

**CITY OF STORM LAKE
REGULAR COUNCIL MEETING, COUNCIL
CHAMBERS**

FEBRUARY 5, 2018

5:00 PM



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

AGENDA

1. Hear the Public
2. Consent Agenda
 - A. **Approve Consent Agenda**
 - B. **Buy Local Information**
 - C. **Motion to Approve Applications For Tax Abatement On Residential and Commercial Properties**
3. **Public Hearing Hopper Annexation Request**
4. **Resolution No. 52-R-2017-2018 Approving Voluntary Annexation**
5. **Resolution No. 53-R-2017-2018 Setting A Public Hearing On A Proposal To Amend The City Code By Updating The National Electrical Code To The 2017 Edition.**
6. **Consideration of Request for Proposals for Engineering Services for the Casino Lift Station Odor Control Project**
7. **Approve 2018 Branching Out Grant Agreement**
8. **Resolution No. 54-R-2017-2018 to Adopt Update to Storm Lake Purchasing Policy**
9. **Resolution No. 55-R-2017-2018 Public Hearing on the Authorization of a Loan Agreement and the Issuance of Notes to Evidence the Obligation of the City thereunder and Resolution instituting proceedings to take additional action on Not to Exceed \$725,000 General Obligation Capital Loan Notes.**
10. **Resolution No. 56-R-2017-2018 Authorizing the Issuance of \$700,000 General Obligation Capital Loan Notes, Series 2018, and Levying a Tax for the payment thereof.**
11. **Resolution No. 57-R-2017-2018 Setting Public Hearing for Not To Exceed \$4,700,000 General Obligation Refunding Capital Loan Notes**
12. **Motion to Approve Entering into a Bidding Agent Agreement with Piper Jaffray & Co.**
13. **Public Hearing for the 7th and Geneseo Street Sanitary Sewer Improvements**
14. **Resolution No. 58-R-2017-2018 Approving the 7th and Geneseo Street Sanitary Sewer Improvements Plans, Specifications, Form of Contract, and Engineer's Estimate**
15. **Public Hearing on the Proposed Amendment No. 1 to the Storm Lake 3rd Addition Urban Renewal Plan**
16. **Resolution No. 59-R-2017-2018 Adopting Amendment No. 1 to Storm Lake 3rd Addition Urban Renewal Plan**

17. **Motion to Approve the proposed Real Estate Contract between Larry Schultz, Andrea Schultz, and Jeffrey Schultz, Sellers, and the City, Buyer, and to authorize the Mayor and Clerk to sign all documents necessary to consummate the purchase and acquisition of the real estate and carry out the contract provisions.**
18. **Motion to Approve the proposed Temporary Easement Agreement between Grower's Advantage, Inc. and the City, and to authorize the Mayor and Clerk to sign all documents necessary to consummate the purchase and acquisition of the temporary easement and carry out the provisions of the Agreement.**
19. **Resolution No. 60-R-2017-2018 Reimbursing a Portion of Building Permit and Associated Water and Sewer Fees with Healthy Efficient Homes, LLC.**
20. **Work session Storm Lake Recreation Project**
21. **Resolution No. 61-R-2017-2018 Considering Support for Storm Lake Recreation Project**
22. **Resolution No. 62-R-2017-2018 Setting Public Hearing for Sale and Disposition of Real Estate**
23. **Fiscal Year 2018-2019 Proposed Budget**
24. Adjourn

Meeting Protocol

If you wish to speak today, please:

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

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

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



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Staff Summary

2/5/2018

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 City Council Minutes for the two meetings held on January 15, 2018
- Approve renewal liquor license for Casey's General #2497 & Lakeshore and Jimmy's Bar & Grill
- Approve tax abatement applications for (see attached staff summary)
 - 697 Hyland Drive
 - 1124 E 8th Street
 - 1426 Seneca
 - 1432 Seneca
 - 1438 Seneca
 - 1305 Seneca
 - 1100 Kelvin
 - 1326 Michigan Street

FISCAL IMPACT: The City will pay the following expenditures:

- List of Bills - \$501,555.11
- King's Pointe & Sunrise Pointe Golf Course Bills - \$247,169.53

The City will receive the following revenues:

- Liquor license renewal - \$ 920.00

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 - January 15, 2018 - CIP	Minutes
▢	Minutes - January 15, 2018	Minutes
▢	Liquor License Casey's General # 2497 Application	Application
▢	Casey's West Report	Backup Material
▢	Liquor License - Lakeshore and Jimmy's Bar & Grill	Application
▢	Lakeshore Cafe and Jimmy's Bar & Grill Report	Backup Material
▢	Tax Abatement 8 Applications	Application

City of Storm Lake
620 Erie Street PO Box 1086
Storm Lake IA, 505881086

Checks for Approval Report

From: 01/16/18 To 02/05/18
User: tyler.gibbins

UNAVAILABLE

AFLAC	PR Batch 00552.01.2018 Aflac Pretax	488.29
AFLAC	PR Batch 00552.01.2018 Aflac After tax	37.63
AFLAC	PR Batch 00553.01.2018 Aflac Pretax	488.29
AFLAC	PR Batch 00553.01.2018 Aflac After tax	37.63
AJS OF DES MOINES INC	Refund Check	22.47
AJS OF DES MOINES INC	Refund Check	46.82
AJS OF DES MOINES INC	Refund Check	19.15
AJS OF DES MOINES INC	Refund Check	5.82
AJS OF DES MOINES INC	Refund Check	13.93
ALMAGUER RODRIGUEZ MARLENE	Refund Check	22.33
ALMAGUER RODRIGUEZ MARLENE	Refund Check	39.99
ALMAGUER RODRIGUEZ MARLENE	Refund Check	12.13
ALMAGUER RODRIGUEZ MARLENE	Refund Check	1.57
ALMAGUER RODRIGUEZ MARLENE	Refund Check	5.71
ASEFOM DAWIT	Refund Check	64.55
BAXTER JACOB	Refund Check	13.31
BAXTER JACOB	Refund Check	27.73
BAXTER JACOB	Refund Check	8.76
BAXTER JACOB	Refund Check	0.93
BAXTER JACOB	Refund Check	4.12
City of Storm Lake	PR Batch 00552.01.2018 Dental employee/child	3.00
City of Storm Lake	PR Batch 00552.01.2018 Dental insurance employee c	26.00
City of Storm Lake	PR Batch 00552.01.2018 Dental employee/spouse	27.69
City of Storm Lake	PR Batch 00552.01.2018 Dental insurance family	94.71
City of Storm Lake	PR Batch 00552.01.2018 125 Flexible Benefits	1,101.71
City of Storm Lake	PR Batch 00552.01.2018 Flex- Child Care	38.46
City of Storm Lake	PR Batch 00552.01.2018 Health Insurance Family	2,473.80
City of Storm Lake	PR Batch 00552.01.2018 Health Insurance Single	545.82
City of Storm Lake	PR Batch 00553.01.2018 Dental employee/child	3.00
City of Storm Lake	PR Batch 00553.01.2018 Dental insurance employee c	26.00
City of Storm Lake	PR Batch 00553.01.2018 Dental employee/spouse	27.69
City of Storm Lake	PR Batch 00553.01.2018 Dental insurance family	94.71
City of Storm Lake	PR Batch 00553.01.2018 125 Flexible Benefits	1,101.71
City of Storm Lake	PR Batch 00553.01.2018 Flex- Child Care	38.46
City of Storm Lake	PR Batch 00553.01.2018 Health Insurance Family	2,473.80
City of Storm Lake	PR Batch 00553.01.2018 Health Insurance Single	545.82
Collection Services Center	PR Batch 00553.01.2018 Child Support Payments to I	596.76
Collection Services Center	PR Batch 00552.01.2018 Child Support Payments to I	596.76
EFTPS	PR Batch 00552.01.2018 Federal Income Tax	13,065.62
EFTPS	PR Batch 00552.01.2018 FICA Employee Portion	5,004.76
EFTPS	PR Batch 00552.01.2018 FICA Employer Portion	5,004.76
EFTPS	PR Batch 00552.01.2018 Medicare Employee Portion	2,024.80
EFTPS	PR Batch 00552.01.2018 Medicare Employer Portion	2,024.80
EFTPS	PR Batch 00553.01.2018 Federal Income Tax	10,485.08
EFTPS	PR Batch 00553.01.2018 FICA Employee Portion	4,961.84
EFTPS	PR Batch 00553.01.2018 FICA Employer Portion	4,961.84
EFTPS	PR Batch 00553.01.2018 Medicare Employee Portion	1,797.89
EFTPS	PR Batch 00553.01.2018 Medicare Employer Portion	1,797.89
GARCIA DE RIVERA OR OLGA	Refund Check	160.00
GARCIA VERONICA	Refund Check	93.89
GORMAN THOMAS	Refund Check	104.94
HAILEMICHAEL DANIEL	Refund Check	45.94
HERNANDEZ or KARLA	Refund Check	23.91
ICMA Retirement Trust 457	PR Batch 00553.01.2018 ICMA	1,580.00
ICMA Retirement Trust 457	PR Batch 00553.01.2018 ICMA City Paid	370.94
ICMA Retirement Trust 457	PR Batch 00553.01.2018 ICMA City paid for Police	425.34
ICMA Retirement Trust 457	PR Batch 00552.01.2018 ICMA	1,580.00

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ICMA Retirement Trust 457	PR Batch 00552.01.2018 ICMA City Paid	370.94
ICMA Retirement Trust 457	PR Batch 00552.01.2018 ICMA City paid for Police	425.34
Iowa Public Employees	PR Batch 00552.01.2018 IPERS	4,668.96
Iowa Public Employees	PR Batch 00552.01.2018 IPERS City Share	7,007.21
Iowa Public Employees	PR Batch 00553.01.2018 IPERS	4,661.87
Iowa Public Employees	PR Batch 00553.01.2018 IPERS City Share	6,996.55
ITT Hartford AMS RPVA	PR Batch 00553.01.2018 457 Hartford	500.00
ITT Hartford AMS RPVA	PR Batch 00552.01.2018 457 Hartford	500.00
KILPATRICK ERIC	Refund Check	91.52
LOPEZ ENAMORADO LEANDRO	Refund Check	27.28
LOPEZ ENAMORADO LEANDRO	Refund Check	56.01
LOPEZ ENAMORADO LEANDRO	Refund Check	16.74
LOPEZ ENAMORADO LEANDRO	Refund Check	1.90
LOPEZ ENAMORADO LEANDRO	Refund Check	7.88
LOVE GEORGE	Refund Check	69.72
MAYSON ORTICAN	Refund Check	48.05
MONTEFUR RABASSA ROSMERY	Refund Check	13.68
MONTEFUR RABASSA ROSMERY	Refund Check	25.61
MONTEFUR RABASSA ROSMERY	Refund Check	7.23
MONTEFUR RABASSA ROSMERY	Refund Check	0.95
MONTEFUR RABASSA ROSMERY	Refund Check	3.41
MORENO AVILA YAQUELIN	Refund Check	160.00
Muni Fire/Police Retire	PR Batch 00553.01.2018 Muni Police/Fire Pension	3,686.30
Muni Fire/Police Retire	PR Batch 00553.01.2018 Muni Police/Fire Pension Ci	10,070.68
Muni Fire/Police Retire	PR Batch 00552.01.2018 Muni Police/Fire Pension	3,783.63
Muni Fire/Police Retire	PR Batch 00552.01.2018 Muni Police/Fire Pension Ci	10,336.54
PERENZUELA NOVOA ALFREDO	Refund Check	160.00
PUENTE GARCIA TERESA	Refund Check	160.00
RAZO SANTIAGO	Refund Check	25.07
RAZO SANTIAGO	Refund Check	49.92
RAZO SANTIAGO	Refund Check	15.16
RAZO SANTIAGO	Refund Check	1.75
RAZO SANTIAGO	Refund Check	7.14
ROJAS-LOPEZ FRANCISCO	Refund Check	29.25
ROJAS-LOPEZ FRANCISCO	Refund Check	62.62
ROJAS-LOPEZ FRANCISCO	Refund Check	19.26
ROJAS-LOPEZ FRANCISCO	Refund Check	2.04
ROJAS-LOPEZ FRANCISCO	Refund Check	9.06
SERIANNI MARTHA	Refund Check	40.03
SERIANNI MARTHA	Refund Check	78.42
SERIANNI MARTHA	Refund Check	26.36
SERIANNI MARTHA	Refund Check	2.79
SERIANNI MARTHA	Refund Check	12.40
STUART MEAGAN	Refund Check	25.20
STUART MEAGAN	Refund Check	49.88
STUART MEAGAN	Refund Check	16.59
STUART MEAGAN	Refund Check	1.76
STUART MEAGAN	Refund Check	7.80
Teamsters Local Union 554	PR Batch 00552.01.2018 Union Dues	332.50
Treasurer State Of Iowa	PR Batch 00552.01.2018 State Income Tax	6,327.97
Treasurer State Of Iowa	PR Batch 00553.01.2018 State Income Tax	5,312.94
VIDAL JIMENEZ MARIA	Refund Check	20.74
VIDAL JIMENEZ MARIA	Refund Check	40.08
VIDAL JIMENEZ MARIA	Refund Check	12.99
VIDAL JIMENEZ MARIA	Refund Check	1.44
VIDAL JIMENEZ MARIA	Refund Check	12.22
ZERN JAMES	Refund Check	27.92
ZERN JAMES	Refund Check	46.60
ZERN JAMES	Refund Check	10.85

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ZERN JAMES	Refund Check	1.96
ZERN JAMES	Refund Check	5.10
UNAVAILABLE	Department Total =	133,185.11

Police Department

Alta Body Shop	Towing of Police Car from Station to Rasmussens	80.00
Control System Specialists, LLC	Service Call for HVAC System	95.00
Decatur Electronics Inc	Battery Holder	30.00
Graham Tire	New Tires (2)	358.94
Iowa Office Supply Inc	Office Supplies	29.67
Jack's Uniforms & Equipment	Stocking Caps & Cold Gear	301.59
Jack's Uniforms & Equipment	Earpieces	90.89
Mangold Environmental Testing	Shipping	6.48
MidAmerican Energy Company	Electric Service Nov/Dec 2017	892.90
O'Reilly Auto Parts	Lights	44.12
Pilot Tribune	FY2018 Subscription- Police	65.00
Principal Life Ins Co	Insurance Premium Feb 2018	2,131.91
Rasmussen's	Remote Battery	5.49
Rasmussen's	Axle Replacement P-13	1,533.89
Rasmussen's	Radiator Replacement	1,186.09
Rebnord Technologies Inc	GPS Receiver	49.95
Wal Mart #01-1526	Ice Melt & Supplies	45.36
Wal Mart #01-1526	Key	1.96

Police Department	Department Total =	6,949.24
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Fire Department

Alpha Wireless	Pager Repairs	114.00
Buena Vista Regional Medical Center	Physical- Stille	1,052.00
Central Iowa Distributing, Inc	Cleaning Supplies	145.66
Central Iowa Distributing, Inc	Paper Supplies	185.90
Feld Equipment Company, Inc Ed M	Boots	171.00
Heiman Inc	Suspenders	144.00
Iowa State University	Registration/Dues- Fevold	130.00
Keller Ken	Replaced Blower Motor in Meeting Room Furnace	241.25
Keller Ken	Urinal Repairs	115.36
Mid-Iowa Sales Co Inc	Cleaner	126.49
Principal Life Ins Co	Insurance Premium Feb 2018	185.78
Storm Lake Mercy Medical Clinic	Employment Physical- Stille	516.00
Toyne Inc	Intake Tank Valve Repairs to Engine 75	1,797.10
Toyne Inc	Valve for Engine 75	243.53
Toyne Inc	Remove Shipping for Valve for Engine 75	-13.53
Toyne Inc	Valve for Engine 75	241.26

Fire Department	Department Total =	5,395.80
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Building Official

Inquirehire	Background Check	68.50
International Code Council	Seminars	580.00
Iowa Assoc Housing Officials	FY2018 Membership- Olesen	30.00
Principal Life Ins Co	Insurance Premium Feb 2018	33.10

Building Official	Department Total =	711.60
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Crime Prevention

City of Storm Lake
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Wal Mart #01-1526	Supplies	3.97
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Crime Prevention	Department Total =	3.97
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Roadway Maintenance

Barco Municipal Products Inc	Solar Lights, Bands, & Rivets	403.00
Bomgaars Supply, Inc	Blower Motor	99.99
Bomgaars Supply, Inc	Overshoes	69.99
Bomgaars Supply, Inc	Electric Fence	17.99
Cintas First Aid & Safety	First Aid Supplies	106.58
CNH Industrial America LLC	Tree Trimming Supplies	62.88
Crescent Electric Supply Co	Ideal	21.21
Diversified Inspections	Annual Safety Inspection	867.00
Graham Tire	Tire Repairs	25.00
MidAmerican Energy Company	Electric Service Nov/Dec 2017	474.40
MidAmerican Energy Company	X-Mas Light service through 1/12/2018	715.37
MidAmerican Energy Company	Repairs to Guy Wire at 1427 W Milwaukee Ave	163.06
NW Iowa Planning & Development Commission	SHIELD Draw #3 FY2018	500.00
Occupational Medicine at Riverside UnityPoint Clinic	2018 MUCCA Admin Fee	27.72
Plumbing & Heating Wholesale, Inc	Water Heater	263.39
Principal Life Ins Co	Insurance Premium Feb 2018	292.17
Reinert Michael P	Materials for New Sander	1,493.99
Reinert Michael P	Control Unit for Drill Press	575.00
Wal Mart #01-1526	Supplies	30.28

Roadway Maintenance	Department Total =	6,209.02
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Street Lighting

MidAmerican Energy Company	Electric Service Nov/Dec 2017	13,621.19
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Street Lighting	Department Total =	13,621.19
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Snow Removal

Bomgaars Supply, Inc	Supplies	18.34
Bomgaars Supply, Inc	Reflectors and Ratches	99.96
CNH Industrial America LLC	Chain	29.07
CNH Industrial America LLC	Chain	38.75
Graham Tire	Tires & Wheel Truck #13	1,825.68
IState Truck, Inc	New Radiator for Plow	732.21
Principal Life Ins Co	Insurance Premium Feb 2018	58.99
Storm Lake Hydraulics Co Inc	Supplies	2.25

Snow Removal	Department Total =	2,805.25
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Airport

Amerigas	Propane	834.59
Bart's Flying Service	January 2018 Airport Contract	5,138.98
Bolton & Menk, Inc	Construction Admin through 12/29/2017	900.00
Bomgaars Supply, Inc	Shovel	18.99
Century Link	January 2018 Phone Services	157.22
Iowa Lakes Regional Water	December 2017 Water Services	61.77
MidAmerican Energy Company	Electric Service Nov/Dec 2017	634.30

Airport	Department Total =	7,745.85
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Library

Barnes & Noble Booksellers, Inc	Books	204.20
Bomgaars Supply, Inc	Light	5.99
Brodart Co	Books	12.93
Brodart Co	Books	42.24
Brodart Co	Books	67.14
Brodart Co	Books	20.20
Brodart Co	Books	90.73
Brodart Co	Books	17.86
Brodart Co	Books	120.99
Central Iowa Distributing, Inc	Cleaning Supplies	206.50
Custodian of Petty Cash Kim Mehlenbacher	December 2017 Postage	170.79
Freese Ruth	Homebound Deliveries	13.08
Hy-Vee, Inc	IPTV Supplies	13.77
Hy-Vee, Inc	Supplies	16.26
Hy-Vee, Inc	IPTV Supplies	52.99
Ingram Library Services, Inc	Books	12.47
Ingram Library Services, Inc	Books	19.01
Ingram Library Services, Inc	Books	19.35
Ingram Library Services, Inc	Books	12.24
Ingram Library Services, Inc	Books	16.61
Ingram Library Services, Inc	Books	37.08
Ingram Library Services, Inc	Books	17.12
Ingram Library Services, Inc	Books	19.51
Ingram Library Services, Inc	Books	13.15
Ingram Library Services, Inc	Books	21.22
Iowa Poetry Association	2017 Lyrical Iowa Book	9.00
JNB Acquisition Corporation	Copier Maintenance Agreement	35.95
MidAmerican Energy Company	Electric Service Nov/Dec 2017	787.43
Midwest Tape LLC	DVDs	30.97
Midwest Tape LLC	DVDs	97.97
Motion Picture Licensing Corp	FY2018 License	82.80
Principal Life Ins Co	Insurance Premium Feb 2018	194.59
Rebnord Technologies Inc	Battery	69.95
Rebnord Technologies Inc	"Deep Freeze" Subscription (20 Licenses)	1,200.00
Recorded Books LLC	CDs	27.00
Recorded Books LLC	CDs	36.00
Seiler Plumbing & Heating Inc	Stool Repairs	140.26

Library	Department Total =	3,955.35
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Parks Department

A & A Automotive	Repair Tire Leak	19.48
Bomgaars Supply, Inc	Supplies	2.19
CNH Industrial America LLC	Fuel Cap	12.89
Fastenal Company	Supplies	1.56
MidAmerican Energy Company	Electric Service Nov/Dec 2017	327.39
O'Reilly Auto Parts	Bit Set	9.99
Occupational Medicine at Riverside UnityPoint Clinic	2018 MUCCA Admin Fee	13.86
Principal Life Ins Co	Insurance Premium Feb 2018	200.62
Reinert Michael P	Supplies	18.90
Wolfe Dana	Blade Sharpening	1,082.50

Parks Department	Department Total =	1,689.38
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Golf Course

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Graham Tire	Tire Repairs	25.00
MidAmerican Energy Company	Electric Service Nov/Dec 2017	185.56
Principal Life Ins Co	Insurance Premium Feb 2018	72.99
Storm Lake Hydraulics Co Inc	Hose Ends & Hose	96.56
Storm Lake Hydraulics Co Inc	Supplies	15.50
Storm Lake Hydraulics Co Inc	High Pressure Hose Assembly	184.65
Golf Course	Department Total =	580.26
Campgrounds		
Bomgaars Supply, Inc	Light & Tube	19.98
MidAmerican Energy Company	Electric Service Nov/Dec 2017	290.27
Principal Life Ins Co	Insurance Premium Feb 2018	24.33
Workamper	Advertising	83.00
Campgrounds	Department Total =	417.58
UNAVAILABLE		
MidAmerican Energy Company	Electric Service Nov/Dec 2017	1,644.86
UNAVAILABLE	Department Total =	1,644.86
Shelter House		
MidAmerican Energy Company	Electric Service Nov/Dec 2017	129.24
Shelter House	Department Total =	129.24
UNAVAILABLE		
Elements By K Sorbe	Design Services for Regatta Grill	2,100.00
Graham Tire	Battery & Tire Replacement	289.05
UNAVAILABLE	Department Total =	2,389.05
Library Memorial		
Brodart Co	Books	55.74
Brodart Co	Books	16.96
Brodart Co	Books	19.29
Library Memorial	Department Total =	91.99
TIF		
MidAmerican Energy Company	Electric Service Nov/Dec 2017	10.00
TIF	Department Total =	10.00
Storm Lake Sub-Division #5		
Bolton & Menk, Inc	3rd Additiona Phase III Engineering Svc through 12/2'	680.00
Storm Lake Sub-Division #5	Department Total =	680.00
Dredging		

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Principal Life Ins Co	Insurance Premium Feb 2018	11.77
Dredging		Department Total = 11.77
Mayor, Council, Manager		
Principal Life Ins Co	Insurance Premium Feb 2018	51.45
Mayor, Council, Manager		Department Total = 51.45
Policy & Administration		
Principal Life Ins Co	Insurance Premium Feb 2018	99.32
Policy & Administration		Department Total = 99.32
City Hall Building		
MidAmerican Energy Company	Electric Service Nov/Dec 2017	471.68
Schumacher Elevator Company	Elevator Inspection- December 2017	202.86
Steve's Window Svc	Window Cleaning Services	37.00
City Hall Building		Department Total = 711.54
Tort Liability		
Stille Pierce & Pertzborn	Adding 2017 Chevy to Insurance	89.00
Tort Liability		Department Total = 89.00
Other Policy & Administration		
Bolton & Menk, Inc	December 2017 On-Call Engineering Services	232.50
Central Bank	December 2017 Services	2.42
Genesys Conferencing	Conference Calls	63.30
Getty Images (US) Inc	iStock Subscription	129.68
Hy-Vee, Inc	Retirement Supplies- Bob	70.79
Iowa Office Supply Inc	UB Endorsement Stamp	25.35
Jimmy Johns #3892	Meeting Supplies- Less Tax	74.85
King's Pointe Resort	Strategic Planning- Council & City Staff	306.36
King's Pointe Resort	Strategic Planning- Council & City Staff	252.52
King's Pointe Resort	Strategic Planning Room- Ford	222.99
King's Pointe Resort	Strategic Planning Room- Armstrong	251.82
King's Pointe Resort	1/20/2018 Legislative Coffee	140.87
NW IA League of Cities	NW Iowa League Meeting- 12/21/2017	75.00
NW Iowa Planning & Development Commission	SHIELD Draw #3 FY2018	500.00
Pilot Tribune	FY2018 Subscription- CH	21.67
Pizza Hut	1/24/2018 Safety Bingo	64.03
Qualified Presort Service, LLC	City Tidbits	204.53
Storm Lake Rotary Club	4th Quarter Membership- Navratil	125.00
Wal Mart #01-1526	Supplies	25.05
Wal Mart #01-1526	Tape & Supplies	22.62
Other Policy & Administration		Department Total = 2,811.35
Water Administration		
BCC Real Estate Appraisal, LLC	Appraisal of 10th & Ontario Park Property	1,000.00

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Buena Vista Co Attorney	1/9/2018 City Collections	114.52
Getty Images (US) Inc	iStock Subscription	129.69
Iowa Office Supply Inc	UB Endorsement Stamp	25.35
NW Iowa Planning & Development Commission	SHIELD Draw #3 FY2018	500.00
Pilot Tribune	FY2018 Subscription- CH	21.67
Principal Life Ins Co	Insurance Premium Feb 2018	211.44
Qualified Presort Service, LLC	ACH Final Bills	0.55
Qualified Presort Service, LLC	Data Processing Setup	92.49
Qualified Presort Service, LLC	Monthly Statements	391.07

Water Administration

Department Total = 2,486.78

Water Plant

Bomgaars Supply, Inc	Supplies	15.98
Bomgaars Supply, Inc	Reducer Coupling	24.99
Control System Specialists, LLC	Service Call- Cleaned Pilot Assemblies	195.00
Fastenal Company	Supplies	35.46
Fastenal Company	Taps & Keys	131.51
Fastenal Company	Supplies	26.35
Graffix, Inc	Uniform- Sutton	334.50
Hawkins, Inc	Hydro Acid	1,153.10
Hupp Electric Motors	Motor Repairs to Well 20	5,669.83
Iowa Rural Water Assn	2018- 43rd Conference Registration- Sutton	325.00
JNB Acquisition Corporation	Copier Maintenance Agreement	37.34
Larson Oil & Distributing Co, Inc	Diesel Fuel	1,673.01
MidAmerican Energy Company	Electric Service Nov/Dec 2017	14,758.07
Mississippi Lime Company	Lime	4,561.92
Mississippi Lime Company	Lime	4,671.36
Mississippi Lime Company	Lime	4,525.44
PraxAir inc	Service Call	2,852.05
Principal Life Ins Co	Insurance Premium Feb 2018	411.37
Storm Lake Hydraulics Co Inc	Hose Ends	14.72
Utility Equipment Co	Gate Valve	460.51
Vessco Inc	Hyd Connector	113.64
Wal Mart #01-1526	Supplies	65.08

Water Plant

Department Total = 42,056.23

Water Distribution

Bomgaars Supply, Inc	Buckets	19.95
Bomgaars Supply, Inc	Diesel Fuel Supplement & Supplies	27.47
Bomgaars Supply, Inc	Supplies	7.98
Bomgaars Supply, Inc	Cauld & Sealant	16.97
Bomgaars Supply, Inc	Hitch Pin	15.96
Bomgaars Supply, Inc	Paint & Supplies	19.26
Bomgaars Supply, Inc	Supplies	9.63
Bomgaars Supply, Inc	Propane Torch	59.99
Bomgaars Supply, Inc	Pins & Keys	36.29
Buena Vista Co Engineer	680 Tons of Gravel for Gas Line Installation @ Memo	4,216.00
Fastenal Company	Supplies	19.79
Larson Oil & Distributing Co, Inc	Diesel Fuel	500.00
MidAmerican Energy Company	Electric Service Nov/Dec 2017	70.51
Municipal Supply, Inc.	Meters	5,986.68
Occupational Medicine at Riverside UnityPoint Clinic	2018 MUCCA Admin Fee	13.86
Plumbing & Heating Wholesale, Inc	Pipe & Supplies	68.68
Principal Life Ins Co	Insurance Premium Feb 2018	145.70
Reinert Michael P	Backhoe Attachment Fabrication	411.75

City of Storm Lake
620 Erie Street PO Box 1086
Storm Lake IA, 505881086

Checks for Approval Report

From: 01/16/18 To 02/05/18
User: tyler.gibbins

Smith Concrete Service Inc	River Rock	378.00
Underground Location Company	Locates	25.40
Utility Equipment Co	Clamps	179.47
Utility Equipment Co	Clamps	396.78
Utility Equipment Co	Gate Valve Supplies	38.59
Utility Equipment Co	Saddle Supplies	466.40
Wetherell Dale B	Gravel Hauling for Gas Line Repairs at Memorial	1,100.00

Water Distribution

Department Total = 14,231.11

Water Meters

Principal Life Ins Co	Insurance Premium Feb 2018	55.13
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Water Meters

Department Total = 55.13

Wastewater Administration

BCC Real Estate Appraisal, LLC	Appraisal of 10th & Ontario Park Property	1,000.00
Getty Images (US) Inc	iStock Subscription	129.69
Iowa Office Supply Inc	UB Endorsement Stamp	25.35
NW Iowa Planning & Development Commission	SHIELD Draw #3 FY2018	500.00
Pilot Tribune	FY2018 Subscription- CH	21.66
Principal Life Ins Co	Insurance Premium Feb 2018	211.70
Qualified Presort Service, LLC	Final Bills	6.64
Qualified Presort Service, LLC	Data Processing Setup	92.49
Qualified Presort Service, LLC	Monthly Statements	391.08

Wastewater Administration

Department Total = 2,378.61

Wastewater Treatment Plant

ABC Pest Control, Inc	Pest Control Services- January 2018	100.00
ABC Pest Control, Inc	Pest Control Services- December 2017	155.00
Bomgaars Supply, Inc	Caulk Gun & Poly Sheeting for Casino LS	84.96
Bomgaars Supply, Inc	Washer Wand & Supplies	21.98
Bomgaars Supply, Inc	Sleeve	1.09
Bomgaars Supply, Inc	Heater, Extension Cords, & Supplies	139.92
Bomgaars Supply, Inc	Heater & Kerosene	190.97
Bomgaars Supply, Inc	Heater Returned	-159.99
Bomgaars Supply, Inc	Kerosene Heater for Thickener Tank	369.99
Bomgaars Supply, Inc	Jack, Starter Fluid, Ice Melt & Supplies	128.87
Century Link	January 2018 Phone Service	232.07
Control System Specialists, LLC	Service Call- Ignitor Services	207.24
Electric Pump Inc	Drain Lift Pump Repairs	1,703.48
Emmons & Olivier Resources Inc	Engineering Services through 12/31/2017	4,565.25
Emmons & Olivier Resources Inc	Additional Engineering Services for Vestal Street LS	4,260.00
Foundation Analytical Laboratory Inc	Testing Services	344.00
Foundation Analytical Laboratory Inc	Testing Services	1,222.00
Larson Oil & Distributing Co, Inc	Propane	2,412.00
Larson Oil & Distributing Co, Inc	Fuel for Generator	403.78
Lou's Gloves, Inc	Gloves	176.00
MidAmerican Energy Company	Electric Service Nov/Dec 2017	10,266.49
Mike's Electronics Inc	Controller & Transducer for Headworks Building	3,082.50
Mike's Electronics Inc	Power Supply Installation- Headworks Building	417.81
NCL of Wisconsin Inc	Testing Supplies	230.47
O'Reilly Auto Parts	Floor Jack	129.99
O'Reilly Auto Parts	Antifreeze & Gauge	135.63
Occupational Medicine at Riverside UnityPoint Clinic	2018 MUCCA Admin Fee	4.56

City of Storm Lake
620 Erie Street PO Box 1086
Storm Lake IA, 505881086

Checks for Approval Report

From: 01/16/18 To 02/05/18
User: tyler.gibbins

Ozone Solutions, Inc	Portable Ozone Unit	286.00
Ozone Solutions, Inc	Ozone Unit Rental	1,597.15
Principal Life Ins Co	Insurance Premium Feb 2018	267.76
Ramos Daniel	Grade 4 WW Application Fee	30.00
Ramos Daniel	Grade 4 WW Certification Fee	60.00
Recycle Center Harold Rowley	Recycling	14.04
Recycle Center Harold Rowley	Recycling	19.76
Recycle Center Harold Rowley	Recycling	20.28
Recycle Center Harold Rowley	Recycling	22.88
Tarin Jorge	Grade 1 WW Application Fee	30.00
Tarin Jorge	Grade 1 WW Certification Fee	60.00
University Enterprises, Inc	WWTP Enrollment	150.00
Ziegler Inc	Annual Generator Service Agreement	38,350.33

Wastewater Treatment Plant

Department Total = 71,734.26

Wastewater Collection

Principal Life Ins Co	Insurance Premium Feb 2018	145.70
Underground Location Company	Locates	25.40

Wastewater Collection

Department Total = 171.10

Landfill

Principal Life Ins Co	Insurance Premium Feb 2018	47.59
Qualified Presort Service, LLC	Data Processing Setup	92.48
Qualified Presort Service, LLC	Monthly Statements	391.08

Landfill

Department Total = 531.15

Storm Water Administration

Getty Images (US) Inc	iStock Subscription	129.69
NW Iowa Planning & Development Commission	SHIELD Draw #3 FY2018	500.00
Principal Life Ins Co	Insurance Premium Feb 2018	69.77
Qualified Presort Service, LLC	ACH Final Bills	1.67
Qualified Presort Service, LLC	Monthly Statements	391.08
Qualified Presort Service, LLC	Final Bills	8.14
Qualified Presort Service, LLC	Data Processing Setup	92.48

Storm Water Administration

Department Total = 1,192.83

Storm Water Collection

Bolton & Menk, Inc	Construction Services through 12/29/2017	8,259.50
Emmons & Olivier Resources Inc	Additional Engineering Services for 10th & Ontario St	16,500.00
Emmons & Olivier Resources Inc	Professional Services through 12/31/2017	5,374.50
Emmons & Olivier Resources Inc	Implementation Services through 12/31/2017	14,806.75
I&S Group, Inc.	Final Design/Construction Admin through 12/31/2017	2,157.24
Principal Life Ins Co	Insurance Premium Feb 2018	32.48
Veenstra & Kimm, Inc	Construction Services through 1/20/2018	950.00

Storm Water Collection

Department Total = 48,080.47

Insurance

Auxiant - Claims Account	1/15/2018 Claims	5,919.68
Auxiant - Claims Account	1/29/2018 Claims	1,019.24

City of Storm Lake
620 Erie Street PO Box 1086
Storm Lake IA, 505881086

Checks for Approval Report

From: 01/16/18 To 02/05/18
User: tyler.gibbins

Auxiant - Claims Account	1/22/2018 Claims	96,318.66
Auxiant - Fixed Account	February 2018 Insurance Premium	17,191.75
Auxiant - Flex Account	1/17/2018 Flex Claims	108.68
Auxiant - Flex Account	1/24/2018 Flex Claims	1,740.02

Insurance	Department Total =	122,298.03
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UNAVAILABLE

Central Bank	Wellness Supplies	54.99
Central Bank	Wellness Supplies	34.97

UNAVAILABLE	Department Total =	89.96
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Technology

Bolton & Menk, Inc	Hydrant Location Update	187.00
Rebnord Technologies Inc	2 Factor Auth	375.00
Rebnord Technologies Inc	My AntiSpam	75.00
Rebnord Technologies Inc	IT Service Agreement	3,333.33
Rebnord Technologies Inc	IT Service Agreement- Fiber Network	200.00
Rebnord Technologies Inc	Otterbox Case for iPad	89.95

Technology	Department Total =	4,260.28
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Grand Total =	501,555.11
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Operating
City of Storm Lake
Check Register
From 1/11/2018 to 2/1/2018

Vendor	Description	Amount
Weigand Omega Management Payroll	Payroll	71,921.45
City of Storm Lake- Water Dept.	Utilities	3,341.04
Expedia, Inc.	Services	1,935.09
GuestSupply	Supplies	1,629.67
Weigand Omega Management Payroll	Payroll	64,088.93
Evangelia Jernandez	Refund	200.00
Weigand-Omega Management Fee	Services	11,512.33
Weigand-Omega Management Inc	Services	8,652.41
Alliant Energy	Utilities	680.91
Ameripride Services, Inc.	Aservices	1,471.56
Assa Abloy Hospitality Inc.	Supplies	592.59
Bomgaars Supply Inc.	Supplies	25.33
Buena Vista Regional Medical Center	Services	138.00
Carey's Furniture	Supplies	819.99
Color-ize	Supplies	1,034.55
COMMLOG LLC	Supplies	57.99
Convergence, LLC	Supplies	75.00
Crescent Electric Supply Company	Supplies	102.27
CTS Systems, Inc.	Services	2,790.47
ECOLAB	Supplies	2,299.79
Feld Fire	Supplies	90.00
Ferguson Enterprises Enterprises Inc #1657	Supplies	15.34
Garbage Hauling Service, Inc.	Utilities	448.48
Grainger	Supplies	881.80
Hobart Sales and Service	Services	3,997.06
HyVee	Food	159.92
Julius Cleaners	Services	5.85
Orkin, 536-Sioux City, IA	Services	604.58
Pasquales Food Service Inc.	Food	135.00
Bottling Group, LLC dba Pepsi Beverages Company	Beverages	2,307.80
Pinnacle Communications	Services	250.43
Builders FirstSource Inc	Supplies	201.03
Schumacher Elevator Company	Services	1,009.47
Star Leasing LLC	Services	230.13
Steven A. Beeck dba Steve's Window Service	Services	294.25
Storm Lake Ace Hardware	Supplies	62.07
Storm Lake Times	Advertising	344.72
Sysco Iowa, Inc.	Food	527.68
Verizon Wireless	Utilities	568.95
Vista Paints	Supplies	300.25
Vizergy	Services	456.25
Weigand-Omega Management Fee	Services	2,200.00
ACCO Unlimited Corporation	Services	1,243.50
Bunkers Feed Supply Inc.	Supplies	487.17
Carlisle Travel Management	Services	108.57
CenterPoint Energy Services, Inc	Utilities	12,195.44

Cintas Corporation No. 2	Supplies	250.33
Color-ize	Supplies	151.40
Midwestern Mechanical of Iowa, Inc.	Services	280.82
COUNSEL	Services	191.04
Crescent Electric Supply Company	Supplies	74.81
ECOLAB	Supplies	378.11
Fox World Travel	Services	9.90
Frigitec Inc.	Services	132.36
GuestSupply	Supplies	3,128.50
HOGG ROBINSON USA LLC	Services	12.90
HyVee	Food	155.51
Joyce M. Smith dba Joyce's Greenhouse	Services	400.00
Mediacom	Utilities	519.90
Morrison Corporate Travel	Services	9.90
Office Elements	Supplies	187.33
Michael P. Reinert dba Olden Welding & Machine	Services	40.00
Orkin, 536-Sioux City, IA	Services	227.29
Pasquales Food Service Inc.	Food	495.00
Bottling Group, LLC dba Pepsi Beverages Company	Beverages	156.85
Plasticard Locktech International, LLP	Services	102.29
Power Solutions Inc.	Services	4,708.49
Builders FirstSource Inc	Supplies	417.81
Rebnord Technologies, Inc.	Supplies	24.00
Shoes for Crews, LLC	Supplies	1,064.14
Steven A. Beeck dba Steve's Window Service	Services	214.00
Storm Lake Ace Hardware	Supplies	182.02
Sysco Iowa, Inc.	Food	24,215.75
Travel and Transport, Inc.	Services	284.90
Ultramar Travel Management, Inc.	Services	11.90
UPS	Services	216.24
US Foods, Inc.	Food	6,430.93
		247,169.53

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, IOWA, CITY HALL,
JANUARY 15, 2018 5:00 P.M.**

Present: Mayor Michael Porsch, Council Members Jose Ibarra, Tyson Rice, Dan Smith, Bruce Carlson, and Bruce Engelmann. Absent: None.

Staff present: City Manager Keri Navratil, Assistant City Manager David Derragon, Public Safety Director Mark Prosser, Fire Chief Mike Jones, Building Official Scott Olesen, Library Director Elizabeth Huff (arrived at 7:15 pm), Water Plant Superintendent Mike Davis, Wastewater Treatment Plant Superintendent Mark Streed, Wastewater Operator Daniel Ramos, Finance Director Brian Oakleaf, Staff Accountant Tyler Gibbins, and City Clerk Mayra Martinez

Mayor Porsch called the meeting to order at 5:57pm.

Hear the Public – none

5-Year CIP – Staff presented the Fiscal Year 2019-2023 to the City Council for review and discussion.

Adjournment – Moved by Council Member Rice to adjourn the meeting at 7:25 pm. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, IOWA, CITY HALL,
JANUARY 15, 2018 5:00 P.M.**

Present: Mayor Michael Porsch, Council Members Jose Ibarra, Tyson Rice, Dan Smith, Bruce Carlson, and Bruce Engelmann. Absent: None.

Staff present: City Manager Keri Navratil, Assistant City Manager David Derragon, City Attorney Phil Havens, Public Safety Director Mark Prosser, Fire Chief Mike Jones, Building Official Scott Olesen, Water Plant Superintendent Mike Davis, Wastewater Treatment Plant Superintendent Mark Streed, Wastewater Operator Daniel Ramos, Finance Director Brian Oakleaf, Staff Accountant Tyler Gibbins, and City Clerk Mayra Martinez

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

Hear the Public – none

Consent Agenda – Moved by Council Member Rice to approve the consent agenda that includes the list of bills, King's Pointe and Sunrise Pointe disbursements, the January 2, 2018 and January 10, 2018 City Council minutes, new liquor license for Casey's General (222 W. Milwaukee) and Little Vientiene (Contingent of dram shop submittal), renewal liquor license for Plaza Mexico Mexican Restaurant (contingent of dram shop submittal), and appoint of Kay Mac Donald as the City's representative to serve on the Buena Vista County Community Foundation Board. Seconded by council Member Smith. Vote: All ayes. Motion carried.

Little Library Policy - Moved by Council Member Smith to approving the proposed Little Library Policy. Policy will establish a private citizens committee to authorize, track, and maintain Little Libraries within the City. Seconded by Council Member Ibarra. Vote: All ayes. Motion carried.

10th and Ontario Stormwater - Moved by Council Member Engelmann to adopt Resolution No. 47-R-2017-2018 approving proposed plans and specifications, proposed form of contract and estimate of cost for the 10th and Ontario Stormwater Project. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

RESOLUTION NO. 47-R-2017-2018

**RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST FOR THE CITY OF STORM LAKE 10TH AND
ONTARIO STORM WATER IMPROVEMENTS**

WHEREAS, the plans, specifications, form of contract and estimate of cost were filed with the CITY for the construction of certain public improvements described in general as the 10th and Ontario Stormwater Improvements; and

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

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

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

PASSED AND APPROVED this 15th day of January, 2018

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Moved by Council Member Carlson to adopt Resolution No. 48-R-2017-2018 accepting and awarding bid to Healy Excavating for the 10th and Ontario Stormwater Project. Bid amount \$1,431,254.21. Seconded by Council Member Smith. Vote: All ayes. Motion carried.

RESOLUTION NO. 48-R-2017-2018

RESOLUTION ACCEPTING AND AWARING BID FOR THE CITY OF STORM LAKE 10TH AND ONTARIO STORMWATER 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 City of Storm Lake 10th and Ontario Stormwater Project, described in the plans and specifications heretofore adopted by this Council on January 15, 2018 be and is hereby accepted, the same being the lowest responsible bid received for said work, as follows:

Contractor:	Healy Excavating, Lake View, Iowa
Amount of bid:	\$1,431,254.21
Portion of bid:	All

Section 2. That the Mayor and Clerk are hereby directed to execute contract with the contractor for the construction of said public improvements, said contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 15 day of January, 2018.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

7th and Geneseo Sanitary Sewer Improvements – Moved by Council Member Smith to set a public hearing February 5th, 2018 at 5:00 pm for the plans, specifications and form of contract for the 7th and Geneseo Street Sanitary Sewer Improvements. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

CN Lease Agreements – Moved by Council Member Engelmann to approve property lease agreements with Chicago Central and Pacific Railroad for public roadway on Elmwood Drive for \$565 per year, public sidewalk on Lake Avenue for \$100 per year, and public are on 5th Street and Otsego for \$100 per year. Seconded by Council Member Ibarra. Vote: All ayes. Motion carried.

Capital Loan Notes - Moved by Council Member Smith to adopt Resolution No. 49-R-2017-2018 setting Monday February 5th, 2018 at 5:00 pm for a public hearing on the authorization of a loan agreement and the issuance of not to exceed \$725,000 General Obligation Capital Loan Notes. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

RESOLUTION NO. 49-R-2017-2018

RESOLUTION FIXING DATE FOR A MEETING ON THE
AUTHORIZATION OF A LOAN AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$725,000 GENERAL
OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF
STORM LAKE, STATE OF IOWA (FOR ESSENTIAL
CORPORATE PURPOSES), AND PROVIDING FOR
PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Storm Lake, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$725,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

That this Council meet in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at 5:00 PM., on the 5th day of February, 2018, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$725,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of equipping the fire department, including the acquisition and equipping of fire trucks.

To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$725,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

The notice of the proposed action to issue notes shall be in substantially the following form (To be published between January 16, 2018 and January 31, 2018)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF STORM LAKE, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED AUTHORIZATION OF A
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO
EXCEED \$725,000 GENERAL OBLIGATION CAPITAL LOAN
NOTES OF THE CITY (FOR ESSENTIAL CORPORATE
PURPOSES), AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Storm Lake, State of Iowa, will hold a public hearing on the 5th day of February, 2018, at 5:00 P.M., in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at which meeting the Council proposes

to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$725,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of equipping the fire department, including the acquisition and equipping of fire trucks.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Storm Lake, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this 15th day of January, 2018.

City Clerk, City of Storm Lake, State of Iowa

(End of Notice)

PASSED AND APPROVED this 15th day of January, 2018.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Bond Counsel – Moved by Council Member Rice to approve updated Bond Counsel Agreement and Disclosure Counsel Agreement with Ahlers & Cooney, P.C. to provide bond counsel services in connection with issuance of bonds, notes, or other obligations. Seconded by Council Member Engelmann. Vote: All ayes. Motion carried.

Financial Services Contract - Moved by Council Member Rice to approve contract with Piper Jaffray for financial services in relationship to the preparation of the not to exceed \$725,000 General Obligation Bonds, plans to refinance the \$2.7M Series 2011 Annual Appropriation GO Bond, and the \$2.5M Series 2010 Taxable GO Bond. Cost of agreement is a minimum fee of \$15,000 per issue with a maximum fee of 0.4% of par value of issue, with reimbursable expenses not to exceed \$2,500 per issue. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

Business 71 Culvert – Moved by Council Member Engelmann to approve the 2017 Business 71 Culvert replacement project report. Brett Wilkinson reported that the project is over 3.34% due to increase quantities due to poor quality pavement adjacent, and that the project is substantially

completed and retainage for the project will be released. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

Farm Service Agency Signatories – Moved by Council Member Smith to adopt Resolution No. 50-R-2017-2018 authorizing the Mayor Michael Porsch or City Manager Keri Navratil as designated signatories for paper work related to the Farm Services Agency. Seconded by Council Member Ibarra. Vote: All ayes. Motion carried.

RESOLUTION NO. 50-R-2017-2018

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

WHEREAS, The Buena Vista County Farm Service Agency needs a current resolution designating who can sign for the City Council for paper work related to Farm Service Agency;

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

That the Mayor, Mike Porsch, OR the City Manager, Keri Navratil are the designated signatories for paper work related to the Farm Service Agency.

PASSED AND APPROVED this 15th day of January, 2018.

Bruce Engelmann, Mayor Pro-Tem

ATTEST:

Mayra Martinez, City Clerk

Housing Support Ltr – Moved by Council Member Ibarra to adopt Resolution No. 51-R-2017-2018 supporting State Housing and Trust Fund Grant Application for Habitat for Humanity. Seconded by Council Member Engelmann. Vote: All ayes. Motion carried.

RESOLUTION NO. 51-R-2017-2018

**A RESOLUTION IN SUPPORT OF A STATE HOUSING
AND TRUST FUND APPLICATION TO BE SUBMITTED
TO THE IOWA FINANCE AUTHORITY (IFA) BY
HABITAT FOR HUMANITY FOR A HOUSING PROJECT**

WHEREAS, Habitat for Humanity plans an investment for a housing development located within Storm Lake; and

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

WHEREAS, Habitat for Humanity intends to submit an application for a State Housing Trust Fund Project Based Award through the Iowa Finance Authority; and

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

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

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

1. The City Council is in full support of the opportunity to promote housing development in Storm Lake, Iowa and fully supports the Application for a State Housing Trust Fund Project Based Award through the Iowa Finance Authority.
2. City staff is authorized to assist in the preparation of the application and related materials deemed necessary.

PASSED AND APPROVED this 15th day of January, 2018

Mike Porsch, Mayor

ATTEST

Mayra A. Martinez, City Clerk

Adjournment – Moved by Council Member Ibarra to adjourn the meeting at 5:36 pm.
Seconded by Council Member Rice. Vote: All ayes. Motion carried.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Applicant License Application (BC0027926)

Name of Applicant: <u>Casey's Marketing Company</u>		
Name of Business (DBA): <u>Casey's General Store #2497</u>		
Address of Premises: <u>222 W. Milwaukee</u>		
City <u>Storm Lake</u>	County: <u>Buena Vista</u>	Zip: <u>50588</u>
Business	<u>(712) 732-0041</u>	
Mailing	<u>PO Box 3001</u>	
City <u>Ankeny</u>	State <u>IA</u>	Zip: <u>500218045</u>

Contact Person

Name	<u>JESSICA FISHER, Store Operations</u>		
Phone: (515) 446-6404	Email	<u>JESSICA.FISHER@caseys.com</u>	

Classification Class C Beer Permit (BC)

Term:12 months

Effective Date: 03/05/2018

Expiration Date: 03/04/2019

Privileges:

Class C Beer Permit (BC)

Sunday Sales

Status of Business

BusinessType:	<u>Publicly Traded Corporation</u>		
Corporate ID Number:	<u>XXXXXXXXXX</u>	Federal Employer ID	<u>XXXXXXXXXX</u>

Ownership

Michael Richardson

First Name:	<u>Michael</u>	Last Name:	<u>Richardson</u>	
City:	<u>Pleasant Hill</u>	State:	<u>Iowa</u>	Zip: <u>50327</u>
Position:	<u>President</u>			
% of Ownership:	<u>0.00%</u>	U.S. Citizen:	<u>Yes</u>	

42-0935283 Casey's General Stores, Inc.

First Name:	<u>42-0935283</u>	Last Name:	<u>Casey's General Stores, Inc.</u>	
City:	<u>Ankeny</u>	State:	<u>Iowa</u>	Zip: <u>500218045</u>
Position:	<u>Owner</u>			
% of Ownership:	<u>100.00%</u>	U.S. Citizen:	<u>No</u>	

Robert C. Ford

First Name:	<u>Robert C.</u>	Last Name:	<u>Ford</u>	
City:	<u>Dallas Center</u>	State:	<u>Iowa</u>	Zip: <u>50063</u>
Position:	<u>Vice President</u>			

% of Ownership: 0.00%

U.S. Citizen: Yes

Julia L. Jackowski

First Name: Julia L.

Last Name: Jackowski

City: Urbandale

State: Iowa

Zip: 50322

Position: Assistant Secretary

% of Ownership: 0.00%

U.S. Citizen: Yes

James Pistillo

First Name: James

Last Name: Pistillo

City: Urbandale

State: Iowa

Zip: 50323

Position: Treasurer

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: First Western Insurance

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

M E M O R A N D U M

TO: MAYRA MARTINEZ

FROM: MARK PROSSER

DATE: JANUARY 8, 2018

REFERENCE: LIQUOR LICENSE RENEWAL
CASEY'S WEST
222 W MILWAUKEE AVE

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

	02-08-2016 to 02-05-2017	02-06-2017 to 01-05-2018
INCIDENTS		
911 Hang Up Call	1	0
Accident	3	5
Animal Call	1	3
Business Assist	3	3
Business Security	42	84
Citizen Assist	1	3
City/CO Dept Assist	0	1
Disturbance/Noise/Party	2	0
Drug Investigation	1	1
Extra Security	0	1
Forgery	0	1
Found	1	1
Gun Call/Gun Shots	0	1
Harassment	1	0
Intoxicated Driver	1	1
Keys Locked In Car	7	10
Lost Child	1	0
Motorist Assist	1	3
Parking Complaint	1	0
Pedestrian Stop	1	1
PR/Talk/Presentation	4	21
Reckless Driver	1	0
Station Assignment	4	0
Street Beat	4	7
Suspicious Activity	1	0

Suspicious Person	3	0
Theft	11	6
Vehicle Maintenance	11	10
Vehicle Stop	6	8
Violation No Contact order	1	0

ARRESTS

Recommendation: Approval of liquor license.

Applicant License Application (LC0040713)

Name of Applicant: <u>Lakeshore Cafe Inc.</u>		
Name of Business (DBA): <u>Lakeshore Cafe & Jimmy's Bar & Grill</u>		
Address of Premises: <u>1520 N. Lake Ave.</u>		
City <u>Storm Lake</u>	County: <u>Buena Vista</u>	Zip: <u>50588</u>
Business <u>(712) 732-9800</u>		
Mailing <u>1520 N. Lake Ave.</u>		
City <u>Storm Lake</u>	State <u>IA</u>	Zip: <u>50588</u>

Contact Person

Name Terry Zimmerman
Phone: (712) 299-9800 Email lkshore1@gmail.com

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 03/18/2018

Expiration Date: 03/17/2019

Privileges:

Catering Privilege

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

Terry Zimmerman

First Name: <u>Terry</u>	Last Name: <u>Zimmerman</u>	
City: <u>Storm Lake</u>	State: <u>Iowa</u>	Zip: <u>50588</u>
Position: <u>Manager</u>		
% of Ownership: <u>49.00%</u>	U.S. Citizen: <u>Yes</u>	

Lesa Eddie

First Name: <u>Lesa</u>	Last Name: <u>Eddie</u>	
City: <u>Storm Lake</u>	State: <u>Iowa</u>	Zip: <u>50588</u>
Position: <u>none</u>		
% of Ownership: <u>29.00%</u>	U.S. Citizen: <u>Yes</u>	

David Lange

First Name: <u>David</u>	Last Name: <u>Lange</u>
---------------------------------	--------------------------------

City: Storm Lake **State:** Iowa **Zip:** 50588
Position: none
% of Ownership: 15.00% **U.S. Citizen:** **Yes**
Kyle Eddie
First Name: Kyle **Last Name:** Eddie
City: Storm Lake **State:** Iowa **Zip:** 50588
Position: Asst. Manager
% of Ownership: 7.00% **U.S. Citizen:** **Yes**

Insurance Company Information

Insurance Company: <u>Illinois Union Insurance Company</u>	
Policy Effective Date: <u>03/18/2018</u>	Policy Expiration <u>03/18/2019</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

M E M O R A N D U M

TO: MAYRA MARTINEZ

FROM: MARK PROSSER

DATE: January 8, 2018

REFERENCE: LIQUOR LICENSE RENEWAL
LAKESHORE CAFÉ AND ZIMMY'S BAR AND GRILL
1520 N LAKE AVE

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

	3-2-2016 to 2-5-2017	2-6-2017 to 1-5-2018
INCIDENTS		
Accident	1	1
Ambulance Call	0	3
Bar Check	1	0
Business Security	12	18
Citizens Assist	1	0
Keys Locked In Car	2	3
Law Department Assist	0	1
PR/Talk/Presentation	2	10
Station Assignment	2	2
Suspicious Person	1	0
Suspicious Vehicle	0	1
Vehicle Stop	8	7
Warrant Service	1	0

ARRESTS

Law Department Assist	0	1
-----------------------	---	---

Recommendation: Approval of liquor license.



TAX ABATEMENT APPLICATION FORM

City of Storm Lake, Iowa Urban Revitalization Program is authorized under Iowa Code Chapter 404 and as adopted by the City's Urban Revitalization Program.

City of Storm Lake
Building Official's Department
P.O. Box 1086
Storm Lake, Iowa 50588
712-732-8000
buildingofficial@stormlake.org

For More information visit:
www.stormlake.org/taxabatement

Tax exemptions are allowed as follows:

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

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

Multi- Residential - No exemption

NOTE: Minimum 20% increase on actual value required

Need More
Information?
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Code!



☐ Prior Approval for Intended Improvements

☒ Approval of Improvements Completed

Property Address:

697 Hyland Drive Storm Lake, Ia

Legal
Description:

Lot 6, Block 00, Storm Lake Corp, West School Add, Lot 14, Earlys Add., & Pt Blk 1, Colonial HGTS. ADD

Property ID Number (PIN):

14-04-235-006

Owner E-mail:

bluek paw@gmail.com

Property Owner Name:

Blue Nice + Aung chit Hmay

Phone Number:

712-299-2668

Owner Address (If different than above)

☐ Check Box if there is a tenant on the property who has occupied the dwelling unit for at least 1 year prior to date of adoption of the plan (4-4-2005) AND will be displaced by the proposed improvements.

☐ Check Box if this property is or will be a rental unit

What is the existing use of the property? (Choose one)

☒ Residential ☐ Commercial ☐ Multi-Residential ☐ Industrial ☐ Vacant

What is the PROPOSED use of the property? (Choose one)

☒ Residential ☐ Commercial ☐ Multi-Residential ☐ Industrial ☐ Vacant

What is the nature of the improvements being completed?

☒ New Construction ☐ Addition ☐ General Improvements

Describe
Improvements:

New home built by program with Storm Lake Public Schools
B: B Construction

Estimated or Actual Date of Completion:

8/14/2017

Estimated or Actual costs of Improvements:

220,000

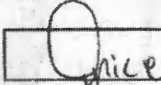
NOTE: For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #1 (2014) and Ordinance.

Tax Abatement is **NOT** allowed in any current or future Urban Renewal Area within the City limits of the City of Storm Lake. Your application for Tax Abatement must be filed with the City of Storm Lake by February 1st of the assessment year for which the exemption is first claimed but in no case not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation. Your project must be completed so that the first full assessment is not later than January 1, 2024.

Your signature below indicates your understanding of the City of Storm Lake Urban Revitalization Program and authorizes your desire to apply for tax abatement on this property provided that it qualifies under the terms of the program.

Please attach the approved building permit to your application.

Signature:



Print Name:

Blue Nice

Date:

8/15/2017

Title:

owner

Company:

City of Storm Lake ONLY

Date Received:

8-15-17

1st Year Fully Assessed:

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

Building Permit #:

BP16-0205

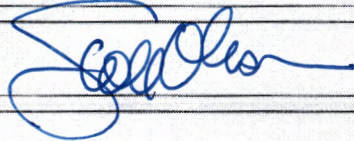
☐ For Rental Properties - Verified that property is on rental inspection registration list

☒ Check Box if application is approved

☐ Check Box if application is **NOT** approved

Disapproval Reason:

Authorized by Building Official:



Date:

2-1-2018

Authorized by Mayor:

Date:

Attested by City Clerk:

Date:

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on:

By:

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

Buena Vista County Assessor ONLY

Present Value of Structure:

Assessed Value with Improvements:

☐ Check Box if property **IS** eligible for Tax Abatement

☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature:

Date:

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



TAX ABATEMENT APPLICATION FORM

City of Storm Lake, Iowa Urban Revitalization Program is authorized under Iowa Code Chapter 404 and as adopted by the City's Urban Revitalization Program.

City of Storm Lake
Building Official's Department
P.O. Box 1086
Storm Lake, Iowa 50588
712-732-8000
buildingofficial@stormlake.org

For More information visit:
www.stormlake.org/taxabatement

Tax exemptions are allowed as follows:

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

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

Multi- Residential - No exemption

NOTE: Minimum 20% increase on actual value required

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☒ Prior Approval for Intended Improvements

☐ Approval of Improvements Completed

Property Address:

1124 E 8th ST

Legal
Description:

Lot 4 and the west half of Lot 5 Block 1 Green Acres
First Addition to the CITY of Storm Lake, Iowa.

Property ID Number (PIN):

10-35-360-015

Owner E-mail:

Property Owner Name:

Bernardo and Katharina Friesen

Phone Number:

712-299-3744

Owner Address (if different than above)

311 Hudson St Storm Lake IA 50588

☐ Check Box if there is a tenant on the property who has occupied the dwelling unit for at least 1 year prior to date of adoption of the plan (4-4-2005) AND will be displaced by the proposed improvements.

☐ Check Box if this property is or will be a rental unit

What is the existing use of the property? (Choose one)

☐ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☒ Vacant

What is the PROPOSED use of the property? (Choose one)

☒ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☐ Vacant

What is the nature of the improvements being completed?

☒ New Construction

☐ Addition

☐ General Improvements

Describe
Improvements:

New Single Family home

Estimated or Actual Date of Completion:

April 2018

Estimated or Actual costs of Improvements:

160,000

NOTE: For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #1 (2014) and Ordinance.

Tax Abatement is **NOT** allowed in any current or future Urban Renewal Area within the City limits of the City of Storm Lake. Your application for Tax Abatement must be filed with the City of Storm Lake by February 1st of the assessment year for which the exemption is first claimed but in no case not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation. Your project must be completed so that the first full assessment is not later than January 1, 2024.

Your signature below indicates your understanding of the City of Storm Lake Urban Revitalization Program and authorizes your desire to apply for tax abatement on this property provided that it qualifies under the terms of the program.

Please attach the approved building permit to your application.

Signature:

Bernardo

Print Name:

Bernardo(Ben) Friesen

Date:

8-15-2017

Title:

Company:

City of Storm Lake ONLY

Date Received:

8-25-17

1st Year Fully Assessed:

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

Building Permit #:

BP17-0176

☐ For Rental Properties - Verified that property is on rental inspection registration list

☒ Check Box if application is approved

☐ Check Box if application is **NOT** approved

Disapproval Reason:

Authorized by Building Official:

Scott Olsen

Date:

2-1-2018

Authorized by Mayor:

Date:

Attested by City Clerk:

Date:

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on :

By:

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

Buena Vista County Assessor ONLY

Present Value of Structure:

Assessed Value with Improvements:

☐ Check Box if property **IS** eligible for Tax Abatement

☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature:

Date:

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



TAX ABATEMENT APPLICATION FORM

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City of Storm Lake
Building Official's Department
P.O. Box 1086
Storm Lake, Iowa 50588
712-732-8000
buildingofficial@stormlake.org

For More information visit:
www.stormlake.org/taxabatement

Tax exemptions are allowed as follows:

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

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

Multi- Residential - No exemption

NOTE: Minimum 20% increase on actual value required

Need More
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☒ Prior Approval for Intended Improvements

☐ Approval of Improvements Completed

Property Address:

1426 Seneca

Legal
Description:

05-00 - Storm Lake Corp, Colby Developments First Addition, S/D Lots 4 & 4B
Replat of Lots 4 & 7, Geisingers Comm 2nd

Property ID Number (PIN):

10-34-206-005

Owner E-mail:

Property Owner Name:

BB Development LLC

Phone Number:

712-292-4684

Owner Address (If different than above)

510 Lakeshore Dr., Lakeside, Iowa

☐ Check Box if there is a tenant on the property who has occupied the dwelling unit for at least 1 year prior to date of adoption of the plan (4-4-2005) AND will be displaced by the proposed improvements.

☐ Check Box if this property is or will be a rental unit

What is the existing use of the property? (Choose one)

☐ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☒ Vacant

What is the PROPOSED use of the property? (Choose one)

☒ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☐ Vacant

What is the nature of the improvements being completed?

☒ New Construction

☐ Addition

☐ General Improvements

Describe
Improvements:

New single family detached home

Estimated or Actual Date of Completion:

JAN - 2018

Estimated or Actual costs of Improvements:

150,000

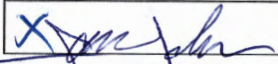
NOTE: For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #1 (2014) and Ordinance.

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Your signature below indicates your understanding of the City of Storm Lake Urban Revitalization Program and authorizes your desire to apply for tax abatement on this property provided that it qualifies under the terms of the program.

Please attach the approved building permit to your application.

Signature:



Print Name:

James M. Johnson

Date:

9-20-2017

Title:

General Contractor

Company:

Healthy Efficient Homes LLC

City of Storm Lake ONLY

Date Received:

9-20-2017

1st Year Fully Assessed:

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

Building Permit #:

BP17-0207

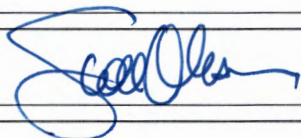
☐ For Rental Properties - Verified that property is on rental inspection registration list

☒ Check Box if application is approved

☐ Check Box if application is **NOT** approved

Disapproval Reason:

Authorized by Building Official:



Date:

2-1-2018

Authorized by Mayor:

Date:

Attested by City Clerk:

Date:

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on:

By:

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

Buena Vista County Assessor ONLY

Present Value of Structure:

Assessed Value with Improvements:

☐ Check Box if property **IS** eligible for Tax Abatement

☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature:

Date:

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



TAX ABATEMENT APPLICATION FORM

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City of Storm Lake
Building Official's Department
P.O. Box 1086
Storm Lake, Iowa 50588
712-732-8000
buildingofficial@stormlake.org

For More information visit:
www.stormlake.org/taxabatement

Tax exemptions are allowed as follows:

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

Multi- Residential - No exemption

NOTE: Minimum 20% increase on actual value required

Need More
Information?
Scan This QR
Code!



☒ Prior Approval for Intended Improvements

☐ Approval of Improvements Completed

Property Address:

1432 Seneca

Legal
Description:

Lot 6, Block 00, Storm Lake Corp, Colby Developments First Addition, S/D Lots 4 & 4B, Replat of Lots 4 & 7, Geisingers Comm 2nd

Property ID Number (PIN):

10-34-206-006

Owner E-mail:

Property Owner Name:

BB Development LLC

Phone Number:

712-299-4684

Owner Address (If different than above)

510 Lakeshore Dr., Lake Side, Iowa

☐ Check Box if there is a tenant on the property who has occupied the dwelling unit for at least 1 year prior to date of adoption of the plan (4-4-2005) AND will be displaced by the proposed improvements.

☐ Check Box if this property is or will be a rental unit

What is the existing use of the property? (Choose one)

☐ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☒ Vacant

What is the PROPOSED use of the property? (Choose one)

☒ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☐ Vacant

What is the nature of the improvements being completed?

☒ New Construction

☐ Addition

☐ General Improvements

Describe
Improvements:

new single family detached home

Estimated or Actual Date of Completion:

JAN 2018

Estimated or Actual costs of Improvements:

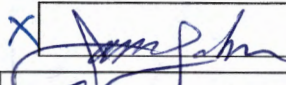
150,000

NOTE: For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #1 (2014) and Ordinance.

Tax Abatement is **NOT** allowed in any current or future Urban Renewal Area within the City limits of the City of Storm Lake. Your application for Tax Abatement must be filed with the City of Storm Lake by February 1st of the assessment year for which the exemption is first claimed but in no case not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation. Your project must be completed so that the first full assessment is not later than January 1, 2024.

Your signature below indicates your understanding of the City of Storm Lake Urban Revitalization Program and authorizes your desire to apply for tax abatement on this property provided that it qualifies under the terms of the program.

Please attach the approved building permit to your application.

Signature: ☒ 
Print Name: Date:
Title: Company:

City of Storm Lake ONLY

Date Received:

1st Year Fully Assessed:

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

Building Permit #:

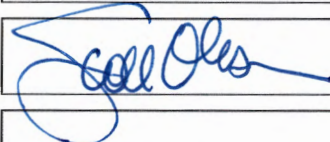
☐ For Rental Properties - Verified that property is on rental inspection registration list

☒ Check Box if application is approved

☐ Check Box if application is **NOT** approved

Disapproval Reason:

Authorized by Building Official:



Date:

Authorized by Mayor:

Date:

Attested by City Clerk:

Date:

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on:

By:

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

Buena Vista County Assessor ONLY

Present Value of Structure:

Assessed Value with Improvements:

☐ Check Box if property **IS** eligible for Tax Abatement

☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature:

Date:

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



TAX ABATEMENT APPLICATION FORM

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City of Storm Lake
Building Official's Department
P.O. Box 1086
Storm Lake, Iowa 50588
712-732-8000
buildingofficial@stormlake.org

For More information visit:
www.stormlake.org/taxabatement

Tax exemptions are allowed as follows:

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

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

Multi- Residential - No exemption

NOTE: Minimum 20% increase on actual value required

Need More
Information?
Scan This QR
Code!



☒ Prior Approval for Intended Improvements

☐ Approval of Improvements Completed

Property Address:

1438 Seneca

Legal
Description:

Lot 7, Block 00, Storm Lake Corp, Colby Developments First Addition, S/D Lots 4A & 4B, Replat of Lots 4 & 7, Geisingers Comm 2nd

Property ID Number (PIN):

10-34-206-007

Owner E-mail:

Property Owner Name:

BB Development LLC

Phone Number:

712-299-4684

Owner Address (If different than above)

510 Lakeshore Dr., Lakeside, Iowa

☐ Check Box if there is a tenant on the property who has occupied the dwelling unit for at least 1 year prior to date of adoption of the plan (4-4-2005) AND will be displaced by the proposed improvements.

☐ Check Box if this property is or will be a rental unit

What is the existing use of the property? (Choose one)

☐ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☒ Vacant

What is the PROPOSED use of the property? (Choose one)

☒ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☐ Vacant

What is the nature of the improvements being completed?

☒ New Construction

☐ Addition

☐ General Improvements

Describe
Improvements:

single family detached home

Estimated or Actual Date of Completion:

JAN 2018

Estimated or Actual costs of Improvements:

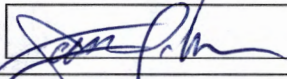
150,000

NOTE: For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #1 (2014) and Ordinance.

Tax Abatement is **NOT** allowed in any current or future Urban Renewal Area within the City limits of the City of Storm Lake. Your application for Tax Abatement must be filed with the City of Storm Lake by February 1st of the assessment year for which the exemption is first claimed but in no case not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation. Your project must be completed so that the first full assessment is not later than January 1, 2024.

Your signature below indicates your understanding of the City of Storm Lake Urban Revitalization Program and authorizes your desire to apply for tax abatement on this property provided that it qualifies under the terms of the program.

Please attach the approved building permit to your application.

Signature: ☒ 
Print Name: Date:
Title: Company:

City of Storm Lake ONLY

Date Received: 1st Year Fully Assessed:

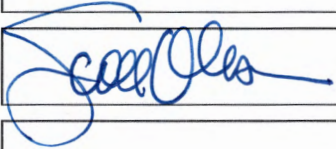
☒ Check Box if property is **NOT** in an existing Urban Renewal Area

Building Permit #: ☐ For Rental Properties - Verified that property is on rental inspection registration list

☒ Check Box if application is approved

☐ Check Box if application is **NOT** approved

Disapproval Reason:

Authorized by Building Official: 

Date:

Authorized by Mayor:

Date:

Attested by City Clerk:

Date:

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on: By:

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

Buena Vista County Assessor ONLY

Present Value of Structure:

Assessed Value with Improvements:

☐ Check Box if property **IS** eligible for Tax Abatement

☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature:

Date:

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



TAX ABATEMENT APPLICATION FORM

City of Storm Lake, Iowa Urban Revitalization Program is authorized under Iowa Code Chapter 404 and as adopted by the City's Urban Revitalization Program.

City of Storm Lake
Building Official's Department
P.O. Box 1086
Storm Lake, Iowa 50588
712-732-8000
buildingofficial@stormlake.org

For More information visit:
www.stormlake.org/taxabatement

Tax exemptions are allowed as follows:

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

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

Multi- Residential - No exemption

NOTE: Minimum 20% increase on actual value required

Need More
Information?
Scan This QR
Code!



☐ Prior Approval for Intended Improvements

☒ Approval of Improvements Completed

Property Address:

1305 SENECA ST. STORM LAKE IA.

Legal
Description:

LOT 1, Block 01, Storm Lake Corp., N. Windsor Add.

Property ID Number (PIN):

10-34-406-001

Owner E-mail:

butch1305@yahoo.com

Property Owner Name:

Randy + Joy Schuler

Phone Number:

712-299-3352

Owner Address (If different than above)

☐ Check Box if there is a tenant on the property who has occupied the dwelling unit for at least 1 year prior to date of adoption of the plan (4-4-2005) AND will be displaced by the proposed improvements.

☐ Check Box if this property is or will be a rental unit

What is the existing use of the property? (Choose one)

☒ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☐ Vacant

What is the PROPOSED use of the property? (Choose one)

☒ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☐ Vacant

What is the nature of the improvements being completed?

☒ New Construction

☐ Addition

☐ General Improvements

Describe
Improvements:

24'x28' GARAGE w/LOFT
REMOVED ORIGINAL 22'x35' GARAGE

Estimated or Actual Date of Completion:

6-16-2017

Estimated or Actual costs of Improvements:

Approx. \$40,000

NOTE: For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #1 (2014) and Ordinance.

Tax Abatement is **NOT** allowed in any current or future Urban Renewal Area within the City limits of the City of Storm Lake. Your application for Tax Abatement must be filed with the City of Storm Lake by February 1st of the assessment year for which the exemption is first claimed but in no case not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation. Your project must be completed so that the first full assessment is not later than January 1, 2024.

Your signature below indicates your understanding of the City of Storm Lake Urban Revitalization Program and authorizes your desire to apply for tax abatement on this property provided that it qualifies under the terms of the program.

Please attach the approved building permit to your application.

Signature:

Print Name:

Date:

Title:

Company:

City of Storm Lake ONLY

Date Received:

1st Year Fully Assessed:

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

Building Permit #:

☐ For Rental Properties - Verified that property is on rental inspection registration list

☒ Check Box if application is approved

☐ Check Box if application is **NOT** approved

Disapproval Reason:

Authorized by Building Official:

Date:

Authorized by Mayor:

Date:

Attested by City Clerk:

Date:

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on :

By:

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

Buena Vista County Assessor ONLY

Present Value of Structure:

Assessed Value with Improvements:

☐ Check Box if property **IS** eligible for Tax Abatement

☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature:

Date:

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



TAX ABATEMENT APPLICATION FORM

City of Storm Lake, Iowa Urban Revitalization Program is authorized under Iowa Code Chapter 404 and as adopted by the City's Urban Revitalization Program.

City of Storm Lake
Building Official's Department
P.O. Box 1086
Storm Lake, Iowa 50588
712-732-8000
buildingofficial@stormlake.org

For More information visit:
www.stormlake.org/taxabatement

Tax exemptions are allowed as follows:

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

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

Multi- Residential - No exemption

NOTE: Minimum 20% increase on actual value required

Need More
Information?
Scan This QR
Code!



☒ Prior Approval for Intended Improvements

☐ Approval of Improvements Completed

Property Address:

1100 Kelvin Rd.

Legal
Description:

Lot 19, Block 6, Storm Lake Corp, 2nd Plat Emerald Park.

Property ID Number (PIN):

14-08-201-017

Owner E-mail:

Property Owner Name:

Brandon & Joyce Gibbins

Phone Number:

712-749-8682

Owner Address (If different than above)

☐ Check Box if there is a tenant on the property who has occupied the dwelling unit for at least 1 year prior to date of adoption of the plan (4-4-2005) AND will be displaced by the proposed improvements.

☐ Check Box if this property is or will be a rental unit

What is the existing use of the property? (Choose one)

☒ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☐ Vacant

What is the PROPOSED use of the property? (Choose one)

☒ Residential

☐ Commercial

☐ Multi-Residential

☐ Industrial

☐ Vacant

What is the nature of the improvements being completed?

☐ New Construction

☒ Addition

☐ General Improvements

Describe
Improvements:

Attach Garage and mud room

Estimated or Actual Date of Completion:

December 1st 2017

Estimated or Actual costs of Improvements:

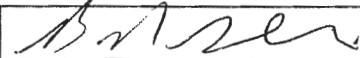
\$8,000

NOTE: For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #1 (2014) and Ordinance.

Tax Abatement is **NOT** allowed in any current or future Urban Renewal Area within the City limits of the City of Storm Lake. Your application for Tax Abatement must be filed with the City of Storm Lake by February 1st of the assessment year for which the exemption is first claimed but in no case not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation. Your project must be completed so that the first full assessment is not later than January 1, 2024.

Your signature below indicates your understanding of the City of Storm Lake Urban Revitalization Program and authorizes your desire to apply for tax abatement on this property provided that it qualifies under the terms of the program.

Please attach the approved building permit to your application.

Signature: 
Print Name: Brad Gibbins Date: 9-11-17
Title: _____ Company: _____

City of Storm Lake ONLY

Date Received: 9-11-17 1st Year Fully Assessed: _____

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

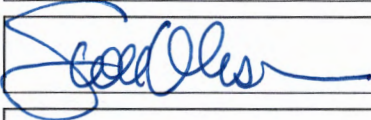
Building Permit #: BP17-0200 ☐ For Rental Properties - Verified that property is on rental inspection registration list

☒ Check Box if application is approved

☐ Check Box if application is **NOT** approved

Disapproval Reason: _____

Authorized by Building Official:



Date: 2-1-2018

Authorized by Mayor: _____

Date: _____

Attested by City Clerk: _____

Date: _____

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on: _____ By: _____

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

Buena Vista County Assessor ONLY

Present Value of Structure: _____

Assessed Value with Improvements: _____

☐ Check Box if property **IS** eligible for Tax Abatement

☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature: _____

Date: _____

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



TAX ABATEMENT APPLICATION FORM

City of Storm Lake, Iowa Urban Revitalization Program is authorized under Iowa Code Chapter 404 and as adopted by the City's Urban Revitalization Program.

City of Storm Lake
Building Official's Department
P.O. Box 1086
Storm Lake, Iowa 50588
712-732-8000
buildingofficial@stormlake.org

For More information visit:
www.stormlake.org/taxabatement

Tax exemptions are allowed as follows:

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

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

Multi- Residential - No exemption

NOTE: Minimum 20% increase on actual value required

Need More
Information?
Scan This QR
Code!



☐ Prior Approval for Intended
Improvements

☒ Approval of Improvements Completed

Property Address: 1326 Michigan St

Legal
Description:

LEGAL: 01-02 STORM LAKE CORP. P&C 2ND INDUST. S/D LOTS1-5 & S 1' OF LOT 6 & PT OF
Aud S/D NE SW 34-91-37 SOUTH OF LOT 1

Property ID Number (PIN): 004+10-34-181-005

Owner E-mail: Lee.plasier@pandhwholesale.com

Property Owner Name: Pla-Cor Inc

Phone Number: 712-441-0490

Owner Address (If different than above) PO Box 294 Sioux Center, IA 51250

☐ Check Box if there is a tenant on the property who has occupied the dwelling unit for at least 1 year prior to date of adoption of the plan (4-4-2005) AND will be displaced by the proposed improvements.

☒ Check Box if this property is or will be a rental unit

What is the existing use of the property? (Choose one)

☐ Residential ☒ Commercial ☐ Multi-Residential ☐ Industrial ☐ Vacant

What is the PROPOSED use of the property? (Choose one)

☐ Residential ☒ Commercial ☐ Multi-Residential ☐ Industrial ☐ Vacant

What is the nature of the improvements being completed?

☐ New Construction ☒ Addition ☒ General Improvements

Describe
Improvements:

Insulation, High efficiency lighting, High efficiency heating and air conditioning.

Estimated or Actual Date of Completion: 09/30/2017

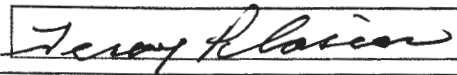
Estimated or Actual costs of Improvements: \$435,000.00

NOTE: For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #1 (2014) and Ordinance.

Tax Abatement is **NOT** allowed in any current or future Urban Renewal Area within the City limits of the City of Storm Lake. Your application for Tax Abatement must be filed with the City of Storm Lake by February 1st of the assessment year for which the exemption is first claimed but in no case not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation. Your project must be completed so that the first full assessment is not later than January 1, 2024.

Your signature below indicates your understanding of the City of Storm Lake Urban Revitalization Program and authorizes your desire to apply for tax abatement on this property provided that it qualifies under the terms of the program.

Please attach the approved building permit to your application.

Signature: 
Print Name: Date:
Title: Company:

City of Storm Lake ONLY

Date Received:

1st Year Fully Assessed:

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

Building Permit #:

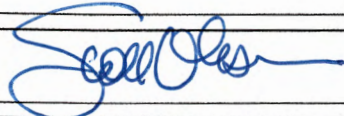
☐ For Rental Properties - Verified that property is on rental inspection registration list

☒ Check Box if application is approved

☐ Check Box if application is **NOT** approved

Disapproval Reason:

Authorized by Building Official:



Date:

Authorized by Mayor:

Date:

Attested by City Clerk:

Date:

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on:

By:

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

Buena Vista County Assessor ONLY

Present Value of Structure:

Assessed Value with Improvements:

☐ Check Box if property **IS** eligible for Tax Abatement

☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature:

Date:

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

Staff Summary

2/5/2018

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:

Calculated Expenses	
Payroll/Refunds/Insurance	\$260 725 44

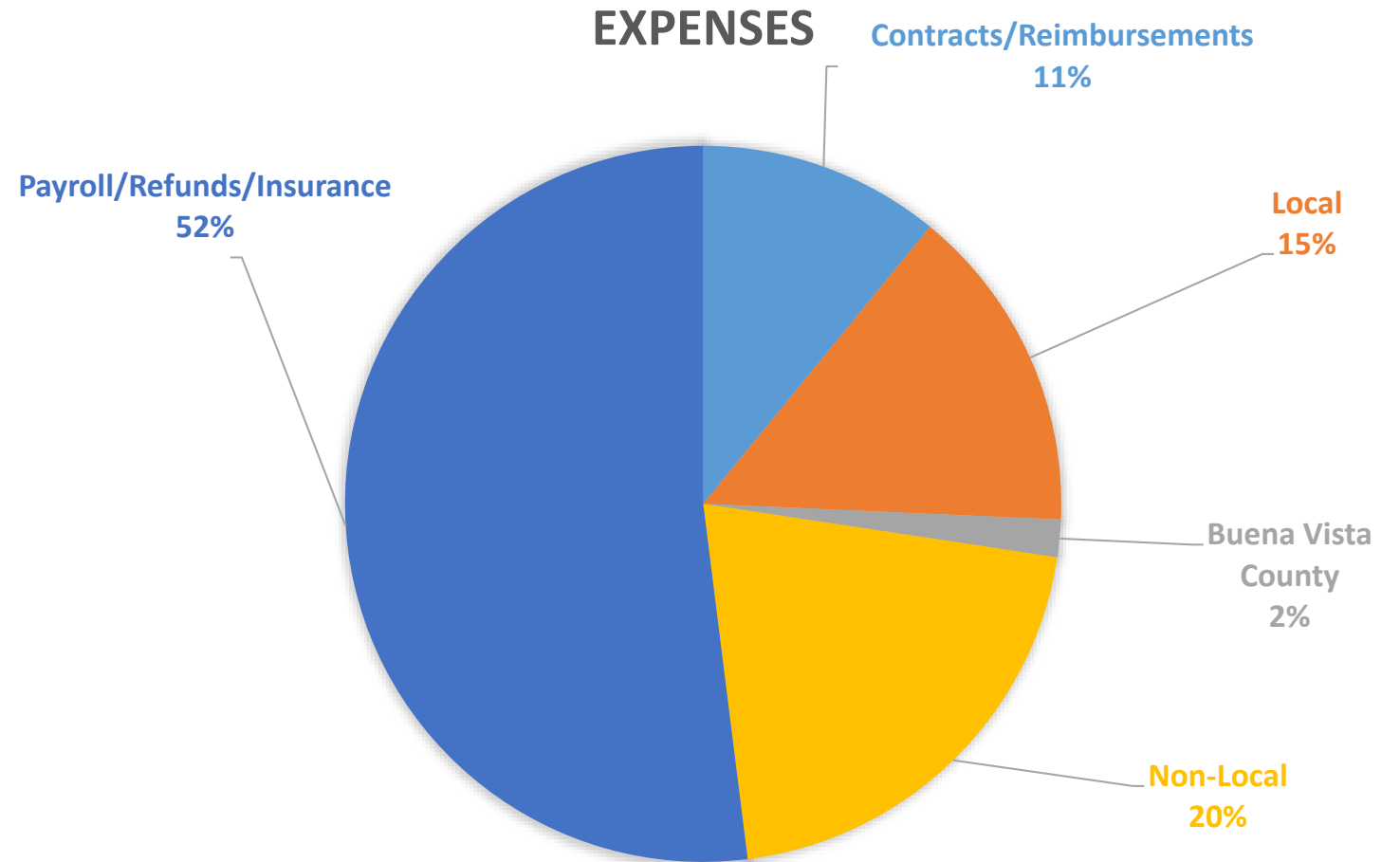
Payroll/Retardes/Insurance	\$200,725.44
Contracts/Agreements	\$54,766.97
Local Businesses	\$74,131.07
Buena Vista County Business	\$8,485.03
Non-Local Business	\$103,446.60
Total Expenses	\$501,555.11
Please see attachment for supporting documents	

RECOMMENDATION: Review Buy Local Information

ATTACHMENTS:

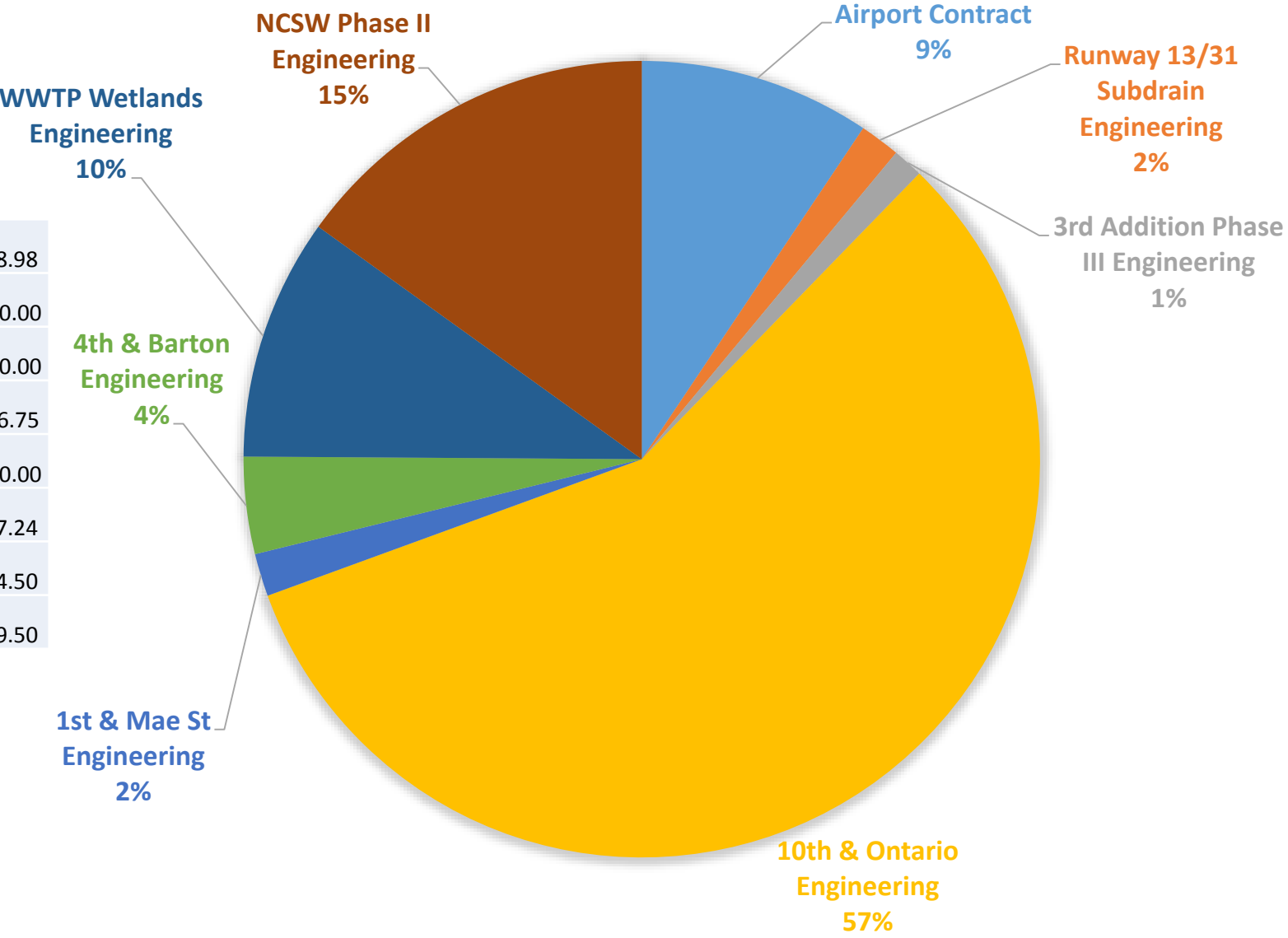
Description	Type
Supporting Documents	Backup Material

Payroll/Refunds/Insurance	\$260,725.44
Contracts/Agreements	\$ 54,766.97
Local Businesses	\$ 74,131.07
Buena Vista County Business	\$ 8,485.03
Non-Local Business	\$103,446.60
Total Expenses	\$501,555.11

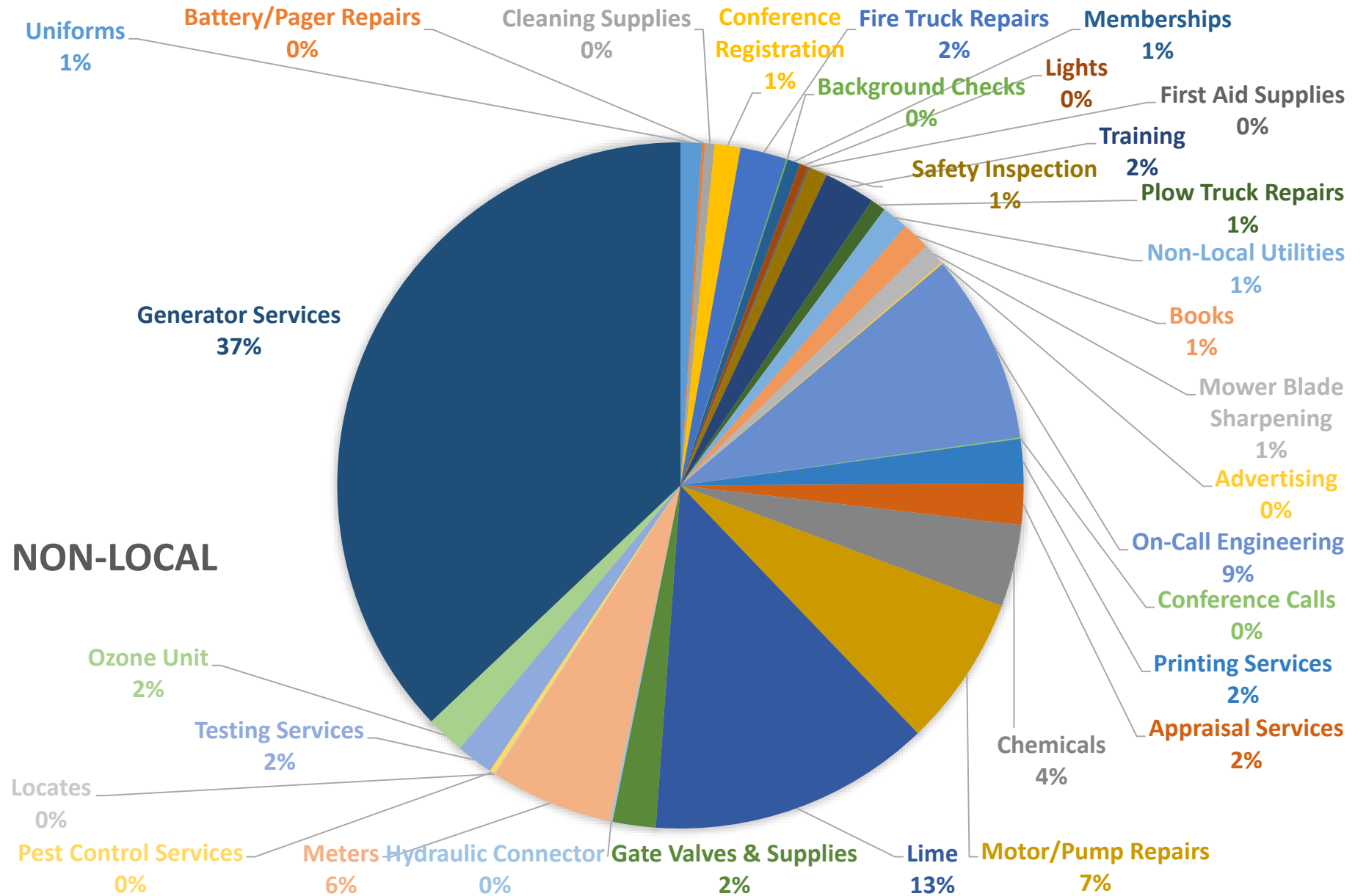


CONTRACTS/AGREEMENTS

Airport Contract	\$	5,138.98
Runway 13/31 Subdrain Engineering	\$	900.00
3rd Addition Phase III Engineering	\$	680.00
10th & Ontario Engineering	\$	31,306.75
1st & Mae St Engineering	\$	950.00
4th & Barton Engineering	\$	2,157.24
WWTP Wetlands Engineering	\$	5,374.50
NCSW Phase II Engineering	\$	8,259.50

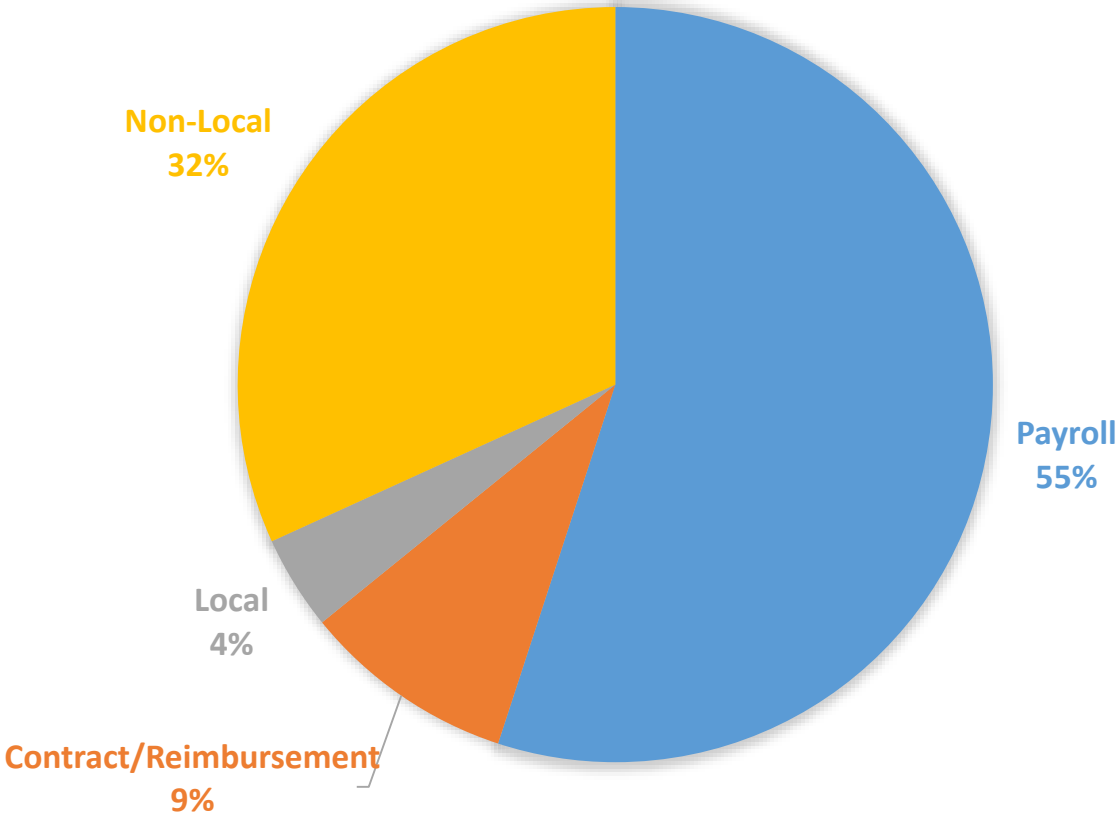


Uniforms	\$ 1,041.98
Battery/Pager Repairs	\$ 144.00
Cleaning Supplies	\$ 458.05
Conference Registration	\$ 1,260.00
Fire Truck Repairs	\$ 2,268.36
Background Checks	\$ 68.50
Memberships	\$ 630.42
Lights	\$ 403.00
First Aid Supplies	\$ 106.58
Safety Inspection	\$ 867.00
Training	\$ 2,500.00
Plow Truck Repairs	\$ 732.21
Non-Local Utilities	\$ 1,285.65
Books	\$ 1,376.76
Mower Blade Sharpening	\$ 1,082.50
Advertising	\$ 83.00
On-Call Engineering	\$ 9,244.75
Conference Calls	\$ 63.30
Printing Services	\$ 2,155.78
Appraisal Services	\$ 2,000.00
Chemicals	\$ 4,005.15
Motor/Pump Repairs	\$ 7,373.31
Lime	\$ 13,758.72
Gate Valves & Supplies	\$ 2,101.51
Hydraulic Connector	\$ 113.64
Meters	\$ 5,986.68
Locates	\$ 50.80
Pest Control Services	\$ 255.00
Testing Services	\$ 1,796.47
Ozone Unit	\$ 1,883.15
Generator Services	\$ 38,350.33

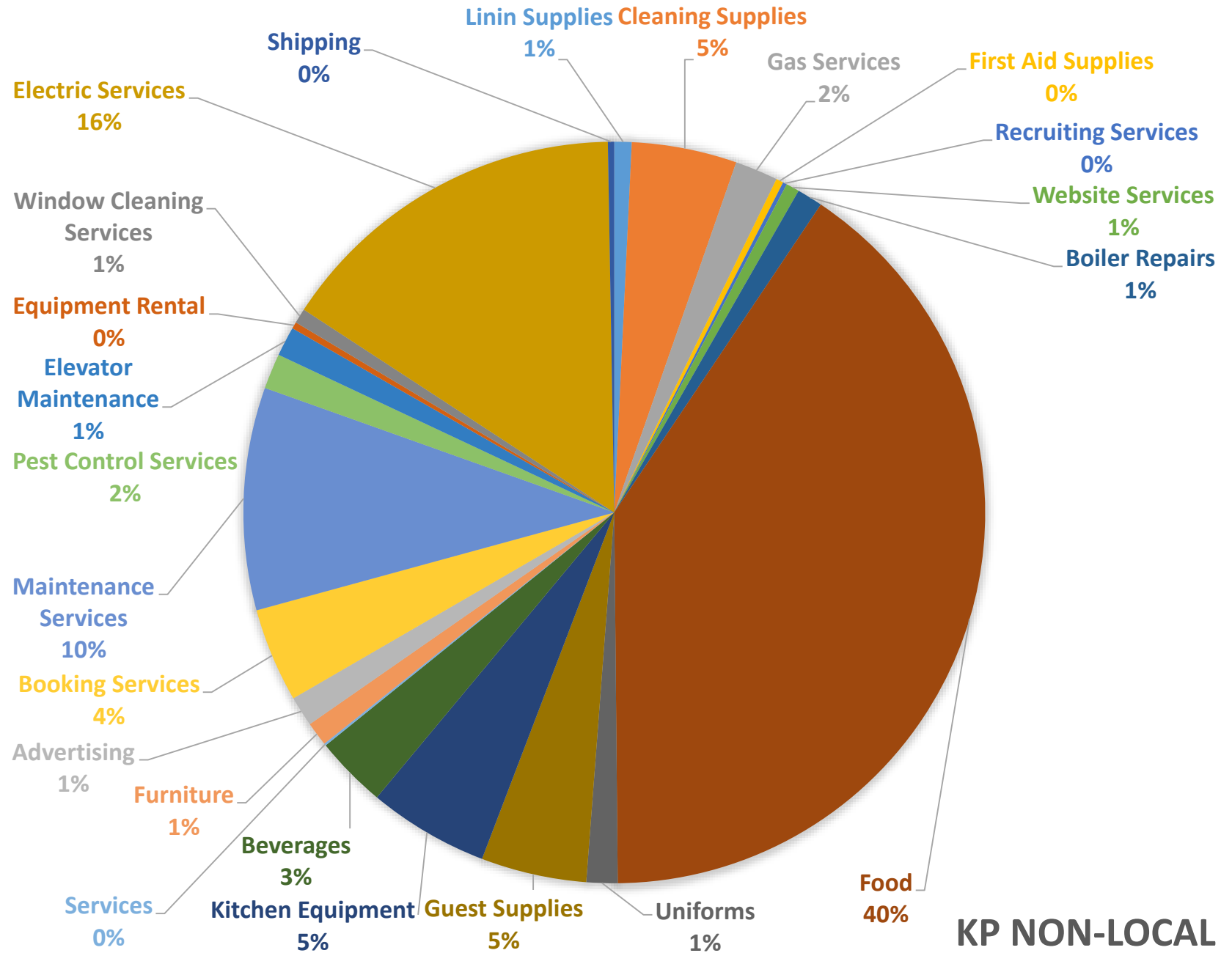


KING'S POINTE EXPENSES

Payroll	\$136,010.38
Contract/Reimbursement	\$ 22,564.74
Local Expenses	\$ 9,967.43
Non-Local	\$ 78,626.98
Total Expenses	\$247,169.53



Linin Supplies	\$ 592.59
Cleaning Supplies	\$ 3,601.28
Gas Services	\$ 1,471.56
First Aid Supplies	\$ 250.33
Recruiting Services	\$ 138.00
Website Services	\$ 456.25
Boiler Repairs	\$ 881.80
Food	\$ 31,804.36
Uniforms	\$ 1,064.14
Guest Supplies	\$ 3,615.67
Kitchen Equipment	\$ 4,129.42
Beverages	\$ 2,464.65
Services	\$ 75.00
Furniture	\$ 819.99
Advertising	\$ 1,034.55
Booking Services	\$ 3,228.54
Maintenance Services	\$ 723.54
Pest Control Services	\$ 1,209.98
Elevator Maintenance	\$ 1,009.47
Equipment Rental	\$ 230.13
Window Cleaning Services	\$ 508.25
Electric Services	\$ 12,195.44
Shipping	\$ 216.24



Staff Summary

2/5/2018

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: Scott Olesen, Building Official

SUBJECT: **Motion to Approve Applications For Tax Abatement
On Residential and Commercial Properties**

BACKGROUND: Owners of property within the corporate limits of Storm Lake which have built new buildings or have remodeled existing structures, **and are not located in an Urban Renewal Area,** may apply for a property tax abatement.

Owners of residential property may apply for an abatement of 100% of the first \$75,000 of actual value added for a period of five (5) years. Owners of commercial properties may apply for an abatement of 50% on the actual value added for a period of three years.

The amount of increase in value is determined by the Buena Vista County Assessors Office, which will ultimately decide if the property will be eligible for an abatement and how much abatement will be provided.

Applications for tax abatements must be received by the City no later than February 1st and the City must deliver the approved applications to the County Assessors Office no later than March 1st. Applications outside of these dates will still be accepted, but the timing of the abatement will be different than those applications received in the required submittal dates.

There are seven residential and one commercial property included in this Consent Agenda item requesting tax abatements. They are located at the following addresses: 1426, 1432, and 1438 Seneca Street (new homes), 697 Hyland Drive (new home), 1124 East 8th Street (new home), 1305 Seneca (home addition), 1100 Kelvin Road (home addition), and 1326 Michigan Street (commercial addition).

The attached applications for tax abatement are not located in an Urban Renewal Area, so they are eligible to apply for a residential tax abatement. The applications, if approved by Council, will be forwarded to the Buena Vista County Assessors Office. If approved by the Assessors Office, the properties will receive tax abatements.

FISCAL IMPACT:

If approved by the Storm Lake City Council and the Buena Vista County Assessors Office, the combined estimated tax abatement for the five new single family dwellings over five years would be \$41,625. The amount of abatement available for the residential and commercial additions is subject to the actual value added to the properties, which will not be known until the properties have been reassessed by Buena Vista County.

RECOMMENDATION:

Review and approve the applications for tax abatement under the urban revitalization plan for the properties located at 1426, 1432, 1438 Seneca Street, 697 Hyland Drive, 1124 East 8th Street, 1305 Seneca Street, 1100 Kelvin Road, and 1326 Michigan Street.

Staff Summary

2/5/2018

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: Mayra Martinez, City Clerk

SUBJECT: **Public Hearing Hopper Annexation Request**

BACKGROUND: In November 2017, City Council set a public hearing on a 100% voluntary annexation requested from Mrs. Hopper. Mrs. Hopper requested to connect a service line to the sanitary sewer for her home, and as such she has agreed to voluntarily annex her home on E. Milwaukee Avenue into the City of Storm Lake. The parcel is adjacent to City limits.

Consultation meeting was held December 14, 2017 for the Buena Vista County Board of Supervisors and the Hayes Township Trustees of which neither attended the consultation session.

Public hearing notice was published January 12, 2018,

FISCAL IMPACT: The average cost of a voluntary annexation is about \$2,000 which include notifications and legal expenses related to the annexation.

RECOMMENDATION: Open the Public Hearing
Take any Input from the Public
Close the Public Hearing

ATTACHMENTS:

Description	Type
Public Hearing Notice	Backup Material

NOTICE OF HEARING ON VOLUNTARY ANNEXATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Storm Lake, Iowa has received an Application for Voluntary Annexation from the property owner identified below requesting that the City voluntarily annex her property at 1506 E. Milwaukee Avenue, Storm Lake, Iowa, which is generally adjacent to the northeastern boundary of the City of Storm Lake and located south of 600th Street and east of Redwood Drive, a private road. Specifically, the Application is requesting annexation of the following described property:

Parcel A, identified for taxation purposes as Parcel Number 14-02-201-008, having an area of .861 acre according to the Buena Vista County, Iowa Auditor=s records, owned by Charlotte Joyce Hopper, and legally described as:

LOT TWO (2), BLOCK ONE (1), FERRY'S SUB-DIVISION OF PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWO (2), TOWNSHIP NINETY (90) NORTH, RANGE THIRTY-SEVEN (37) WEST OF THE 5TH P.M.

That part of the 600th Street right-of-way that adjoins and lies between the north boundary of the real estate described above and the centerline of 600th Street is also included in the proposed annexation.

NOTICE IS FURTHER GIVEN that, should the City Council approve the proposed annexation, the City Council will consider inclusion of a provision in the resolution of approval of the annexation to make the annexed territory, with an estimated population of one person, part of the Storm Lake 1st Voting Precinct, in which precinct the annexation territory is already included under a joint agreement with Buena Vista County, Iowa for the sharing of voting precincts.

NOTICE IS FURTHER GIVEN that the City Council will consider the Application and approval of the proposed annexation after a public hearing to be held in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, on February 5, 2018, at 5:00 p.m.

Copies of the Application for Voluntary Annexation and maps of the affected territory are available for public inspection at the office of the City Clerk, City Hall, Storm Lake, Iowa. Persons interested in the proposal will be given an opportunity to express their views at the time of the hearing set forth above.

Dated January 12, 2018.

Martinez

/s/ Mayra A.

Mayra A. Martinez, City Clerk

Staff Summary

2/5/2018

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: Mayra Martinez, City Clerk

SUBJECT: **Resolution No. 52-R-2017-2018 Approving
Voluntary Annexation**

BACKGROUND: Following the Consultation held December 14, 2017, of which no comments were made and a public hearing held prior to this agenda item the City Council is now ready to take formal action should they desire on the voluntary annexation requested from Mrs. Hopper for her property at 1506 E Milwaukee.

Mrs. Hopper was having issues with her property septic system at which point she was required to connect to the Cities sanitary system. Per City policy in order to have this service she must voluntarily annex if the property is contingent to the city limits, of which she is.

The proposed resolution will formally approve the request to voluntarily annex the parcel into the City limits and direct City Attorney and City Clerk to file the paperwork for the voluntary annexation with the Secretary of State's office and the City Development Board.

FISCAL IMPACT: The average cost of a voluntary annexation is about \$2,000 which include notifications and legal expenses related to the annexation. Annexation of this parcel will ultimately have a positive effect on the total valuation of the City of Storm Lake.

RECOMMENDATION: Approve the Resolution No. 52-R-2017-2018

ATTACHMENTS:

Description	Type
Public Hearing Notice	Backup Material
Resolution No. 52-R-2017-2018	Resolution

NOTICE OF HEARING ON VOLUNTARY ANNEXATION

NOTICE IS HEREBY GIVEN that the City Council of the City of Storm Lake, Iowa has received an Application for Voluntary Annexation from the property owner identified below requesting that the City voluntarily annex her property at 1506 E. Milwaukee Avenue, Storm Lake, Iowa, which is generally adjacent to the northeastern boundary of the City of Storm Lake and located south of 600th Street and east of Redwood Drive, a private road. Specifically, the Application is requesting annexation of the following described property:

Parcel A, identified for taxation purposes as Parcel Number 14-02-201-008, having an area of .861 acre according to the Buena Vista County, Iowa Auditor=s records, owned by Charlotte Joyce Hopper, and legally described as:

LOT TWO (2), BLOCK ONE (1), FERRY'S SUB-DIVISION OF PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWO (2), TOWNSHIP NINETY (90) NORTH, RANGE THIRTY-SEVEN (37) WEST OF THE 5TH P.M.

That part of the 600th Street right-of-way that adjoins and lies between the north boundary of the real estate described above and the centerline of 600th Street is also included in the proposed annexation.

NOTICE IS FURTHER GIVEN that, should the City Council approve the proposed annexation, the City Council will consider inclusion of a provision in the resolution of approval of the annexation to make the annexed territory, with an estimated population of one person, part of the Storm Lake 1st Voting Precinct, in which precinct the annexation territory is already included under a joint agreement with Buena Vista County, Iowa for the sharing of voting precincts.

NOTICE IS FURTHER GIVEN that the City Council will consider the Application and approval of the proposed annexation after a public hearing to be held in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, on February 5, 2018, at 5:00 p.m.

Copies of the Application for Voluntary Annexation and maps of the affected territory are available for public inspection at the office of the City Clerk, City Hall, Storm Lake, Iowa. Persons interested in the proposal will be given an opportunity to express their views at the time of the hearing set forth above.

Dated January 12, 2018.

Martinez

/s/ Mayra A.

Mayra A. Martinez, City Clerk

RESOLUTION NO. 52-R-2017-2018

RESOLUTION APPROVING VOLUNTARY ANNEXATION OF TERRITORY IN UNINCORPORATED BUENA VISTA COUNTY

WHEREAS, on November 20, 2017, by Resolution No. 30-R-2017-2018, the City Council duly resolved that the application for voluntary annexation received from the owner of real estate, identified below as Parcel A, requesting that the City voluntarily annex the real estate, be set down for hearing on February 5, 2018 at 5:00 P.M., in the Council Chambers at City Hall. The real estate generally is adjacent to the northeastern boundary of the City of Storm Lake, located south of 600th Street and east of Redwood Drive, a private road. The owner of the real estate and description of the real estate are as follows:

Parcel A, located at 1506 E. Milwaukee Avenue, Storm Lake, Iowa, identified for taxation purposes as Parcel Number 14-02-201-008, having an area of .861 acre, owned by Charlotte Joyce Hopper, and legally described as:

LOT TWO (2), BLOCK ONE (1), FERRY'S SUB-DIVISION OF PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWO (2), TOWNSHIP NINETY (90) NORTH, RANGE THIRTY-SEVEN (37) WEST OF THE 5TH P.M.

WHEREAS, the real estate proposed to be annexed adjoins 600th Street, also known as East Milwaukee Avenue, a Buena Vista County, Iowa road, on the north boundary of such real estate;

WHEREAS, that part of the 600th Street right-of-way that adjoins and lies between the north boundary of the real estate described above and the centerline of 600th Street should be included with the real estate the applicant seeks to annex in the territory to be annexed pursuant to the application.

WHEREAS, the composite legal description of the entire territory proposed to be annexed,

including the part of the 600th Street right-of-way specified above, is attached as Exhibit “A,” a map of the territory proposed to be annexed showing its boundary in relationship to the adjoining boundary of the City of Storm Lake, Iowa and adjacent land and landowners is attached as Exhibit “B” and a map of the of the territory proposed to be annexed showing its boundary in relationship to the existing City of Storm Lake boundaries and to the existing City of Lakeside boundaries is attached as Exhibit “C.”

WHEREAS, the territory proposed to be annexed adjoins the boundary of the City of Storm Lake in the northeastern part of such city and is outside the boundaries of any other city;

WHEREAS, after timely notice to the Buena Vista County, Iowa Board of Supervisors and the Hayes Township Trustees, a consultation meeting was held on December 14, 2017, attended by City Manager Keri Navratil and City Attorney Philip E. Havens. No Buena Vista County, Iowa Supervisors or Hayes Township Trustees attended.

WHEREAS, the Buena Vista County Auditor has been provided the legal description of the real estate proposed to be annexed, and the list of the titleholders of such real estate and of all adjoining land, and has confirmed in writing that such names and legal description are accurate and complete;

WHEREAS, the Buena Vista County Board of Supervisors did not adopt a resolution, within thirty days after the consultation meeting, stating whether or not it supports the application for annexation or whether it takes no position in support of or against this 100% voluntary annexation;

WHEREAS, due notice of said hearing was published in the Storm Lake Times on January 12, 2018, as provided by law, setting forth the time and place for hearing on said proposed annexation;

WHEREAS, due notice of said hearing was sent by certified or regular mail on January 12, 2017, to all affected utilities, to the City of Lakeside, Iowa (the only city other than the City of Storm Lake located within two miles of the real estate proposed to be annexed), to the Board of Supervisors of Buena Vista County, Iowa, to the County Attorney of Buena Vista County, Iowa, to the Chairperson of the Board of Supervisors of Buena Vista County, Iowa, to the Attorney General of the State of Iowa, to the Iowa Department of Transportation, to Northwest Iowa Planning and Development Commission, and to the owners of land adjoining the territory proposed to be annexed, as required by Section 368.5 and 368.7 of the Iowa Code;

WHEREAS, in accordance with said notices, those interested in the annexation, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council and that hearing has now been closed; and

WHEREAS, the said notices also gave notice that, if the City Council approves the annexation of the territory described on attached Exhibit “A,” the City Council would consider making the annexed territory, with an estimated population of one person, part of the Storm Lake 1st Voting Precinct, in which precinct the annexation territory is already included under a joint agreement with Buena Vista County, Iowa for the sharing of voting precincts.

NOW, THEREFORE, be it resolved by the City Council of the City of Storm Lake, Iowa as follows:

1. The annexation of the territory described on attached Exhibit “A” is consistent with the City’s long range plans for the area, and is hereby approved.

2. Given that, in their applications for annexation, the owner of the real estate proposed to be annexed waived the right to withdraw the applications within three business days after this public hearing, the City Clerk, without delay, is hereby authorized and directed to forward to the

City Attorney for filing with the City Development Board a certified copy of this resolution with Exhibits “A,” “B,” and “C” and of the affidavit of publication of the public notice of the hearing on this proposed annexation.

3. The City Attorney is hereby authorized and directed to seek approval of this 100% voluntary annexation, in its entirety and each part thereof, by the City Development Board in accordance with the procedures established by Iowa Code Chapter 368.

4. The real estate described on attached Exhibit “A” is, for purposes of Iowa Code Section 368.24 and all other purposes, proclaimed annexed to the City of Storm Lake, Iowa, subject, however, to approval by the City Development Board established under Chapter 368 of the Code of Iowa, and effective when such Board has filed and recorded copies of applicable portions of the proceedings as required by Iowa Code Section 368.20, subsection 1, paragraph “b.”

5. At such time as the territory described on attached Exhibit “A” is effectively annexed, the annexed territory, with an estimated population of one person, is made part of the Storm Lake 1st Voting Precinct, in which precinct the annexation territory is already included under a joint agreement with Buena Vista County, Iowa for the sharing of voting precincts.

Passed and approved this 5th day of February, 2018.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

EXHIBIT “A”

**COMPOSITE LEGAL DESCRIPTION OF TERRITORY APPROVED FOR
ANNEXATION**

LOT TWO (2), BLOCK ONE (1), FERRY'S SUB-DIVISION OF PART OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION TWO (2), TOWNSHIP NINETY (90) NORTH, RANGE THIRTY-SEVEN (37) WEST OF THE 5TH P.M.

and

That part of the 600th Street right-of-way that adjoins and lies between the north boundary of the real estate described above and the centerline of 600th Street.

Stamps
Jump Right In!

Legend

- Annexation Area
- City Limits
- Road

Annexation Area

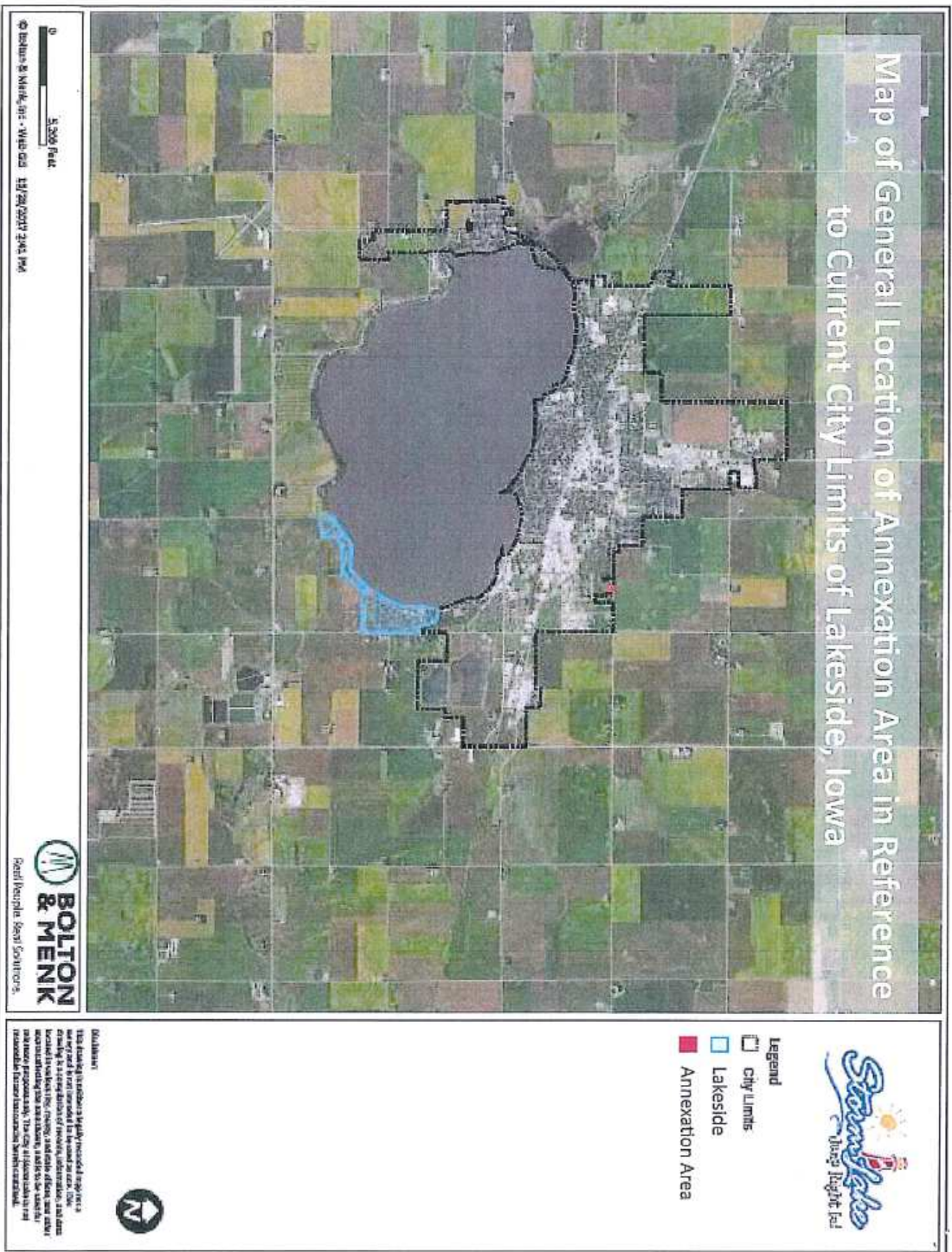
600th St.

0 200 Feet

11/28/2017 11:23 AM

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and collected by various agencies in the area shown, and is to be used for reference purposes only. The City of Steam Lake has not been responsible for any inaccuracies that may be contained.

Exhibit "C"



Staff Summary

2/5/2018

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. 53-R-2017-2018 Setting A Public Hearing On A Proposal To Amend The City Code By Updating The National Electrical Code To The 2017 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 2014 version of the National Electrical Code, to the 2017 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 Council meeting at 5:00 PM Monday, January 15th, 2018 at City Hall.

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

RECOMMENDATION: Resolution No. 53-R-2017-2018 to Set the Public Hearing for Monday, January 15th, 2018 at 5:00 PM

ATTACHMENTS:

Description	Type
 Resolution No. 53-R-2017-2018	Resolution

RESOLUTION NO. 53-R-2017-2018

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 such codes by reference to updated statewide or nationally recognized standard codes 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 include the National Electrical Code, 2017 Edition;

WHEREAS, the Iowa Code sections to be adopted in whole or part by reference are 100.1(5), 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 codes 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 February 19, 2018, at 5:00 p.m. 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 5th day of February, 2018.

Michael Porsch, Mayor

ATTEST:

Mayra Martinez, City Clerk

Staff Summary

2/5/2018

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: David Derragon, Assistant City Manager

SUBJECT: **Consideration of Request for Proposals for Engineering Services for the Casino Lift Station Odor Control Project**

BACKGROUND: Odor issues around the Casino Lift Station have been a concern to neighboring residents. Staff met with several residents recently to gather information and discuss the issue and their concerns.

Following that meeting, a Request for Proposals was issued on January 12, 2018 seeking engineering services with expertise in wastewater management for this project. Two qualified and complete responses were timely received on January 26, 2018 as requested in the RFP from ISG and Bolton & Menk.

The proposals were reviewed by City staff. A meeting was also held with the neighboring residents on February 2, 2018 to gather their input regarding the proposals received. Following review and analysis of the details in the proposals, it was consensus of the residents that the proposal from Bolton & Menk was preferred proposal.

Consensus of the staff review and resident review is to recommend negotiating a contract with Bolton & Menk for engineering services for the Casino Lift Station Odor Control project. Following successful contract negotiation, the contract will be presented to Council for approval.

FISCAL IMPACT: Unknown at this time

RECOMMENDATION: That Council direct staff to negotiate a Professional Services Agreement for engineering services for the Casino Lift Station Odor Control Project with Bolton & Menk.

Staff Summary

2/5/2018

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: David Derragon, Assistant City Manager

SUBJECT: **Approve 2018 Branching Out Grant Agreement**

BACKGROUND: In October 2017, Council authorized the submission of a grant application to Alliant Energy's Branching Out program in the amount of \$9,000 to purchase 50 trees for planting in the spring of 2018.

The grant award was in the amount of \$4,500 so 25 trees will be purchased and planted.

FISCAL IMPACT: For the grant match, the City will provide stakes, mulch, and tree-tie material from materials that is already owned by the City. Labor will be done with City staff and community volunteers on designated planting event day(s).

RECOMMENDATION: Staff recommends that Council approves the grant agreement authorizing the Mayor to sign.

ATTACHMENTS:

Description	Type
☐ Letter	Letter
☐ Branching Out Agreement	Contract



David Derragon
Assistant City Manager, City of Storm Lake
620 Erie Street P.O. Box 1086
Storm Lake, IA 50588

January 17, 2018

Dear David,

Congratulations! Storm Lake has been awarded a **Branching Out** grant of \$4,500.00. Thank you for joining Alliant Energy, Trees Forever and **37** other Iowa communities in our commitment to trees and energy efficiency.

A few next steps:

Program Agreement

Enclosed is the *Branching Out* program agreement, which lists the responsibilities of Alliant Energy, Trees Forever and your local group. Please read the agreement carefully, sign it and **return it to Trees Forever by February 17, 2018** at 770 7th Ave., Marion IA 52302 or droman@treesforever.org.

Your Field Coordinator

Trees Forever will provide an experienced field coordinator to assist you in involving volunteers, educating the community and completing a successful tree-planting project. **Your field coordinator will contact you soon to discuss your project and confirm your spring planting date and details at that time.**

Grant Check

You will receive the grant check and reporting form in March, prior to spring planting.

We look forward to working with Storm Lake and appreciate your leadership in your community. Together, we are promoting tree planting and care, encouraging energy efficiency, improving air and water quality, and beautifying our communities.

If you have any immediate questions, contact Deb in the Trees Forever Marion office at droman@treesforever.org or (319) 373-0650, extension 110.

Sincerely,

Anna Darling
Association Product Manager, Energy Efficiency
Alliant Energy

Enclosures

Shannon Ramsay
President/CEO & Founder
Trees Forever



2018 *Branching Out* program agreement

As a recipient of a *Branching Out* matching grant, please read the responsibilities of the three program partners and share with your committee. After reading the responsibilities, please sign in the space provided on the last page. Keep this first page (front and back) for your future reference. Make a copy of the signature page for your records and **return the original to the Trees Forever office by February 17, 2018**. We are asking you to send this partnership agreement to us before your grant check is issued.

A. Alliant Energy

- Provides grant funds.
- Funds Trees Forever to coordinate and support community tree-planting program.
- Promotes energy efficiency.
- Participates in community planting event(s) as available.
- Helps promote the program to local communities.

B. Trees Forever:

- Provides a field coordinator (a Trees Forever staff person assigned to work with project committee by phone, email, and periodic community visits) to assist with planning, implementing and maintaining the planting project, including as needed:
 - Coordinating technical assistance.
 - Providing educational and training materials.
 - Assisting with volunteer coordination.
 - Reviewing the site plan or species list. (particularly if any changes have been made)
 - Attending planning meeting and/or planting event.
 - Providing materials for the media, sample brochures and logos.
 - Helping with event promotion.
 - Organizing a presentation to a group in your community such as council, service club, or school group.
- Provides annual report form for communities and compiles all reports from communities.

COMPLETE THIS PAGE AND RETURN TO TREES FOREVER OFFICE

I understand the responsibilities stated in the *Branching Out* Program Agreement, including those of Alliant Energy, Trees Forever and our project committee. I understand that Trees Forever has been contracted by Alliant Energy to facilitate its tree program. We agree to work cooperatively with Trees Forever and will fulfill the project committee responsibilities, and to make any necessary changes to our project, as noted above.

Date: _____

City/community name: _____

Applying committee name: _____

Primary contact person: _____
(print please)

Primary contact person: _____
(signature)

Send this signed page to: Trees Forever, 770 7th Ave. Marion, Iowa 52302, by February 17, 2018.



Staff Summary

2/5/2018

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: David Derragon, Assistant City Manager

SUBJECT: **Resolution No. 54-R-2017-2018 to Adopt Update to Storm Lake Purchasing Policy**

BACKGROUND:

The City's current purchasing policy is in need of language to be in compliance with Federal guidelines and requirements for purchases made with Federal funds.

This Resolution will adopt an updated Storm Lake Purchasing Policy with appropriate language included in Section 8 of the policy to meet Federal guidelines and requirements.

FISCAL IMPACT: None

RECOMMENDATION: Staff recommends that Council adopt Resolution No. 54-R-2017-2018 updating the Storm Lake Purchasing Policy effective February 5, 2018.

ATTACHMENTS:

Description	Type
❑ Purchasing Policy	Backup Material
❑ Resolution No. 54-R-2017-2018	Resolution

CITY OF STORM LAKE PURCHASING POLICY

Section 1. Purpose of Policy:

The purpose of the City of Storm Lake purchasing policy is to develop written guidelines by which department may go about procuring goods and services that enable them to do their jobs in the most efficient manner while maintaining checks and balances to ensure proper use of city funds in accordance with Federal Guidelines, the Code of Iowa and City of Storm Lake policy.

Section 2. Summary of Purchasing Authorization

Supervisors at all levels are responsible for all purchases made under their department and budget line items. It is the departmental supervisor's duty to submit budget amounts for each line item for each department's operational budget and any capital spending that is needed during the normal budget process.

Likewise it is the department supervisor's job to relay to administration and the City Council the operational and capital needs of each department during the yearly budget process in an effort to actively prevent the need for unbudgeted expenditures during the fiscal year. The City of Storm Lake realizes that at times expenses may arise that are outside the adopted budget and this policy reflects methods by which departments may seek approval outside of the adopted budget.

Operational Expenses

For all operational items that have pre-authorization in the form of the City of Storm Lake's adopted budget authorization for purchase is maintained at the departmental level with the departmental supervisor being the final authority. Prior to actual obligation to pay by the City of Storm Lake the departmental supervisor shall ensure that purchases are made using the following procedures:

- a. Secure a minimum of 3 quotes for items of \$500 or more
- b. Secure a minimum of 3 bids for items of \$2000 or more
- c. Departmental Supervisor authorization on the invoice

Capital Expenses

For items of Capital expense, those items included in the City's adopted budget as a capital purchase excluding consulting fees and construction contracts as outlined in Section 4 of this policy, shall require authorization by the City Manager. Prior to any actual obligation to pay by the City of Storm Lake the department supervisor shall secure authorization as follows:

- a. Secure a minimum of 3 quotes for items of \$500 or more
- b. Secure a minimum of 3 bids for items of \$2000 or more
- c. Departmental Supervisor authorization on a completed City of Storm Lake purchase order (see attached purchase order form)
- d. City Manager approval in the form of a signed purchase order

Expenses Outside of Adopted Budget

Items of operational or capital nature which are outside the city's adopted budget (including any amendments that have been authorized by resolution of the Storm Lake City Council) shall have the following authorization prior to any written or verbal obligation by the City of Storm Lake:

- a. Secure a minimum of 3 quotes for items of \$500 or more
- b. Secure a minimum of 3 bids for items of \$2000 or more
- c. Departmental Supervisor authorization on a completed City of Storm Lake purchase order
- d. City Manager approval in the form of a signed purchase order

Section 3 – Use of Purchase Orders

City purchase orders are required in the following cases:

- a. All capital purchases excluding consulting fees and construction contracts as outlined in Section 4 of this policy
- b. All expenditures that are not previously authorized by the Storm Lake City Council through either the adopted city budget or an amendment to the current city adopted budget.
- c. All cases where a vendor requires a purchase order from the City of Storm Lake to provide services or deliver goods (if these cases don't meet the qualifications of item a and b in this section the PO only needs to be signed by the department head responsible for the departmental budget.

Section 4 – Consulting Fees and Construction Contracts

In accordance with the Code of Iowa Section 384.96 all construction projects greater than \$25,000.00 the City of Storm Lake shall seek sealed bids for the project. The bid process shall meet the qualifications of the Iowa Code and the project once approved by the Storm Lake City Council shall not require a purchase order.

Construction projects under the \$25,000 limit shall follow the procedures for procurement as outlined in Section 2 of this policy.

For projects requiring the use of a consultant where the consultant has been selected and their contract has been approved by the Storm Lake City Council shall not require a purchase order.

Section 5 – Purchase Order Form

The standard purchase order form is a one part form that can be completed on the computer. Because this is a one part form, any copies that are needed by the vendor need to be a copy of the original signed form or a faxed copy. The original signed copy of the Purchase shall be submitted to the City of Storm Lake Finance Department. The process for the purchase order form is as follows:

- a. Form available electronically for Department Supervisors
- b. Completed form submitted to City Manager for approval

- c. Approved purchase orders shall be forwarded to the Finance Department for inclusion in the City's Budget and cash flow purposes
- d. The Finance Department will forward original purchase order to the responsible department
- e. Upon receipt of an approved purchase order the department may obligate the City to payment for the goods or services covered by the purchase order
- f. Upon acceptable delivery or competition the purchase order shall be submitted with invoice for payment

Section 6 – Required Information

All purchase orders must contain the following items prior to submittal for approval:

- a. Vendor name and contact information – tax ID #, incorporated or not
- b. Quantity, description, and price of items purchased
- c. Account number(s) to be charged
- d. Signature of department supervisor
- e. Signature of City Manager if required under this policy
- f. Copy of a minimum of two alternative quotes if required under this policy
- g. Copy of a minimum of two alternative bids if required under this policy

Section 7 – Emergency Purchases

Emergency purchases may be made without the approval of the City Manager; as long as, immediately thereafter, the reason for an emergency purchase shall be made in writing to the City Manager including the following items:

- a. The type of emergency
- b. Why the City Manager was not advised
- c. The amount of the purchase
- d. The consequences of not making the purchase at that time
- e. Any additional information that is pertinent to the situation

Section 8 – Federal Procurement Guidelines and Requirements

PURPOSE

The purpose of this section is to ensure that sound business judgment is utilized in all procurement transactions and that supplies, equipment, construction, and services are obtained efficiently and economically and in compliance with applicable federal law and executive orders and to ensure that all procurement transactions will be conducted in a manner that provides full and open competition.

APPLICATION

This policy applies to the procurement of all supplies, equipment, construction, and services of and for the City of Storm Lake related to the implementation and administration of any federally funded projects. All procurement will be done in accordance with 2CFR Part 200 and Appendix II to Part 200.

POLICY

GENERAL PROCUREMENT PRACTICES

The City will adhere to the following general procurement practices: document procurement standards; maintain oversight of contractors to ensure performance in accord with standards; avoid acquisition of unnecessary or duplicative items; encourage procurement or use of shared goods and services; use Federal excess and surplus property when feasible; encourage value-engineering clauses in construction contracts; award contracts only to responsible contractors; limit use of time and materials contracting; and use good administrative judgment to settle all contractual and administrative issues.

COMPETITION

The City will provide full and open competition; prohibit use of state or local geographical preferences; develop written procedures for procurement transactions to ensure competition is not restricted; and ensure that pre-qualified lists are current.

METHODS OF PROCUREMENT

Procurement under grants shall be made by one of the following methods, as described herein: (a) micro-purchase; (b) small purchase procedures; (c) sealed bids (formal advertising); (d) competitive proposals; (e) noncompetitive proposals.

A. **Micro-purchase** includes the acquisition of supplies or services that do not exceed \$3,000 (or \$2,000 for acquisitions for construction subject to Davis-Bacon Act)

B. **Small purchase** procedures are relatively simple and informal procurement methods that are sound and appropriate for the procurement of services, supplies, or other property, costing in aggregate not more than \$150,000. If small purchase procedures are used for a procurement under a grant, price or rate quotations (minimum of 2) shall be obtained from an adequate number of qualified sources.

C. In **sealed bids** (formal advertising), sealed bids are publicly solicited and a firm-fixed-price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming with all of the material terms and conditions of the invitation for bids, is the lowest in price. The sealed bids method is the required method for procuring construction.

1. In order for formal advertising to be feasible, appropriate conditions must be present, including, at a minimum, the following:
 - a) A complete, adequate and realistic specification or purchase description is available.
 - b) Two or more responsible bidders are willing and able to compete effectively for the City's business; and
 - c) The procurement lends itself to a firm-fixed-price contract, and the selection of the successful bidder can be made principally on the basis of price.
2. When sealed bids are used for a procurement under a grant, the following requirements apply:
 - a) A sufficient time prior to the date set for opening of bids, bids shall be solicited (publicly advertised) from an adequate number of known suppliers.
 - b) The invitation for bids, including specifications and pertinent attachments, shall clearly define the items or services needed in order for the bidders to properly respond to the invitation for bids.
 - c) All bids shall be opened publicly at the time and place stated in the invitation for bids.
 - d) A firm-fixed-price contract award shall be made by written notice to that responsible bidder whose bid, conforming to the invitation for bids, is lowest. Where specified in the bidding documents, factors such as discounts, transportation costs, and life cycle costs

shall be considered in determining which bid is lowest. Payment discounts may only be used to determine low bid when prior experience of the City indicates that such discounts are generally taken.

- e) Any or all bids may be rejected if there are sound documented business reasons in the best interest of the program.
- D. Procurement by **competitive proposals** is normally conducted with more than one source submitting an offer, and either a fixed-price or cost-reimbursable type contract is awarded, as appropriate. Competitive proposals are generally used when conditions are not appropriate for the use of sealed bids. If the competitive proposals method is used for a procurement under a grant, the following requirements apply:
 - 1. Requests for Proposals shall be publicized and identify all evaluation factors and their relative importance. Any response to publicized requests for proposals shall be honored to the maximum extent practical.
 - 2. Requests for Proposals shall be solicited from an adequate number of qualified sources.
 - 3. The City shall have a method for conducting evaluations of the proposals received and for selecting awardees.
 - 4. Awards will be made to the responsible offeror whose proposal will be most advantageous to the procuring party, with price (other than architectural/engineering) and other factors considered. Unsuccessful offerors will be promptly notified in writing.
 - 5. The City should use competitive proposal procedures for qualification-based procurement of architectural/engineering (A/E) professional services whereby competitor's qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. A cost analysis must be prepared for HMA projects. The method, where price is not used as a selection factor, can only be used in the procurement of A/E professional services. It cannot be used to procure other types of services (e.g., administration professional services) even though NE firms are a potential source to perform the proposed effort.
- E. **Noncompetitive proposals** is procurement through solicitation of a proposal from only one source, or after solicitation from a number of sources, competition is determined inadequate. Noncompetitive proposals may be used only when the award of a contract is infeasible under small purchase procedures, sealed bids (formal advertising), or competitive proposals. Circumstances under which a contract may be awarded by noncompetitive proposals are limited to the following:
 - 1. The item is available from only a single source;
 - 2. After solicitation of a number of sources, competition is determined inadequate;
 - 3. A public exigency or emergency exists when the urgency for the requirement will not permit a delay incident to competitive solicitation; and
 - 4. The awarding agency authorizes noncompetitive proposals. (Sole source procurement for supplies, equipment, construction, and services valued at \$25,000 or more must have prior approval from the federal granting agency).
- F. The City of XXX will provide, to the greatest extent possible, that contracts be awarded to qualified small and minority firms, women business enterprises, and labor surplus area firms whenever they are potential sources.
- G. Any other method of procurement must have prior approval from the federal agency funding the project.

RECYCLED MATERIALS

The City will procure items with the highest percentage of recycled materials practical.

CONTRACT PRICING

- A. The cost plus a percentage of cost and percentage of construction cost method of contracting shall not be used.

- B. The City shall perform some form of cost/price analysis for every procurement action, including modifications, amendments or change orders.

PROCUREMENT RECORDS

The City shall maintain records sufficient to detail the significant history of a procurement, including the rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price. The City shall make technical specifications and procurement documents available for review upon request.

BONDING REQUIREMENTS

Bonding requirements for construction or facility improvement contracts must meet the federal minimum requirements or receive a determination that the federal interest is adequately protected.

APPENDIX II TO PART 200—CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS

In addition to other provisions required by the Federal agency or non-Federal entity, all contracts made by the non-Federal entity under the Federal award must contain provisions covering the following, as applicable.

- a. Contracts for more than the simplified acquisition threshold currently set at \$150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.
- b. All contracts in excess of \$10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.
- c. Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of “federally assisted construction contract” in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 CFR part 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.”
- d. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland “Anti-Kickback” Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, “Contractors and

Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

- e. Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.
- f. Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of “funding agreement” under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.
- g. Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended. Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
- h. Debarment and Suspension (Executive Orders 12549 and 12689). A contract award (see 2 CFR 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.
- i. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.
- j. See §200.322 Procurement of recovered materials.
[78 FR 78608, Dec. 26, 2013, as amended at 79 FR 75888, Dec. 19, 2014]

Section 9 – Personal Purchases

The City of Storm Lake will not make personal purchases for employees.

Section 10 – Tax Exempt Purchases

Purchases made by the City of Storm Lake are exempt from sales tax. It is the duty of the Departmental Supervisor to notify the vendors when making purchases. Exemption certificates are available from the Staff Accountant if requested by the vendor.

Section 11 – Conflict of Interest

A purchase will not be made from any firm, business, contractor, or individual contrary to the provisions of Section 362.5, of the Iowa Code. If an officer, official or employee of the City is in some way connected to a firm, business, contractor, or individual proprietor, then review the legality of purchasing from such an entity with the City Manager prior to making the purchase.

Section 12 – Employees Obligating City

No employee shall contract any professional service person without prior approval of the City Manager. This includes, but is not limited to Engineers, Attorneys, Architects, Physicians, Dentists, and similar occupations.

No contract for City business shall be entered into without prior approval of the City Manager.

Section 13 – Payments to Individuals

Any individual (other than an employee) who is being paid by the City for the first time needs to complete a W-9 form providing their social security number or employer identification number. Any person receiving more than \$600 for services during a calendar year will receive a 1099 tax form at the end of the year.

Section 14 – Payment Procedures

All invoices need to contain the departmental supervisor's signature and correct account number to which the items are to be charged. Similarly, invoices for work or items purchased that require a purchase order per this policy need to have the original purchase order attached to the invoice at time of submittal.

Invoices submitted by 10:00 AM on Tuesday prior to a council meeting will be processed for payment following approval at the City Council Meeting. Checks approved for payment are generally mailed on the Tuesday following the council meeting.

Departments requiring special needs in relationship to issuance of a check need to clearly state that need on the invoice at the time of submittal. Payments that need to be made outside of the normal payment cycle need City Manager and Finance approval prior to issuance.

Passed and adopted this 5th day of February, 2018.

Michael Porsch
Mayor, City of Storm Lake

ATTEST:

Mayra Martinez
City Clerk, City of Storm Lake

RESOLUTION NO. 54-R-2017-2018

**RESOLUTION ADOPTING AN UPDATE TO THE CITY OF STORM LAKE
PURCHASING POLICY**

BE IT RESOVED BY THE CITY COUNCIL OF THE CITY OF STORM LAKE

WHEREAS, the existing Storm Lake Purchasing Policy is in need of an update to contain appropriate guidelines and requirements for purchases made with Federal funds, which the City Council of the City of Storm Lake, Iowa desires to include; and

WHEREAS, the City Council continues to believe that it is the best policy of the City that the Purchasing Policy should be reduced to a written form; and

WHEREAS, the City Council of the City of Storm Lake feels it best to update the current Purchasing Policy to ensure that Federal funding is efficiently and appropriately expended; and

WHEREAS, it would be in the best interests of the City of Storm Lake and its employees if the revision of the Purchasing Policy be adopted effective February 5, 2018.

IT IS THEREFORE RESOLVED that the Storm Lake Purchasing Policy shall be updated to include appropriate language for guidelines and requirements for purchases made with Federal funds.

BE IT FURTHER RESOLVED that the updated Purchasing Policy adopted herein shall be effective both for persons presently employed by the City of Storm Lake as of the date of the enactment of this Resolution, and for all persons hired subsequent to the date of this Resolution.

PASSED AND APPROVED this 5th day of February, 2018.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

2/5/2018

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: Brian Oakleaf, Finance Director

SUBJECT: **Resolution No. 55-R-2017-2018 Public Hearing on the Authorization of a Loan Agreement and the Issuance of Notes to Evidence the Obligation of the City thereunder and Resolution instituting proceedings to take additional action on Not to Exceed \$725,000 General Obligation Capital Loan Notes.**

BACKGROUND: This agenda item will hold a public hearing for the Not to Exceed \$725,000 General Obligation Capital Loan Notes for the purchase of apparatus and equipment for the Storm Lake Fire Department.

At the conclusion of the Public Hearing, the Resolution serves as a declaration of official intent under the Treasury Regulation 1.150-2 that City Council has held a public hearing for Loan Agreement for the issuance of not to exceed \$725,000 General Obligation Capital Loan Notes and that this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law.

FISCAL IMPACT: There is no direct fiscal impact of this Resolution, but does authorize further action towards eventual financial obligation.

RECOMMENDATION: Open Public Hearing
Accept Comments from the Public
Close Public Hearing
Approve Resolution No. 55-R-2017-2018

ATTACHMENTS:

Description	Type
□ Resolution No. 55-R-2017-2018	Resolution

RESOLUTION NO. 55-R-2017-2018

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$725,000 GENERAL OBLIGATION CAPITAL LOAN
NOTES**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$725,000 General Obligation Capital Loan Notes, for the essential corporate purposes, in order to provide funds to pay the costs of equipping the fire department, including the acquisition and equipping of fire trucks, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$725,000 General Obligation Capital Loan Notes, for the foregoing essential corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 5th day of February, 2018.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

2/5/2018

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: Brian Oakleaf, Finance Director

SUBJECT: **Resolution No. 56-R-2017-2018 Authorizing the Issuance of \$700,000 General Obligation Capital Loan Notes, Series 2018, and Levying a Tax for the payment thereof.**

BACKGROUND: In requiring funds to pay costs of equipping the fire department, including the acquisition and equipping of fire trucks, and it is deemed necessary and advisable that General Obligation Capital Loan Notes, in the amount of not to exceed \$725,000 be issued:

General Obligation Capital Loan Notes, Series 2018, in the amount of \$700,000 shall be issued pursuant to the provisions of Iowa Code Sections 384.24A and 384.25 for the purposes covered by the hearing; and

For the purpose of providing funds to pay the principal and interest as required under Chapter 76.2, there is levied for each future year a direct annual tax upon all the taxable property in the City of Storm Lake. The estimated requested Levy, per each fiscal year, are included for your review. The FY2019 Levy amount would be \$99,250, comparable to the previous Fire Truck Levy of \$102,000 in the current and final FY2018.

FISCAL IMPACT: The fiscal impact is the debt of \$700,000 plus estimated interest of \$89,375.

RECOMMENDATION: Recommend council adopt Resolution No. 56-R-2017-2018 Approving and Authorizing a Form of Loan Agreement and Authorizing and Providing for the Issuance, and Levying a Tax to Pay the Notes; Approval of the Continuing Certificate for Capital Loan Notes, Series 2018.

ATTACHMENTS:

Description	Type
□ Resolution No. 56-R-2017-2018	Resolution

RESOLUTION NO. 56-R-2017-2018

**RESOLUTION AUTHORIZING THE ISSUANCE OF \$700,000
GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES
2018, AND LEVYING A TAX FOR THE PAYMENT THEREOF**

WHEREAS, the City of Storm Lake, State of Iowa ("Issuer"), is a municipal corporation, organized and existing under the Constitution and laws of the State of Iowa, and is not affected by any special legislation; and

WHEREAS, the Issuer is in need of funds to pay costs of equipping the fire department, including the acquisition and equipping of fire trucks (the "Project"), and it is deemed necessary and advisable that General Obligation Capital Loan Notes, in the amount of not to exceed \$725,000 be issued; and

WHEREAS, the City Council has taken such acts as are necessary to authorize issuance of the Notes.

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

Section 1. Authorization of the Issuance. General Obligation Capital Loan Notes, Series 2018, in the amount of \$700,000 shall be issued pursuant to the provisions of Iowa Code Sections 384.24A and 384.25 for the purposes covered by the hearing.

Section 2. Levy of Annual Tax. For the purpose of providing funds to pay the principal and interest as required under Chapter 76.2, there is levied for each future year the following direct annual tax upon all the taxable property in the City of Storm Lake, State of Iowa, to wit:

AMOUNT	FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION
\$99,250.00	2018/2019
\$97,050.00	2019/2020
\$99,850.00	2020/2021
\$97,513.00	2021/2022
\$100,175.00	2022/2023
\$97,700.00	2023/2024
\$100,225.00	2024/2025
\$97,613.00	2025/2026

Principal and interest coming due at any time when the proceeds of the tax on hand are insufficient to pay the amount due shall be promptly paid when due from current funds available for that purpose and reimbursement must be made.

Section 3. Amendment of Levy of Annual Tax. Based upon the terms of the future sale of the Notes to be issued, this Council will file an amendment to this Resolution ("Amended Resolution") with the County Auditor.

Section 4. Filing. A certified copy of this Resolution shall be filed with the County Auditor of County of Buena Vista, State of Iowa, who shall, pursuant to Iowa Code Section 76.2, levy, assess and collect the tax in the same manner as other taxes and, when collected, these taxes shall be used only for the purpose of paying principal and interest on the Notes.

PASSED AND APPROVED this 5th day of February, 2018.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

2/5/2018

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: Brian Oakleaf, Finance Director

SUBJECT: **Resolution No. 57-R-2017-2018 Setting Public Hearing for Not To Exceed \$4,700,000 General Obligation Refunding Capital Loan Notes**

BACKGROUND: This agenda item will set the public hearing for Not To Exceed \$4,700,000 General Obligation Refunding Capital Loan Notes for March 5th, 2018. This is for the refinancing of the \$2.5M Hotel Revenue Bond and the \$2.7M Bargloff Urban Renewal Bond.

The Public Notice, as it would appear upon publication, is included for your review.

These notes are callable, with a call date of June 1, 2019. Therefore, this is a combined new money and current refunding (Series A) plus an advance refunding (Taxable Series B).

During discussions with our bond counsel and financial advisor they recommend refinancing these two bond issues in order to provide an estimated 31.86% savings on future interest costs. The current Bonds coupon up to 6.1% and 4.2% respectively, while the new Bonds would range between 1.36% and 2.37%.

The estimated total present value of savings is \$296,026.

This Refunding does not extend the maturity of the Bonds (6/1/31) and does not substantially change the Principal Schedule.

FISCAL IMPACT: The fiscal impact is the cost of the publication for the Public Hearing which is approximately \$100.

RECOMMENDATION: Adopt Resolution No. 57-R-2017-2018

ATTACHMENTS:

	Description	Type
D	Public Hearing for Capital Loan Notes	Resolution
D	Resolution No. 57-R-2017-2018	Resolution

(To be published between: February 13, 2018 and February 28, 2018)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF STORM LAKE, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED AUTHORIZATION OF A
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO
EXCEED \$4,700,000 GENERAL OBLIGATION CAPITAL
LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE
PURPOSES), AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Storm Lake, State of Iowa, will hold a public hearing on the 5th day of March, 2018, at _____ .M., in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$4,700,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of refunding or refinancing certain outstanding indebtedness of the City, including General Obligation Capital Loan Notes, Taxable Series 2010, dated February 1, 2010; and General Obligation Annual Appropriation Urban Renewal Bonds, Series 2011, dated July 1, 2011. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Storm Lake, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this _____ day of _____, 2018.

City Clerk, City of Storm Lake, State of Iowa

(End of Notice)

RESOLUTION NO. 57-R-2017-2018

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$4,700,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF STORM LAKE, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at _____ .M., on the 5th day of March, 2018, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$4,700,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of refunding or refinancing certain outstanding indebtedness of the City, including General Obligation Capital Loan Notes, Taxable Series 2010, dated February 1, 2010; and General Obligation Annual Appropriation Urban Renewal Bonds, Series 2011, dated July 1, 2011.

Section 2. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$4,700,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: February 13, 2018 and February 28, 2018)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF STORM LAKE, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED AUTHORIZATION OF A
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO
EXCEED \$4,700,000 GENERAL OBLIGATION CAPITAL
LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE
PURPOSES), AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Storm Lake, State of Iowa, will hold a public hearing on the 5th day of March, 2018, at _____ .M., in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$4,700,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of refunding or refinancing certain outstanding indebtedness of the City, including General Obligation Capital Loan Notes, Taxable Series 2010, dated February 1, 2010; and General Obligation Annual Appropriation Urban Renewal Bonds, Series 2011, dated July 1, 2011. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Storm Lake, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this _____ day of _____, 2018.

City Clerk, City of Storm Lake, State of Iowa

(End of Notice)

PASSED AND APPROVED this 5th day of February, 2018.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

2/5/2018

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: Brian Oakleaf, Finance Director

SUBJECT: **Motion to Approve Entering into a Bidding Agent Agreement with Piper Jaffray & Co.**

BACKGROUND: As the bond to be considered to refinance the remainder of the hotel debt is an advance refunding, an escrow is required to be created to pay off the bonds in 2019 when the bonds become callable. Because this Issue is taxable, the escrow cannot be placed in SLG Treasuries. Instead, we must purchase open-market U.S. Treasuries. In order to do this, a process must be followed to procure bids from Treasury vendors, and to accept the lowest cost bid submitted.

This motion would authorize Piper Jaffray & Co. as Bidding Agent and stipulates the role, responsibilities and fees related to this process. Piper Jaffray & Co. was the Bidding Agent in similar escrows with the City in 2012 and 2015

FISCAL IMPACT: The fee for the Bidding Services and Compliance is set not to exceed \$5,000, which is consistent with previous advanced refunding escrow services.

RECOMMENDATION: Staff recommends approving the Bidding Agent Agreement with Piper Jaffray & Co.

ATTACHMENTS:

Description	Type
▢ Bidding Agent Agreement	Contract

PiperJaffray®

444 West Lake Street, 33rd Floor
Chicago, Illinois 60606
312.267.5022

Securities Purchase Acknowledgment Letter

TO: Mr. Brian Oakleaf, Finance Director
City of Storm Lake, Iowa

DATE: January 15, 2018

SUBJECT: Escrow Securities Transaction

STORM LAKE, IOWA General Obligation Refunding Capital Loan Notes (Taxable) Series 2018B (the "Bonds")

The City of Storm Lake, Iowa (the "Client") wishes to enter into the purchase of securities (the "Purchase") for the investment of cash related to the Bonds. The Client authorizes Piper Jaffray & Co. (the "Bidding Agent") to proceed with a bid process (the "Bid") to assist the Client in acquiring securities by means of the Purchase. The Client, by signing and returning this letter (the "Agreement"), understands the following with respect to the Bid and the Purchase.

1. The Client has the corporate power and is duly authorized to enter into the Purchase with the winning provider and the bidding process described herein is authorized under applicable state and local law.
2. The investments that are the subject of the Purchase are permissible investments under the Client's investment policies and state and local law and are permitted under any relevant bond documents.
3. The Bidding Agent will prepare a draft of the bid specifications (the "Bid Specifications") for the Bid. The Client agrees to approve the Bid Specifications and provide the Bidding Agent information of any material changes required to be disclosed to the providers prior to the Bid.
4. The Bidding Agent will prepare a list of potential providers for the Client's review and approval. The list of providers may need to be approved by the insurer of the Bonds (if applicable) prior to the Bid.
5. The Bidding Agent will distribute the Bid Specifications and any related materials it deems necessary to the providers.
6. The Bidding Agent will take the bids from the approved providers at the time prescribed in the Bid Specifications. The Bidding Agent will distribute the results of the bid to the Client after the bids are received. **The Client understands that time is of the essence in awarding the bid and agrees to be available at the time of the Bid or to notify the Bidding Agent as soon as practical if the Client will not be available so a new time can be scheduled.**

7. The Bidding Agent will assist the Client with the award to the winning provider (the "Provider") and the closing of the Purchase. As allowed by law, at the time the Client has awarded the bid on the terms described in the specifications, the Client has accepted the formation of a contract with the Provider.
8. As consideration for providing the services pursuant to this engagement, a fee not to exceed \$5,000 will be paid to the Bidding Agent upon settlement of the Purchase. It is customary for the Provider to pay, on behalf of the Client, the fee amount directly to the Bidding Agent. The Client authorizes this payment by the Provider and understands that the amount paid to the Bidding Agent has reduced the yield (or increased the cost) of the investment. The Bidding Agent makes no representation regarding inclusion or exclusion of any fee amount in the calculation of yield on the investment for arbitrage rebate purposes. The Bidding Agent understands that no fee will be paid to the Bidding Agent if the Purchase does not occur.
9. The Bidding Agent makes no guarantee, whether direct or implied, of the timely payment of interest or principal on the investment or the credit quality of the Provider. The Bidding Agent agrees to provide, on the basis of resources readily available to the Bidding Agent, assistance to the Client in evaluating the creditworthiness of potential providers.
10. The Client and the Bidding Agent intend and agree that, in connection with the provision of services under this Agreement, *Piper Jaffray is not making a recommendation with respect to the purchase of any securities and the services provided herein are not intended to be and should not be construed as a "recommendation" or "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934. Piper Jaffray is not acting as an advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act or under any state law to you with respect to the services to be performed under this Agreement.* Further, the services contemplated herein do not constitute municipal advisory activities within the meaning of rule 15Ba1 of the Securities Exchange Act of 1934 or otherwise create a duty of the Bidding Agent under Section 15B(c)(1) of the Securities Exchange Act of 1934.
11. The Client acknowledges that the Bidding Agent is not an advisor as to legal, tax, accounting or regulatory matters in any jurisdiction. The Client acknowledges that the Bidding Agent provides no assurance or guarantee that the bid solicitation process or the resulting value of the investments meets safe harbor requirements respecting the determination of fair market value under the Internal Revenue Code of 1986, as amended. The Client should consult with its own advisors concerning such matters and is responsible for making its own independent investigation and appraisal of the transactions contemplated by this Purchase, and the Bidding Agent has no responsibility or liability to the Client with respect such matters.

Please indicate your understanding and acknowledgment by signing and returning this letter to the Bidding Agent by scanning into PDF format and e-mailing to thomas.m.lafleur@pjc.com.

Agreed and Accepted:

CITY OF STORM LAKE, IOWA

By: _____

Name: _____

Title: _____

Date: _____

Staff Summary

2/5/2018

Agenda Item # 13.



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 for the 7th and Geneseo Street Sanitary Sewer Improvements**

BACKGROUND: This project is one of the eight NRDC-HUD funded projects.

This project provides replacement of an undersized 10" trunk sanitary sewer main and replace it with a 15" sewer from the intersection of 7th and Ontario to the existing 18" trunk sewer located approximately 500 feet north of Geneseo by Hwy 7. The undersized trunk sewer collects I/I and causes severe surcharging in the system upstream of this location. The surcharging has damaged the sewer pipes and constricted the volume of flow. The impacts are basement sewer backups, and the need to conduct local bypass pumping by City personal. The project described below will also reduce I/I at this location. The new 15" sewer once constructed will relieve the need for bypass pumping, reduce sewer backups and improve the quality of life for users of this system.

FISCAL IMPACT: There is no fiscal impact for setting the public hearing. The project is funded 75% federal funds and 25% sanitary sewer collection funds.

RECOMMENDATION: Open Hearing
Hear Comments
Close Hearing

ATTACHMENTS:

Description	Type
Public Hearing	Backup Material

NOTICE OF PUBLIC HEARING

7th and Geneseo Sanitary Sewer Improvement
City of Storm Lake
Storm Lake, Iowa

Public Hearing on Proposed Contract Documents and Estimated Costs for Repair or Improvement. A public hearing will be held by the City of Storm Lake on the proposed contract documents (plans, specifications and form of contract) and estimated cost for the improvement at its meeting at 5:00 p.m. on February 5, 2018 at 620 Erie Street, Storm Lake, Iowa.

PROJECT DESCRIPTION: Construction of updating and enhancing portions of the City's Stormwater infrastructure in areas with high flood occurrence and high pollutant loads other related improvements as described within the Project Manual.

This Notice is given by authority of the
City of Storm Lake

Mayra A. Martinez
City Clerk

Staff Summary

2/5/2018

Agenda Item # 14.



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. 58-R-2017-2018 Approving the 7th and Geneseo Street Sanitary Sewer Improvements Plans, Specifications, Form of Contract, and Engineer's Estimate**

BACKGROUND: This project is one of the eight NRDC-HUD funded projects.

This project provides replacement of an undersized 10" trunk sanitary sewer main and replace it with a 15" sewer from the intersection of 7th and Ontario to the existing 18" trunk sewer located approximately 500 feet north of Geneseo by Hwy 7. The undersized trunk sewer collects I/I and causes severe surcharging in the system upstream of this location. The surcharging has damaged the sewer pipes and constricted the volume of flow. The impacts are basement sewer backups, and the need to conduct local bypass pumping by City personnel. The project described below will also reduce I/I at this location. The new 15" sewer once constructed will relieve the need for bypass pumping, reduce sewer backups and improve the quality of life for users of this system. Engineer's estimate for the project is \$253,470.

FISCAL IMPACT: There is no fiscal impact for setting the public hearing. The project is funded 75% federal funds and 25% sanitary sewer collection funds.

RECOMMENDATION: Approve Resolution No. 58-R-2017-2018

ATTACHMENTS:

Description	Type
□ Engineer's Estimate	Backup Material
□ Resolution No. 58-R-2017-2018	Resolution

whks
engineers + planners + land surveyors

Project:	7th and Genesee
Project No.:	8406
Location:	Storm Lake, IA

[illegible]

RESOLUTION NO. 58-2017-2018

**RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST FOR THE CITY OF STORM LAKE 7th
AND GENESEO STREET SANITARY SEWER IMPROVEMENTS**

WHEREAS, the plans, specifications, form of contract and estimate of cost were filed with the CITY for the construction of certain public improvements described in general as 7th and Geneseo Street Sanitary Sewer Improvement Project; and

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

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

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

PASSED AND APPROVED this 5th day of February 2018.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

2/5/2018

Agenda Item # 15.



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 on the Proposed Amendment No. 1 to the Storm Lake 3rd Addition Urban Renewal Plan**

BACKGROUND: The City of Storm Lake is the developer of the lots located in 3rd Addition. In order to move forward with the lot transfer from the City of Storm Lake to the Storm Lake School District, the City needs to carve out one lot, Lot 24 in the Urban Renewal Area. This required the City to have Consultation and Public Hearing.

A consultation hearing was scheduled for January 9 at 2:00 p.m. in City Hall Council Chambers and no taxing entities attended.

FISCAL IMPACT: Publications costs are estimated to be \$100.

RECOMMENDATION: Open Hearing
Hear Comments
Close Hearing

ATTACHMENTS:

Description	Type
□ Resolution No. 46-R-2017-2018	Resolution

RESOLUTION NO. 46-R-2017-2018

RESOLUTION SETTING DATES OF A CONSULTATION
AND A PUBLIC HEARING ON A PROPOSED AMENDMENT
NO. 1 TO THE STORM LAKE 3RD ADDITION URBAN
RENEWAL PLAN IN THE CITY OF STORM LAKE, STATE
OF IOWA

WHEREAS, by Resolution No. 15-R-2014-2015, adopted July 21, 2014, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Storm Lake 3rd Addition Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Storm Lake 3rd Addition Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Buena Vista County; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

A part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 34, Township 91 North, Range 37 West of the Fifth P.M., more particularly described as follows: Commencing at the Southeast Corner of Lot 8, Block 1, Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa thence North 00°20' East a distance of 400.00 Feet to the Northeast Corner of Lot 8, Block 1, Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa thence North 89°58' East a distance of 150.00 Feet; thence South 00°20' West a distance of 400.00 Feet to the South line of said NE $\frac{1}{4}$ and the Northeast corner of Lot 1, Block 1, Maywood Second Addition to the City of Storm Lake, Iowa; thence South 89°58' West along the South line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 150.00 Feet to the place of beginning.

A part of the East Half (E $\frac{1}{2}$) Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the Fifth, P.M., more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 34, Township 91 North, Range 37 West of the 5th P.M., thence North 00°13' East along the East line of said NE $\frac{1}{4}$ a distance of 460.0 Feet; thence South 89°58' West a distance of 1,275.26 Feet to the Southeast Corner of Lot Seven (7), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence South 00°20' West along the East line of said Geisinger's Commercial Second Addition a distance of Sixty (60.0) Feet to the Northeast Corner of Lot Eight (8), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence North 89°58' East a distance of 150.0 Feet; thence South 00°20' West a distance of 400.0 Feet to the South line of said NE $\frac{1}{4}$ and to the Northeast Corner of Lot One (1), Block One (1), Maywood Second Addition to the City of Storm Lake, Iowa; thence North 89°50' East along the South line of said NE $\frac{1}{4}$ a distance of 1,126.20 Feet to the point of beginning.

and

Lot Eight (8), Block One (1) in Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa.

and

A strip of land 100 feet wide formerly called the Chicago, Milwaukee, St. Paul and Pacific Railroad Right-Of-Way with the center line being the North And South Quarter Section of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M., Beginning at the Northeast (NE) Corner of Lot One (1), Block One (1), North Windsor Addition; thence one-hundred (100) feet East to the Northwest Corner of Lot One (1), Block One (1) of Maywood Second Addition; thence South Twelve Hundred Eighty-seven and Ten Hundredths (1287.10) feet along the East right-of-way line of said Railroad to the Southwest Corner of Lot Eight (8), Block Three (3), Maywood First Addition; thence Southwesterly to the Southeast Corner of Lot Twenty-one (21), Block One (1) North Windsor Addition; thence Twelve Hundred Ninety-five and Twenty-eight Hundredths (1295.28) feet North along the West right-of-way line of said Railroad to the point of beginning, in the City of Storm Lake, Buena Vista County, Iowa

and

A section of the East 13th Street right of way including: a part of the East Half (E $\frac{1}{2}$) Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the Fifth, P.M., more particularly described as follows: Commencing at the Southeast Corner of Lot Seven (7), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence South 00°20' West along the East line of said Geisinger's Commercial Second Addition a distance of Sixty (60.0) Feet to the Northeast Corner of Lot Eight (8), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence West along the South right of way line of East 13th Street to the point that it intersects with the East right of way line of North Seneca Street; thence North along the East right of way line of North Seneca Street to the point that it intersects with the North right of way line of East 13th Street; thence East along the North right of way line of East 13th Street to the point of beginning.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 1 to the Plan ("Amendment No. 1" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to remove land from the Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 1 to the Urban Renewal Plan removes land, as follows:

Buena Vista County Parcel No. 1034277024 means Lot Twenty-four, Storm Lake Third Addition, City of Storm Lake, Iowa.

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 1 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 1 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 1 required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on January 9, 2018, in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at 2:00 P.M., and the City Manager, or her delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Amendment No., the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
THE CITY OF STORM LAKE, STATE OF IOWA AND ALL
AFFECTED TAXING ENTITIES CONCERNING THE
PROPOSED AMENDMENT NO. 1 TO THE STORM LAKE
3RD ADDITION URBAN RENEWAL PLAN FOR THE CITY
OF STORM LAKE, STATE OF IOWA

The City of Storm Lake, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 2:00 P.M. on January 9, 2018, in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa concerning a proposed Amendment No. 1 to the Storm Lake 3rd Addition Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Manager, or her delegate, as the designated representative of the City of Storm Lake, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 1 to the Storm Lake 3rd Addition Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Storm Lake, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this _____ day of _____, 2018.

City Clerk, City of Storm Lake, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 1 before the City Council at its meeting which commences at 5:00 P.M. on February 5, 2018, in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Storm Lake Times, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 1 TO THE STORM
LAKE 3RD ADDITION URBAN RENEWAL PLAN FOR AN
URBAN RENEWAL AREA IN THE CITY OF STORM LAKE,
STATE OF IOWA

The City Council of the City of Storm Lake, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:00 P.M. on February 5, 2018 in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, to consider adoption of a proposed Amendment No. 1 to the Storm Lake 3rd Addition Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Storm Lake, State of Iowa, which Amendment removes the following property from the Urban Renewal Area:

Buena Vista County Parcel No. 1034277024 means Lot Twenty-four, Storm Lake Third Addition, City of Storm Lake, Iowa.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Storm Lake, Iowa.

The City of Storm Lake, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to stimulate, through public involvement and commitment, private investment in residential development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Storm Lake, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this _____ day of _____, 2018.

City Clerk, City of Storm Lake, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 1, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 1 to the Storm Lake 3rd Addition Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 2nd day of January, 2018.

Mayor

ATTEST:

City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

EXHIBIT 1

AMENDMENT NO. 1

TO

STORM LAKE 3RD ADDITION URBAN RENEWAL PLAN

CITY OF STORM LAKE, IOWA

**Original Plan Adopted – 2014
Amendment No. 1 – 2018**

AMENDMENT NO. 1
to
STORM LAKE 3RD ADDITION
URBAN RENEWAL PLAN
CITY OF STORM LAKE, IOWA

INTRODUCTION

The Storm Lake 3rd Addition Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Storm Lake 3rd Addition Urban Renewal Area (“Area” or “Urban Renewal Area”), adopted in 2014, is being amended to remove land from the Area by this Amendment No. 1 (“Amendment No. 1” or “Amendment”).

The material changes by this Amendment include the following:

1. Legal descriptions of the original Area and the land being removed by this Amendment No. 1. See Exhibit A.
2. New map showing the original Area and the land being removed by this Amendment No. 1. See Exhibit B.
3. Updating Financial Data. See Pages 3-4.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

AREA DESIGNATION

The Area originally was designated as appropriate for promotion of economic development and for the provision of public improvements related to housing and residential development. The Area continues to be appropriate for economic development and for the provision of public improvements related to housing and residential development.

BASE VALUE

The original Area currently makes up the entire Urban Renewal Area. This Amendment removes land from the original Area. The base value of the original Area will be reduced due to the land being removed by this Amendment.

DESCRIPTION OF AREA

The legal description of the original Area and the legal description of the land being removed from the original Area by this Amendment is attached hereto as Exhibit A. A map of the original Area and the land being removed by this Amendment No. 1 is attached hereto as Exhibit B.

DEVELOPMENT PLAN/ZONING

Storm Lake has a general plan for the physical development of the City as a whole outlined in the Comprehensive Plan-Storm Lake 2030, adopted in February, 2013. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the Comprehensive Plan-Storm Lake 2030.

This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PLAN OBJECTIVES

No changes are made by this Amendment.

TYPES OF RENEWAL ACTIVITIES

No changes are made by this Amendment.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects may have been authorized prior to the date of this Amendment; and may be continuing. Such projects are not listed in this Amendment but may consist of a variety of urban renewal projects.

ELIGIBLE URBAN RENEWAL PROJECT(S) (Amendment No. 1)

No changes are made by this Amendment.

FINANCIAL DATA

1.	Current constitutional debt limit:	\$24,325,999
2.	Current outstanding general obligation debt:	\$16,346,984
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 1) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on	\$0 This total does not include financing costs related to debt issuance, which will be incurred

	the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	over the life of the Area.
--	--	----------------------------

URBAN RENEWAL FINANCING

The City of Storm Lake intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Storm Lake has the statutory authority to use a variety of tools to finance physical improvements within the Areas. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements or economic development incentives associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Storm Lake. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with urban renewal projects for commercial or industrial development or other urban renewal projects. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

PROPERTY ACQUISITION/DISPOSITION

Notwithstanding prior Plan provisions, the City will follow any and all applicable requirements for the acquisition and disposition of property upon terms and conditions in the discretion of the City Council.

RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

URBAN RENEWAL PLAN AMENDMENTS

The Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend the Plan in accordance with applicable state law.

EFFECTIVE PERIOD

This Storm Lake 3rd Addition Urban Renewal Plan Amendment No. 1 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Area, as amended, for the maximum period allowed by law.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
Legal Descriptions

Original Area

A part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 34, Township 91 North, Range 37 West of the Fifth P.M., more particularly described as follows: Commencing at the Southeast Corner of Lot 8, Block 1, Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa thence North $00^{\circ}20'$ East a distance of 400.00 Feet to the Northeast Corner of Lot 8, Block 1, Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa thence North $89^{\circ}58'$ East a distance of 150.00 Feet; thence South $00^{\circ}20'$ West a distance of 400.00 Feet to the South line of said NE $\frac{1}{4}$ and the Northeast corner of Lot 1, Block 1, Maywood Second Addition to the City of Storm Lake, Iowa; thence South $89^{\circ}58'$ West along the South line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 150.00 Feet to the place of beginning.

A part of the East Half (E $\frac{1}{2}$) Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the Fifth, P.M., more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 34, Township 91 North, Range 37 West of the 5th P.M., thence North $00^{\circ}13'$ East along the East line of said NE $\frac{1}{4}$ a distance of 460.0 Feet; thence South $89^{\circ}58'$ West a distance of 1,275.26 Feet to the Southeast Corner of Lot Seven (7), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence South $00^{\circ}20'$ West along the East line of said Geisinger's Commercial Second Addition a distance of Sixty (60.0) Feet to the Northeast Corner of Lot Eight (8), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence North $89^{\circ}58'$ East a distance of 150.0 Feet; thence South $00^{\circ}20'$ West a distance of 400.0 Feet to the South line of said NE $\frac{1}{4}$ and to the Northeast Corner of Lot One (1), Block One (1), Maywood Second Addition to the City of Storm Lake, Iowa; thence North $89^{\circ}50'$ East along the South line of said NE $\frac{1}{4}$ a distance of 1,126.20 Feet to the point of beginning.

and

Lot Eight (8), Block One (1) in Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa.

and

A strip of land 100 feet wide formerly called the Chicago, Milwaukee, St. Paul and Pacific Railroad Right-Of-Way with the center line being the North And South Quarter Section of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M., Beginning at the Northeast (NE) Corner of Lot One (1), Block One (1), North Windsor Addition; thence one-hundred (100) feet East to the Northwest Corner of

Lot One (1), Block One (1) of Maywood Second Addition; thence South Twelve Hundred Eighty-seven and Ten Hundredths (1287.10) feet along the East right-of-way line of said Railroad to the Southwest Corner of Lot Eight (8), Block Three (3), Maywood First Addition; thence Southwesterly to the Southeast Corner of Lot Twenty-one (21), Block One (1) North Windsor Addition; thence Twelve Hundred Ninety-five and Twenty-eight Hundredths (1295.28) feet North along the West right-of-way line of said Railroad to the point of beginning, in the City of Storm Lake, Buena Vista County, Iowa

and

A section of the East 13th Street right of way including: a part of the East Half (E ½) Northeast Quarter (NE ¼) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the Fifth, P.M., more particularly described as follows: Commencing at the Southeast Corner of Lot Seven (7), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence South 00°20' West along the East line of said Geisinger's Commercial Second Addition a distance of Sixty (60.0) Feet to the Northeast Corner of Lot Eight (8), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence West along the South right of way line of East 13th Street to the point that it intersects with the East right of way line of North Seneca Street; thence North along the East right of way line of North Seneca Street to the point that it intersects with the North right of way line of East 13th Street; thence East along the North right of way line of East 13th Street to the point of beginning.

Area Removed by Amendment No. 1

Buena Vista County Parcel No. 1034277024 means Lot Twenty-four, Storm Lake Third Addition, City of Storm Lake, Iowa.

Storm Lake
Jump Right In!

Legend

- Roads DOT
 - US Highway
 - State Highway
 - County Road
 - Local Road
- City Limits
- Parks

Scale
0 4.125 Feet

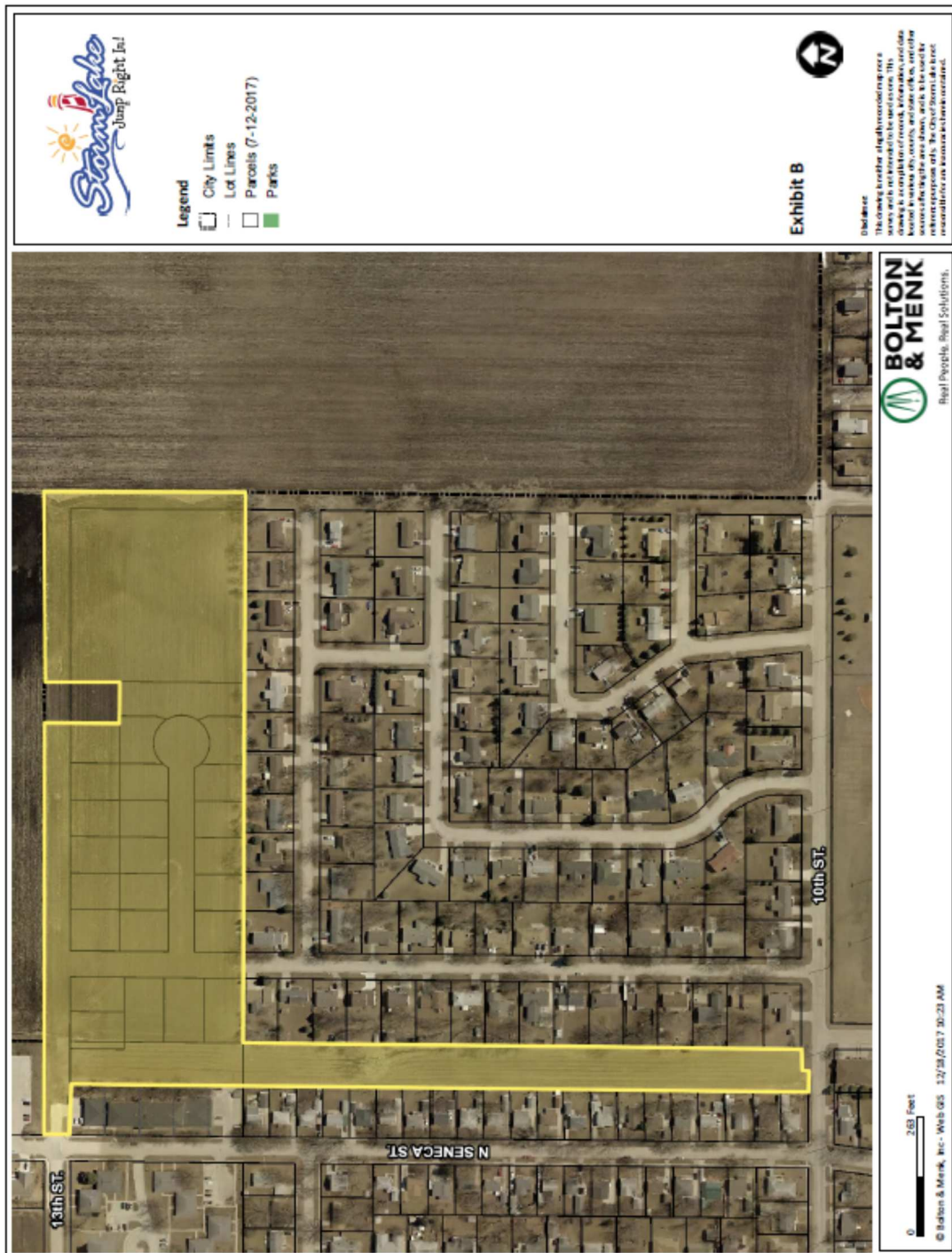
North Arrow

Exhibit B-2

BOLTON & MENK
Real People. Real Solutions.

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EXHIBIT B (continued)
Map of Area After Amendment No. 1 Area Removed



CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF BUENA VISTA

)

I, the undersigned City Clerk of the City of Storm Lake, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2018.

City Clerk, City of Storm Lake, State of Iowa

(SEAL)

Staff Summary

2/5/2018

Agenda Item # 16.



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. 59-R-2017-2018 Adopting Amendment No. 1 to Storm Lake 3rd Addition Urban Renewal Plan**

BACKGROUND: The City of Storm Lake is the developer of the lots located in 3rd Addition. In order to move forward with the lot transfer from the City of Storm Lake to the Storm Lake School District, the City needs to carve out one lot, Lot 24 in the Urban Renewal Area. This required the City to have Consultation and Public Hearing.

A consultation hearing was scheduled for January 9 at 2:00 p.m. in City Hall Council Chambers and no taxing entities attended.

A Public Hearing will be held on February 5 prior to consideration of this resolution.

FISCAL IMPACT: The property will generate property tax.

RECOMMENDATION: Approve Resolution Adopting Amendment No. 59-R-2017-2018 to Storm Lake 3rd Addition Urban Renewal Plan

ATTACHMENTS:

Description	Type
□ Resolution No. 59-R-2017-2018	Resolution

RESOLUTION NO. 59-R-2017-2018

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE STORM LAKE 3RD ADDITION URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 15-R-2014-2015, adopted July 21, 2014, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Storm Lake 3rd Addition Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Storm Lake 3rd Addition Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Buena Vista County; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

A part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 34, Township 91 North, Range 37 West of the Fifth P.M., more particularly described as follows: Commencing at the Southeast Corner of Lot 8, Block 1, Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa thence North 00°20' East a distance of 400.00 Feet to the Northeast Corner of Lot 8, Block 1, Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa thence North 89°58' East a distance of 150.00 Feet; thence South 00°20' West a distance of 400.00 Feet to the South line of said NE $\frac{1}{4}$ and the Northeast corner of Lot 1, Block 1, Maywood Second Addition to the City of Storm Lake, Iowa; thence South 89°58' West along the South line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 150.00 Feet to the place of beginning.

A part of the East Half (E $\frac{1}{2}$) Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the Fifth, P.M., more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 34, Township 91 North, Range 37 West of the 5th P.M., thence North 00°13' East along the East line of said NE $\frac{1}{4}$ a distance of 460.0 Feet; thence South 89°58' West a distance of 1,275.26 Feet to the Southeast Corner of Lot Seven (7), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence South 00°20' West along the East line of said Geisinger's Commercial Second Addition a distance of Sixty (60.0) Feet to the Northeast Corner of Lot Eight (8), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence North 89°58'

East a distance of 150.0 Feet; thence South 00°20' West a distance of 400.0 Feet to the South line of said NE ¼ and to the Northeast Corner of Lot One (1), Block One (1), Maywood Second Addition to the City of Storm Lake, Iowa; thence North 89°50' East along the South line of said NE ¼ a distance of 1,126.20 Feet to the point of beginning.

and

Lot Eight (8), Block One (1) in Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa.

and

A strip of land 100 feet wide formerly called the Chicago, Milwaukee, St. Paul and Pacific Railroad Right-Of-Way with the center line being the North And South Quarter Section of the NE¼ SE¼ and NW¼ SE¼ of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M., Beginning at the Northeast (NE) Corner of Lot One (1), Block One (1), North Windsor Addition; thence one-hundred (100) feet East to the Northwest Corner of Lot One (1), Block One (1) of Maywood Second Addition; thence South Twelve Hundred Eighty-seven and Ten Hundredths (1287.10) feet along the East right-of-way line of said Railroad to the Southwest Corner of Lot Eight (8), Block Three (3), Maywood First Addition; thence Southwesterly to the Southeast Corner of Lot Twenty-one (21), Block One (1) North Windsor Addition; thence Twelve Hundred Ninety-five and Twenty-eight Hundredths (1295.28) feet North along the West right-of-way line of said Railroad to the point of beginning, in the City of Storm Lake, Buena Vista County, Iowa

and

A section of the East 13th Street right of way including: a part of the East Half (E ½) Northeast Quarter (NE ¼) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the Fifth, P.M., more particularly described as follows: Commencing at the Southeast Corner of Lot Seven (7), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence South 00°20' West along the East line of said Geisinger's Commercial Second Addition a distance of Sixty (60.0) Feet to the Northeast Corner of Lot Eight (8), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence West along the South right of way line of East 13th Street to the point that it intersects with the East right of way line of North Seneca Street; thence North along the East right of way line of North Seneca Street to the point that it intersects with the North right of way line of East 13th Street; thence East along the North right of way line of East 13th Street to the point of beginning.

WHEREAS, a proposed Amendment No. 1 to the Storm Lake 3rd Addition Urban Renewal Plan ("Amendment No. 1" or "Amendment") for the Area described above has been prepared, which proposed Amendment No. 1 has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to remove land from the Area; and

WHEREAS, this proposed Amendment No. 1 removes land, as follows:

Buena Vista County Parcel No. 1034277024 means Lot Twenty-four, Storm Lake Third Addition, City of Storm Lake, Iowa.

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 1; and

WHEREAS, by resolution adopted on January 2, 2018, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 1 to the Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 1 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Manager, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 1 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Storm Lake Times, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 1, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 1 concerning the area of the City of Storm Lake, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 1 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is not expected, however, with reference to any portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Area, as amended, continues to be an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 1 of the City of Storm Lake, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 1 to the Storm Lake 3rd Addition Urban Renewal Plan for the City of Storm Lake, State of Iowa"; Amendment No. 1 to the Plan of the City of Storm Lake, State of

Iowa, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 1 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 1 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 1 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Buena Vista County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 1, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 5th day of February, 2018.

Michael Porsch, Mayor

ATTEST:

Mayra Martinez, City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

EXHIBIT 1

AMENDMENT NO. 1

TO

STORM LAKE 3RD ADDITION URBAN RENEWAL PLAN

CITY OF STORM LAKE, IOWA

**Original Plan Adopted – 2014
Amendment No. 1 – 2018**

AMENDMENT NO. 1
to
STORM LAKE 3RD ADDITION
URBAN RENEWAL PLAN
CITY OF STORM LAKE, IOWA

INTRODUCTION

The Storm Lake 3rd Addition Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Storm Lake 3rd Addition Urban Renewal Area (“Area” or “Urban Renewal Area”), adopted in 2014, is being amended to remove land from the Area by this Amendment No. 1 (“Amendment No. 1” or “Amendment”).

The material changes by this Amendment include the following:

1. Legal descriptions of the original Area and the land being removed by this Amendment No. 1. See Exhibit A.
2. New map showing the original Area and the land being removed by this Amendment No. 1. See Exhibit B.
3. Updating Financial Data. See Pages 3-4.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

AREA DESIGNATION

The Area originally was designated as appropriate for promotion of economic development and for the provision of public improvements related to housing and residential development. The Area continues to be appropriate for economic development and for the provision of public improvements related to housing and residential development.

BASE VALUE

The original Area currently makes up the entire Urban Renewal Area. This Amendment removes land from the original Area. The base value of the original Area will be reduced due to the land being removed by this Amendment.

DESCRIPTION OF AREA

The legal description of the original Area and the legal description of the land being removed from the original Area by this Amendment is attached hereto as Exhibit A. A map of the original Area and the land being removed by this Amendment No. 1 is attached hereto as Exhibit B.

DEVELOPMENT PLAN/ZONING

Storm Lake has a general plan for the physical development of the City as a whole outlined in the Comprehensive Plan-Storm Lake 2030, adopted in February, 2013. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the Comprehensive Plan-Storm Lake 2030.

This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PLAN OBJECTIVES

No changes are made by this Amendment.

TYPES OF RENEWAL ACTIVITIES

No changes are made by this Amendment.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects may have been authorized prior to the date of this Amendment; and may be continuing. Such projects are not listed in this Amendment but may consist of a variety of urban renewal projects.

ELIGIBLE URBAN RENEWAL PROJECT(S) (Amendment No. 1)

No changes are made by this Amendment.

FINANCIAL DATA

1.	Current constitutional debt limit:	\$24,325,999
2.	Current outstanding general obligation debt:	\$16,346,984
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 1) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on	\$0 This total does not include financing costs related to debt issuance, which will be incurred

	the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	over the life of the Area.
--	--	----------------------------

URBAN RENEWAL FINANCING

The City of Storm Lake intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Storm Lake has the statutory authority to use a variety of tools to finance physical improvements within the Areas. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements or economic development incentives associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Storm Lake. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with urban renewal projects for commercial or industrial development or other urban renewal projects. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

PROPERTY ACQUISITION/DISPOSITION

Notwithstanding prior Plan provisions, the City will follow any and all applicable requirements for the acquisition and disposition of property upon terms and conditions in the discretion of the City Council.

RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

URBAN RENEWAL PLAN AMENDMENTS

The Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend the Plan in accordance with applicable state law.

EFFECTIVE PERIOD

This Storm Lake 3rd Addition Urban Renewal Plan Amendment No. 1 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Area, as amended, for the maximum period allowed by law.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
Legal Descriptions

Original Area

A part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 34, Township 91 North, Range 37 West of the Fifth P.M., more particularly described as follows: Commencing at the Southeast Corner of Lot 8, Block 1, Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa thence North $00^{\circ}20'$ East a distance of 400.00 Feet to the Northeast Corner of Lot 8, Block 1, Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa thence North $89^{\circ}58'$ East a distance of 150.00 Feet; thence South $00^{\circ}20'$ West a distance of 400.00 Feet to the South line of said NE $\frac{1}{4}$ and the Northeast corner of Lot 1, Block 1, Maywood Second Addition to the City of Storm Lake, Iowa; thence South $89^{\circ}58'$ West along the South line of said Northeast Quarter (NE $\frac{1}{4}$) a distance of 150.00 Feet to the place of beginning.

A part of the East Half (E $\frac{1}{2}$) Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the Fifth, P.M., more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 34, Township 91 North, Range 37 West of the 5th P.M., thence North $00^{\circ}13'$ East along the East line of said NE $\frac{1}{4}$ a distance of 460.0 Feet; thence South $89^{\circ}58'$ West a distance of 1,275.26 Feet to the Southeast Corner of Lot Seven (7), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence South $00^{\circ}20'$ West along the East line of said Geisinger's Commercial Second Addition a distance of Sixty (60.0) Feet to the Northeast Corner of Lot Eight (8), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence North $89^{\circ}58'$ East a distance of 150.0 Feet; thence South $00^{\circ}20'$ West a distance of 400.0 Feet to the South line of said NE $\frac{1}{4}$ and to the Northeast Corner of Lot One (1), Block One (1), Maywood Second Addition to the City of Storm Lake, Iowa; thence North $89^{\circ}50'$ East along the South line of said NE $\frac{1}{4}$ a distance of 1,126.20 Feet to the point of beginning.

and

Lot Eight (8), Block One (1) in Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa.

and

A strip of land 100 feet wide formerly called the Chicago, Milwaukee, St. Paul and Pacific Railroad Right-Of-Way with the center line being the North And South Quarter Section of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M., Beginning at the Northeast (NE) Corner of Lot One (1), Block One (1), North Windsor Addition; thence one-hundred (100) feet East to the Northwest Corner of

Lot One (1), Block One (1) of Maywood Second Addition; thence South Twelve Hundred Eighty-seven and Ten Hundredths (1287.10) feet along the East right-of-way line of said Railroad to the Southwest Corner of Lot Eight (8), Block Three (3), Maywood First Addition; thence Southwesterly to the Southeast Corner of Lot Twenty-one (21), Block One (1) North Windsor Addition; thence Twelve Hundred Ninety-five and Twenty-eight Hundredths (1295.28) feet North along the West right-of-way line of said Railroad to the point of beginning, in the City of Storm Lake, Buena Vista County, Iowa

and

A section of the East 13th Street right of way including: a part of the East Half (E ½) Northeast Quarter (NE ¼) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the Fifth, P.M., more particularly described as follows: Commencing at the Southeast Corner of Lot Seven (7), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence South 00°20' West along the East line of said Geisinger's Commercial Second Addition a distance of Sixty (60.0) Feet to the Northeast Corner of Lot Eight (8), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence West along the South right of way line of East 13th Street to the point that it intersects with the East right of way line of North Seneca Street; thence North along the East right of way line of North Seneca Street to the point that it intersects with the North right of way line of East 13th Street; thence East along the North right of way line of East 13th Street to the point of beginning.

Area Removed by Amendment No. 1

Buena Vista County Parcel No. 1034277024 means Lot Twenty-four, Storm Lake Third Addition, City of Storm Lake, Iowa.

EXHIBIT B
Map of original Area



EXHIBIT B Map of Area After Amendment No. 1 Area Removed

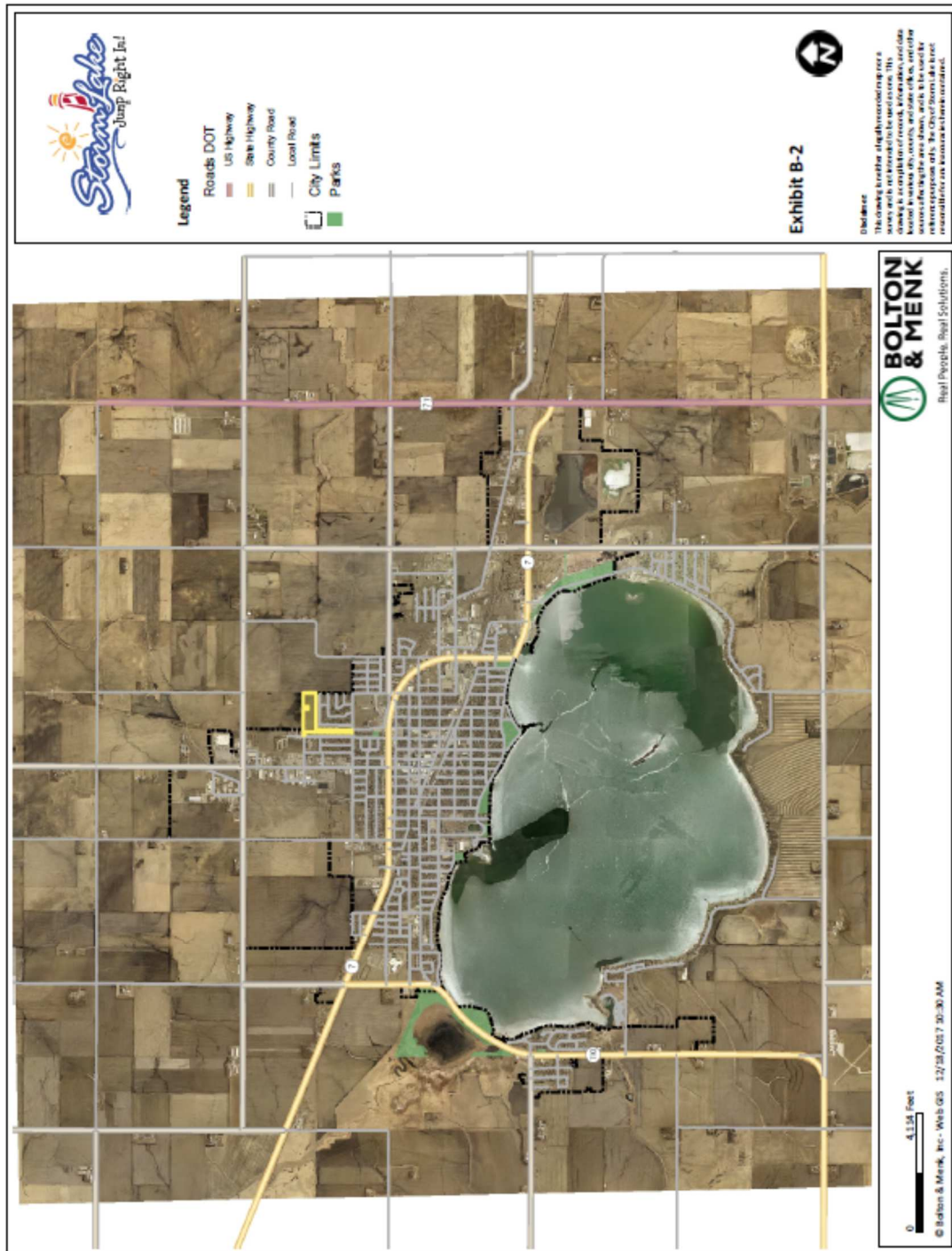
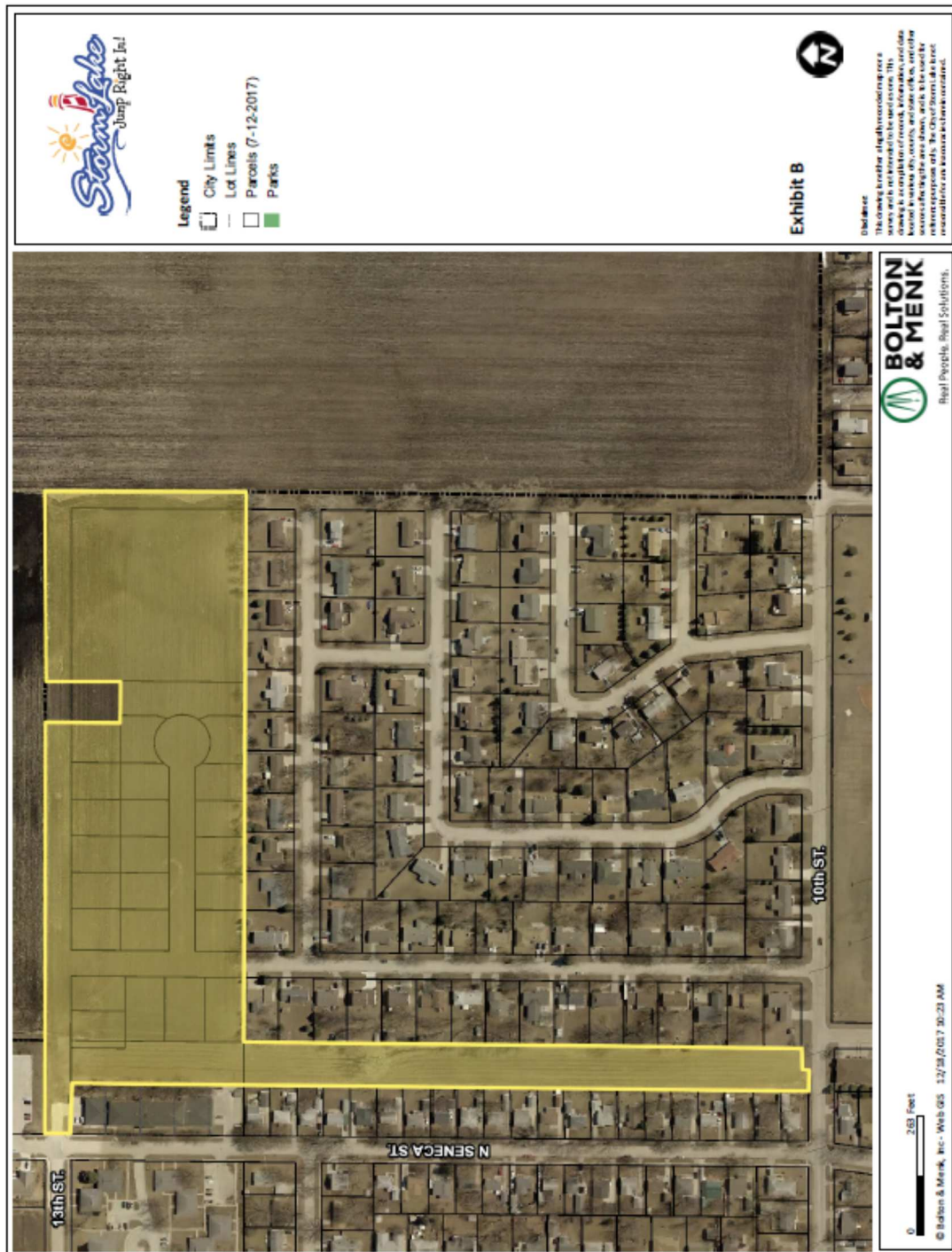


EXHIBIT B (continued)
Map of Area After Amendment No. 1 Area Removed



Staff Summary

2/5/2018

Agenda Item # 17.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion to Approve the proposed Real Estate Contract between Larry Schultz, Andrea Schultz, and Jeffrey Schultz, Sellers, and the City, Buyer, and to authorize the Mayor and Clerk to sign all documents necessary to consummate the purchase and acquisition of the real estate and carry out the contract provisions.**

BACKGROUND: The City has interest in purchasing the property located at 2000 Goldwing Drive. The property is currently owned by Larry and Andrea Schultz. The purchase contract is for \$315,000 with a closing date scheduled for February 15, 2018.

FISCAL IMPACT: Franchise fees will be used for the purchase of the property.

RECOMMENDATION: Approve the proposed Real Estate Contract between Larry Schultz, Andrea Schultz, and Jeffrey Schultz, Sellers, and the City, Buyer, and to authorize the Mayor and Clerk to sign all documents necessary to consummate the purchase and acquisition of the real estate and carry out the contract provisions.

ATTACHMENTS:

Description	Type
☐ Real Estate Contract	Contract
☐ Site Map	Map

**REAL ESTATE CONTRACT
(SHORT FORM)**

IT IS AGREED between Larry J. Schultz and Andrea Schultz, husband and wife, and Jeffrey Schultz, single ("Sellers"); and the City of Storm Lake, Iowa, an Iowa municipal corporation, ("Buyers").

Sellers agree to sell and Buyers agree to buy real estate in Buena Vista County, Iowa, described as:

A tract of land located in Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 12, Township 90 North Range 37 West of the 5th P.M., Buena Vista County, Iowa, and being more particularly described as follows:

Commencing at the Northwest (NW) Corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 12; thence South 00°31'15" West, along the West line of said Northwest Quarter (NW $\frac{1}{4}$) 456.10 Feet to the Point of Beginning. Thence North 48°56'04" East, 420.02 Feet; thence South 88°39'43" East, 257.77 Feet; thence South 00°31'15" West, 606.04 Feet; thence South 34°09'04" West, 134.03 Feet; thence along a 250.46 foot radius curve concave easterly, 166.95 Feet, said curve having a chord which bears South 15°03'18" West, for 163.88 Feet; thence North 88°00'11" West, 456.70 Feet to the West line of said Northwest Quarter (NW $\frac{1}{4}$); thence North 00°31'15" East, along said West line, 589.40 Feet to the point of beginning.

Tract contains 10.00 acres and is subject to a twenty foot (20') access easement to the City of Storm Lake along the southeastern boundary as shown hereon, and to all other easements of record.

EXCEPT:

A tract of land located in Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 12, Township 90 North, Range 37 West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Commencing at the Northwest (NW) Corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 12; thence South 00°31'15" West, along the West line of said Northwest Quarter (NW $\frac{1}{4}$) 815.75 Feet to the point of beginning. Thence South 88°00'11" East, 543.67 feet; thence South 34°09'04" West, 82.72 Feet; thence along a 250.46 radius curve concave easterly, 166.95 Feet, said curve having a chord which bears South 15°03'18" West, for 163.88 Feet; thence North 88°00'11" West, 456.70 Feet to the West line of said Northwest Quarter (NW $\frac{1}{4}$); thence North 00°31'15" East, along said West line, 229.75 Feet to the point of beginning.

Tract contains 2.55 acres and is subject to a twenty foot (20') access easement to the City of Storm Lake along the eastern boundary as shown hereon, and to all other easements of record.

with any easements and appurtenant servient estates, but subject to the following: a. any zoning and other ordinances; b. any covenants of record; c. any easements of record for public utilities, roads and highways; and d. an easement to be granted at or before the closing of this real estate sale by Sellers to Grower's Advantage, Inc. for the turning of vehicles and equipment on an easement area legally described in Paragraph 20 (A) below; (the "Real Estate"), upon the following terms:

1. **PRICE.** The total purchase price for the Real Estate is Three Hundred Fifteen Thousand and No/100 Dollars (\$315,000.00) of which No and No/100 Dollars (\$0.00) has been paid. Buyers shall pay the balance to Sellers at Havens and Havens, 716 Lake Avenue, PO Box 426, Storm Lake, IA 50588 or as directed by Sellers, as follows:

\$315,000.00 shall be paid to Sellers at closing upon Sellers' delivery to Buyer of the Warranty Deed for the Real Estate.

2. **INTEREST.** Buyers shall also pay interest at the rate of 4 percent per annum on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interest in this contract, computed from the date of the delinquency or advance.

3. **REAL ESTATE TAXES.** Sellers shall pay all real estate taxes delinquent if not paid April 1, 2018, and October 1, 2018; 46/181 of the real estate taxes delinquent if not paid April 1, 2019; and any unpaid real estate taxes payable in prior years. Buyers shall pay all subsequent real estate taxes. Any proration of real estate taxes on the Real Estate shall be based upon such taxes for the year currently payable unless the parties state otherwise.

4. **SPECIAL ASSESSMENTS.** Sellers shall pay all special assessments which are a lien on the Real Estate as of the date of this contract. All other special assessments shall be paid by Buyers.

5. **POSSESSION AND CLOSING.** Sellers shall give Buyers possession of the Real Estate on February 15, 2018, provided Buyers are not in default under this contract. Closing shall be on February 15, 2018.

6. **INSURANCE.** Sellers shall maintain existing insurance upon the Real Estate until the date of possession. Buyers shall accept insurance proceeds instead of Sellers replacing or repairing damaged improvements. After possession and until full payment of the purchase price, Buyers shall keep the improvements on the Real Estate insured against loss by fire, tornado, and extended coverage for a sum not less than 80 percent of full insurable value payable to the Sellers and Buyers as their interests may appear. Buyers shall provide Sellers with evidence of such insurance.

7. **ABSTRACT AND TITLE.** Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of this Contract and deliver it to Buyers for examination. It shall show merchantable title in Sellers in or conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall

become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.

8. FIXTURES. All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale except: (consider: rental items.)

9. CARE OF PROPERTY. Buyers shall take good care of the property; shall keep the buildings and other improvements now or later placed on the Real Estate in good and reasonable repair and shall not injure, destroy or remove the property during the term of this contract. Buyers shall not make any material alteration to the Real Estate without the written consent of the Sellers.

10. DEED. Upon payment of purchase price, Sellers shall convey the Real Estate to Buyers or their assignees, by warranty deed, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to the date of this contract, with special warranties as to acts of Sellers continuing up to time of delivery of the deed.

11. REMEDIES OF THE PARTIES. a. If Buyers (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then Sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract ; and upon completion of such forfeiture, if the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of lease, and may accordingly be ousted and removed as such as provided by law.

b. If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best

for the interest of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code. Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and for improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

c. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and have all payments made returned to them.

d. Buyers and Sellers are also entitled to utilize any and all other remedies or actions at law or in equity available to them.

e. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

12. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If Sellers, immediately preceding this contract, hold title to the Real Estate in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of Sellers, then the proceeds of this sale, and any continuing or recaptured rights of Sellers in the Real Estate, shall belong to Sellers as joint tenants with full right of survivorship and not as tenants in common; and Buyers, in the event of the death of either Seller, agree to pay any

balance of the price due Sellers under this contract to the surviving Seller and to accept a deed from the surviving Seller consistent with paragraph 10.

13. JOINDER BY SELLER'S SPOUSE. Seller's spouse, if not a titleholder immediately preceding acceptance of this offer, executes this contract only for the purpose of relinquishing all rights of dower, homestead and distributive shares or in compliance with Section 561.13 of the Iowa Code and agrees to execute the deed for this purpose.

14. TIME IS OF THE ESSENCE. Time is of the essence in this contract.

15. PERSONAL PROPERTY. If this contract includes the sale of any personal property, Buyers grant the Sellers a security interest in the personal property and Buyers shall execute the necessary financing statements and deliver them to Sellers.

16. CONSTRUCTION. Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

17. RELEASE OF RIGHTS. Each of the Seller hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property.

18. CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

19. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. Sellers represents and warrants to Buyers that the Real Estate is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the Real Estate.

20. ADDITIONAL PROVISIONS.

A. The easement for the turning of vehicles and equipment to be granted by Sellers to Grower's Advantage, Inc., mentioned in the unnumbered paragraph preceding Paragraph 1 of this Real Estate Contract, is over and across real estate legally described as:

Part of the Northwest Quarter of the Northwest Quarter (NW¼NW¼) of Section 12, Township 90 North, Range 37 West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa, being more particularly described as follows:

Commencing at the Northwest (NW) corner of the Northwest Quarter (NW¼) of said Section 12; thence on a previously recorded bearing of South 00°31'15" West, along the West line of the Northwest Quarter (NW¼), 815.75 Feet to the North line of a previously surveyed parcel which appears of record as document number 133524 in the office of the Buena Vista County Recorder; thence South 88°00'11" East, along said North line, 132.80 Feet to the point of beginning. Thence continuing along said North line South 88°00'11" East, 50.00 Feet; thence North 01°59'49" East, 40.00 Feet; thence North 88°00'11" West, 50.00 Feet; thence South 01°59'49" West, 40.00 Feet to the point of beginning. Easement contains 0.05 acres.

(the "Turning Easement Area").

B. This contract is subject to and conditioned upon Buyers' acquisition, at or before the Closing of this transaction, of a temporary fifty-foot wide vehicular and pedestrian access easement on, over, and across real property now owned by Grower's Advantage, Inc., and legally described as:

A tract of land located in Northwest Quarter of the Northwest Quarter (NW¼NW¼) of Section 12, Township 90 North, Range 37 West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Commencing at the Northwest (NW) Corner of the Northwest Quarter (NW¼) of said Section 12; thence South 00°31'15" West, along the West line of said Northwest Quarter (NW¼) 815.75 Feet to the point of beginning. Thence South 88°00'11" East, 543.67 feet; thence South 34°09'04" West, 82.72 Feet; thence along a 250.46 radius curve concave easterly, 166.95 Feet, said curve having a chord which bears South 15°03'18" West, for 163.88 Feet; thence North 88°00'11" West, 456.70 Feet to the West line of said Northwest Quarter (NW¼); thence North 00°31'15" East, along said West line, 229.75 Feet to the point of beginning. Tract contains 2.55 acres and is subject to a twenty foot (20') access easement to the City of Storm Lake along the eastern boundary as shown hereon, and to all other easements of record.

(the "Grower's Advantage Property") from and over the existing driveway connecting 120th Avenue and the western lot line of the Grower's Advantage Property, over and across the Grower's Advantage Property by the most direct route to the southern boundary of the Turning Easement Area, by the proper execution and delivery of the Temporary Easement Agreement between the Buyers and Grower's Advantage, Inc., an unexecuted copy of which Temporary Easement Agreement is attached hereto as Exhibit A. This Real Estate Contract may be declared void and unenforceable by Buyers (but not Sellers) if such temporary access easement, in the form and satisfying the provisions of Exhibit A, is not so acquired by Buyers.

C. Until May 15, 2018, Sellers retain the right to possession and occupancy of the east building situated on the Real Estate and the right of ingress to and egress from such building over and across the Real Estate. Sellers shall relinquish possession and occupancy of such

building and vacate the premises promptly on or before May 15, 2018.

SELLERS:

Larry J. Schultz

Date: _____

Andrea Schultz

Date: _____

Jeffrey Schultz

Date: _____

BUYERS:

CITY OF STORM LAKE, IOWA

By: _____ Date: _____
Michael Porsch, Mayor

By: _____ Date: _____
Mayra A. Martinez, City Clerk



0 527 Feet



**BOLTON
& MENK**

Real People. Real Solutions.

Disclaimer:

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



Map Name

Staff Summary

2/5/2018

Agenda Item # 18.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion to Approve the proposed Temporary Easement Agreement between Grower's Advantage, Inc. and the City, and to authorize the Mayor and Clerk to sign all documents necessary to consummate the purchase and acquisition of the temporary easement and carry out the provisions of the Agreement.**

BACKGROUND: 2000 Goldwing Drive is not currently accessible from public roads except across property owned by Grower's Advantage. The temporary easement is for one year, and will allow the City to build it's own access driveway.

FISCAL IMPACT: Fiscal impact is nominal

RECOMMENDATION: **Approve the proposed Temporary Easement Agreement between Grower's Advantage, Inc. and the City, and to authorize the Mayor and Clerk to sign all documents necessary to consummate the purchase and acquisition of the temporary easement and carry out the provisions of the Agreement.**

ATTACHMENTS:

Description	Type
Temporary Easement	Contract

TEMPORARY EASEMENT AGREEMENT
Recorder's Cover Sheet

Preparer Information:

Philip E. Havens, Havens and Havens, P.O. Box 426, Storm Lake, IA 50588

Taxpayer Information:

Grower's Advantage, Inc., Michael Sandhoff, President, 6417 110th Avenue, Storm Lake, IA 50588 (Owner of Parcel B, described on Page 3)

Return Address:

Philip E. Havens
Havens and Havens
P.O. Box 426
Storm Lake, IA 50588

Grantor:

Grower's Advantage, Inc.

Grantee:

City of Storm Lake, Iowa

Legal Description: See Page 3, Part of Real Estate referred to as Parcel B

TEMPORARY EASEMENT AGREEMENT

This Temporary Easement Agreement (hereinafter the "Agreement") is made and entered into this _____ day of _____, 2018, by and between Grower's Advantage, Inc. (the "Company") and the City of Storm Lake, Iowa, a municipal corporation (the "City").

BACKGROUND

The City owns or will soon acquire title to real estate described as:

A tract of land located in Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 12, Township 90 North Range 37 West of the 5th P.M., Buena Vista County, Iowa, and being more particularly described as follows:

Commencing at the Northwest (NW) Corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 12; thence South 00°31'15" West, along the West line of said Northwest Quarter (NW $\frac{1}{4}$) 456.10 Feet to the Point of Beginning. Thence North 48°56'04" East, 420.02 Feet; thence South 88°39'43" East, 257.77 Feet; thence South 00°31'15" West, 606.04 Feet; thence South 34°09'04" West, 134.03 Feet; thence along a 250.46 foot radius curve concave easterly, 166.95 Feet, said curve having a chord which bears South 15°03'18" West, for 163.88 Feet; thence North 88°00'11" West, 456.70 Feet to the West line of said Northwest Quarter (NW $\frac{1}{4}$); thence North 00°31'15" East, along said West line, 589.40 Feet to the point of beginning.

Tract contains 10.00 acres and is subject to a twenty foot (20') access easement to the City of Storm Lake along the southeastern boundary as shown hereon, and to all other easements of record.

EXCEPT:

A tract of land located in Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 12, Township 90 North, Range 37 West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Commencing at the Northwest (NW) Corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 12; thence South 00°31'15" West, along the West line of said Northwest Quarter (NW $\frac{1}{4}$) 815.75 Feet to the point of beginning. Thence South 88°00'11" East, 543.67 feet; thence South 34°09'04" West, 82.72 Feet; thence along a 250.46 radius curve concave easterly, 166.95 Feet, said curve having a chord which bears South 15°03'18" West, for 163.88 Feet; thence North 88°00'11" West, 456.70 Feet to the West line of said Northwest Quarter (NW $\frac{1}{4}$); thence North 00°31'15" East, along said West line, 229.75 Feet to the point of beginning. Tract contains 2.55 acres and is subject to a twenty foot (20') access easement to the City of Storm Lake along the eastern boundary as shown hereon, and to all other easements of record.

("Parcel A"). However, Parcel A is currently not accessible from public roads, except across

property owned by the Company which abuts Parcel A on the south. That property owned by the Company is legally described as:

A tract of land located in Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 12, Township 90 North, Range 37 West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Commencing at the Northwest (NW) Corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 12; thence South 00°31'15" West, along the West line of said Northwest Quarter (NW $\frac{1}{4}$) 815.75 Feet to the point of beginning. Thence South 88°00'11" East, 543.67 feet; thence South 34°09'04" West, 82.72 Feet; thence along a 250.46 radius curve concave easterly, 166.95 Feet, said curve having a chord which bears South 15°03'18" West, for 163.88 Feet; thence North 88°00'11" West, 456.70 Feet to the West line of said Northwest Quarter (NW $\frac{1}{4}$); thence North 00°31'15" East, along said West line, 229.75 Feet to the point of beginning. Tract contains 2.55 acres and is subject to a twenty foot (20') access easement to the City of Storm Lake along the eastern boundary as shown hereon, and to all other easements of record.

("Parcel B"). Until the City can build its own access driveway connecting 120th Avenue directly to Parcel A, which shall be built within a year of the City's acquisition of Parcel A, the City desires a temporary non-exclusive fifty-foot wide pedestrian and vehicular access easement, more particularly described below, across Parcel B to an existing driveway on Parcel A.

For the consideration described below, the Company is willing to grant the desired easement to the City.

TERMS OF AGREEMENT

Now, therefore, in consideration of the sum of \$223.50, and other good and valuable consideration, receipt of which is hereby acknowledged by the Company, the Company and the City agree as follows:

Section 1. Temporary access easement granted to City. The Company grants, sells, and conveys to the City, its employees, officers, agents, successors and assigns, a non-exclusive temporary pedestrian and vehicular access (ingress and egress) easement from and over the existing driveway connecting 120th Avenue and the western lot line of Parcel B, northeasterly across Parcel B by the most direct route to the southern boundary of a part of Parcel A legally described as:

Part of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 12, Township 90 North, Range 37 West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa, being more particularly described as follows:

Commencing at the Northwest (NW) corner of the Northwest Quarter (NW $\frac{1}{4}$) of

said Section 12; thence on a previously recorded bearing of South 00°31'15" West, along the West line of the Northwest Quarter (NW¼), 815.75 Feet to the North line of a previously surveyed parcel which appears of record as document number 133524 in the office of the Buena Vista County Recorder; thence South 88°00'11" East, along said North line, 132.80 Feet to the point of beginning. Thence continuing along said North line South 88°00'11" East, 50.00 Feet; thence North 01°59'49" East, 40.00 Feet; thence North 88°00'11" West, 50.00 Feet; thence South 01°59'49" West, 40.00 Feet to the point of beginning.

Section 2. Width of Easement Area. The temporary access easement shall be fifty feet in width, except that, over the driveway connecting 120th Avenue and the western lot line of Parcel B, it shall be equal in width to the width of that existing driveway.

Section 3. Duration of Temporary Easement. The City's rights under this Agreement shall commence at the City's acquisition of title to Parcel A. The temporary access easement shall not be effective unless and until the City acquires title to Parcel A. This Agreement shall terminate one year from the date on which the City acquires title to Parcel A.

Section 4. Indemnification. To the maximum extent authorized by law, the City shall at all times indemnify, defend, protect and hold the Company, including without limitation, the Company's tenants, affiliates, owners, partners, managers, officers, directors, employees and agents, harmless from and against any and all loss, damage, claims, or liabilities whatsoever, including third party claims, relating to or arising out of this Agreement or the use of the Temporary Easement Area by the City before the termination or expiration of this Agreement. This indemnification requirement shall survive the termination or expiration of this Agreement.

Section 5. Cost of Survey of Easement on Parcel A. As part of the consideration for this easement, the City has agreed to pay one-half the cost of a survey that the Company ordered to determine the legal description for a permanent easement the Company was granted on Parcel A for the turning of vehicles and equipment. The money consideration paid by the City that is identified in the unnumbered paragraph immediately before Section 1 of this Agreement represents the City's share of the surveying expense. The Company shall be solely responsible for paying the Surveyor for the survey.

Section 6. Surface of Easement Area. The existing surface of the temporary easement is unpaved gravel or rock suitable for vehicular traffic. For the duration of this easement agreement, the Company, at its expense, shall maintain the surface in the same or better condition so that the City's vehicular access is unimpeded. Notwithstanding other provisions of this Agreement, the City shall not be responsible to perform routine maintenance of the surface of the easement area and shall not be liable to pay for the normal wear and tear on the surface of the easement area. The City shall be liable for damage it causes to the surface beyond normal wear and tear, however.

Section 7. Unlimited Access. Neither the City nor the Company may construct any buildings or vertical improvements on the temporary access easement area and may not fence on

or around the temporary access easement. Neither the City nor the Company shall park vehicles or store equipment on the temporary easement area. The City shall have access over and across the temporary easement area at all times during the term of this temporary easement agreement.

Section 8. Reservation of Rights. The Company reserves the right to use and enjoy the real estate subject to the temporary easement to the fullest possible extent without unreasonable interference with the exercise by Grantee of the rights herein.

Section 9. Warranty of Title. The Company warrants and covenants that it is the owner of the real estate subject to the temporary easement and has the right, title and capacity to grant said premises.

Section 10. Successors Bound. This Agreement shall be binding upon the heirs, legal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above-written.

CITY OF STORM LAKE, IOWA

GROWER'S ADVANTAGE, INC.

By: _____
Michael Porsch, Mayor

By: _____
Michael Sandhoff, President

ATTEST:

By: _____
Yvonne Sandhoff, Secretary/Treasurer

Mayra A. Martinez, City Clerk

STATE OF IOWA COUNTY OF BUENA VISTA

This record was acknowledged before me on the ____ day of _____, 2018, by Michael Porsch and Mayra Martinez, as Mayor and City Clerk, respectively, of the City of Storm Lake, Iowa.

Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on the ____ day of _____, 2018,
by Michael Sandhoff and Yvonne Sandhoff, as President and Secretary/Treasurer, respectively,
of Grower's Advantage, Inc.

Notary Public in and for the State of Iowa

Staff Summary

2/5/2018

Agenda Item # 19.



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. 60-R-2017-2018 Reimbursing a Portion of Building Permit and Associated Water and Sewer Fees with Healthy Efficient Homes, LLC.**

BACKGROUND: Healthy Efficient Homes, LLC submitted an application to the Iowa Economic Development Authority (IEDA) for the Workforce Housing Tax Incentive Program. The tax credits were awarded and single family homes will be constructed on open lots located on Seneca Street. Healthy Efficient Homes, LLC is constructing single family homes at 1426, 1432 and 1438 Seneca Street.

A critical piece of the application is City participation. Healthy Efficient Homes, LLC is requesting that \$1,500 of the building permit and associated costs for sewer and water connections be reimbursed for each new single family home built. This amount will not exceed \$4,500.

FISCAL IMPACT: Fiscal impact will be nominal as three homes will generate property tax, water, sewer, and franchise fees.

RECOMMENDATION: Approve Resolution No. 60- R-2017-2018

ATTACHMENTS:

Description	Type
□ Resolution No. 60-R-2017-2018	Resolution

RESOLUTION NO. 60-R-2017-2018

**A RESOLUTION REIMBURSING A PORTION OF BUILDING PERMIT
AND ASSOCIATED WATER AND SEWER FEES WITH HEALTHY
EFFICIENT HOMES, LLC.**

WHEREAS, Healthy Efficient Homes, LLC. was awarded Workforce Housing Tax Credits for three single family homes on Seneca Street; and

WHEREAS, Single family homes will be constructed at 1426, 1432, and 1438 Seneca Street; and

WHEREAS, the Workforce Housing Tax Credit application requires the City of Storm Lake to assist the project; and

WHEREAS, Healthy Efficient Homes, LLC. is requesting that \$1,500 of the building permit and associated costs for sewer and water connections be waived for each new single family home built; and

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

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

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

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

1. The City Council is in full support of the opportunity to promote housing development in Storm Lake, Iowa and fully supports the Application for Workforce Housing Tax Incentives.
2. City staff is authorized to reimburse Healthy Efficient Homes, LLC. \$1,500 per single family home constructed at 1426, 1432, and 1438 Seneca Street

PASSED AND APPROVED this 5th day of February, 2018.

Michael Porsch, Mayor

ATTEST

Mayra A. Martinez, City Clerk

Staff Summary

2/5/2018

Agenda Item # 20.



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: **Work session Storm Lake Recreation Project**

BACKGROUND: Members of the Storm Lake Recreation Project will present to City Council regarding exploration of a Recreation Center

FISCAL IMPACT: N/A

RECOMMENDATION: N/A

Staff Summary

2/5/2018

Agenda Item # 21.



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. 61-R-2017-2018 Considering Support for Storm Lake Recreation Project**

BACKGROUND: Members of the Storm Lake Recreation Project would like the City Council to consider a resolution of support for further exploration of a Recreation Center in Storm Lake.

FISCAL IMPACT: Supporting this resolution does not have a fiscal impact at this time.

RECOMMENDATION: City Council consideration of Resolution No. 61-R-2017-2018 in support

ATTACHMENTS:

Description	Type
☐ Resolution No. 61-R-2017-2018	Resolution

RESOLUTION NO. 61-R-2017-2018

**A RESOLUTION IN SUPPORT OF EXPLORATION OF A
RECREATION CENTER IN STORM LAKE, IOWA**

WHEREAS, Volunteers in the community have an interest in exploring a recreation center concept in Storm Lake; and

WHEREAS, City Council supports a healthy active lifestyle for residents; and

WHEREAS, A healthy active lifestyle will improve productivity and lower health care costs; and

WHEREAS, the City of Storm Lake promotes a quality of life and is committed to the wellness of our Community; and

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

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

IT IS HEREBY RESOLVED by the City Council of Storm Lake Iowa: The City Council supports further exploration of a recreation center concept in Storm Lake, Iowa.

PASSED AND APPROVED this 5th day of February, 2018.

Michael Porsch, Mayor

ATTEST

Mayra A. Martinez, City Clerk

Staff Summary

2/5/2018

Agenda Item # 22.



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. 62-R-2017-2018 Setting Public Hearing for Sale and Disposition of Real Estate**

BACKGROUND: The City of Storm Lake is the developer of the lots located in 3rd Addition. In order to move forward with the lot transfer from the City of Storm Lake to the Storm Lake School District, the City needs to set a public hearing for the real estate transfer.

Staff recommends setting a public hearing for February 19, 2018 at 5:00 p.m. in Council Chambers.

FISCAL IMPACT: Publications costs are estimated to be \$100.

RECOMMENDATION: Resolution No. 62-R-2017-2018 Adopting Setting Public Hearing for February 19, 2018 for 5:00 p.m. in Council Chambers.

ATTACHMENTS:

Description	Type
☐ Notice of Public Hearing	Backup Material
☐ Real Estate Contract	Backup Material
☐ Resolution No. 62-R-2017-2018	Resolution

NOTICE TO THE PUBLIC

Notice is hereby given to all residents of the City of Storm Lake, Iowa that the City Council will hold a hearing at 5:00 p.m. on February 19, 2018, at the Council Chambers in Storm Lake, Iowa, for the purpose of considering a proposal previously adopted by Resolution to dispose of real estate described in the previously-adopted Resolution. The Resolution is as follows:

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:

Lot 24, Storm Lake 3rd Addition, in the City of Storm Lake, Buena Vista County, Iowa,

(the “Real Estate”);

WHEREAS, the City has received a proposal from the Storm Lake Community School District (the “District”), in the form of a proposed Real Estate Contract (the “Contract”) by and between the City and the District, pursuant to which the City would sell and convey the Real Estate to the District;

WHEREAS, the Real Estate is not needed by the City;

WHEREAS, under the Contract, the District, as consideration for the real estate conveyance, will satisfy \$15,000.00 of the original \$23,000.00 obligation owed by the City to the District for reimbursement of part of the cost of storm water line improvements initially paid by the District, pursuant to a Development Agreement between the City and the District dated September 20, 2010; and

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 the District on the terms described above.

IT IS FURTHER RESOLVED that this proposal shall be scheduled for public hearing at the Council Chambers at City Hall at a regular council meeting scheduled for February 19, 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 5th day of February, 2018.

/s/ Michael Porsch
Michael Porsch, Mayor

ATTEST:

/s/ Mayra A. Martinez
Mayra A. Martinez, City Clerk

You are hereby advised of your right to be present at the Council meeting at 5:00 p.m., February 19, 2018, at the City Hall in Storm Lake, Iowa to speak in favor of or in opposition to such proposal to dispose of the real estate interest.

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

**REAL ESTATE CONTRACT
(SHORT FORM)**

IT IS AGREED between the City of Storm Lake, Iowa, an Iowa municipal corporation, ("Sellers"); and Storm Lake Community School District ("Buyers").

Sellers agree to sell and Buyers agree to buy real estate in Buena Vista County, Iowa, described as:

Lot 24, Storm Lake 3rd Addition, in the City of Storm Lake, Buena Vista County, Iowa,

with any easements and appurtenant servient estates, but subject to the following: a. any zoning and other ordinances; b. any covenants of record; and c. any easements of record for public utilities, roads and highways; (the "Real Estate"), upon the following terms:

1. **PRICE.** The consideration for the Real Estate is Buyers' satisfaction of \$15,000.00 of the \$23,000.00 obligation owed by Sellers to Buyers for reimbursement of part of the cost of storm water line improvements initially paid by the Buyers, all pursuant to a Development Agreement between the parties dated September 20, 2010. Buyers shall provide evidence of such satisfaction as specified below at closing, to be held at the office of Havens and Havens, 716 Lake Avenue, Storm Lake, IA 50588:

Buyers shall deliver to City at closing a duly-executed document called Partial Satisfaction of Obligation, an unexecuted copy of which is attached hereto as Exhibit "A," upon Sellers' delivery to Buyers of the warranty deed conveying the Real Estate to Buyers.

2. **INTEREST.** Buyers shall pay interest at the rate of 4 percent per annum on the amount of all indebtedness not timely satisfied and any sum reasonably advanced by Sellers to protect their interest in this contract, computed from the date of the delinquency or advance.

3. **REAL ESTATE TAXES.** Sellers shall pay all real estate taxes delinquent if not paid October 1, 2018, and a fractional share of the taxes delinquent if not paid April 1, 2019, the numerator of which fraction shall be the number of days from January 1, 2018 through the date of closing, inclusive, and the denominator of which fraction shall be 181; and any unpaid real estate taxes payable in prior years. Buyers shall pay all subsequent real estate taxes. Any proration of real estate taxes on the Real Estate shall be based upon such taxes for the year currently payable unless the parties state otherwise.

4. **SPECIAL ASSESSMENTS.** Sellers shall pay all special assessments which are a lien on the Real Estate as of the date of this contract. All other special assessments shall be paid by Buyers.

5. POSSESSION AND CLOSING. Sellers shall give Buyers possession of the Real Estate on the date of closing, provided Buyers are not in default under this contract. Closing shall be on April 1, 2018, or such other date upon which the parties may agree in writing.

6. INSURANCE. Sellers shall maintain existing insurance upon the Real Estate until the date of possession. Buyers shall accept insurance proceeds instead of Sellers replacing or repairing damaged improvements. After possession and until full payment of the purchase price, Buyers shall keep the improvements on the Real Estate insured against loss by fire, tornado, and extended coverage for a sum not less than 80 percent of full insurable value payable to the Sellers and Buyers as their interests may appear. Buyers shall provide Sellers with evidence of such insurance.

7. ABSTRACT AND TITLE. Sellers, at their expense, shall obtain an abstract of title to the Real Estate continued through the date on which all proceedings of the City Council of Sellers necessary to approve this sale of Real Estate are shown of record, and deliver it to Buyers for examination. It shall show merchantable title in Sellers in or conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the consideration for the Real Estate has been provided to Sellers. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.

8. FIXTURES. All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale except: (consider: rental items.)

9. DEED. Upon Buyers' delivery to Sellers of the duly-executed "Partial Satisfaction of Obligation," an unexecuted copy of which is attached hereto as Exhibit "A," Sellers shall convey the Real Estate to Buyers or their assignees, by warranty deed, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to the date of this contract, with special warranties as to acts of Sellers continuing up to time of delivery of the deed.

10. REMEDIES OF THE PARTIES. a. If Buyers (a) fail to deliver the "Partial Satisfaction of Obligation" aforesaid, or (b) fail to perform any of the agreements as herein made or required; then Sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract ; and upon completion of such forfeiture, if the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of

lease, and may accordingly be ousted and removed as such as provided by law.

b. If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code. Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and for improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

c. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and have all payments made returned to them.

d. Buyers and Sellers are also entitled to utilize any and all other remedies or actions at law or in equity available to them.

e. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

11. TIME IS OF THE ESSENCE. Time is of the essence in this contract.

12. CONSTRUCTION. Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

13. CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

14. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. Seller represents and warrants to Buyer that the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

15. ADDITIONAL PROVISIONS. This Contract is subject to and conditioned upon its approval by the City Council of the City of Storm Lake, Iowa, and the School Board of the Storm Lake Community School District. If not approved by either the City Council of the City of Storm Lake, Iowa, or the School Board of the Storm Lake Community School District, this contract shall be void and unenforceable.

[The remainder of this page is left blank intentionally. The signature page follows.]

CITY OF STORM LAKE IOWA, Sellers

Dated: _____

By: _____

By: _____

STORM LAKE COMMUNITY SCHOOL DISTRICT, Buyers

Dated: _____

By: _____

By: _____

RESOLUTION NO. 62-R-2017-2018

**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:

Lot 24, Storm Lake 3rd Addition, in the City of Storm Lake, Buena Vista County,
Iowa,

(the “Real Estate”);

WHEREAS, the City has received a proposal from the Storm Lake Community School
District (the “District”), in the form of a proposed Real Estate Contract (the “Contract”) by and
between the City and the District, pursuant to which the City would sell and convey the Real Estate
to the District;

WHEREAS, the Real Estate is not needed by the City;

WHEREAS, under the Contract, the District, as consideration for the real estate
conveyance, will satisfy \$15,000.00 of the original \$23,000.00 obligation owed by the City to the
District for reimbursement of part of the cost of storm water line improvements initially paid by
the District, pursuant to a Development Agreement between the City and the District dated
September 20, 2010; and

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 the District on the terms
described above.

IT IS FURTHER RESOLVED that this proposal shall be scheduled for public hearing at

the Council Chambers at City Hall at a regular council meeting scheduled for February 19, 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 5th day of February, 2018.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

2/5/2018

Agenda Item # 23.



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 2018-2019 Proposed Budget**

BACKGROUND: On January 22, City Council held a budget worksession for Fiscal Year 2018-2019. Prior to setting the public hearing for the adoption of the Fiscal Year 2018-2019 Budget, clarification is necessary for the following expenditures.

RIDES- Continue the coupon program at \$2,000 and provide additional \$4,000 of funding. Total budgeted expense is \$6,000.
Storm Lake United- General Fund expenditures- \$42,000 and Hotel/Motel Tax expenditures \$68,000. Total Budgeted expense- \$110,000

Community Promotions and Projects- \$20,000
Outside Agency Funding- BV Historical Society \$2,000
Upper Des Moines- \$6,000
Witter Gallery \$12,000

FISCAL IMPACT: This will provide the information necessary to appropriately complete the required budget form for the State of Iowa.

RECOMMENDATION: Motion to approve budget allocation for

ATTACHMENTS:

Description	Type
☐ Operations and Maintenance	Backup Material
☐ Debt Service Budget	Backup Material
☐ King's Pointe	Backup Material

Adoption of Budget and Certification of City Taxes

11-091

FISCAL YEAR BEGINNING JULY 1, 2018 - ENDING JUNE 30, 2019

Resolution No.:

The City of:

Storm Lake

County Name:

BUENA VISTA

Date Budget Adopted:

(Date) x/x/x

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages. Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

County Auditor Date Stamp		Telephone Number		Signature	
		January 1, 2017 Property Valuations		Last Official Census	
Regular	2a	With Gas & Electric	2b	Without Gas & Electric	10,600
DEBT SERVICE	3a	305,553,859	2b	295,389,325	
Ag Land	4a	329,502,193	3b	319,337,659	
		685,307			

TAXES LEVIED					
Code Sec.	Dollar Limit	Purpose	(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	8.10000	Regular General levy	5 2,474,986	2,392,654	43 8.10000
(384) Non-Voted Other Permissible Levies					
12(8)	0.67500	Contract for use of Bridge	6	0	44 0
12(10)	0.95000	Opr & Maint publicly owned Transit	7	0	45 0
12(11)	Amt Nec	Rent, Ins. Maint of Civic Center	8	0	46 0
12(12)	0.13500	Opr & Maint of City owned Civic Center	9	0	47 0
12(13)	0.06750	Planning a Sanitary Disposal Project	10	0	48 0
12(14)	0.27000	Aviation Authority (under sec.330A.15)	11	0	49 0
12(15)	0.06750	Levee Impr. fund in special charter city	13	0	51 0
12(17)	Amt Nec	Liability, property & self insurance costs	14 137,280	132,713	52 0.44928
12(21)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.	462	0	465 0
(384) Voted Other Permissible Levies					
12(1)	0.13500	Instrumental/Vocal Music Groups	15	0	53 0
12(2)	0.81000	Memorial Building	16	0	54 0
12(3)	0.13500	Symphony Orchestra	17	0	55 0
12(4)	0.27000	Cultural & Scientific Facilities	18	0	56 0
12(5)	As Voted	County Bridge	19	0	57 0
12(6)	1.35000	Missi or Missouri River Bridge Const.	20	0	58 0
12(9)	0.03375	Aid to a Transit Company	21	0	59 0
12(16)	0.20500	Maintain Institution received by gift/devise	22	0	60 0
12(18)	1.00000	City Emergency Medical District	463	0	466 0
12(20)	0.27000	Support Public Library	23	0	61 0
28E.22	1.50000	Unified Law Enforcement	24	0	62 0
Total General Fund Regular Levies (5 thru 24)			25 2,612,266	2,525,367	
384.1	3.00375	Ag Land	26 2,058	2,058	63 3.00375
Total General Fund Tax Levies (25 + 26)			27 2,614,324	2,527,425	Do Not Add
Special Revenue Levies					
384.8	0.27000	Emergency (if general fund at levy limit)	28 82,500	79,755	64 0.27000
384.6	Amt Nec	Police & Fire Retirement	29 287,213	277,660	0.93998
	Amt Nec	FICA & IPERS (if general fund at levy limit)	30 258,069	249,483	0.84459
Rules	Amt Nec	Other Employee Benefits	31 612,804	592,418	2.00555
Total Employee Benefit Levies (29,30,31)			32 1,158,086	1,119,561	65 3.79012
Sub Total Special Revenue Levies (28+32)			33 1,240,586	1,199,316	
Valuation					
386	As Req	With Gas & Elec	Without Gas & Elec		
	SSMID 1 (A)	(B)	34	0	66 0
	SSMID 2 (A)	(B)	35	0	67 0
	SSMID 3 (A)	(B)	36	0	68 0
	SSMID 4 (A)	(B)	37	0	69 0
	SSMID 5 (A)	(B)	555	0	565 0
	SSMID 6 (A)	(B)	556	0	566 0
	SSMID 7 (A)	(B)	1177	0	### 0
	SSMID 8 (A)	(B)	1185	0	### 0
Total Special Revenue Levies			39 1,240,586	1,199,316	
384.4	Amt Nec	Debt Service Levy 76.10(6)	40 479,455	464,665	70 1.45509
384.7	0.67500	Capital Projects (Capital Improv. Reserve)	41	0	71 0
Total Property Taxes (27+39+40+41)			42 4,334,365	4,191,406	72 14.06449

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:

Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

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- 6) The budget file uploaded to the SUBMIT Area matched the paper copy certified by the city to this office.
- 7) The long term debt schedule (Form 703) shows sufficient payment amounts to pay the G.O. debt certified by the city to this office.

(County Auditor)

Current Fiscal Year
used as comparison

Adoption of Budget and Certification of City Taxes

11-091

FISCAL YEAR BEGINNING JULY 1, 2017 - ENDING JUNE 30, 2018

Resolution No.: 80-R-2016-2017

The City of: Storm LakeCounty Name: BUENA VISTADate Budget Adopted: 3/6/2017

(Date) x/x/x

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages. Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

County Auditor Date Stamp

Telephone Number

Signature

January 1, 2016 Property Valuations

Regular
DEBT SERVICE
Ag Land

	With Gas & Electric	Without Gas & Electric
2a	302,904,957	292,792,201
3a	327,224,174	317,111,418
4a	726,094	

Last Official Census

10,600

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	8.10000	Regular General levy	5 2,453,530	2,371,617	43 8.10000
(384)		Non-Voted Other Permissible Levies			
12(8)	0.67500	Contract for use of Bridge	6	0	44 0
12(10)	0.95000	Opr & Maint publicly owned Transit	7	0	45 0
12(11)	Amt Nec	Rent, Ins. Maint of Civic Center	8	0	46 0
12(12)	0.13500	Opr & Maint of City owned Civic Center	9	0	47 0
12(13)	0.06750	Planning a Sanitary Disposal Project	10	0	48 0
12(14)	0.27000	Aviation Authority (under sec.330A.15)	11	0	49 0
12(15)	0.06750	Levee Impr. fund in special charter city	13	0	51 0
12(17)	Amt Nec	Liability, property & self insurance costs	14 116,509	112,620	52 0.38464
12(21)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.	462	0	465 0
(384)		Voted Other Permissible Levies			
12(1)	0.13500	Instrumental/Vocal Music Groups	15	0	53 0
12(2)	0.81000	Memorial Building	16	0	54 0
12(3)	0.13500	Symphony Orchestra	17	0	55 0
12(4)	0.27000	Cultural & Scientific Facilities	18	0	56 0
12(5)	As Voted	County Bridge	19	0	57 0
12(6)	1.35000	Missi or Missouri River Bridge Const.	20	0	58 0
12(9)	0.03375	Aid to a Transit Company	21	0	59 0
12(16)	0.20500	Maintain Institution received by gift/devise	22	0	60 0
12(18)	1.00000	City Emergency Medical District	463	0	466 0
12(20)	0.27000	Support Public Library	23	0	61 0
28E.22	1.50000	Unified Law Enforcement	24	0	62 0
		Total General Fund Regular Levies (5 thru 24)	25 2,570,039	2,484,237	
384.1	3.00375	Ag Land	26 2,181	2,181	63 3.00375
		Total General Fund Tax Levies (25 + 26)	27 2,572,220	2,486,418	Do Not Add
		Special Revenue Levies			
384.8	0.27000	Emergency (if general fund at levy limit)	28 81,784	79,054	64 0.27000
384.6	Amt Nec	Police & Fire Retirement	29 293,294	283,502	0.96827
	Amt Nec	FICA & IPERS (if general fund at levy limit)	30 258,112	249,494	0.85212
Rules	Amt Nec	Other Employee Benefits	31 645,729	624,171	2.13179
		Total Employee Benefit Levies (29,30,31)	32 1,197,135	1,157,167	65 3.95218
		Sub Total Special Revenue Levies (28+32)	33 1,278,919	1,236,221	
		Valuation			
386	As Req	With Gas & Elec	Without Gas & Elec		
	SSMID 1 (A)	(B)	34	0	66 0
	SSMID 2 (A)	(B)	35	0	67 0
	SSMID 3 (A)	(B)	36	0	68 0
	SSMID 4 (A)	(B)	37	0	69 0
	SSMID 5 (A)	(B)	555	0	565 0
	SSMID 6 (A)	(B)	556	0	566 0
	SSMID 7 (A)	(B)	1177	0	### 0
	SSMID 8 (A)	(B)	1185	0	### 0
		Total Special Revenue Levies	39 1,278,919	1,236,221	
384.4	Amt Nec	Debt Service Levy 76.10(6)	40 512,048	496,222	70 1.56482
384.7	0.67500	Capital Projects (Capital Improv. Reserve)	41	0	71 0
		Total Property Taxes (27+39+40+41)	42 4,363,187	4,218,861	72 14.27164

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(County Auditor)

Storm Lake
Levy Rate



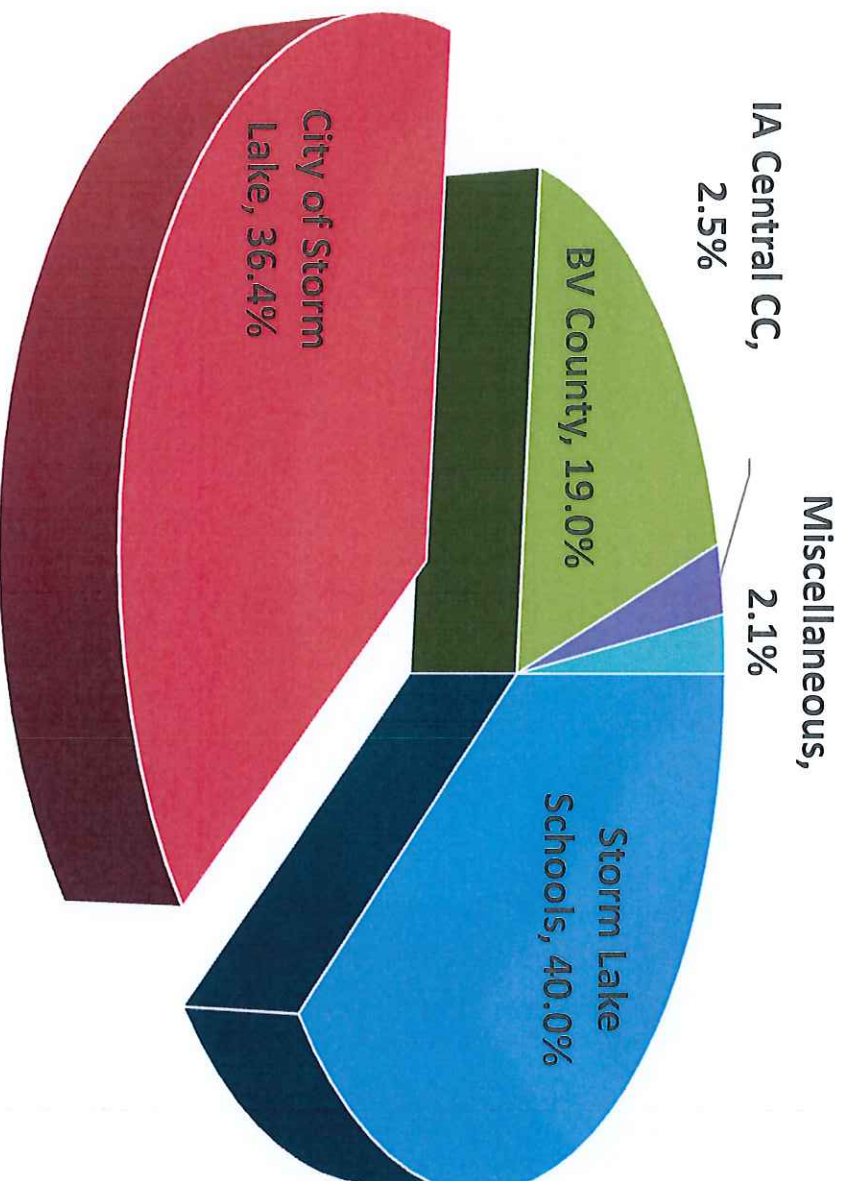
Total Levy

Proposed 2019	\$14.06449
2018	\$14.27164
2017	\$14.58995
2016	\$13.60660
2015	\$13.02396

Debt Levy

Proposed 2019	\$1.45509
2018	\$1.56482
2017	\$1.60803
2016	\$1.10443
2015	\$1.08925

Tax Levy Breakout FY 2017-2018



- Storm Lake Schools
- City of Storm Lake
- BV County
- IA Central CC
- Miscellaneous

2019 Commercial / Industrial Rollback Amounts

	Actual Valuation	Taxable Valuation (90% rollback)	Reduction of Taxable Value	Tax Rate (per 1,000)	Backfilled Tax Revenue
Commercial	\$121,180,623.33	\$ 109,062,561.00	\$12,118,062.33	\$ 14.06449	\$ 170,434.37
Industrial	\$ 25,983,050.00	\$ 23,384,745.00	\$ 2,598,305.00	\$ 14.06449	\$ 36,543.83
			TOTAL BACKFILL		\$ 206,978.20

2019 Multiresidential Rollback Amount

	Actual Valuation	Taxable Valuation (78.75% rollback)	Reduction of Taxable Value	Tax Rate (per 1,000)	Reduced Tax Revenue
Multiresidential	\$ 18,062,360.00	\$ 14,224,124.00	\$ 3,838,236.00	\$ 14.06449	\$ 53,982.83

Department	Proposed FY2019 Revenues	Proposed FY2019 Expenses				
Police	\$ 68,150	\$ 1,804,672				
Fire	\$ 77,000	\$ 317,565				
Emergency Services		\$ 8,180				
Building	\$ 65,700	\$ 97,259				
Animal Control		\$ 8,000				
Airport	\$ 357,000	\$ 357,966				
Transit		\$ 3,250				
Library	\$ 31,477	\$ 264,224				
Band		\$ 8,000				
Witter / BV Historical / UDMO		\$ 20,000				
Parks		\$ 442,797				
Dock	\$ 695					
Campground	\$ 177,022	\$ 104,716				
Community Ed		\$ 87,188				
Shelter House	\$ 11,000	\$ 5,420				
Beer/Cig Permits	\$ 23,500					
Cable Franchise	\$ 71,000					
Charges For Services	\$ 245,000					
General Property Tax	\$ 2,392,654					
Rollback Replacement	\$ 95,011					
Ag Land Tax	\$ 2,058					
Excise Tax	\$ 87,498					
Interest on Investments	\$ 9,990					
Transfers In	\$ 402,567					
Economic Development		\$ 67,500				
SLADC		\$ 42,000				
Council & Mayor		\$ 47,925				
Policy and Admin		\$ 119,487				
Elections		\$ -				
Legal		\$ 35,000				
City Hall		\$ 41,850				
General Government		\$ 93,300				
Golf Course	\$ 162,256	\$ 236,042				
Outdoor Waterpark	\$ 385,000	\$ 385,000				
Cottages	\$ 151,000	\$ 68,588				
Insurance	\$ 143,136	\$ 156,350				
Marina	\$ -	\$ 86,400				
Clubhouse	\$ -	\$ -				
Franchise Fees	\$ 790,696	\$ 689,330				
Outdoor WP Capital		\$ -				
Cottage Reserves	\$ -	\$ -				
Law Enforcement	\$ 4,000	\$ 11,600				
Hotel Motel Tax	\$ 340,000	\$ 207,080				
	REVENUES	EXPENDITURES	DIFFERENCE			
	\$6,093,410	\$5,824,690	\$268,720			
Estimated Beginning Fund Balance 7/1/2018	GENERAL FUND (Including Transfers)		Estimated Ending Fund Balance 6/30/2019	Reccommended Reserve Balance (40% or \$1M Minimum)		
\$ 1,776,651.19	\$4,434,578.40	\$4,386,929.79	\$ 1,824,299.81	\$ 1,754,771.91		

Fund	Department	Proposed FY2019 Revenues	Proposed FY2019 Expenses	Surplus/Deficit	Fund Balance
600	WATER FUND	\$ 4,302,348	\$ 3,725,706		\$ 1,751,068.11
601	CIP	\$ -	\$ 519,000		
602	BOND RESERVES	\$ -	\$ -		
603	TRANSFERS	\$ 551,389	\$ 551,389		
WATER TOTAL		\$ 4,853,737	\$ 4,796,094	\$ 57,643	
610	SEWER	\$ 3,128,726	\$ 1,906,055		\$ 2,644,367.44
611	CIP	\$ -	\$ -		
612	TRANSFERS	\$ 447,758	\$ 447,758		
613	FEMA	\$ -	\$ -		
620	STORM WATER	\$ 455,100	\$ 610,922		\$ 409,444.41
621	CIP	\$ 921,000	\$ 2,124,224		
622	TRANSFERS	\$ 545,849	\$ 292,432		
WWTP/SW TOTAL		\$ 5,498,433	\$ 5,381,390	\$ 117,042	
LANDFILL		\$ 450,900	\$ 410,913	\$ 39,987	\$ 318,556.49
ENTERPRISE SUMMARY		\$ 10,803,070	\$ 10,588,398	\$ 214,672	

Fund	Department	Proposed FY2019 Revenues	Proposed FY2019 Expenses		Estimated Fund Balance
110	RUT	\$ 1,743,621	\$ 1,763,640	\$ (20,019)	\$ 446,489.12
112	EMPLOYEE INSURANCE	\$ 1,181,358	\$ 1,181,358	\$ (0)	\$ 40,718.87
119	EMERG. LEVY	\$ 82,500	\$ 82,500	\$ -	\$ -
121	LOST	\$ 1,350,000	\$ 969,891	\$ 380,109	\$ 945,910.00
123	H/M TAX	\$ 340,000	\$ 207,080	\$ 132,920	\$ 293,476.17
125	INDUSTRIAL TIF	\$ 572,113	\$ 386,365	\$ 185,748	\$ 587,316.24
126	BARGLOFF	\$ 273,055	\$ 252,580	\$ 20,475	\$ 114,485.04
127	THE RESERVES	\$ 33,096	\$ 29,700	\$ 3,396	\$ 25,661.25
128	LMI #4	\$ 36,803	\$ 21,000	\$ 15,803	\$ (98,329.73)
129	SUBDIVISION 5	\$ 667	\$ 6,000	\$ (5,333)	\$ (127,408.23)

<u>Obligation</u>	<u>Date of Issue</u>	<u>Interest Rates</u>	<u>Amount Originally Issued</u>	<u>Balance, Beginning 1-Jul-17</u>	<u>Issued During Year</u>	<u>Redeemed During Year</u>	<u>30-Jun-18 Balance, End of Year</u>	<u>Interest Paid</u>	<u>Statutory Debt</u>	<u>End Date</u>
General obligation bonds and capital loan notes:										
General obligation capital loan notes, Series 2010	To be refinanced - King's Pointe Revenue Bond	February 1, 2010	2,500,000	1,840,000	-	110,000	1,730,000	105,053	Y	2029
General obligation annual appropriation urban renewal bonds, Series 2011	To be refinanced - Bargloff Urban Renewal	July 1, 2011	2,700,000	2,700,000	-	-	2,700,000	99,580	N	2031
General obligation urban renewal refunding bonds, Series 2012C	Hotel Urban Renewal Bond	February 21, 2012	3,825,000	3,065,000	-	385,000	2,680,000	60,798	Y	2025
General obligation capital loan notes, Series 2012	Fulfilled Firetruck Bond	December 28, 2012	480,000	100,000	-	100,000	-	4,000	Y	2018
General obligation capital loan notes, Series 2018	New Firetruck Bond	May 3, 2018	725,000	-	725,000	90,000	635,000	17,500	Y	2025
General obligation urban renewal refunding capital loan notes, Series 2015A	Hotel / Awaysis Bond (refinanced 2015)	May 20, 2015	6,890,000	6,665,000	-	225,000	6,440,000	231,481	Y	2035
General obligation urban renewal refunding capital loan notes, Series 2015B	Hotel / Awaysis Bond (refinanced 2015)	June 5, 2015	3,545,000	2,980,000	-	285,000	2,695,000	114,325	N	2026
Sales Tax Increment Revnue Bonds (Unlimited Property Tax Supported) Series 2015	North Central Stormwater	September 18, 2015	1,500,000	1,735,000	-	30,000	1,705,000	30,000	Y	2033
Sales Tax Increment Revnue Bonds (Unlimited Property Tax Supported) Series 2015	Expansion Blvd Stormwater	September 18, 2015	1,755,000	1,349,581	-	-	1,349,581	26,770	Y	2033
General obligation capital loan notes, Series 2015	North Central Stormwater Phase II	September 18, 2015	574,000	2,870	-	-	2,870	57	Y	N/A
General obligation refunding capital loan notes, Series 2016A		May 10, 2016	1,340,000	1,265,000	-	75,000	1,190,000	32,957	Y	2027
General obligation capital loan notes, Series 2016B	Eric St.	May 10, 2016	720,000	580,000	-	140,000	440,000	10,530	Y	2021
				22,282,451	725,000	1,440,000	21,567,451	733,051		
Debt Limit per Valuation of \$495,140,154	\$24,757,007.70	Annual Appropriation Bonds not subject to Statutory Debt Limit		5,680,000			5,395,000			
		TOTAL DEBT SUBJECT TO LIMIT		17,176,451	69.38%		16,746,451	67.64%		
Revenue notes:										
Water	August 5, 2003	1.75%	\$7,500,000	3,539,000	-	398,000	3,141,000	61,933		2024
Storm Water	October 5, 2006	1.75%	729,000	454,000	-	35,000	419,000	10,783		2027
Sewer	April 5, 2007	3.00%	660,000	412,000	-	32,000	380,000	12,360		2027
Water capital loan notes, Series 2011	August 1, 2011	4.40%-5.00%	200,000	175,000	-	10,000	165,000	8,210		2031
Sewer capital loan notes, Series 2011	August 1, 2011	3.00%-5.00%	680,000	575,000	-	30,000	545,000	25,375		2031
Water capital loan notes, Series 2013A	April 2, 2013	3.00%-3.25%	2,340,000	2,340,000	-	-	2,340,000	74,269		2033
Sewer capital loan notes, Series 2013B	May 1, 2013	.80%-3.25%	6,035,000	5,255,000	-	270,000	4,985,000	133,271		2033
Storm Water, Series 2013C	May 28, 2013	1.00%-3.50%	1,100,000	980,000	-	45,000	935,000	26,260		2033
Storm Water capital loan notes, Series 2015	September 18, 2015	1.75%	750,000	511,936	158,232	34,000	636,169	12,669		2035
				<u>\$ 14,241,936</u>	<u>\$158,232</u>	<u>\$ 854,000</u>	<u>\$ 13,546,169</u>	<u>\$ 365,128</u>		

Total Debt Estimates - 15 year

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
\$6.89M Hotel Revenue GO (6.0M)	\$ 5,975,000	\$ 5,735,000	\$ 5,485,000	\$ 5,230,000	\$ 4,970,000	\$ 4,700,000	\$ 4,420,000	\$ 4,130,000	\$ 3,830,000	\$ 3,520,000	\$ 2,985,000	\$ 2,435,000	\$ 1,860,000	\$ 1,265,000	\$ 645,000
\$750,000 N Central Rev SRF	\$ 612,000	\$ 576,000	\$ 539,000	\$ 502,000	\$ 464,000	\$ 425,000	\$ 386,000	\$ 346,000	\$ 305,000	\$ 264,000	\$ 222,000	\$ 179,000	\$ 135,000	\$ 91,000	\$ 46,000
\$574,000 N Central GO SRF	\$ 468,000	\$ 440,000	\$ 412,000	\$ 384,000	\$ 355,000	\$ 325,000	\$ 295,000	\$ 264,000	\$ 233,000	\$ 201,000	\$ 169,000	\$ 136,000	\$ 103,000	\$ 69,000	\$ 35,000
\$1.755M Expansion Blvd TIF Rev	\$ 1,670,000	\$ 1,620,000	\$ 1,530,000	\$ 1,421,000	\$ 1,309,000	\$ 1,193,000	\$ 1,074,000	\$ 952,000	\$ 827,000	\$ 698,000	\$ 566,000	\$ 430,000	\$ 290,000	\$ 147,000	
\$6.035M Sewer Revenue Bond	\$ 4,160,000	\$ 3,880,000	\$ 3,595,000	\$ 3,300,000	\$ 3,000,000	\$ 2,695,000	\$ 2,385,000	\$ 2,070,000	\$ 1,750,000	\$ 1,420,000	\$ 1,080,000	\$ 730,000	\$ 370,000		
\$2.34M Water Rev Bond Wells	\$ 2,340,000	\$ 2,340,000	\$ 2,340,000	\$ 2,340,000	\$ 2,340,000	\$ 2,110,000	\$ 1,875,000	\$ 1,630,000	\$ 1,380,000	\$ 1,120,000	\$ 855,000	\$ 580,000	\$ 295,000		
\$1.5M N Central TIF SRF	\$ 1,353,000	\$ 1,282,000	\$ 1,197,000	\$ 1,112,000	\$ 1,026,000	\$ 940,000	\$ 827,000	\$ 713,000	\$ 598,000	\$ 481,000	\$ 363,000	\$ 243,000	\$ 122,000		
\$1.1M SW E Central Revenue Bond	\$ 790,000	\$ 740,000	\$ 690,000	\$ 635,000	\$ 580,000	\$ 525,000	\$ 465,000	\$ 405,000	\$ 345,000	\$ 280,000	\$ 215,000	\$ 145,000	\$ 75,000		
\$2.7M GO Annual Appropri.	\$ 2,355,000	\$ 2,230,000	\$ 2,100,000	\$ 1,965,000	\$ 1,825,000	\$ 1,675,000	\$ 1,520,000	\$ 1,360,000	\$ 1,190,000	\$ 1,015,000	\$ 830,000				
\$680,000 McKenna Sewer	\$ 455,000	\$ 420,000	\$ 385,000	\$ 350,000	\$ 315,000	\$ 275,000	\$ 235,000	\$ 190,000	\$ 145,000	\$ 100,000	\$ 50,000				
\$200,000 McKenna Water	\$ 135,000	\$ 125,000	\$ 115,000	\$ 105,000	\$ 95,000	\$ 85,000	\$ 75,000	\$ 60,000	\$ 45,000	\$ 30,000	\$ 15,000				
\$2.5M Hotel Revenue Bond 2009	\$ 1,475,000	\$ 1,340,000	\$ 1,200,000	\$ 1,055,000	\$ 900,000	\$ 740,000	\$ 570,000	\$ 390,000	\$ 200,000						
\$729,000 Storm Water SRF	\$ 306,000	\$ 266,000	\$ 225,000	\$ 183,000	\$ 139,000	\$ 94,000	\$ 48,000								
\$7.5M Water Plant SRF Bond	\$ 1,874,000	\$ 1,426,000	\$ 965,000	\$ 490,000	\$ -										
\$660,000 Odor Control SRF	\$ 278,000	\$ 242,000	\$ 205,000	\$ 167,000	\$ 127,000	\$ 86,000	\$ 44,000								
3.5M GO Bond (5.6M) 2005	\$ 1,156,222	\$ 950,058	\$ 732,953	\$ 500,042	\$ 249,138										
\$1.7M TIF Bond (5.6M) 2005	\$ 669,901	\$ 550,038	\$ 421,749	\$ 285,040	\$ 141,667										
400,000 (5.6M) Hotel Tax Bond	\$ 148,876	\$ 124,903	\$ 95,298	\$ 64,918	\$ 34,195										
\$725,000 Firetruck*	\$ 540,000	\$ 440,000	\$ 340,000	\$ 240,000	\$ 110,000										
\$3.545M GO Hotel Bond (5.4M)	\$ 2,080,000	\$ 1,765,000	\$ 1,435,000	\$ 1,095,000	\$ 745,000	\$ 380,000									
\$720,000 Erie St. GO Bond	\$ 295,000	\$ 150,000	\$ -												
Total Principal Remaining	\$ 29,135,999.00	\$ 26,641,999.00	\$ 24,008,000.00	\$ 21,424,000.00	\$ 18,725,000.00	\$ 16,248,000.00	\$ 14,219,000.00	\$ 12,510,000.00	\$ 10,848,000.00	\$ 9,129,000.00	\$ 7,350,000.00	\$ 4,878,000.00	\$ 3,250,000.00	\$ 1,572,000.00	\$ 726,000.00

	King's Pointe Resort Budget FY2018-2019														
DEPARTMENTAL	July	August	September	October	November	December	January	February	March	April	May	June	FY17-18		
Rooms															
Revenue	\$ 360,100	\$ 304,800	\$ 192,300	\$ 179,500	\$ 146,100	\$ 145,600	\$ 138,600	\$ 138,200	\$ 150,100	\$ 176,400	\$ 184,900	\$ 239,700	\$ 2,356,300		
Payroll	\$ 43,600	\$ 42,650	\$ 34,750	\$ 32,100	\$ 29,600	\$ 33,750	\$ 32,800	\$ 28,300	\$ 36,400	\$ 28,100	\$ 33,450	\$ 35,370	\$ 410,870		
Other Expenses	\$ 9,043	\$ 8,139	\$ 5,577	\$ 5,206	\$ 4,237	\$ 4,222	\$ 4,019	\$ 4,008	\$ 4,353	\$ 5,116	\$ 5,362	\$ 6,951	\$ 66,233		
Rooms Profit	\$ 307,457	\$ 254,011	\$ 151,973	\$ 142,195	\$ 112,263	\$ 107,628	\$ 101,781	\$ 105,892	\$ 109,347	\$ 143,184	\$ 146,088	\$ 197,379	\$ 1,879,197		
Restaurant															
Revenue	\$ 144,983	\$ 148,496	\$ 107,603	\$ 104,660	\$ 99,632	\$ 106,300	\$ 99,792	\$ 104,588	\$ 112,042	\$ 104,088	\$ 109,658	\$ 132,776	\$ 1,374,618		
Payroll	\$ 58,718	\$ 60,141	\$ 43,579	\$ 42,387	\$ 40,351	\$ 43,052	\$ 40,416	\$ 42,358	\$ 45,377	\$ 42,156	\$ 44,411	\$ 53,774	\$ 556,720		
COGS	\$ 52,194	\$ 53,459	\$ 38,737	\$ 37,678	\$ 35,868	\$ 37,268	\$ 34,925	\$ 37,652	\$ 40,335	\$ 37,472	\$ 39,477	\$ 47,799	\$ 492,862		
Other Expenses	\$ 12,353	\$ 13,701	\$ 10,653	\$ 10,361	\$ 8,864	\$ 10,524	\$ 9,879	\$ 8,354	\$ 9,092	\$ 9,305	\$ 10,856	\$ 13,145	\$ 127,087		
Restaurant Profit	\$ 21,718	\$ 21,196	\$ 14,634	\$ 14,234	\$ 14,550	\$ 15,457	\$ 14,572	\$ 16,224	\$ 17,238	\$ 15,156	\$ 14,913	\$ 18,058	\$ 197,948		
Snack Bar															
Revenue	\$ 15,500	\$ 9,000	\$ 3,140	\$ 3,060	\$ 2,150	\$ 5,350	\$ 8,600	\$ 9,460	\$ 9,888	\$ 6,894	\$ 7,500	\$ 13,000	\$ 93,542		
Payroll	\$ 7,644	\$ 4,675	\$ 1,790	\$ 1,744	\$ 1,226	\$ 3,050	\$ 4,619	\$ 5,392	\$ 5,636	\$ 3,930	\$ 3,369	\$ 4,632	\$ 47,707		
COGS	\$ 6,510	\$ 3,780	\$ 1,319	\$ 1,285	\$ 903	\$ 2,247	\$ 3,612	\$ 3,973	\$ 4,153	\$ 2,895	\$ 3,150	\$ 5,460	\$ 39,288		
Other Expenses	\$ 1,293	\$ 585	\$ 204	\$ 199	\$ 140	\$ 348	\$ 559	\$ 615	\$ 643	\$ 448	\$ 488	\$ 845	\$ 6,366		
Snack Bar Profit	\$ 53	\$ (40)	\$ (173)	\$ (168)	\$ (119)	\$ (295)	\$ (190)	\$ (520)	\$ (544)	\$ (380)	\$ 494	\$ 2,063	\$ 182		
Water Park															
Revenue	\$ 45,269	\$ 26,823	\$ 16,527	\$ 15,157	\$ 12,903	\$ 30,926	\$ 25,944	\$ 31,542	\$ 43,978	\$ 30,763	\$ 38,207	\$ 56,368	\$ 374,407		
Payroll	\$ 14,221	\$ 12,081	\$ 6,193	\$ 5,577	\$ 5,006	\$ 11,887	\$ 7,912	\$ 9,843	\$ 15,605	\$ 10,929	\$ 18,085	\$ 26,594	\$ 143,932		
Other Expenses	\$ 4,980	\$ 2,951	\$ 1,818	\$ 1,667	\$ 1,419	\$ 3,402	\$ 2,854	\$ 3,470	\$ 4,838	\$ 3,384	\$ 4,203	\$ 6,200	\$ 41,185		
Water Park Profit	\$ 26,068	\$ 11,791	\$ 8,516	\$ 7,913	\$ 6,478	\$ 15,637	\$ 15,178	\$ 18,230	\$ 23,535	\$ 16,451	\$ 15,919	\$ 23,574	\$ 189,290		
Other / Vending / Gift Shop															
Revenue	\$ 15,507	\$ 13,126	\$ 8,281	\$ 7,730	\$ 6,292	\$ 6,270	\$ 5,969	\$ 5,951	\$ 6,464	\$ 7,596	\$ 7,962	\$ 10,322	\$ 101,470		
Gift Shop COGS	\$ 3,877	\$ 3,281	\$ 2,070	\$ 2,072	\$ 1,573	\$ 1,568	\$ 1,492	\$ 1,488	\$ 1,616	\$ 1,899	\$ 1,991	\$ 2,581	\$ 25,507		
Other Expenses	\$ 3,101	\$ 2,625	\$ 1,656	\$ 1,546	\$ 1,258	\$ 1,254	\$ 1,194	\$ 1,190	\$ 1,293	\$ 1,519	\$ 1,592	\$ 2,064	\$ 20,294		
Other Total	\$ 8,529	\$ 7,219	\$ 4,555	\$ 4,112	\$ 3,460	\$ 3,449	\$ 3,283	\$ 3,273	\$ 3,555	\$ 4,178	\$ 4,379	\$ 5,677	\$ 55,669		
TOTAL DEPARTMENTAL															
Revenue	\$ 581,359	\$ 502,245	\$ 327,851	\$ 310,107	\$ 267,077	\$ 294,446	\$ 278,905	\$ 289,741	\$ 322,472	\$ 325,741	\$ 348,227	\$ 452,166	\$ 4,300,337		
Payroll	\$ 124,183	\$ 119,547	\$ 86,312	\$ 81,808	\$ 76,183	\$ 91,739	\$ 85,747	\$ 85,893	\$ 103,018	\$ 85,114	\$ 99,315	\$ 120,370	\$ 1,159,230		
Other Expenses	\$ 93,351	\$ 88,521	\$ 62,034	\$ 60,014	\$ 54,262	\$ 60,832	\$ 58,535	\$ 60,749	\$ 66,322	\$ 62,038	\$ 67,118	\$ 85,046	\$ 818,821		
TOTAL DEPARTMENTAL	\$ 363,825	\$ 294,177	\$ 179,505	\$ 168,285	\$ 136,632	\$ 141,875	\$ 134,623	\$ 143,099	\$ 153,131	\$ 178,589	\$ 181,793	\$ 246,750	\$ 2,322,286		
UNDISTRIBUTED															
Undistributed															
Marketing	\$ 28,549	\$ 29,101	\$ 24,950	\$ 24,700	\$ 23,695	\$ 20,611	\$ 22,489	\$ 20,282	\$ 19,573	\$ 21,802	\$ 19,265	\$ 28,808	\$ 283,825		
Maintenance	\$ 40,238	\$ 36,623	\$ 34,867	\$ 23,359	\$ 39,702	\$ 30,028	\$ 31,665	\$ 24,511	\$ 27,410	\$ 27,688	\$ 35,464	\$ 38,021	\$ 389,576		
Administrative	\$ 34,800	\$ 40,080	\$ 38,450	\$ 32,460	\$ 28,400	\$ 30,200	\$ 26,496	\$ 27,525	\$ 30,635	\$ 29,945	\$ 26,931	\$ 30,493	\$ 376,415		
Insurance	\$ 15,470	\$ 14,691	\$ 12,956	\$ 12,778	\$ 12,348	\$ 12,621	\$ 12,461	\$ 12,574	\$ 12,902	\$ 12,934	\$ 13,143	\$ 14,151	\$ 159,029		
Utilities	\$ 14,890	\$ 21,436	\$ 20,904	\$ 16,010	\$ 19,240	\$ 21,880	\$ 26,943	\$ 29,810	\$ 23,750	\$ 23,837	\$ 22,987	\$ 20,120	\$ 261,807		
Property Tax	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 24,000		
Total Undistributed	\$135,947	\$143,931	\$134,127	\$111,307	\$125,385	\$117,340	\$122,054	\$116,702	\$116,270	\$118,206	\$119,790	\$133,593	\$ 1,494,652		
Profit From Operations	\$227,878	\$150,246	\$45,378	\$56,978	\$11,247	\$24,535	\$12,569	\$26,397	\$36,862	\$60,383	\$62,003	\$113,157	\$ 827,633		
Other - Below Ops Line															
Other Expenses															
Interest	\$27,679	\$27,679	\$27,679	\$27,679	\$27,679	\$27,679	\$27,679	\$27,679	\$27,679	\$27,679	\$27,679	\$27,679	\$ 332,148		
Management Fee	\$17,441	\$15,067	\$9,836	\$9,303	\$8,012	\$8,833	\$8,367	\$8,692	\$9,674	\$9,772	\$10,447	\$13,421	\$ 128,865		
Incentive Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,408	\$ 19,408		
Total Other	\$45,120	\$42,746	\$37,515	\$36,982	\$35,691	\$36,512	\$36,046	\$36,371	\$37,353	\$37,451	\$38,126	\$60,508	\$ 480,421		
NET PROFIT (LOSS)	\$182,758	\$107,500	\$7,863	\$19,996	-\$24,444	-\$11,977	-\$23,477	-\$9,974	-\$491	\$22,932	\$23,877	\$52,649	\$ 351,870		
Bond Principal	\$9,584	\$9,584	\$9,584	\$9,584	\$9,584	\$9,584	\$9,584	\$9,584	\$9,584	\$9,584	\$9,584	\$9,584	\$ 115,008		
CASH FLOW	\$173,174	\$97,916	-\$1,721	\$10,412	-\$34,028	-\$21,561	-\$33,061	-\$19,558	-\$10,075	\$13,348	\$14,293	\$43,065	\$ 236,862		