Reducing Practices as Offsets. Provided that the terms of this agreement are followed, the City shall be able to utilize nutrient reducing practices as offsets (Nutrient Reduction Offsets) toward its requirements for nutrient reduction under an NPDES permit issued by DNR for the City of Storm Lake Water Reclamation Facility (WRF) facility, in accordance with the terms of this MOU. Nutrient reducing practices (aka BMPs) built or implemented as part of a watershed-based nutrient reduction plan will be considered as described below.

B. Monitoring and Modeling. The City may develop a monitoring strategy to assess overall N and P concentrations in-stream and to document progress toward nutrient reductions within the watershed. However, progress toward nutrient reduction will be based on modeling using the Nutrient Tracking Tool (NTT) provided by the U.S. Department of Agriculture's Environmental Markets Division, or in another mutually-agreed upon model as further set forth below in this Section 4.B.

For urban practices, the City may present the DNR with a proposal for new infrastructure and an analysis, using one or more models in use by the civil engineering community, of the expected reduction in N, P or Total Suspended Solids ("TSS"). Based upon this presentation, the DNR and City shall agree upon a rate of Nutrient Reducing Offsets that may be applied toward the NPDES permit.

C. Baselines. Calculated point and nonpoint source loads of N,P, and sediment prior to implementation of BMPs by the City, as estimated using the NTT, will be utilized as the baseline for measuring environmental outcomes resulting from watershed management activities. For nutrient reducing practices, baseline conditions may be further defined in terms of geographic scale, existing conservation practices, and schedule of implementation to facilitate improved environmental performance to achieve nutrient load reductions. Agricultural nonpoint source (NPS) baselines will be established using pre-existing field management data. Baseline data will be verified using the NRE guidelines and will be stored within the NRE system as a part of the NTT model runs. Baseline conditions shall be established at the field scale prior to the City-connected implementation of any BMP on a given field.

D. Future Mandated Practices. In order to recognize investments made by municipalities towards NRS reduction goals, and to reward leadership, if a BMP funded under a watershed project subsequently becomes mandated by local, state or federal law, the N, P, and TSS reductions associated with that BMP will continue to be credited to the municipality if allowed under the new law, provided that the BMP continues to be viable, verified, and within the useful life of the practice.

E. TSS. BMPs put in place to address P will also generally be effective in reducing TSS. Where necessary and when correlated within a watershed, P-reductions will be used as a surrogate for TSS. TSS reductions, in addition to N and P reductions, can be considered, if allowed by and consistent with state and federal law.

F. At all times the City shall maintain its existing (or newly implemented) plant infrastructure at the optimal level of performance. This optimization of the structural WRP plant technology shall be an ongoing requirement for the City that shall be addressed in each five-year permit renewal.

5. Watershed-Based Nutrient Reduction Plan.

A. Outlining the City's Goals. In each NPDES permit application the City must submit a watershed-based nutrient reduction plan document that explains the City's approach for implementing BMPs within the Watershed to achieve nutrient reductions within the permit timeframe. This plan will outline a targeted strategy for implementing the City's Nutrient Reduction Program to ensure maximum efficiency in the use of City funds invested in BMPs. Existing HUC-8 and HUC-12 level Watershed Management Plans (WMP), such as the North Raccoon Watershed-Based Nutrient Reduction Plan, shall serve as the WMP provided the plan meets the Plan Requirements specified below.

B. Plan Requirements. The watershed-based nutrient reduction plan shall include the following: (1) identification of appropriate watershed management strategies within the Watershed, (2) the process to be used by the City or its partners to engage and recruit landowners to participate in the City's Nutrient Reduction Program, (3) an estimation of load reductions expected from implementation of new BMPs, (4) how the practices will be maintained over the design life of the practice (5) an expected project schedule during the permit term, and (6) a description of how the City will monitor and track the effectiveness of its BMP implementation schedule.

C. Location. The City may select a watershed planning area or multiple areas in the Watershed. These areas may be in any of the subbasins in the North Raccoon Watershed or in the portions of the watershed that lie within the City's municipal boundary.

D. Practice Criteria. BMPs identified in a watershed plan shall be installed and maintained according to Natural Resources Conservation Service (NRCS) or Iowa Department of Agriculture and Land Stewardship (IDALS) technical standards. Work shall be done in accordance with generally accepted engineering practices and shall document the NTT-modeled estimates of pounds/tons reduced as compared to nutrient and sediment loading conditions prior to the installation of the BMP. Novel practices not included in NRCS or IDALS standards may be used, as long as the nutrient reductions they produce can be modeled using the NTT, are consistent with the NRS, and approved by DNR and Iowa State University (ISU) technical reviewers.

6. Partnerships, Contractual Relationships, Watershed Management Authorities, Third-Party Designees, and Other Arrangements. At any point during the timeframe of this MOU, the City may work through a partnership, contractual relationship, Watershed Management Authority, Third-Party Designee (such as the Soil and Water Outcomes Fund), or other arrangement to implement the activities defined by the Watershed-Based Nutrient Reduction Plan. In these instances, the City shall maintain the right to register practices implemented through these arrangements in which City funds were utilized as cost-share for BMP design or installation.

7. Determining Final Plan Compliance, Interim Progress, and Usable Nutrient Load Reductions.

A. Compliance Measurement. Interim progress, final compliance and usable nutrient load reductions will be determined using the best available modeling tools. Currently, BMPs will be modeled at the field scale using the NTT. Other models or methods may be substituted as deemed appropriate, subject to agreement by the parties to this MOU.

B. Offset and Practice Eligibility. Implemented BMPs shall be recorded on the NRE using the mutually-agreed upon Regulatory In-lieu Fee and Bank Information Tracking System (RIBITS). In general, the City shall provide experienced personnel to be trained in the NTT, and to model the BMPs through the NTT (or other approved model), obtain verification and approval from ISU or the DNR designee; and to confirm and document practice construction completion and record NTT results into the RIBITS system. The DNR shall accept the NTT-modeled load reductions of the BMPs within RIBITS and issue a letter establishing the validity of the practices and these may be used by the City as an offset in a one-to-one ratio (i.e., one pound of NPS pollutant reduced in the watershed by a City-implemented BMP shall be equivalent to one pound of point source pollutant reduced at the City's WRP facility outfall) to contribute to its NRS goal, or may be used in other regulatory formats so long as the practice has been maintained and is functioning as designed. Upon receipt of the verification and approval of the model run by ISU (or the DNR designee), the DNR shall have sixty (60) days to review, comment, and issue a letter establishing the validity of the nutrient load reductions claimed or request modifications.

C. Interim Progress for NRS Goals. During the term of this MOU, the City shall provide annual progress reports to the DNR detailing its progress in the Watershed, the BMPs implemented, verification of ongoing practices, and the nutrient load reductions obtained. To the extent nutrient load reductions were committed as offsets towards use in the City's NPDES permit requirements, the progress report shall identify overall progress towards the 5-year goals for N and P reductions, as well as what percentage of reductions come from technological improvements versus work in the watershed. DNR also expects the report to sum the load reductions (i.e., pounds) in each year for each of the pollutants at issue (e.g., N and P). This should not require additional calculations, instead merely summing already quantified pounds of nutrient load reductions used as reported in the state's NRE registry/tracking system.

D. Achieving Total NRS Goals. The City is committing to reaching the nutrient reduction goals outlined within the NRS using a combination of technological approaches and watershed offsets, if this is achievable under a feasibility and reasonableness analysis under IAC 567-62.8(5). If the City is relying primarily on watershed-based nutrient reducing practices to achieve these goals, progress must be shown consistent with commitments and timeframes detailed in the watershed plan for each permit cycle toward achieving the total NRS nutrient reduction goals.

E. Future Requirements. If the City implements a watershed-based nutrient reduction plan in accordance with this MOU, DNR shall not impose any additional nutrient reduction requirements during the plan implementation term unless required to do so by law.

F. Look Back Period. The City initiated its voluntary efforts in watershed work in 2002. For purposes of nutrient reducing practices, the City may record modeled nutrient reductions from BMPs implemented since May of 2013 in the NRE, as outlined above. However, the City must be able to fully document the field conditions prior to the City-initiated BMPs. These nutrient load reductions may be applied to the nutrient reduction goals committed to by the City, and ongoing practices may continue to be used for offsets.

8. Modification and Termination of Agreement. This agreement shall be in effect unless modified or terminated by mutual agreement of the parties, or the DNR elects to terminate this MOU to coincide with the expiration of the City's next NPDES permit by submitting written notice to the City one-hundred eighty (180) days in advance of the current permit's expiration.

CITY OF STORM LAKE, IOWA

IOWA DEPARTMENT OF NATURAL
RESOURCES

By: _____

By: Kayla Lynn

Michael Porsch

Kayla Lyon

Its: Mayor

Its: Director

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

12/7/2020

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: **Fiscal Year 2022-2026 Proposed Capital Improvement Plan Workshop**

BACKGROUND: Staff will present the Fiscal Year 2022-2026 Capital Improvement Plan for the General Fund.

- Administration
- Airport
- Building/Code Enforcement
- Campground
- Cottages
- Economic/Community Development
- Emergency Management
- Fire
- Golf Course
- Information Technology
- Parks
- Police
- Street

FISCAL IMPACT: N/A

RECOMMENDATION: Review and discuss the proposed Capital Improvement Plan for 2022-2026.

ATTACHMENTS:

Description	Type
▣ Project by Funding Source	Financial Report
▣ Projects by Department	Financial Report

City of Storm Lake, Iowa
Capital Improvement Plan
 2022 thru 2026

PROJECTS BY FUNDING SOURCE

Source	Project #	Priority	2022	2023	2024	2025	2026	Total
Cottage								
Storage Building	CG-21-02	1	40,000					40,000
Playground Equipment	CG-23-01	n/a		40,000				40,000
Cottage Refresh/Remodel	COT-21-01	1			40,000			40,000
Dock Replacement/New	PARKS-17-04	n/a	25,000	25,000	25,000	30,000	30,000	135,000
Cottage Total			65,000	65,000	65,000	30,000	30,000	255,000
Federal Grant- FAA								
Runway 13/31 Navoids	AIR-20-01	n/a				18,450	187,380	205,830
Lighting Replacement 17/35	AIR-21-01	2		34,911	314,199			349,110
Dump truck/Plow	AIR-21-02	4			202,500			202,500
Runway 17/35 Navoids	AIR-22-01	3				23,028	207,254	230,282
Federal Grant- FAA Total				34,911	516,699	41,478	394,634	987,722
Franchise Fee								
Sesquicentennial Project	ADMN-23-01	n/a	2,500	10,000				12,500
Additional Long Term Parking Lot	CG-22-03	4		250,000				250,000
Downtown Master/Comp/Zoning Plan	ED-18-01	3	250,000					250,000
SCBA Replacement/Rotation	FIRE-18-01	1			6,900	6,900		13,800
Multi-force Air Lifting Bags	FIRE-24-01	3			6,700			6,700
Hydrافusion Strut Kit 16"	FIRE-24-04	2			7,000			7,000
Standard IT Contract	IT-16-01	n/a	7,166	7,524	7,900	8,296	17,421	48,307
Server and Core Networking	IT-17-01	2	30,000	20,000	60,000	46,000	35,000	191,000
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
Subscriptions- Meraki (Cameras)	IT-20-01	n/a	11,859	11,858	11,858	11,858	11,859	59,292
Fiber Line Installation	IT-21-01	n/a	200,000					200,000
Trail- Set-Aside	PARKS-18-02	n/a	25,000	25,000	25,000	25,000	25,000	125,000
Recreation Set-Aside	PARKS-23-01	3		150,000	150,000	150,000	150,000	600,000
W9th Ballfield Fence	PARKS-24-01	2		20,000				20,000
Surveillance Camera/Equipment	PD-24-01	1			4,500			4,500
North Lake Ave. Overlay	ST-18-05	2					675,000	675,000
Oneida Street to Milwaukee	ST-20-01	2	725,500					725,500
Downtown Revitalization	ST-20-19	n/a		450,000				450,000
Richland Phase 2	ST-22-03	3	99,100					99,100
Seneca Street Reconstruction	ST-23-02	4					206,500	206,500
Franchise Fee Total			1,380,225	973,482	308,958	277,154	1,149,880	4,089,699
G.O. Bond								
Replace Engine #75	FIRE-23-04	1			630,000			630,000

Source	Project #	Priority	2022	2023	2024	2025	2026	Total
G.O. Bond Total			630,000					630,000
General Fund								
Tornado Siren Batteries	EM-22-01	n/a	3,000			3,000		6,000
PD In Car Computers	IT-17-03	n/a	26,800	26,800	26,800	26,800	26,800	134,000
Lift for Mower/Tractor	PARKS-22-07	n/a	7,000					7,000
W7th Impound Security Cameras	PD-22-13	n/a	7,000					7,000
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
Police Station Furniture	PD-23-04	n/a		20,500				20,500
General Fund Total			78,800	47,300	26,800	29,800	26,800	209,500
Grant- STP								
North Lake Ave. Overlay	ST-18-05	2					350,000	350,000
Oneida Street- Lakeshore	ST-21-01	n/a			280,000			280,000
Grant- STP Total			280,000				350,000	630,000
Hotel/Motel								
New Housing Study	ED-22-01	n/a	10,000					10,000
Hotel/Motel Total			10,000	10,000				
Landfill								
Standard IT Contract	IT-16-01	n/a	7,167	7,525	7,901	8,295		30,888
Landfill Total			7,167	7,525	7,901	8,295	30,888	
LOST								
City Hall Updates	ADMN-17-01	3	20,000	20,000	20,000	20,000	20,000	100,000
Runway 13/31 Nav aids	AIR-20-01	n/a				2,050	20,820	22,870
Airport Technology Upgrades	AIR-20-02	1	16,500					16,500
Lighting Replacement 17/35	AIR-21-01	2		3,879	34,911			38,790
Dump truck/Plow	AIR-21-02	4			22,500			22,500
Runway 17/35 Nav aids	AIR-22-01	3				2,559	23,029	25,588
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
Vehicle Replacement	CODE-20-01	2		35,000				35,000
EAB- Payloader w/Brush Grapple	EAB-19-05	1		150,000				150,000
Hyland Drive/Hwy 110 Tornado Siren	EM-21-01	1		35,000				35,000
FD Mobile Devices	FIRE-17-07	n/a			12,000			12,000
SCBA Replacement/Rotation	FIRE-18-01	1	14,000	14,000				28,000
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
SARs Unit	FIRE-23-06	n/a		10,000				10,000
Trenching Shoring Kit	FIRE-24-03	2			20,000			20,000
Door Access	FIRE-25-01	n/a				4,100		4,100
Meeting Projection Equipment	FIRE-25-02	n/a				1,500		1,500

Source	Project #	Priority	2022	2023	2024	2025	2026	Total
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
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
Computer/iPad Rotation	IT-18-03	1	14,700	38,850	12,700	19,950	13,650	99,850
Special IT Projects	IT-20-03	n/a	34,000					34,000
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
Russell Street Park	PARKS-19-04	1	15,000				75,000	90,000
New Holland Replacements	PARKS-20-04	3				75,000		75,000
Park Upgrade	PARKS-22-01	2		51,500				51,500
Chautauqua Park Multi-Use Court Surface	PARKS-22-05	3		70,000				70,000
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
Parks Shop Repairs/Addition	PARKS-24-02	n/a			100,000			100,000
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
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
Unmarked Vehicle	PD-23-01	1		40,000				40,000
Load Bearing Vests	PD-25-01	n/a				5,500		5,500
Badge Stickers	PD-25-03	n/a				400		400
Floation Devices (for Patrol Cars)	PD-25-04	n/a				1,500		1,500

Source	Project #	Priority	2022	2023	2024	2025	2026	Total
NIBIN Firearm Evidence Collection System	PD-25-05	n/a				4,300		4,300
Boom/Bucket Truck	ST-20-10	2	112,500					112,500
Oneida Street- Lakeshore	ST-21-01	n/a				2,080,000		2,080,000
Building upgrades	ST-22-02	2			125,000			125,000
Street Shop Parking Lot	ST-22-04	2	50,000					50,000
Side Dump Trailer	ST-24-01	3			15,000			15,000
Mower #19	ST-25-01	n/a				100,000		100,000
Motor Grader #62	ST-25-03	n/a					225,000	225,000

LOST Total

802,700	848,229	879,711	3,108,759	654,499	6,293,898
---------	---------	---------	-----------	---------	-----------

Other Bonds

Fire Station Expansion/Remodel	FIRE-23-05	1					2,300,000	2,300,000
--------------------------------	------------	---	--	--	--	--	-----------	-----------

Other Bonds Total

2,300,000	2,300,000
-----------	-----------

Other Programs

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- Skid Loader	EAB-19-08	1		60,000				60,000
EAB- Grapple Truck	EAB-19-09	1		75,000				75,000
Subscriptions- Phones	IT-20-02	n/a	28,000	28,000	28,000	28,000	28,000	140,000
Oneida Street to Milwaukee	ST-20-01	2	594,000					594,000
Richland Phase 2	ST-22-03	3	155,000					155,000

Other Programs Total

777,000	169,500	28,000	28,000	180,000	1,182,500
---------	---------	--------	--------	---------	-----------

RUT

Standard IT Contract	IT-16-01	n/a	7,167	7,524	7,901	8,296		30,888
Plow Truck	ST-17-02	2		175,000				175,000
North Lake Ave. Overlay	ST-18-05	2					243,500	243,500
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	377,000					377,000
Boom/Bucket Truck	ST-20-10	2	112,500					112,500
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
Richland Phase 2	ST-22-03	3	99,100					99,100
Infrastructure Management Plan	ST-22-06	n/a	6,000					6,000
Overhead Door	ST-23-01	1		20,000				20,000
Seneca Street Reconstruction	ST-23-02	4					1,350,000	1,350,000
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
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
Plow Truck #24	ST-25-02	n/a				135,000		135,000

Source	Project #	Priority	2022	2023	2024	2025	2026	Total
RUT Total			694,767	599,024	642,901	328,096	1,593,500	3,858,288
Sewer Fund								
Standard IT Contract	IT-16-01	n/a	7,166	7,525	7,901	8,296	17,422	48,310
SCADA Switches	IT-17-05	n/a	2,000	2,000	2,000	2,000	2,000	10,000
Subscriptions- Meraki (Cameras)	IT-20-01	n/a	11,858	11,858	11,859	11,858	11,858	59,291
Special IT Projects	IT-20-03	n/a	7,500					7,500
Fiber Line Installation	IT-21-01	n/a	300,000					300,000
Oneida Street to Milwaukee	ST-20-01	2	100,000					100,000
Alliant Energy Infrastructure Development	ST-22-05	1	150,000					150,000
Infrastructure Management Plan	ST-22-06	n/a	6,000					6,000
Sewer Fund Total			584,524	21,383	21,760	22,154	31,280	681,101
Storm Water								
Standard IT Contract	IT-16-01	n/a	7,166	7,525	7,901	8,296		30,888
10th Street Park	PARKS-20-08	1		30,000	30,000			60,000
Storm Water Total			7,166	37,525	37,901	8,296		90,888
Water Fund								
Standard IT Contract	IT-16-01	n/a	7,166	7,524	7,901	8,296	17,421	48,308
SCADA Switches	IT-17-05	n/a	2,000	2,000	2,000	2,000	2,000	10,000
Subscriptions- Meraki (Cameras)	IT-20-01	n/a	11,858	11,859	11,858	11,859	11,858	59,292
Special IT Projects	IT-20-03	n/a	7,500					7,500
Fiber Line Installation	IT-21-01	n/a	300,000					300,000
Oneida Street to Milwaukee	ST-20-01	2	387,000					387,000
Infrastructure Management Plan	ST-22-06	n/a	6,000					6,000
Water Fund Total			721,524	21,383	21,759	22,155	31,279	818,100
GRAND TOTAL			5,128,873	2,825,262	3,467,390	3,904,187	6,741,872	22,067,584

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								
Runway 13/31 Nav aids	AIR-20-01	n/a				20,500	208,200	228,700
Airport Technology Upgrades	AIR-20-02	1	16,500					16,500
Lighting Replacement 17/35	AIR-21-01	2		38,790	349,110			387,900
Dump truck/Plow	AIR-21-02	4			225,000			225,000
Runway 17/35 Nav aids	AIR-22-01	3				25,587	230,283	255,870
Airport Total			16,500	38,790	574,110	46,087	438,483	1,113,970
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		35,000				35,000
Tornado Siren Batteries	EM-22-01	n/a	3,000			3,000		6,000
Emergency Management Total			3,000	35,000		3,000		41,000
Fire Department								

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
FD Mobile Devices	FIRE-17-07	n/a			12,000			12,000
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
Hydrافusion 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

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

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
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

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
Parks Shop Repairs/Addition	PARKS-24-02	n/a			100,000			100,000
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	572,600	395,000	465,000	2,183,100

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
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

Department	Project #	Priority	2022	2023	2024	2025	2026	Total
Police Department Total			148,500	197,500	112,000	136,700	62,000	656,700
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
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	2,080,000		2,360,000
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
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	1,041,500	1,055,000	2,499,800	3,050,000	10,719,000
GRAND TOTAL			5,128,873	2,825,262	3,467,390	3,904,187	6,821,872	22,147,584

Staff Summary

12/7/2020

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