

**CITY OF STORM LAKE
REGULAR COUNCIL MEETING, COUNCIL
CHAMBERS
NOVEMBER 20, 2017
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. **Easement Agreement with Douglas and Sharen Peters**
3. **Motion to Approve Resource Enhancement and Protection (REAP) Grant Agreement - Park land Acquisition**
4. **Resolution No. 30-R-2017-2018 Setting Hopper Annexation Hearing and Consultation Meeting**
5. **Resolution No. 31-R-2017-2018 Approving Contract For Appraisal Services With Remer Appraisals**
6. **Motion to Approve Grant Submission for Implementing a Storm Water Harvesting & Irrigation Reuse System for Additional Water Quality Benefits**
7. **Closed Session Reference Iowa Code Chapter 21.5 (c) Matters of Litigation**
8. Adjourn

Meeting Protocol

If you wish to speak today, please:

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

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

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



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Staff Summary

11/20/2017

Agenda Item # A.



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

FROM: Mayra Martinez, City Clerk

SUBJECT: **Approve Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

- List of bills for approval
- King's Pointe and Sunrise Pointe Bill disbursements for approval
- Approve the November 6, 2017 City Council Minutes
- Approve Easement for 215/217 Memorial Road (See attached staff summary)

FISCAL IMPACT: The City will pay the following expenditures:

- List of Bills - \$396,408.39
- King's Pointe and Sunrise Pointe Golf Course Bills - \$113,028.10

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

Description	Type
☐ Minutes - November 6, 2017	Minutes
☐ List of Bills	List of Bills
☐ King's Pointe and Golf Course List of Bills	List of Bills

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, IOWA, CITY HALL,
NOVEMBER 6, 2017 5:00 P.M.**

Present: Mayor Jon F. Kruse, Council Members Bruce Engelmann, Tyson Rice, Dan Anderson, Mike Porsch, and Bruce Carlson. 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, Library Director Elizabeth Huff, Water Plant Superintendent Mike Davis, Finance Director Brian Oakleaf, and City Clerk Mayra Martinez

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

Hear the Public – Joe Kucera, representing the Storm Lake Whitecaps, thanked the City Council for their support and mentioned they like to come back next year.

Consent Agenda – Moved by Council Member Engelmann to approve the list of bills with check #'s 56737 through #56870 and King's Pointe and Sunrise Pointe list of bills, minutes from the October 16, 2017 City Council meeting, renewal liquor license for Amvets Club and Lake Avenue Lounge (contingent of dram shop submittal), and renewal of taxicab license for Storm Lake Cabs. Seconded by Council Member Porsch. Vote: Ayes: Council Member Porsch, Anderson, and Engelmann; Nays: Council Members Rice and Carlson. Motion carried.

Water Plant Drive – Moved by Council Member Rice to adopt Resolution No. 26-R-2017-2018 to approve Change Order Number 1 to the contract with Smith Concrete Service for the Water Plant Drive Project. Change Order #1 is a decrease of \$3,403.80 to the contract. Change order is to adjust the original proposal quantities installed. Making the total contract cost \$50,761.20. Seconded by Council Member Porsch. Vote: All ayes. Motion carried.

RESOLUTION NO. 26-R-2017-2018

**RESOLUTION APPROVING CHANGE ORDER NO. ONE OF THE WATER PLANT
DRIVE**

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

Section 1. To approve Change Order No. 1 to the contract with Smith Concrete Services of Storm Lake, IA for the Water Plant Drive, of a decrease of \$3,403.80 to the contract quantities to correspond to actual quantities installed.

Total cost of Change Order #1 is a deduction of \$3,403.80 to the contract. Total contract cost after change order #1 is \$50,761.20.

PASSED AND APPROVED this 6th day of November, 2017.

Jon F. Kruse, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Fireworks - Moved by Council Member Porsch to pass on 3rd reading Ordinance No. 04-O-2017-2018 adopting for Use of Consumer Fireworks. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

ORDINANCE NO. 04-O-2017-2018

AN ORDINANCE AMENDING CHAPTER 8-2 OF TITLE VIII OF THE CITY CODE OF THE CITY OF STORM LAKE, IOWA, TITLED “PUBLIC ORDER,” TO REPEAL CERTAIN PROVISIONS PROHIBITING THE POSSESSION OF FIREWORKS, AND TO PROHIBIT THE USE OF “FIRST-CLASS CONSUMER FIREWORKS” AND LIMIT THE USE OF “SECOND-CLASS CONSUMER FIREWORKS” WITHIN THE CITY OF STORM LAKE, IOWA

WHEREAS, the Iowa Legislature has adopted and the Governor has signed Senate File 489 (SF 489), Eighty-Seventh General Assembly, which permits the sale and use of “first-class consumer fireworks” as now defined in Iowa Code Section 100.19(1)(c) and “second-class consumer fireworks” as now defined in Iowa Code Section 100.19(1)(e);

WHEREAS, SF 489 amends Iowa Code Section 364.2 by adopting a new Subsection 6 which provides that “a city council may by ordinance or resolution prohibit or limit the use of consumer fireworks, display fireworks, or novelties, as described in Section 727.2”;

WHEREAS, it is the judgment of the Storm Lake City Council that the use of “first-class consumer fireworks” and “second-class consumer fireworks” in the City of Storm Lake, Iowa constitutes a threat to the public safety and private property and a nuisance to neighboring land owners;

WHEREAS, SF 489 amends Iowa Code Section 727.2 by, among other changes and additions, adding Section 727.2(3)(c)(1) which provides: “A person who uses or explodes consumer fireworks or novelties while the use of such devices is prohibited or limited by an ordinance adopted by the county or city in which the fireworks are used commits a simple misdemeanor, punishable by a fine of not less than two hundred fifty dollars.”;

WHEREAS, the City of Storm Lake, Iowa desires to prohibit the use of “first-class consumer fireworks,” as now defined in Iowa Code Section 100.19(1)(c), and limit the use of “second-class consumer fireworks,” as now defined in Iowa Code Section 100.19(1)(e), and to have the provisions of Section 727.2 (3)(c)(1) apply to unlawful use of “first-class consumer fireworks” and “second-class consumer fireworks” in the city of Storm Lake, Iowa; and

WHEREAS, the provisions of subsection I, headed, “Possession of Fireworks,” of Section 8-2-1, headed “Misdemeanors” of the City Code of the City of Storm Lake, Iowa are now inconsistent with the provisions of SF 489.

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

Section 1. Subsection (I) of Section 8-2-1, headed, “Possession of Fireworks,” including such subsection heading and both subparagraphs 1 and 2 thereunder, being a part of Chapter 8-2 of Title VIII of the City Code of the City of Storm Lake, Iowa, is hereby repealed.

Section 2. The following new subsection (I) of Section 8-2-1, now headed, “Use of Consumer Fireworks’,” is inserted in lieu of the subsection (I) of said Section 8-2-1 repealed by this ordinance:

(I) Use of Consumer Fireworks:

1. The use of “first-class consumer fireworks,” as defined in Section 100.19(1)(c) of the Code of Iowa, within the corporate limits of the City of Storm Lake, Iowa is prohibited.
2. The use of “second-class consumer fireworks,” as defined in Section 100.19(1)(e) of the Code of Iowa, within the corporate limits of the City of Storm Lake, Iowa is prohibited except between the hours of 5:00 p.m. and 10:00 p.m. Central Time on July 3 of each year and between the hours of 5:00 p.m. and 10:00 p.m. Central Time on July 4 of each year.
3. A person who violates a provision of this subsection (I) of Section 8-2-1 commits a simple misdemeanor punishable by a fine of not less than two hundred fifty dollars and not more than five hundred dollars. A court shall not order imprisonment for a violation of this subsection.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. This ordinance shall be in effect following its passage, approval, and publication as provided by law.

Passed by the Council the 6th day of November, 2017, and approved this 6th day of November, 2017.

Jon F. Kruse, Mayor

ATTEST:

Mayra Martinez, City Clerk

I hereby certify that the foregoing was published as Ordinance No. _____ in the Storm Lake Times on the _____ day of _____, 2017.

Mayra Martinez, City Clerk

Circle Park - Moved by Council Member Porsch to adopt Resolution No. 27-R-2017-2018 approving change order # 1 to the contract with Healy Excavating for Circle Park Storm Sewer Reconstruction project. Change order changes the substantial completion date to November 30, 2017. Seconded by Council Member Anderson. Vote: All ayes. Motion carried.

RESOLUTION NO. 27-R-2017-2018

**RESOLUTION APPROVING CHANGE ORDER NO. ONE TO THE CIRCLE PARK
STORM SEWER RECONSTRUCTION PROJECT**

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

Section 1. To approve Change Order No. 1 to the contract with Healy Excavating, of Lake View, Iowa for the Circle Park Storm Sewer Reconstruction Project. Change Order No. 1 is to move the late substantial completing date from October 31st, 2017 to November 30, 2017.

No cost change to the contract with Change Order # 1.

PASSED AND APPROVED this 6th day of November, 2017.

Jon F. Kruse, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Moved by Council Member Engelmann to adopt Resolution No. 28-R-2017-2018 approving change order # 1 to the contract with Healy Excavating for Circle Park Rain Garden Project. Change order changes the substantial completion date to November 30, 2017. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

RESOLUTION NO. 28-R-2017-2018

**RESOLUTION APPROVING CHANGE ORDER NO. ONE TO THE CIRCLE PARK
RAIN GARDEN PROJECT**

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

Section 1. To approve Change Order No. 1 to the contract with Healy Excavating, of Lake View, Iowa for the Circle Park Rain Garden Project. Change Order No. 1 is to move the late substantial completing date from October 31st, 2017 to November 30, 2017.

No cost change to the contract with Change Order # 1.

PASSED AND APPROVED this 6th day of November, 2017.

Jon F. Kruse, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Item #7 was removed from the agenda

Closed Session – Moved by Council Member Porsch to go into Closed Session Reference Iowa Code Chapter 21.5 (j) To Discuss the Purchase of Property. Seconded by Council Member Rice. Vote: all ayes. Motion carried.

Attendance: Engelmann, Rice, Anderson, Carlson, Porsch, Kruse, Martinez, Havens, Navratil, and Derragon.

Moved by Council Member Porsch to return to open session at 5:50 pm. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

These are draft minutes Subject to Final Council Approval

Adjournment – Moved by Council Member Engelmann to adjourn the meeting at 5:50 pm.
Seconded by Council Member Anderson. Vote: All ayes. Motion carried.

Jon F. Kruse, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

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

Checks for Approval Report

From: 11/07/17 To 11/20/17
User: tyler.gibbins

UNAVAILABLE

AFLAC	PR Batch 00552.11.2017 Aflac Pretax	385.11
AFLAC	PR Batch 00552.11.2017 Aflac After tax	71.78
CERVANTES MARIA	Refund Check	121.16
City of Storm Lake	PR Batch 00552.11.2017 Dental employee/child	3.00
City of Storm Lake	PR Batch 00552.11.2017 Dental insurance employee c	26.00
City of Storm Lake	PR Batch 00552.11.2017 Dental employee/spouse	12.78
City of Storm Lake	PR Batch 00552.11.2017 Dental insurance family	81.18
City of Storm Lake	PR Batch 00552.11.2017 125 Flexible Benefits	641.32
City of Storm Lake	PR Batch 00552.11.2017 Flex- Child Care	96.15
City of Storm Lake	PR Batch 00552.11.2017 Health Insurance Family	1,783.21
City of Storm Lake	PR Batch 00552.11.2017 Health Insurance Single	517.86
Collection Services Center	PR Batch 00552.11.2017 Child Support Payments to I	222.00
Conseco Health Insurance Co	PR Batch 00552.11.2017 Cancer Pre Tax Insurance	20.59
CREATIVE LODGING SOLUTIONS	Refund Check	25.66
CREATIVE LODGING SOLUTIONS	Refund Check	44.55
CREATIVE LODGING SOLUTIONS	Refund Check	11.84
CREATIVE LODGING SOLUTIONS	Refund Check	1.80
CREATIVE LODGING SOLUTIONS	Refund Check	5.58
DE LA PAZ LIBERTAD	Refund Check	64.26
EFTPS	PR Batch 00552.11.2017 Federal Income Tax	11,422.40
EFTPS	PR Batch 00552.11.2017 FICA Employee Portion	3,440.90
EFTPS	PR Batch 00552.11.2017 FICA Employer Portion	3,440.90
EFTPS	PR Batch 00552.11.2017 Medicare Employee Portion	1,474.98
EFTPS	PR Batch 00552.11.2017 Medicare Employer Portion	1,474.98
GAMBLE RENARD	Refund Check	48.82
GYI KO	Refund Check	27.25
GYI KO	Refund Check	49.65
GYI KO	Refund Check	17.95
GYI KO	Refund Check	1.90
GYI KO	Refund Check	8.44
HERNANDEZ JOSE	Refund Check	107.36
HERNANDEZ VENUS	Refund Check	116.53
HERNANDEZ-SOSA ROBERTO	Refund Check	14.97
HERNANDEZ-SOSA ROBERTO	Refund Check	21.49
HERNANDEZ-SOSA ROBERTO	Refund Check	4.27
HERNANDEZ-SOSA ROBERTO	Refund Check	1.05
HERNANDEZ-SOSA ROBERTO	Refund Check	2.01
ICMA Retirement Trust 457	PR Batch 00552.11.2017 ICMA	825.00
Iowa Public Employees	PR Batch 00552.11.2017 IPERS	3,433.23
Iowa Public Employees	PR Batch 00552.11.2017 IPERS City Share	5,152.59
ITT Hartford AMS RPVA	PR Batch 00552.11.2017 457 Hartford	175.00
MALDONADO MARIA	Refund Check	21.44
MALDONADO MARIA	Refund Check	36.80
MALDONADO MARIA	Refund Check	10.58
MALDONADO MARIA	Refund Check	1.50
MALDONADO MARIA	Refund Check	4.98
MALDONADO MARIBEL	Refund Check	13.33
MALDONADO MARIBEL	Refund Check	26.38
MALDONADO MARIBEL	Refund Check	7.45
MALDONADO MARIBEL	Refund Check	0.92
MALDONADO MARIBEL	Refund Check	3.51
MORALES MORALES JORGE	Refund Check	30.46
Muni Fire/Police Retire	PR Batch 00552.11.2017 Muni Police/Fire Pension	3,399.50
Muni Fire/Police Retire	PR Batch 00552.11.2017 Muni Police/Fire Pension Ci	9,287.15
NEWTON KEVIN	Refund Check	126.32
OLIVEIRA ERIKA	Refund Check	19.01
OLIVEIRA ERIKA	Refund Check	31.09

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OLIVEIRA ERIKA	Refund Check	8.48
OLIVEIRA ERIKA	Refund Check	1.33
OLIVEIRA ERIKA	Refund Check	3.99
PEREZ LABARTA JOAQUIN	Refund Check	41.52
ROJAS YOLANDA	Refund Check	17.56
ROJAS YOLANDA	Refund Check	27.96
ROJAS YOLANDA	Refund Check	7.30
ROJAS YOLANDA	Refund Check	1.23
ROJAS YOLANDA	Refund Check	3.44
SEYMOUR MAXINE	Refund Check	16.20
SEYMOUR MAXINE	Refund Check	25.01
SEYMOUR MAXINE	Refund Check	6.17
SEYMOUR MAXINE	Refund Check	1.13
SEYMOUR MAXINE	Refund Check	2.90
Teamsters Local Union 554	PR Batch 00552.11.2017 Union Dues	332.50
Treasurer State Of Iowa	PR Batch 00552.11.2017 State Income Tax	4,222.89
VEGA HERNANDEZ YUDITH	Refund Check	25.96
VEGA HERNANDEZ YUDITH	Refund Check	49.80
VEGA HERNANDEZ YUDITH	Refund Check	14.92
VEGA HERNANDEZ YUDITH	Refund Check	1.81
VEGA HERNANDEZ YUDITH	Refund Check	7.02
WHITE SEAN	Refund Check	63.71
ZUNIGA-CARDENAS JAVIER	Refund Check	134.56

UNAVAILABLE **Department Total =** 53,435.31

Police Department

Alliant Energy	Gas Service Sept/Oct 2017	258.75
Alta Body Shop		3,330.00
Central Iowa Distributing, Inc	Cleaning Supplies	116.61
Decatur Electronics Inc	Battery Holder	24.00
Fields Marilyn	Proctor LT Wirtten Exam	75.00
Genesis Development	Janitorial Services- October 2017	600.00
Havens Philip E	October 2017 Legal Services	100.00
Jack's Uniforms & Equipment	Flashlights	243.89
JNB Acquisition Corporation	Copier Maintenance Agreement	183.12
Long Lines Broadband	Phone Service November 2017	246.91
McDonald Mitch	Active Shooter Training- Cedar Rapids- McDonald	667.40
MidAmerican Energy Company	Electric Service Sept/Oct 2017	1,072.52
Neuroth Kevin	Garbage Service October 2017	24.50
Reserve Account	Postage Nov 6, 2017	208.20
Star Energy, LLC	Fuel October 2017	2,772.28
Universal Hospital Services Inc	Defibrillator Maintenance	36.00
Verizon Wireless Inc	Phone Service- October 2017	1,210.92

Police Department **Department Total =** 11,170.10

Fire Department

Alliant Energy	Gas Service Sept/Oct 2017	41.68
Alpha Wireless	Pager Repairs	99.00
Alpha Wireless	Pager Batteries	137.00
Arnold Motor Supply, LLP	Oil & Supplies	20.62
Iowa Office Supply Inc	Planner	21.89
Jack's Uniforms & Equipment	Uniforms- Fevold	151.84
Julius Dennis R.	October 2017 Laundry Services	55.64
Long Lines Broadband	Phone Service November 2017	40.65
Neuroth Kevin	Garbage Service October 2017	54.25

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Checks for Approval Report

From: 11/07/17 To 11/20/17
User: tyler.gibbins

Rust's Western Shed	Bunker Gear Repairs	25.50
SKM, LLC	New Sheaves for Aerial 71	5,024.39
Stanton Electric, Inc	Lights	98.10
Star Energy, LLC	Fuel October 2017	162.65
Storm Lake Ace Hardware Inc	Supplies	4.98
Storm Lake Ace Hardware Inc	Blade	5.99
Storm Lake Hearing Aid Service, Inc	Screening Evaluation	42.00
Verizon Wireless Inc	Phone Service- October 2017	156.57
Fire Department	Department Total =	6,142.75
Building Official		
Havens Philip E	October 2017 Legal Services	566.67
Havens Philip E	October 2017 Legal Services	816.66
Iowa Assoc of Bldg Officials	FY2018 Membership- Olesen	50.00
Long Lines Broadband	Phone Service November 2017	60.97
Reserve Account	Postage Nov 6, 2017	55.78
Star Energy, LLC	Fuel October 2017	106.24
Storm Lake Ace Hardware Inc	Supplies	13.99
Verizon Wireless Inc	Phone Service- October 2017	104.38
Building Official	Department Total =	1,774.69
Animal Care		
Johnson Dianne	Bd & Disp Cats & Dogs	825.00
Animal Care	Department Total =	825.00
Crime Prevention		
Coffee Tree	Coffee with a Cop- Less Tax	191.40
Crime Prevention	Department Total =	191.40
Roadway Maintenance		
Alliant Energy	Gas Service Sept/Oct 2017	112.96
Arnold Motor Supply, LLP	Cruise Control Switch	20.93
Arnold Motor Supply, LLP	Fuel Cap for Air Compressor	4.15
Arnold Motor Supply, LLP	Supplies for New Sander	55.92
Bierschbach Equipment & Supply Company, Inc	Tile	285.00
Bolton & Menk, Inc	Services through 10/31/2017	30.00
Bolton & Menk, Inc	Services through 10/31/2017	8,597.50
Buena Vista Regional Medical Center	CDL Testing Services	72.00
Cemstone Products Company	Concrete for Main Repairs	226.63
Central Iowa Distributing, Inc	Cleaning Supplies	134.00
Central Iowa Distributing, Inc	Cleaning Supplies	225.25
Certified Testing Services, Inc	Testing Services	1,913.00
Certified Testing Services, Inc	Testing Services	2,029.00
Cintas First Aid & Safety	First Aid Supplies	57.72
Fastenal Company	Supplies	12.19
Fastenal Company	Gloves & Supplies	11.93
Fastenal Company	Supplies for Sander	5.93
Fastenal Company	Supplies for Sander	5.93
Fastenal Company	Supplies	2.59
Fastenal Company	Supplies	21.46
Fastenal Company	Supplies	5.93

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JNB Acquisition Corporation	Copier Maintenance Agreement	24.50
Long Lines Broadband	Phone Service November 2017	56.41
MidAmerican Energy Company	Electric Service Sept/Oct 2017	411.07
Neuroth Kevin	Garbage Service October 2017	127.00
Star Energy, LLC	Fuel October 2017	1,966.09
Storm Lake Hydraulics Co Inc	Additional Fee for Hyd Hose & Ends on Sander	0.50
Telvent DTN, Inc	Services through 2/14/2018	696.00
Verizon Wireless Inc	Phone Service- October 2017	104.38

Roadway Maintenance **Department Total =** 17,215.97

Street Lighting

MidAmerican Energy Company	Electric Service Sept/Oct 2017	13,608.79
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Street Lighting **Department Total =** 13,608.79

Snow Removal

Builders FirstSource, Inc	Supplies	45.98
McCrea Enterprises	Paint for New Sander	60.50
McCrea Enterprises	Paint for New Sander	55.05

Snow Removal **Department Total =** 161.53

Airport

Bart's Flying Service	October 2017 Airport Contract	5,138.98
Century Link	November 2017 Phone Services	157.04
Graham Tire	Tug Tractor Tires	586.00
Havens Philip E	October 2017 Legal Services	50.00
Havens Philip E	October 2017 Legal Services	166.67
Iowa Lakes Regional Water	Water Service	67.31
MidAmerican Energy Company	Electric Service Sept/Oct 2017	468.37
Reserve Account	Postage Nov 6, 2017	26.92

Airport **Department Total =** 6,661.29

Transit

DeWall Jeff	1st Qtr FY2018 Rides	302.00
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Transit **Department Total =** 302.00

Library

Alliant Energy	Gas Service Sept/Oct 2017	30.86
Genesis Development	Janitorial Services- October 2017	600.00
Long Lines Broadband	Phone Service November 2017	108.64
MidAmerican Energy Company	Electric Service Sept/Oct 2017	751.88
Neuroth Kevin	Garbage Service October 2017	38.25
Reserve Account	Postage Nov 6, 2017	7.82

Library **Department Total =** 1,537.45

Parks Department

A & A Automotive	Tire Repairs	24.25
Alliant Energy	Gas Service Sept/Oct 2017	36.70

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Arnold Motor Supply, LLP	Battery	139.99
Arnold Motor Supply, LLP	Belt	15.78
Arnold Motor Supply, LLP	Supplies	2.49
Arnold Motor Supply, LLP	Supplies	3.39
Arnold Motor Supply, LLP	Battery	127.92
Central Iowa Distributing, Inc	Cleaning Supplies	697.80
CNH Industrial America LLC	Blowers & Brush Cutters	1,133.81
Control System Specialists, LLC	Shelter House Service Call	95.00
Engel Agri-Sales Co	Batwing Mower	12,975.00
Fastenal Company	Supplies	16.95
Healy John J.	Pay Request #1 Circle Park Rain Garden	34,442.25
Healy John J.	Pay Request #1 Circle Park Storm Sewer Reconstructi	29,374.47
L & G Products, Inc	Seed	224.25
Long Lines Broadband	Phone Service November 2017	36.00
MidAmerican Energy Company	Electric Service Sept/Oct 2017	304.57
Neuroth Kevin	Garbage Service October 2017	205.50
Petersen Manufacturing	Concrete Bench	787.75
Star Energy, LLC	Fuel October 2017	562.68
Verizon Wireless Inc	Phone Service- October 2017	156.57

Parks Department **Department Total =** 81,363.12

Golf Course

Arnold Motor Supply, LLP	Battery	114.70
Builders FirstSource, Inc	PVC Pipe & Supplies	33.98
Builders FirstSource, Inc	PVC Pipe	24.98
Fastenal Company	Supplies	4.87
MidAmerican Energy Company	Electric Service Sept/Oct 2017	186.80
Star Energy, LLC	Fuel October 2017	214.34
Turfwerks	Deck Kit	259.78
Turfwerks	Gear Motor	740.32

Golf Course **Department Total =** 1,579.77

Campgrounds

Long Lines Broadband	Phone Service November 2017	102.00
MidAmerican Energy Company	Electric Service Sept/Oct 2017	156.76
Neuroth Kevin	Garbage Service October 2017	531.76

Campgrounds **Department Total =** 790.52

UNAVAILABLE

MidAmerican Energy Company	Electric Service Sept/Oct 2017	888.33
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UNAVAILABLE **Department Total =** 888.33

Shelter House

Alliant Energy	Gas Service Sept/Oct 2017	25.28
MidAmerican Energy Company	Electric Service Sept/Oct 2017	131.79
Plumbing & Heating Wholesale, Inc	Tape	18.71
Storm Lake Ace Hardware Inc	Supplies	53.98

Shelter House **Department Total =** 229.76

UNAVAILABLE

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Neuroth Kevin	Garbage Service October 2017	93.00
Storm Lake Times The	October 2017 Publications	36.40
Storm Lake Times The	October 2017 Publications	20.80

UNAVAILABLE	Department Total =	150.20
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Economic Develop

Long Lines Broadband	Phone Service November 2017	20.32
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Economic Develop	Department Total =	20.32
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TIF

Emmons & Olivier Resources Inc	Condo Site Driveway Engineering	2,222.10
MidAmerican Energy Company	Electric Service Sept/Oct 2017	11.77

TIF	Department Total =	2,233.87
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Storm Lake Sub-Division #5

Alliant Energy	3rd Addition Gas Main Installation	8,083.70
Bolton & Menk, Inc	3rd Addition Phase III Engineering Services through 1	15,463.75

Storm Lake Sub-Division #5	Department Total =	23,547.45
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Legal Services

Fritcher Abstract Company, Inc.	Abstract Services	150.00
Havens Philip E	October 2017 Legal Services	150.00
Havens Philip E	October 2017 Legal Services	115.00
Havens Philip E	October 2017 Legal Services	133.28
Havens Philip E	October 2017 Legal Services	1,033.33
Havens Philip E	October 2017 Legal Services	16.67
Havens Philip E	October 2017 Legal Services	50.00

Legal Services	Department Total =	1,648.28
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City Hall Building

Alliant Energy	Gas Service Sept/Oct 2017	44.88
Genesis Development	Janitorial Services- October 2017	200.00
Julius Dennis R.	October 2017 Entrance Mat Services	88.95
Long Lines Broadband	Phone Service November 2017	73.30
MidAmerican Energy Company	Electric Service Sept/Oct 2017	552.98
Neuroth Kevin	Garbage Service October 2017	28.50
Schumacher Elevator Company	Elevator Maintenance Agreement	195.53
Verizon Wireless Inc	Phone Service- October 2017	52.20

City Hall Building	Department Total =	1,236.34
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Other Policy & Administration

Buena Vista Co Recorder	October 2017 Publications	99.00
Central Bank	Des Moines Register Subscription	9.99
Central Bank	SRF Workshop- Ankeny- Oakleaf & Gibbins	16.66
Central Bank	Intl City/County Management Conf- San Antonio- Na	225.72
Central Bank	Intl City/County Management Conf- San Antonio- Na	12.00

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

Checks for Approval Report

From: 11/07/17 To 11/20/17
User: tyler.gibbins

Central Bank	IMFOA Conference- Des Moines- Oakleaf	63.46
Central Bank	IMFOA Conference- Des Moines- Gibbins	63.46
Claritus, Inc	Postage Supplies- Less Tax	47.54
Emmons & Olivier Resources Inc	General Engineering Services through 9/30/2017	364.50
Genesis Development	Shredding Services	3.75
Getty Images (US) Inc	IStock Subscription	129.69
Gibbins Tyler	2017 Budget Conference- Cherokee- Gibbins	7.84
Havens Philip E	October 2017 Legal Services	33.33
HR Specialist The	FY2018 Subscription	66.34
Iowa League of Cities	2017 City Clerk Handbook	40.00
Iowa Office Supply Inc	Office Supplies	15.92
Iowa Office Supply Inc	Office Supplies	10.90
JNB Acquisition Corporation	Copier Maintenance Agreement	24.50
Reserve Account	Postage Nov 6, 2017	110.02
Storm Lake Times The	October 2017 Publications	68.00
Storm Lake Times The	October 2017 Publications	10.60
Storm Lake Times The	October 2017 Publications	33.40
Storm Lake Times The	October 2017 Publications	45.60
Storm Lake Times The	October 2017 Publications	60.00

Other Policy & Administration

Department Total = 1,562.22

Water Administration

Accela, Inc #774375	Web Payments	153.25
Buena Vista Co Attorney	Water Collection Services	176.44
Central Bank	IMFOA Conference- Des Moines- Gibbins	63.47
Central Bank	Intl City/County Management Conf- San Antonio- Na	225.72
Central Bank	IMFOA Conference- Des Moines- Oakleaf	63.47
Central Bank	Intl City/County Management Conf- San Antonio- Na	12.00
Central Bank	SRF Workshop- Ankeny- Oakleaf & Gibbins	16.67
Claritus, Inc	Postage Supplies- Less Tax	47.54
Genesis Development	Janitorial Services- October 2017	200.00
Getty Images (US) Inc	IStock Subscription	129.68
Gibbins Tyler	2017 Budget Conference- Cherokee- Gibbins	7.85
Havens Philip E	October 2017 Legal Services	250.00
HR Specialist The	FY2018 Subscription	66.33
Iowa Office Supply Inc	Office Supplies	10.90
Iowa Office Supply Inc	Office Supplies	15.92
JNB Acquisition Corporation	Copier Maintenance Agreement	24.50
Long Lines Broadband	Phone Service November 2017	68.79
Reserve Account	Postage Nov 6, 2017	49.70
Verizon Wireless Inc	Phone Service- October 2017	52.20

Water Administration

Department Total = 1,634.43

Water Plant

Alliant Energy	Gas Service Sept/Oct 2017	273.24
Bolton & Menk, Inc	On-Call Engineering Services through 10/31/2017	780.00
Central Bank	Iowa Rural Water Conference- Dubuque- Davis	204.70
Certified Testing Services, Inc	Testing Services- Water Plant Driveway	95.00
Control System Specialists, LLC	Backflow Preventor	505.65
Davis Mike	CEU Training- Debuque- Davis	290.44
Diehl Donald P	FY2018 Lease Payment	625.00
Diehl Donald P	FY2018 Seeding	380.00
Diehl Golda	FY2018 Lease Payment	1,000.00
Fastenal Company	Shoe Covers & Supplies	304.91
Fastenal Company	Supplies Returned	-94.90

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

Checks for Approval Report

From: 11/07/17 To 11/20/17
User: tyler.gibbins

Fastenal Company	Gloves	35.99
Fastenal Company	Tool Set	193.49
Fastenal Company	Vests	14.99
Foundation Analytical Laboratory Inc	Testing Services	220.00
Foundation Analytical Laboratory Inc	Testing Services	120.00
Foundation Analytical Laboratory Inc	Testing Services	154.00
Foundation Analytical Laboratory Inc	Testing Services	105.00
Iowa Rural Water Assn	FY2018 Membership- City of Storm Lake	375.00
JNB Acquisition Corporation	Copier Maintenance Agreement	37.08
Long Lines Broadband	Phone Service November 2017	164.11
MidAmerican Energy Company	Electric Service Sept/Oct 2017	16,545.92
Mike's Electronics Inc	Service Call	137.50
Mike's Electronics Inc	Service Call	195.00
Mike's Electronics Inc	Service Call	553.50
Mike's Electronics Inc	Service Call EF Valve 1	650.00
Mississippi Lime Company	Lime	4,646.40
Mississippi Lime Company	Lime	4,523.52
Neuroth Kevin	Garbage Service October 2017	82.75
O'Reilly Auto Parts	Belt	9.15
Rebnord Technologies Inc	Keyboard, Mouse & Monitor	444.85
Star Energy, LLC	Fuel October 2017	289.71
Storm Lake Ace Hardware Inc	Supplies	29.99
Storm Lake Ace Hardware Inc	Supplies	5.49
Storm Lake Ace Hardware Inc	Light & Battery	61.97
Storm Lake Ace Hardware Inc	Supplies	22.75
Storm Lake Ace Hardware Inc	Supplies	7.56
Storm Lake Ace Hardware Inc	Friight Elevator Supplies	54.47
Storm Lake Ace Hardware Inc	U-Joint Returned	-49.99
Verizon Wireless Inc	Phone Service- October 2017	260.95

Water Plant **Department Total =** 34,255.19

Water Distribution

Alliant Energy	Gas Service Sept/Oct 2017	22.69
Brown Supply Company	Stand Springs	71.25
Cemstone Products Company	Concrete for Main Repairs	388.50
Cemstone Products Company	Concrete for Main Repairs	129.50
Cemstone Products Company	Concrete for Main Repairs	307.50
Iowa Office Supply Inc	Office Supplies	2.50
Lakeshore Canvas/Leather	Roll Up "Road Work" Sign Repairs	135.00
Long Lines Broadband	Phone Service November 2017	69.80
MidAmerican Energy Company	Electric Service Sept/Oct 2017	54.65
Recycle Center Harold Rowley	Recycling	15.17
Star Energy, LLC	Fuel October 2017	415.44
Underground Location Company	Locates	58.70
Verizon Wireless Inc	Phone Service- October 2017	196.92

Water Distribution **Department Total =** 1,867.62

Water Meters

Star Energy, LLC	Fuel October 2017	106.88
Verizon Wireless Inc	Phone Service- October 2017	92.20

Water Meters **Department Total =** 199.08

Wastewater Administration

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

Checks for Approval Report

From: 11/07/17 To 11/20/17
User: tyler.gibbins

Accela, Inc #774375	Web Payments	153.25
Central Bank	IMFOA Conference- Des Moines- Gibbins	63.47
Central Bank	SRF Workshop- Ankeny- Oakleaf & Gibbins	16.67
Central Bank	Intl City/County Management Conf- San Antonio- Na	225.72
Central Bank	Intl City/County Management Conf- San Antonio- Na	12.00
Central Bank	IMFOA Conference- Des Moines- Oakleaf	63.47
Claritus, Inc	Postage Supplies- Less Tax	47.54
Genesis Development	Janitorial Services- October 2017	200.00
Getty Images (US) Inc	iStock Subscription	129.69
Gibbins Tyler	2017 Budget Conference- Cherokee- Gibbins	7.85
Havens Philip E	October 2017 Legal Services	250.00
Havens Philip E	October 2017 Legal Services	50.00
HR Specialist The	FY2018 Subscription	66.33
Iowa Office Supply Inc	Office Supplies	15.91
Iowa Office Supply Inc	Office Supplies	10.90
JNB Acquisition Corporation	Copier Maintenance Agreement	24.50
Long Lines Broadband	Phone Service November 2017	72.94
Reserve Account	Postage Nov 6, 2017	49.70
Verizon Wireless Inc	Phone Service- October 2017	52.17

Wastewater Administration

Department Total = 1,512.11

Wastewater Treatment Plant

Alliant Energy	Gas Service Sept/Oct 2017	39.71
Arnold Motor Supply, LLP	Supplies	157.84
Automationdirect.com Inc	LS Floats	99.00
Automationdirect.com Inc	Control Relays	57.00
Central Iowa Distributing, Inc	Cleaning Supplies	335.60
City of Storm Lake	Filter Change #127SL	103.61
Control System Specialists, LLC	Headworks Building Repairs	190.00
Control System Specialists, LLC	Transformer Repairs	380.00
Control System Specialists, LLC	Repairs to Headworks Building	570.00
Crescent Electric Supply Co	Lab Building Supplies	25.79
Foundation Analytical Laboratory Inc	Testing Services	1,926.00
Foundation Analytical Laboratory Inc	Testing Services	516.00
Graffix, Inc	Uniform- Ramos	315.50
Graffix, Inc	Uniform- Wahlberg	181.50
JNB Acquisition Corporation	Copier Maintenance Agreement	27.84
Keller Ken	Sewer Cleaning	184.38
MidAmerican Energy Company	Electric Service Sept/Oct 2017	7,834.19
Mike's Electronics Inc	Service Call	97.50
Mike's Electronics Inc	Service Call College & 3rd LS	617.50
Neuroth Kevin	Garbage Service October 2017	67.00
Pedersen Kane	Lab Classes- Ankeny- Pedersen	161.57
Plumbing & Heating Wholesale, Inc	NW LS Supplies	53.77
Recycle Center Harold Rowley	Recycling	55.64
Recycle Center Harold Rowley	Recycling	41.08
Star Energy, LLC	Fuel October 2017	749.58
Storm Lake Ace Hardware Inc	Supplies	25.96
Storm Lake Ace Hardware Inc	Paint Supplies	252.64
Storm Lake Ace Hardware Inc	Lab Shelf	27.95
Storm Lake Ace Hardware Inc	LS Supplies	24.98
Storm Lake Ace Hardware Inc	Sample Pump	262.56
University Enterprises, Inc	Classes- Tarin	250.00
US Peroxide, LLC	Facility & Maintenance Agreement	750.00
Verizon Wireless Inc	Phone Service- October 2017	313.14

Wastewater Treatment Plant

Department Total = 16,694.83

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

Checks for Approval Report

From: 11/07/17 To 11/20/17
User: tyler.gibbins

Wastewater Collection

Star Energy, LLC	Fuel October 2017	214.01
Underground Location Company	Locates	58.70

Wastewater Collection

Department Total = 272.71

Landfill

Accela, Inc #774375	Web Payments	153.25
Claritus, Inc	Postage Supplies- Less Tax	47.54
JNB Acquisition Corporation	Copier Maintenance Agreement	24.50
Reserve Account	Postage Nov 6, 2017	24.86

Landfill

Department Total = 250.15

Storm Water Administration

Accela, Inc #774375	Web Payments	153.25
Claritus, Inc	Postage Supplies- Less Tax	47.54
Getty Images (US) Inc	iStock Subscription	129.69
JNB Acquisition Corporation	Copier Maintenance Agreement	24.50

Storm Water Administration

Department Total = 354.98

Storm Water Collection

Bolton & Menk, Inc	Construction Services through 10/31/2017	22,987.75
Certified Testing Services, Inc	Testing Services	1,528.00
Emmons & Olivier Resources Inc	Engineering Services through 9/30/2017	7,907.45
Emmons & Olivier Resources Inc	Engineering Services through 9/30/2017	7,205.25
Emmons & Olivier Resources Inc	Engineering Services through 9/30/2017	25,260.86
Foundation Analytical Laboratory Inc	Testing Services	270.00
Genesis Development	Janitorial Services- October 2017	200.00
Havens Philip E	October 2017 Legal Services	600.00
Storm Lake Times The	October 2017 Publications	7.60
Storm Lake Times The	October 2017 Publications	6.20
WHKS & Co	Professional Services through 10/20/2017	5,145.00

Storm Water Collection

Department Total = 71,118.11

Street Cleaning

Storm Lake Hydraulics Co Inc	Truck Repairs	382.09
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Street Cleaning

Department Total = 382.09

Insurance

Auxiant - Claims Account	11/13/2017 Claims	4,744.27
Auxiant - Claims Account	11/6/2017 Claims	6,584.87
Auxiant - Fixed Account	December 2017 Insurance Premium	16,804.55
Auxiant - Flex Account	11/8/2017 Flex	1,737.26

Insurance

Department Total = 29,870.95

Vehicle Maintenance

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

Checks for Approval Report

From: 11/07/17 To 11/20/17
User: tyler.gibbins

Arnold Motor Supply, LLP	Supplies	80.37
Arnold Motor Supply, LLP	Connector	1.99
Arnold Motor Supply, LLP	Filter	6.66
Arnold Motor Supply, LLP	Coil	15.99
Arnold Motor Supply, LLP	Supplies	3.45
Arnold Motor Supply, LLP	Trailer Cable	169.00
Arnold Motor Supply, LLP	Supplies	7.59
Arnold Motor Supply, LLP	Supplies	119.00
Arnold Motor Supply, LLP	Supplies	19.41
Arnold Motor Supply, LLP	Supplies	24.99
Arnold Motor Supply, LLP	Supplies Returned	-45.00
Arnold Motor Supply, LLP	Supplies Returned	-21.00
Fastenal Company	Gloves & Supplies	5.64
Fastenal Company	Supplies	46.61

Vehicle Maintenance	Department Total =	434.70
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Technology		
Bolton & Menk, Inc	GIS Web Application Development	3,736.75
Long Lines Broadband	Internet Service November 2017	894.95
Rebnord Technologies Inc	Workstation Upgrades	600.00
Rebnord Technologies Inc	2 Factor Auth	375.00
Rebnord Technologies Inc	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	Battery Backup	69.95

Technology	Department Total =	9,284.98
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Grand Total =	396,408.39
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Operating

City of Storm Lake

Check Register

From 11/4/2017 to 11/17/2017

Vendor	Description	Amount
Roman Coley Davis	Reimbursement	30.00
Weigand-Omega Management Inc	Services	1,086.86
ACCO Unlimited Corporation	Services	1,700.00
Ameripride Services, Inc.	Services	1,481.63
Bomgaars Supply Inc.	Supplies	89.54
Booking.com B.V.	Services	630.60
Cintas Corporation No. 2	Supplies	230.89
City of Storm Lake- Water Dept.	Utilities	3,424.12
Clears Inc.	Supplies	116.00
Color-ize	Supplies	3,485.23
Crescent Electric Supply Company	Supplies	20.49
Daniels Filter Service	Supplies	554.21
ECOLAB	Supplies	1,186.65
Expedia, Inc.	Services	2,134.08
Feld Fire	Services	1,743.82
Ferguson Enterprises Enterprises Inc #1657	Supplies	42.08
Genesis Development	Services	430.94
Graphic Edge	Services	588.62
GuestSupply	Supplies	2,463.32
Hoffman Flower Shop Inc.	Supplies	139.75
HyVee	Food	86.90
Iowa Workforce Development	Services	300.00
JG.UAVs Drone Service, LLC	Services	517.50
Julius Cleaners	Services	53.30
KCAU TV- Nexstar Broadcasting, Inc.	Advertising	1,520.34
King's Pointe Resort	Services	497.07
M3 Accounting + Analytics	Services	490.52
MidAmerican Energy	Utilities	9,030.83
Mikadety Radio Corporation	Advertising	300.00
Olsen Welding and Machine Shop	Services	45.00
Pepsi Beverages Company	Beverages	250.23
Pilot Tribune	Advertising	21.00
Rebnord Technologies, Inc.	Services	3,053.78
Rent-All Inc.	Supplies	280.00
Revinat, Inc.	Services	1,250.00
RJ Kool Company, Inc.	Services	203.84
Sceptre Hospitality Resources, LLC	Services	2,156.97
Star Leasing LLC	Services	230.13
Storm Lake Ace Hardware	Supplies	20.67
Sysco Iowa, Inc.	Supplies	473.54
The Storm Lake Times	Advertising	30.00
US Foods, Inc.	Food	5,813.68
Vizergy	Services	231.00
Weigand Omega Management Payroll	Payroll	64,592.97
		113,028.10

Staff Summary

11/20/2017
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	\$53,435.31
Contracts/Reimbursements	\$208,662.27
Local Businesses	\$93.815.38

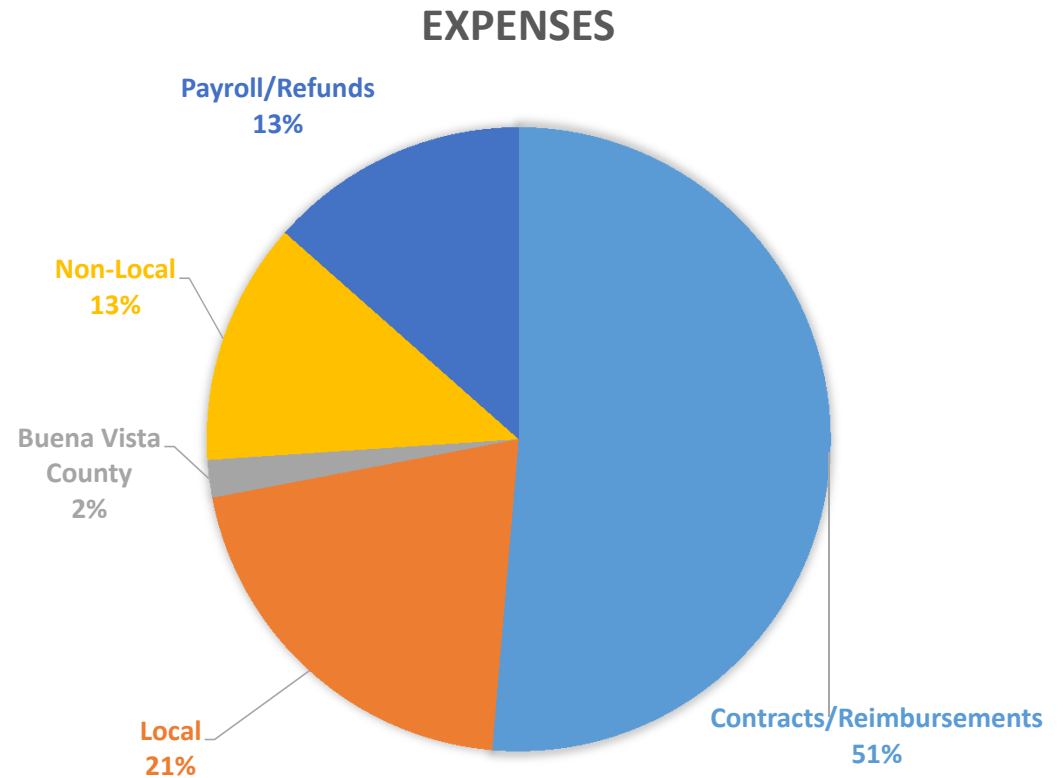
Buena Vista County Business	\$7,708.98
Non-Local Business	\$32,786.45
Total Expenses	\$396,408.39
Please see attachment for supporting documents	

RECOMMENDATION: Review Buy Local Information

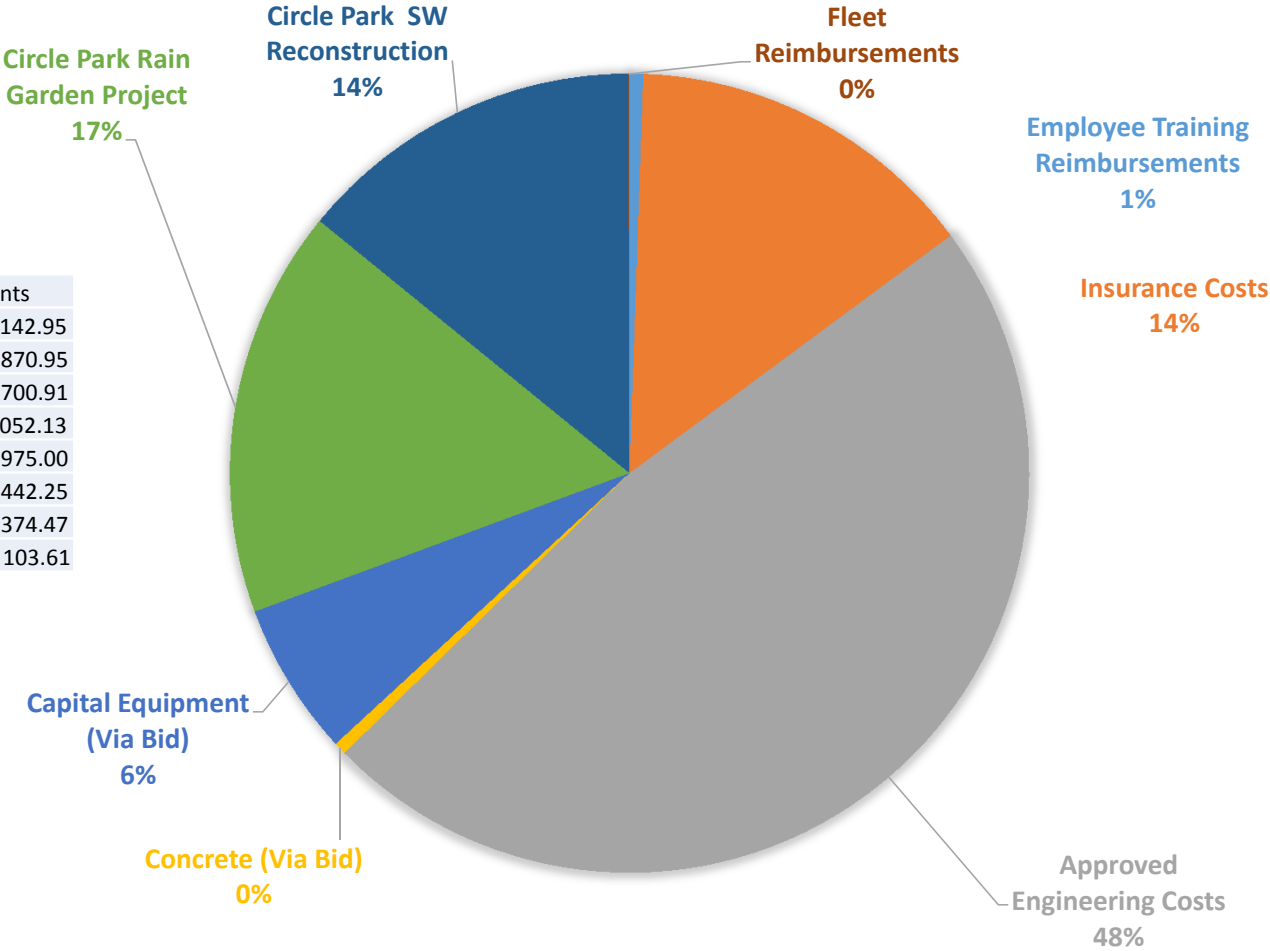
ATTACHMENTS:

Description	Type
 Supporting Documents	Backup Material

Payroll/Refunds	\$ 53,435.31
Contracts/Reimbursements	\$208,662.27
Local Businesses	\$ 93,815.38
Buena Vista County Business	\$ 7,708.98
Non-Local Business	\$ 32,786.45
Total Expenses	\$396,408.39

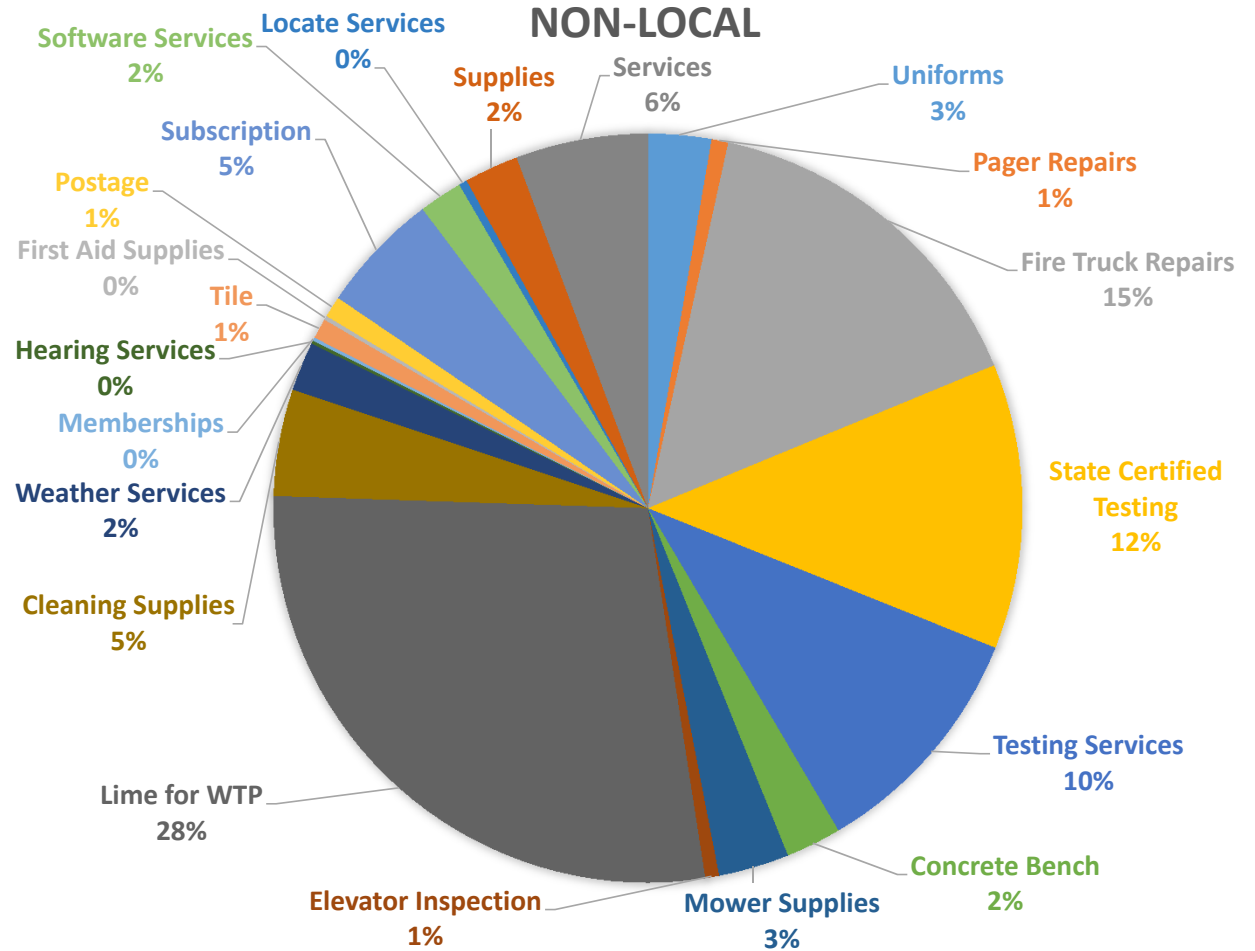


CONTRACTS/REIMBURSEMENTS



	Contracts/Reimbursements	
Employee Training Reimbursements	\$	1,142.95
Insurance Costs	\$	29,870.95
Approved Engineering Costs	\$	99,700.91
Concrete (Via Bid)	\$	1,052.13
Capital Equipment (Via Bid)	\$	12,975.00
Circle Park Rain Garden Project	\$	34,442.25
Circle Park SW Reconstruction	\$	29,374.47
Fleet Reimbursements	\$	103.61

	Non-Local
Uniforms	\$ 892.73
Pager Repairs	\$ 236.00
Fire Truck Repairs	\$ 5,024.39
State Certified Testing	\$ 4,037.00
Testing Services	\$ 3,416.00
Concrete Bench	\$ 787.75
Mower Supplies	\$ 1,000.10
Elevator Inspection	\$ 195.53
Lime for WTP	\$ 9,169.92
Cleaning Supplies	\$ 1,509.26
Weather Services	\$ 696.00
Hearing Services	\$ 42.00
Memberships	\$ 50.00
Tile	\$ 285.00
First Aid Supplies	\$ 57.72
Postage	\$ 300.18
Subscription	\$ 1,717.75
Software Services	\$ 613.00
Locate Services	\$ 117.40
Supplies	\$ 767.22
Services	\$ 1,871.50



KING'S POINTE EXPENSES

Payroll

\$ 64,592.97

Contract/Reimbursement

\$ 1,116.86

Local Expenses

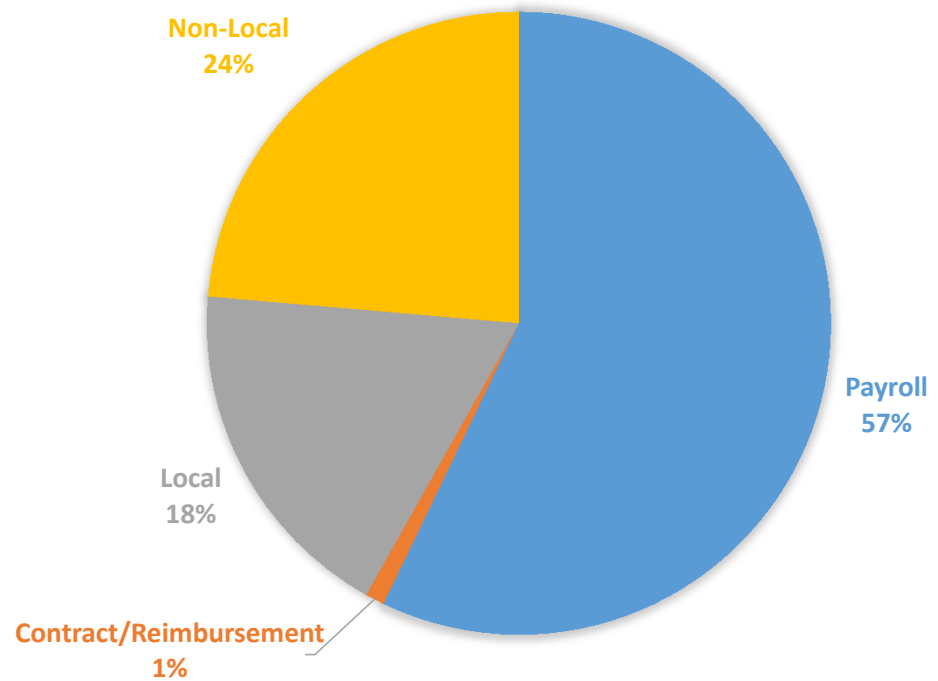
\$ 20,610.95

Non-Local

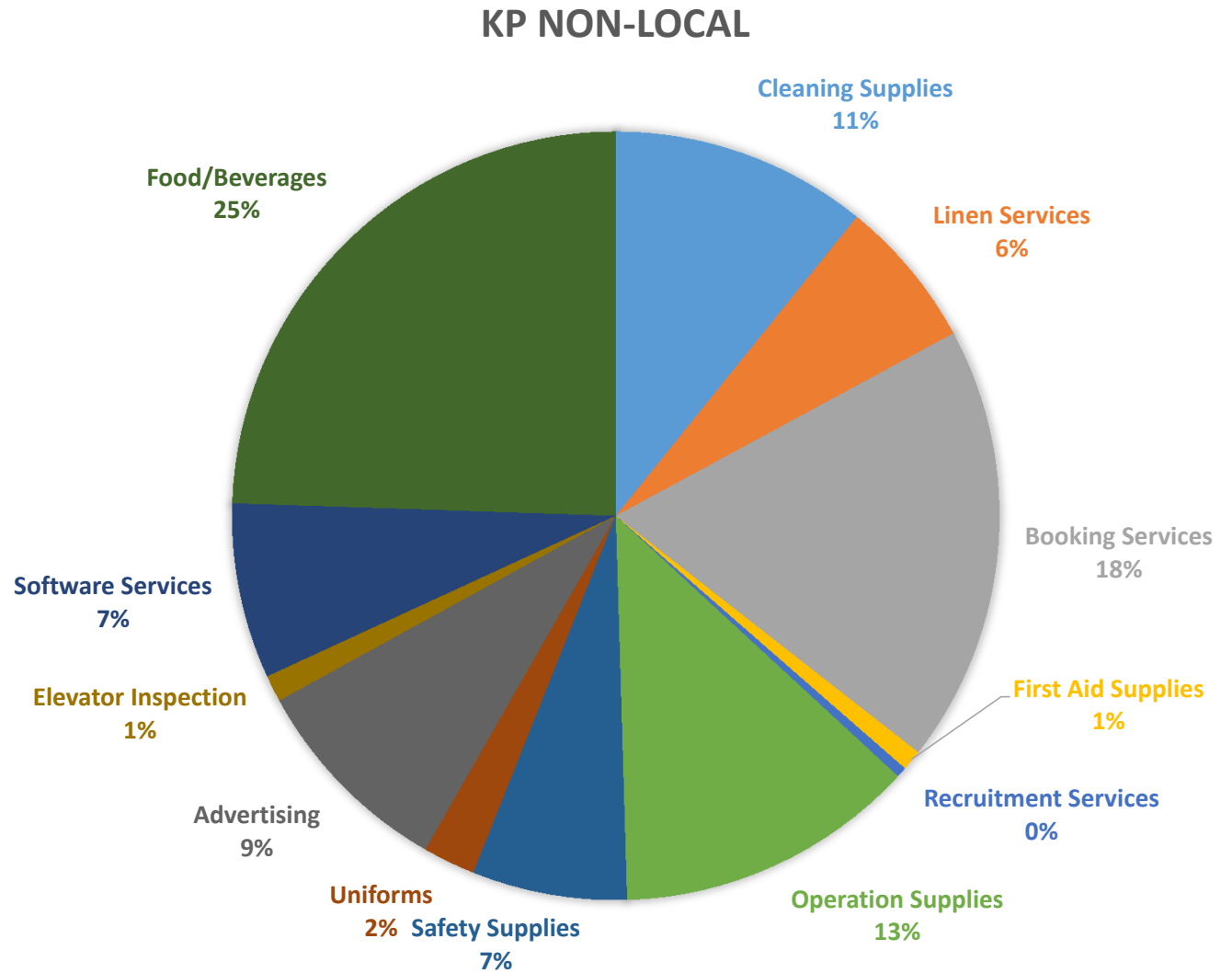
\$ 26,707.32

Total Expenses

\$113,028.10



	KP Non-Local
Cleaning Supplies	\$ 2,886.65
Linen Services	\$ 1,685.47
Booking Services	\$ 4,921.65
First Aid Supplies	\$ 230.89
Recruitment Services	\$ 116.00
Operation Supplies	\$ 3,387.41
Safety Supplies	\$ 1,743.82
Uniforms	\$ 588.62
Advertising	\$ 2,337.84
Elevator Inspection	\$ 300.00
Software Services	\$ 1,971.52
Food/Beverages	\$ 6,537.45



Staff Summary

11/20/2017

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: Keri Navratil, City Manager

SUBJECT: **Easement Agreement with Douglas and Sharen Peters**

BACKGROUND: In order to start the 1st and Mae Street Sewer lining project, the City needed to enter in to a permanent and temporary easement agreements with Douglas and Sharen Peters. The Temporary easement is for 4,220 square feet and the permanent easement is for 3,550 square feet.

FISCAL IMPACT: Nominal impact

RECOMMENDATION: Approve easements

ATTACHMENTS:

Description	Type
☐ Easement Document	Backup Material

SADUSKY REAL ESTATE & AUCTION

LISCENSED IN MINNESOTA AND IOWA

SELLING AMERICA'S FARMLAND

November 3, 2017

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

RE:

To Whom it may Concern:

I have examined the parcel of land located at 215/217 Memorial Road for a proposed project which has received funding assistance from the U. S Department of Housing and Urban Development (HUD) under the Community Development Block Grant Program.

Permanent Easement

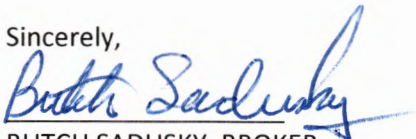
The property on the Sharon Peters Revocable Trust and Douglas Revocable Trust parcel the permanent easement is 0.097 acres. On the Sharon and Douglas Peters parcel the permanent easement is 0.082 acres.

Temporary Easement

There is one spot repair to the sanitary sewer line on each parcel. Sharon Peters Revocable Trust and Douglas Revocable Trust parcel the temporary easement would be in the size range of 50' by 70' or 0.08 acres. On the Sharon and Douglas Peters parcel the temporary easement would be in the size range of 50' by 50' or 0.06 acres.

It is my professional opinion that both the temporary and permanent easements be valued at \$6,000.

Sincerely,



BUTCH SADUSKY, BROKER

E- MAIL bsaduskyrealestate@iw.net

CELL PHONE: 712-299-4550

SALES STAFF

Tony Sadusky-Sales

e-mail tsaduskyrealestate@iw.net

Cell Phone: 712-299-0334

Scott Petrich – Sales

e-mail spetrichrealestate@iw.net

Cell Phone: 712-291-0656

Return To: Havens and Havens, P.O. Box 426, Storm Lake, IA 50588

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

EASEMENT AGREEMENT

This Agreement, made and entered into this _____ day of _____, 2017, by and between Sharen Peters, as Trustee of the Sharen Peters Revocable Living Trust Dated September 25, 2012, and Douglas Peters, as Trustee of the Douglas Peters Revocable Living Trust Dated September 25, 2012, both of Storm Lake, Buena Vista County, Iowa, together referred to below as Grantor, and the City of Storm Lake, Iowa, a municipal corporation, referred to as Grantee below.

SECTION I.

PERPETUAL EASEMENT

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, sells and conveys to Grantee, its successors and assigns a perpetual easement for the purpose of laying, constructing, operating, inspecting, repairing, maintaining, replacing, substituting, relocating and removing a sanitary sewer pipeline and appurtenances, for the transportation of sewage, in, over, under, across, and through a tract of land in part of Lot 1 of the Second Auditor's Subdivision of the West 1/2 of the Southeast 1/4 of Section 2, Township 90 North, Range 37 West of the 5th P.M.,

Buena Vista County, Iowa, as recorded in Fee Book 152624 and in Fee Book 152625 in the office of the Buena Vista County Recorder, said perpetual easement being 20.00 feet in width lying 10.00 feet on each side of the following described line:

Commencing at the Northwest corner of said Lot 1; thence South 00°45'58" West (all bearings assumed for purpose of this description only), 343.67 feet along the West line of said Lot 1 to the point of beginning; thence South 76°13'54" East, 34.55 feet; thence South 87°32'41" East, 176.41 feet to the East line of said tract described in Fee Book 152624 and Fee Book 152625. The sidelines of said strip to be shortened or lengthened to terminate at the West line of Lot 1 and at the East line of said tract.

The real estate subject to the perpetual easement, containing 4,220 square feet, more or less, is referred to below as the Perpetual Easement Area.

SECTION II.

TEMPORARY WORK SPACE EASEMENT

For the same consideration, Grantor further grants to Grantee temporary easements five (5.00) feet in width on each side of the above described perpetual easement for use as a temporary work space for the repair of the existing sanitary sewer pipeline. The real estate subject to the temporary easement is referred to below as the Temporary Easement Area. This temporary easement grant includes, but is not limited to, the right of the Grantee, its successors and assigns, to use the Temporary Easement Area for the purposes of accessing the Perpetual Easement Area and hauling, transporting and storing materials, supplies, machinery and equipment during the repair of the existing sanitary sewer pipeline. The temporary easement shall terminate on the date that the repairs of the existing sanitary sewer pipeline have been completed and the Temporary Easement Area has been restored as required below.

SECTION III.

TERM

The rights granted in Section I shall be possessed and enjoyed by Grantee, its successors and assigns so long as the existing sanitary sewer pipeline situated on the Perpetual Easement Area or any replacement thereof continues to be maintained and operated by Grantee, its successors or assigns.

SECTION IV.

ADDITIONAL RIGHTS OF GRANTEE

Grantee shall have the right of ingress and egress to and from the Perpetual Easement Area for any and all purposes necessary or convenient to the exercise by Grantee of the rights granted herein.

SECTION V.

RIGHTS OF GRANTOR

Grantor reserves the right to use and enjoy the Perpetual Easement Area to the fullest possible extent without unreasonable interference with the exercise by Grantee of the rights granted herein. In this regard, neither Grantor nor Grantee shall have the right to locate any building or any surface installation on any part of the Perpetual Easement Area or to fence the whole or any part thereof.

SECTION VI.

PIPELINE DEPTH; TREATMENT AND RESTORATION OF SURFACE

Grantee agrees to bury the sanitary sewer pipeline to a depth sufficient to avoid any interference with the normal uses which Grantor might make of Grantor's property. In the repair,

installation, construction, relocation, replacement or removal of the sanitary sewer pipeline or the exercise of its other rights under this agreement, Grantee shall remove the topsoil from the Perpetual Easement Area separately from the other materials removed by Grantee and shall replace said topsoil in the Perpetual Easement Area upon completion of the work on the pipeline. Within a reasonable time after the completion of the repair, installation, construction, relocation, replacement or removal of the pipeline or other exercise of its rights under this agreement, Grantee shall restore the Perpetual Easement Area as near to its condition before the repair, construction or other work as possible. Grantee further agrees that, after any restoration, the Perpetual Easement Area shall be left free of any large stones, holes or piles of dirt, and the Perpetual Easement Area shall be reseeded to grass, if necessary. Grantee shall restore the surface of the Temporary Easement Area as near to the condition of the Temporary Easement Area immediately before the repair of the existing sewer pipeline as may be possible.

SECTION VII.

WARRANTY OF TITLE

Grantor covenants that it is the owner of the real estate described herein that is subject to the easement and has the right, title and capacity to grant said premises.

SECTION VIII.

EFFECT OF AGREEMENT

This Agreement shall be binding upon the heirs, legal representatives, successors or assigns of the parties hereto.

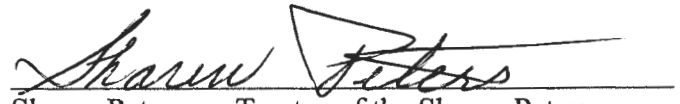
IN WITNESS WHEREOF, the parties have executed this Agreement in Storm Lake, Iowa,
on the day and year first above written.

GRANTEE:

GRANTOR:

CITY OF STORM LAKE, IOWA

By _____
Jon F. Kruse, Mayor


Sharen Peters, as Trustee of the Sharen Peters
Revocable Living Trust Dated September 25, 2012

ATTEST:


Douglas Peters, as Trustee of the Douglas Peters
Revocable Living Trust Dated September 25, 2012

Mayra Martinez, City Clerk

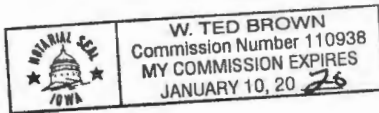
STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on _____, 2017, by Jon F. Kruse and
Mayra Martinez, as Mayor and City Clerk of the City of Storm Lake, Iowa.

Notary Public for the State of Iowa

STATE OF IOWA, COUNTY OF BUENA VISTA

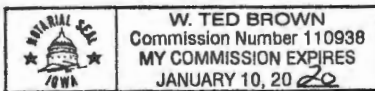
This record was acknowledged before me on November 14, 2017, by Sharen Peters, as
Trustee of the Sharen Peters Revocable Living Trust Dated September 25, 2012.



W. Ted Brown
Notary Public for the State of Iowa

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on November 14, 2017, by Douglas Peters, as
Trustee of the Douglas Peters Revocable Living Trust Dated September 25, 2012.



W. Ted Brown
Notary Public for the State of Iowa

Staff Summary

11/20/2017

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: David Derragon, Assistant City Manager

SUBJECT: **Motion to Approve Resource Enhancement and Protection (REAP) Grant Agreement - Park land Acquisition**

BACKGROUND: Resolution No. 13-R-2017-2018 approving the 2017 REAP City Parks and Open Spaces Grant Application was approved by Council on August 7, 2017. The property identified for purchase is approximately 1.28 acres of land located on the south side of 10th Street just to the east of Mid-American's substation at the corner of 10th and Vestal. The parcel may also serve as a location for stormwater treatment as part of the 10th and Vestal Stormwater project. The City was notified recently that the amount of \$75,000 requested in the grant application was awarded. Approval of the grant agreement is the next step.

FISCAL IMPACT: Grants through REAP for purchase of park land are funded at 100%. The City will purchase the property for \$75,000 as per the grant award. The City of Storm Lake would be responsible for any appraisal, attorney costs for closing on said real estate, and the City would also be responsible for any development to the property in the future.

RECOMMENDATION: Staff recommends that Council approves REAP Grant Agreement #18-R4-EY between the Iowa Department of Natural Resources and the City of Storm Lake and authorize the Mayor to sign.

ATTACHMENTS:

Description	Type
REAP Grant Contract	Contract



November 2, 2017

CITY OF STORM LAKE
KERI NAVRATIL
P.O. BOX 1086
STORM LAKE, IA 50588

Re: REAP Grant # 18-R4-EY, WEST 10TH PARK ACQUISITION - MCMAJOR PROPERTY

Dear KERI NAVRATIL:

Congratulations! Attached please find your organizations Grant Agreement for your Resource Enhancement and Protection (REAP) grant awarded by the Department of Natural Resources (DNR). Please carefully review the grant agreement, print, sign, and return to my attention. A signed copy will be returned to you.

If you have not already done so, please submit your appraisal(s), to my attention, for review and approval. State Appraisal Guidelines are available on the DNR's internet site on the following page: <http://www.iowadnr.gov/InsideDNR/AboutDNR/RealtyServices.aspx>.

Please start a folder to place all grant and expense documentation in. State rules and regulations included with the application and pertaining to the REAP program effectively become part of the grant agreement.

If you have any questions, please contact me at 515-725-8213.

Sincerely,

Kathleen Moench

Kathleen Moench
Budget and Finance Bureau

Enclosures

IOWA DEPARTMENT OF NATURAL RESOURCES
502 E. 9TH STREET DES MOINES, IA 50319

RESOURCE ENHANCEMENT AND PROTECTION FUND
GRANT AGREEMENT-ACQUISITION

GRANTEE: CITY OF STORM LAKE
PROJECT TITLE: WEST 10TH PARK ACQUISITION - MCMAJOR PROPERTY
CONTACT PERSON: KERI NAVRATIL 712-732-8000
GRANT AWARD: \$75000.00
DNR CONTACT/PHONE #: Kathleen Moench 515-725-8213

1. **PURPOSE.** The purpose of this REAP Acquisition Grant Agreement is to enable the Iowa Department of Natural Resources (DNR), acting for the State of Iowa, to assist the **CITY OF STORM LAKE** (Grantee) in the acquisition of land for the enhancement and protection of open space areas.
2. **PARTIES/AUTHORITY.** The parties to this Grant Agreement are the DNR, an agency of the State of Iowa, and the **CITY OF STORM LAKE**. The parties make this Grant Agreement pursuant to 1989 Iowa Code Supplement Section 455A.19(1)(a), which authorizes the Natural Resource Commission to spend certain state funds appropriated for projects to enhance and protect open spaces.
3. **GENERAL DESCRIPTION OF PROJECT LANDS. THIS GRANT AGREEMENT IS FOR YOUR PROJECT** described as:

ACQUISITION OF A 1.28 ACRE PARCEL FOR THE PURPOSE OF GREEN SPACE AND STORMWATER BEST MANAGEMENT PRACTICES, LOCATED ON WEST 10TH STREET, STORM LAKE, IOWA.

4. **GRANT AWARD AND REIMBURSEMENTS.** The DNR will provide 100 percent of the **acquisition** costs up to a maximum amount of **\$75000.00**.
 - A. Appraisals must be sent to the Department for review and approval, follow the DNR appraisal guidelines, which can be found at: <http://www.iowadnr.gov/InsideDNR/AboutDNR/RealtyServices.aspx>, and include a groundwater hazard statement. Submit the appraisal(s) and groundwater hazard statement(s) as soon as possible to:

Kathleen Moench, Budget & Finance Bureau
Iowa Department of Natural Resources
502 East 9th Street
Des Moines, Iowa 50319
 - B. Upon receiving written approval of the appraisal(s), 100 percent advance reimbursement of the grant award may be requested by submitting a letter of request and the following documents:
 - title opinion showing title is clear and marketable;
 - offer to buy.

C. The following documents are required upon completion of the grant:

- a legal description of the property for the Notice of Use Restriction document;
- copy of the recorded deed naming the grantee as owner;
- copy of the recorded groundwater hazard statement(s);
- copies of billings and canceled checks for the acquisition;
- final report, to include a description of the completed project, pictures of the project, and efforts made to procure goods and services from Targeted Small Businesses (TSBs).

5. **ACQUISITION COSTS EXPLAINED.** Acquisition costs include the lesser of the cost or value of the project lands and the lesser of the cost or value of acquisition services as follows:

- A. **Cost/Value of Project Lands.** Acquisition costs include the lesser of the purchase price paid for the project lands by the grantee, or their fair market value established by an appraisal approved by the DNR.
- B. **Cost/Value of Acquisition Services.** Acquisition costs also include the lesser of the price paid by the grantee for acquisition services, or the fair market value of such services based on a written valuation approved by the DNR. Acquisition services include appraisals, surveys, abstracting, and other miscellaneous services reasonably required for acquisition of the project lands.
- C. Notwithstanding subparagraphs 5a and 5b, the DNR will not cost-share more than the appraised fair market value of any part of the project lands, and will not cost-share more than the substantiated fair market value of any acquisition services.

6. **RESPONSIBILITIES.** The grantee is solely responsible for closing the acquisition transaction, recording the transaction and Notice of Use Restriction with the appropriate county recorder. The grantee will make a concerted effort to procure goods and services from Targeted Small Businesses (TSBs) during the performance of this Grant Agreement. The DNR may provide assistance at the request of the grantee, or at the Director's recommendation.

7. **WRITTEN WAIVERS.** The grantee may choose at its own risk to acquire title to portions of the project lands if necessary to avoid expiration of an offer to sell or to facilitate fund raising, after obtaining a written waiver of retroactivity from the department.

8. **AMENDMENTS.** This Grant Agreement may be amended only by written ADDENDA signed and dated by the DNR Director or DNR REAP coordinator. Requests for amendments shall be directed to the DNR REAP coordinator.

9. **EFFECTIVE DATE/TERMINATION.** This Grant Agreement shall become effective when it has been signed and dated by the DNR Director and the grantee. All work specified in the project proposal will be completed by **DECEMBER 31, 2019.**

10. **AVAILABILITY OF FUNDS.** If funds anticipated for the continued fulfillment of this agreement are at any time not forthcoming or insufficient, either through the failure of the State of Iowa to appropriate funds, or discontinuance or material alteration of the program under which funds were provided, then the Department shall have the right to terminate the agreement without penalty.

11. By signing this Grant Agreement, the grantee agrees to the terms and conditions set forth in this agreement and all attachments listed below:

- the REAP “General Provisions” (State rules included with application form);
- the appraisal guidelines:
<http://www.iowadnr.gov/InsideDNR/AboutDNR/RealtyServices.aspx>

Date

Bruce Trautman, Deputy Director
Iowa Department of Natural Resources

NAVRATIL@STORMLAKE.ORG

Email Address

Grantee Signature; Mayor or County Board Director

Print Name; Mayor or County Board Director

Shaded area for DNR use only

Accounting Department Return Copy to:

Kathleen Moench _____

Doc #:

Date:

Warrant #:

CITY OF STORM LAKE

P.O. BOX 1086

STORM LAKE, IA 50588

State ID #:

CV:

Fund/Ag/Org/SubOrg/\$:

DEPARTMENT OF NATURAL RESOURCES REAP PROJECT BILLING – ACQUISITION GRANT

Project billings must be accompanied by all required documentation (invoices, canceled checks, deeds, etc.) covering expenditures included in the billing. If you have questions, please contact the Budget & Grants Bureau at 515-725-8213. Make additional copies as needed.

Grant Recipient: CITY OF STORM LAKE
 Project Title: WEST 10TH PARK ACQUISITION - MCMAJOR PROPERTY
 Final Billing: Y or N

Use the table below to list your budget items and the expenditures for each item. You should follow the budget items provided with your grant proposal as closely as possible.

Budget Item	Budget Amount	Expenditures This Billing	"To Date" Item Expenditures
Totals			
Less Expenditures In Excess of Total Authorized Project Budget:			
Total "To Date" Expenditures:			
CLAIM REQUEST (___ % OF "TO DATE" EXPENDITURES):			
LESS PREVIOUS PAYMENTS OF:			
TOTAL CLAIM TO BE PAID:			

Land Acquisition - List each parcel separately by parcel #. Use purchase price or appraised value, whichever is the lesser.

I certify that this billing is correct and just based upon actual payment(s) of record by the grant recipient, and that the work and services are in accord with the approved grant.

Signature: _____ Date: _____

Print Name: _____

Title: _____ Phone: _____

Mail original Billing Form to DNR Budget & Finance Bureau, backup documentation may be emailed.

Staff Summary

11/20/2017

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: Keri Navratil, City Manager

SUBJECT: **Resolution No. 30-R-2017-2018 Setting Hopper Annexation Hearing and Consultation Meeting**

BACKGROUND: The property owner is requesting voluntary annexation on a property located on E. Milwaukee Avenue. The parcel is adjacent to City limits.

City Council is required by Iowa Law to hold a public hearing and consultation session with other taxing entities.

Staff recommends setting a consultation meeting with the Buena Vista County Board of Supervisors and the Hayes Township Trustees on December 14, 2017, at 9:00 a.m. at the Council Chambers.

Staff recommends that City Council set a public hearing in Council Chambers at City Hall, Storm Lake, Iowa at 5:00 p.m. on the 5th day of February, 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: Approve Resolution No. 30-R-2017-2018

ATTACHMENTS:

Description	Type
☐ Resolution No. 30-R-2017-2018	Resolution

RESOLUTION NO. 30-R-2017-2018

RESOLUTION SCHEDULING PUBLIC HEARING ON PROPOSED
VOLUNTARY ANNEXATION

WHEREAS, the City of Storm Lake, Iowa has received an Application from the owner of property requesting that the City voluntarily annex the owner's property which is generally adjacent to the northeastern boundary of the City of Storm Lake, located south of 600th Street and east of, Redwood Drive, a private road, and is more specifically described 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, a single person, 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 proposed annexation of such parcel is 100% voluntary;

WHEREAS, the territory proposed to be annexed adjoins the northeastern boundary of the City of Storm Lake, is outside the boundaries of any other city, is within two miles of the city limits of the City of Lakeside, Iowa, but is not within two miles of the boundaries of any city other than the City of Lakeside, Iowa;

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; and

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.

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

follows:

1. City staff shall hold a consultation meeting with regard to this proposed annexation with the Buena Vista County Board of Supervisors and the Hayes Township Trustees on December 14, 2017, at 9:00 a.m. at the Council Chambers in City Hall in Storm Lake, Iowa. City staff shall give notice to such Board and Trustees as required by law.

2. The City of Storm Lake shall consider the proposal to voluntarily annex the property described above. The meeting of the City Council at which the proposed annexation is to be considered shall be held in the Council Chambers at City Hall, Storm Lake, Iowa at 5:00 p.m. on the 5th day of February, 2018, at which time the City Council will hear both those who oppose and those who favor the proposal.

3. The City Clerk shall publish Notice of Hearing on Voluntary Annexation not less than 10 business days prior to the date of the hearing in the Storm Lake Times.

4. The City Clerk shall mail Notice to all owners of the adjoining land, to the Chairperson of the Buena Vista County, Iowa Board of Supervisors, to the affected utilities, and to all other parties giving notice of said public hearing as required by Iowa Code Section 368.7, not less than 14 business days prior to the hearing. Such notices shall be sent by certified mail when required by the Iowa Code or Administrative Rules.

Moved by Council Member _____ to adopt and seconded by Council Member _____.

Passed and approved this 20th day of November, 2018.

Jon F. Kruse, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

11/20/2017

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: Keri Navratil, City Manager

SUBJECT: **Resolution No. 31-R-2017-2018 Approving Contract For Appraisal Services With Remer Appraisals**

BACKGROUND: This appraisal will be used for acquisition of property in relationship to a National Disaster Resiliency Grant project being developed and funded through the Iowa Economic Development Authority following Federal HUD guidelines under the Community Block Grant (CDBG) program. The property under consideration for appraisal is 930 E. 5th Street and is owned by the Storm Lake Community School.

FISCAL IMPACT: Appraisal fee will not exceed \$8,0000 plus any associated printing costs per appraisal.

RECOMMENDATION: Approve Resolution 31-R-2017-2018

ATTACHMENTS:

Description	Type
□ Contract	Contract
□ Resolution No. 31-R-2017-2018	Resolution

AGREEMENT FOR APPRAISAL SERVICES

This agreement for appraisal services is made between the following parties:

City Of Storm Lake, Iowa, hereinafter known as Client, and

George Remer, d/b/a Remer Appraisals, hereinafter known as Appraiser.
Appraiser is licensed as a Certified General Real Property Appraiser in IA, NE and SD and is also Certified as an FHA appraiser in IA, NE and SD.

Pursuant to the Uniform Standards of Professional Appraisal Practice, this agreement shall also constitute the engagement letter for the appraisal services hereinafter described.

The subject property to be appraised is identified as follows:

Parcel No. 1402152003, Buena Vista County, IA

Owner: Storm Lake Community School

Site Address: 930 E. 5th Street, Storm Lake, IA

Purpose Of Appraisal:

Client is requesting this appraisal for use in acquisition of the subject property in relationship to a National Disaster Resiliency Grant project being developed and funded through the Iowa Economic Development Authority and following Federal HUD guidelines under the Community Development Block Grant (CDBG) program.

In conjunction with this purpose, the Client (City of Storm Lake, IA) has served notice to the property owner of the Client's intention to acquire subject property and the potential use of eminent domain if needed to make the acquisition.

General Requirements That Apply To The Appraisal:

The appraisal must be conducted by a licensed appraiser.

The appraisal must be conducted by the appraiser in accordance with the Uniform Standards of Professional Appraisal Practice, commonly known as USPAP.

The appraisal must also be conducted by the appraiser in accordance with the guidelines for eminent domain appraisals as established by the Iowa DOT and Iowa Law.

The appraisal shall be prepared according to the "Detailed Appraisal Report" format as established by the Iowa DOT guidelines and applicable Iowa law relating to Eminent Domain.

The appraisal shall be completed within 60 to 90 days from date of this agreement. Date of this agreement shall be the date the Client accepts this agreement.

Appraisal fee for preparation of this appraisal, which shall include the furnishing of the completed final report to client in PDF format by e-mail, shall not exceed \$8,000 (Eight Thousand and No/100th Dollars) plus any costs associated with printing of hard copies as may be requested by the Client. Testimony, whether by deposition or otherwise, including time required for hearings or other required meetings or travel to or from which shall be required of appraiser after preparation and furnishing of the appraisal report shall be paid for by client at the rate of \$100 per hour.

APPRAISER FURTHER AGREES THAT APPRAISAL WORK CONDUCTED IN FURTHERANCE OF APPRAISER'S DUTIES AND EMPLOYMENT UNDER THIS CONTRACT SHALL BE IN ACCORD WITH THE FOLLOWING RULES AND REGULATIONS THAT APPLY TO ALL CDBG PROJECT CONTRACTS:

A. Executive Orders 11246 and 11375.

The Appraiser will comply with all provisions of Executive Orders 11246 and 11375. During the performance of this Contract, the Appraiser agrees as follows:

- 1) The Appraiser will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The Appraiser will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Appraiser agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

- 2) The Appraiser will, in all solicitations or advertisement for employees placed by or on behalf of the Appraiser, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- 3) The Appraiser will send to each labor union or representative of workers with which he has a collective bargaining agreement or other Contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the Engineer's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- 4) The Appraiser will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant order of the Secretary of Labor.
- 5) The Appraiser will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 6) In the event of the Appraiser's noncompliance with the nondiscrimination clauses of this Contract or with any such rules, regulations or orders, this Contract may be canceled, terminated or suspended in whole or in part and the Appraiser may be declared ineligible for further government Contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- 7) The Appraiser will include the provision of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Appraiser will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event the Appraiser becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the Appraiser may request the United States to enter into such litigation to protect the interests of the United States.

B. Title VI of the Civil Rights Act of 1964.

This act provides that no person shall be excluded from participation, denied benefits, or subjected to discrimination on the basis of race, color, or national origin under any program or activity receiving federal financial assistance.

C. Iowa Civil Rights Act of 1965. The Appraiser agrees to comply with Iowa Civil Rights Act of 1965, (Iowa Executive Order 34 and Iowa Code Chapter 19B.7), as amended, and Civil Rights Act of 1964 - Title VI which provides that no person shall, on the basis of race, color, religion, sex or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with CITY'S program funds.

D. Section 109 of Title I of the Housing and Community Development Act.

This act provides that no person shall be excluded from participation, including employment, denied program benefits, or subjected to discrimination on the basis of race, color, physical or mental disabilities, national origin, sex, handicap, religion or religious affiliation, or age under any program or activity funded in whole or in part under Title I of this act.

E. Section 3 of the Housing and Urban Development Act of 1965 (as amended).

This act provides that, to the greatest extent feasible, opportunities for training and employment that arise through HUD-financed projects shall be given to lower-income residents of the project area. Section 3 also provides that Contracts awarded in connection with such project be awarded to businesses located in, or owned in substantial part by persons residing within, the project area.

The parties of this Contract will comply with the provisions of said Section 3 and certify and agree that they are under no contractual obligation or other disability which would prevent them from complying with these requirements.

F. The Americans with Disabilities Act (P.L. 101-336, 42 U.S.C. 12101-12213)

This act guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, state and local government services and telecommunications.

G. Access to and Maintenance of Records. The Appraiser must maintain all required records for five years after final payments are made and all other pending matters are closed. At any time during normal business hours and as frequently as is deemed necessary, the Appraiser shall make available and furnish all information and reports required, and will permit access to books, records, and

accounts by the Owner, Department of Housing and Urban Development, the Secretary of Labor, the Iowa Economic Development Authority or their authorized representatives, for purposes of investigation to ascertain compliance.

H. Termination. The Owner and/or the Appraiser shall have the right to terminate this Contract at any time by giving at least ten (10) days notice in writing. The notice shall specify the effective date of such termination. Upon cancellation, the Owner will be responsible only for those costs incurred by the Appraiser to the date of termination. In the event of termination, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the Appraiser under this Contract shall, at the option of the City, become its property and the Appraiser shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

I. Government-wide Restriction on Lobbying. The Appraiser agrees to comply with the certification regarding government-wide restriction on lobbying as follows:

CERTIFICATION REGARDING GOVERNMENT-WIDE RESTRICTION ON LOBBYING. The Appraiser certifies, to the best of his/her knowledge and belief, that:

A. No Federal appropriated funds have been paid or will be paid by or on behalf of Appraiser, to any person for influencing or attempting to influence an officer or employee or any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan or cooperative agreement.

B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the Appraiser shall complete and submit Standard Form LLL-“Disclosure Form to report Federal Lobbying” in accordance with its instruction.

C. The Appraiser shall require that the language of this certification be included in the award documents for all sub-awards at all

tiers (including subcontracts, sub-grants, and contracts under grants, loans and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required Certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

J. Awarding Agency Reporting Requirements. The Appraiser must provide information as necessary and as requested by the Iowa Economic Development Authority for the purpose of fulfilling all reporting requirements related to the CDBG program.

K. Energy Efficiency. Mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in compliance with the Energy Policy and Conservation Act.
Pub. L 94-163, 89 Stat. 871

L. Clean Air and Water Acts

- Section 306 of the Clean Air Acts [42 U.S.C. 1857 (h)].
- Section 508 of the Clean Water Act [33 U.S.C. 1368].
- Executive Order 11738.
- EPA Regulations - 40 CFR, Part 15.

In accordance with the Clean Air and Water Act, the Appraiser agrees as follows:

- 1) The Appraiser will certify that any facility to be utilized in the performance of any nonexempt contract or subcontract is not listed on the List of Violating Facilities issued by the Environmental Protection Agency pursuant to 40 CFR 15.20.
- 2) The Appraiser agrees to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 U.S.C. 1857c-8) and Section 308 of the Federal Water Pollution Control Act, as amended (33 U.S.C. 1318) relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
- 3) The Appraiser agrees that as a condition for the award of a Contract, prompt notice will be given of any notification received from the Director,

Office of Federal Activities, Environmental Protection Agency, indicating that a facility utilized or to be utilized for the Contract is under consideration to be listed on the Environmental Protection Agency List of Violating Facilities.

- 4) The Appraiser agrees that it will include or cause to be included the criteria and requirements in Paragraph (1) through (4) of this section in every nonexempt subcontract and require every subcontractor to take such action as the Government may direct as a means of enforcing such provisions.

IN WITNESS WHEREOF, THE PARTIES HERETO OR THE DULY AUTHORIZED REPRESENTATIVES THEREOF HAVE HERE SET THEIR SIGNATURES.



Date: November 15, 2017

George Remer, Appraiser

CITY OF STORM LAKE

By _____ Date _____

RESOLUTION NO. 31-R-2017-2018

**RESOLUTION APPROVING THE CONTRACT FOR APPRAISAL SERVICE WITH REMER
APPRAISALS**

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

Section 1. That the City of Storm Lake enter into an Agreement with George Remer
DBA Remer Appraisals. Appraisal Fees Services not to exceed \$8,000.00

Appraisal Services for the address identified as follows:
Parcel No. 1402152003, Buena Vista County, IA
Owner: Storm Lake Community School
Site Address: 930 E 5th Street, Storm Lake, IA

Section 2. That the Mayor is hereby directed to sign the contract with the Appraiser for the
appraisal services to the identified property.

PASSED AND APPROVED this 20th day of November, 2017.

Jon F. Kruse, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

11/20/2017

Agenda Item # 6.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion to Approve Grant Submission for Implementing a Storm Water Harvesting & Irrigation Reuse System for Additional Water Quality Benefits**

BACKGROUND: A storm water reuse system will compliment the current 10th and Ontario HUD-NRDC funded storm water retention project. The intent of the project will be to utilize the water runoff captured from the 10th and Ontario project. This grant request to IDALS will include an pump station and control panel to assist with the irrigation of water to the Field of Dreams.

FISCAL IMPACT: The total project cost is \$175,000. The grant request is for \$100,000 and additional funds will be from Local Option Sales Tax and Franchise Fees.

RECOMMENDATION: Approve the grant submission to IDALS

ATTACHMENTS:

Description	Type
Project Description	Letter

Project Name 	10 th & Ontario Storm Water Improvements	Date 	11/09/2017
To / Contact info 	Derek Namanny, Urban Conservationist, IDALS / derek.namanny@iowaagriculture.gov		
Cc / Contact info 	Hannah Vorrie, Urban Conservationist, BV SWCD / hannah.vorrie@ia.nacdn.net		
Cc / Contact info 	Keri Navratil, City Manager, City of Storm Lake / navratil@stormlake.org		
Cc / Contact info 	Kevin M. Griggs, Iowa Operations Lead, EOR / kgriggs@eorinc.com		
From / Contact info 	Derek R. Lash, Project Engineer, EOR / dlash@eorinc.com		
Regarding 	Consideration of IDALS Financial Assistance for Implementing a Storm Water Harvesting & Irrigation Reuse System for Additional Water Quality Benefits		

Project Background

As a part of the Community Development Block Grant National Disaster Resilience Competition (CDBG-NDR) grant from HUD, the City of Storm Lake is in the process of analyzing storm water hydrology & hydraulics (H&H) in the northwest portion of the City that flows to Poor Farm Creek. The project is focusing on storm water (flood mitigation & water quality improvements) along the Ontario Street corridor, extending from 6th Street on the south, to 10th Street on the north.

Area of Analysis

To better understand H&H in this area of the City, the analysis includes all catchment areas (surface drainage & subsurface storm sewer pipes) that contribute storm water directly & indirectly.

The drainage area under analysis is 1600 acres, with approximately 900 acres contributing directly to storm water issues along the Ontario Street corridor. The drainage area includes multiple networks of historical drainage district drain tile, as well as City storm sewer structures & pipes.

The primary trunk storm sewer starts as a 72" tunnel, discharging to Poor Farm Creek, near the intersection of County Road 49 & Prairie Road, west of the Walmart retail store. The tunnel then extends south 4000-feet to West 10th Street / West 9th Park, where it transitions to a 66" tunnel, and extends 1400-feet further south to West Milwaukee Avenue, near the Pizza Ranch restaurant. At this location, the 66" tunnel branches off into smaller storm sewer, and further services the area of the City extending west to the Iowa DOT maintenance facility, extending east to the Storm Lake High School, and extending south to the Canadian National Railway train tracks. The City's "down town" area is serviced by the primary tunnel network.

The drainage areas and storm sewer discussed above all contribute to H&H, either at the surface or subsurface, and impact the capacity of the storm sewer system network along the Ontario Street corridor. Coincidentally, there is a secondary trunk storm sewer along Lake Avenue, which extends from the City's "down town" area, and continues north. The secondary trunk storm sewer connects to the 66" tunnel near Pizza Ranch, and connects to the 72" tunnel in two locations (West 10th Street, and West 13th Street), and also discharges to Poor Farm Creek near Walmart.

BMP Locations

As part of the project, three areas are being reviewed for storm water best management practices (BMPs), including two main areas: Area 1) North Hay Field, and Area 2) West 9th Park. The third

area is adjacent to the City's former street department building, located on 7th Street west of Ontario Street.

- Area 1 consists of several storm water management BMPs. The BMPs include a 1.20 acre pond/wetland intended for retention & settling; two 0.75 acre floodplain wetlands for biological uptake; and a 950-foot long (0.52 acre) vegetated swale / grass waterway for final filtering or "polishing". In addition, there is over 10 acres of upland buffer planted with native grasses & wildflowers.
- Area 2 consists of a 0.46 acre bioretention basin for biological uptake & filtering, and two storm sewer manholes with sediment sumps for pre-treatment.
- Area 3 consists of storm sewer reconstruction to increase drainage capacity, and alleviate flood mitigation.

BMP Subwatersheds

- 461 acres drains directly to Area 1, and is comprised mostly of agriculture surface runoff & drain tile water, of which the drain tile water has been observed to have perennial flow.
- 22 acres drains directly to Area 2, and is comprised mostly of single family residential neighborhoods.
- 17 acres directly drains to Area 3, and is comprised mostly of single family residential neighborhoods and some commercial properties.

BMP Sizes

Area 1 will provide approximately 5.50 acre-feet of water quality storage. And, Area 2 will provide approximately 0.50 acre-feet of water quality storage, for a total of 6.00 acre-feet of water quality treatment. Area 3 consists of BMPs to reduce flooding, consisting of pipes & manhole structures and provide no water quality benefit.

Additional BMPs for Consideration

One storm water management BMP becoming more and more common, is the "harvesting" of storm water runoff & reuse for irrigation of vegetation. This BMP provides additional benefits, including volume reduction and an increase in water quality. A perfunctory calculation indicates approximately 27 acre-feet of harvested storm water could be used to irrigate the adjacent 16 acre turf sports field park. In addition, a similar calculation indicates another 19 acre-feet of harvested storm water could be used to irrigate the adjacent 10 acres of native upland buffer. This totals 46 acre-feet of re-used storm water that is further treated through irrigation of turf grass and native grasses & wildflowers.

To accomplish this effort, the City will need to first implement a pump station & control panel capable of deploying harvested storm water. The most efficient manner to meet the goals above is to use a smart controller that operates at key times, deploys irrigation water when soil moisture will be most accepting, and operate during as many months as possible through the growing season, and beyond to freeze-up.

Next Step

A storm water reuse system is a small piece of the puzzle for managing storm water along the Ontario Street corridor, for which the total project cost is \$2.12 million, and of which the storm water runoff & reuse system is estimated at \$175,000. Without the financial assistance of IDALS, the reuse BMP will not be included, and a large water quality benefit will be missed. The City is requesting financial assistance in the form of a WQI Grant for the maximum amount of \$100,000 to implement a storm water runoff & reuse system. Without the financial assistance of IDALS, a large opportunity for additional water quality treatment will be missed.

DRAFT

Staff Summary

11/20/2017

Agenda Item # 7.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Closed Session Reference Iowa Code Chapter 21.5 (c)
Matters of Litigation**

BACKGROUND: Iowa Code allows for cities to have a closed session of the City Council for matters regarding litigation where matters that are either currently in litigation or where litigation is imminent and the disclosure of the issues would enable prejudice or disadvantage the position of the governmental body in that litigation. (Iowa Code Chapter 21.5 (c))

City Council, by roll call vote should vote to go into Closed Session, and then by roll call vote vote to come back into Open Session once they have conducted the discussion allowed by the Iowa Code.

Topics other than those that are specifically allowed to be in closed session are not allowed to be discussed. The City Council may **NOT** make any motions or take any action during the closed session, as all action must be done in open session.

FISCAL IMPACT: No Fiscal Impact is Anticipated

RECOMMENDATION: Motion to go into Closed Session Reference Iowa Code Chapter 21.5 (c) - Roll Call Vote

Motion to return to Open Session - Roll Call Vote