

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

JUNE 6, 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**
 - C. Motion Authorizing a Noise Variance for an Outdoor Family Movie
 - D. Motion Authorizing a Series of Requests from the Owner's of the Sugar Bowl for a Retail Promotion
3. Public Hearing for FY 2016 Budget Amendment
4. Resolution No. 135-R-2015-2016 Amending the Current Budget for the Fiscal Year Ending June 30, 2016
5. Resolution No. 136-R-2015-2016 Authorizing Requests Associated With the 2016 Star Spangled Spectacular Event
6. Ordinance No. 04-O-2015-2016 Providing For The Vacation Of A Segment Of The North Seneca Street Right-Of-Way North Of Its Intersection With East 13th Street And East Of, And Adjacent To Fitzpatrick Brothers Addition To Storm Lake, Buena Vista County, Iowa.
7. Resolution No. 137-R-2015-2016 Ordering Vacation of a Segment of the North Seneca Street Right-of-Way
8. Public Hearing on the Disposal of Interest in Real Property to Storm Lake Affordable Partners, LLC
9. Resolution No. 138-R-2015-2016 Making Final Determination on Disposal of Interest in Real Property To Storm Lake Affordable Partners, LLC.
10. Resolution No. 139-R-2015-2016 Approving Disposition and Conveyance of Segment of North Seneca Street to Storm Lake Affordable Partners, LLC.
11. Public Hearing on the Proposal to Enter into a First Amendment to the Agreement for Private Development with Storm Lake Affordable Partners, LLC.
12. Resolution No. 140-R-2015-2016 Approving and Authorizing Execution of a First Amendment to the Agreement for Private Development with Storm Lake Affordable Partners, LLC.
13. Ordinance No. 05-O-2015-2016 Adopting TIF Ordinance on Amendment No. 2 to the North #1 - Bargloff Urban Renewal Plan
14. Motion to Set the Public Hearing on the Plans, Specifications, Form of Contract, and Estimated Cost for the 13th Street Paving Improvement Project
15. Motion to Approve Professional Services Agreement with Bolton & Menk for 2016 Water Main Improvements.

16. Motion Fixing Date for Public Hearing on the Proposal to Enter into a Development Agreement with Dale Schumann
17. Motion To Set A Public Hearing On The Plans, Specifications, And Form Of Contract For The Lime Lagoon Water Quality Initiative Restoration.
18. Motion Approving A Comprehensive Housing Needs Analysis For The City Of Storm Lake
19. 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

6/6/2016

Agenda Item # A.



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

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REPORT TO: Honorable Mayor and City Council

FROM: Sue Vossberg, 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 May 16, 2016 City Council Minutes
- Approve liquor license renewals for Walgreens, Pizza Hut, and LaJuanita
- Approve a 5-day liquor license effective June 30, 2016 for the Buddhist Temple located at 6018 Rothmoor Road
- Noise variance for Central Bank outdoor movie (see attached staff summary)
- Approve requests from Sugar Bowl (see attached staff summary)
- Approve cigarette permits for the following:
 - Al's Liquors
 - Casey's Store #3030
 - Casey's Store #2497
 - Dollar Store
 - Dyno's
 - Fareway
 - Hy-Vee
 - Midtown Liquor
 - Murphy USA
 - Sichan Food Market
 - Walgreens
 - Wal-Mart

FISCAL IMPACT: The City will pay the following expenditures:

- List of Bills - \$592,322.05
- King's Pointe Bills - \$217,185.99
- Sunrise Pointe Golf Course Bills - \$10,106.02

The City will receive the following revenues:

- Liquor license renewal - \$1,482.50
- Cigarette Permits - \$900.00

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 - May 16, 2016	Minutes
📎 Walgreens Liquor Report	Backup Material
📎 LaJuanita Liquor Report	Backup Material
📎 Pizza Hut Liquor Report	Backup Material

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

Checks for Approval Report

From: 05/17/16 To 06/06/16
User: tyler.gibbins

UNAVAILABLE

AFLAC	PR Batch 00553.05.2016 Aflac Pretax	75.32
AFLAC	PR Batch 00553.05.2016 Aflac After tax	50.21
AFLAC	PR Batch 00554.05.2016 Aflac Pretax	457.22
AFLAC	PR Batch 00554.05.2016 Aflac After tax	99.12
AFLAC	PR Batch 00001.06.2016 Aflac Pretax	75.32
AFLAC	PR Batch 00001.06.2016 Aflac After tax	50.21
CASEYS STORE 2499	Refund Check	7.93
CASEYS STORE 2499	Refund Check	113.33
City of Storm Lake	PR Batch 00554.05.2016 Dental employee/child	6.00
City of Storm Lake	PR Batch 00554.05.2016 Dental insurance employee c	19.76
City of Storm Lake	PR Batch 00554.05.2016 Dental employee/spouse	14.91
City of Storm Lake	PR Batch 00554.05.2016 Dental insurance family	81.18
City of Storm Lake	PR Batch 00554.05.2016 125 Flexible Benefits	629.12
City of Storm Lake	PR Batch 00554.05.2016 Flex- Child Care	161.54
City of Storm Lake	PR Batch 00554.05.2016 Health Insurance Family	1,764.16
City of Storm Lake	PR Batch 00554.05.2016 Health Insurance Single	376.55
City of Storm Lake	PR Batch 00553.05.2016 Dental insurance employee c	1.13
City of Storm Lake	PR Batch 00553.05.2016 Dental employee/spouse	11.55
City of Storm Lake	PR Batch 00553.05.2016 Dental insurance family	24.45
City of Storm Lake	PR Batch 00553.05.2016 125 Flexible Benefits	161.66
City of Storm Lake	PR Batch 00553.05.2016 Flex- Child Care	62.50
City of Storm Lake	PR Batch 00553.05.2016 Health Insurance Family	537.48
City of Storm Lake	PR Batch 00553.05.2016 Health Insurance Single	24.00
City of Storm Lake	PR Batch 00001.06.2016 Dental insurance employee c	1.13
City of Storm Lake	PR Batch 00001.06.2016 Dental employee/spouse	11.55
City of Storm Lake	PR Batch 00001.06.2016 Dental insurance family	24.45
City of Storm Lake	PR Batch 00001.06.2016 125 Flexible Benefits	161.66
City of Storm Lake	PR Batch 00001.06.2016 Flex- Child Care	62.50
City of Storm Lake	PR Batch 00001.06.2016 Health Insurance Family	537.48
City of Storm Lake	PR Batch 00001.06.2016 Health Insurance Single	24.00
Collection Services Center	PR Batch 00554.05.2016 Child Support Payments to I	222.00
Conseco Health Insurance Co	PR Batch 00554.05.2016 Cancer Pre Tax Insurance	41.04
EFTPS	PR Batch 00554.05.2016 Federal Income Tax	9,656.70
EFTPS	PR Batch 00554.05.2016 FICA Employee Portion	4,056.32
EFTPS	PR Batch 00554.05.2016 FICA Employer Portion	4,056.32
EFTPS	PR Batch 00554.05.2016 Medicare Employee Portion	1,423.01
EFTPS	PR Batch 00554.05.2016 Medicare Employer Portion	1,423.01
EFTPS	PR Batch 00553.05.2016 Federal Income Tax	3,941.42
EFTPS	PR Batch 00553.05.2016 FICA Employee Portion	1,493.33
EFTPS	PR Batch 00553.05.2016 FICA Employer Portion	1,493.33
EFTPS	PR Batch 00553.05.2016 Medicare Employee Portion	441.81
EFTPS	PR Batch 00553.05.2016 Medicare Employer Portion	441.81
EFTPS	PR Batch 00001.06.2016 Federal Income Tax	4,156.60
EFTPS	PR Batch 00001.06.2016 FICA Employee Portion	1,493.33
EFTPS	PR Batch 00001.06.2016 FICA Employer Portion	1,493.33
EFTPS	PR Batch 00001.06.2016 Medicare Employee Portion	441.81
EFTPS	PR Batch 00001.06.2016 Medicare Employer Portion	441.81
GERARD BRADLEY	Refund Check	30.36
GERARD BRADLEY	Refund Check	75.46
GERARD BRADLEY	Refund Check	21.68
GERARD BRADLEY	Refund Check	2.16
GERARD BRADLEY	Refund Check	10.21
HURTADO AMEZCUA MARCO	Refund Check	19.44
HURTADO AMEZCUA MARCO	Refund Check	35.71
HURTADO AMEZCUA MARCO	Refund Check	13.84
HURTADO AMEZCUA MARCO	Refund Check	1.36
HURTADO AMEZCUA MARCO	Refund Check	6.51

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From: 05/17/16 To 06/06/16
User: tyler.gibbins

ICMA Retirement Trust 457	PR Batch 00554.05.2016 ICMA	2,185.00
ICMA Retirement Trust 457	PR Batch 00553.05.2016 ICMA	625.00
ICMA Retirement Trust 457	PR Batch 00553.05.2016 ICMA City Paid	550.01
ICMA Retirement Trust 457	PR Batch 00553.05.2016 ICMA City paid for Police	436.17
ICMA Retirement Trust 457	PR Batch 00001.06.2016 ICMA	625.00
ICMA Retirement Trust 457	PR Batch 00001.06.2016 ICMA City Paid	550.01
ICMA Retirement Trust 457	PR Batch 00001.06.2016 ICMA City paid for Police	436.17
Iowa Public Employees	PR Batch 00001.06.2016 IPERS	1,143.15
Iowa Public Employees	PR Batch 00001.06.2016 IPERS City Share	1,715.69
Iowa Public Employees	PR Batch 00553.05.2016 IPERS	1,143.15
Iowa Public Employees	PR Batch 00553.05.2016 IPERS City Share	1,715.69
Iowa Public Employees	PR Batch 00554.05.2016 IPERS	3,583.19
Iowa Public Employees	PR Batch 00554.05.2016 IPERS City Share	5,377.68
ITT Hartford AMS RPVA	PR Batch 00554.05.2016 457 Hartford	225.00
ITT Hartford AMS RPVA	PR Batch 00553.05.2016 457 Hartford	100.00
ITT Hartford AMS RPVA	PR Batch 00001.06.2016 457 Hartford	100.00
Muni Fire/Police Retire	PR Batch 00001.06.2016 Muni Police/Fire Pension	634.23
Muni Fire/Police Retire	PR Batch 00001.06.2016 Muni Police/Fire Pension Ci	1,873.68
Muni Fire/Police Retire	PR Batch 00553.05.2016 Muni Police/Fire Pension	544.93
Muni Fire/Police Retire	PR Batch 00553.05.2016 Muni Police/Fire Pension Ci	1,609.87
Muni Fire/Police Retire	PR Batch 00554.05.2016 Muni Police/Fire Pension	2,982.73
Muni Fire/Police Retire	PR Batch 00554.05.2016 Muni Police/Fire Pension Ci	8,811.74
NIEVES ANGEL	Refund Check	16.32
NIEVES ANGEL	Refund Check	43.69
NIEVES ANGEL	Refund Check	11.65
NIEVES ANGEL	Refund Check	1.16
NIEVES ANGEL	Refund Check	5.49
RODRIGUEZ BLANCAS LUIS	Refund Check	11.21
RODRIGUEZ BLANCAS LUIS	Refund Check	25.97
RODRIGUEZ BLANCAS LUIS	Refund Check	7.75
RODRIGUEZ BLANCAS LUIS	Refund Check	0.78
RODRIGUEZ BLANCAS LUIS	Refund Check	3.65
SAY LAR	Refund Check	33.37
SAY LAR	Refund Check	59.82
SAY LAR	Refund Check	23.75
SAY LAR	Refund Check	2.34
SAY LAR	Refund Check	11.17
SEGOVIA-GARAY FIDEL	Refund Check	24.96
SEGOVIA-GARAY FIDEL	Refund Check	45.45
SEGOVIA-GARAY FIDEL	Refund Check	17.82
SEGOVIA-GARAY FIDEL	Refund Check	1.73
SEGOVIA-GARAY FIDEL	Refund Check	8.40
Teamsters Local Union 554	PR Batch 00554.05.2016 Union Dues	168.50
THAO SAI	Refund Check	53.16
THAO SAI	Refund Check	79.78
THAO SAI	Refund Check	15.88
THAO SAI	Refund Check	3.71
THAO SAI	Refund Check	7.47
Treasurer State Of Iowa	PR Batch 00554.05.2016 State Income Tax	3,671.65
Treasurer State Of Iowa	PR Batch 00553.05.2016 State Income Tax	1,543.35
Treasurer State Of Iowa	PR Batch 00001.06.2016 State Income Tax	1,596.34
United States Treasury	PR Batch 00554.05.2016 Garnishment	8.08

UNAVAILABLE

Department Total = 87,033.62

Police Department

Bomgaars Supply, Inc	Hose Reel & Nozzle	95.98
Bomgaars Supply, Inc	Wheel & Fasteners	7.84

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Buena Vista Stationery & Print Inc	Office Supplies	8.99
Buena Vista Stationery & Print Inc	Office Supplies	4.19
Buena Vista Stationery & Print Inc	Chairmats (2)	239.98
Buena Vista Stationery & Print Inc	Notary Stamp	34.50
Buena Vista Stationery & Print Inc	Parking Tickets	897.71
City of Storm Lake	Health Ins Allocations Jun2016	21,730.65
Galls Inc	Megaphone & Reflective Hood	243.60
Graham Tire	New Tires (3)	326.55
Gravotech	Fabricated Plates	134.82
Hy-Vee, Inc	Supplies	20.97
Iowa County Attny Assn	Law Update Training- Weflen	65.00
Iowa Law Enforcement Academy	New Hire Evaluations	560.00
Jack's Uniforms & Equipment	New Gun- Solem	409.00
King's Pointe Resort	Training 5/11/2016- Less Tax	165.60
King's Pointe Resort	Meals for Training 5/11/2016- Less Tax	59.94
Lakeshore Cyclery & Fitness	Bike Annual Maintenance	111.98
Lakeshore Cyclery & Fitness	Bike Annual Maintenance	111.98
Mangold Environmental Testing	Shipping	35.08
MidAmerican Energy Company	Electric Service Mar/Apr 2016	736.96
O'Reilly Auto Parts	Light	28.49
Prime Media Acquisition Corp	Peper	157.04
Principal Life Ins Co	Insurance Premium June 2016	2,115.79
Rasmussen's	Fuel Door Repairs	290.46
Rasmussen's	Steering Repairs P6	101.46
Rasmussen's	Steering Repairs P6	2,052.68
Rasmussen's	Light	268.32
Shipit Interprises, Inc	Shipping- Dive Suits	533.77
Sirchie Finger Print Lab	Evidence Supplies	197.90
Ultramax Ammunition	Ammo	215.00
Ultramax Ammunition	Ammo	1,432.00
Wal Mart #01-1526	Water	5.26

Police Department

Department Total = 33,399.49

Fire Department

Bomgaars Supply, Inc	Drain Cleaner	7.99
City of Storm Lake	Health Ins Allocations Jun2016	1,995.89
Electronic Engineering	Pager Repairs	119.95
Heiman Inc	Sensor	257.40
Heiman Inc	Coat- Wahlberg	1,649.00
Heiman Inc	Helmet Light- Wahlberg/Spake	179.90
North Lake Truck Repair	Coolant	29.98
Principal Life Ins Co	Insurance Premium June 2016	180.40
UnityPointe Health	Physical- Wahlberg	216.00

Fire Department

Department Total = 4,636.51

Building Official

City of Storm Lake	Health Ins Allocations Jun2016	1,970.82
Principal Life Ins Co	Insurance Premium June 2016	137.87

Building Official

Department Total = 2,108.69

Animal Care

Sanders David James	Pigeon Control	135.00
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Animal Care

Department Total = 135.00

Roadway Maintenance

Bierschbach Equipment & Supply Company, Inc	Paint	71.80
Bomgaars Supply, Inc	Supplies	39.89
Bomgaars Supply, Inc	Safety Glasses & Gloves	24.98
Bomgaars Supply, Inc	Plugs, Nipples, Pipe, & Elbows	112.15
Bomgaars Supply, Inc	Bolts	1.12
Chicago Central & Pacific	Northwestern Drive RR Construction	34,461.77
City of Storm Lake	Thermostat Repairs #62	85.83
City of Storm Lake	Health Ins Allocations Jun2016	7,331.63
City of Storm Lake	Replaced Radiator #83	182.05
CNH Industrial America LLC	Supplies	24.10
CNH Industrial America LLC	Blower	249.95
Fastenal Company	Rope	229.20
Gempler's	Shipping Saver	59.00
Gempler's	Tractor Umbrella	107.00
Gempler's	Knife & Tree Staking Material	73.95
Hilti, Inc	Hammer Drill	359.52
I&S Group, Inc.	Eng Services through 4/23/2016	907.50
I&S Group, Inc.	Eng Services through 4/23/2016	670.50
Iowa Dept of Natural Resources	Storm Water Discharge Permit #2	175.00
Iowa Dept of Natural Resources	Highway 7 SW Discharge Permit #2	175.00
Iowa Dept of Transportation	Paint	511.02
MidAmerican Energy Company	Electric Service Mar/Apr 2016	442.32
Principal Life Ins Co	Insurance Premium June 2016	466.33
ProBuild	Supplies	32.58
Unity Point Clinic	Testing	30.00
Wal Mart #01-1526	Supplies	39.95
Wal Mart #01-1526	Supplies	5.98

Roadway Maintenance

Department Total = 46,870.12

Street Lighting

MidAmerican Energy Company	Electric Service Mar/Apr 2016	2,752.62
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Street Lighting

Department Total = 2,752.62

Signs & Signals

Iowa Prison Industries	No Parking Sign	174.90
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Signs & Signals

Department Total = 174.90

Snow Removal

City of Storm Lake	Health Ins Allocations Jun2016	2,072.34
Principal Life Ins Co	Insurance Premium June 2016	137.09

Snow Removal

Department Total = 2,209.43

Airport

Bart's Flying Service	May 2016 Airport Operator Contract	4,963.75
Bolton & Menk, Inc	Services through 4/28/2016	4,960.00
Bomgaars Supply, Inc	Light Bulbs & Receptacles	52.78
Eastern Aviation Fuels, Inc	Jet A Fuel	13,799.01

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From: 05/17/16 To 06/06/16
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Eastern Aviation Fuels, Inc	AV Gas	28,643.49
Godbersen-Smith Construction	Pay Estimate #4 of Runway 13/31 (Final)	62,542.01
Iowa Lakes Regional Water	Water Services	79.77
MidAmerican Energy Company	Electric Service Mar/Apr 2016	572.09
Nepple Electric Inc	Electrical Repairs Runway 13/31	1,174.80
Neuroth Kevin	Garbage Hauling Service	161.25

Airport	Department Total =	116,948.95
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Library

Bomgaars Supply, Inc	Lights	23.97
Buena Vista Stationery & Print Inc	Time Clock	339.99
Central Iowa Distributing, Inc	Cleaning Supplies	67.90
Central Programs, Inc	Books	55.55
City of Storm Lake	Health Ins Allocations Jun2016	4,687.74
Custodian of Petty Cash Kim Mehlenbacher	April 2016 Postage	126.44
Farm & Home Publishers	Publication	48.70
Ingram Library Services, Inc	Books	33.57
Ingram Library Services, Inc	Books	11.44
Ingram Library Services, Inc	Books	10.85
Ingram Library Services, Inc	Books	17.37
Ingram Library Services, Inc	Books	16.22
Ingram Library Services, Inc	Books	8.62
Ingram Library Services, Inc	Books	17.37
Ingram Library Services, Inc	Books	16.78
Ingram Library Services, Inc	Books	33.56
Ingram Library Services, Inc	Books	16.22
Ingram Library Services, Inc	Books	16.76
Ingram Library Services, Inc	Books	16.79
Ingram Library Services, Inc	Books	5.74
Ingram Library Services, Inc	Books	7.47
Ingram Library Services, Inc	Books	12.18
Ingram Library Services, Inc	Books	9.86
JNB Acquisition Corporation	Copier Maintenance Agreement	13.00
L & G Products, Inc	Pavers- Memorial Garden	16.20
MidAmerican Energy Company	Electric Service Mar/Apr 2016	627.34
Midwest Tape LLC	DVDs	22.99
Midwest Tape LLC	DVDs	35.98
Midwest Tape LLC	DVDs	29.99
Miller Melissa	Reading Program- Urbandale- Miller	157.68
Paxton's Jewelry	Plaque	18.00
Principal Life Ins Co	Insurance Premium June 2016	194.47
Recorded Books LLC	CDs	26.99
Recorded Books LLC	CDs	26.99
Seiler Plumbing & Heating Inc	Toilet Repairs	109.01
Turnquist Laura	Homebound Mileage April 2016	13.50

Library	Department Total =	6,893.23
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Band

J.W. Pepper & Sons, Inc	Music	1,448.99
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Band	Department Total =	1,448.99
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Parks Department

Bomgaars Supply, Inc	Scredrivers	18.49
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Bomgaars Supply, Inc	Lights	24.43
Bomgaars Supply, Inc	Wood Finish	37.99
Bomgaars Supply, Inc	Batteries	29.98
Bomgaars Supply, Inc	Paint Brushes & Glue	11.57
Bomgaars Supply, Inc	Key Blank & Clamp	18.29
Builders Sharpening & Service	Belts	59.40
Central Iowa Distributing, Inc	Cleaning Supplies	562.00
City of Storm Lake	Health Ins Allocations Jun2016	1,978.19
CNH Industrial America LLC	Carburetor, Service Kit, & Labor	44.09
CNH Industrial America LLC	O-Rings	11.30
CNH Industrial America LLC	Blower	224.95
CNH Industrial America LLC	Parts for Weed Eater	90.43
CNH Industrial America LLC	Supplies	21.95
Color-ize Inc	Spray Flags	186.69
Crescent Electric Supply Co	Lights	129.24
Crescent Electric Supply Co	Supplies	42.64
Koenig Jeff	Portable Toilet Rental & Cleaning	218.00
L & G Products, Inc	Seed	102.50
MidAmerican Energy Company	Electric Service Mar/Apr 2016	12,269.45
Principal Life Ins Co	Insurance Premium June 2016	196.34
Storm Lake Hydraulics Co Inc	Hyd Hose & Ends	63.83
Turfwerks	Seal Kit	295.59

Parks Department

Department Total = 16,637.34

Golf Course

Bomgaars Supply, Inc	Appliance Cord, Strap & Supplies	20.63
Bomgaars Supply, Inc	Foam Marking Agent	51.99
Bomgaars Supply, Inc	Guage, Padlock, & Paint	35.77
Bomgaars Supply, Inc	Hose, Clamps, & Connectors	80.93
Bomgaars Supply, Inc	Switch & Supplies	13.97
City of Storm Lake	Health Ins Allocations Jun2016	1,120.86
MidAmerican Energy Company	Electric Service Mar/Apr 2016	172.14
Principal Life Ins Co	Insurance Premium June 2016	87.14
Rent-All	Trencher Rental	55.00
Turfwerks	Filter & Supplies	201.70
Zimco Supply Co	Chemicals	217.40
Zimco Supply Co	Chemicals	349.90

Golf Course

Department Total = 2,407.43

Campgrounds

Arctic Glacier U.S.A., Inc.	Ice	222.76
Buena Vista Power Equipment, Inc	Caps	8.10
Buena Vista Stationery & Print Inc	Supplies	1.98
Central Iowa Distributing, Inc	Cleaning Supplies	277.80
City of Storm Lake	Health Ins Allocations Jun2016	373.62
Color-ize Inc	Campground Maps	482.10
Fritz Robert	Campground Refund	58.00
Graham Tire	Tire Repairs	17.67
MidAmerican Energy Company	Electric Service Mar/Apr 2016	474.76
Plasticard Locktech Intl,LLC	Cards	124.31
Principal Life Ins Co	Insurance Premium June 2016	29.05
Wal Mart #01-1526	Supplies	23.32
Wal Mart #01-1526	Supplies	25.80
Wal Mart #01-1526	Supplies	61.58
Wal Mart #01-1526	Light	11.97

City of Storm Lake
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Checks for Approval Report

From: 05/17/16 To 06/06/16
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Campgrounds		Department Total =	2,192.82
Outdoor WaterPark			
Brown & Hofmeister LLP	Services through 4/30/2016		202.50
Outdoor WaterPark		Department Total =	202.50
UNAVAILABLE			
MidAmerican Energy Company	Electric Service Mar/Apr 2016		255.64
UNAVAILABLE		Department Total =	255.64
Awaysis			
Moody's Investors Service	Intial Bonding Fee		6,000.00
Moody's Investors Service	Intial Bonding Fee		6,000.00
Awaysis		Department Total =	12,000.00
Shelter House			
MidAmerican Energy Company	Electric Service Mar/Apr 2016		161.67
Shelter House		Department Total =	161.67
UNAVAILABLE			
Bomgaars Supply, Inc	Chains for Warning Bouys		55.98
ProBuild	Concrete Repair Supplies		236.95
ProBuild	Concrete Repair Supplies		98.98
Rent-All	Concrete Buggy Rental		68.00
UNAVAILABLE		Department Total =	459.91
Dohrman Trust			
Century Business Products,Inc	Copier Maintenance Agreement (Partial)		15.00
Dohrman Trust		Department Total =	15.00
Economic Develop			
Ahlers & Cooney, P.C.	Professional Services- Orton Development		1,282.50
RDG IA Inc	Engineering Services through 4/30/2016		1,416.48
UNAVAILABLE		Department Total =	2,698.98
SLADC			
Storm Lake United	FY2016 Pay Estimate #6 (Final)		11,335.00
SLADC		Department Total =	11,335.00
TIF			
Ahlers & Cooney, P.C.	Professional Services- TIF Bond Refinancing		1,270.50

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

Checks for Approval Report

From: 05/17/16 To 06/06/16
User: tyler.gibbins

TIF		Department Total =	1,270.50
Dredging			
City of Storm Lake	Health Ins Allocations Jun2016		284.32
Principal Life Ins Co	Insurance Premium June 2016		20.27
Dredging		Department Total =	304.59
Mayor, Council, Manager			
City of Storm Lake	Health Ins Allocations Jun2016		22.30
Principal Life Ins Co	Insurance Premium June 2016		49.98
Mayor, Council, Manager		Department Total =	72.28
Policy & Administration			
City of Storm Lake	Health Ins Allocations Jun2016		1,431.69
Principal Life Ins Co	Insurance Premium June 2016		81.82
Policy & Administration		Department Total =	1,513.51
City Hall Building			
MidAmerican Energy Company	Electric Service Mar/Apr 2016		318.60
Schumacher Elevator Company	Elevator Maintenance		189.01
Steve's Window Svc	Window Cleaning Services		37.00
Wiese Plumbing & Heating	Faucet Repairs		131.00
City Hall Building		Department Total =	675.61
Other Policy & Administration			
Color-ize Inc	City Tidbits- June 2016		43.75
Getty Images (US) Inc	2nd Installment- 2016 Membership		129.68
Inquirehire	Background Check		20.00
Iowa League of Cities	Meeting Registration- Kruse, Patrick, Navratil, Pruden		17.76
Iowa Office Supply Inc	City Seal		32.56
Patrick James H	Iowa League of Cities Conf- Clive- Patrick		182.52
Patrick James H	NDRC Grant Meeting- Urbandale- Patrick		178.20
Pitney Bowes Inc.	Machine Rental		100.00
Pizza Ranch	Safety Bingo		233.90
Slavin Management Consultants	Finance Manager Search (1 of 4)		5,129.37
South Dakota Municipal League	Finance Director Ad		50.00
UnityPointe Health	Physical- Marquez		42.50
Other Policy & Administration		Department Total =	6,160.24
Water Administration			
City of Storm Lake	Health Ins Allocations Jun2016		3,007.06
Getty Images (US) Inc	2nd Installment- 2016 Membership		129.69
Iowa League of Cities	Meeting Registration- Kruse, Patrick, Navratil, Pruden		17.76
Pitney Bowes Inc.	Machine Rental		100.00
Principal Life Ins Co	Insurance Premium June 2016		203.87
UnityPointe Health	Physical- Marquez		42.50

Water Administration

Department Total = 3,500.88

Water Plant

A & A Automotive	F250 Pickup Repairs	1,340.01
Bomgaars Supply, Inc	Adapters & Elbows for Sink Repairs	19.86
Bomgaars Supply, Inc	Grinder & Spotlight	179.98
Bomgaars Supply, Inc	Battery	65.99
Bomgaars Supply, Inc	Blade	12.99
Bomgaars Supply, Inc	Air Compressor	349.00
Bomgaars Supply, Inc	Air Compressor Returned	-349.00
Bomgaars Supply, Inc	Oil	25.98
Bomgaars Supply, Inc	Plugs	18.86
City of Storm Lake	Health Ins Allocations Jun2016	4,756.30
Deere Credit Inc	Spacer & Brackets	19.59
Deere Credit Inc	Tractor Mower Supplies	550.76
Emmons & Olivier Resources Inc	Engineering Services through 4/30/2016	14,441.95
Emmons & Olivier Resources Inc	Engineering Services through 3/31/2016	4,470.75
Fastenal Company	Supplies	45.97
Fastenal Company	Shop Supplies	38.19
Hawkins, Inc	Bleach	4,266.94
Hawkins, Inc	Fluoride	1,661.35
Hawkins, Inc	Fluoride Freight	15.00
Hawkins, Inc	Sodium Aluminate	1,231.05
MidAmerican Energy Company	Electric Service Mar/Apr 2016	10,265.11
Mike's Lawn Service, Inc	Weed Control	324.75
Mississippi Lime Company	Lime	4,675.90
Mississippi Lime Company	Lime	4,801.30
Mississippi Lime Company	Lime	4,713.90
Mississippi Lime Company	Lime	4,723.40
Mississippi Lime Company	Lime	4,706.30
O'Reilly Auto Parts	Lights	4.50
O'Reilly Auto Parts	Retainer	26.99
O'Reilly Auto Parts	Supplies	25.97
PraxAir inc	Carbon Dioxide	835.68
Principal Life Ins Co	Insurance Premium June 2016	301.58
ProElect/Professional Electronics	Service Call	85.00
Rasmussen's	Spark Plug F250	574.75
Recycle Center Harold Rowley	Recycling	128.15
Sargent Drilling	Painting	550.00
Stanley Mark	Welding Services	241.50
Wal Mart #01-1526	Supplies	149.33
Wal Mart #01-1526	Lab Supplies	126.32

Water Plant

Department Total = 70,421.95

Water Distribution

Bomgaars Supply, Inc	Paint, Spotlight	91.14
Bomgaars Supply, Inc	Shop Supplies	45.63
Bomgaars Supply, Inc	Paint & Sealant	35.55
Bomgaars Supply, Inc	Grinder	119.99
Brown Supply Company	Curb Box Supplies	170.11
City of Storm Lake	Health Ins Allocations Jun2016	1,415.53
City of Storm Lake	Speical 2 Cycle Gas #34(b)	31.77
Crescent Electric Supply Co	Wire & Cutters- Less Tax	47.88
Ferguson Enterprises Inc	PVC Pipe for Field Tile	42.62
MidAmerican Energy Company	Electric Service Mar/Apr 2016	146.55
North Lake Truck Repair	Trailer Repairs	142.43

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North Lake Truck Repair	Water Pump	451.42
Principal Life Ins Co	Insurance Premium June 2016	122.67
Smith Concrete Service Inc	Concrete	248.00
Underground Location Company	Locates	51.40
Utility Equipment Co	Riser Screws	334.65
Utility Equipment Co	Riser Slips	140.00
Utility Equipment Co	Screws	150.76
Water Distribution	Department Total =	3,788.10
Water Meters		
Bomgaars Supply, Inc	Truck Supplies	71.96
Bomgaars Supply, Inc	Drill Bits, Rivets, & Supplies	62.47
Bomgaars Supply, Inc	Battery, Impact Driver, & Supplies	239.01
City of Storm Lake	Health Ins Allocations Jun2016	1,127.10
Principal Life Ins Co	Insurance Premium June 2016	53.66
Water Meters	Department Total =	1,554.20
Wastewater Administration		
City of Storm Lake	Health Ins Allocations Jun2016	2,997.46
Getty Images (US) Inc	2nd Installment- 2016 Membership	129.69
Iowa League of Cities	Meeting Registration- Kruse, Patrick, Navratil, Pruden	17.76
Pitney Bowes Inc.	Machine Rental	100.00
Principal Life Ins Co	Insurance Premium June 2016	203.81
UnityPointe Health	Physical- Marquez	42.50
Wastewater Administration	Department Total =	3,491.22
Wastewater Treatment Plant		
A & A Automotive	New Brakes & Tires #59	1,319.07
Ahlers & Cooney, P.C.	Professional Services	95.00
Bomgaars Supply, Inc	Switch	5.99
Bomgaars Supply, Inc	Battery & Cables	313.96
Bomgaars Supply, Inc	Switch & Supplies	12.47
Bomgaars Supply, Inc	Gloves & Towel	42.97
Bomgaars Supply, Inc	Wing Nuts	8.94
Buena Vista Stationery & Print Inc	Office Supplies	38.28
Century Link	May 2016 Phone Service	187.38
City of Storm Lake	Health Ins Allocations Jun2016	4,732.44
CNH Industrial America LLC	Trimmer Repairs	26.24
Ferguson Enterprises Inc	PVC Pipe & Supplies	22.43
Foundation Analytical Laboratory Inc	Testing	240.00
Grainger Inc W.W.	Heater Knob	10.38
Grainger Inc W.W.	Thermostat	35.40
Grainger Inc W.W.	Meter	68.90
Inquirehire	Background Check	23.50
L & G Products, Inc	Fertilizer	39.00
L & G Products, Inc	Fertilizer	39.00
Larson Oil & Distributing Co, Inc	Fuel	222.22
Larson Oil & Distributing Co, Inc	Fuel	358.45
MidAmerican Energy Company	Electric Service Mar/Apr 2016	10,079.05
NCL of Wisconsin Inc	Testing Supplies	24.11
NCL of Wisconsin Inc	Testing Supplies	326.13
Nikkel & Associates Inc	Hardwire 2 Sampler Pumps	381.35
Principal Life Ins Co	Insurance Premium June 2016	348.37

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Ramos Daniel	Certification Fee	120.00
Recycle Center Harold Rowley	Recycling	31.20
Recycle Center Harold Rowley	Recycling	32.76
Recycle Center Harold Rowley	Recycling	34.32
Recycle Center Harold Rowley	Recycling	179.85
Recycle Center Harold Rowley	Recycling	35.88
Reding Gravel & Excavating Co., Inc	Rock for Lift Station	1,445.83
Rent-All	Scissorlift & Spreadbar Rental	165.00
Richland Research Corp	Environmental Supplies	522.25
Stanton Electric, Inc	Blower Motor Wiring	112.50
UPS Store The	Shipping	8.90
UPS Store The	Shipping	0.21
Veenstra & Kimm, Inc	Lift Station Sewer Evaluation	19,694.71

Wastewater Treatment Plant **Department Total =** 41,384.44

Wastewater Collection

City of Storm Lake	Health Ins Allocations Jun2016	1,415.53
Principal Life Ins Co	Insurance Premium June 2016	122.67
Underground Location Company	Locates	51.40

Wastewater Collection **Department Total =** 1,589.60

Landfill

City of Storm Lake	Health Ins Allocations Jun2016	469.58
Principal Life Ins Co	Insurance Premium June 2016	39.58

Landfill **Department Total =** 509.16

Storm Water Administration

Buena Vista Stationery & Print Inc	USB Flash Drive	9.79
City of Storm Lake	Health Ins Allocations Jun2016	753.83
Getty Images (US) Inc	2nd Installment- 2016 Membership	129.69
Principal Life Ins Co	Insurance Premium June 2016	48.17
UnityPointe Health	Physical- Marquez	42.50

Storm Water Administration **Department Total =** 983.98

Storm Water Collection

Bomgaars Supply, Inc	Block	10.98
Bomgaars Supply, Inc	Rain Gauge	3.99
City of Storm Lake	Health Ins Allocations Jun2016	660.57
Foundation Analytical Laboratory Inc	Testing	344.00
Foundation Analytical Laboratory Inc	Testing	300.00
Foundation Analytical Laboratory Inc	Testing	300.00
Foundation Analytical Laboratory Inc	Testing	180.00
Grainger Inc W.W.	Water Hose	60.00
H & W Contracting LLC	Pay Estimate #9 of NCSW	36,574.99
Hancock Concrete Products	Concrete Rings	329.80
Principal Life Ins Co	Insurance Premium June 2016	37.06
Rent-All	Tiller Rental for Rain Gardens	45.00

Storm Water Collection **Department Total =** 38,846.39

Street Cleaning

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City of Storm Lake	Health Ins Allocations Jun2016	470.13
Municipal Pipe Tool Co., LLC	Deflector Brush Arm & Supplies	777.34
Storm Lake Hydraulics Co Inc	O-Ring	1.55
Street Cleaning		
	Department Total =	1,249.02
Insurance		
Auxiant - Claims Account	5/31/2016 Claims	28,431.38
Auxiant - Claims Account	5/16/2016 Claims	6,123.75
Auxiant - Claims Account	5/23/2016 Claims	7,866.91
Auxiant - Fixed Account	June 2016 Insurance Premium	16,559.92
Auxiant - Flex Account	5/11/2016 Flex Claims	1,464.89
Auxiant - Flex Account	5/18/2016 Flex Claims	1,089.06
Auxiant - Flex Account	5/25/2016 Flex Claims	201.40
Insurance		
	Department Total =	61,737.31
UNAVAILABLE		
Community Education Dept	Donation from 5K Proceeds 2016	264.00
UNAVAILABLE		
	Department Total =	264.00
Vehicle Maintenance		
Deere Credit Inc	Thermostats & Gaskets	27.23
Vehicle Maintenance		
	Department Total =	27.23
	Grand Total =	592,322.05

King's Pointe Resort
Disbursements 5/11/2016 to 5/31/2016

Vendor Name	Description	Amount
Acco	supplies	3197.00
Ace Hardware Inc. (3)	supplies	184.33
Ameripride Services (3)	supplies	1,845.78
Mediacom Communications Corp	services	459.90
Bomgaars	supplies	14.01
Burke Engineering Sales Co (2)	services	563.57
Capital Sanitary Supply Co.	supplies	356.59
Cedar Valley Bank & Trust	services	1,056.86
Colorize Inc (3)	services	1,146.25
Convergence LLC	supplies	75.00
Counsel	services	719.30
Crescent Electric	supplies	70.27
Whitney Dickinson	supplies	154.00
Iowa Division of Labor Services	services	1,095.00
Elissa Doebel	reimbursment	77.61
Edward Don & Company	services	159.71
Efficient Construction LLC	services	3,976.00
Expedia Inc	advertising	915.30
Ferguson Enterprises, Inc. (2)	supplies	794.08
Furniture & Floors for Less	supplies	110.00
Hawk-I Electric Inc	services	47,476.81
Hy-Vee Food Store (2)	food	137.94
Mid-American Energy	utilities	8,107.13
Iowa Office Supply (2)	supplies	183.25
Julius Cleaners	services	27.20
Kineth Hotel Corporation (2)	payroll, work comp	72,623.65
King's Pointe Waterpark	services	7,680.00
La Voz de Iowa	services	100.00
Melanders Appliances & TV (2)	supplies	737.98
Centerpoint Energy Service	services	6,003.88
Olsen Welding	supplies	75.00
Pepsi-Cola Bottling Co. (3)	beverages	1,651.88
Pilot Tribune	advertising	326.75
Playnetwork, Inc	services	146.82
Precision Dynamics Corp (2)	services	524.29
Quality Resources Group, Inc	servics	278.42
Rebnord Technologies	services	2,258.33
Shoes for Crews	supplies	110.92
Star Leasing LLC	services	230.13
The Storm Lake Times (2)	advertising	1,112.40
Sysco Guest Supply	supplies	1,773.29
Treasurer - State of Iowa	sales tax	12,500.00
United Parcel Service- Carl STM	services	102.93
US Foods (3)	food	25,071.07
US Water Services Inc	supplies	458.33
Vast Broadband	utilities	2,679.47
Vizergy	web site maintenance	220.00
Western Iowa Tourism Region	services	150.00
Al's Liquor (2)	beverages	2,245.76
Doll Distributing (3)	beverages	1,413.62
Glazer's Distributors	services	391.80

Johnson Brothers/Iowa Wine & Bev (2)	beverages	615.82
King's Pointe Resort	services	194.06
Lowe's Business Account	supplies	2,392.50
Steve's Window Service (2)	services	214.00
Total		217,185.99

**Sunrise Pointe Golf Course
Disbursements 5/11/2016 to 5/31/2016**

Ace Hardware	supplies	6.36
Bridgestone Golf Inc	supplies	215.17
Central Iowa Distributing	supplies	420.30
City of Storm Lake	utilities	628.41
Colorize Inc	supplies	148.60
Mid American Energy	utilities	347.66
Julius Cleaners (2)	services	9.60
Kineth Hotel Corporation (2)	payroll, management fee	4,531.36
King's Pointe Resort	services	453.73
Orkin Pest Control	services	80.25
Pepsi-Cola Bottling Co (2)	beverages	579.35
Alliant Energy	utilities	93.90
US Foods Inc	food	69.18
Vast Broadband	utilities	112.87
Al's Liquor	beverages	150.58
Doll Distributing (3)	beverages	1,447.05
Johnson Brothers/Iowa Wine & Bev (2)	beverages	744.15
Treasurer Buena Vista County	services	67.50
Totals		10,106.02

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, IOWA, CITY HALL,
MAY 16, 2016 5:00 P.M.**

Present: Mayor Jon Kruse, Council Members Dan Anderson, Bruce Carlson, Mike Prosch and Tyson Rice. Absent: Bruce Engelmann. Staff present: 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, Interim Water Plant Superintendent Mike Davis, Wastewater Superintendent Ron Jacobsen, and Sue Vossberg City Clerk.

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

Hear the Public – Emily Ellefson, 904 Clover Lane her concern about what Clover Lane will become with the new development to the south of West Lake Estates. Neighbors would like it to become a cul-de-sac and kept separate from the new development.

Consent Agenda – Moved by Council Member Porsch to approve checks #52250 through #52372, minutes from the May 2, 2016 council meeting and the requests for the Taste of Storm Lake and Farmer's Market events. Taste of Storm Lake requests include permission to use the Chautauqua Park shelter house free of charge every Thursday from June 2nd until September 15th, food sales by non-profits in Chautauqua Park and a noise variance each week between the hours of 4:00pm until 8:00pm. Farmer's Market requests include permission for farmer raised goods sales within the venue, permission to close parking spaces on the east side of Erie Street from 5th Street to 6th Street and the first four parking spaces on the north side of East 5th Street east of Erie Street on Saturdays from 8:00am until 3:00pm from June 4th until October 15th and on Thursdays from 3:00pm until 6:00pm from June 2nd until October 13th. Seconded by Council Member Anderson. Vote: All ayes with Council Member Engelmann absent. Motion carried.

Amendment #2 – Bargloff Urban Renewal Area Plan – Mayor Kruse opened the public hearing on the proposed Amendment No. 2 to the North #1-Bargloff Urban Renewal Plan 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 Porsch to adopt Resolution No. 128-R-2015-2016 adopting amendment #2 to the North #1-Bargloff Urban Renewal Plan. Seconded by Council Member Rice. Vote: All ayes with Council Member Engelmann absent. Motion carried.

RESOLUTION NO. 128-R-2015-2016

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND

ADOPTING AMENDMENT NO. 2 TO THE NORTH #1-
BARGLOFF URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 08-R-2010-2011, adopted July 19, 2010, 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 North #1-Bargloff Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the North #1-Bargloff Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Buena Vista County; and

WHEREAS, by Resolution No. 42-R-2013-2014, adopted December 2, 2013, this City Council approved and adopted an Amendment No. 1 to the Plan; and

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

ORIGINAL AREA

An area including the following described parcels; including all city rights of ways contained therein:

All of the right of way of Lake Avenue from the north side of the C-49/590th Street right of way to the south right of way line of West/East Milwaukee Avenue

and

The East One-Half of the Southwest Quarter (E½SW¼) of Section Twenty-Seven (27), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M. except a part of the Northeast Quarter of the Southwest Quarter (NE¼SW¼) of Section Twenty-Seven (27), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M., Buena Vista County, Iowa, and being more fully described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter (NE¼SW¼) of said Section Twenty-Seven (27); thence South along the East line of said Southwest Quarter (SW¼), 275.0 Feet to the point of beginning; thence South 89°44' West, 400.0 Feet; thence South, 300.0 Feet; thence North 89°44' East, 400.0 Feet; thence North along the East line of said Southwest Quarter (SW¼), 300.0 Feet to the point of beginning. The East line of the Southwest Quarter (SW¼) of said Section Twenty-Seven (27) is assumed to bear due North and South in the above description.

and

The Southwest Quarter of the Southwest Quarter (SW¼SW¼), Section Twenty-Seven (27), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M.

and

The Northwest Quarter (NW¹/₄) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M. except a part of the East Half of the Northwest Quarter (E¹/₂NW¹/₄) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M. beginning at the point of intersection of the West right of way line of Lake Avenue and the South line of the P&C Industrial Subdivision; thence West along said South line to the West line of the P&C 2nd Industrial Subdivision; thence North along said West line continuing North along the West line of the J.C.P Subdivision and the West line of the C-M-C 2nd Subdivision and continuing along the C-M-C 2nd Subdivision West line extended North to a point that it intersects the South right of way line of 16th Street; thence East along the South right of way line of 16th Street to the point that it intersects with the West right of way line of Lake Avenue; thence South along the West right of way line of Lake Avenue to the point of beginning.

and

A parcel of land beginning at the intersection of the West right of way line of North Lake Avenue and the North right of way line of West Milwaukee within the City of Storm Lake, Iowa; thence West along the North right of way line of West Milwaukee to the point that it would intersect with the West right of way line of Michigan Street extended North across West Milwaukee; thence South along the West right of way line of Michigan Street to the point that it intersects with the South right of way line of Railroad Street; thence Southeasterly along the South right of way line of Railroad Street to the point it intersects with the East right of way line of Erie Street extended; thence North along the East right of way line of Erie Street to the point that it intersects with the South right of way line of 7th Street; thence East along the South right of way line of 7th Street to the point that it intersects with the center line of Seneca Street; thence North along the center line of Seneca Street to the point it intersects with the North right of way line of East Milwaukee; thence West along the North right of way line of East Milwaukee to a point 350.78 Feet East of the intersection of the North right of way line of East Milwaukee and the West right of way line of North Erie Street; thence north 00°07'15" West 200 Feet; thence West to a point that is at the intersection of the South right of way line of East 8th Street and the West right of way line of Erie Street; thence West along the south right of way line of East 8th Street extended across North Lake Avenue to the point of beginning.

AMENDMENT #1

An area including the following described parcels; including all city rights of ways contained therein:

All of the right of way of Milwaukee Avenue/Highway 7 from the west side of the Michigan Street right of way to the center line of the Abner Bell Road/90th Avenue right of way.

and

(Security Bank Parcel)

A parcel of land beginning at the intersection of the center line of Highway 7 and the center line of Abner Bell Road/90th Avenue within the City of Storm Lake, Iowa; thence North along the center line of Abner Bell Road/90th Avenue to the eastern extension of the South line of Lot C, being a part of the Northeast Quarter of the Southeast Quarter (NE¹/₄SE¹/₄) of said Section 32; thence West along said South line, 375.52 feet to the West line of said Lot C; thence North along said West line to the North line of said Northeast Quarter of the Southeast Quarter (NE ¹/₄ SE ¹/₄); Thence West along said North line to the East line of the Buena Vista Memorial Park Cemetery; Thence South along said East line to the centerline of Highway 7; Thence southeasterly along said centerline to the East line of said Section 32 to the point of beginning.

and

(North-Milwaukee large section)

A parcel of land in the South Half of the Southwest Quarter (S¹/₂SW¹/₄) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M. beginning at the point of intersection of the West right of way line of Ontario Street and North right of way line of Milwaukee Avenue/Highway 7; Thence North along said West line to the North line of Iowa Land and Buildings Third Addition; Thence West along said North line to the northern extension of the East line of Lot Two (2) in said Iowa Land and Buildings Third Addition; Thence South along said extended East line, to the North line of Milwaukee Avenue/Highway 7; Thence East along the North right of way line of Milwaukee Avenue/Highway 7 to the point of beginning.

and

(Downtown Addition)

A parcel of land located in the North Half (N¹/₂) of Section Three (3), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M. beginning at the intersection of the center line of 6th Street and the center line of Geneseo Street; thence East along the center line of 6th Street to the point that it intersects with the West right of way line of Michigan Street; thence South along the West right of way line of Michigan Street to the point that it intersects with the South right of way line of Railroad Street; thence Southeasterly along the South right of way line of Railroad Street to the point it intersects with the East right of way line of Erie Street extended; thence North along the East right of way line of Erie Street to the point that it intersects with the center line of 6th Street; thence East along the center line of 6th Street to the point that it intersects with the center line of Oneida Street; thence South along the center line of Oneida Street to the point that it intersects with the center line of 4th Street; thence West along the center line of 4th Street to the point that it intersects with the center line of Seneca Street; thence North along the center line of Seneca Street to the point that it intersects with the center line of 5th Street; thence West along the center line of 5th Street to the point

that it intersects with the center line of Cayuga Street; thence South along the center line of Cayuga Street to the point that it intersects with the center line of the Canadian National Railroad right of way; thence Northwesterly along the center line of the Canadian National Railroad right of way to the point that it intersects with the center line of Geneseo Street; thence North along the center line of Geneseo Street to the point of beginning.

WHEREAS, a proposed Amendment No. 2 to the North #1-Bargloff Urban Renewal Plan ("Amendment No. 2" or "Amendment") for the North #1-Bargloff Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add additional land and to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, this proposed Amendment No. 2 to the Urban Renewal Area adds land, as follows:

Parcel Number: 10-34-202-004

Lot Three (3), Block One (1) Geisinger's Commercial First Addition to the City of Storm Lake, Iowa.

And,

Parcel Number: 10-34-202-005

A parcel of land located in the west half of the northeast quarter (W1/2 NE $\frac{1}{4}$) of section thirty-four (34), township ninety one north (91), Range thirty-seven (37) west of the 5th P.M., more particularly described as follows:

Commencing at the southwest corner of the northeast quarter (NE $\frac{1}{4}$) of section thirty-four (34), township ninety-one (91) North, Range thirty-seven (37) West of the 5th P.M., thence due north along the west line of said NE $\frac{1}{4}$ a distance of 180 feet, thence due east a distance of 250 feet, thence due south a distance of 180 feet, thence due west a distance of 250 feet to the point of beginning and containing an area of 1.03 acres of which 0.23 acres are existing highway right of way.

And,

Lot five (5), Block One (1), Geisinger's commercial second addition to the City of Storm Lake, Buena Vista County, Iowa.

Tract is hereby divided into four (4) lots as shown hereon and shall hereafter be known as Brashears First Addition A subdivision of lot five (5) Block One (1) Geisinger's Commercial Second Addition to the City of Storm Lake.

And,

The entire right-of way of all adjoining streets and roadways, including Erie Street and Lake Avenue.

WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 2 to the North #1-Bargloff Urban Renewal Plan; and

WHEREAS, by resolution adopted on April 18, 2016, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 2 to the North #1-Bargloff Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 2 to the North #1-Bargloff 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 Amendment No. 2 to the North #1-Bargloff 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 Amendment No. 2 to the North #1-Bargloff 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 Amendment No. 2 concerning the area of the City of Storm Lake, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

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 North #1-Bargloff Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

The Plan, as amended, and Amendment No. 2 to the North #1-Bargloff Urban Renewal Plan conform 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 North #1-Bargloff Urban Renewal Area:

Residential use is not expected, however, with reference to any 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 expected and with reference to those 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 North #1-Bargloff Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

That Amendment No. 2 to the North #1-Bargloff Urban Renewal Plan of the City of Storm Lake, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 2 to the North #1-Bargloff

Urban Renewal Plan for the City of Storm Lake, State of Iowa"; Amendment No. 2 to the North #1-Bargloff Urban Renewal Plan of the City of Storm Lake, State of Iowa, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 2 with the proceedings of this meeting.

That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 2 to the North #1-Bargloff Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 2 to the North #1-Bargloff 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.

That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 2, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 16th day of May, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

EXHIBIT 1

AMENDMENT NO. 2

to the

**NORTH #1 – BARGLOFF
URBAN RENEWAL PLAN**

for the

**NORTH #1 – BARGLOFF
URBAN RENEWAL AREA**

CITY OF STORM LAKE, IOWA

Original Area – Adopted 2010

Amendment No. 1 – 2013

Amendment No. 2 – 2016

SIMMERING-CORY, INC.

AMENDMENT NO. 2
to the
NORTH #1 - BARGLOFF URBAN RENEWAL PLAN
for the
NORTH #1 - BARGLOFF URBAN RENEWAL AREA
CITY OF STORM LAKE, IOWA

The North #1 - Bargloff Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the North #1 - Bargloff Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 2010 and amended in 2013, is being further amended to add additional land to the North #1 - Bargloff Urban Renewal Area and to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area by this Amendment No. 2 ("Amendment" or "Amendment No. 2").

This Amendment #2 repeats much of Amendment #1, adopted in 2013. The material changes made by this Amendment #2 include the following:

1. Updating the Previously Authorized Urban Renewal Projects section. See Page 5.
2. Adding new Eligible Urban Renewal Projects. See Page 6.
3. Updating Financial Information. See Page 8.
4. Adding land described as Amendment No. 2 area. See Exhibit A legal description and Exhibit B map.
5. Updating the map showing Original area, Amendment No. 1 area and Amendment No. 2 area. See Exhibit C map.

Except as modified by this Amendment, the provisions of the North #1 - Bargloff Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control.

DESCRIPTION OF THE URBAN RENEWAL AREA

The legal description of the property being added to the North #1 - Bargloff Urban Renewal Area by Amendment No. 2 is attached hereto as Exhibit "A." A map of the Amendment No. 2 area is attached hereto as "Exhibit B." A map of the entire North #1 - Bargloff Urban Renewal Area, as amended, is attached hereto as Exhibit "C."

AREA DESIGNATION

The City continues to designate the Urban Renewal Area as an economic development area that is appropriate for the promotion of commercial and/or industrial development. This Amendment makes no change to the Urban Renewal Area designation.

BASE VALUES

The original Urban Renewal Area and each amendment that adds property may be referred to as “subareas” of the Urban Renewal Area in this Amendment. The subareas make up the total Urban Renewal Area. No change is being made to the boundaries of the subareas by this Amendment. The original Urban Renewal Area and the Amendment No. 1 Area have frozen base values that have already been established. Nothing in this Amendment affects already established frozen base values.

DEVELOPMENT PLAN

Storm Lake has a general plan for the physical development of the City as a whole outlined in the Storm Lake Comprehensive Plan that was adopted by the City Council in February 2013. The goals and objectives identified in this Amendment No. 2, and the urban renewal projects described herein, are in conformity with the City’s Comprehensive Plan.

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

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

PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded commercial and industrial development. Objectives include:

1. To stimulate through public action and commitment, private investment in new commercial and industrial development.
2. To plan for and provide sufficient land for commercial or industrial development in a manner that is efficient from the standpoint of providing municipal services.

3. To provide for the installation of public works and public facilities in the Urban Renewal Area, which ultimately contribute to the sound development of the Area.
4. To provide a more marketable and attractive investment climate.
5. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage orderly development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa. 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, repair, or improvement of public infrastructure, including, but not limited to, streets, sidewalks, street lighting, water, sanitary sewer, storm water drainage, public utilities or other related facilities in connection with urban renewal projects.
3. To provide for the construction of specific site improvements, including, but not limited to, grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections and related activities.
4. To make loans, forgivable loans, tax rebate payments or economic development grants to private persons, businesses, or organizations for economic development purposes on such terms as may be determined by the City Council.
5. To use tax increment financing to facilitate urban renewal projects, including to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
6. To borrow money and to provide security therefor.
7. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear or prepare the property for redevelopment, or to dispose of property.
8. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.

9. 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.

PREVIOUSLY AUTHORIZED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized in the prior Amendment #1 (2013) and the Original Plan (2010) and are continuing. Such projects include improvements where construction is complete but debt is still outstanding, as well as previously authorized projects that have not yet been started but are still anticipated for completion. These previously authorized projects include:

Public Improvements:

- Bargloff Addition water and sewer mains. Extensions are completed and debt is anticipated to be paid off in 2031.
- Water main replacement on Highway 7. Water main replacement is in process. Debt has not yet been certified.
- Widening of Highway 7. Construction is in process. Debt has not yet been certified.
- Construction of Railroad Street parking lot. Anticipated to be constructed in 2016-2017.
- Street paving and extension of water and sewer mains to area north of Bargloff Addition. Anticipated to be constructed in 2016-2017.
- Streetscape improvements to the downtown commercial district, including streets, sidewalks, lighting, and landscaping. Anticipated to be constructed in 2015-2020.
- Improvements to Michigan Street parking lot. Anticipated to be constructed in 2018.

Incentives for Building Renovations/Demolition/Replacement:

- Acquisition and demolition of dilapidated commercial structures along Seneca Street. Anticipated for completion in 2015-2020.

- Acquisition and demolition of dilapidated commercial structures along Milwaukee Avenue. Anticipated for completion in 2015-2020.

Development Agreements:

- Harvest International. Construction of a new manufacturing/office facility is complete. Total incentives left to be paid are \$242,087, and expected to be paid off in 2021.
- Seneca Street/West Milwaukee Avenue Redevelopment incentives. No development agreements have been requested but up to \$200,000 in incentives have been authorized.

ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 2)

Although certain project activities may occur over a period of years, in addition to the projects previously authorized in the North #1 - Bargloff Urban Renewal Plan, as previously amended, the eligible urban renewal projects under this Amendment No. 2 include:

1) Public Improvements:

Project	Estimated Date	Not to Exceed Cost	Rationale
The construction of 250' of municipal water mains and sanitary sewer lines to provide service to proposed new strip mall.	2016-2017	\$100,000	The construction of water and sewer service to this development is necessary for the new businesses to locate and create jobs in the community.
Storm water and street improvements to Erie Street	2016-2017	\$1,400,000	Drainage and street surface improvements to this area will enhance access to businesses and for people utilizing governmental services available in this area of the community. Existing flooding problems make it challenging for residents and visitors to utilize the downtown area.

Reconstruction of Erie Street parking lot.	2016-2020	\$250,000	Improved parking lot will provide better access to business and for persons utilizing governmental services available in this area of the community.
Lake Avenue pedestrian/bike trail extension.	2017-2022	\$2,000,000	Pedestrian/bike trail encourages walkable neighborhoods, enhances quality of life, and is a contributing factor for residents and employees choosing to live and work in Storm Lake.
North Lake Street overlay improvements, 7 block overlay.	2017-2022	\$1,000,000	Existing street surface is old, crumbling, and full of potholes. This street is strategically located in heart of commercial businesses so improved access is needed for the businesses fronting this street.
North Lake Street culvert installation.	2016-2017	\$250,000	New culvert is needed to replace an existing culvert that is failing. The new culvert will improve drainage in a commercial district that includes many businesses now impacted by flooding during wet weather periods.
Total		\$5,000,000.00	
Note: It may be that the above costs will be reduced by the application of state and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.			

2) Development Agreements:

- A. *Strip Mall*: The proposed project involves the construction of a new strip mall with an estimated 20,000 sq. ft. of space to facilitate four to six retail businesses and/or professional offices. The businesses that will occupy this strip mall will retain or create jobs. Construction on the project is expected to occur in 2016-2017. The developer for this project is the Storm Lake Development Group LLC

and it is estimated that their capital investment will be approximately \$1,700,000. The City expects to provide incentives in the form of incremental tax rebates not to exceed \$200,000 - \$300,000 of the incremental property taxes generated by the increased assessed value of the new building. All incentives will be subject to the terms and conditions of a development agreement between the City and the developer. These rebates will not be general obligations of the City, but will be payable solely from the incremental taxes generated by the project.

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 \$500,000.

3) Planning, engineering fees (for urban renewal plans), attorney fees to support urban renewal projects and planning:

Project	Date	Estimated Cost
Fees and costs	Undetermined	Not to exceed \$100,000

FINANCIAL INFORMATION

1.	July 1, 2015 constitutional debt limit:	\$23,050,196
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 (Amendment No. 2) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on 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	\$5,800,000 – 5,900,000 This total does not include financing costs related to debt issuance, which may

	estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	be incurred over the life of the Area.
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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 Iowa Code, 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 proposed urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, 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 Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area 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 the Plan, as amended. 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. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects.

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 the Urban Renewal Plan.

PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable proceedings and procedures required for the acquisition and disposition of property upon terms and conditions in the discretion of the City Council.

RELOCATION

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

STATE AND LOCAL REQUIREMENTS

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

SEVERABILITY CLAUSE

In the event one or more provisions contained in the Urban Renewal Plan, as amended, shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, unauthorized 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.

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 removing land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities. The City Council may amend this Plan pursuant to appropriate procedures under Iowa Code Chapter 403.

EFFECTIVE PERIOD

This Amendment No. 2 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Urban Renewal Area, including all amendment areas or subareas, for the maximum period allowed by law.

With respect to property added by this Amendment No. 2, the division of revenues shall continue for the maximum period allowed by law for an area designated as an economic development area that is appropriate for commercial and industrial development.

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 Amendment No. 2 shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

EXHIBIT A
NORTH #1 – BARGLOFF URBAN RENEWAL AREA
AMENDMENT NO. 2 LEGAL DESCRIPTION

The legal description of the North #1 - Bargloff Urban Renewal Amendment No. 2 Area is as follows:

Parcel Number: 10-34-202-004

Lot Three (3), Block One (1) Geisinger's Commercial First Addition to the City of Storm Lake, Iowa.

And,

Parcel Number: 10-34-202-005

A parcel of land located in the west half of the northeast quarter (W1/2 NE ¼) of section thirty-four (34), township ninety one north (91), Range thirty-seven (37) west of the 5th P.M., more particularly described as follows:

Commencing at the southwest corner of the northeast quarter (NE ¼) of section thirty-four (34), township ninety-one (91) North, Range thirty-seven (37) West of the 5th P.M., thence due north along the west line of said NE ¼ a distance of 180 feet, thence due east a distance of 250 feet, thence due south a distance of 180 feet, thence due west a distance of 250 feet to the point of beginning and containing an area of 1.03 acres of which 0.23 acres are existing highway right of way.

And,

Lot five (5), Block One (1), Geisinger's commercial second addition to the City of Storm Lake, Buena Vista County, Iowa.

Tract is hereby divided into four (4) lots as shown hereon and shall hereafter be known as Brashears First Addition A subdivision of lot five (5) Block One (1) Geisinger's Commercial Second Addition to the City of Storm Lake.

And,

The entire right-of way of all adjoining streets and roadways, including Erie Street and Lake Avenue.

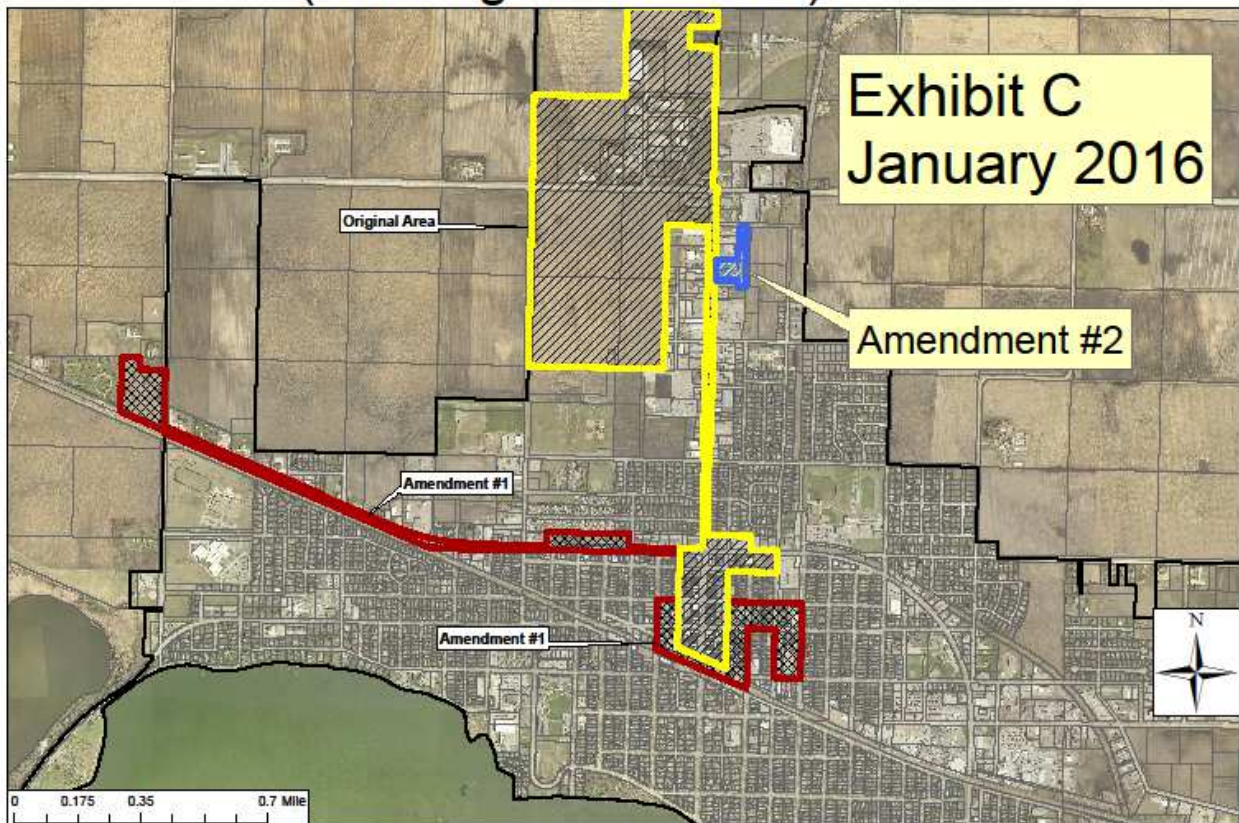
EXHIBIT B

Map of North #1 - Bargloff Urban Renewal Area (area to be added)



EXHIBIT C

Map of North #1 - Bargloff Urban Renewal Area (showing all subareas)



Storm Lake Development Group Development Agreement – Mayor Kruse opened the public hearing on the proposed development agreement with Storm Lake Development Group 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 Anderson to adopt Resolution No. 129-R-2015-2016 approving and authorizing execution of a Development Agreement with Storm Lake Development Group LLC. Seconded by Council Member Rice. Vote: All ayes with Council Member Engelmann absent. Motion carried.

RESOLUTION NO. 129-R-2015-2016

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF STORM LAKE AND STORM LAKE DEVELOPMENT GROUP LLC

WHEREAS, by Resolution No. 08-R-2010-2011, adopted July 19, 2010, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Storm Lake North #1 - Bargloff Urban Renewal Plan (the "Plan") for the Storm Lake North #1 - Bargloff Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan as amended, is 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 Storm Lake Development Group 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 Storm Lake North #1 - Bargloff Urban Renewal Area as defined and legally described in the Agreement and consisting of the construction of an approximately 20,375 square foot building on the Development Property, 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 decreasing percentage 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 \$225,000, 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 Assessor setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$1,400,000; 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:

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.

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 16th day of May, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

TIF Ordinance – Dollar Tree – Moved by Council Member Porsch to pass on 1st reading Ordinance No. 05-O-2015-2016 providing for the collection of incremental taxes in connection with the Storm Lake Urban Renewal Area North #1 – Bargloff Urban Renewal Area (Dollar Tree parcel). Seconded by Council Member Carlson. Vote: All ayes with Council Member Engelmann absent. Motion carried.

Water Main Improvements – Council directed staff to send out an RFP to engineering firms to submit proposals for the 2016 Water Main Improvements project.

Well #20 – Moved by Council Member Porsch to adopt Resolution No. 130-R-2015-2016 approving change order #2 a decrease of \$2,005.00 to the contract with Sargent Drilling Company for the Water Supply Well No. 20 Project. Total contract cost \$932,332.40. Seconded by Council Member Carlson. Vote: All ayes with Council Member Engelmann absent. Motion carried.

RESOLUTION NO. 130-R-2015-2016

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

To approve Change Order No. 2 to the contract with Sargent Drilling Company for Water Supply Well No. 20 Project, a decrease of \$2,005.00 to the contract. Change order is to adjust the original proposal quantities to the final contract quantities.

Total cost of Change Order #2 is a decrease of \$2,005.00 to the contract. Total contract cost after change order #2 is \$932,332.40.

PASSED AND APPROVED this 16th day of May 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Moved by Council Member Porsch to adopt Resolution No. 131-R-2015-2016 approving the final acceptance of the contract with Sargent Drilling Company for the Water Supply Well No. 20 Project. Final contract cost \$932,332.40. Seconded by Council Member Anderson. Vote: All ayes with Council Member Engelmann absent. Motion carried.

RESOLUTION NO. 131-R-2015-2016

RESOLUTION ACCEPTING PUBLIC IMPROVEMENT

WHEREAS, the City Council of the City of Storm Lake, Iowa entered into a contract, and the Mayor and Clerk of Storm Lake, Iowa executed the contract with Sargent Drilling Company Geneva, Nebraska with regard to the Water Supply Well No. 20 Project.

WHEREAS, said contractor has fully completed the said project in accordance with the terms and conditions of said contract and plans and specifications.

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

Section 1. That said public improvement is hereby approved and accepted as having been fully completed in accordance with the plans, specifications and form of contract, and the total final contract price is \$932,332.40.

PASSED AND APPROVED this 16th day of May 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Alliant Energy Branching Out Grant – Moved by Council Member Rice to approve the submittal of a grant application to the Alliant Energy Fall Branching Out Grant Program. Grant amount request is \$9,360.00. Seconded by Council Member Carlson. Vote: All ayes with Council Member Engelmann absent. Motion carried.

Richland Street Project – Moved by Council Member Anderson to adopt Resolution No. 132-R-2015-2016 approving a Federal Aid Agreement with the Iowa DOT for the Richland Street Project. Seconded by Council Member Porsch. Vote: All ayes with Council Member Engelmann absent. Motion carried.

RESOLUTION NO. 132-R-2015-2016

RESOLUTION AUTHORIZING THE EXECUTION OF IOWA DEPARTMENT OF TRANSPORTATION AGREEMENT FOR FEDERAL AID SURFACE TRANSPORTATION PROGRAM PROJECT 03-16-STPU-012

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

Authorize the execution of an agreement with the Iowa Department of Transportation for the PCC Overlay of E. Richland Street from Flindt Drive to Radio Road. Iowa DOT Agreement No. 03-16-STPU-012.

PASSED AND APPROVED this 16th day of May 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Erie Street CDBG Stormwater Project – Moved by Council Member Porsch to adopt Resolution No. 133-R-2015-2016 approving the contract with Hulstein Excavating of Edgerton, Minnesota for the Erie Street CDBG Stormwater Improvements Project. Contract amount \$1,044,186.04. Seconded by Council Member Anderson. Vote: Carlson, Porsch, Anderson ayes; Rice nay; Engelmann absent. Motion carried.

RESOLUTION NO. 133-R-2015-2016

RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as Erie Street CDBG Stormwater Improvements Project and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: Hulstein Excavating, Inc. – Edgerton, Minnesota
Date of Contract: May 2, 2016
Bond Surety: United Fire & Casualty Company
Date of Bond: May 5, 2016
Portion of Project: All

PASSED AND APPROVED this 16th day of May 16, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

N. Seneca Street Vacation – Mayor Kruse opened the public hearing on the vacation of a segment of N. Seneca Street right-of-way North of E. 13th Street and E. of and adjacent to Fitzpatrick Brother's Addition stating that this was the time and place for comments.

Nick Brown and Tom Fitzpatrick spoke with their concerns about access to Mr. Fitzpatrick's property if the vacation was approved. Mr. Fitzpatrick is ok with the vacation as long as he has assurance that he will have access to his property.

Hearing no further comments the Mayor then closed the public hearing.

Moved by Council Member Anderson to pass on 1st reading Ordinance No. 04-O-2015-2016 providing for the vacation of a segment of the North Seneca Street right-of-way north of its intersection with East 13th Street and East of, and adjacent to Fitzpatrick Brother's Addition. Seconded by Council Member Porsch. Vote: All ayes with Council Member Engelmann. Motion carried.

Disposition of N. Seneca ROW – Moved by Council Member Porsch to adopt Resolution No. 134-R-2015-2016 setting June 6, 2016 for a public hearing on proposing disposition of segment of North Seneca Street to Storm Lake Affordable Partners, LLC. Seconded by Council Member Carlson. Vote: All ayes with Council Member Engelmann absent. Motion carried.

RESOLUTION NO. 134-R-2015-2016

RESOLUTION PROPOSING DISPOSITION OF SEGMENT OF NORTH SENECA STREET
TO STORM LAKE AFFORDABLE PARTNERS, LLC, SETTING HEARING, AND
PROVIDING FOR NOTICE TO THE PUBLIC

WHEREAS, on May 16, 2016, following notice to the public and hearing as prescribed by law, the City Council of the City of Storm Lake, Iowa passed on first reading an ordinance that would vacate a segment the North Seneca Street right-of-way North of its intersection with East 13th Street and East of, and adjacent to, Fitzpatrick Brother's Addition to Storm Lake, Iowa (site of The Reserves apartments), which segment is legally described as follows:

A part of the North Seneca Street right-of-way as relocated and dedicated on the final platting of the re-plat of Lots Four and Seven of Geisinger's Commercial 2nd Addition to the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Beginning at the Southeast (SE) corner of Lot One (1), Block One (1) of Fitzpatrick Brothers Addition to the City of Storm Lake; thence North 89°46'17" East, along the eastern extension of the South line of said Lot One (1), 60.00 Feet to the East line of North Seneca Street; thence North 00°19'00" East, along said East line, 115.00 Feet; thence South 89°46'17" West, 60.00 Feet to the West line of North Seneca Street; thence South 00°19'00" West, along said West line, 115.00 Feet to the Point of Beginning.

Tract contains 0.16 acres.

(the "Real Estate" below).

WHEREAS, the Council anticipates that, at its June 6, 2016 meeting, it will, by ordinance then passed, vacate the Real Estate;

WHEREAS, the Real Estate has been developed to include a paved street segment, a storm sewer and a water line all of which serve only The Reserves apartments, and the Real Estate is without apparent value or use to the City;

WHEREAS, Storm Lake Affordable Partners, LLC (the "Developer") is the owner of The Reserves apartments and the real property upon which the apartments are situated;

WHEREAS, the Developer caused and paid for all improvements to the Real Estate as part of its development of The Reserves project, and desires to own the Real Estate and all improvements to the Real Estate;

WHEREAS, in its written Development Agreement with the City, the Developer agreed to dedicate all such improvements to the City, which, if such dedication were accepted by the City, would require the City to maintain the street and other improvements, but the Developer is

now willing to assume all responsibility for, and the cost of, maintaining the improvements, including the street, the storm sewer, and water lines constructed and installed on the Real Estate, in exchange for its acquisition of the Real Estate;

WHEREAS, the City public works department estimates that the City will save approximately \$19,870.00 over the next 30 years if the improvements are not dedicated to or accepted by the City, and the Developer instead privately owns, maintains, and repairs the improvements;

WHEREAS, the City desires to be relieved of the cost of maintaining and repairing those improvements;

WHEREAS, the Developer proposes to acquire the Real Estate pursuant to an offer under which the City would convey the Real Estate to the Developer in exchange for the execution of a written amendment to the Development Agreement which, among other things, deletes a provision that would require the Developer to convey to the City the improvements to the Real Estate made pursuant to the Development Agreement, thereby relieving the City of the cost of repairing and maintaining the improvements; and

WHEREAS, the City believes that an amendment to the Development Agreement resulting in such cost savings is adequate consideration for the conveyance of the Real Estate to the Developer.

NOW, THEREFORE, be it hereby resolved that, if the Real Estate is first vacated by Ordinance passed as by law provided at the June 6, 2016 meeting of the Council, the City of Storm Lake, Iowa proposes to convey by special warranty deed its interest in the Real Estate to the Developer for the consideration set forth above. It is further resolved that this proposal shall be scheduled for public hearing at the Council Chambers at City Hall at the regular council meeting scheduled June 6, 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 16th day of May, 2016.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Budget Amendment – Moved by Council Member Carlson to set June 6th for a public hearing on the Fiscal Year 2015-2016 Budget Amendment. Seconded by Council Member Porsch.
Vote: All ayes with Council Member Engelmann absent. Motion carried.

Pre-Audit Services – Moved by Council Member Porsch to approve a professional services agreement with Hunzelman, Putzier & Co. to provide pre-audit services. Cost of agreement to not exceed \$18,000. Seconded by Council Member Rice. Vote: All ayes with Council Member Engelmann absent. Motion carried.

FY 2016 Audit – Moved by Council Member Rice to approve a contract with Winther Stave & Co. to perform the Fiscal Year 2016 audit. Contract amount not to exceed \$35,900. Seconded by Council Member Porsch. Vote: All ayes with Council Member Engelmann absent. Motion carried.

Adjourn – Moved by Council Member Porsch to adjourn the meeting at 6:11pm. Seconded by Council Member Carlson. Vote: All ayes with Council Member Engelmann absent. Motion carried.

Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

M E M O R A N D U M

TO: SUE VOSSBERG

FROM: MARK PROSSER

DATE: June 1, 2016

REFERENCE: LIQUOR LICENSE RENEWAL
WALGREENS
800 LAKE AVE

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

	5-26-2014 to 5-27-2015	5-28-2015 to 5-30-2016
INCIDENTS		
911 Hang Up Call	0	3
Accident	6	1
Ambulance Assist	1	0
Animal Complaint	0	1
Burglar Alarm	0	2
Business Assist	1	1
Business Security	65	55
Citizens Assist	2	0
Disturbance Call	1	0
Domestic	1	0
Forgery	0	1
Hit and Run	1	0
Kays Locked In Car	3	2
Law Department Assist	0	1
Motorist Assist	3	0
Pedestrian Stop	0	1
PR/Talk/Presentation	2	3
Scam	2	0
Station Assignment	4	0
Street Beat	73	52
Suspicious Vehicle	1	0
Theft	2	0
Threat	0	1
Vehicle Stop	24	10

ARRESTS

Theft

1

0

Recommendation: Approval of liquor license

M E M O R A N D U M

TO: SUE VOSSBERG

FROM: MARK PROSSER

DATE: June 1, 2016

REFERENCE: LIQUOR LICENSE RENEWAL
LA JUANITA
613 LAKE AVE

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

	6-10-2014 to 5-27-2015	5-28-2015 to 5-30-2016
INCIDENTS		
Accident	0	1
Assault	0	1
Bar Check	95	89
Burglar Alarm	0	1
Business Security	63	38
Citizen Assist	1	0
Disturbance/Loud Noise	3	3
Fight	1	0
Forgery	0	1
Hit and Run	1	0
Intoxicated Driver	2	2
Intoxicated Pedestrian	4	0
Keys Locked In Car	5	2
Law Department Assist	2	0
Missing Person	0	1
Pedestrian Stop	2	0
PR/Talk/Presentation	1	2
Registration Check	0	1
Riot	0	1
Station Assignment	3	0
Street Beat	1	7
Subpoena Service	0	2
Vehicle Stop	6	6
Wants/Warrants Check	0	3
Warrant Service	1	0

ARRESTS

Criminal Mischief	1	0
Disorderly Conduct	1	1
Operating While Intoxicated	1	0
Public Intoxication	3	1

Recommendation: Approval of liquor license.

M E M O R A N D U M

TO: SUE VOSSBERG

FROM: MARK PROSSER

DATE: JUNE 1, 2016

REFERENCE: LIQUOR LICENSE RENEWAL
PIZZA HUT
115 E MILWAUKEE AVE

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

	6-10-2014 to 6-8-2015	6-9-2015 to 5-30-2016
INCIDENTS		
Accident	0	1
Business Assist	1	1
Business Security	98	102
City Code Enforcement	1	0
Disturbance	0	1
Found Property	1	0
Harassment	1	0
Keys Locked In Car	4	4
Motorist Assist	1	1
Open Window/Door	1	1
Pedestrian Stop	1	0
PR/Talk/Presentation	1	2
Registration Check	1	1
Station Assignment	2	1
Theft	1	0
Vehicle Stop	7	7
Warrant Service	0	1

ARRESTS

Operating Without License	0	1
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Recommendation: Approval of liquor license.

Staff Summary

6/6/2016
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: Sue Vossberg, 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	\$592,322.05	\$307,889.55	\$77,621.37	25.21	\$662.16	.22	\$229,606.02	74.57
King's Pointe	\$217,185.99	\$131,830.73	\$30,690.71	23.28			\$101,140.02	76.72
Golf Course	\$10,106.02	\$5,574.66	\$1,951.71	35.01			\$3,622.95	64.99

RECOMMENDATION: Review Buy Local Information

Staff Summary

6/6/2016

Agenda Item # C.



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

p (712) 732-8000

f (712) 732-4114

REPORT TO: Honorable Mayor and City Council

FROM: Mark Prosser, Public Safety Director

SUBJECT: Motion Authorizing a Noise Variance for an Outdoor Family Movie

BACKGROUND: Central Bank (Judy Halder) has reserved Sunset Park and the band shell for an outdoor, family movie to be played on Saturday, August 6, 2016 at 8:30pm as a community event.

The organizers are requesting a Noise Variance for the venue between the hours of 8:30pm and 10:00pm for outdoor amplified sound from the movie event.

I will issue the Variance upon receiving a consensus in the affirmative from the city council.

I see no problems with this proposal.

FISCAL IMPACT: None

RECOMMENDATION: Pass Motion

ATTACHMENTS:

Description	Type
□ Permit	Permit



Print Form

Great Lawn & Bandshell Reservation Form
City of Storm Lake
City Hall, 620 Erie Street
712-732-8000
712-732-4114 (f)
cityhall@stormlake.org

Name: Judy Helder - Central Bank
Address: 600 Lake Phone Number: 712-732-2190
City: Storm Lake Cell Phone:
State: IA Zip: 50588 E-mail Address:

☐ Great Lawn AreaRental Date: \$200.00 Rental
(per slot)

Plus \$150.00 Deposit

☒ Band ShellRental Date: 8-6-16\$25.00 Rental
(per slot)

Plus \$50.00 Deposit

By signing this rental agreement form you agree to the terms and rules of this rental agreement. You hereby agree that you will only have exclusive right to the an area of the Great Lawn or Band Shell for the rental period. You agree to have the Great Lawn or Band Shell clean and ready for the next person to use at the end of the rental period. You agree not to attach anything to the Great Lawn or Band Shell structure by any means other than masking tape and to remove all items by the end of your rental period. You agree that you will not drive on or over any sidewalk, trail, or grass within the parks and to limit vehicles to the authorized parking areas of the park. You also agree to pick up all trash in and around the Great Lawn and/or Band Shell and to dispose of the garbage in a proper garbage facility provided within the park. If at the time you arrive there are persons utilizing the Great Lawn area or Band Shell please kindly ask them to move to another location. If they refuse to leave or the rental facility is not clean you may contact the Buena Vista County Communications Center at 712-749-2525 for assistance - please provide them with your name and the rental facility you are renting. Signs indicating your rental will be posted at the facility the day of the rental. You agree to pay for any damages or clean up expenses that occur as a result of your rental including those that might exceed your damage deposit.

You agree that all tents, stakes, or any other items that are driven or placed into the ground of the Great Lawn shall be done by the Storm Lake Parks Department or will have prior written approval of the Storm Lake Parks Departments.

You agree and understand that once the facility is rented there is no refund for cancellation.

Renter
Signature:Judy Helder

Date:

5-25-16**This Section - City of Storm Lake Use Only**Payment Rec'd Date: 5/25/2016Rental Taken By: TG

Payment Method

Deposit Payment Method

☐ Cash

Receipt #:

☐ Cash☒ Check

Check #:

6711☐ Check

Check #:

☐ Credit Card

Card Type:

☐ Returned

Date:

Administrative Checklist

☐ Put on Rental Calendar☐ Put on Web Calendar☐ Parks Dept. Notified

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: Central Park Phone #: 712-732-2190
Mailing Address: 600 Lake Email: j.halden@centralparkonline.com
City: Storm Lake State: IA Zip: 50588
Cell Phone: 712-299-0503
2nd Contact: _____ Position/Relationship: _____
Email: _____ Cell Phone: _____

Requested Park: Sunset Event Date: 8.6.16
Event Type: movie Event Start Time: 830
Event End Time: 10

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) ☒

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.) ☐ NO

☐ 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.) ☐ yes

Will you be erecting a tent? If YES attach a map of the park showing the location of the tent, size, and staking layout. ☐ NO

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

Do you have electrical needs? ☒ yes Identify: inbandshell - projection

Will there be alcohol at the event? ☐ NO Will alcohol be sold at the event? ☐ NO 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. ☐ movie screen

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 Judy Halden Date: 5-25-16



**Public Safety
Police & Fire
PERMIT**

401 East Milwaukee Avenue
Storm Lake, Iowa
Phone: 712-732-8010
Email: publicsafety@stormlake.org

Event: Central Bank Community Meeting

Issued To:

Name: Judy Halder

Organization: Central Bank

Address: 600 Lake Avenue, Storm Lake, IA 50588

Phone: 712-732-2190 / 712-299-0503

Date(s) of Event: Saturday, 8-6-2016

Time(s) of Event: 8:30pm until 10:00pm

Expiration of Permit: 8-7-2016

Location / Area
of Use:

Sunset Park

Type of Permit

- ☒ Noise Variance (8-7-4)
- ☐ Ride/Run/Walk (9-13-4)
- ☐ Parade (9-13-4)
- ☐ Public Demonstration (8-7-4)
- ☐ Street Closing
- ☐ Fireworks (8-2-1(I2A))
- ☐ Authorized Burn (7-2-2-B)
- ☐ Other

Authorized by: Mark A. Prosser

Date: 6-7-2016

Signature:

Please Print

Title: Public Safety Director

Staff Summary

6/6/2016

Agenda Item # D.



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

p (712) 732-8000

f (712) 732-4114

REPORT TO: Honorable Mayor and City Council

FROM: Mark Prosser, Public Safety Director

SUBJECT: Motion Authorizing a Series of Requests from the Owner's of the Sugar Bowl for a Retail Promotion

BACKGROUND: Attached is a letter of request from the owner's of the Sugar Bowl Store to proceed with an outdoor retail promotion "Grillin and Chillin" on the sidewalk at their store location which is 622 Lake Avenue. The event is scheduled for Thursday, June 16 through Saturday, June 18, 2016.

The specific requests are as follows:

- * Outdoor grilling on the sidewalk
- * Free sampling of grilled foods
- * Product display
- * Outside amplified music (Noise Variance to be issued for 8:00am until 8:00pm all three days)
- * Placement of tables & chairs at the venue

I will issue a noise variance upon receipt of a consensus in the affirmative by the city council.

After review of the requests no concerns are identified.

FISCAL IMPACT: None

RECOMMENDATION: Pass Motion

ATTACHMENTS:

Description	Type
Letter and Permit	Permit

Sugar Bowl

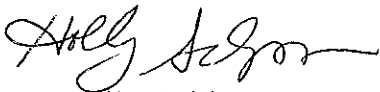
Holly Schipper & Liz Smith

622 Lake Ave * Storm Lake, Iowa 50588 * 712-732-2742 * info@sugarbowlgiftshop.com

Dear Storm Lake City Council Members,

Sugar Bowl would like to host a summer event to show some of our kitchen products in action. Being summer, the best fit for our kitchen products is to focus on items used on the grill and for great summer meals. Because of this, we would like to request to hold an event "Grillin' and Chillin'" utilizing the sidewalk space in front of our location, 622 Lake Avenue, mainly for grilling but also for small tables and chairs. We plan to show products that can be used with the grill and share our food creations with customers as free samples. We also plan to use patio speakers for music outside. The dates of our event are Thursday, June 16th and Saturday, June 18th. We ask for your help in making the event happen by granting permission to utilize the sidewalk space for our demonstration and sampling on these two days.

Thank you for your consideration,



Holly Schipper
Sugar Bowl Gift Shop



Liz Smith



Public Safety
Police & Fire
PERMIT

401 East Milwaukee Avenue
Storm Lake, Iowa
Phone: 712-732-8010
Email: publicsafety@stormlake.org

Event: Sugar Bowl Grillin & Chillin Event

Issued To:

Name: Holly Schipper & Liz Smith

Organization: Sugar Bowl

Address: 622 Lake Avenue, Storm Lake, IA 50588

Phone: 712-732-2742

Date(s) of Event: 6-16-2016 until 6-18-2016

Time(s) of Event: 8:00am until 8:00pm

Expiration of Permit: 6-19-2016

Location / Area
of Use:

622 Lake Avenue (Sugar Bowl)

Type of Permit

☒ Noise Variance (8-7-4)

☐ Ride/Run/Walk (9-13-4)

☐ Parade (9-13-4)

☐ Public Demonstration (8-7-4)

☐ Street Closing

☐ Fireworks (8-2-1(I2A))

☐ Authorized Burn (7-2-2-B)

☐ Other

Authorized by: Mark A. Prosser

Date: 6-7-2016

Please Print

Signature:

Title: Public Safety Director

Staff Summary

6/6/2016

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 for FY 2016 Budget Amendment

BACKGROUND: The City of Storm Lake is required to hold a public hearing on any amendments to its current fiscal year budget. As such the notice has been published in the newspaper as required by Iowa Law.

The FY 2016 Budget Amendment includes amendments in the major expense programs as follows:

Public Safety- Amended for slight increase for recruitment of new officers

Culture and Recreation- Amended for cost associated with maintenance of the Golf Course.

General Government- Amended for recruitment of city staff and increased cost of Tort Liability insurance.

Debt Services- Amended for refinance of TIF bonds and any associated fees.

Capital Projects- Amended for increased costs associated with the following projects: North Lake Avenue Trail, FEMA project, Howard Road, Downtown Façade, and 10th Street Reconstruction.

Business Type/Enterprise- Amended for increase costs associates with the Water Plant slaker, hypo room and belt feeder repairs, storm water testing, King's Pointe maintenance and repairs.

Revenue-Although revenue is not required by the state to be

amended, the City has always wanted to show an accurate picture of the City's budget. Therefore, we amend revenue to properly reflect what we expect to receive. The revenues were amended for an increase of TIF revenue, Local Option Sales Tax, grants, and revenues were decreased due to hotel revenue, license and permits, and other financing sources.

FISCAL IMPACT:

The fiscal impact of the budget amendment is an increase of revenue by \$998,769 and an increase of expenses of \$2,146,739.

RECOMMENDATION:

Open Public Hearing
Hear Comments
Close Public Hearing

Staff Summary

6/6/2016

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. 135-R-2015-2016 Amending the Current Budget for the Fiscal Year Ending June 30, 2016

BACKGROUND: The City of Storm Lake is required to amend the budget to accurately account for expenses.

The FY 2016 Budget Amendment includes amendments in the major expense programs as follows:

Public Safety- Amended for slight increase for recruitment of new officers

Culture and Recreation- Amended for cost associated with maintenance of the Golf Course.

General Government- Amended for recruitment of city staff and increased cost of Tort Liability insurance.

Debt Services- Amended for refinance of TIF bonds and any associated fees.

Capital Projects- Amended for increased costs associated with the following projects: North Lake Avenue Trail, FEMA project, Howard Road, Downtown Façade, and 10th Street Reconstruction.

Business Type/Enterprise- Amended for increase costs associates with the Water Plant slaker, hypo room and belt feeder repairs, storm water testing, King's Pointe maintenance and repairs.

Revenue-Although revenue is not required by the state to be amended, the City has always wanted to show an accurate picture

of the City's budget. Therefore, we amend revenue to properly reflect what we expect to receive. The revenues were amended for an increase of TIF revenue, Local Option Sales Tax, grants, and revenues were decreased due to hotel revenue, license and permits, and other financing sources.

FISCAL IMPACT: The fiscal impact of the budget amendment is an increase of revenue by \$998,769 and an increase of expenses of \$2,146,739.

RECOMMENDATION: Approve Resolution No. 135-R-2015-2016

ATTACHMENTS:

Description	Type
 Resolution No. 135-R-2015-2016	Resolution

RESOLUTION NO. 135-R-2015-2016

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2016

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

Section 1. Following notice published May 20, 2016 and the public hearing held, June 6, 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:

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	3,808,600	0	3,808,600
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	3,808,600	0	3,808,600
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	736,388	3,383	739,771
Other City Taxes	6	1,511,756	512,830	2,024,586
Licenses & Permits	7	564,500	-46,109	518,391
Use of Money and Property	8	157,743	1,764	159,507
Intergovernmental	9	4,875,351	1,412,352	6,287,703
Charges for Services	10	12,513,192	-168,104	12,345,088
Special Assessments	11	0	0	0
Miscellaneous	12	2,108,312	-380,552	1,727,760
Other Financing Sources	13	3,766,147	-336,795	3,429,352
Transfers In	14	7,075,241	0	7,075,241
Total Revenues and Other Sources	15	37,117,230	998,769	38,115,999
Expenditures & Other Financing Uses				
Public Safety	16	2,832,965	8,370	2,841,335
Public Works	17	1,399,225	0	1,399,225
Health and Social Services	18	9,500	0	9,500
Culture and Recreation	19	1,651,852	40,742	1,692,594
Community and Economic Development	20	956,643	0	956,643
General Government	21	440,617	34,927	475,544
Debt Service	22	2,006,051	1,430,000	3,436,051
Capital Projects	23	4,780,000	276,710	5,056,710
Total Government Activities Expenditures	24	14,076,853	1,790,749	15,867,602
Business Type / Enterprises	25	15,318,869	355,990	15,674,859
Total Gov Activities & Business Expenditures	26	29,395,722	2,146,739	31,542,461
Transfers Out	27	7,075,241	0	7,075,241
Total Expenditures/Transfers Out	28	36,470,963	2,146,739	38,617,702
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	646,267	-1,147,970	-501,703
Beginning Fund Balance July 1	30	5,735,530	0	5,735,530
Ending Fund Balance June 30	31	6,381,797	-1,147,970	5,233,827

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 2015-2016 as follows:

(1)	General Fund Operations From Emergency Levy Fund to General Fund	\$78,028.38
(2)	Police & Fire Pension From Special Levy Fund to Police/Fire Pension Fund	\$290,056.49
(3)	Economic Development From Water Fund to General Fund	\$10,000
(4)	Economic Development From Sewer Fund to General Fund	\$10,000
(5)	Economic Development - SLADC From Water Fund to General Fund	\$5,000
(6)	Economic Development - SLADC From Sewer Fund to General Fund	\$5,000
(7)	Economic Development – Iowa Lakes Corridor From Water Fund to General Fund	\$2,500
(8)	Economic Development – Iowa Lakes Corridor From Sewer Fund to General Fund	\$2,500
(9)	Fire Truck Debt Payment- Township Share From General Fund to Debt Service Fund	\$17,932
(10)	Golf Course Operations From General Fund to Golf Course	\$107,199.37
(11)	City Hall Improvement Set Aside From General Fund to Capital Project Fund	\$60,000
(12)	E 10 th Street Project From Franchise Fee Fund to Capital Project Fund	\$75,000
(13)	Close Howard Road Project From Franchise Fee Fund to Capital Project Fund	\$185,240.29
(14)	N. Lake Culvert Project From Franchise Fee Fund to Capital Project Fund	\$145,000
(15)	Cottage Reserve From Cottage Fund to Cottage Reserve Fund	\$26,334.54

(16)	E 10 th Street Project From Road Use Tax Fund to Capital Project Fund	\$50,000
(17)	Bargloff Bond Payment From Road Use Tax Fund to Debt Reserve Fund	\$49,790
(18)	Highway 7 3-Lane Conversion From Road Use Tax Fund to Debt Reserve Fund	\$150,000
(19)	AWAYSIS Bond Payment- \$5.4M Bond From Local Option Sales Tax Fund to Debt Sinking Fund	\$22,336.50
(20)	Paying Agent Fee- \$5.4M Bond From Local Option Sales Tax Fund to Hotel Debt Reserve	\$250
(21)	Hotel Capital From Local Option Sales Tax Fund to Hotel Capital Fund	\$60,000
(22)	E 10 th Street Project From Local Option Sales Tax Fund to Capital Project Fund	\$190,900
(23)	King's Pointe Debt Retirement From Local Option Sales Tax Fund to Hotel Bond Reserve	\$400,000
(24)	AWAYSIS Bond Payment- \$2.94M Bond From Hotel/Motel Fund to Debt Reserve Fund	\$7,881
(25)	AWAYSIS Bond Payment- \$5.6M Bond From Hotel/Motel Fund to Debt Reserve Fund	\$4,253
(26)	Paying Agent Fee From Hotel/Motel Fund to Debt Reserve Fund	\$250
(27)	Early Debt Retirement From Hotel/Motel Fund to Debt Reserve Fund	\$29,269
(28)	AWAYSIS Bond Payment- \$5.6M Bond From TIF Fund to Debt Reserve Fund	\$3,180
(29)	Paying Agent Fee- \$5.6M Bond From TIF Fund to Debt Reserve Fund	\$250
(30)	AWAYSIS Bond Payment- \$2.94M Bond From TIF Fund to Debt Reserve Fund	\$2,160.50
(31)	Paying Agent Fee- \$2.94M Bond From TIF Fund to Debt Reserve Fund	\$250

(32)	McKenna Water Revenue Bond Payment From TIF Fund to Water Debt Reserve Fund	\$5,934
(33)	Paying Agent- McKenna Water Revenue Bond Payment From TIF Fund to Water Debt Reserve Fund	\$250
(34)	McKenna Sewer Revenue Bond From TIF Fund to Water Debt Reserve Fund	\$4,685
(35)	Paying Agent- McKenna Sewer Revenue Bond From TIF Fund to Water Debt Reserve Fund	\$250
(36)	Bargloff Bond Payment From TIF Fund to Water Debt Reserve Fund	\$8,291
(37)	Law Enforcement Fund From Seizure Fund to Law Enforcement Fund	\$1,000
(38)	Waterpark GO Bond From Waterpark Debt Reserve to Waterpark Sinking Fund	\$218,084
(39)	Paying Agent Fee From Waterpark Debt Reserve to Debt Reserve Fund	\$250
(40)	AWAYSIS Bond Payment- \$2.5M Bond From Hotel/Motel Debt Reserve to Debt Sinking Fund	\$164,561
(41)	Paying Agent Fee- \$2.5M Bond From Hotel/Motel Debt Reserve to Debt Sinking Fund	\$250
(42)	AWAYSIS Bond Payment- \$5.6M Bond From TIF Debt Reserve to Debt Sinking Fund	\$138,080
(43)	Paying Agent Fee- \$5.6M Bond From TIF Debt Reserve to Debt Sinking Fund	\$250
(44)	AWAYSIS Bond Payment- \$2.94M Bond From TIF Debt Reserve to Debt Sinking Fund	\$15,526.50
(45)	Paying Agent Fee- \$2.94M Bond From TIF Debt Reserve to Debt Sinking Fund	\$250
(46)	Hotel Revenue Bond Payment- \$6.0M Bond From Hotel Debt Reserve to Debt Sinking Fund	\$340,678.13
(47)	Bargloff Bond Payment From TIF Reserve Fund to Debt Sinking Fund	\$8,291

(48)	Traffic Sign Replacement From Local Option Sales Tax to Capital Projects Fund	\$18,627
(49)	Water SRF Bond Payments From Water Fund to Water Sinking Fund	\$38,712
(50)	Well Services From Water Fund to Water Capital Fund	\$85,000
(51)	Water Depreciation From Water Fund to Water Depreciation Fund	\$75,0000
(52)	Generator Setup From Water Fund to Water Capital Fund	\$100,000
(53)	Sewer SRF Bond Payments From Sewer Fund to Sewer Sinking Fund	\$3,773.50
(54)	Sewer FEMA Bond Set Aside From Sewer Fund to Sewer Sinking Fund	\$33,365
(55)	FEMA Project From Sewer Capital Fund to FEMA Project Fund	\$269,000
(56)	Storm Water SRF Bond Payments From Storm Water Fund to Storm Water Sinking Fund	\$4,155
(57)	North Central Storm Water Project- \$574,000 Bond From Storm Water Fund to Storm Water Capital Project Fund	\$28.70
(58)	North Central Storm Water Project- \$750,000 Bond From Storm Water Fund to Storm Water Capital Project Fund	\$2,342.84
(59)	North Central Storm Water Project- \$1.5M Bond From Storm Water Fund to Storm Water Capital Project Fund	\$15,140.20
(60)	Expansion Blvd Storm Water- \$1.755M Bond From Storm Water Fund to Storm Water Capital Project Fund	\$12,328.92

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 2015-2016 Fiscal Year.

PASSED AND APPROVED this 6th day of June, 2016.

Mike Porsch, Mayor Pro Tem

ATTEST:

Sue Vossberg, City Clerk

Staff Summary

6/6/2016

Agenda Item # 5.



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

REPORT TO: Honorable Mayor and City Council

FROM: Mark Prosser, Public Safety Director

SUBJECT: Resolution No. 136-R-2015-2016 Authorizing Requests
Associated With the 2016 Star Spangled Spectacular Event

BACKGROUND: Attached to this staff summary is a written request associated with
the 2016 Star Spangled Spectacular Event scheduled for July 3
and 4, 2016 in Chautauqua and Sunset Parks. The letter is
submitted by Commodores Andy and Tara Kosky.

The specific requests are as follows:

*Permission to use Chautauqua and Sunset Parks and their
included facilities on July 3 and 4, 2016 (all day & all night)

*Noise Variance for the Venues from 7:00am until 12:00am on
July 3 and 4, 2016

* Appropriate assistance from the SLPD for the July 3rd Classic
Car Parade

* Appropriate permits for the Ride/Run (7/4 @ 7:30am) and the
Big Parade (7/4 @ 10:30am)

*Authorization to shoot fire works from the Chautauqua Park Jetty
at 10:00pm on Sunday, July 3, 2016 with a rain date of July 4,
2016

*Permission to construct a temporary stage in front of the band
shell in Sunset Park for event related entertainment

*Permission for inflatables to be used inside of the venue

*Permission for arts, crafts and food sales within the venue as
directed by the SSS Committee

*Permission for a BMX Bike Ramp to be placed for demonstration within the venue

*Permission for street closures on July 3 and 4 as listed on the attached street closure page

*Appropriate support from the Parks, Streets and Public Safety Departments

This request is consistent with previous years. All permits and variances will be issued upon receipt of a consensus in the affirmative by the city council.

An insurance certificate is forthcoming listing the City of Storm Lake as additionally insured.

It should be noted that staff from the Parks and Police Department have been attending the planning meetings for the event.

FISCAL IMPACT:

The Streets, Parks and Public Safety Departments will incur overtime and scheduled staff time for this event. These costs are absorbed via their normal operational budgets.

The event draws thousands of visitors to the community which should have a positive fiscal impact on the community and on the non-profit organizations which conduct fund raisers in the venue.

RECOMMENDATION:

Pass Resolution No. 136-R-2015-2016

ATTACHMENTS:

Description		Type
☐	Letter and Permit	Contract
☐	Resolution No. 136-R-2015-2016	Resolution

Date: 5-26-16

Mark Prosser
Public Safety Director, City of Storm Lake
401 E. Milwaukee
Storm Lake, IA 50588

Dear Mr. Prosser,

On behalf of the Star Spangled Spectacular Committee, we request the proper permits and variances necessary for activities planned for July 3rd and 4th, 2016. As with prior years, we respectfully request from the City of Storm Lake the following:

1. Noise variance on July 3rd from 7 a.m. to 12 a.m. for Sunset Park and Chautauqua Park and on July 4th from 7 a.m. to 8 p.m. for Sunset Park and Chautauqua Park.
2. Use of Chautauqua Park and Sunset Park all day on July 3rd and July 4th.
3. Assistance for the classic car parade the evening of July 3rd for the route submitted to the Storm Lake Police Department.
4. Permit for the Ride/Run for 7:30am July 4th for the route submitted to the Storm Lake Police Department.
5. Parade permit for 10:30 am July 4th. The parade will start at the corner of Lakeshore Drive and College Avenue, ending at the intersection of Hudson and 3rd Streets.
6. Appropriate support from the City of Storm Lake Street Department, Parks Department, and Department of Public Safety as required.
7. Fireworks permit issued by the City of Storm Lake Fire Chief. Fireworks are scheduled for dusk on July 3rd with a rain date of July 4th. Fireworks will be shot off the jetty at Chautauqua Park.
8. Permission to construct a temporary second stage in front of the band shell in Sunset Park.
9. Permission for SkyHigh Bounce inflatables to be used within the event venues.
10. Permission for food and arts/crafts within the event venues.
11. Permission for BMX bike ramps within the event venues.
12. Permission to block access to streets and alleys listed on the attached sheets on July 4th from 6:00 am until 5:00 pm and on Chautauqua Park Road as needed post-fireworks.

Thank you for your assistance,

Andy & Tara Kosky

6 p.m. or After until post fireworks – July 3rd, 2016

- Chautauqua Park Drive E. and Lakeshore Hudson Extension at Lakeshore Drive to create a safety zone for fireworks.

Requested Street Closings – July 4th, 2016

6 a.m. until Post-Parade

- 4th and Grand
- Hudson and Lakeshore
- Superior and Lakeshore
- Hudson and 1st Street
- Chautauqua Park Drive E. and Lakeshore Hudson Extension at Lakeshore Dr.
- Peterson and Grand
- College and 3rd Street
- All alleys within event perimeter

6 a.m. until 5:00 p.m.

- College and Lakeshore, Otsego and Lakeshore, Ontario and Lakeshore, Geneseo and Lakeshore, and Geneseo and 2nd Street
- Michigan at W 1st Street (for east-west traffic)
- W 1st Street at Lake Avenue (west side of intersection) Lake Avenue and 1st Street (South side of intersection) Lake Avenue and Lakeshore and Irving and Lakeshore
- Cayuga and Lakeshore
- Seneca and Lakeshore
- Oneida and Lakeshore
- Hudson Street Extension at Lakeshore (west side of intersection), Chautauqua Park Drive at Hudson Extension (west side), Chautauqua Park Drive at Lakeshore (west side)
- All alleys within the event perimeter

38th Star Spangled Spectacular "Pride in Our Past...Faith in Our Future"
Proposed General Schedule of Events 2016

Sunday, July 3 - Sunset Park/Bandshell

4:45	Classic Car Parade beginning at the AEA Building (participants arrive at 4:00)
5:00	Food Vendors
5:00-9:00	Poppin' Penelope & Amazing Arthur
6:00	Kiddie Parade (participants arrive at 5:45)
	Classic Car Show
6:30-7:30	Storm Lake Municipal Band (waiting on time confirmation)
8:00-12:00	Velvet Crush (10:00 intermission for fireworks)
10:00	Fireworks-Chautauqua jetty

Monday, July 4

7:30	Ride/Run
10:00	Artist's Alley/Vendors Row-Sunset Park
10:30	Big Parade on Lakeshore Drive

Sunset Park/Bandshell

12:00-5:00	Sky High Bounce Inflatables
1:00-5:00	Brad Morgan

Chautauqua Park/Tennis Courts

12:00-5:00	Sky High Bounce Inflatables
12:30	Patriotic Ceremony
12:30-5:00	Trolley Rides
1:30-2:00	Tennis Courts Entertainment (needing info/times from Rafael)
2:00-2:30	Tennis Courts
2:30-3:00	Tennis Courts
3:00-3:30	Tennis Courts

Lakeshore Drive

1:30-2:15	BMX Show
2:30-3:15	BMX Show

East Chautauqua Bay

3:00-5:00	Jack Sparrow (waiting to hear from him)
3:30	Cardboard Boat Races (needing someone to head this up yet)

Sleepy Hollow

1:00-5:00	Poppin' Penelope & Amazing Arthur
3:00-4:00	Tubador

Fireworks rain date July 4th at 10:00pm

2016 SSS Car Cruise – July 3rd

Begin assembling at 4:00pm and start parade at 4:45pm

1. Assemble at Prairie Lakes AEA Building, 824 Flindt Dr. (next to Dairy Queen)
 - a. **Poker Run – Card A**
2. Left (South) onto Russell Street at 4:45pm
3. Right (West) onto 4th Street
4. Continue on 4th street as it turns to Railroad
5. Left (South) onto Lake Avenue
6. Left (East) onto Lakeshore
 - a. **Poker Run – Card B (chautauqau park – parking - In front of buddy monument)**
7. Continue east past King's Pointe Resort
8. Right (South) onto Sunrise Park Road
 - a. **Poker Run – Card C (ABC Park – Lakeside)**
9. Continue through Lakeside on Lakeshore Drive
10. Continue on Lakeshore Drive to Mallard Drive
11. Left (South) onto 110th Ave at Bel-Air Beach
12. Right (West) onto C-65
13. Right (North) on 85th Avenue at the Airport
14. Continue North as 85th Avenue joins Highway 110
15. Right (East) onto Howard Road (South end of Emerald Park)
16. Left (North) onto Pierce Drive
17. Right (East) onto Parlina Lane
18. Left (North) onto Emerald Drive
 - a. **Poker Run – Card D (Corner of Parlina and Emerald Dr.)**
19. Continue on Emerald Drive through Emerald Park to Highway 110
20. Right (North) onto Highway 110
21. Continue east onto West 5th Street
22. Right (South East) onto Otsego Street
23. Pull through Driveway at Otsego Place
 - a. **Poker Run – Card E (Otsego Place)**
24. South on Otsego Street
25. Right (West) onto West 4th Street
26. Left (South) onto Barton Street
27. Follow Barton Street Past Lake Pointe Villa to Lighthouse Drive
28. Left (East) onto Lighthouse Drive
29. Left (North) onto Early Street
30. Right (East) onto West 4th Street
31. Right (South) onto Grand Avenue
32. Continue on Grand Avenue as it transitions to West Lakeshore Drive past Circle Park
33. Follow West Lakeshore Drive to the West End of Sunset Park

Follow Parking directions given by parking director upon entering Sunset Park.







**Public Safety
Police & Fire
PERMIT**

401 East Milwaukee Avenue
Storm Lake, Iowa
Phone: 712-732-8010
Email: publicsafety@stormlake.org

Event: 2016 Star Spangled Spectacular

Issued To:

Name: Andy & Tara Kosky

Organization: 2016 SSS Commodores

Address: PO box 1225, Storm Lake, Iowa 50588

Phone: 712-299-0967

Date(s) of Event: July 3 & 4, 2016

Time(s) of Event: 7:00am until 12:00am

Expiration of Permit: 7-5-2016

Location / Area
of Use:

Chautauqua & Sunset Parks

Type of Permit

☒ Noise Variance (8-7-4)

☐ Ride/Run/Walk (9-13-4)

☐ Parade (9-13-4)

☐ Public Demonstration (8-7-4)

☐ Street Closing

☐ Fireworks (8-2-1(I2A))

☐ Authorized Burn (7-2-2-B)

☐ Other

Authorized by:

Mark A. Prosser

Date:

6-7-2016

Please Print

Signature:

Title:

Public Safety Director



**Public Safety
Police & Fire
PERMIT**

401 East Milwaukee Avenue
Storm Lake, Iowa
Phone: 712-732-8010
Email: publicsafety@stormlake.org

Event: 2016 Star Spangled Spectacular - Ride / Run

Issued To:

Name: Andy & Tara Kosky

Organization: 2016 SSS Commodores

Address: PO box 1225, Storm Lake, Iowa 50588

Phone: 712-299-0967

Date(s) of Event: July 4, 2016

Time(s) of Event: 7:30am

Expiration of Permit: 7-5-2016

Location / Area
of Use:

East & West Lakeshore Drive, Grand Avenue, West 4th/Shoreway, Angier, West 5th, Sunrise Park Road

Type of Permit

☐ Noise Variance (8-7-4)

☒ Ride/Run/Walk (9-13-4)

☐ Parade (9-13-4)

☐ Public Demonstration (8-7-4)

☐ Street Closing

☐ Fireworks (8-2-1(I2A))

☐ Authorized Burn (7-2-2-B)

☐ Other

Authorized by: Mark A. Prosser

Please Print

Date: 6-7-2016

Signature:

Title: Public Safety Director



**Public Safety
Police & Fire
PERMIT**

401 East Milwaukee Avenue
Storm Lake, Iowa
Phone: 712-732-8010
Email: publicsafety@stormlake.org

Event: 2016 Star Spangled Spectacular - Parade

Issued To:

Name: Andy & Tara Kosky

Organization: 2016 SSS Commodores

Address: PO box 1225, Storm Lake, Iowa 50588

Phone: 712-299-0967

Date(s) of Event: July 4, 2016

Time(s) of Event: 10:30am

Expiration of Permit: 7-5-2016

Location / Area
of Use:

East & West Lakeshore Drive, Hudson Street

Type of Permit

☐ Noise Variance (8-7-4)

☐ Ride/Run/Walk (9-13-4)

☒ Parade (9-13-4)

☐ Public Demonstration (8-7-4)

☐ Street Closing

☐ Fireworks (8-2-1(I2A))

☐ Authorized Burn (7-2-2-B)

☐ Other

Authorized by: Mark A. Prosser

Date: 6-7-2016

Please Print

Signature:

Title: Public Safety Director

RESOLUTION NO. 136-R-2015-2016

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STORM LAKE TO
AUTHORIZE THE FOLLOWING FOR THE 4TH OF JULY STAR SPANGLED SPECTACULAR

1. The use of Chautauqua Park and Sunset Park, including shelter house, for all day on July 3, 2016 and all day on July 4, 2016.
2. Closing the following streets on July 3, 2016
From 6 a.m. until post fireworks
Chautauqua Park Drive from Hudson extension west to Lakeshore Dr. and Hudson Extension
Closing the following streets on July 4, 2016.
From 6:00 a.m. until Post-Parade
4th and Grand; Hudson and Lakeshore;
Superior and Lakeshore; Hudson and 1st Street; Chautauqua Park Drive E. and Hudson
Extension at Lakeshore Dr.
Peterson & Grand; College and 3rd;
All alleys within the event perimeter

From 6:00 a.m. until 5:00 p.m.
College and Lakeshore;
Otsego and Lakeshore; Ontario and Lakeshore;
Geneseo and Lakeshore; Geneseo and 2nd;
Michigan @W. 1st St (for east-west traffic);
W 1st @ Lake Ave. (west side of intersection);
Lake Avenue and 1st St. (south side of intersection);
Lake Avenue and Lakeshore; Irving and Lakeshore;
Cayuga and Lakeshore; Seneca and Lakeshore;
Oneida and Lakeshore; Hudson St. Extension @ Lakeshore (west side of intersection);
Chautauqua Park Drive @ Hudson extension (west side);
Chautauqua Park Drive @ Lakeshore (west side); All alleys within the event perimeter
3. Permission to shoot fireworks from the Chautauqua Park Jetty on July 3, 2016 at 10:00pm with a rain date of July 4, 2016.
4. Noise Variance for Sunset Park and Chautauqua Park on July 3rd and July 4th from 7:00 a.m.to 12:00 a.m.
5. Appropriate traffic assistance for the July 3, 2016 Classic Car Cruise with route approved by the police department.
6. Permits for the Ride/Run at 7:30 a.m., July 4, 2016 on a route approved by the Police Department and Parade at 10:30am, July 4, 2016.
7. Permission to construct a temporary second stage in front of the Band Shell in Sunset Park for July 3rd and 4th for entertainment needs.
8. Permission for inflatables to be used within the event venues
9. Permission for food, arts and craft sales in the parks.
10. Permission for BMX bike ramps within the event venue for demonstration.

11. Appropriate support from the Street Department, Parks Department, and Public Safety Department.

PASSED AND ADOPTED this 6th day of June 2016.

ATTEST:

Mike Porsch, Mayor Pro-Tem

Sue Vossberg, City Clerk

Staff Summary

6/6/2016

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: Ordinance No. 04-O-2015-2016 Providing For The Vacation Of A Segment Of The North Seneca Street Right-Of-Way North Of Its Intersection With East 13th Street And East Of, And Adjacent To Fitzpatrick Brothers Addition To Storm Lake, Buena Vista County, Iowa.

BACKGROUND: The purpose of this Ordinance is to vacate a segment of North Seneca Street Right-Of-Way and relieve the City of Storm Lake from the responsibility for maintenance and supervision of the Right-Of-Way (ROW). This section of ROW is north of 13th Street and was improved and extended by Overland Property Group to access the Reserve Housing Development. Since this is a tax credit financed project, the improvements must be owned by the developer. This vacation will not deny owners of property abutting on North Seneca Street reasonable access to their property because the City is conveying ownership to the owner of the only property served by such segment.

All notifications required have been made.

FISCAL IMPACT: This will reduce the City's maintenance and supervision cost of the Right-Of-Way.

RECOMMENDATION: Council Adopted Ordinance No. 04-O-2015-2016 on first reading. Staff is respectfully requesting that Council waive second reading and approve and adopt third reading providing for the Vacation of a Segment of the North Seneca Street Right-Of-Way North of its Intersection with East 13th Street and East of, and adjacent to Fitzpatrick Brothers Addition to Storm Lake, Buena Vista County, Iowa

ATTACHMENTS:

Description	Type
Ordinance No. 04-O-2015-2016	Ordinance

ORDINANCE NO. 04-O-2015-2016

AN ORDINANCE PROVIDING FOR THE VACATION OF A SEGMENT OF THE NORTH SENECA STREET RIGHT-OF-WAY NORTH OF ITS INTERSECTION WITH EAST 13TH STREET AND EAST OF, AND ADJACENT TO, FITZPATRICK BROTHER'S ADDITION TO STORM LAKE, BUENA VISTA COUNTY, IOWA

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

Section I. Purpose: The purpose of this Ordinance is to vacate a segment of the North Seneca Street right-of-way North of its intersection with East 13th Street and East of, and adjacent to, Fitzpatrick Brother's Addition to Storm Lake, Iowa, Buena Vista County, Iowa, and thereby relieve the City of Storm Lake of responsibility for the maintenance and supervision of such right-of-way.

Section II. Facts Found: The City Council of the City of Storm Lake, Iowa hereby makes the following findings:

1. A segment of the North Seneca Street right-of-way North of its intersection with East 13th Street and East of, and adjacent to, Fitzpatrick Brother's Addition to Storm Lake, Iowa, Buena Vista County, Iowa, legally described as follows:

A part of the North Seneca Street right-of-way as relocated and dedicated on the final platting of the re-plat of Lots Four and Seven of Geisinger's Commercial 2nd Addition to the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Beginning at the Southeast (SE) corner of Lot One (1), Block One (1) of Fitzpatrick Brothers Addition to the City of Storm Lake; thence North 89°46'17" East, along the eastern extension of the South line of said Lot One (1), 60.00 Feet to the East line of North Seneca Street; thence North 00°19'00" East, along said East line, 115.00 Feet; thence South 89°46'17" West, 60.00 Feet to the West line of North Seneca Street; thence South 00°19'00" West, along said West line, 115.00 Feet to the Point of Beginning.

Tract contains 0.16 acres.

(together sometimes referred to below as the "North Seneca Street Segment") is not needed for use of the public as a street, because it essentially only serves as a private drive for the residents of apartments situated on property to the west of such segment and the City intends to convey the segment, once vacated, to the owner of such apartments who will maintain the segment for the apartment residents. Therefore, maintenance thereof at public expense is no longer justified.

2. The vacation of such segment will not deny owners of property abutting on the North Seneca Street Segment reasonable access to their property because the City intends to convey ownership to the owner of the only property served by such segment.

3. Notice of the intended vacation including the date on which the Council would first consider the vacating ordinance was published in the Storm Lake Times on May 4, 2016, which date was not less than four (4) nor more than twenty (20) days from May 16, 2016, the date of the first hearing on the proposed vacation. Notice of such hearing was also given on May 4, 2016, by certified mail to the persons and entities specified in Iowa Code Section 306.12.

Section III. Vacation: The North Seneca Street Segment, legally described as:

A part of the North Seneca Street right-of-way as relocated and dedicated on the final platting of the re-plat of Lots Four and Seven of Geisinger's Commercial 2nd Addition to the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Beginning at the Southeast (SE) corner of Lot One (1), Block One (1) of Fitzpatrick Brothers Addition to the City of Storm Lake; thence North 89°46'17" East, along the eastern extension of the South line of said Lot One (1), 60.00 Feet to the East line of North Seneca Street; thence North 00°19'00" East, along said East line, 115.00 Feet; thence South 89°46'17" West, 60.00 Feet to the West line of North Seneca Street; thence South 00°19'00" West, along said West line, 115.00 Feet to the Point of Beginning.

Tract contains 0.16 acres.

is hereby declared vacated.

Section IV. Repealer: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section V. Severability Clause: If any section, provision, or part of this Ordinance shall be judged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section VI. When Effective: 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 Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Staff Summary

6/6/2016

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. 137-R-2015-2016 Ordering Vacation of a Segment of the North Seneca Street Right-of-Way

BACKGROUND: A public hearing was held on May 16, 2016 on the proposed permanent closing and vacation of a segment (.16 acres) of the North Seneca Street right-of-way North of its intersection with East 13th Street and East of, and adjacent to, the Reserves apartments. Members of the public were given the opportunity at the Hearing to comment on the proposed closing and vacation.

The North Seneca Street vacation will not deny owners of the property abutting on the North Seneca Street Segment reasonable access to their property.

The North Seneca Street Segment will be vacated and closed effective upon the effective date of Ordinance No. 04-O-2015-2016. This resolution will be considered the Order required by Iowa Code Section 306.16.

FISCAL IMPACT: The City will not expend funds to maintain the property.

RECOMMENDATION: Pass Resolution

ATTACHMENTS:

Description	Type
☐ Resolution No. 137-R-2015-2016	Resolution

RESOLUTION NO. 137-R-2015-2016

RESOLUTION ORDERING VACATION OF A SEGMENT OF THE NORTH SENECA STREET RIGHT-OF-WAY NORTH OF ITS INTERSECTION WITH EAST 13TH STREET AND EAST OF, AND ADJACENT TO, FITZPATRICK BROTHER'S ADDITION TO STORM LAKE, BUENA VISTA COUNTY, IOWA

WHEREAS, following notice given as set forth in Iowa Code Section 306.12, on May 4, 2016, the City Council of the City of Storm Lake, Iowa, pursuant to Iowa Code Section 306.11, held a public hearing (the "Hearing") May 16, 2016 on the proposed permanent closing and vacation of a segment of the North Seneca Street right-of-way North of its intersection with East 13th Street and East of, and adjacent to, Fitzpatrick Brother's Addition to Storm Lake, Iowa (site of The Reserves apartments), which segment is legally described as follows:

A part of the North Seneca Street right-of-way as relocated and dedicated on the final platting of the re-plat of Lots Four and Seven of Geisinger's Commercial 2nd Addition to the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Beginning at the Southeast (SE) corner of Lot One (1), Block One (1) of Fitzpatrick Brothers Addition to the City of Storm Lake; thence North 89°46'17" East, along the eastern extension of the South line of said Lot One (1), 60.00 Feet to the East line of North Seneca Street; thence North 00°19'00" East, along said East line, 115.00 Feet; thence South 89°46'17" West, 60.00 Feet to the West line of North Seneca Street; thence South 00°19'00" West, along said West line, 115.00 Feet to the Point of Beginning.

Tract contains 0.16 acres.

(referred to below as the "North Seneca Street Segment.")

WHEREAS, members of the public were given the opportunity at the Hearing to comment on the proposed closing and vacation of the North Seneca Street Segment;

WHEREAS, the City Council finds as follows:

- a. The North Seneca Street Segment is not needed for use of the public, and therefore, its maintenance at public expense is not justified.
- b. The vacation will not deny owners of property abutting on the North Seneca Street Segment reasonable access to their property.

c. Notice of the intended vacation, including the date on which the Council would first consider the vacating ordinance, was published in the Storm Lake Times on May 4, 2016, which date was not less than four (4) nor more than twenty (20) days from May 16, 2016, the date of the first hearing on the proposed vacation. Notice of such hearing was also given on May 4, 2016, by certified mail to the persons and entities specified in Iowa Code Section 306.12.

WHEREAS, Iowa Code Section 306.16 requires the City Council to enter an order either a) dismissing the vacation proceedings, or b) vacating and closing the North Seneca Street Segment and stating the amount of damages, if any, allowed to each claimant of damages, if any;

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

1. The North Seneca Street Segment is hereby ordered vacated and closed effective upon the effective date of Ordinance No. 04-O-2015-2016 of the City of Storm Lake, Iowa that will vacate and close the North Seneca Street Segment.

2. No claim for damages was filed at or before the Hearing and no person is entitled to damages from the closing and vacation of the Unimproved North Seneca Street Segment.

3. This Resolution shall be considered the Order required by Iowa Code Section 306.16.

Passed and approved this 6th day of June, 2016.

Mike Porsch, Mayor Pro-Tem

ATTEST:

Sue Vossberg, City Clerk

Staff Summary

6/6/2016

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: Public Hearing on the Disposal of Interest in Real Property to Storm Lake Affordable Partners, LLC

BACKGROUND: The City entered into a Developer's Agreement with Storm Lake Affordable Partners, LLC in July 2013. The Developer completed construction of 32 new housing units for tenants that qualify for Federal Section 42 Low-Income Housing Credit Program.

Upon final close-out of the project with the Developer and Iowa Finance Authority (IFA) it was discovered that a small portion of North Seneca Street Right-of-Way was not vacated and conveyed to the Developer per the requirements of IFA. This segment of property is .16 acres.

Because this property is located in Storm Lake #3 LMI Housing Urban Renewal Plan, the City must follow Section 403.8 for disposition of property within an Urban Renewal Area.

Bids for this .16 acre of land are due to the City at 1:00 p.m. on June 6, 2016 and will be distributed to Council at the meeting.

FISCAL IMPACT: No fiscal impact.

RECOMMENDATION: Open Public Hearing
Hear Comments
Close Public Hearing

Staff Summary

6/6/2016

Agenda Item # 9.



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

p (712) 732-8000

f (712) 732-4114

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, Assistant City Manager

SUBJECT: Resolution No. 138-R-2015-2016 Making Final Determination on Disposal of Interest in Real Property To Storm Lake Affordable Partners, LLC.

BACKGROUND: This segment of North Seneca Street, north of 13th Street and adjacent to Fitzpatrick Brother's Addition to Storm Lake was constructed by Storm Lake Affordable Partners as part of the Reserves Subdivision Development and the Developer desires to own the Real Estate and all improvements

Council has taken action to vacate this segment of North Seneca. The Developer proposes to acquire the Real Estate by deleting the provision in the Developer's Agreement that the improvements are not transferred to the City but maintained by the Developer thereby relieving the City of the cost of repairing and maintaining the improvements. This savings would be approximately \$19,870.00.

FISCAL IMPACT: Cost avoidance of \$19,870.00 by disposing of this segment of Right-Of-Way.

RECOMMENDATION: Council Adopt Resolution No. 138-R-2015-2016 Proposing Disposition of Segment of North Seneca Street to Storm Lake Affordable Partners, LLC.

ATTACHMENTS:

Description	Type
□ Resolution No. 138-R-2015-2016	Resolution

RESOLUTION NO. 138-R-2015-2016

RESOLUTION MAKING FINAL DETERMINATION ON DISPOSAL OF INTEREST IN REAL PROPERTY TO STORM LAKE AFFORDABLE PARTNERS, LLC

WHEREAS, by Resolution No. 01-R-2013-2014, adopted July 1, 2013, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Storm Lake #3 LMI Housing Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Storm Lake #3 LMI Housing Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Buena Vista County; and

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

WHEREAS, such Plan provides for, among other things, the disposition of property for private development as a proposed renewal action; and

WHEREAS, the Development Property is legally described as follows:

A part of the North Seneca Street right-of-way as relocated and dedicated on the final platting of the re-plat of Lots Four and Seven of Geisinger's Commercial 2nd Addition to the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Beginning at the Southeast (SE) corner of Lot One (1), Block One (1) of Fitzpatrick Brothers Addition to the City of Storm Lake; thence North 89°46'17" East, along the eastern extension of the South line of said Lot One (1), 60.00 Feet to the East line of North Seneca Street; thence North 00°19'00" East, along said East line, 115.00 Feet; thence South 89°46'17" West, 60.00 Feet to the West line of North Seneca Street; thence South 00°19'00" West, along said West line, 115.00 Feet to the Point of Beginning.

WHEREAS, the Plan provides for, among other things, the disposition of properties acquired for development or redevelopment as a proposed renewal action and authorizes the development of the Development Property as described in this Resolution; and

WHEREAS, the City intends to transfer the Development Property to the Developer for: (i) \$0; and (ii) the execution of the certain First Amendment to the Development Agreement by and between the City of Storm Lake and Storm Lake Affordable Partners, LLC dated July 16, 2013, the terms of such proposal being in the form of an Offer to Buy Real Estate and Acceptance (the "Proposal"); and

WHEREAS, the terms of the Proposal satisfy the "fair market value" and "competitive bidding" requirements of Iowa Code Section 403.8; and

WHEREAS, in compliance with Sections 403.8, 364.6, and 364.7 of the Code of Iowa, the Council has set forth its proposal to dispose of interests in the Development Property, by publishing notice of a thirty day competitive bidding period followed by a public hearing on the Proposal and has held said hearing.

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

The Council finds that disposal of interests in the Development Property to Developer as set forth in the Proposal will benefit the health, safety and welfare of, and is in the best interests of the residents of the City. The Council further finds that transfer of the Development Property will promote economic development in the City and that these benefits, together with the other consideration provided for in the Proposal, constitute fair consideration for the disposal of interests in the Development Property under Section 403.8, Code of Iowa.

The proposal to transfer the Development Property to Developer pursuant to the terms of the Proposal is hereby approved.

The Mayor and City Clerk are hereby authorized and directed to enter into the Purchase Agreement and to take action, as necessary, to carry out the provisions of this Resolution, including execution of all conveyance documents.

PASSED AND APPROVED this 6th day of June, 2016.

Mike Porsch, Mayor Pro-Tem

ATTEST:

Sue Vossberg, City Clerk

Staff Summary

6/6/2016

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: Keri Navratil, Assistant City Manager

SUBJECT: Resolution No. 139-R-2015-2016 Approving Disposition and Conveyance of Segment of North Seneca Street to Storm Lake Affordable Partners, LLC.

BACKGROUND: The City entered into a Developer's Agreement with Storm Lake Affordable Partners, LLC in July 2013. The Developer completed construction on 32 new housing units for tenants that qualify for Federal Section 42 Low- Income Housing Credit Program.

Upon final close-out of the project it was discovered that a small portion of North Seneca Street Right-of-Way (.16 acres) was not vacated and conveyed to the Developer per the requirements of Iowa Finance Authority.

The City intends to transfer the property to the Developer for \$0.

The Mayor and City Clerk are authorized to sign all necessary contracts, deeds, and documents associated with the disposition on behalf of the City for the purpose of conveying the Real Estate to the Developer.

FISCAL IMPACT: The City will have an estimated savings of \$19,870 over the course of 30 years.

RECOMMENDATION: Approve Resolution No. 139-R-2015-2016

ATTACHMENTS:

Description	Type
☐ Resolution No. 139-R-2015-2016	Resolution

RESOLUTION NO. 139-R-2015-2016

RESOLUTION APPROVING DISPOSITION AND CONVEYANCE OF SEGMENT OF NORTH SENECA STREET TO STORM LAKE AFFORDABLE PARTNERS, LLC AND AUTHORIZING MAYOR AND CLERK TO EXECUTE CONTRACTS, DEEDS, AND DOCUMENTS FOR SUCH DISPOSITION AND CONVEYANCE

WHEREAS, on June 6, 2016, following notice to the public and hearing as prescribed by law, the City Council of the City of Storm Lake, Iowa passed on final reading an ordinance and resolution that vacated and ordered closed a segment of the North Seneca Street right-of-way North of its intersection with East 13th Street and East of, and adjacent to, Fitzpatrick Brother's Addition to Storm Lake, Iowa (site of The Reserves apartments), which segment is legally described as follows:

A part of the North Seneca Street right-of-way as relocated and dedicated on the final platting of the re-plat of Lots Four and Seven of Geisinger's Commercial 2nd Addition to the City of Storm Lake, Buena Vista County, Iowa, and being more particularly described as follows:

Beginning at the Southeast (SE) corner of Lot One (1), Block One (1) of Fitzpatrick Brothers Addition to the City of Storm Lake; thence North 89°46'17" East, along the eastern extension of the South line of said Lot One (1), 60.00 Feet to the East line of North Seneca Street; thence North 00°19'00" East, along said East line, 115.00 Feet; thence South 89°46'17" West, 60.00 Feet to the West line of North Seneca Street; thence South 00°19'00" West, along said West line, 115.00 Feet to the Point of Beginning.

Tract contains 0.16 acres.

(the "Real Estate" below).

WHEREAS, the City Council, by Resolution adopted May 16, 2016, proposed to dispose of the Real Estate by conveyance to Storm Lake Affordable Partners, LLC (the "Developer") in exchange for the execution of an amendment to a Development Agreement between the City and the Developer that will effectively relieve the City of the cost and responsibility for the

maintenance of improvements on the Real Estate, saving the City an estimated \$19,870.00 over thirty years.

WHEREAS, the City believes that an amendment to the Development Agreement resulting in such cost savings is adequate consideration for the conveyance of the Real Estate to the Developer, and the Real Estate is not otherwise needed by the City;

WHEREAS, notice of the June 6, 2016 hearing on said proposed disposition and conveyance has been made to the public by publication in the Storm Lake Times on May 20, 2016, pursuant to a directive to the Clerk contained in the May 16, 2016 Resolution, and such hearing has now been held; and

WHEREAS, no objections to the proposed disposition and conveyance have been made.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City of Storm Lake, Iowa does hereby agree to dispose of the Real Estate by conveyance to the Developer by special warranty deed in exchange for the consideration set forth above.

IT IS FURTHER RESOLVED AND DIRECTED that the Mayor and City Clerk are authorized to sign and otherwise execute all necessary contracts, deeds, and documents associated with the disposition on behalf of the City for the purpose of conveying the Real Estate to the Developer for the consideration aforesaid.

Passed and approved this 6th day of June, 2016.

Mike Porsch, Mayor Pro-Tem

Attest:

Sue Vossberg, City Clerk

Staff Summary

6/6/2016

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 on the Proposal to Enter into a First Amendment to the Agreement for Private Development with Storm Lake Affordable Partners, LLC.

BACKGROUND: The City of Storm Lake entered into an agreement with Storm Lake Affordable Partners, LLC to construct 32 new housing units within the City for tenants who qualify for housing under the Federal Section 42 Low-Income Housing Tax Credit Program.

This amendment to the agreement states that the Developer Infrastructure Improvements will not be conveyed or Accepted by the City. It is anticipated that the City will save \$19,870 over the next 30 years due to the fact that the Developer Infrastructure Improvements will be privately owned, maintained, and repaired.

FISCAL IMPACT: The City will save \$19,870 over 30 years of maintenance costs.

RECOMMENDATION: Open Public Hearing
Hear Comments
Close Public Hearing

Staff Summary

6/6/2016

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. 140-R-2015-2016 Approving and Authorizing Execution of a First Amendment to the Agreement for Private Development with Storm Lake Affordable Partners, LLC.

BACKGROUND: The City of Storm Lake entered into an agreement with Storm Lake Affordable Partners, LLC to construct 32 new housing units within the City for tenants who qualify for housing under the Federal Section 42 Low-Income Housing Tax Credit Program.

This amendment to the agreement states that the Developer Infrastructure Improvements will not be conveyed or Accepted by the City. It is anticipated that the City will save \$19,870 over the next 30 years due to the fact that the Developer Infrastructure Improvements will be privately owned, maintained, and repaired.

FISCAL IMPACT: The City will save \$19,870 over 30 years of maintenance costs.

RECOMMENDATION: Approve Resolution

ATTACHMENTS:

Description	Type
☐ Resolution No. 140-R-2015-2016	Resolution

RESOLUTION NO. 140-R-2015-2016

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN THE CITY OF STORM LAKE AND STORM LAKE AFFORDABLE PARTNERS, LLC

WHEREAS, by Resolution No. 01-R-2013-2014 adopted July 1, 2013, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Storm Lake #3 LMI Housing Urban Renewal Plan (the "Plan") for the Storm Lake #3 LMI Housing Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan, as amended, is 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, Storm Lake Affordable Partners, LLC (the "Developer") has proposed a First Amendment to the Development Agreement ("Agreement") between Developer and the City which would provide that the Developer Infrastructure Improvements will not be dedicated to the City, and the City is declining to accept the Development Property; 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 Amendment 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 Amendment 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 Amendment and has considered the extent of objections received from residents or property owners as to said proposed Amendment; 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 Amendment, 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 Amendment, 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 Amendment 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 Amendment, 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 Amendment 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 Amendment, 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 Amendment as executed.

PASSED AND APPROVED this 6th day of June, 2016.

Mike Porsch, Mayor Pro-Tem

ATTEST:

Sue Vossberg, City Clerk

Staff Summary

6/6/2016

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: Keri Navratil, Assistant City Manager

SUBJECT: Ordinance No. 05-O-2015-2016 Adopting TIF Ordinance on Amendment No. 2 to the North #1 - Bargloff Urban Renewal Plan

BACKGROUND: The City of Storm Lake previously amended the Bargloff Urban Renewal Area to include 1515 Lake Avenue and approved a Development Agreement with Storm Lake Development LLC in which the City agreed to provide certain economic incentives to assist in the construction of a new business and the creation of jobs.

The adoption of the TIF Ordinance is the next step in this process. This ordinance will set a base tax value on the property as of January 1, 2015 and allow the City to capture the increased value on the property for the next 20 tax years. The capture of the increased value will be used to make the payment of the tax incentives promised to the developer and to pay for public improvements made within the Urban Renewal Area now and in the future provided the City has outstanding debt recorded against the Urban Renewal Area. The City has debt recorded on the Bargloff Urban Renewal Area.

FISCAL IMPACT: The base value will be at the January 1, 2015 level. The City has a minimum assessment agreement with the developer in the amount of \$1,400,000 for the duration of the agreement. The increased value is estimated to be approximately \$1,000,000.

RECOMMENDATION: Adopt Ordinance No.
1st Reading- May 16
2nd Reading -June 6
3rd Reading-June 20

ATTACHMENTS:

Description	Type
□ Ordinance No. 05-O-2015-2016	Ordinance

ORDINANCE NO. 05-O-2015-2016

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON A PORTION OF THE PROPERTY LOCATED WITHIN THE NORTH #1 - BARGLOFF 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 NORTH #1 - BARGLOFF URBAN RENEWAL AREA (THE NORTH #1 - BARGLOFF URBAN RENEWAL PLAN (STORM LAKE DEVELOPMENT GROUP PARCEL))

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. 08-R-2010-2011 passed and approved on the 19th day of July, 2010, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the North #1 - Bargloff Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area has been amended two times lastly by an Amendment No. 2 adopted by Resolution No. 128-R-2015-2016 on May 16, 2016. The Urban Renewal Area includes the property owned by Storm Lake Development Group LLC ("Storm Lake Development Group Parcel"), which is legally described as:

Parcel Number: 10-34-202-004

Lot Three (3), Block One (1) Geisinger's Commercial First Addition to the City of Storm Lake, Iowa.

And,

Parcel Number: 10-34-202-005

A parcel of land located in the west half of the northeast quarter (W1/2 NE ¼) of section thirty-four (34), township ninety one north (91), Range thirty-seven (37) west of the 5th P.M., more particularly described as follows:

Commencing at the southwest corner of the northeast quarter (NE ¼) of section thirty-four (34), township ninety-one (91) North, Range thirty-seven (37) West of the 5th P.M., thence due north along the west line of said NE ¼ a distance of 180 feet, thence due east a distance of 250 feet, thence due south a distance of 180 feet, thence due west a distance of 250 feet to the point of beginning and containing an area of 1.03 acres of which 0.23 acres are existing highway right of way.

And,

Lot five (5), Block One (1), Geisinger's commercial second addition to the City of Storm Lake, Buena Vista County, Iowa.

Tract is hereby divided into four (4) lots as shown hereon and shall hereafter be known as Brashears First Addition A subdivision of lot five (5) Block One (1) Geisinger's Commercial Second Addition to the City of Storm Lake.

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 has determined to adopt individual TIF Ordinances on various properties within the Urban Renewal Area as parcels are developed and produce tax increment; and

WHEREAS, the City Council of the City of Storm Lake, State of Iowa, desires to provide for the division of revenue from taxation on the Storm Lake Development Group Parcel, 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 (the Storm Lake Development Group Parcel), 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 (Storm Lake Development Group Parcel), 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. Thus, if "debt" is certified by December 1, 2016, the frozen base valuation for the Storm Lake Development Group Parcel shall be January 1, 2015.

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 (the Storm Lake Development Group Parcel) exceeds the total assessed value of the taxable property in the Urban Renewal Area (the Storm Lake Development Group Parcel) 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 (the Storm Lake Development Group Parcel) 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 (Storm Lake Development Group Parcel) 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 (Storm Lake Development Group Parcel) 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 (Storm Lake Development Group Parcel) 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

6/6/2016

Agenda Item # 14.



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

p (712) 732-8000

f (712) 732-4114

REPORT TO: Honorable Mayor and City Council

FROM: Jason Etnyre, Public Works Director

SUBJECT: Motion to Set the Public Hearing on the Plans, Specifications, Form of Contract, and Estimated Cost for the 13th Street Paving Improvement Project

BACKGROUND: As part of the project to construct the 3rd Addition to the City of Storm Lake, the City will be extending 13th Street east of Seneca to a point of connection to the future extension of Oneida. In order to prepare for the sale of lots and the construction of homes within this development, the street needs to be installed for proper access conditions into this development. A Public Hearing on this project is needed for June 20th in order to proceed accordingly.

FISCAL IMPACT: Funding for this project will come from franchise fees collected in Fiscal Year 2016-2017.

RECOMMENDATION: City staff is recommending that Council set the Public Hearing for the June 20th Regular City Council meeting.

Staff Summary

6/6/2016

Agenda Item # 15.



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

p (712) 732-8000

f (712) 732-4114

REPORT TO: Honorable Mayor and City Council

FROM: James H. Patrick, City Manager

SUBJECT: Motion to Approve Professional Services Agreement with Bolton & Menk for 2016 Water Main Improvements.

BACKGROUND: The scope of the project is for Flindt Drive Improvements:

- New 8" water from a connection with the 12" water on Richland north along the east side of Flindt Drive to intersections with 4th Street and Geisinger Road
- Extend water west across 4th Street for future extension north to Milwaukee Avenue along 4th Street
- Abandon 6" main along east side of Flindt from Richland south under Railroad overpass with any services connected to existing 12" main
- Transfer all services to new 8" for existing 12"

Sunrise Park Addition Watermain Improvements

- Construct new 8" main from Milwaukee Avenue south along east side of Sunrise Park 1st Addition to 7th Street existing main
- Also connect existing 4" main along back lot lines of this addition

FISCAL IMPACT: Professional Services Agreement with Bolton & Menk will not exceed \$28,000.

RECOMMENDATION: Staff recommends approving Professional Services Agreement with Bolton & Menk.

ATTACHMENTS:

Description	Type
□ Agreement	Contract

PROFESSIONAL SERVICES AGREEMENT

by and between
BOLTON & MENK, INC.
1900 N Grand Ave., Suite E12
Spencer, IA 51301
Ph. (712) 580-5075

and

Date of Agreement: May 5, 2014

Agreement Number: P11. _____

2016 Water Main Improvements

Project Location: Storm Lake, Iowa

Client

Name: City of Storm Lake, Iowa

Address: 620 Erie Street

Address: _____

City: Storm Lake State Iowa Zip 50588

(hereinafter referred to as Client)

Phone No.: 712-732-8000

Fax No.: 712-732-4114

Agent or Person Ordering Services and/or Billing Address (if different)

Agent or Person Ordering Services: Mike Davis, Water Superintendent

Address: _____

City: _____ State _____ Zip _____

Phone No.: _____

Fax No.: _____

Fee Arrangement

Tasks 1, Task 2 - Not to exceed \$ 22,000 (Billed at standard hourly rates)

Task 3 - Not to Exceed \$6,000 (Billed at standard hourly rates)

Scope/Intent and Extent of Services

Scope of Work is to be completed as outlined in the attached Exhibit I. Agreement is subject to the attached Terms & Conditions

Special Conditions

BMI and Client agree to the Terms and Conditions as stated above and attached to this Agreement. The below signed represents that he or she has been authorized to accept this agreement on behalf of the Client.

Offered by: Bolton & Menk, Inc.

Accepted by:

Neil Guess, PE Principal Engineer

print name/title

Jon F. Kruse, Mayor

print name/title



5/5/2016
signature and date

signature and date

Terms & Conditions

Bolton & Menk, Inc.

The accompanying Proposal (hereinafter referred to as "Proposal") is subject to the following terms and conditions. These Terms of Proposal (hereinafter referred to as "Terms") are an integral part of the Proposal as if stated directly therein. No change or deviation from these Terms will be binding without the written approval of Bolton & Menk, Inc. (BMI). Such changes may require an adjustment in the proposed fee, schedule or scope of the Proposal.

A. Services: BMI proposes to perform the services outlined in the Proposal for the stated fee arrangement. Changes required by the Client or other controlling entities (regulatory agencies, contractors, courts, etc.) from the scope or schedule of services described in the Proposal shall be considered "Additional Services" and will be invoiced on an hourly basis in addition to the stated fee arrangement.

B. Information from Client: Unless otherwise stated, Client agrees to provide BMI with all site information necessary to complete the proposed services. This information should include current site property descriptions (from abstract, title opinion or title commitment); other legal documents affecting the site; copies of previous surveys, maps, engineering studies and plans; existing or required soils and geotechnical reports; governmental, regulatory and utility reviews and determinations; and all other pertinent information. Client shall promptly inform BMI of any alleged defects in services provided or the project.

C. Access to Site: Unless otherwise stated, Client agrees to provide BMI with access to the site, including adjoining properties, for activities necessary for the performance of services. It is understood that in the normal course of work, property damage may occur due to excavations, tree and brush trimming, marking lines, etc. The cost to correct resulting damages has not been included in the fee. BMI will take precautions to minimize damage due to these activities and the Client agrees to reimburse BMI for any costs associated with required restoration work.

D. Standard of Care: Professional services provided under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of BMI's profession currently practicing under similar conditions. **BMI makes no expressed or implied warranty with respect to its undertakings described herein.**

E. Certifications: Any certification provided by BMI is a professional opinion based upon knowledge, information and beliefs available to BMI at the time of certification. Such certifications are not intended as and shall not be construed as a guarantee or warranty. BMI shall not be required to certify the existence of conditions whose existence BMI cannot reasonably ascertain.

F. Project Approvals: Due to site limitations, code interpretations, regulatory reviews, political considerations and Client directed design and improvements, BMI makes no representations as to acceptability or approvability of the project; or, zoning requests, permit applications, site and development plans, plats and similar documents. Payment of fees to BMI is not contingent upon project approval.

G. Opinions or Estimates of Project Costs: Where included as part of project scope or otherwise, opinions or estimates of project cost will generally be based upon public construction cost information. Since BMI has no control over the cost of labor, materials, competitive bidding process, weather conditions and other factors affecting the cost of construction, all cost estimates are opinions for general information of the Client and BMI does not warrant or guarantee the accuracy of construction cost opinions or estimates. Project financing should be based upon actual, contracted construction costs with appropriate contingencies.

Terms & Conditions

Bolton & Menk, Inc.

(Continued)

H. Construction Phase Services: If construction phase engineering or staking services are included in this Proposal or subsequently authorized, Client is notified that BMI is not be responsible for means, methods, techniques or procedures of construction selected by any contractor employed on the project nor for the safety precautions or programs incident to the work of any contractor.

I. Ownership and Alteration of Documents: All documents, including reports, specifications, drawings, field data, notes and documents or electronic media prepared or furnished by BMI under this agreement shall remain the property of BMI. The Client may make and retain copies for its use in connection with this project. However, such documents are not intended for reuse by the Client on any other project or alteration of the project by others without the written consent of BMI. Electronic media may be furnished for convenience of Client; however, only signed and certified hard copies of submittals may be relied upon as documentation of professional services provided.

J. Billings and Payments: Invoices for BMI's services shall be submitted, at BMI's option, either monthly or upon completion of services. Invoices are due and payable within 30 days after the invoice date. If the invoice is not paid within 30 days, BMI may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of its services.

K. Late Payments: Accounts unpaid 30 days after the invoice date will be subject to a monthly service charge of 1 % on the unpaid balance. If any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

L. Termination of Services: This agreement may be terminated, upon written notice, by the Client or BMI should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay BMI for services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

M. Limitation of Liability: In recognition of the relative risks, rewards and benefits of the project to both the Client and BMI, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, BMI's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claimed expenses arising out of the performance of this agreement from any cause or causes, shall not exceed \$ 50,000. Such claims include, but are not limited to, BMI's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty, if any.

N. Dispute Resolution: Any claims or disputes made during or after the performance of services between BMI and the Client, with the exception of claims by BMI for non-payment of services rendered, shall be submitted to mediation before any other lawful dispute resolution is commenced by either party.

O. Withdrawal of Proposal: This Proposal constitutes a non-binding offer to perform services and BMI reserves the right to withdraw or modify this Proposal, without liability to the Client, at any time prior to receipt of written acceptance from the Client and execution of a signed agreement in accordance with Paragraph P.

P. Agreement: If the Proposal is accepted, the Client and BMI may enter into and execute an Agreement incorporating the Proposal, these Terms and such additional terms and conditions as may be mutually acceptable to BMI and Client. Upon request by the Client, BMI may, at its sole discretion and for the benefit of the Client, proceed with any proposed services prior to execution of a written agreement. In the absence of an executed written agreement, the accompanying Proposal and these Terms of Proposal shall constitute the whole and complete agreement between BMI and the Client.

EXHIBIT I
CONSULTANT'S SERVICES

2016 WATERMAIN IMPROVEMENTS

STORM LAKE, IOWA

MAY 2016

DESCRIPTION OF PROJECT AND SCOPE OF IMPROVEMENTS

CONSULTANT proposes the following scope of services and agreement to complete the below described improvements.

Bolton & Menk will communicate with the City staff throughout the project design and construction. Communication will include meeting minutes, phone calls, e-mails, and on-site meetings. Our team members will be involved from design through construction. Our project manager will stay actively involved in the project through completion and will serve as a single point of contact for the City for all phases of the project.

Scope for 2016 Water Main

1) Flindt Drive Improvements

- New 8" water from a connection with the 12" water on Richland north along the east side of Flindt Drive to intersection with 4th Street and Geiseyer
- Extend water west across 4th Street and tie to existing 4" on West side of Flindt
- Set 8" water at 4th Street for future extension north to Milwaukee Avenue along 4th Street alignment
- Abandon 6" main along east side of Flindt from Richland south under RR overpass with any services connected to existing 12" main
- Transfer all services to new 8" or existing 12"

2) Sunrise Park Addition Watermain Improvements

- Construct new 8" main from Milwaukee Ave south along east side of Sunrise Park 1st addition to 7th Street existing main
- Also connect existing 4" main along back lot lines of this addition

For purposes of this Project, Basic Services to be provided by the CONSULTANT are as follows:

TASK 1: Design & Bidding Documents

Task 1.A Administration & Coordination

This will include day-to-day communication with the City.

Task 1.B Design Survey

Bolton & Menk will complete the design survey along the selected corridor and will incorporate utility information provided from the One-Call request.

Task 1.C Water Main Design

Bolton & Menk will prepare a preliminary plan set showing proposed improvements in accordance with City and SUDAS requirements. After receiving comments from City Staff, we will incorporate those comments into our final design.

Major design components will include the following:

- Review existing information and data on the project, and prepare a project base layout.
- Complete a detailed design of the watermain and services, provide complete plans and specifications, and Engineer's estimate.
- Prepare 2 Permit Applications for IDNR's approval.

Task 1.D Bidding Documents (Project Manual)

The project manual will include the following items:

- General Information for Bidders: Advertisement for Bids, Instructions to Bidders, Special Bidding requirements/provisions
- General Supplementary Conditions
- Information to be submitted with bid: Proposal and Bid Bond
- Agreement, Performance, Payment and Maintenance Bond Forms
- Technical Specifications, SUDAS

Task 1.E Meetings

A kick-off meeting has already been held with City staff to collect existing information, to assess your needs, and finalize the scope of work. One additional coordination meeting will be included for plan review.

TASK 2: Bidding Phase

Bolton & Menk will provide the following items during bidding phase services:

- Prepare advertisement for bids and submit to the City for publications
- Provide copies of the contract/bidding documents
- Address questions from prospective bidders, subcontractors and suppliers, and prepare and issue addenda as required
- Attend bid opening and prepare recommendation for Award

TASK 3: Construction Phase Services (Assumed 4 week Construction Schedule- Flindt Drive Improvements)

Task 3.A Preconstruction Conference

Bolton & Menk will attend and preside over a preconstruction conference. Attendees will include City staff, Contractor representatives, and Bolton & Menk staff. We will also be available to answer Contractor questions during the project.

Task 3.B Construction Administration

During the term of the construction phase, Bolton & Menk will provide the following services: Review all shop drawing submittals, prepare pay estimates and other contractor or City correspondence, conduct onsite visits estimated at one half day 2 times per week, final inspection, and preparation of punch list and other close out documents.

Task 3.C Construction Staking

We will provide one set of stakes for location of water main, fittings, and hydrants.

Task 3.D Record Drawings

Provide Record Drawings based on City staff and Contractor construction records.

Items provided by the Client

- Application/permit fees
- Electronic copies of existing documents (reports, deeds, plats, plans, etc.)
- Coordination for franchise utility locates
- Daily construction observation
- Coordination of water service line transfers to new main

BASIS OF FEE ASSUMPTIONS

For this proposal, assumptions were made as to the nature of how or why certain situations will be handled. These assumptions are as follows:

- Off-site improvement design will not be required
- Deliverables provided by owner are sufficient to be used for the basis for design
- Any changes to the scope of work that are not specifically included in this proposal will be considered additional work and a negotiated amendment to the agreement will be completed.
- Full time Resident Project Representative will not be required for the project, if requested billing will be at standard rates.
- The city will construct the Sunrise Park improvements using city crews. No bidding documents will be required.

Staff Summary

6/6/2016

Agenda Item # 16.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, Assistant City Manager

SUBJECT: Motion Fixing Date for Public Hearing on the Proposal to Enter into a Development Agreement with Dale Schumann

BACKGROUND: Dale Schumann (Developer) is purchasing a parcel of land in the Storm Lake Industrial Park Urban Renewal Area which will be used as a site for a Champion Seed Distributor. The City is willing to provide financial incentives to encourage and facilitate the construction of the facility and the creation and retention of new jobs.

The Developer shall spend \$85,000 for the cost of the improvements and commit to employ three Full-Time Equivalent Employee Units by June 30, 2021. If the Developer does not satisfy the employment requirements, the Developer shall reimburse the City \$5,000.

FISCAL IMPACT: The City will reimburse the Developer an amount not to exceed \$11,250 for the cost of the labor and materials to connect the water and sewer lines .

RECOMMENDATION: Set public hearing for 5:00 p.m. on June 20, 2016.

ATTACHMENTS:

Description	Type
□ Agreement	Contract

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is made on the ____ day of _____, 2016, by and between the City of Storm Lake, Iowa (the “City”) and Dale Schumann (the “Developer”).

Recitals

The Developer is negotiating to purchase Lot One (1), Block One (1), Industrial Park Addition to the City of Storm Lake, Iowa (the “Property”) from Storm Lake United. The Property is located in the Storm Lake Industrial Park Urban Renewal Area.

The Developer intends to use the Property as the site for a Champion Seed Distributor business and construct a new building and office facility on the Property to expand his business and better serve seed customers. The Developer desires to cause improvements to be constructed on the Property in conformance with construction plans submitted to the City. The Developer understands that current and future improvements must conform to the City’s Post-Construction Storm Water Ordinance.

The Developer’s expanded business will require new employees. The Developer is willing to commit that he will have two Full-Time Equivalent Employment Units employed and working at the new building on the Property by June 30, 2018, and three Full-Time Equivalent Employment Units employed and working at the new building on the Property by June 30, 2021.

The City is willing to provide a financial incentive to encourage and facilitate the construction of the facility and the creation and retention of new jobs. The City has determined that a public purpose will reasonably be accomplished by the financial incentive.

Terms of Agreement

Therefore, in consideration of the mutual promises and assurances contained in this Agreement, the City and the Developer agree as follows:

1. Developer shall acquire title to the Property by August 1, 2016. If Developer does not acquire title to the Property by August 1, 2016, this Agreement is void.
2. Developer shall construct on the Property a 40 foot by 80 foot building having outside wall heights of 18 feet. The building shall include space for storage and an office. The building and all improvements constructed on the property as part of this Agreement shall conform to construction plans the Developer has filed with the City’s Building Official. Developer shall spend at least \$85,000.00 for the cost of the building and improvements as shown in the plans presented to the Building Official, excluding any amount that is to be reimbursed by the City to Developer pursuant to this Agreement.

3. Developer shall commence construction of such building within forty-five (45) days from the date of the approved Agreement. Construction of such building shall be completed by October 1, 2016.
4. Developer shall comply with the City's Post-Construction Storm Water Ordinance in making or causing to be made all current and future improvements to the Property.
5. Provided (a) the Developer furnishes the City supporting documentation of the expense for which he seeks reimbursement in the time and in the manner specified in this paragraph 5, (b) all damage to Expansion Boulevard and its right-of-way during the installation of the water service line and sanitary sewer line is repaired to the satisfaction of the City, and (c) the Developer is not in default of the terms of this Agreement, the City shall reimburse to the Developer an amount not to exceed \$11,250.00 for the cost of labor and materials Developer has paid to (1) have a water service line and sanitary sewer service line installed that connect the nearest City water main and sanitary sewer main, as the case may be, already located in the Expansion Boulevard right-of-way, to the Property, and (2) have Expansion Boulevard and its right-of-way repaired to the satisfaction of the City following damage done to Expansion Boulevard and its right-of-way in the course of such installation. Within sixty days of the Developer's payment of such expense, the Developer shall furnish to the City Clerk documentation from the Developer's contractor of such expense, itemizing the materials used and the labor performed, together with proof of the Developer's payment of such expense that is satisfactory to the City Manager. The City shall reimburse the Developer to the extent required by this Paragraph within thirty (30) days of the City's receipt of the documentation and proof required of the Developer by this paragraph.
6. For each twelve-month reporting period ending June 30, 2019, June 30, 2020, and June 30, 2021, Developer shall have a monthly average of two Full-Time Equivalent Employment Units employed and working or based at the Champion Seed Distribution business located on the Property. For each twelve-month reporting period ending June 30, 2022, June 30, 2023, and June 30, 2024, Developer shall have a monthly average of three Full-Time Equivalent Employment Units employed and working or based at the Champion Seed Distribution business located on the Property. Developer shall submit to the City Clerk of the City, on or before July 31 of each calendar year from 2019 through 2024, inclusive, a Developer Annual Certification, in the form shown on Exhibit A, showing the number of Full-Time Equivalent Employment Units employed and working or based at Developer's Champion Seed Distribution business located on the Property as of June 30 of the reporting year and as of the final day of each of the eleven (11) calendar months preceding June 30 of the reporting year. For the purpose of this Paragraph 6, the number of Full-Time Equivalent Employment Units for any calendar month shall be calculated as follows:

Add the total hours of service for which the employer pays wages to employees during the applicable calendar month (but not more than 173.33 hours for any one employee), and divide that sum by 173.33. If the result is not a whole number, round to the next lowest whole number. If the result is less than one, round up to one.

For the purpose of this above calculation, only workers whose earnings were subject to withholding for F.I.C.A. (Social Security and Medicare taxes) by the Developer shall be considered employees. Contract workers shall not be considered employees.

7. In the event the Developer or, if the Property, the business conducted on the Property, or both are assigned or conveyed, the Developer's successors and assigns do not satisfy any of the employment requirements of Paragraph 6 above or the reporting requirements of Paragraph 6 above, the Developer shall reimburse the City \$5,000.00 within thirty days of the mailing of an invoice by the City to Developer for such \$5,000.00 reimbursement amount. The Developer shall not be liable to reimburse the City more than \$5,000.00 under this Paragraph 7 even if Developer fails to satisfy more than one requirement.
8. This Agreement is subject to the approval of the City Council of the City of Storm Lake and shall be void if not so approved.
9. For purposes of billings, invoices, or other written notices or communications required by this Agreement to be sent to a party to this Agreement, the mailing address for the receiving party to be used by the sending party is shown beneath the receiving party's signature to this Agreement. However, either party may change the address to which notices should be sent by sending written notice to the other party of the new address and identifying the new address as the address to be used for purposes of this Agreement.

CITY OF STORM LAKE, IOWA

Dale Schumann, Developer

Address:
102 Lakeshore Drive
Lakeside, IA 50588

By: _____
Jon F. Kruse, Mayor

ATTEST:

Sue Vossberg, City Clerk

Address for City of Storm Lake, Iowa:

City Clerk
620 Erie Street
City Hall
PO Box 1086
Storm Lake, IA 50588

EXHIBIT A

DEVELOPER ANNUAL CERTIFICATION

STATE OF IOWA

ss.

AFFIDAVIT

County of _____

The undersigned, being first duly sworn on oath, deposes, certifies, and states as follows:

1. During the time period covered by this Certification, the Developer is and was in compliance with numbered paragraph 6 of the Development Agreement between the City of Storm Lake, Iowa and the Developer.
2. The number of Full Time Equivalent Employment Units, calculated in accordance with such Development Agreement, employed and working or based at the Champion Seed Distribution business located on Lot One (1), Block One (1), Industrial Park Addition to the City of Storm Lake, Iowa as of June 30, 20____, and as of the final day of each of the preceding eleven (11) months were as follows:

June 30, 20____: _____	December 31, 20____: _____
May 31, 20____: _____	November 30, 20____: _____
April 30, 20____: _____	October 31, 20____: _____
March 31, 20____: _____	September 30, 20____: _____
February 2__, 20____: _____	August 31, 20____: _____
January 31, 20____: _____	July 31, 20____: _____

Signed this _____ day of _____, 20_____.

Dale Schumann, Developer

Subscribed and sworn to before me by Dale Schumann this _____ day of _____, 20_____.

Notary Public

Staff Summary

6/6/2016

Agenda Item # 17.



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

REPORT TO: Honorable Mayor and City Council

FROM: James H. Patrick, City Manager

SUBJECT: Motion To Set A Public Hearing On The Plans, Specifications, And Form Of Contract For The Lime Lagoon Water Quality Initiative Restoration.

BACKGROUND: The City of Storm Lake changed the way expended lime was stored and processed by closing outside lime lagoons and building a lime press to process lime sludge ten years ago. Nothing has been done to the lime lagoons other than to remove the lime and properly close them from being lime storage pits.

Seven years ago the City felt that these lime lagoons needed to be reconstructed as Created Wetlands to treat water coming from approximately 180 acres of both Agriculture and Urban runoff. The wetland would reduce the silt and sediment entering Little Storm Lake. The City did not proceed at the time due to funding. This year, the City received a matching grant from Iowa Department of Agriculture and Land Stewardship to assist in creating this wetland.

EOR took the design concept from seven years ago and has refined the project to improve the wetland treatment of storm water. The project is ready to proceed to bid. Therefore, Council is respectfully requested to set a public hearing on the Plans, Specification, and Form Of Contract for the Council meeting June 20th at 5:00 PM.

FISCAL IMPACT: The project cost is estimated to be \$232,000 and is budgeted as a 2016-2017 project utilizing Water Department Capital funds that were designated for the lagoon restoration and IDALS WQI Grant funding.

RECOMMENDATION: Council set a Public Hearing on the Plans, Specifications, and Form of Contract For the Lime Lagoon Water Quality Initiative Restoration.

Staff Summary

6/6/2016

Agenda Item # 18.



City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

p (712) 732-8000

f (712) 732-4114

REPORT TO: Honorable Mayor and City Council

FROM: James H. Patrick, City Manager

SUBJECT: Motion Approving A Comprehensive Housing Needs Analysis For The City Of Storm Lake

BACKGROUND: The Mayor and Council have explored ways of encouraging housing development in Storm Lake. Most rural communities in Iowa are losing population and it is difficult to find a developer willing to invest in a housing development without the knowledge that they can succeed. The single best incentive to attract a housing developer to the City is a Housing Needs Assessment that shows the need of all housing types and considering a demographic analysis.

Maxfield Research and Consulting comes highly recommended by other Cities (most recently Estherville), developers, and the Iowa Lakes Corridor. Due to their knowledge of Northwest Iowa and the recent work they have done for developers interested in the Condo site, their fees and timing to complete the study will be reduced. The studies commissioned by developers can not be used since the information belongs to the developer and may not be as inclusive as this proposed Housing Needs Assessment. The cost for the comprehensive study will be \$16,220.00.

FISCAL IMPACT: The fiscal impact will be \$16,220.00, an unbudgeted amount that can be taken from the economic development funds in Water and Waste Water.

RECOMMENDATION: Approve a Comprehensive Housing Needs Analysis For The City Of Storm Lake.

ATTACHMENTS:

Description	Type
□ Housing Needs Analysis Proposal	Backup Material

A Proposal for a Comprehensive Housing Needs Analysis for the City of Storm Lake, Iowa

Prepared for:

City of Storm Lake
Storm Lake, Iowa

May 2016



Maxfield
Research & Consulting

7575 Golden Valley Road
Suite 385
Golden Valley, MN 55427
612.338.0012
www.maxfieldresearch.com



Maxfield

Research & Consulting

May 24, 2016

Mr. James. H. Patrick
City Manager
City of Storm Lake
PO Box 14086
Storm Lake, IA 50588

Dear Mr. Patrick:

Thank you for contacting Maxfield Research & Consulting, LLC to provide a proposal for a Comprehensive Housing Needs Analysis for the City of Storm Lake, Iowa. The study would examine demographic and economic factors, current housing market conditions, and would determine the market potential for developing additional housing products in Storm Lake. We would provide detailed recommendations (number of units/lots; unit mix and sizes; price/rent; housing features and amenities, etc.) for the housing types identified as being needed in the short- and long-term.

Along with the proposal is a statement of qualifications for our firm which provides a company background, outlines our services and representative clients, and provides resumes of Maxfield staff who would be conducting the housing study.

The work program for this housing market needs analysis is outlined on the following pages. The total fee for staff time for the analysis would be \$16,220.00, including expenses for outside data purchases, postage, printing, photocopying, long distance telephone, etc., but excluding travel expenses. Costs are presented for each major component of the work program. Maxfield Research & Consulting, LLC would be able to deliver a draft report of the housing analysis in approximately 120 to 140 days.

We welcome the opportunity to work with you on this project. If this proposal meets with your approval, please sign and return one copy of the contract. Please call me if you have any questions about the proposed work program or if you need any other information. I can also be reached via email at mmullins@maxfieldresearch.com.

Sincerely,

MAXFIELD RESEARCH & CONSULTING, LLC

Matt Mullins
Vice President & Business Development



Maxfield
Research & Consulting

May 24, 2016

Mr. James. H. Patrick
City Manager
City of Storm Lake
PO Box 14086
Storm Lake, IA 50588

CONTRACT FOR PROFESSIONAL SERVICES

Maxfield Research & Consulting, LLC proposes to provide market research and consulting services to the City of Storm Lake (the "Client") to prepare a Comprehensive Housing Needs Analysis. The needs analysis will determine the market potential for developing different types of owned and rented housing through 2025 based on an examination of demographic and employment growth trends and current housing market conditions. Detailed recommendations (number of units/lots; unit mix and sizes; prices/rents; housing features and amenities, etc.) for the housing types identified as needed in the short-term (2016 to 2020) and long-term (2020 to 2025) would be provided.

DESCRIPTION AND BIOGRAPHY OF FIRM

Maxfield Research & Consulting, LLC has over 30 years of experience in assisting communities to determine market conditions for planning and development efforts, providing demographic estimates and projections, and analyzing county and municipal commercial and residential real estate needs. Our thorough knowledge of market trends in the real estate industry allows us to support our clients with valuable information that affects planning and development. We are able to determine viable solutions to the issues that communities face. We are local, regional and national with work completed in over 40 states.

Maxfield Research & Consulting, LLC provides research and analysis in the areas of general market housing, student housing, senior housing, office, retail, hospitality, industrial, and financial institutions. Maxfield also has experience in organizing and conducting focus groups, preparing and administering on-line and mail surveys, holding public forums for large scale planning documents, and organizing and making presentations to city councils, planning commissions, and economic development authorities. A more detailed company overview is located in the Appendix.

METHODOLOGY

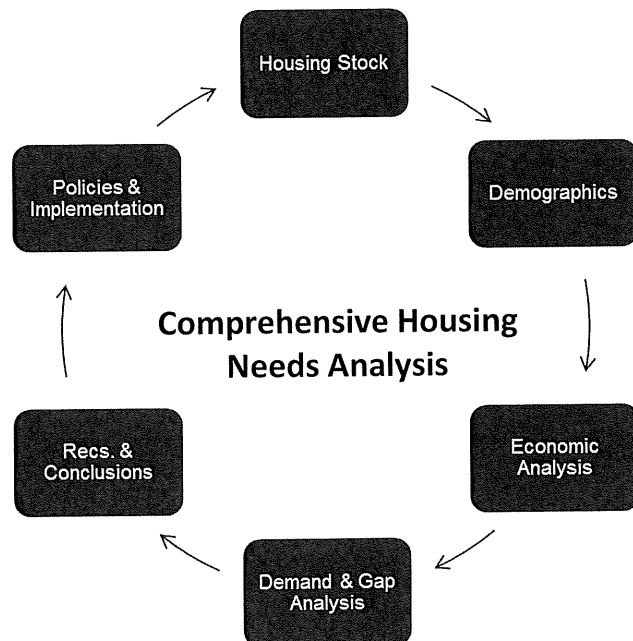
It is our understanding that the primary objective of this analysis is to provide the City of Storm Lake with a market-based analysis that will identify current and future housing needs in the Storm Lake area and help decision makers develop a greater understanding of the City's housing market. Maxfield Research & Consulting, LLC will provide detailed recommendations and an action plan for housing development (both short-term and long-term) and recommend tools and policies that will assist implementation. Our findings will provide a basis for community leaders, stakeholders, and decision-makers to guide future efforts when addressing housing needs.

The hallmark of Maxfield Research & Consulting, LLC's approach to comprehensive housing studies is a thoughtful, in-depth combination of primary and secondary research. Primary research includes surveys of existing housing properties, one-on-one interviews with major employers, developers, builders, Realtors, property managers, city and government agency staff, and others familiar with housing issues and the local housing market. Secondary research includes data obtained from reliable published sources including the Census Bureau, ESRI (a national demographics firm), State demographic centers and economic development agencies, among others.

Secondary published data is always reviewed carefully in light of other local factors revealed through the primary research that may have an impact on the analysis. The result is a custom analysis that provides the Client with information that is timely and locally pertinent.

Our work approach will draw on our experience and expertise in conducting housing studies on behalf of public entities and private developers.

Maxfield Research & Consulting, LLC routinely completes over 100 housing studies annually and is a market leader on housing research and consulting in the Upper Midwest.



WHY MAXFIELD RESEARCH?

- ***We Know Storm Lake & Northwest Iowa***
Benefit: Work efficiency – our past experience in Storm Lake and Northwest Iowa will allow us to be on the ground immediately
- ***Housing Inventory***
Benefit: Maxfield Research's proprietary housing data includes detailed information on multifamily properties across Iowa and the Midwest
- ***Experience Counts***
Benefit: Committed team of senior-level leaders; the four team members dedicated to this project have a combined 75 years of experience and have completed over 20 Comprehensive Housing Studies over the past two years
- ***Local Knowledge – National Experience***
Benefit: Our work is grounded in local issues/reality and we can integrate best practices from elsewhere
- ***Relationships***
Benefit: We have deep relationships with the development community; we understand their barriers and opportunities, we know what they want, and they will talk to us
- ***Full-Service Real Estate Advisory Firm***
Benefit: We understand the connection between all real estate types and we advise both public- and private-sector clients
- ***Comprehensive Approach***
Benefit: Data-driven analyses generate conclusions and recommendations based on market realities
- ***On the Ground Field Research***
Benefit: Hands-on field work, in-person interviews, telephone surveys, combined with the analysis of the Census and other data to gain the most information possible
- ***Proven Methodologies & Results Oriented***
Benefit: Our process for projecting housing demand has proven to be effective and we deliver action-oriented strategies

RESEARCH STAFF

Mary Bujold, CRE, President, Maxfield Research & Consulting, LLC, will serve as principle-in-charge of the project and serves as a consultant for the recommendations. Ms. Bujold has twenty-nine years of experience in housing market research and is regarded as a market expert in the field of residential real estate.

Mr. Matt Mullins, Vice President, will serve as the project manager and principal analyst for the project. Mr. Mullins will oversee the project timeline and will be responsible for the execution of the work program associated with the project. Mr. Mullins will work closely with junior staff to complete all work tasks associated with the project. Mr. Mullins was the lead analyst on several recent comprehensive housing studies, including projects completed for the Minnesota communities of Hutchinson, Elk River, and Plainview, as well as the Counties of Washington, Scott, and Olmsted. Mr. Mullins completed comprehensive housing studies for the Cities of Rock Rapids, Cherokee, and Counties of Lyon, Wright, and Marion. Mr. Mullins is currently overseeing the comprehensive housing studies for the City of Luverne, Minnesota and Lyon County, Iowa.

Mr. Joe Hollman, Senior Research Analyst would assist Mr. Mullins on this project as a principal analyst. Mr. Hollman would be responsible for completing a portion of the data gathering for this project, including interviews, contacting housing developments and preparing the conclusions and recommendations, and compiling the written report. Mr. Hollman was the lead analyst on several recent comprehensive research studies that focused on the market demand for residential and commercial real estate, including comprehensive housing studies for Roseau County, Minnesota, City of Austin, Minnesota, and the City of Waverly, Iowa. Mr. Hollman is currently working on multiple tax credit housing projects.

Mr. Brian Smith, Research Analyst, will provide data gathering services for this project. Mr. Smith will be responsible for compiling demographic and employment data and gathering base market information for the various types of housing. Mr. Smith has assisted on several comprehensive housing needs studies during his tenure with Maxfield Research Inc., including the Cities of Owatonna, Elk River, and Hibbing, Minnesota. Mr. Smith completed the housing needs analysis for Henry County, Iowa and the City of Iowa Falls, Iowa. Mr. Smith is currently working on a site selection project for senior housing expansion across the State of Iowa.

Individual resumes of the project staff are included in the appendix.

SCOPE AND COST OF SERVICES – Comprehensive Housing Needs Analysis

A. Project Kickoff Meeting/Field Work

1. Meet with representatives of the City of Storm Lake and other stakeholders to review project goals and objectives. Refine work program if required. This report will require some assistance from the City of Storm Lake and stakeholders; data requests and other project assistance will be discussed during this time.
2. Conduct a windshield survey of the housing stock in Storm Lake.

B. Review of Past Studies/Planning Documents

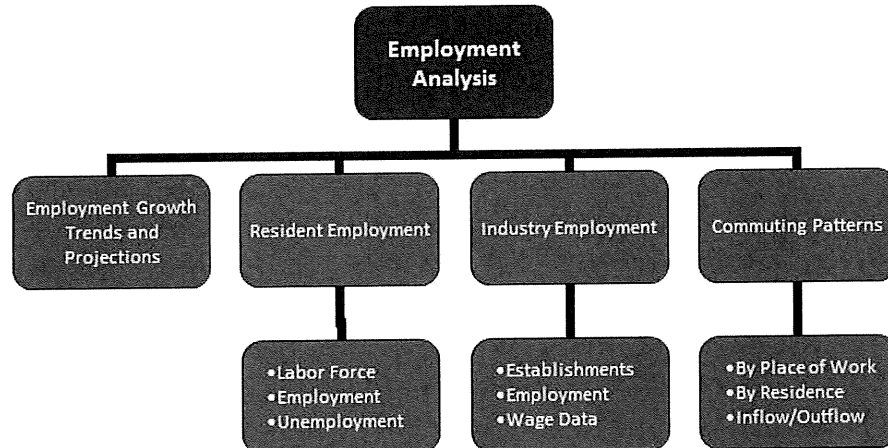
1. Obtain information on past housing studies/planning documents or other research reports/publications with information pertinent to the assignment. Review these documents and identify information from these analyses that is important for this study; identify how current conditions have changed.
2. Summarize information obtained from previous documents and their impact on the current analysis; include conflicting information or document key issues and their relevance to the current project.

C. Demographic Analysis (Data will also be provided for comparison purposes to other Iowa communities. Peer cities will be discussed during the kick-off meeting)

1. Identify a housing draw area for the City of Storm Lake.
2. Examine population and household growth trends and projections to 2025.
3. Examine demographic information on:
 - a. population age distribution
 - b. persons per household (household size)
 - c. household incomes by age of householder
 - d. household incomes by tenure
 - e. household net worth
 - f. household tenure
 - g. household tenure by age of householder
 - h. household tenure by household size
 - i. household type
 - j. diversity/ethnicity/culture
4. Present information on mobility trends.
5. Summarize links between the demographic profile and housing demand.
6. Discuss the implications of the findings on housing demand in Storm Lake.

D. Employment Trends (Data will also be provided for comparison purposes to other Iowa communities.)

1. Examine local data on resident employment (based on place of residence).
2. Examine local data on covered employment (based on location of jobs).
3. Provide data on jobs by NAICS industry sector.
4. Identify major employers.
5. Identify commuting patterns of area workers.
 - a) Place of residence vs. place of employment
 - b) Wages
 - c) Demographic characteristics.
6. Project job growth to 2025. Analyze any business expansions/contractions and their effect on the local housing market.
7. Interview economic development specialists, major employers, and local officials regarding major employment changes and other issues that may impact long-term employment projections.
8. Discuss the implications of the findings on housing demand in Storm Lake.



E. Housing Characteristics & Condition

1. Compile statistics on the age of the housing stock in Storm Lake and the draw area.
2. Compile residential building permit data by type of housing to the most current available figures for Storm Lake and the draw area.
3. Analyze U.S. Census and American Community Survey (ACS) findings collected between 2010 and 2014 (the most recent available). Compile the following:
 - a) Renter-occupied units by contract rent
 - b) Owner-occupied housing units by value
 - c) Owner-occupied housing units by mortgage status
 - d) Housing units by structure and occupancy
 - e) Housing units by occupancy status and tenure
4. Review housing market value data from City/County tax records (if available) or ACS.

5. Interview area housing professionals and other local governmental staff regarding housing conditions, economic development trends, and other factors that affect the local housing markets.
6. Identify the residential land supply and its impact on potential housing production.
7. Conduct a windshield survey of housing properties in Storm Lake. The windshield survey provides a visual assessment of the general conditions of the housing stock. Comment on properties or neighborhoods with code enforcement concerns and other substandard housing issues that have undesirable housing conditions.
8. Discuss the implications of the findings on housing demand in Storm Lake.

F. For-Sale Housing Market Analysis

1. Collect data on housing resale values (single-family and multifamily); examine price distribution and average/median sale price of home resales in Storm Lake and the draw area (Note: this may require assistance from the city or county assessor).
2. Analyze data on the inventory and list price of homes currently for sale.
3. Survey active and recently completed for-sale housing developments (single-family homes, townhomes, twinhomes, etc.) in Storm Lake and the surrounding area; analyze information on product types, lot sizes, home sizes, sale prices, buyer profile, and absorption (if available). For condominium or cooperative products (if any), provide data on building and unit amenities and common areas.
4. Identify Storm Lake's residential lot supply and the impact on potential housing production. Present information on vacant lots by year platted, subdivision, pricing, etc.
5. Identify and survey manufactured home parks in Storm Lake and the draw area (if any). Present information on number of pads, vacant pads, lot pricing, and tenant profile.
6. Identify pending for-sale housing developments in Storm Lake and the draw area, and discuss the likely impact of these developments on the housing market.
7. Interview real estate sales agents, developers, and builders to assess the overall strength of the for-sale housing market, buyer profiles, the impact of foreclosures/short sales on the housing market, desired housing types and price range, and unmet market niches.
8. Based on a windshield survey of homes in Storm Lake and interviews with City staff and Realtors discuss the overall condition of the owner-occupied housing stock in the City.

G. General Occupancy Rental Market Analysis

1. Survey larger (8-units or more) general occupancy rental housing projects, including subsidized (deep subsidy/extremely low income), affordable (shallow subsidy/very low income), workforce housing (80% to 120% of AMI) and market rate developments in the Storm Lake study area. Map locations of the multifamily housing stock.
2. Analyze data collected from the rental survey on year built/remodeled, monthly rents, vacancies, rents per foot, unit types/sizes and features, common area amenities, and resident profiles.
3. Inventory pending rental developments in the Storm Lake area and assess their potential impact on the market.
4. Interview owners/managers of rental housing in the area to assess rental trends and the need for additional rental housing in Storm Lake. Identify appropriate rental rates and the target markets for new rental construction in the community.

H. Senior Housing Market Analysis

1. Inventory existing senior housing developments in the draw area, including subsidized (deep subsidy), affordable (shallow subsidy), and market rate developments in the study area. Projects will include rental and for-sale active adult, congregate, assisted living, and memory care senior housing developments. In addition, collect information on skilled nursing facilities. Map locations of the senior housing stock.
2. Analyze data collected from the survey on year opened, number of units, vacancies, pricing, unit types and features, common-area amenities, services provided (if applicable), and resident profile.
3. Inventory pending senior developments in the draw area and assess their potential impact on the market.
4. Interview managers/sponsors of senior housing in the draw area to assess market trends and the potential need for additional senior housing or skilled nursing care in Storm Lake.

I. Conclusions and Recommendations

1. Quantify demand for housing (subsidized, affordable, and market rate) in Storm Lake through 2025 based on projected employment and household growth trends, existing pent-up demand, turnover/mobility, and estimated replacement needs.
2. Identify potential target markets for new for-sale, rental, and senior housing.
3. Identify potential unmet market niches and discuss the primary deficiencies in the current market situation.
4. Based on lot supply and absorption trends, discuss the current supply and whether more lots should be platted in order to meet projected demand.
5. Suggest an appropriate housing mix by product type (rental, ownership, senior) and price point and discuss the target markets for each.
6. Suggest appropriate development concepts in the short-term (developments needed by 2020) and long-term (2020 to 2025), including number of units, unit mix, unit sizes, sale prices or monthly rents, and in-unit features and common area amenities.

7. Discuss the potential need for public/private partnerships to achieve housing development goals and support economic development in Storm Lake.
8. Discuss housing programs and resources that may be administered by the City of Storm Lake to help achieve housing goals (i.e. home improvement loans, energy and environmental sustainability, fix-up funds, foreclosure assistance, first-time home buyer classes, programs for migrant and seasonal workers, etc.)
9. Provide recommendations on other challenges and opportunities that relate to the housing stock and housing development in Storm Lake.

J. Meetings and Client Contact

1. One kick-off meeting with Client (in person at time of field work or via conference call).
2. Review of the Draft analysis (via conference call or video conference) that would address report findings.
3. Formal presentation to appropriate governing body.
4. Report Preparation.

Total Cost for Comprehensive Housing Needs Analysis **\$16,220.00**

GIS Mapping

Maxfield Research will present key data visually and spatially through GIS mapping. However, Maxfield Research will require assistance from the Client to obtain parcel level data and the county assessor database. We will provide a detailed data request list that will outline the mapping and data needs.

COST OF SERVICES

The work outlined under the Scope of Services will be performed for Sixteen Thousand Two Hundred Twenty Dollars (\$16,220.00), including out-of-pocket expenses for printing, postage, long-distance telephone, data purchases, and an electronic version; but excluding travel expenses (hotel, meals, car rental, fuel, etc.) estimated to not exceed \$700.00. Work completed on the assignment would be billed to the Client monthly as costs are incurred.

Any additional research or meeting time requested by the Client beyond that set forth in the accompanying Scope of Services will be billed at our normal hourly rates for staff time (\$55 to \$150). Any hard copies of the report would be billed to the Client at our direct cost.

The following fee proposal provides a detailed summary of staff hours needed to complete this project. The fee proposal includes a breakdown of costs by project task and Maxfield Research & Consulting, LLC staff assigned to the project. Any future updates to this Study will be con-

tracted for separately, with the cost of services being dependent on timing and the scope of work proposed.

FEE PROPOSAL COMPREHENSIVE HOUSING NEEDS ANALYSIS FOR THE CITY OF STORM LAKE IOWA							
Project Task	Maxfield Research Inc. Staff						Cost by Task
	Mary Bujold <i>President</i>	Matt Mullins <i>Vice-Pres.</i>	Joe Hollman <i>Sr. Analyst</i>	Brian Smith <i>Sr. Analyst</i>	Phyllis Austin <i>Support</i>	Maxfield Research <i>Total</i>	
A. Project Kick-off and Field Visit	0	12	0	0	0	12	\$1,500
B. Review of Past Studies	0	0	0	2	0	2	\$170
C. Demographic Analysis	0	0	2	16	0	18	\$1,610
D. Employment Trends	0	2	2	8	0	12	\$1,180
E. Housing Characteristics and Condition	0	4	0	10	0	14	\$1,350
F. For-Sale Housing Market Analysis	0	14	0	6	0	20	\$2,260
G. General Occupancy Rental Analysis	0	2	2	16	0	20	\$1,860
H. Senior Housing Market Analysis	0	0	2	14	0	16	\$1,440
I. Housing Affordability	0	6	0	4	0	10	\$1,090
J. Conclusions and Recommendations	2	10	2	8	0	22	\$2,480
I. Meetings and Report Preparation	0	8	0	2	2	12	\$1,280
Total Hours	2	58	10	86	2	158	
(times) Hourly Rate	\$150	\$125	\$125	\$85	\$55		
Total Cost for Staff Time	\$300	\$7,250	\$1,250	\$7,310	\$110	\$16,220	
(Plus) Travel Cost (not to exceed)*		\$700				\$700	
Total Cost for Staff Time plus Travel	\$300	\$7,950	\$1,250	\$7,310	\$110	\$16,920	

*Mileage billed at the standard IRS rate of \$0.54 per mile (2016).

WORK PRODUCT

Findings will be presented in an electronic PDF format; hard bound copies are optional. The Comprehensive Housing Needs Analysis is accepted by many lenders, limited partners, investors or governmental bodies who require such documentation to satisfy their financing criteria.

COMPLETION TIME

The work outlined under Scope of Services will be completed in draft form within 120 to 140 days of the execution of this agreement unless delayed by unexpected emergencies, forces beyond the control of the parties, or by written agreement of the parties.

A final report would be issued within two weeks of receiving all comments and feedback from the Client.

PROPOSED COMPLETION TIMEFRAME COMPREHENSIVE HOUSING NEEDS ANALYSIS FOR THE CITY OF STORM LAKE IOWA																				
Project Task	Month 1				Month 2				Month 3				Month 4				Month 5			
	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4
A. Project Kickoff and Field Visit	●																			
B. Review of Past Studies		●																		
C. Demographic Analysis				●																
D. Employment Trends					●															
E. Housing Characteristics & Condition						●														
F. For-Sale Market Analysis									●											
G. GO Rental Market Analysis										●										
H. Senior Market Analysis											●									
I. Conclusions and Recommendations														●						
J. Delivery of Draft Report																		●		
K. Formal Presentation																			●	

PAYMENT

All costs including staff time and out-of-pocket expenses billed on a monthly basis shall be payable to Maxfield Research & Consulting, LLC within fifteen (15) days of receipt of an invoice showing the work completed and the cost of the work. A finance charge of one and one-half percent (1.5%) per month will be added to the unpaid balance of each invoice not paid within thirty (30) days. All invoices are sent via email. A current email address needs to be supplied to Maxfield Research for billing purposes. A final invoice will be sent with the release of the draft report.

DISCLAIMER

The objective of this research assignment is to gather and analyze as many market components as is reasonable within the time limits and projected staff hours set forth in this agreement. We assume no responsibility for matters legal in character. The property/land is assumed to be free and clear of any indebtedness, liens or encumbrances; and good and marketable title and competent management are assumed, unless otherwise stated. If building plans or site plans are included in the report, they are to be considered only approximate and are submitted to assist the reader in visualizing the property.

We assume no responsibility for the accuracy of any building or site plans. Certain information and statistics contained in the report, which are the basis for conclusions contained in the report, will be furnished by other independent sources. While we believe this information is reliable, it has not been independently verified by us and we assume no responsibility for its accuracy.

The conclusions in the report are based on our best judgments as market research consultants. Maxfield Research & Consulting, LLC disclaims any express or implied warranty of assurance or

representation that the projections or conclusions will be realized as stated. The result of the proposed project may be achieved, but also may vary due to changing market conditions characteristic of the real estate industry, changes in facts that were the basis of conclusions in this report, or other unforeseen circumstances. In the event payment is not received on a timely basis, Maxfield Research & Consulting, LLC shall be entitled to a lien against the subject property.

This agreement will be construed according to the laws of the State of Minnesota.

TERMINATION

This agreement may be terminated upon written notification of either party to the other. In the event of termination, the Client will pay Maxfield Research & Consulting, LLC for staff hours performed at the firm's normal hourly rates, plus all expenses incurred through the date of termination.

If this proposal meets with your approval, please sign and return one copy to the offices of Maxfield Research & Consulting, LLC

The price terms of this agreement shall remain in effect for a period of 90 days from the date shown at the top of this document.

Agreed to this _____ day of _____ 2016.

MAXFIELD RESEARCH & CONSULTING, LLC

CITY OF STORM LAKE



Matt Mullins
Vice President

Mr. James H. Patrick
City Manager

SELECTED HOUSING STUDIES / REFERENCES
Maxfield Research & Consulting, LLC

- | | |
|--|-------------|
| 1. Comprehensive Housing Study for Marion County, Iowa | 2016 |
| Client: Marion County Economic Development Commission | |
| Contact: Carla Eysink, (641) 828-2257 | |
| 2. Comprehensive Housing Study for Estherville, Iowa | 2015 |
| Client: Iowa Lakes Corridor Development Corporation | |
| Contact: Kiley Miller, (712) 264-3474 | |
| 3. Comprehensive Housing Study for Manchester, Iowa | 2015 |
| Client: City of Manchester | |
| Contact: Timothy Vick, (563) 927-3636 | |
| 4. Comprehensive Housing Study for Wright County, Iowa | 2014 |
| Client: Wright County Economic Development | |
| Contact: Brad Hicks, (515) 532-6422 | |
| 5. Comprehensive Housing Study for the City of Iowa Falls, Iowa | 2014 |
| Client: Iowa Falls Area Development Corporation | |
| Contact: Cindy Litwiller, (641) 373-3455 | |
| 6. Comprehensive Housing Study for the City of Waverly, Iowa | 2014 |
| Client: City of Waverly | |
| Contact: Phil Jones, (319) 352-9211 | |
| 7. Comprehensive Housing Study for Henry County, Iowa | 2014 |
| Client: Mount Pleasant Area Chamber Alliance | |
| Contact: Kiley A. Miller, (319) 385-3101 | |
| 8. Comprehensive Housing Study for Olmsted County, Minnesota | 2014 |
| Client: Olmsted County Community Services, Mayo Clinic & Rochester Area Foundation | |
| Contact: Paul Fleissner, (507) 328-6350 | |
| 9. Housing Market Analysis and Demand Estimates for Owatonna, Minnesota | 2013 |
| Client: Owatonna HRA/Community Development | |
| Contact: Troy Klecker, (507) 774-7316 | |
| 10. A Comprehensive Housing Study for Austin, Minnesota | 2013 |
| Client: Austin HRA/Community Development Dept. | |
| Contact: Craig Hoium, (507) 437-9952 | |

- | | |
|---|-------------|
| 11. A Comprehensive Housing Study for Lyon County, Iowa | 2013 |
| Client: Lyon County Economic Development | |
| Contact: Steve Simons (712), 472-8546 | |
| 12. Housing Needs Assessment for the North Dakota Planning Region VI | 2013 |
| Client: South Central Dakota Regional Council (Jamestown, ND) | |
| Contact: Becky Thatcher-Keller, (701) 952-8060 | |
| 13. Comprehensive Housing Needs Analysis for Hutchinson, Minnesota | 2012 |
| Client: City of Hutchinson & Hutchinson HRA | |
| Contact: Jean Ward, (320) 234-4451 | |
| 14. Comprehensive Housing Needs Analysis for Cherokee, Iowa | 2012 |
| Client: City of Cherokee, Iowa | |
| Contact: Don Eikmeyer, (712) 225-5749 | |
| 15. Comprehensive Housing Study for Rock Rapids, Iowa | 2011 |
| Client: Rock Rapids Development Corporation | |
| Contact: John Hulshof, (712) 470-3762 | |

--APPENDIX--

Over 32 years of Experience Offering Solutions to your Real Estate Challenges

Maxfield Research & Consulting is a full-service research firm providing timely and comprehensive real estate market information and analysis that is critical to the success of our clients. With over 32 years of experience in real estate market feasibility and consulting, our expertise enables us to offer solutions to difficult challenges. We assess the needs of each project, anticipate problems and provide solutions. We work closely with each client to assure our research data and analysis provide exactly the information needed in planning and developing new projects. We provide customized studies designed to deliver strategic framework for each of our clients' objectives to optimize land use and value of their real estate needs.

Developing dynamic relationships and delivering strategic solutions has earned us our clients' confidence in our expertise. Our broad experience and varied customer base includes public, private and institutional clients seeking crucial information in making decisions regarding the latest trends in the real estate industry.

Maxfield is a local, regional, national and international player in the real estate consulting industry.

Our Clients

Public Sector—recommendations provide decision makers a guide to future planning. Strategic counsel on market trends and real estate activities assists clients with a value added service

Private Sector—provides clients with objective and unbiased advice to position themselves to maximize opportunity and reduce risk

Institutional Sector—extensive experience serving broad spectrum of clients with unique organizational needs.

Examples of Our Services

Residential—Assist with information on multifamily, senior housing, tax credit, master planned communities, residential scenarios and more.

Commercial—Analysis for retail, office, industrial and hotel space working with private developers on specific projects

Land Use—Highest and best use assessments, redevelopment and development issues, collaborating with planning consultants to provide market data and support land use recommendations.

Special—Providing expert testimony and litigation support, economic impact analysis, financial pro-formas, etc.

Consulting Services—custom analysis according to specific needs, specified aspects regarding floor plans, unit mix, premium pricing assessments, competitive shopping and more.

MAXFIELD RESEARCH & CONSULTING LLC

7575 Golden Valley Road
Suite 385
Golden Valley, MN 55427
www.maxfieldresearch.com

Phone: 612-338-0012
Fax: 612-904-7979

Our Staff

Mary Bujold, President

Matt Mullins, Vice President &
Business Development

Joe Hollman, Senior Associate

Brian Smith, Senior Associate

David Sajevic, Associate

Rob Wilder, Associate

Mace Wescott, Associate

Jessica Van Voorhis, Associate

Phyllis Austin, Office Manager/Corp Acct

Research that breaks ground....

Maxfield Research & Consulting

Research that breaks ground....

General Background

Mary has 31 years of experience in real estate research and consulting and is considered a market expert in the field of residential real estate and in market analysis for financial institutions. She regularly testifies as an expert witness for eminent domain, tax appeal and other types of real estate litigation.

As President, she heads projects for large-scale land use and redevelopment studies including downtown revitalization for private developers and municipalities as well as private developers and universities on their student housing needs.

Mary frequently gives presentations at seminars and workshop sessions on current real estate market topics.

Experience

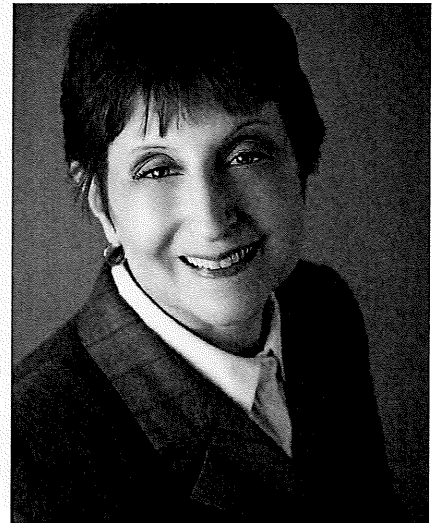
Large-Scale Redevelopment
Master-Planned Communities
Rental Housing
Condominium Housing
Senior Housing
Student Housing
Financial Institutions
Expert Testimony and Litigation Support
Comprehensive Housing Needs
Retail Analysis
Downtown Revitalization
Industrial Analysis
Fiscal Impact Analysis



Maxfield
Research & Consulting

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www.maxfieldresearch.com

Phone: 612-338-0012
Fax: 612-904-7979
E-mail: mbujold@maxfieldresearch.com



Mary Bujold
President

Professional Designation and Appointments

Counselors of Real Estate (CRE)
CRE Board of Directors – 2-year term
Editor-Real Estate Issues Journal
Housing Development Committee-Project for Pride in Living

Professional Organizations

Counselors of Real Estate (CRE)
National Association of Realtors (NAR)
Minnesota Association of Realtors (MAR)
Minneapolis Area Association of Realtors (MAAR)
National Historic Trust – Main Street Center

Education

Bachelor of Arts in Business Administration
Marquette University

Masters of Business Administration
University of Minnesota

Maxfield Research & Consulting LLC

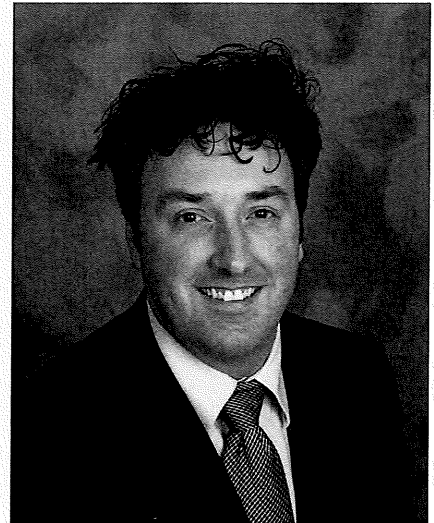
Research that breaks ground....

General Background

Matt Mullins brings over 18 years of real estate consulting and advisory service experience to Maxfield Research Inc. Matt has managed and directed real estate analysis projects locally, regionally, and nationally for a broad spectrum of private and public sector clients. Matt's experience canvasses a variety of real estate and land use types, including: single-family and multifamily housing, commercial, industrial, mixed-use, hospitality, entertainment, tourism, transit-oriented developments, among others.

Matt is a trusted advisor whom industry leaders regularly rely on his forthright insight into the real estate market. Matt frequently presents real estate findings and emerging trends to public sector entities and professional trade organizations. In addition to his strategic research and consulting responsibilities, Mr. Mullins also manages and implements business development strategies and marketing initiatives for Maxfield. Furthermore, Matt oversees and mentors other Maxfield advisors.

Mr. Mullins joined Maxfield January 2003. Prior to joining Maxfield, Matt previous experience was as a consultant for other nationally and globally-based advisory service firms providing real estate advisory services.



Matt Mullins
Vice President &
Business Development

Experience

Highest & Best Use Studies
Comprehensive Housing
Redevelopment and Adaptive Reuse
Master-planned Communities
Apartments & Condominiums
Senior Housing & Retirement Communities
Single-family Homes & Townhomes
Retail, Commercial, & Industrial
Hospitality & Conference Centers
Golf Courses & Marinas
Mixed-use Development
Transit-Oriented Development
Resort/2nd Home Communities
Student Housing
Financial Analysis



Maxfield
Research & Consulting

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Suite 385
Golden Valley, MN 55427
www.maxfieldresearch.com

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Fax: 612-904-7979
E-mail: mmullins@maxfieldresearch.com

Professional Organizations

Urban Land Institute (ULI)
Sensible Land Coalition (SLUC)
National Association of Realtors (NAR)
Minnesota Association of Realtors (MAR)
Minneapolis Association of Realtors (MAAR)
Builders Association of the Twin Cities (BATC)
National Association of Home Builders (NAHB)

Education

Bachelor of Arts in Urban Studies & Geography
St. Cloud State University

Mini-Masters in Real Estate Development
Mini-Masters in Investment Real Estate
University of St. Thomas

Registration and Licenses

Licensed Real Estate Broker in the State of Minnesota

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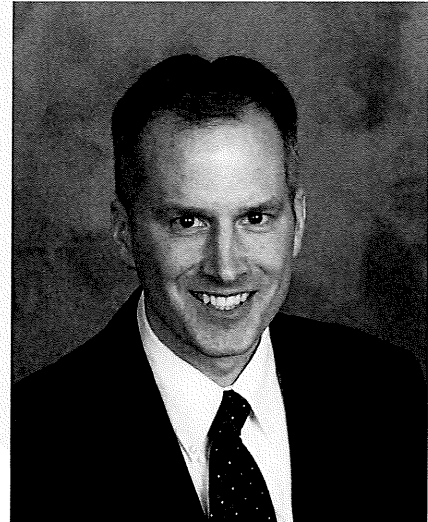
General Background

As a former city planner and commercial real estate professional, Joe has nearly 20 years of experience in the research, analysis and presentation of data relevant to the real estate industry. He has expertise in commercial real estate, housing, city planning, Geographic Information Systems mapping and demographic analysis.

Prior to joining Maxfield Research, Joe was a member of the national research team for Cushman & Wakefield, one of the world's largest commercial real estate firms. In this role, he conducted research and analyses focusing on the office, industrial and retail real estate markets in the Twin Cities Metropolitan Area. Before joining the commercial real estate industry, Joe was a planner for the following organizations: City of Columbia Heights, Minnesota; Arrowhead Regional Development Commission in Duluth, Minnesota; and, Peoria County, Illinois. As a planner, he contributed to the creation of multiple comprehensive plans, land use studies, zoning ordinances and site assessments.

Experience

Retail, Office and Industrial Real Estate
Hotel Feasibility
General Occupancy Rental Housing
Market Potential Analyses
Comprehensive Housing Plans
Senior Housing and Retirement Communities
For-Sale Housing
Student Housing



Joe Hollman
Senior Associate

Education

Bachelor of Science in Geography
University of Wisconsin at La Crosse



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General Background

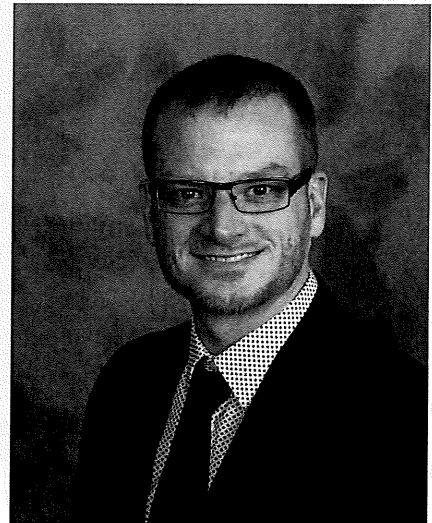
Brian Smith has 15 years of experience in real estate research and consulting with Maxfield Research Inc.

Brian imparts his expertise in all product types provided by Maxfield Research Inc. Brian has conducted analysis and consulting on studies locally, regionally, and nationally for both public and private sector clients.

Brian directs analysis on studies including affordable and market rate rental housing, for-sale housing, senior housing, comprehensive housing needs, retail, commercial, industrial, transit-oriented development, and banking feasibilities.

Experience

Senior Housing & Retirement Communities
Comprehensive Housing Plans
Affordable & Market Rate Apartments
Condominiums
Financial Institutions
Highest & Best Use Studies
Adaptive Reuse and Redevelopment
Master-planned Communities
Retail, Commercial, & Industrial
Mixed-use Development
Transit-Oriented Development
Single-family Homes & Townhomes
Student Housing



Brian Smith
Senior Associate

Education

Bachelor of Science in Marketing
Minnesota State University



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