

**CITY OF STORM LAKE
REGULAR COUNCIL MEETING, CITY HALL
COUNCIL CHAMBERS
OCTOBER 3, 2016
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**
3. Public Hearing LMI No. 5 Housing Urban Renewal Area
4. Resolution No. 29-R-2016-2017 Approving LMI No. 5 Housing Urban Renewal Area
5. Ordinance No. 03-O-2016-2017 for the Division of Revenues under Iowa Code Section 403.19 for LMI No. 5 Urban Renewal Plan
6. Public Hearing for Agreement for Private Development with MBL Development Co.
7. Resolution No. 30-R-2016-2017 Approving Agreement for Private Development with MBL Development Co.
8. Ordinance No. 02-O-2016-2017 for the Division of Revenues under Iowa Code Section 403.19 for South School Urban Renewal Plan
9. Motion to Approve Special Event Application for the Storm Lake Whitecaps
10. Resolution No. 31-R-2016-2017 Accepting And Supporting The Living Roadways Project Grant
11. Public Hearing for FY 2017 Budget Amendment
12. Resolution No. 32-R-2016-2017 Amending the Current Budget for the Fiscal Year Ending June 30, 2017
13. Housing Study Session
14. Adjourn

Meeting Protocol

If you wish to speak today, please:

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

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

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



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Staff Summary

10/3/2016

Agenda Item # A.



City of Storm Lake
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REPORT TO: Honorable Mayor and City Council

FROM: Mayra Martinez, Deputy City Clerk

SUBJECT: **Approve Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

- List of bills for approval
- King's Pointe disbursements for approval
- Sunrise Pointe bills for approval
- Approve the September 19, 2016 City Council Minutes
- Approve liquor license renewals for Elements by K. Sorbe and Fareway
- Approve new liquor license for Al's Liquor change of ownership
- Approve cigarette permit for Al's Liquor change of ownership

FISCAL IMPACT: The City will pay the following expenditures:

- List of Bills - \$580,590.17
- King's Pointe Bills - \$154,707.92
- Sunrise Pointe Golf Course Bills - \$3,923.24

The City will receive the following revenues:

- Liquor license renewal: \$300.00
- Cigarette Permit: \$56.25

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

Description	Type
☐ List of Bills	List of Bills
☐ List of Bills - King's Pointe & Sunrise Pointe	List of Bills
☐ Minutes - September 19, 2016	Minutes
☐ Fareway Liquor Report	Backup Material
☐ Al's Liquor Application	Application
☐ Cigarette Permit Application	Application

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

Checks for Approval Report

From: 09/20/16 To 10/03/16
User: tyler.gibbins

UNAVAILABLE

ACERO CASILLAS JUAN	Refund Check	12.53
ACERO CASILLAS JUAN	Refund Check	22.23
ACERO CASILLAS JUAN	Refund Check	8.50
ACERO CASILLAS JUAN	Refund Check	0.88
ACERO CASILLAS JUAN	Refund Check	4.00
AFLAC	PR Batch 00554.09.2016 Aflac Pretax	444.98
AFLAC	PR Batch 00554.09.2016 Aflac After tax	93.38
AFLAC	PR Batch 00553.09.2016 Aflac Pretax	88.59
AFLAC	PR Batch 00553.09.2016 Aflac After tax	56.44
City of Storm Lake	PR Batch 00553.09.2016 Dental insurance employee c	1.13
City of Storm Lake	PR Batch 00553.09.2016 Dental employee/spouse	13.86
City of Storm Lake	PR Batch 00553.09.2016 Dental insurance family	24.45
City of Storm Lake	PR Batch 00553.09.2016 125 Flexible Benefits	265.21
City of Storm Lake	PR Batch 00553.09.2016 Flex- Child Care	62.50
City of Storm Lake	PR Batch 00553.09.2016 Health Insurance Family	656.92
City of Storm Lake	PR Batch 00554.09.2016 Dental employee/child	6.00
City of Storm Lake	PR Batch 00554.09.2016 Dental insurance employee c	20.80
City of Storm Lake	PR Batch 00554.09.2016 Dental employee/spouse	12.78
City of Storm Lake	PR Batch 00554.09.2016 Dental insurance family	81.18
City of Storm Lake	PR Batch 00554.09.2016 125 Flexible Benefits	532.97
City of Storm Lake	PR Batch 00554.09.2016 Flex- Child Care	91.00
City of Storm Lake	PR Batch 00554.09.2016 Health Insurance Family	1,598.77
City of Storm Lake	PR Batch 00554.09.2016 Health Insurance Single	443.00
Collection Services Center	PR Batch 00554.09.2016 Child Support Payments to I	222.00
Conseco Health Insurance Co	PR Batch 00554.09.2016 Cancer Pre Tax Insurance	41.04
EFTPS	PR Batch 00554.09.2016 Federal Income Tax	10,927.75
EFTPS	PR Batch 00554.09.2016 FICA Employee Portion	3,874.91
EFTPS	PR Batch 00554.09.2016 FICA Employer Portion	3,874.91
EFTPS	PR Batch 00554.09.2016 Medicare Employee Portion	1,510.27
EFTPS	PR Batch 00554.09.2016 Medicare Employer Portion	1,510.27
EFTPS	PR Batch 00553.09.2016 Federal Income Tax	4,519.36
EFTPS	PR Batch 00553.09.2016 FICA Employee Portion	1,829.73
EFTPS	PR Batch 00553.09.2016 FICA Employer Portion	1,829.73
EFTPS	PR Batch 00553.09.2016 Medicare Employee Portion	522.87
EFTPS	PR Batch 00553.09.2016 Medicare Employer Portion	522.87
ICMA Retirement Trust 457	PR Batch 00553.09.2016 ICMA	675.00
ICMA Retirement Trust 457	PR Batch 00553.09.2016 ICMA City Paid	550.01
ICMA Retirement Trust 457	PR Batch 00553.09.2016 ICMA City paid for Police	451.85
ICMA Retirement Trust 457	PR Batch 00554.09.2016 ICMA	1,605.00
Iowa Department of Revenue Administrative Wage L	PR Batch 00554.09.2016 State Garnishment	486.27
Iowa Public Employees	PR Batch 00554.09.2016 IPERS	3,379.34
Iowa Public Employees	PR Batch 00554.09.2016 IPERS City Share	5,071.67
Iowa Public Employees	PR Batch 00553.09.2016 IPERS	1,475.04
Iowa Public Employees	PR Batch 00553.09.2016 IPERS City Share	2,213.77
ITT Hartford AMS RPVA	PR Batch 00553.09.2016 457 Hartford	125.00
ITT Hartford AMS RPVA	PR Batch 00554.09.2016 457 Hartford	200.00
Muni Fire/Police Retire	PR Batch 00554.09.2016 Muni Police/Fire Pension	3,302.68
Muni Fire/Police Retire	PR Batch 00554.09.2016 Muni Police/Fire Pension Ci	9,106.95
Muni Fire/Police Retire	PR Batch 00553.09.2016 Muni Police/Fire Pension	568.15
Muni Fire/Police Retire	PR Batch 00553.09.2016 Muni Police/Fire Pension Ci	1,566.64
Teamsters Local Union 554	PR Batch 00554.09.2016 Union Dues	184.50
Treasurer State Of Iowa	PR Batch 00554.09.2016 State Income Tax	4,012.03
Treasurer State Of Iowa	PR Batch 00553.09.2016 State Income Tax	1,818.82

UNAVAILABLE

Department Total = 72,520.53

Police Department

City of Storm Lake
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Storm Lake IA, 505881086

Checks for Approval Report

From: 09/20/16 To 10/03/16
User: tyler.gibbins

Central Iowa Distributing, Inc	Cleaning Supplies	166.35
City of Storm Lake	Health Ins Allocations Oct2016	23,897.92
Cole Chris J	Dive Training- Cole- Cedar Falls	46.00
Color-ize Inc	ID Item Cards	72.75
Des Moines Register The	FY2017 Subscription PD	312.03
Digital Ally Inc	In-Car Squad Car Cameras (2)	8,050.00
Electronic Engineering	Batteries	355.00
Graham Tire	New Tire	143.45
Graham Tire	New Tire	157.50
Graham Tire	New Tire (2) P-4	280.32
Hy-Vee, Inc	Supplies	7.98
Hy-Vee, Inc	Supplies	21.92
Iowa Law Enforcement Intel Net	Conference Registration- Diekman	175.00
Iowa Law Enforcement Intel Net	Conference Registration- Banquet Only- Prosser	25.00
Jack's Uniforms & Equipment	Pants- Younie	100.89
Lakeshore Cyclery & Fitness	Bike Repairs- Less Tax	268.96
MidAmerican Energy Company	Electric Service July/Aug 2016	1,830.95
Nice Blue	Translator Services 9/8/2016	30.00
NW IA YES Center	Member Detention Client Mileage	37.50
NW IA YES Center	Member Detention Client Mileage	45.50
Principal Life Ins Co	Insurance Premium Oct 2016	2,242.81
Rasmussen's	Bulb	67.08
Rebnord Technologies Inc	New Laptops (2)	5,499.95
Rebnord Technologies Inc	In Car Laptop Toughbooks (3)	17,999.85
Storm Lake Bakery	Meeting Expense	21.55
Ultramax Ammunition	Ammo	676.00
Universal Hospital Services Inc	Defibrillator Checks	138.00
Wal Mart #01-1526	Supplies	39.94
Wal Mart #01-1526	Supplies	4.00
Wal Mart #01-1526	Supplies	0.50

Police Department **Department Total =** 62,714.70

Emergency Management

Blue Valley Public Safety Inc	Service Call Tornado Siren on Park Street	3,245.00
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Emergency Management **Department Total =** 3,245.00

Fire Department

City of Storm Lake	Health Ins Allocations Oct2016	2,193.42
Electronic Engineering	New Pager	419.80
Electronic Engineering	Pager Replacement	1,243.40
Iowa Fire Chiefs Assoc	FY2017 Membership- Jones	25.00
Jack's Uniforms & Equipment	Dress Uniforms for Volunteer FFs	5,692.65
Midwest Breathing Air LLP	Quarterly Air Test 9/14/2016	152.40
Principal Life Ins Co	Insurance Premium Oct 2016	181.67
Rust's Western Shed	Bunker Coat Repairs	10.00

Fire Department **Department Total =** 9,918.34

Building Official

City of Storm Lake	Health Ins Allocations Oct2016	2,168.17
Principal Life Ins Co	Insurance Premium Oct 2016	138.59

Building Official **Department Total =** 2,306.76

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Crime Prevention

Lakeshore Cafe Inc	Coffee with a Cop 9/14/2016	25.43
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Crime Prevention

Department Total =	25.43
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Roadway Maintenance

Bomgaars Supply, Inc	Oats & Tube	84.94
Bomgaars Supply, Inc	Supplies	2.21
Bomgaars Supply, Inc	Bit Set	14.99
Buena Vista Extension Svc	Aquatic, Forest & Right-of-Way Pest Management Re	35.00
Buena Vista Extension Svc	Ornamental & Turf Applicator Registration	35.00
Buena Vista Extension Svc	Pest Control Operator Registration	60.00
City of Storm Lake	Health Ins Allocations Oct2016	6,799.17
Fastenal Company	Safety Glasses	4.87
Fastenal Company	Gloves	17.25
Graham Tire	Tire Repairs	300.00
I&S Group, Inc.	Engineering Services through 8/20/2016	1,838.30
MidAmerican Energy Company	Electric Service Jun/July 2016	543.76
NW Iowa Planning & Development Commission	FY2017 SHIELD Draw #2	500.00
Principal Life Ins Co	Insurance Premium Oct 2016	465.07
Rebnord Technologies Inc	New Desktop Computers (2)	1,500.00

Roadway Maintenance

Department Total =	12,200.56
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Street Lighting

MidAmerican Energy Company	Electric Service Jun/July 2016	12,743.62
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Street Lighting

Department Total =	12,743.62
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Snow Removal

City of Storm Lake	Health Ins Allocations Oct2016	2,228.08
Hallett Materials	Sand	1,760.82
IState Truck, Inc	Reman Motor	525.41
Principal Life Ins Co	Insurance Premium Oct 2016	138.13
Sta-Mel Enterprises, Inc	Roadsalt	1,732.33
Sta-Mel Enterprises, Inc	Roadsalt	1,710.71
Sta-Mel Enterprises, Inc	Roadsalt	1,707.39
Sta-Mel Enterprises, Inc	Roadsalt	1,719.03

Snow Removal

Department Total =	11,521.90
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Airport

Bargloff & Company	Hangar Door Panel Replacement	2,831.73
Bart's Flying Service	Airport Contract September 2016	5,063.04
Bart's Flying Service	9/21/2016 Fuel Reimbursement	29.60
Bomgaars Supply, Inc	Sleeve, Cable, Rope, Link	26.62
Eastern Aviation Fuels, Inc	Jet A Fuel	14,698.53
Eastern Aviation Fuels, Inc	Fuel Filters	114.29
Iowa Lakes Regional Water	Water Services	67.95
MidAmerican Energy Company	Electric Service Jun/July 2016	668.71
Wal Mart #01-1526	Cleaning Supplies	49.85

Airport

Department Total =	23,550.32
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Library

Abdo Publishing Co	Books	314.15
Baker & Taylor, Inc	Books	31.01
Baker & Taylor, Inc	Books	17.46
Baker & Taylor, Inc	Books	88.38
Baker & Taylor, Inc	Books	216.92
Barnes & Noble Booksellers, Inc	Books	33.60
Barnes & Noble Booksellers, Inc	Books	189.06
Barnes & Noble Booksellers, Inc	Books	84.76
Brodart Co	Books	12.73
Brodart Co	Books	33.73
Brodart Co	Books	126.40
Brodart Co	Books	107.96
Brodart Co	Books	24.29
Buena Vista Stationery & Print Inc	Office Supplies	24.47
Buena Vista Stationery & Print Inc	Board, Book Cart, Display Shelves	178.77
Buena Vista Stationery & Print Inc	Shelves	7.00
Central Iowa Distributing, Inc	Cleaning Supplies	214.86
City of Storm Lake	Health Ins Allocations Oct2016	5,668.83
Custodian of Petty Cash Kim Mehlenbacher	August 2016 Postage	192.20
Des Moines Register The	FY2017 Membership- Library- Acct #8465104	436.04
Flynn Gabriel J	Books	141.25
Freese Ruth	August 2016 Homebound Delivery Mileage	7.02
Ingram Library Services, Inc	Books	16.76
Ingram Library Services, Inc	Books	16.79
Ingram Library Services, Inc	Books	10.84
Ingram Library Services, Inc	Books	30.12
Ingram Library Services, Inc	Books	10.84
Ingram Library Services, Inc	Books	16.79
Ingram Library Services, Inc	Books	32.97
Ingram Library Services, Inc	Books	5.74
Ingram Library Services, Inc	Books	15.63
Ingram Library Services, Inc	Books	15.64
Ingram Library Services, Inc	Books	16.78
Ingram Library Services, Inc	Books	10.84
Ingram Library Services, Inc	Books	16.79
Ingram Library Services, Inc	Books	6.04
Ingram Library Services, Inc	Books	15.07
Ingram Library Services, Inc	Books	33.00
Ingram Library Services, Inc	Books	11.61
Ingram Library Services, Inc	Books	12.19
Ingram Library Services, Inc	Books	10.84
Ingram Library Services, Inc	Books	11.03
Ingram Library Services, Inc	Books	16.78
Ingram Library Services, Inc	Books	17.36
Ingram Library Services, Inc	Books	16.21
JNB Acquisition Corporation	Copier Maintenance Agreement	17.69
Libraria LLC	FY2017 Support Renewal	268.65
MidAmerican Energy Company	Electric Service Jun/July 2016	1,386.57
Midwest Tape LLC	DVDs	78.96
Midwest Tape LLC	DVDs	107.95
Midwest Tape LLC	DVDs	45.98
Midwest Tape LLC	DVDs	78.96
Midwest Tape LLC	DVDs	146.90
Midwest Tape LLC	DVDs	11.99
Principal Life Ins Co	Insurance Premium Oct 2016	195.41
Recorded Books LLC	CDs	31.50

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Recorded Books LLC	CDs	36.00
Recorded Books LLC	CDs	7.95
Recorded Books LLC	CDs	35.09
Turnquist Laura	August 2016 Homebound Mileage	6.48
Vernon Company	Barcode Labels	152.17

Library	Department Total =	11,125.80
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Parks Department

Alta Implement Company Inc	Air Cleaner- Airport Mower	247.50
Alta Implement Company Inc	Belts- WWTP Mower	74.71
Bartels Doug	Goat Services 7/11/2016 to 8/26/2016	3,519.00
Bomgaars Supply, Inc	Paint Brushes	60.54
Bomgaars Supply, Inc	Brass Nipple	12.99
Bomgaars Supply, Inc	Wheel, Fitting, & Saw Blades	26.62
Buena Vista Extension Svc	Ornamental & Turf Applicator Registration	35.00
Buena Vista Extension Svc	Aquatic, Forest & Right-of-Way Pest Management Re	35.00
Builders Sharpening & Service	Tool Cat Repairs	10,132.31
City of Storm Lake	Health Ins Allocations Oct2016	2,176.00
CNH Industrial America LLC	Spring & Supplies	7.72
Crescent Electric Supply Co	Supplies	9.86
Etnyre Jason	9/20/2016 REAP Grant Conference- Des Moines, IA	167.40
MidAmerican Energy Company	Electric Service Jun/July 2016	455.82
Principal Life Ins Co	Insurance Premium Oct 2016	197.52
R & R Products, Inc	Late Fee	2.76
Warren's Service, Inc.	Bumper	75.00

Parks Department	Department Total =	17,235.75
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Golf Course

Bomgaars Supply, Inc	Fittings, Fogger, Gas Killer, & Plier Set	38.45
Bomgaars Supply, Inc	Spray Paint	5.79
Bomgaars Supply, Inc	Lawn Mower Wheel	15.18
Bomgaars Supply, Inc	Hose, Clamps, & Supplies	73.11
Buena Vista Extension Svc	Aquatic, Forest & Right-of-Way Pest Management Re	35.00
Buena Vista Extension Svc	Ornamental & Turf Applicator Registration	35.00
Buena Vista Extension Svc	Pest Control Operator Registration	60.00
City of Storm Lake	Health Ins Allocations Oct2016	620.50
MidAmerican Energy Company	Electric Service Jun/July 2016	286.38
Principal Life Ins Co	Insurance Premium Oct 2016	72.13
R & R Products, Inc	Coupler & Spiker	107.70
Zimco Supply Co	Chemicals	477.25
Zimco Supply Co	Chemicals	131.25
Zimco Supply Co	Chemicals	173.75

Golf Course	Department Total =	2,131.49
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Campgrounds

City of Storm Lake	Health Ins Allocations Oct2016	206.92
Ferguson Enterprises Inc	Clamps & Supplies	82.13
Ferguson Enterprises Inc	Supplies	13.28
Ferguson Enterprises Inc	Clamp & Supplies	42.33
MidAmerican Energy Company	Electric Service Jun/July 2016	2,648.51
Principal Life Ins Co	Insurance Premium Oct 2016	24.04
Rebnord Technologies Inc	New Desktop Computer	750.00

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Campgrounds

Department Total = 3,767.21

UNAVAILABLE

MidAmerican Energy Company

Electric Service Jun/July 2016

1,426.12

UNAVAILABLE

Department Total = 1,426.12

Shelter House

MidAmerican Energy Company

Electric Service Jun/July 2016

231.82

Shelter House

Department Total = 231.82

Dohrman Trust

Century Business Products,Inc

Copier Maintenance Agreement (Partial)

15.00

Dohrman Trust

Department Total = 15.00

Economic Develop

Media USA Inc

Infotouch Advertising

1,250.00

Economic Develop

Department Total = 1,250.00

Dredging

City of Storm Lake
Principal Life Ins Co

Health Ins Allocations Oct2016
Insurance Premium Oct 2016

158.42
20.48

Dredging

Department Total = 178.90

Mayor, Council, Manager

City of Storm Lake
Principal Life Ins Co

Health Ins Allocations Oct2016
Insurance Premium Oct 2016

22.83
50.14

Mayor, Council, Manager

Department Total = 72.97

Policy & Administration

City of Storm Lake
Principal Life Ins Co

Health Ins Allocations Oct2016
Insurance Premium Oct 2016

1,582.25
113.86

Policy & Administration

Department Total = 1,696.11

City Hall Building

MidAmerican Energy Company
Steve's Window Svc

Electric Service Jun/July 2016
Window Cleaning Service

983.00
37.00

City Hall Building

Department Total = 1,020.00

Tort Liability

Scottsdale Insurance Company

Claim #01690838-01 Pitschmann

5,000.00

Tort Liability

Department Total = 5,000.00

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Other Policy & Administration

Buena Vista University	Strategic Planning- Less Tax	592.70
Buena Vista University	Crisis Communication Workshop- Less Tax	191.86
Buntrock-Salie Studio Inc	Publicity Photo- Oakleaf	105.00
Color-ize Inc	Door Vinyl- Oakleaf	18.11
Color-ize Inc	Business Cards- Oakleaf	35.15
Iowa League of Cities	FY2017 Membership Dues- Oakleaf	16.67
Iowa League of Cities	FY2017 Membership Dues- Gibbins	16.66
Iowa Office Supply Inc	Chairs (3)	215.00
Navratil Keri	Iowa League of Cities Conf- Des Moines- Navratil	176.58
NW Iowa Planning & Development Commission	FY2017 SHIELD Draw #2	500.00
Patrick James H	Iowa League of Cities Annual Conference- Patrick- D	186.18
Patrick James H	League Advisory & Raccoon River Meeting- Patrick	75.24
Qualified Presort Service, LLC	Print Newsletter	204.53

Other Policy & Administration

Department Total = 2,333.68

Water Administration

Accela, Inc #774375	August 2016 IVR Payments	7.00
Accela, Inc #774375	August 2016 Web Payments	136.25
Buena Vista University	Crisis Communication Workshop- Less Tax	191.87
City of Storm Lake	Health Ins Allocations Oct2016	3,090.49
Color-ize Inc	Business Cards- Oakleaf	35.15
Color-ize Inc	Door Vinyl- Oakleaf	18.12
Iowa League of Cities	FY2017 Membership Dues- Gibbins	16.67
Iowa League of Cities	FY2017 Membership Dues- Oakleaf	16.66
Iowa Office Supply Inc	Chairs (3)	215.00
Iowa Office Supply Inc	Office Supplies	30.67
Navratil Keri	Iowa League of Cities Conf- Des Moines- Navratil	176.59
NW Iowa Planning & Development Commission	FY2017 SHIELD Draw #2	500.00
Patrick James H	League Advisory & Raccoon River Meeting- Patrick	75.24
Patrick James H	Iowa League of Cities Annual Conference- Patrick- D	186.18
Principal Life Ins Co	Insurance Premium Oct 2016	217.82
Qualified Presort Service, LLC	ACH Statements	90.95

Water Administration

Department Total = 5,004.66

Water Plant

Blue Tarp Financial	Air Force Plasma	600.00
Blue Tarp Financial	Air Force Plasma Cover	59.99
Blue Tarp Financial	Supplies	39.99
Bomgaars Supply, Inc	Keys & Fasteners	28.55
Bomgaars Supply, Inc	Hose, Clamps & Couplings	60.23
Bomgaars Supply, Inc	Bulbs, Nozzle	36.71
Chem-Sult Inc	Sodium Chlorite	3,592.88
City of Storm Lake	Health Ins Allocations Oct2016	5,646.58
Fastenal Company	Emergency Light	67.73
Fastenal Company	Pliers & Supplies	57.32
Hach Chemical Company	Testing Supplies	903.03
Hawkins, Inc	Hypo	4,339.06
MidAmerican Energy Company	Electric Service Jun/July 2016	24,484.23
Mike's Electronics Inc	Lime Silo Service Call	328.10
Mike's Electronics Inc	SCADA Service Call	230.00
Mississippi Lime Company	Lime	4,592.30
Mississippi Lime Company	Lime	4,674.00

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Mississippi Lime Company	Lime	4,609.40
NCL of Wisconsin Inc	Lab Supplies	556.29
PraxAir inc	Carbon Dioxide	917.10
Principal Life Ins Co	Insurance Premium Oct 2016	353.12
Rebnord Technologies Inc	New Desktop Computers (3)	2,250.00
Recycle Center Harold Rowley	Recycling	10.00
Suter Services CW	Plant Dehumidifier	749.22
USA Blue Book	Compressor	100.05
USA Blue Book	Sump Pump	149.40

Water Plant	Department Total =	59,435.28
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Water Distribution

Bolton & Menk, Inc	Water Main Design Service thorough 9/1/2016	2,243.50
Bomgaars Supply, Inc	Drill Bit & Storage Bos	14.78
Bomgaars Supply, Inc	Funnel	6.29
Brown Supply Company	Flags	166.50
Brown Supply Company	Hydrant Extension	1,160.40
City of Storm Lake	Health Ins Allocations Oct2016	1,557.00
Crimmins Clayton	Tube Repairs to Jetter Machine	175.00
Iowa Office Supply Inc	Binder	7.67
Mangold Environmental Testing	Bacteria Testing	60.00
MidAmerican Energy Company	Electric Service Jun/July 2016	76.83
Plumbing & Heating Wholesale, Inc	Supplies	12.10
Principal Life Ins Co	Insurance Premium Oct 2016	143.32
Underground Location Company	Locates	58.95

Water Distribution	Department Total =	5,682.34
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Water Meters

Bomgaars Supply, Inc	Truck Supplies	43.97
Bomgaars Supply, Inc	Rainsuit	26.99
City of Storm Lake	Health Ins Allocations Oct2016	1,239.92
Inquirehire	Background Checks- Hamer	68.50
Municipal Supply, Inc.	Smart Points	4,465.00
Northern Safety Co, Inc	Gas Meter for Entry of Pits	606.73
Principal Life Ins Co	Insurance Premium Oct 2016	12.87
Rebnord Technologies Inc	Meter Reader to WTP	525.00
Rebnord Technologies Inc	New Laptop	1,400.00

Water Meters	Department Total =	8,388.98
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Wastewater Administration

Accela, Inc #774375	August 2016 Web Payments	136.25
Accela, Inc #774375	August 2016 IVR Payments	7.00
Buena Vista University	Crisis Communication Workshop- Less Tax	191.87
City of Storm Lake	Health Ins Allocations Oct2016	3,080.00
Color-ize Inc	Business Cards- Oakleaf	35.15
Color-ize Inc	Door Vinyl- Oakleaf	18.11
Iowa League of Cities	FY2017 Membership Dues- Gibbins	16.67
Iowa League of Cities	FY2017 Membership Dues- Oakleaf	16.67
Iowa Office Supply Inc	Chairs (3)	215.00
Iowa Office Supply Inc	Office Supplies	30.66
Navratil Keri	Iowa League of Cities Conf- Des Moines- Navratil	176.59
Patrick James H	Iowa League of Cities Annual Conference- Patrick- D	186.18
Patrick James H	League Advisory & Raccoon River Meeting- Patrick	75.24

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

Checks for Approval Report

From: 09/20/16 To 10/03/16
User: tyler.gibbins

Principal Life Ins Co	Insurance Premium Oct 2016	217.75
Qualified Presort Service, LLC	ACH Statements	90.95

Wastewater Administration

Department Total = 4,494.09

Wastewater Treatment Plant

Blue Tarp Financial	Air Force Plasma	599.99
Bomgaars Supply, Inc	Boots- Clearified	69.99
Bomgaars Supply, Inc	Tool Set for New Truck	103.99
Bomgaars Supply, Inc	Battery & Hyd Fluid	167.97
Bomgaars Supply, Inc	Washer Fluid	6.97
Bomgaars Supply, Inc	Spotlight	49.99
Bomgaars Supply, Inc	Spotlight for Truck	49.99
Century Link	September 2016 WW Phone Service	228.95
City of Storm Lake	Health Ins Allocations Oct2016	5,207.08
Foundation Analytical Laboratory Inc	Testing Services	344.00
Foundation Analytical Laboratory Inc	Testing Services	1,400.00
Inquirehire	Background Checks- Torres	77.00
MidAmerican Energy Company	Electric Service Jun/July 2016	12,916.92
NCL of Wisconsin Inc	Lab Supplies	299.35
NW Iowa Planning & Development Commission	FY2017 SHIELD Draw #2	500.00
Principal Life Ins Co	Insurance Premium Oct 2016	294.11
Rebnord Technologies Inc	New Laptops (2)	2,800.00
Rebnord Technologies Inc	New Desktop Computers (2)	1,500.00
Recycle Center Harold Rowley	Recycling	44.20
Recycle Center Harold Rowley	Recycling	31.20
Reinert Michael P	Handle on Brown Bear	99.34

Wastewater Treatment Plant

Department Total = 26,791.04

Wastewater Collection

City of Storm Lake	Health Ins Allocations Oct2016	1,557.00
Principal Life Ins Co	Insurance Premium Oct 2016	143.32
Underground Location Company	Locates	58.95
USA Blue Book	Sewer Smoke	125.22

Wastewater Collection

Department Total = 1,884.49

Landfill

Accela, Inc #774375	August 2016 Web Payments	136.25
Accela, Inc #774375	August 2016 IVR Payments	7.00
City of Storm Lake	Health Ins Allocations Oct2016	516.57
Iowa Office Supply Inc	Office Supplies	30.66
Principal Life Ins Co	Insurance Premium Oct 2016	21.90
Qualified Presort Service, LLC	ACH Statements	90.94
Recycle Center Harold Rowley	2nd Quarter FY2016 Assessment	92,750.00

Landfill

Department Total = 93,553.32

Storm Water Administration

Accela, Inc #774375	August 2016 IVR Payments	7.00
Accela, Inc #774375	August 2016 Web Payments	136.25
City of Storm Lake	Health Ins Allocations Oct2016	980.17
NW Iowa Planning & Development Commission	FY2017 SHIELD Draw #2	500.00
Principal Life Ins Co	Insurance Premium Oct 2016	30.56

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

Checks for Approval Report

From: 09/20/16 To 10/03/16
User: tyler.gibbins

Qualified Presort Service, LLC	ACH Statements	90.95
Storm Water Administration		Department Total = 1,744.93
Storm Water Collection		
Bomgaars Supply, Inc	Rain Garden- Seed	17.94
Certified Testing Services, Inc	Concrete Testing	1,572.00
City of Storm Lake	Health Ins Allocations Oct2016	623.75
Foundation Analytical Laboratory Inc	Testing Services	240.00
Foundation Analytical Laboratory Inc	Testing Services	875.00
Hulstein Excavating Inc	Pay Estimate #5 Erie Street CDBG SW Improvements	69,101.43
Principal Life Ins Co	Insurance Premium Oct 2016	37.48
Storm Water Collection		Department Total = 72,467.60
Street Cleaning		
City of Storm Lake	Health Ins Allocations Oct2016	517.17
Street Cleaning		Department Total = 517.17
Insurance		
Auxiant - Claims Account	9/23/2016 Claims	23,053.97
Auxiant - Fixed Account	October 2016 Insurance Premium	16,560.19
Auxiant - Flex Account	9/14/2016 Flex Account	94.87
Iowa Ind Health Benefit Reinsu	FY2017 Assessment	923.80
Insurance		Department Total = 40,632.83
UNAVAILABLE		
Graphic Edge Inc The	Stride & Ride Supplies	799.84
Graphic Edge Inc The	Stride & Ride Supplies	534.66
Salus LLC	August 2016 Membership	260.00
UNAVAILABLE		Department Total = 1,594.50
Vehicle Maintenance		
Bomgaars Supply, Inc	Tools	166.93
Vehicle Maintenance		Department Total = 166.93
	Grand Total =	580,590.17

King's Pointe Resort
Disbursements Sept 14th to Sept 27th

Vendor Name	Description	Amount
Acco (2)	supplies	2791.95
Ace Hardware Inc.	supplies	264.16
American Hotel Registration Co	services	216.73
Ameripride Services	supplies	612.20
A-1 Preferred	services	1,177.50
BV Stationary	supplies	431.61
Capitall Sanitary Supply Co	services	1,035.94
Citadel Communications CO-KCAU	advertising	1,450.00
Colorize Inc (2)	services	197.55
Copper Cottage	services	2,699.45
Counsel	services	617.12
Ecolab Center- Chicago	services	31.22
Dippin' Dots Inc	food	717.60
Elissa Doebel	reimbursement	223.51
Ed M Feld Equipment Co Inc	services	701.25
Edward Don & Co	services	187.88
Ferguson Enterprises Inc (2)	supplies	172.20
Frigitec	supplies	189.14
Garbage Hauling Service	services	498.36
Pitney Bowes Global Finance	postage	151.98
HD Supply Facilities Maint	supplies	335.76
Hy-Vee Food Store (2)	food	719.18
Mid-American Energy (2)	utilities	21,450.81
Julius Cleaners	services	12.95
KDSN AM/FM	advertising	299.00
Kineth Hotel Corporation (2)	payroll, work comp	65,348.24
Media USA Advertising	advertising	700.00
Olsen Welding & Machine Shop	services	75.00
Otis Elevator Company	services	625.48
Pasquale's Food Service Inc (2)	food	588.00
Pepsi-Cola Bottling Co. (2)	beverages	869.18
Pilot Tribune	advertising	24.77
Precision Dynamics Corp	services	172.53
Probuild Company LLC	supplies	32.52
Rebnord Technologies	services	2,258.33
Rent-All Inc	services	260.00
Star Leasing LLC	services	230.13
Star Promotions	services	733.69
Staples Advantage	supplies	125.84
The Storm Lake Times (2)	advertising	154.69
Sysco Guest Supply (2)	supplies	1,529.18
Treasurer - State of Iowa	sales tax	14,900.00
Ty Inc	services	45.74
United Parcel Service- Carl STM	services	75.59
US Foods (2)	food	25,391.48
Vast Broadband	supplies	2,980.32
ASSA Abloy/Vingcard Elsafe	services	182.16
Vizergy	web site maintenance	220.00

Total 154,707.92

Sunrise Pointe Golf Course
Disbursements Sept 14th to Sept 27th

Central Iowa Distributing	supplies	99.90
Mid American Energy	utilities	983.66
Julius Cleaners	servcies	4.80
Kinseth Hotel Corporation	payroll, management fee	2,219.96
King's Pointe Resort	transfer	308.65
Pepsi-Cola Bottling Co (3)	beverages	95.03
Alliant Energy	utilities	24.21
US Foods Inc (3)	food	72.26
Vast Braodband	utilities	114.77
	Totals	3,923.24

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, IOWA, CITY HALL,
SEPTEMBER 19, 2016 5:00 P.M.**

Present: Mayor Jon Kruse, Council Members Bruce Carlson, Mike Porsch, Dan Anderson, Tyson Rice, and Bruce Engelmann. Absent: None. Staff present: City Manager Jim Patrick, Asst. City Manager Keri Navratil, City Attorney Phil Havens, Public Safety Director Mark Prosser, Fire Chief Mike Jones, Building Official Scott Olesen, Public Works Director Jason Etnyre, Water Plant Superintendent Mike Davis, Wastewater Superintendent Mark Streed, and Sue Vossberg City Clerk.

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

Hear the Public – None

Consent Agenda – Moved by Council Member Porsch to approve the consent agenda which included check # 53322 through #53448, minutes from the September 6, 2016 City Council meeting and September 14, 2016 Special Council meeting. Approve request for a 5-day liquor license for BVU South Forum Lawn Homecoming Beer Garden effective October 15, 2016. Approve noise variance request for BVU Outdoor Entertainment Paint Party for Sunday, October 9, 2016 from 6:00 pm until 11:00 pm. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

South School Development Agreement – Mayor Kruse opened the public hearing on the proposal to enter into a Development Agreement with FB Storm Lake I, LLC stating that this was the time and place for any comments. Hearing no comments the Mayor then closed the public hearing.

Moved by Council Member Engelmann to adopt Resolution No. 23-R-2016-2017 approving Development Agreement with FB Storm Lake I, LLC. Seconded by Council Member Porsch. Vote: All ayes. Motion carried.

RESOLUTION NO. 23-R-2016-2017

**RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF A DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF STORM LAKE AND FB STORM
LAKE I, LLC**

WHEREAS, by Resolution No. 16-R-2016-2017, adopted September 6, 2016, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the South School Urban Renewal Plan (the "Plan") for the South School Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan as amended, is or will be on file in the office of the Recorder of Buena Vista County; and

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

WHEREAS, the City has received a proposal from FB Storm Lake I, LLC (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the South School Urban Renewal Area as defined and legally described in the Agreement and consisting of the renovation of the Existing Facilities (as defined in the Agreement) including an approximately 5,162 square foot building, known as the South School Annex Building, and a 25,683 square foot building known as the South School Main Building into approximately 39 market rate apartments, together with all related site improvements, as outlined in the proposed Development Agreement; and

WHEREAS, the Agreement further proposes that the City will make up to ten (10) consecutive annual payments of Economic Development Grants to Developer consisting of a declining percentage of the Tax Increments (as show in the Agreement) pursuant to Iowa Code Section 403.19 and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$800,000, or the amount accrued under the formula outlined in the proposed Development Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, the Agreement also proposes that Developer and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$2,400,000; and

WHEREAS, one of the obligations of Developer(s) relates to employment retention and/or creation; and

WHEREAS, Iowa Code Chapters 15A and 403 authorize cities to make loans and grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code taking into account any or all of the factors set forth in Chapter 15A, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.
- b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes or which generate tourism-related activities.
- c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Agreement and has considered the extent of objections received from residents or property owners as to said proposed Agreement; and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the performance by the City of its obligations under the Agreement, including but not limited to making of loans and grants to the Developer in connection with the development of the Development Property under the terms set forth in the Agreement, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein.

Section 2. That the form and content of the Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Agreement, the Mayor and the City Clerk are hereby

authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

PASSED AND APPROVED this 19th day of September, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

South School Urban Renewal Plan – Moved by Council Member Anderson to pass on 2nd reading Ordinance No. 02-O-2016-2017 for the division of revenues under Iowa Code Section 403.19 for South School Urban Renewal Plan. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

Water Treatment Plant Improvements – Moved by Council Member Engelmann to adopt Resolution No. 24-R-2016-2017 approving Change Order #4 a decrease of \$2,594.00 to the contract with Grundman Hicks, LLC for the Water Treatment Facility Improvement Project. The contract cost after change order #4 is \$836,979.01. Seconded by Council Member Porsch. Vote: All ayes. Motion carried.

RESOLUTION NO. 24-R-2016-2017

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

To approve Change Order No. 4 to the contract with Grundman Hicks, LLC for the Water Treatment Facility Improvements Project, a decrease of \$2,594.00 to the contract due to contractor not completing the seeding work this spring so the Owner completed the work outside the contract. Contractor requested the seeding work be deducted from the contract.

Total cost of Change Order #4 is a decrease of \$2,594.00 to the contract. Total contract cost after change order #4 is \$836,979.01.

PASSED AND APPROVED this 19th day of September 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Tyson Foods Meats, Inc. – Tom McClinton – 529 College Avenue – Questioned how many jobs this application would create. City Manager Patrick stated that 8 would be created.

Moved by Council Member Anderson to adopt Resolution No. 25-R-2016-2017 approving the application of Tyson Meats, Inc. to the Iowa Economic Development Authority High Quality Jobs Program. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

RESOLUTION NO. 25-R-2016-2017

A RESOLUTION OF THE CITY OF STORM LAKE, APPROVING THE APPLICATION OF
TYSON FRESH MEATS, INC., TO THE IOWA ECONOMIC DEVELOPMENT
AUTHORITY
HIGH QUALITY JOBS PROGRAM

WHEREAS, the City of Storm Lake has received a request from Tyson Fresh Meats, Inc. to approve and submit an application to the State of Iowa for the Economic Development High Quality Jobs Program, and

WHEREAS, the program was established to promote Economic Development and Job Creation in the State of Iowa, and

WHEREAS, the City of Storm Lake supports activities which promote and facilitate Economic Development within the City of Storm Lake, and

WHEREAS, in the application, Tyson Fresh Meats, Inc. has indicated that they will:

1. Create 8 new full-time positions.
2. Provide comprehensive health benefits to its employees.
3. Make a capital investment of approximately \$30,000,000.

NOW, THEREFORE, BE IT RESOLVED by the City of Storm Lake:

- a. The Storm Lake City Council hereby approves the application of Tyson Fresh Meats, Inc. for the purpose of receiving benefits from the High Quality Jobs Program.

- b. The Storm Lake City Council hereby authorizes the Mayor to sign the High Quality Jobs Program application on behalf of the City and to take such further actions as deemed necessary in order to carry into effect the provisions of this Resolution.
- c. The Storm Lake City Council understands the local match requirement of the Iowa Economic Development Authority and hereby approves a local match in the following amount, form and terms: Tax Abatement of five years totaling \$309,642.75 (year 1: 75%, year 2: 60%, year 3: 45%, year 4: 30%, and year 5: 15%).

PASSED, APPROVED, AND ADOPTED this 19th day of September, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Erie Street Storm Sewer Improvement Project - Mayor Kruse opened the public hearing on updating the residents on the City's Erie Street storm sewer improvement project.

City Manager Patrick made the following statements:

This Public Hearing is being held to update residents on the City's Erie Street storm sewer improvements project.

This project is funded in part by a Community Development Block Grant.

The need for and goals of the project have not changed since the CDBG application was submitted to the State of Iowa in the fall of 2014.

Hulstein Excavating, Inc., is the contractor for the project. Work on the project is approximately 40% completed.

The grant is scheduled to close-out July 31, 2018.

To date, \$321,979 in CDBG funds have been requested and \$367,053.73 in matching funds have been expended.

Receiving no other comments the Mayor then closed the public hearing.

FY 2016 Budget Amendment – Moved by Council Member Porsch to set October 3th for a public hearing on the Fiscal Year 2016-2017 Budget Amendment. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

LMI #5 Development Agreement – Moved by Council Member Porsch to adopt Resolution No. 26-R-2016-2017 setting October 3, 2016 for a public hearing on proposal to enter into a development agreement with MBL Development Co. Seconded by Council Member Engelmann. Vote: All Ayes. Motion carried.

RESOLUTION NO. 26-R-2016-2017

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MBL DEVELOPMENT CO., AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is anticipated that on October 3, 2016, this Council will find that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approve and adopt the LMI No. 5 Housing Urban Renewal Plan (the "Plan") for the LMI No. 5 Housing Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan as amended, will be placed on file in the office of the Recorder of Buena Vista County; and

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

WHEREAS, the City has received a proposal from MBL Development Co. (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the LMI No. 5 Housing Urban Renewal Area as defined and legally described in the Agreement and consisting of the construction of a 54 unit apartment complex, together with all related site improvements, as outlined in the proposed Development Agreement; and

WHEREAS, the Agreement further proposes that the City will: (i) make up to fifteen (15) consecutive annual payments of Economic Development Grants to Developer consisting of 60% of the Tax Increments pursuant to Iowa Code Section 403.19 and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$415,000, or the amount accrued under the formula outlined in the proposed Development Agreement; and (ii) make a one-time LMI Grant not to exceed \$81,000 under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, the Agreement also proposes that Developer and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$2,000,000; and

WHEREAS, one of the obligations of the Developer relates to employment retention and/or creation; and

WHEREAS, Iowa Code Chapters 15A and 403 (the "Urban Renewal Law") authorize cities to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapter, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein; and

WHEREAS, neither the Urban Renewal Law nor any other Code provision sets forth any procedural action required to be taken before said economic development activities can occur under the Agreement, and pursuant to Section 364.6 of the City Code of Iowa, it is deemed sufficient if the action hereinafter described be taken and the City Clerk publish notice of the proposal and of the time and place of the meeting at which the Council proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said City to such action.

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

Section 3. That this Council meet in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at 5:00 P.M. on October 3, 2016, for the purpose of taking action on the matter of the proposal to enter into a Development Agreement with MBL Development Co.

Section 4. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 5. The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF STORM LAKE IN THE STATE OF IOWA, ON
THE MATTER OF THE PROPOSAL TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH MBL DEVELOPMENT
CO., AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Storm Lake in the State of Iowa, will hold a public hearing on October 3, 2016, at 5:00 P.M. in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with MBL Development Co. (the "Developer").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the LMI No. 5 Housing Urban Renewal Area as defined and legally described in the Development Agreement, consisting of the construction of a 54 unit apartment complex, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement. One of the obligations of Developer relates to employment retention and/or creation.

The Agreement would further obligate the City to: (i) make up to fifteen (15) consecutive annual payments of Economic Development Grants to Developer consisting of 60% of the Tax Increments pursuant to the Iowa Code Section 403.19 and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$415,000, or the amount accrued under the formula outlined in the proposed Development Agreement; and (ii) make a one-time LMI Grant not to exceed \$81,000 under the terms and following satisfaction of the conditions set forth in the Agreement.

The Agreement also proposes that Developer and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$2,000,000.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Storm Lake, Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the City Council of the City of Storm Lake in the State of Iowa, as provided by Section 364.6 of the City Code of Iowa.

Dated this _____ day of _____, 2016.

City Clerk, City of Storm Lake in the State of
Iowa

(End of Notice)

PASSED AND APPROVED this 19th day of September, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Condo Site Sale – Moved by Council Member Porsch to adopt Resolution No. 27-R-2016-2017 setting October 17, 2016 for a public hearing on proposal of sale and disposition of real estate and providing notice to the public for 201 Sunrise Park Road. Seconded by Council Member Anderson. Vote: All ayes. Motion carried.

RESOLUTION NO. 27-R-2016-2017

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

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

A tract of land located in Government Lot One (1), being a part of the North Half of the Northeast Fractional Quarter (N1/2 NE Frac.1/4) of Section Eleven (11), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M., within the corporate limits of the City of Storm Lake, Buena Vista County, Iowa,

and being more particularly described as follows: Commencing at the Southeast (SE) Corner of Government Lot One (1) of said Section Eleven (11); thence on a true bearing of South 88°57'36" West, along the south line of said Government Lot One (1), 879.37 Feet to the point of beginning; thence continuing along said South line, South 88°57'36" West, 181.03 Feet to the original ordinary high water line of Storm Lake, as shown on a survey plat prepared by Charles A. Tapley recorded in Misc. Book 26, on Page 775, in the office of the Buena Vista County Recorder; thence along said ordinary high water line the following courses: North 21°08'30" West, 133.80 Feet; thence North 36°18'01" West, 264.00 Feet; thence North 44°23'22" West, 376.74 Feet; thence North 49°58'48" West, 20.00 Feet; thence departing from said ordinary high water line along a line bearing North 40°01'12" East, 170.00 Feet; thence South 49°58'48" East, 28.30 Feet; thence South 44°23'22" East, 397.06 Feet; thence South 36°18'01" East, 298.64 Feet; thence South 21°08'30" East, 218.64 Feet to the point of beginning. Tract contains 3.39 acres and is subject to easements of record.

(the "Real Estate");

WHEREAS, the City has received a proposal from FB Storm Lake II, LLC, (the "Developer"), in the form of a proposed Purchase, Sale and Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which the City would sell and convey the Real Estate to the Developer who would develop the Real Estate in accordance with the terms and provisions of the Agreement;

WHEREAS, under the Agreement, the Developer will pay to the City a purchase price of \$300,000.00, \$100,000.00 of which is due on or before closing of the sale and the balance of which is due at the earlier of the date on which the Developer closes its construction loan or the date that is six months from the date of the Agreement, plus interest on the unpaid balances at the highest rate permitted by state law;

WHEREAS, under the proposed Agreement, the Developer will construct condominium and apartment units, providing much-needed additional housing in Storm Lake, Iowa and property tax revenue to the City;

WHEREAS, under the proposed Agreement, the City would provide Developer with a) certain annual economic development grants not to exceed a cumulative total of \$2,300,000 over a period of up to eighteen years, consisting of a declining percentage of the Tax Increments pursuant to Iowa Code Section 403.19 and generated by the construction of certain improvements to the real estate that the Developer is required to make, and b) certain Stabilization and Transition Grants the cumulative total of which would not exceed \$250,000.00; and

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

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

IT IS FURTHER RESOLVED that this proposal shall be scheduled for public hearing at the Council Chambers at City Hall at a regular council meeting scheduled for October 17, 2016, at 5:00 p.m. The City Clerk is further directed to have a copy of this Resolution published in the Storm Lake Times on a date not less than four (4) days nor more than twenty (20) days prior to said meeting.

Passed and approved this 19th day of September, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Street Finance Report – Moved by Council Member Engelmann to adopt Resolution No. 28-R-2016-2017 approving the resubmission of the updated FY 2015-2016 Street Finance Report. Seconded by Council Member Carlson. Vote: All ayes. Motion carried.

RESOLUTION NO. 28-R-2016-2017

RESOLUTION APPROVING THE UPDATED 2015-2016 FISCAL YEAR STREET FINANCE REPORT

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

That the updated 2015-2016 Fiscal Year Street Finance Report be approved.

PASSED AND APPROVED this 19th day of September, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Study Session – A study session was held on facilitating the expansion and enhancement of Housing. The Council would like to continue the discussion in a study session at the next council meeting.

Adjournment – Moved by Council Member Porsch to adjourn the meeting at 6:32pm.
Seconded by Council Member Anderson Vote: All ayes. Motion carried.

Jon Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

M E M O R A N D U M

TO: SUE VOSSBERG

FROM: MARK PROSSER

DATE: SEPTEMBER 28, 2016

REFERENCE: LIQUOR LICENSE RENEWAL
FAREWAY
731 SENECA ST

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

	11-11-2014 to 10-10-2015	10-11-2015 to 9-26-2016
INCIDENTS		
Accident	2	3
Ambulance Assist	1	2
Animal Call	0	1
Burglar Alarm	4	4
Business Assist	2	1
Business Security	37	23
Citizen Assist	3	2
Hit and Run	0	1
Insufficient Funds Checks	14	27
Juvenile Problem	1	0
Keys Locked In Car	6	14
Law Dept Assist	0	1
Motorist Assist	2	0
Parking Complaint	1	2
PR/Talk/Presentation	2	8
Station Assignment	15	5
Street Beat	12	6
Subpoena Service	2	1
Suspicious Person	0	1
Suspicious Activity	0	1
Suspicious Vehicle	2	0
Theft	2	2
Welfare Check	0	1
Vehicle Stop	22	29
ARRESTS		
Theft	2	2

Recommendation: Approval of liquor license.

Applicant License Application ()

Name of Applicant: <u>Central Mart llc</u>		
Name of Business (DBA): <u>Als Liquor</u>		
Address of Premises: <u>215 W Milwaukee ave</u>		
City <u>Storm Lake</u>	County: <u>Buena Vista</u>	Zip: <u>50588</u>
Business	<u>(712) 299-0838</u>	
Mailing	<u>701 meadow ln</u>	
City <u>storm lake</u>	State <u>IA</u>	Zip: <u>50588</u>

Contact Person

Name	<u>inder singh</u>		
Phone:	<u>(712) 299-0838</u>	Email	<u>inderjit_99@yahoo.com</u>

Classification Class E Liquor License (LE)

Term:12 months

Effective Date: 10/10/2016

Expiration Date: 01/01/1900

Privileges:

Class E Liquor License (LE)

Sunday Sales

Status of Business

BusinessType:	<u>Limited Liability Company</u>		
Corporate ID Number:	<u>1245</u>	Federal Employer ID	<u>45-3669670</u>

Ownership

inderjit singh

First Name:	<u>inderjit</u>	Last Name:	<u>singh</u>	
City:	<u>storm lake</u>	State:	<u>iowa</u>	Zip: <u>50588</u>
Position:	<u>7122990838</u>			
% of Ownership:	<u>100.00%</u>	U.S. Citizen:	<u>Yes</u>	

Insurance Company Information

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



SEE INSTRUCTIONS ON THE REVERSE SIDE

For period (MM/DD/YYYY) 10 / 10 / 2016 through June 30, 2017

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade Name/DBA: AL'S Liquor
Physical Location Address: 215 W MILWAKEE City: STORM LAKE ZIP: IA
Mailing Address: 701 MEADOW LN City: STORM LAKE State: IA ZIP: 50588
Business Phone Number: (712) 299-0838

Legal Ownership Information:

Type of Ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☐ LLC ☒ LLP ☐
Name of sole proprietor, partnership, corporation, LLC, or LLP: CENTRAL MART LLC
Mailing Address: 701 MEADOW LN City: STORM LAKE State: IA ZIP: 50588
Phone Number: (712) 299-0838 Fax Number: () Email: Indejit_99@yahoo.com

Retail Information:

Types of Sales: Over-the-counter ☒ Vending machine ☐

Types of Products Sold: (Check all that apply)

Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☐ Drug store ☐
Grocery store ☐ Hotel/motel ☐ Liquor store ☒ Restaurant ☐ Tobacco store ☐
Has vending machine that assembles cigarettes ☐ Other ☐

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

SIGNATURE OF OWNER(S), PARTNER(S), OR CORPORATE OFFICIAL(S)

Name (please print): INDERJIT SINGH Name (please print): _____
Signature: [Signature] Signature: _____
Date: 9/28/16 Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$56.25
- Fill in the date the permit was approved by the council or board: 2
- Fill in the permit number issued by the city/county: _____
- Fill in the name of the city or county issuing the permit: _____

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: japledge@iowaabd.com
- Fax: 515-281-7375

Staff Summary

10/3/2016
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, Deputy 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:

	Total Expenses	Calculated Expenses	Local	%	BV Co	%	Non Local	%
City	\$580,590.17	\$318,154.92	\$110,520.63	34.74	\$1,285.71	.40	\$206,348.58	64.86
King's Pointe	\$154,707.92	\$74,236.17	\$30,138.57	40.60			\$44,097.60	59.40
Golf Course	\$3,923.24	\$1,703.28	\$1,436.09	84.32			\$267.19	15.68

RECOMMENDATION: Review Buy Local Information

Staff Summary

10/3/2016

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: Keri Navratil, Assistant City Manager

SUBJECT: Public Hearing LMI No. 5 Housing Urban Renewal Area

BACKGROUND: The LMI No. 5 Housing Urban Renewal Plan for the LMI No. 5 Housing Urban Renewal Area has been developed to help local officials respond to and promote economic development in the City of Storm Lake, Iowa (the "City"). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new low and moderate income (LMI) housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

The City expects to consider providing incentives to assist MBL Development Co. (or a related entity), to construct a new approximately sixty-unit, three-story apartment building. The property being considered is located on 10th street, next to the 10th Street Townhomes.

A Consultation Hearing was held on September 13 in which no taxing entities attended.

A Planning and Zoning Meeting was held on September 20. It was determined that the Urban Renewal Area met the requirements of the comprehensive plan, therefore moving the item forward to a Public Hearing.

FISCAL IMPACT: The assessed value of the property is anticipated to be around \$2,000,000 which will generate around \$70,000 a year in taxes.

RECOMMENDATION: Open Public Hearing
Hear Comments
Close Public Hearing

ATTACHMENTS:

Description	Type
☐ Action Taken From P&Z	Backup Material

- 📁 Consultation Session
- 📁 Public Hearing Notice

- Backup Material
- Backup Material

ACTION TAKEN ON URBAN RENEWAL PLAN

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION



Date: September 20, 2016

Application: LMI No. 5 Housing Urban Renewal Plan

Applicant: City of Storm Lake

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

The Planning and Zoning Commission has reviewed the foregoing application and hereby recommends to the City Council that the request be:

X Approved _____ Denied

Reason for approval or denial: (list complete data) The proposed plan is in
conformity with the City's Comprehensive Plan, our general plan
for the development of the City as a whole.

Acted upon this 20th day of September, 2016.

Signed: _____

Chairman

Attest: Susan Vossberg

Secretary

The City Council has reviewed the foregoing application and recommendations and hereby
_____ Approves _____ Denies _____ the request.

Dated this _____ day of _____, 2016.

Signed: _____

Mayor

Attest: _____

City Clerk

MEMO

September 13, 2016



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

TO: File
CC: N/A
FROM: Mayra Martinez, Deputy City Clerk
SUBJECT: Notes For LMI NO. 5 Housing Urban Renewal Plan

As directed by Storm Lake City Council a consultation session was held for the LMI No. 5 Housing Urban Renewal Plan for the affected taxing entities on Tuesday, September 13, 2016 at 3:10PM in the City Council Chambers at City Hall.

At the appointed time City Staff present included: Sue Vossberg, City Clerk and Mayra Martinez, Deputy City Clerk

There was no one else in the attendance at the meeting.

City Staff waited until 3:20 PM then declared the consultation session closed.

There were no comments or questions.

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED LMI NO. 5 HOUSING URBAN RENEWAL
PLAN FOR A PROPOSED URBAN RENEWAL AREA IN THE
CITY OF STORM LAKE, STATE OF IOWA

The City Council of the City of Storm Lake, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:00 P.M. on October 3, 2016 in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, to consider adoption of a proposed LMI No. 5 Housing Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in the City of Storm Lake, State of Iowa, legally described as follows:

A part of Lot 1 of the Auditor's Subdivision of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 34, T91-N, R-37-W of the 5th P.M., Buena Vista County, Iowa, and being more fully described as follows: Commencing at the Northeast (NE) Corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 34; thence on an assumed bearing of South 89°44'31" West, along the North line of said Southwest Quarter (SW $\frac{1}{4}$), 53.20 Feet; thence South 00°01'00" East, 692.67 Feet; thence North 89°59'51" West, 274.75 Feet to the point of beginning. Thence continuing North 89°59'51" West, 599.29 Feet to the East line of Proposed Witter Street; thence South 00°01' East, along the East line of Proposed Witter Street, 608.53 Feet to the North line of West 10th Street; thence North 89°55'48" East, along the North line of West 10th Street, 607.76 Feet; thence North 00°48'53" West, 607.82 Feet to the point of beginning. The above-described parcel contains 8.43 acres and is subject to all easements of record.

And

All of the West 10th Street right-of-way in Storm Lake, Iowa lying south of and adjacent to the above-described real estate.

which land is to be included as part of this proposed Urban Renewal Area.

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

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

The general scope of the urban renewal activities under consideration in the Plan is to stimulate, through public involvement and commitment, private investment in low and moderate income residential development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The

Plan initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

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

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

Dated this 6th day of September, 2016.

/s/ Sue Vossberg
City Clerk, City of Storm Lake, State of Iowa

(End of Notice)

Staff Summary

10/3/2016

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, Assistant City Manager

SUBJECT: Resolution No. 29-R-2016-2017 Approving LMI No. 5 Housing Urban Renewal Area

BACKGROUND: The LMI No. 5 Housing Urban Renewal Plan for the LMI No. 5 Housing Urban Renewal Area has been developed to help local officials respond to and promote economic development in the City of Storm Lake, Iowa (the "City"). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new low and moderate income (LMI) housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

The City expects to consider providing incentives to assist MBL Development Co. (or a related entity), to construct a new approximately sixty-unit, three-story apartment building. The property being considered is located on 10th street, next to the 10th Street Townhomes.

FISCAL IMPACT: The assessed value of the property is anticipated to be around \$2,000,000 which will generate around \$70,000 a year in taxes.

RECOMMENDATION: Approve Resolution No. 29-R-2016-2017 Approving LMI No. 5 Housing Urban Renewal Area

ATTACHMENTS:

Description	Type
☐ Resolution No. 29-R-2016-2017	Resolution

RESOLUTION NO. 29-R-2016-2017

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE LMI NO. 5 HOUSING URBAN RENEWAL PLAN

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law; and

WHEREAS, a proposed LMI No. 5 Housing Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the LMI No. 5 Housing Urban Renewal Area described below has been prepared, which proposed Plan has been on file in the office of the City Clerk and which is incorporated herein by reference; and

WHEREAS, this proposed LMI No. 5 Housing Urban Renewal Area includes and consists of:

A part of Lot 1 of the Auditor's Subdivision of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 34, T91-N, R-37-W of the 5th P.M., Buena Vista County, Iowa, and being more fully described as follows: Commencing at the Northeast (NE) Corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 34; thence on an assumed bearing of South 89°44'31" West, along the North line of said Southwest Quarter (SW $\frac{1}{4}$), 53.20 Feet; thence South 00°01'00" East, 692.67 Feet; thence North 89°59'51" West, 274.75 Feet to the point of beginning. Thence continuing North 89°59'51" West, 599.29 Feet to the East line of Proposed Witter Street; thence South 00°01' East, along the East line of Proposed Witter Street, 608.53 Feet to the North line of West 10th Street; thence North 89°55'48" East, along the North line of West 10th Street, 607.76 Feet; thence North 00°48'53" West, 607.82 Feet to the point of beginning. The above-described parcel contains 8.43 acres and is subject to all easements of record.

And

All of the West 10th Street right-of-way in Storm Lake, Iowa lying south of and adjacent to the above-described real estate.

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed LMI No. 5 Housing Urban Renewal Plan to be known hereafter as the "LMI No. 5 Housing Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed LMI No. 5 Housing Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, creation of the LMI No. 5 Housing Urban Renewal Area and adoption of the LMI No. 5 Housing Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on September 6, 2016, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed LMI No. 5 Housing Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed LMI No. 5 Housing Urban Renewal Plan be sent to all affected taxing entities; and

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

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed LMI No. 5 Housing Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Storm Lake Times, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed LMI No. 5 Housing Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

That the findings and conclusions set forth or contained in the proposed "LMI No. 5 Housing Urban Renewal Plan" for the area of the City of Storm Lake, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall

hereinafter be known as the "LMI No. 5 Housing Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

This Council further finds:

Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the LMI No. 5 Housing Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the LMI No. 5 Housing Urban Renewal Area:

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

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

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

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

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

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

That the LMI No. 5 Housing Urban Renewal Area is an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

That the LMI No. 5 Housing Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "LMI No. 5 Housing Urban Renewal Plan for the LMI No. 5 Housing Urban Renewal Area"; the LMI No. 5 Housing Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the LMI No. 5 Housing Urban Renewal Plan with the proceedings of this meeting.

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

PASSED AND APPROVED this 3rd day of October, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Exhibit 1

LMI NO. 5 HOUSING URBAN RENEWAL PLAN

for the

LMI NO. 5 HOUSING URBAN RENEWAL AREA

STORM LAKE, IOWA

October 2016

SIMMERING-CORY, INC.

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- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BASE VALUE
- E. DEVELOPMENT PLAN
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EXHIBITS

- A. LEGAL DESCRIPTION OF LMI NO. 5 URBAN RENEWAL AREA
- B. LMI NO. 5 URBAN RENEWAL AREA MAPS

Urban Renewal Plan
LMI No. 5 Housing Urban Renewal Area
City of Storm Lake, Iowa

A. INTRODUCTION

The LMI No. 5 Housing Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the LMI No. 5 Housing Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials respond to and promote economic development in the City of Storm Lake, Iowa (the “City”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new low and moderate income (LMI) housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

In order to achieve this objective, the City intends to undertake Urban Renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The land is currently undeveloped and being used for agricultural purposes, but is not “agricultural land” as that term is defined in *Code of Iowa* Section 403.17(3). This property has never been residential in nature nor part of a residential housing development.

The City reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the City of Storm Lake will designate this Urban Renewal Area as an economic development area that is appropriate for the development of LMI residential housing units.

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted, and debt is certified prior to December 1, 2016, the taxable valuation as of January 1, 2015, will be considered the frozen “base valuation.” If a TIF ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2016, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN

Storm Lake has a general plan for the physical development of the City as a whole, outlined in the Comprehensive Plan – Storm Lake 2030, adopted by the City in 2013. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformity with the goals, objectives, and recommendations identified in Comprehensive Plan – Storm Lake 2030.

This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process. Currently the Area is zoned as R-2, Low Medium Density Residential. Multi-family residential, as proposed, is an allowable use in the R-2 district. The City doesn't anticipate any change in zoning as a result of the proposed development.

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

F. RESIDENTIAL DEVELOPMENT

The City's objective in the Urban Renewal Area is to promote new LMI housing and residential development.

The City realizes that the availability of affordable housing is an important component of attracting new business and industry as well as in retaining existing businesses.

There are currently a limited number of housing opportunities in the community that are both available and affordable to LMI families.

A number of community-wide forums were held in 2012 as part of the City's comprehensive planning process. In all of the meetings and discussions that occurred at the forums, a lack of housing opportunities emerged as the top issue in the community. The general consensus of those attending the forums included:

- Storm Lake has serious housing issues, including a shortage of supply, high rents, and very little for-sale inventory.
- Due to the extreme housing shortage in Storm Lake, neighboring communities provide housing for Storm Lake's workforce.
- Several local industries wrote letters to the City documenting their difficulties in recruiting employees due to their lack of available housing opportunities in the community.

As noted in the City's adopted Comprehensive Plan, "The availability of housing continues to be a concern for the community. Occupancy rates continue to be high. As with single-family homes, the City's multi-family units are also aging and there are insufficient units to meet demand."

Since 2012, the community has seen the development of two new multi-family housing projects that provided more than 80 residential units for LMI families and/or individuals; however, the demand remains consistent. These complexes have waiting lists of 70-100 people.

In order to help stimulate the development of new affordable housing opportunities, one of the City's overall priorities is to investigate and pursue funding options to provide financial support for new residential development.

G. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new LMI residential development within the Area. More specific objectives for development within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may, in turn, attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Storm Lake.
2. To stimulate through public action and commitment, private investment in new LMI affordable housing and residential development. The City realizes that the availability of decent, safe, and sanitary housing is important in enhancing the economic viability of the community.
3. To plan for and provide sufficient land for LMI residential development in a manner that is efficient from the standpoint of providing municipal services.
4. To provide for the installation and upgrade of public works, infrastructure, and related facilities in support of new LMI housing development.
5. To encourage residential growth and expansion through governmental policies which make it economically feasible to do business.
6. To provide a more marketable and attractive investment climate.
7. To improve the housing conditions and increase housing opportunities for LMI families and/or individuals.
8. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

H. TYPE OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure, including, but not limited to, streets and sidewalks, traffic lights, pedestrian safety measures, water mains, sanitary sewers, storm sewers, public utilities, or other facilities in connection with urban renewal projects.
3. To provide for the construction of site specific improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
4. To finance programs or projects which will directly benefit housing conditions, promote the availability of housing affordable to LMI persons, and/or increase the availability of housing opportunities for residents.
5. To make loans, forgivable loans, tax rebate payments, or other types of grants or incentives to private persons or businesses for economic development purposes or residential projects, on such terms as may be determined by the City Council.
6. To use tax increment financing to facilitate urban renewal projects, including, but not limited to, financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
7. To use tax increment revenues to help leverage grants, loans, or other assistance from the state and federal governments (such as providing the local match for such assistance) in support of projects or businesses that advance the objectives of this Plan.
8. To borrow money and to provide security therefor.
9. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Program or specific urban renewal projects.
10. To acquire property and to hold, clear, or prepare the property for redevelopment.
11. To dispose of property so acquired.
12. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Storm Lake and the State of Iowa.

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

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Urban Renewal Plan include:

1. Development Agreements: The City expects to consider requests for Development Agreements for the following projects that are consistent with this Plan, in the City's sole discretion.

A. *MBL Development Co. (or a related entity)*: The City expects to consider providing incentives to assist MBL Development Co. (or a related entity), to construct a new approximately sixty-unit, three-story apartment building. It is anticipated that the development will include a combination of one, two, and three bedroom units, all of which are expected to be available for LMI families and/or individuals. The residential units are expected to be occupied by families whose incomes are at or below 60% of the Buena Vista County median income, in accordance with the eligibility requirement for housing under Section 42 of the Internal Revenue Code. The units will also be affordable for LMI individuals or families according to the rules set forth under Chapter 403 of the *Code of Iowa* as families, including single person households, who earn no more than 80% of the higher of the median family income of Buena Vista County or the State-wide non-metropolitan area as determined by the latest United States Department of Housing and Urban Development, Section 8 income guidelines. In addition, the developer is proposing to construct a basketball court, playground, and pavilion for the recreational use of residents. Overall project costs are expected to be approximately \$7,100,000. MBL Development Co. anticipates construction of the project to occur in 2017-2019. The City expects to provide assistance to the developer in the form of rebates of incremental taxes generated by the project, not to exceed \$445,000. In addition, the City expects to provide MBL Development Co. (or a related entity) a \$90,000 grant at the completion of construction to offset costs of water and sewer connections. The total amount of incentives will not exceed \$535,000.

B. *Future Development Agreements*: The City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City's sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including, but not limited to, land, loans, grants, tax rebates, public infrastructure assistance, and other incentives. The costs of such Development Agreements will not exceed \$250,000 - \$500,000.

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost
Fees and Costs	Undetermined	Not to Exceed \$50,000

J. FINANCIAL INFORMATION

1.	July 1, 2016, Constitutional Debt Limit	\$24,083,708
2.	Current Outstanding General Obligation Debt	\$18,102,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$835,000 – 1,085,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

K. URBAN RENEWAL FINANCING

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

A. Tax Increment Financing.

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

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public

improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Storm Lake. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

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

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

L. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property.

M. RELOCATION

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

N. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to State and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

O. AGRICULTURAL LAND

Because this Area does not contain land defined as “agricultural land” pursuant to *Code of Iowa* Section 403.17(3), no agricultural landowner consents are required.

P. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban

Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

Q. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. The Storm Lake City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan, for urban renewal incentives, if any urban renewal incentives are offered by the City; or (b) tax abatement incentives through Urban Revitalization; or (c) a combination of these incentives.

R. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

S. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council.

With respect to property included within the Area, which is also included in an ordinance which designates that property as a tax increment area and is designated based on an economic development finding to provide or to assist in the provision of a new LMI housing and residential development, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, is limited to twenty (20) years, beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within the Urban Renewal Area.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

EXHIBIT A

LEGAL DESCRIPTION OF LMI NO. 5 URBAN RENEWAL AREA

LEGAL DESCRIPTION:

A part of Lot 1 of the Auditor's Subdivision of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 34, T91-N, R-37-W of the 5th P.M., Buena Vista County, Iowa, and being more fully described as follows: Commencing at the Northeast (NE) Corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 34; thence on an assumed bearing of South 89°44'31" West, along the North line of said Southwest Quarter (SW $\frac{1}{4}$), 53.20 Feet; thence South 00°01'00" East, 692.67 Feet; thence North 89°59'51" West, 274.75 Feet to the point of beginning. Thence continuing North 89°59'51" West, 599.29 Feet to the East line of Proposed Witter Street; thence South 00°01' East, along the East line of Proposed Witter Street, 608.53 Feet to the North line of West 10th Street; thence North 89°55'48" East, along the North line of West 10th Street, 607.76 Feet; thence North 00°48'53" West, 607.82 Feet to the point of beginning. The above-described parcel contains 8.43 acres and is subject to all easements of record.

And

All of the West 10th Street right-of-way in Storm Lake, Iowa lying south of and adjacent to the above-described real estate.

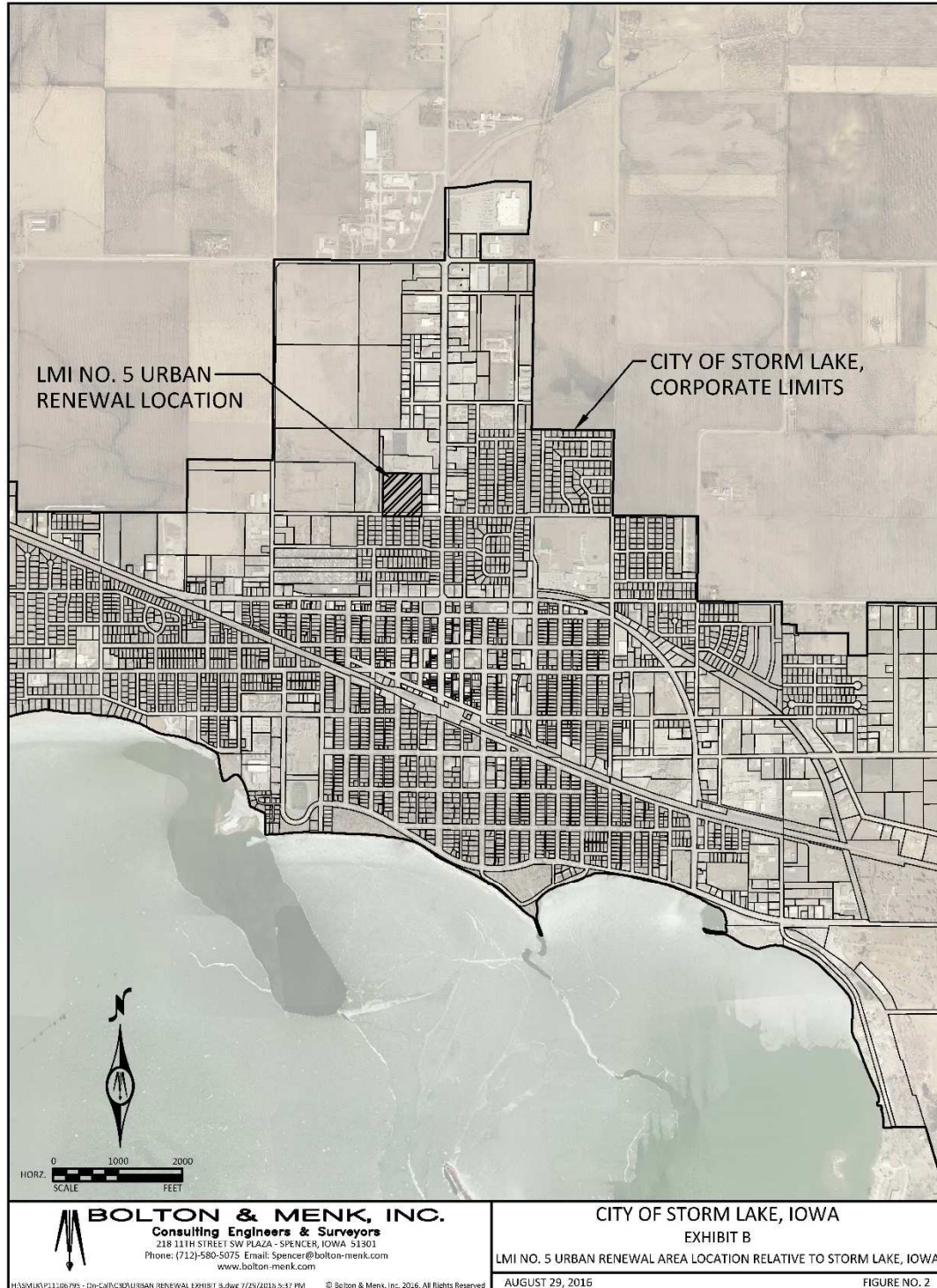
EXHIBIT B

MAP OF LMI NO. 5 URBAN RENEWAL AREA MAPS



EXHIBIT B

MAP OF LMI NO. 5 URBAN RENEWAL AREA MAPS



Staff Summary

10/3/2016

Agenda Item # 5.



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

[p \(712\) 732-8000](tel:(712)732-8000)

[f \(712\) 732-4114](tel:(712)732-4114)

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, Assistant City Manager

SUBJECT: Ordinance No. 03-O-2016-2017 for the Division of Revenues under Iowa Code Section 403.19 for LMI No. 5 Urban Renewal Plan

BACKGROUND: The City created the LMI No. 5 Urban Renewal Area. This Ordinance allows the taxes collected in the LMI No. 5 Urban Renewal Area be used as economic development grants to assist in the construction for 54 LMI and 6 Market Rate Apartment units.

FISCAL IMPACT: The assessed value of the property is anticipated to be around \$2,000,000 which will generate around \$70,000 a year in taxes

RECOMMENDATION: Approve 1st reading - October 3
Approve 2nd reading- October 17
Approve 3rd reading and adopt - November 7

ATTACHMENTS:

Description	Type
□ Ordinance No. 03-2016-2017	Ordinance

ORDINANCE NO. 03-O-2016-2017

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE LMI NO. 5 HOUSING URBAN RENEWAL AREA, IN THE CITY OF STORM LAKE, COUNTY OF BUENA VISTA, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF STORM LAKE, COUNTY OF BUENA VISTA, STORM LAKE COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE LMI NO. 5 HOUSING URBAN RENEWAL AREA (THE LMI NO. 5 HOUSING URBAN RENEWAL PLAN)

WHEREAS, the City Council of the City of Storm Lake, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 29-R-2016-2017 passed and approved on the 3rd day of October, 2016, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the LMI No. 5 Housing Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

A part of Lot 1 of the Auditor's Subdivision of the Northeast Quarter (NE¹/₄) of the Southwest Quarter (SW¹/₄) of Section 34, T91-N, R-37-W of the 5th P.M., Buena Vista County, Iowa, and being more fully described as follows: Commencing at the Northeast (NE) Corner of the Southwest Quarter (SW¹/₄) of said Section 34; thence on an assumed bearing of South 89°44'31" West, along the North line of said Southwest Quarter (SW¹/₄), 53.20 Feet; thence South 00°01'00" East, 692.67 Feet; thence North 89°59'51" West, 274.75 Feet to the point of beginning. Thence continuing North 89°59'51" West, 599.29 Feet to the East line of Proposed Witter Street; thence South 00°01' East, along the East line of Proposed Witter Street, 608.53 Feet to the North line of West 10th Street; thence North 89°55'48" East, along the North line of West 10th Street, 607.76 Feet; thence North 00°48'53" West, 607.82 Feet to the point of beginning. The above-described parcel contains 8.43 acres and is subject to all easements of record.

And

All of the West 10th Street right-of-way in Storm Lake, Iowa lying south of and adjacent to the above-described real estate.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Storm Lake, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Storm Lake, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa, as amended.

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

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Storm Lake, County of Buena Vista, Storm Lake Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Storm Lake, State of Iowa, certifies to the Auditor of Buena Vista County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Storm Lake, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12 of the Code of Iowa, as amended, incurred by the City of Storm Lake, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; and (iv) any other exceptions under Iowa Code Section 403.19 shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the

funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Storm Lake, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19 of the Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Staff Summary

10/3/2016

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, Assistant City Manager

SUBJECT: Public Hearing for Agreement for Private Development with MBL Development Co.

BACKGROUND: The Developer will construct a new 60 unit three-story apartment building. The building will consist of 54 LMI family housing units and six market rate family housing units. In addition, the developer is proposing to construct a basketball court, playground, and pavilion for the recreational use of residents. The overall project cost is expected to be approximately \$7,100,000.

The city expects to provide MBL Development a one-time grant of \$1,500 per LMI unit to help offset the cost of water and sewer connections and a 60% Tax Rebate for 15 years not to exceed \$415,000.

FISCAL IMPACT: The assessed value of the property is anticipated to be around \$2,000,000 which will generate around \$70,000 a year in taxes.

RECOMMENDATION: Open Public Hearing
Hear Comments
Close Public Hearing

ATTACHMENTS:

Description	Type
Public Hearing Notice	Backup Material

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF STORM LAKE IN THE STATE OF IOWA, ON
THE MATTER OF THE PROPOSAL TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH MBL DEVELOPMENT
CO., AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Storm Lake in the State of Iowa, will hold a public hearing on October 3, 2016, at 5:00 P.M. in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with MBL Development Co. (the "Developer").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the LMI No. 5 Housing Urban Renewal Area as defined and legally described in the Development Agreement, consisting of the construction of a 54 unit apartment complex, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement. One of the obligations of Developer relates to employment retention and/or creation.

The Agreement would further obligate the City to: (i) make up to fifteen (15) consecutive annual payments of Economic Development Grants to Developer consisting of 60% of the Tax Increments pursuant to the Iowa Code Section 403.19 and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$415,000, or the amount accrued under the formula outlined in the proposed Development Agreement; and (ii) make a one-time LMI Grant not to exceed \$81,000 under the terms and following satisfaction of the conditions set forth in the Agreement.

The Agreement also proposes that Developer and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$2,000,000.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Storm Lake, Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the City Council of the City of Storm Lake in the State of Iowa, as provided by Section 364.6 of the City Code of Iowa.

Dated this 19th day of September , 2016.

/s/ Sue Vossberg
City Clerk, City of Storm Lake in the State of
Iowa

(End of Notice)

01280344-1\11149-094

Staff Summary

10/3/2016

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, Assistant City Manager

SUBJECT: Resolution No. 30-R-2016-2017 Approving Agreement for Private Development with MBL Development Co.

BACKGROUND: The Developer will construct a new 60 unit three-story apartment building. The building will consist of 54 LMI family housing units and six market rate family housing units. In addition, the developer is proposing to construct a basketball court, playground, and pavilion for the recreational use of residents. The overall project cost is expected to be approximately \$7,100,000.

The city expects to provide MBL Development a one-time grant of \$1,500 per LMI unit to help offset the cost of water and sewer connections and a 60% Tax Rebate for 15 years not to exceed \$415,000.

This will provide much needed housing in Storm Lake.

FISCAL IMPACT: The assessed value of the property is anticipated to around \$2,000,000 which will generate around \$70,000 a year in taxes.

RECOMMENDATION: Approve Resolution No. 30-R-2016-2017 Approving Agreement for Private Development with MBL Development Co.

ATTACHMENTS:

Description	Type
□ Resolution No. 30-R-2016-2017	Resolution

RESOLUTION NO. 30-R-2016-2017

RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF A DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF STORM LAKE AND MBL
DEVELOPMENT CO.

WHEREAS, by Resolution No. 29-R-2016-2017, adopted October 3, 2016, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the LMI No. 5 Housing Urban Renewal Plan (the "Plan") for the LMI No. 5 Housing Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan as amended, is or will be placed on file in the office of the Recorder of Buena Vista County; and

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

WHEREAS, the City has received a proposal from MBL Development Co. (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the LMI No. 5 Housing Urban Renewal Area as defined and legally described in the Agreement and consisting of the construction of a new 3-story 54 unit affordable apartment complex, together with all related site improvements, as outlined in the proposed Development Agreement; and

WHEREAS, the Agreement further proposes that the City will: (i) make up to fifteen (15) consecutive annual payments of Economic Development Grants to Developer consisting of 60% of the Tax Increments pursuant to Iowa Code Section 403.19 and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$415,000, or the amount accrued under the formula outlined in the proposed Development Agreement; and (ii) make a one-time LMI Grant not to exceed \$81,000 under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, the Agreement also proposes that Developer and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$2,000,000; and

WHEREAS, one of the obligations of Developer relates to employment retention and/or creation; and

WHEREAS, Iowa Code Chapters 15A and 403 authorize cities to make loans and grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code taking into account any or all of the factors set forth in Chapter 15A, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.
- b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes or which generate tourism-related activities.
- c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Agreement and has considered the extent of objections received from residents or property owners as to said proposed Agreement; and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the performance by the City of its obligations under the Agreement, including but not limited to making of loans and grants to the Developer in connection with the development of the Development Property under the terms set forth in the Agreement, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein.

Section 2. That the form and content of the Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved

and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

PASSED AND APPROVED this 3rd day of October, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Staff Summary

10/3/2016

Agenda Item # 8.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, Assistant City Manager

SUBJECT: Ordinance No. 02-O-2016-2017 for the Division of Revenues under Iowa Code Section 403.19 for South School Urban Renewal Plan

BACKGROUND: The City created the South School Urban Renewal Area. This Ordinance allows the taxes collected in the South School Urban Renewal Area be used as an economic development grants to assist in the renovation of South School for market rate apartments

FISCAL IMPACT: The City will begin to collect taxes on this property for the first time in 88 years.

RECOMMENDATION: Approve 1st reading - September 6- Approved
Approve 2nd reading- September 19-Approved
Approve 3rd reading and adopt - October 3

ATTACHMENTS:

Description	Type
Ordinance No. 02-2016-2017	Ordinance

ORDINANCE NO. 02-O-2016-2017

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE SOUTH SCHOOL URBAN RENEWAL AREA, IN THE CITY OF STORM LAKE, COUNTY OF BUENA VISTA, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF STORM LAKE, COUNTY OF BUENA VISTA, STORM LAKE COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE SOUTH SCHOOL URBAN RENEWAL AREA (THE SOUTH SCHOOL URBAN RENEWAL PLAN)

WHEREAS, the City Council of the City of Storm Lake, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 16-R-2016-2017 passed and approved on the 6th day of September, 2016, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the South School Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

ORIGINAL AREA

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), AND FIVE (5), BLOCK FORTY (40) ORIGINAL TOWN OF STORM LAKE, IOWA **EXCEPT** THE EAST ONE HUNDRED SEVENTY-TWO FEET (E. 172') OF THE NORTH SIXTY-FIVE FEET (N. 65') OF LOT ONE (1), BLOCK FORTY (40), ORIGINAL TOWN OF STORM LAKE, IOWA;

Together with the following-described parts of street rights-of-way abutting the above-described property:

The Third Street right-of-way commencing at its intersection with the western boundary of the Irving Street right-of-way on the West and extending one hundred twenty-eight feet (128') eastward;

And

The Irving Street right-of-way commencing at its intersection with the northern boundary of the Third Street Right-of-way on the North and extending five hundred feet (500') southward;

And

The Cayuga Street right-of-way commencing one hundred sixty feet (160') north of its intersection with the southern boundary of the Second Street right-of-way on the South and extending three hundred thirty-five feet (335') northward.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Storm Lake, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Storm Lake, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa, as amended.

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

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Storm Lake, County of Buena Vista, Storm Lake Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Storm Lake, State of Iowa, certifies to the Auditor of Buena Vista County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein (which certification is directed to be made during the 2016 calendar year), shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Storm Lake, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12 of the Code of Iowa, as amended, incurred by the City of Storm Lake, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; and (iv) any other exceptions under Iowa Code Section 403.19

shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Storm Lake, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19 of the Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 3rd day of October, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Staff Summary

10/3/2016

Agenda Item # 9.



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

[p \(712\) 732-8000](tel:(712)732-8000)

[f \(712\) 732-4114](tel:(712)732-4114)

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, Assistant City Manager

SUBJECT: Motion to Approve Special Event Application for the Storm Lake Whitecaps

BACKGROUND: Community Education is working with a group to bring "town team" baseball to Storm Lake called the White Caps. The league would play on Memorial Field without disrupting the contract the City has with St. Mary's. In addition, there is a request to sell alcohol (beer and wine coolers only) during home games for the White Caps. Clean-up and maintenance of the ball field will be the responsibility of team owner Donnie Roberts as well as the Team Coach.

It is anticipated that league games would be from May 30 through August 13 for approximately 17-20 games. The Storm Lake Team will compete against Carroll, Bancroft, Albert Lea, Sioux Falls, and Omaha.

St Mary's has a long-term lease with the City for the use of Memorial Field and would have priority for use of Memorial Field. A letter of support of sharing the field is attached to this item.

FISCAL IMPACT: There is no fiscal impact approving this request

RECOMMENDATION: Approve Application

ATTACHMENTS:

Description	Type
☐ Letter of Support	Backup Material
☐ Request Application	Backup Material



City of Storm Lake:

St. Mary's currently is the tenant on a long-term lease with the City of Storm Lake for the use of Memorial Field. There is an organization in Storm Lake, informally known as the 'Storm Lake White Cap's Booster Board', which is exploring the concept of forming an adult baseball team that would use Memorial Field. St. Mary's is open to sharing the use of Memorial Field.

Of course, St. Mary's desires to have priority with this shared use. Also, certain operational issues need to be negotiated in order to yield an agreement with all of the required parties. St. Mary's looks forward to being a part of this process.

St. Mary's appreciates the past, present and future cooperation it has with the City of Storm Lake, and looks forward to this potential future community endeavor.

A handwritten signature in cursive script, appearing to read "Cindy Cone", is written over a horizontal line.

Cindy Cone
6-12 Principal
Storm Lake St. Mary's

A handwritten signature in cursive script, appearing to read "Bill Laven", is written over a horizontal line.

Bill Laven
President, St. Mary's Boosters

City of Storm Lake
PO Box 1086
Storm Lake, Iowa 50588
712-732-8000
cityclerk@stormlake.org
www.stormlake.org

City of Storm Lake Park Event / Rental Registration Application

Please complete this form for all events requested to be held within the Storm Lake Park System

Name of Requesting Party: JOE KUCERA Phone #: 712-368-5146

Mailing Address: 204 ONTARIO ST. Email: JKUCERA@SLCSD.ORG

City: STORM LAKE State: IOWA Zip: 50588

Cell Phone: 712-368-5146

2nd Contact: _____ Position/Relationship: _____

Email: _____ Cell Phone: _____

Requested Park: MEMORIAL BALLFIELD < 20 Event Date: MAY 30 - AUGUST 13

Event Type: BASEBALL LEAGUE DATES Event Start Time: 6 PM

Event End Time: 10 PM

Please answer the following questions regarding your proposed events:

Will there be amplified noise such as music, spoken word through a microphone or karaoke? (Use of amplified noise will require a noise variance) Yes - PA SYSTEM

Will you have horses involved in the event? (All animal feces must be managed and removed from public property) No

Will you be selling food or drink as part of event? (Sale of food requires a permit from the BV County Sanitarian 712-749-2555, please provide a copy of this permit to the City. You may be required to have a solicitor license.) Yes

☒ Check this box if you will be charging admission to this event.

Will you be using an open shelter, the band shell, or the Chautauqua Park Shelter House? (These facilities are available for rent and have a rental fee associated with them - please fill out the rental agreement in addition to this document.) —

Will you be erecting a tent? If YES attach a map of the park showing the location of the tent, size, and staking layout. —

How many people will be attending the event? Provide your best estimate on attendance. 150-200

Do you have electrical needs? No Identify: —

Will there be alcohol at the event? Yes Will alcohol be sold at the event? Yes Do you have a liquor license? No

Will you have inflatables at the event? If yes you will be required to provide liability insurance to the City. No

Are you requesting Street closures? No Which Streets? —

Starting Time: — Ending Time: —

Will there be fireworks involved with this event? If Yes please contact the Fire Chief at 712-732-8010. No

Are you requesting security services provided by Storm Lake Public Safety? SLPS may require security services. No

Signature Field [Signature] Date: September 8, 2016

To whom it may concern,

This request is for use of Memorial Field from May 30 thru August 13 for 17-20 games.

I am working with a group trying to bring "town team" baseball to Storm Lake. The team will be comprised of college kids from around the nation and from over-seas. The Storm Lake team will compete against Carroll, Bancroft, Albert Lea, Sioux Falls and Omaha.

We have included St Mary's in our talks about using the field. We would respect that they have first rights to the field.

At this time we have no one to sell alcohol (beer and wine coolers only) at the field. We are requesting access to the field and the right to sell alcohol at the games before securing a license and insurance.

Thank you for your consideration.

Joe Kucera

Staff Summary

10/3/2016

Agenda Item # 10.



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

REPORT TO: Honorable Mayor and City Council

FROM: James H. Patrick, City Manager

SUBJECT: Resolution No. 31-R-2016-2017 Accepting And Supporting The Living Roadways Project Grant

BACKGROUND: The City of Storm Lake has been awarded a Living Roadways Projects Grant in the amount of \$11,455.00 from Trees Forever and the Iowa Department of Transportation. This grant is for the purchase and planting of trees on City Right Of Ways. The City match will be in kind volunteer labor to plant the trees and mulch them. This grant was requested to start diversifying the tree inventory.

FISCAL IMPACT: The City has been awarded a grant of \$11,455.

RECOMMENDATION: Council adopt Resolution No. 31-R-2016-2017 Accepting and Supporting the Living Roadways Grant.

ATTACHMENTS:

Description	Type
□ Resolution No. 31-R-2016-2017	Resolution

RESOLUTION NO. 31-R-2016-2017

A RESOLUTION ACCEPTING AND SUPPORTING THE IOWA'S LIVING ROADWAYS PROJECT

WHEREAS the City of Storm Lake, Iowa recognizes the importance of diversifying the tree inventory on the city right of ways in Storm Lake, and

WHEREAS the Iowa's Living Roadways Project (ILR) is a State of Iowa program that invests in the funding for improvements to transportation-related corridors, and

WHEREAS the City of Storm Lake has been awarded a Living Roadways Projects Grant in the amount of \$11,455.00, and

WHEREAS the City of Storm Lake will provide volunteer labor to plant the trees.

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

The Storm Lake City Council is in support of the Iowa's Living Roadways Project Grant and accepts the grant.

PASSED AND APPROVED this 3rd day of October, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Staff Summary

10/3/2016

Agenda Item # 11.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, Assistant City Manager

SUBJECT: Public Hearing for FY 2017 Budget Amendment

BACKGROUND: The City is required to amend the budget anytime expenses exceed the prior authorized budget authority as set by City Council.

This 2016-2017 Fiscal Year Budget Amendment includes a single amendment in the following major expense program:

Culture and Recreation - Amended to increase funding to the Witter Gallery from \$8,000 to \$11,000. During recent Strategic Planning Meetings, a desire to increase funding to the Witter Gallery was discussed and communicated to City Staff.

FISCAL IMPACT: This additional funding would reduce the General Fund Reserves by \$3,000. During a prior Fiscal Year budget process, City Council directed fund balances be at least 40% of operating costs, with the General Fund having a \$1,000,000 minimum if the 40% balance could not be met. In addition, the City's cash reserves play a role in the City's Bond levels and can impact interest rates.

RECOMMENDATION: Open Public Hearing
Hear Comments
Close Public Hearing

ATTACHMENTS:

Description	Type
 Budget Amendment Public Notice	Backup Material

NOTICE OF PUBLIC HEARING
AMENDMENT OF FY2016-2017 CITY BUDGET

The City Council of Storm Lake in BUENA VISTA County, Iowa
 will meet at City Hall Council Chambers
 at 5:00 PM on 10/3/2016
(hour) (Date)

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2017
(year)
 by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given.
 Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	4,192,977		4,192,977
Less: Uncollected Property Taxes-Levy Year	2	0		0
Net Current Property Taxes	3	4,192,977	0	4,192,977
Delinquent Property Taxes	4	0		0
TIF Revenues	5	837,731		837,731
Other City Taxes	6	2,041,119		2,041,119
Licenses & Permits	7	239,671		239,671
Use of Money and Property	8	560,760		560,760
Intergovernmental	9	5,807,051		5,807,051
Charges for Services	10	13,075,358		13,075,358
Special Assessments	11	0		0
Miscellaneous	12	189,018		189,018
Other Financing Sources	13	0		0
Transfers In	14	4,786,768		4,786,768
Total Revenues and Other Sources	15	31,730,453	0	31,730,453
Expenditures & Other Financing Uses				
Public Safety	16	3,134,088		3,134,088
Public Works	17	1,818,048		1,818,048
Health and Social Services	18	9,500		9,500
Culture and Recreation	19	2,163,688	3,000	2,166,688
Community and Economic Development	20	99,217		99,217
General Government	21	382,071		382,071
Debt Service	22	1,746,415		1,746,415
Capital Projects	23	2,357,430		2,357,430
Total Government Activities Expenditures	24	11,710,457	3,000	11,713,457
Business Type / Enterprises	25	12,675,136		12,675,136
Total Gov Activities & Business Expenditures	26	24,385,593	3,000	24,388,593
Transfers Out	27	7,334,860		7,334,860
Total Expenditures/Transfers Out	28	31,720,453	3,000	31,723,453
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	10,000	-3,000	7,000
Beginning Fund Balance July 1	30	12,387,797		12,387,797
Ending Fund Balance June 30	31	12,397,797	-3,000	12,394,797

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

The City is required to amend the budget anytime expenses exceed the prior authorized budget authority as set by City Council. This 2016-2017 Fiscal Year Budget Amendment includes a single amendment in the following major expense program: Culture and Recreation - Amended to increase funding to the Witter Gallery from \$8,000 to \$11,000. During recent Strategic Planning Meetings, a desire to increase funding to the Witter Gallery was discussed and communicated to City Staff.

There will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget.

Staff Summary

10/3/2016

Agenda Item # 12.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, Assistant City Manager

SUBJECT: Resolution No. 32-R-2016-2017 Amending the Current Budget for the Fiscal Year Ending June 30, 2017

BACKGROUND: The City is required to amend the budget anytime expenses exceed the prior authorized budget authority as set by City Council.

This 2016-2017 Fiscal Year Budget Amendment includes a single amendment in the following major expense program:

Culture and Recreation - Amended to increase funding to the Witter Gallery from \$8,000 to \$11,000. During recent Strategic Planning Meetings, a desire to increase funding to the Witter Gallery was discussed and communicated to City Staff.

FISCAL IMPACT: This additional funding would reduce the General Fund Reserves by \$3,000. During a prior Fiscal Year budget process, City Council directed fund balances be at least 40% of operating costs, with the General Fund having a \$1,000,000 minimum if the 40% balance could not be met. In addition, the City's cash reserves play a role in the City's Bond levels and can impact interest rates.

RECOMMENDATION: Approve Resolution No. 32-R-2016-2017

ATTACHMENTS:

Description	Type
☐ Resolution No. 32-R-2016-2017	Resolution

RESOLUTION NO. 32-R-2016-2017

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2017

Be it Resolved by the Council of the City of Storm Lake:

Section 1. Following notice published September 21, 2016 and the public hearing held, October 3, 2016 the current budget is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

Section 2. Whereas, there is a need to transfer resources between funds to provide for capital projects, debt service, and fund future reserves according to the certified budget for fiscal year 2016-2017 as follows:

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	4,192,977		4,192,977
Less: Uncollected Property Taxes-Levy Year	2	0		0
Net Current Property Taxes	3	4,192,977	0	4,192,977
Delinquent Property Taxes	4	0		0
TIF Revenues	5	837,731		837,731
Other City Taxes	6	2,041,119		2,041,119
Licenses & Permits	7	239,671		239,671
Use of Money and Property	8	560,760		560,760
Intergovernmental	9	5,807,051		5,807,051
Charges for Services	10	13,075,358		13,075,358
Special Assessments	11	0		0
Miscellaneous	12	189,018		189,018
Other Financing Sources	13	0		0
Transfers In	14	4,786,768		4,786,768
Total Revenues and Other Sources	15	31,730,453	0	31,730,453
Expenditures & Other Financing Uses				
Public Safety	16	3,134,088		3,134,088
Public Works	17	1,818,048		1,818,048
Health and Social Services	18	9,500		9,500
Culture and Recreation	19	2,163,688	3,000	2,166,688
Community and Economic Development	20	99,217		99,217
General Government	21	382,071		382,071
Debt Service	22	1,746,415		1,746,415
Capital Projects	23	2,357,430		2,357,430
Total Government Activities Expenditures	24	11,710,457	3,000	11,713,457
Business Type / Enterprises	25	12,675,136		12,675,136
Total Gov Activities & Business Expenditures	26	24,385,593	3,000	24,388,593
Transfers Out	27	7,334,860		7,334,860
Total Expenditures/Transfers Out	28	31,720,453	3,000	31,723,453
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	10,000	-3,000	7,000
Beginning Fund Balance July 1	30	12,387,797		12,387,797
Ending Fund Balance June 30	31	12,397,797	-3,000	12,394,797

NOW THEREFORE be it resolved by the City Council of the City of Storm Lake, Iowa, to approve the above said budget amendment for the 2016-2017 Fiscal Year.

PASSED AND APPROVED this 3rd day of October, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Staff Summary

10/3/2016

Agenda Item # 13.



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

REPORT TO: Honorable Mayor and City Council

FROM: James H. Patrick, City Manager

SUBJECT: Housing Study Session

BACKGROUND: At the September 19th Council meeting, Council conducted a housing study session to discuss ways of stimulating housing in the City. Council asked for a follow on study session on tonight's agenda. Council tasks these last two weeks were:

- Work with SLU to have a housing task force meeting with developers within a 30 mile radius along with bankers and realtors.
- Contact Esterville to determine the success of their housing needs analysis.
- Contact NWIPC to determine what they can provide on a housing assessment.
- Review further incentives offered by the City.

Tonight's Study Session will update Council and seek further guidance.

FISCAL IMPACT: No fiscal impact to hold the Study Session

RECOMMENDATION: