

**CITY OF STORM LAKE
REGULAR COUNCIL MEETING, CITY HALL
COUNCIL CHAMBERS
NOVEMBER 18, 2013
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. **Approval Of November 5, 2013 Election Results**
3. **Resolution No. 35-R-2013-2014 Authorizing A Noise Variance, Parade Permit, Temporary Street Closures, Entertainment & Related Events For The 2013 Miracle on Lake Avenue**
4. **Public Hearing On Amendment #3 To The Industrial Park Urban Renewal Plan**
5. **Resolution No. 36-R-2013-2014 Adopting Amendment #3 To The Industrial Park Urban Renewal Plan**
6. **Motion to Approve FY 2013 Annual Urban Renewal Report**
7. **Ordinance No. 03-O-2013-2014 Amending Chapter 5-1 Of The City Code**
8. **Resolution No. 37-R-2013-2014 Updating City Fee Resolution**
9. **Approve Amendment To Engineering Agreement For Vilas Road Repair & Reconstruction**
10. **Resolution No. 38-R-2013-2014 Change Order #1 2010 Housing Project #13**
11. **Resolution No. 39-R-2013-2014 Final Acceptance Housing Project #13**
12. **Resolution No. 40-R-2013-2014 Adopting Federal Aviation Administration Program (AIP) 5-Year Plan**
13. **Resolution No. 41-R-2013-2014 Approving The 28E Community Education Agreement With The Storm Lake Community School District**
14. Adjourn

Meeting Protocol

If you wish to speak today, please:

1. To speak on an agenda item please approach the podium when that agenda item is called and upon recognition by the Mayor identify yourself by stating your name and address.
2. If your issue is not a topic on the agenda please approach the podium under the "Hear the Public" agenda item and upon recognition by the Mayor identify yourself by stating your name and address.
3. Please keep your remarks to three (3) minutes or less.

4. If you require accommodation for this meeting including but not limited to translation services, hearing assistance, or accessibility please contact the City Clerk at least four (4) hours prior to the start of the meeting.

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

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



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Staff Summary

11/18/2013

Agenda Item # A.



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

FROM: Sue Vossberg, Deputy Clerk

SUBJECT: **Approve Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

- List of bills for approval
- King's Pointe disbursements for approval
- Sunrise Pointe Golf Course Clubhouse disbursements for approval
- Approve Council Minutes - November 4, 2013
- Approve liquor license renewals for Amvets
- Approve Taxicab license for Storm Lake Cab
- Approve Cigarette Permit for Shamrock Asian Market

FISCAL IMPACT: The City will pay the following expenditures:

- List of Bills - \$1,512,994.14
- King's Pointe Bills - \$169,684.62
- Sunrise Pointe Bills - \$3,538.77

The City will receive the following revenues:

- Liquor license renewal - \$845.00
- Taxicab license - \$120.00
- Cigarette permit - \$56.25

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

Description	Type
 List of Bills	List of Bills
 King's Pointe and Sunrise Pointe List of Bills	List of Bills
 Minutes - November 4, 2013	Minutes
 Amvets Liquor Report	Backup Material
 Storm Lake Cab Taxi License Application	Backup Material
 Cigarette Permit Application	Permit

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

Checks for Approval Report

From: 11/05/13 To 11/18/13
User: tyler.gibbins

UNAVAILABLE

AFLAC	PR Batch 00551.11.2013 Aflac Pretax	50.17
AFLAC	PR Batch 00551.11.2013 Aflac After tax	54.06
AFLAC	PR Batch 00552.11.2013 Aflac Pretax	418.88
AFLAC	PR Batch 00552.11.2013 Aflac After tax	79.50
BARTLETT YOUNGBLOOD BARBARA	Refund Check	5.79
BAYDIN TOUN	Refund Check	13.02
BAYDIN TOUN	Refund Check	23.97
BAYDIN TOUN	Refund Check	11.05
BAYDIN TOUN	Refund Check	0.91
BAYDIN TOUN	Refund Check	4.65
City of Storm Lake	PR Batch 00552.11.2013 Dental employee/child	8.46
City of Storm Lake	PR Batch 00552.11.2013 Dental insurance employee c	14.70
City of Storm Lake	PR Batch 00552.11.2013 Dental employee/spouse	18.00
City of Storm Lake	PR Batch 00552.11.2013 Dental insurance family	102.00
City of Storm Lake	PR Batch 00552.11.2013 125 Flexible Benefits	570.14
City of Storm Lake	PR Batch 00552.11.2013 Flex- Child Care	173.08
City of Storm Lake	PR Batch 00552.11.2013 Health Insurance Family	2,009.16
City of Storm Lake	PR Batch 00552.11.2013 Health Insurance Single	377.23
City of Storm Lake	PR Batch 00551.11.2013 Dental insurance employee c	1.06
City of Storm Lake	PR Batch 00551.11.2013 Dental employee/spouse	8.68
City of Storm Lake	PR Batch 00551.11.2013 Dental insurance family	32.27
City of Storm Lake	PR Batch 00551.11.2013 125 Flexible Benefits	244.75
City of Storm Lake	PR Batch 00551.11.2013 Health Insurance Family	604.60
City of Storm Lake	PR Batch 00551.11.2013 Health Insurance Single	24.04
Collection Services Center	PR Batch 00551.11.2013 Child Support Payments to I	325.00
Collection Services Center	PR Batch 00552.11.2013 Child Support Payments to I	619.38
Conseco Health Insurance Co	PR Batch 00552.11.2013 Cancer Pre Tax Insurance	58.30
EFTPS	PR Batch 00552.11.2013 Federal Income Tax	10,634.64
EFTPS	PR Batch 00552.11.2013 FICA Employee Portion	3,883.85
EFTPS	PR Batch 00552.11.2013 FICA Employer Portion	3,883.85
EFTPS	PR Batch 00552.11.2013 Medicare Employee Portion	1,467.05
EFTPS	PR Batch 00552.11.2013 Medicare Employer Portion	1,467.05
EFTPS	PR Batch 00551.11.2013 Federal Income Tax	4,399.43
EFTPS	PR Batch 00551.11.2013 FICA Employee Portion	1,734.02
EFTPS	PR Batch 00551.11.2013 FICA Employer Portion	1,734.02
EFTPS	PR Batch 00551.11.2013 Medicare Employee Portion	526.11
EFTPS	PR Batch 00551.11.2013 Medicare Employer Portion	526.11
ICMA Retirement Trust 457	PR Batch 00551.11.2013 ICMA	950.00
ICMA Retirement Trust 457	PR Batch 00551.11.2013 ICMA City Paid	479.18
ICMA Retirement Trust 457	PR Batch 00551.11.2013 ICMA City paid for Police	424.91
ICMA Retirement Trust 457	PR Batch 00552.11.2013 ICMA	985.00
Iowa Public Employees	PR Batch 00552.11.2013 IPERS	3,806.21
Iowa Public Employees	PR Batch 00552.11.2013 IPERS City Share	5,712.39
Iowa Public Employees	PR Batch 00551.11.2013 IPERS	1,403.11
Iowa Public Employees	PR Batch 00551.11.2013 IPERS City Share	2,105.86
ITT Hartford AMS RPVA	PR Batch 00552.11.2013 457 Hartford	325.00
JOHN ANDOLIN	Refund Check	64.99
MOHAMED ABDIKADIR	Refund Check	21.32
MOHAMED ABDIKADIR	Refund Check	37.27
MOHAMED ABDIKADIR	Refund Check	18.72
MOHAMED ABDIKADIR	Refund Check	1.48
MOHAMED ABDIKADIR	Refund Check	7.89
MOVIE GALLERY, STORE #3462	Refund Check	5.07
Muni Fire/Police Retire	PR Batch 00552.11.2013 Muni Police/Fire Pension	2,926.15
Muni Fire/Police Retire	PR Batch 00552.11.2013 Muni Police/Fire Pension Ci	9,376.14
Muni Fire/Police Retire	PR Batch 00551.11.2013 Muni Police/Fire Pension	610.52
Muni Fire/Police Retire	PR Batch 00551.11.2013 Muni Police/Fire Pension Ci	1,956.27

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NGUYEN MINH	Refund Check	1.67
NGUYEN MINH	Refund Check	2.04
NGUYEN MINH	Refund Check	0.45
NGUYEN MINH	Refund Check	0.11
NGUYEN MINH	Refund Check	0.19
OGEBO JANE	Refund Check	145.43
PARRA-HERNANDEZ OR GABRIELA	Refund Check	22.78
PARRA-HERNANDEZ OR GABRIELA	Refund Check	35.51
PARRA-HERNANDEZ OR GABRIELA	Refund Check	13.72
PARRA-HERNANDEZ OR GABRIELA	Refund Check	1.60
PARRA-HERNANDEZ OR GABRIELA	Refund Check	5.78
RICHTER CAROLINE	Refund Check	22.87
SIEVERS REGINA	Refund Check	96.15
Teamsters Local Union 554	PR Batch 00552.11.2013 Union Dues	254.00
THAMMAKOD KHAMBAY	Refund Check	4.54
THAMMAKOD KHAMBAY	Refund Check	5.59
THAMMAKOD KHAMBAY	Refund Check	1.23
THAMMAKOD KHAMBAY	Refund Check	0.31
THAMMAKOD KHAMBAY	Refund Check	0.52
Treasurer State Of Iowa	PR Batch 00552.11.2013 State Income Tax	3,938.43
Treasurer State Of Iowa	PR Batch 00551.11.2013 State Income Tax	1,883.45
TRUONG TAN	Refund Check	21.79
TRUONG TAN	Refund Check	32.16
TRUONG TAN	Refund Check	11.24
TRUONG TAN	Refund Check	1.52
TRUONG TAN	Refund Check	4.74
VANG TONG/ MAI	Refund Check	65.85

UNAVAILABLE	Department Total =	73,900.13
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Police Department

Alliant Energy	Gas Service Sept/Oct 2013	257.96
Alta Body Shop	Towing Services- October 2013	1,890.00
Boesenberg Rhonda	Training in Council Bluffs- Boesenberg	69.88
Central Bank	Vehicle Fuel	43.89
Crescent Electric Supply Co	Lamps (5)	16.10
Diekman Patrick L	Fuel Reimbursement- Diekman- Des Moines	30.00
Evertex Inc	Cell Phone Service Nov 2013	533.39
Genesis Development	Janitorial Services- October 2013	600.00
Graham Tire	Scrap Disposal	5.00
Graham Tire	Finance Charge	1.00
Hy-Vee, Inc	Floral- No Tax	43.00
Hy-Vee, Inc	Baked Supplies	7.98
Iowa Lakes Electric Cooperative	October 2013 Electric Services	44.93
Iowa Office Supply Inc	Copier Maintenance	104.97
Iowa Police Chiefs Assc	IPCA 2014 Membership Dues- Prosser	75.00
Jack's Uniforms & Equipment	Commendation Bar	26.94
Jack's Uniforms & Equipment	Uniforms- Baton Holder	43.94
MidAmerican Energy Company	Electric Service Aug/Sept 2013	967.27
Neuroth Kevin	Garbage Service October 2013	23.00
O'Reilly Auto Parts	1Gal- Carwash	7.99
Pearson Breanna	Training in Council Bluffs- Pearson	15.00
Pizza Hut	Meeting Expense- Less Tax	72.50
Purchase Power	Postage November 12, 2013	41.15
Star Energy, LLC	Fuel October 2013	4,622.36
Storm Lake Ace Hardware Inc	Radar Batteries (2)	53.98
Storm Lake Bakery	Meeting Expense	27.30
Storm Lake Times The	Business Office Assistant- PD	60.75

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Storm Lake Times The	Business Office Assistant- PD	60.75
Wide Open West	Phone Service November 2013	355.34
Zee Medical Inc		41.75

Police Department

Department Total = 10,143.12

Fire Department

Alliant Energy	Gas Service Sept/Oct 2013	29.96
Bomgaars Supply, Inc	Drain Cleaner	7.99
Central Iowa Distributing, Inc	Vac Bags & Towels	71.10
Evertex Inc	Cell Phone Service Nov 2013	61.20
Fitzpatrick Auto Center	2014 GMC Sierra Pickup	26,854.00
Neuroth Kevin	Garbage Service October 2013	52.00
Star Energy, LLC	Fuel October 2013	222.88
Storm City Auto Parts	Fuel Filter #77	5.86
Storm Lake Times The	Volunteer Fire Fighters	33.08
Storm Lake Times The	Volunteer Fire Fighters	47.25
Wide Open West	Phone Service November 2013	53.78

Fire Department

Department Total = 27,439.10

Building Official

Arnold Motor Supply, LLP	Hologen Capsule	7.29
Evertex Inc	Cell Phone Service Nov 2013	27.50
Purchase Power	Postage November 12, 2013	9.60
Rasmussen's	Front Driver Door Mirror	81.00
Star Energy, LLC	Fuel October 2013	168.71
Storm Lake Times The	Planning & Zoning Commission File 2013-6	6.80
Wide Open West	Phone Service November 2013	80.68

Building Official

Department Total = 381.58

Animal Care

Lake Animal Hospital	Boarding & Disposal of Dogs & Cats October 2013	700.00
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Animal Care

Department Total = 700.00

UNAVAILABLE

City of Storm Lake	Officer Expense- FY12-13	41,100.23
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UNAVAILABLE

Department Total = 41,100.23

Law Enforcement

Erskine Todd	Tourniquet, Gauze, Tactical Litter, & Weapons Catch	1,854.72
Evertex Inc	New Cell Phone	325.00

Law Enforcement

Department Total = 2,179.72

Crime Prevention

Bomgaars Supply, Inc	Dog Food (4)- K-9	171.96
North Iowa K-9	Recertification for K-9 & Handler	150.00

Crime Prevention

Department Total = 321.96

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Roadway Maintenance

Alliant Energy	Gas Service Sept/Oct 2013	121.90
Barco Municipal Products Inc	Class 3 Two Tone Jacket	50.00
Bomgaars Supply, Inc	Supplies	10.10
Bomgaars Supply, Inc	Bolts, Tape, Blade	22.23
Bomgaars Supply, Inc	Bow Saw	13.98
Bomgaars Supply, Inc	Sledgehammer	32.99
Bredvick Edwin O	CDL Compensation- Bredvick	20.00
Buena Vista Regional Medical Center	X- Ray- Nebitt	470.00
Central Bank	Bingo Supplies	177.23
Central Bank	Subscription- ERD	18.00
City of Storm Lake	FY2014 Technology Allocations	24,894.00
Evertex Inc	Cell Phone Service Nov 2013	13.75
Ferguson's Garden Center, Inc.	Trees- Alliant Grant	14,796.28
Graffix, Inc	Uniforms	41.40
Hilti, Inc	Rotary hammer	672.95
Hunzelman Putzier Company	FY2013 Audit- Progress Billing through 11/1/2013	297.48
I&S Group, Inc.	Engineering Services- Lake Avenue Trail	62.50
Iowa Prison Industries	No Smoking & Ethanol Decals	50.88
Keenan Plumbing/Heating	Street Shop Service Call- Air Conditioner	55.00
Lundell Construction Co. Inc.	Rock	949.00
Lundell Construction Co. Inc.	Rock	258.38
Lundell Construction Co. Inc.	Rock	136.88
MidAmerican Energy Company	Electric Service Aug/Sept 2013	466.78
Neuroth Kevin	Garbage Service October 2013	119.25
Occupational Medicine at Riverside UnityPoint Clinic	CDL Data Testing- Noble	37.00
Star Energy, LLC	Fuel October 2013	2,472.16
Wide Open West	Phone Service November 2013	50.13

Roadway Maintenance

Department Total = 46,310.25

Street Lighting

MidAmerican Energy Company	Electric Service Aug/Sept 2013	10,173.15
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Street Lighting

Department Total = 10,173.15

Signs & Signals

Iowa Dept of Transportation	Rivets for Signs	114.00
Iowa Dept of Transportation	Sign Tubing	2,277.00
Iowa Prison Industries	Credit- Return of 10 Downward Arrow Left Signs	-103.50

Signs & Signals

Department Total = 2,287.50

Airport

Bomgaars Supply, Inc	Key Blanks (4)	5.96
Bomgaars Supply, Inc	Quick Snap	15.38
Bomgaars Supply, Inc	Rope	16.55
Century Link	Phone Service- November 2013	125.60
Crescent Electric Supply Co	Lamps (9)	166.23
MidAmerican Energy Company	Electric Service Aug/Sept 2013	501.44
Purchase Power	Postage November 12, 2013	22.92
Seiler Plumbing & Heating Inc	Sewer Repairs	148.80
Storm Lake Ace Hardware Inc	Supplies	15.45

Airport

Department Total = 1,018.33

Library

Alliant Energy	Gas Service Sept/Oct 2013	47.40
Amazon.com	Books	21.93
Amazon.com	USB Port	6.79
Amazon.com	Supplies	67.04
Amazon.com	Books	62.95
Amazon.com	Books	13.47
Amazon.com	Books	7.94
Amazon.com	Memory Stick	14.48
Amazon.com	Books	44.04
Amazon.com	Voice Recorder	54.99
Baker & Taylor, Inc	Books	70.10
Baker & Taylor, Inc	Books	7.88
Brodart Co	Books	83.67
Brodart Co	Books	157.86
Brodart Co	Books	120.57
Brodart Co	Books	23.11
Brodart Co	Books	16.19
Brodart Co	Books	32.35
Brodart Co	Books	89.85
Brodart Co	Books	26.41
Brodart Co	Books	81.00
Buena Vista Stationery & Print Inc	Supplies	21.14
Carrington Electric Co	Service Call 10/15/2013	45.00
Central Iowa Distributing, Inc	Gloves, Kleenex, & Paper Towels	104.50
Custodian of Petty Cash Kim Mehlenbacher	Postage	114.60
Custodian of Petty Cash Kim Mehlenbacher	Postage	4.80
Custodian of Petty Cash Kim Mehlenbacher	Postage	16.12
Custodian of Petty Cash Kim Mehlenbacher	Postage	2.40
Custodian of Petty Cash Kim Mehlenbacher	Postage	5.23
Custodian of Petty Cash Kim Mehlenbacher	Postage	6.09
Custodian of Petty Cash Kim Mehlenbacher	Postage	4.80
Custodian of Petty Cash Kim Mehlenbacher	Postage	8.06
Custodian of Petty Cash Kim Mehlenbacher	Postage	12.18
Custodian of Petty Cash Kim Mehlenbacher	Postage	36.87
Custodian of Petty Cash Kim Mehlenbacher	Postage	2.83
Custodian of Petty Cash Kim Mehlenbacher	Postage	11.32
Custodian of Petty Cash Kim Mehlenbacher	Postage	5.66
Custodian of Petty Cash Kim Mehlenbacher	Postage	8.92
Custodian of Petty Cash Kim Mehlenbacher	Postage	55.06
Custodian of Petty Cash Kim Mehlenbacher	Postage	5.23
Custodian of Petty Cash Kim Mehlenbacher	Postage	5.66
Custodian of Petty Cash Kim Mehlenbacher	Postage	2.40
Genesis Development	Janitorial Services- October 2013	500.00
Gray Misty	October 2013 Consulting Services	500.00
Huff Elizabeth	2014 Summer Library Workshop- Cherokee- Huff	25.31
Huff Elizabeth	Iowa Library Assoc Conference- October 2013- Huff	572.34
Ingram Library Services, Inc	Books	27.23
Ingram Library Services, Inc	Books	16.76
Ingram Library Services, Inc	Books	11.03
Ingram Library Services, Inc	Books	50.31
Ingram Library Services, Inc	Books	21.97
Ingram Library Services, Inc	Books	11.03
Ingram Library Services, Inc	Books	5.17
Ingram Library Services, Inc	Books	64.21
Ingram Library Services, Inc	Books	15.63

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Ingram Library Services, Inc	Books	17.93
Ingram Library Services, Inc	Books	21.44
Ingram Library Services, Inc	Books	16.78
Ingram Library Services, Inc	Books	28.97
Ingram Library Services, Inc	Books	6.18
Mehlenbacher Kim	Iowa Library Assoc Conference- October 2013- Mehle	24.00
MidAmerican Energy Company	Electric Service Aug/Sept 2013	700.70
Midwest Tape LLC	Tapes	53.97
Midwest Tape LLC	Tapes	26.98
Midwest Tape LLC	Tapes	22.99
Midwest Tape LLC	Tapes	45.99
Neuroth Kevin	Garbage Service October 2013	35.25
Pilot Tribune	Library Director Ad	7.72
Purchase Power	Postage November 12, 2013	9.20
Recorded Books LLC	CD	36.00
Storm Lake Times The	Library Director	33.75
Storm Lake Times The	Library Director	33.75
Storm Lake Times The	Library Director	67.50
Storm Lake Times The	Library Director	33.75
Storm Lake Times The	Library Director	33.75
Storm Lake Times The	Library Director	67.50
Storm Lake Times The	Library Director	33.75
Wide Open West	Phone Service November 2013	131.27

Library	Department Total =	4,839.00
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Parks Department

Alliant Energy	Gas Service Sept/Oct 2013	28.76
Arnold Motor Supply, LLP	Fittings	8.55
Arnold Motor Supply, LLP	Pick Up Door Handle	7.44
Arnold Motor Supply, LLP	Antifreeze	12.76
Arnold Motor Supply, LLP	Torque Flex	25.64
Arnold Motor Supply, LLP	Oil Filter Mowers	13.93
Bomgaars Supply, Inc	Light Bulb	9.99
Bomgaars Supply, Inc	Rake (2)	19.98
Bomgaars Supply, Inc	Batteries	29.98
Bomgaars Supply, Inc	Gauge	5.99
Bomgaars Supply, Inc	Clorox & Mouse Traps	9.85
Evertex Inc	Cell Phone Service Nov 2013	13.75
John Deer Financial	Jacobson Cab- New Switch	14.46
MidAmerican Energy Company	Electric Service Aug/Sept 2013	351.76
Neuroth Kevin	Garbage Service October 2013	192.75
Occupational Medicine at Riverside UnityPoint Clinic	CDL Data Testing- Janning	37.00
Petersen Manufacturing	Supplies	48.62
Reinert Michael P	Sheetmetal	23.50
Star Energy, LLC	Fuel October 2013	2,452.05
Storm Lake Ace Hardware Inc	Park Bench Supplies	2.36
Wide Open West	Phone Service November 2013	37.64

Parks Department	Department Total =	3,346.76
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Golf Course

Arnold Motor Supply, LLP	Fuel Hose- Mover	25.25
Arnold Motor Supply, LLP	Bulk Oil	7.77
Arnold Motor Supply, LLP	Fuel Filter- Mower	20.70
Bomgaars Supply, Inc	Grease	24.90
Bomgaars Supply, Inc	Fasteners	5.80

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City of Storm Lake	Repaired Hyd Line & Added Oil	128.94
Graham Tire	Gator Tire Repair	18.00
MidAmerican Energy Company	Electric Service Aug/Sept 2013	364.47
Neuroth Kevin	Garbage Service October 2013	99.50
Star Energy, LLC	Fuel October 2013	161.96
Storm Lake Honda	Air Filter	25.10

Golf Course	Department Total =	882.39
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Campgrounds

Arnold Motor Supply, LLP	Electrical Cleaner	7.27
Central Bank	Campground Pay Pal Account	25.00
MidAmerican Energy Company	Electric Service Aug/Sept 2013	175.27
Neuroth Kevin	Garbage Service October 2013	438.75
Rent-All	Skidloader Rental for Campground Trees	90.00
Storm Lake Ace Hardware Inc	Anti-Freeze	17.94
Wide Open West	Phone Service November 2013	69.78

Campgrounds	Department Total =	824.01
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UNAVAILABLE

King's Pointe Resort	October 2013 Housekeeping Cleaning Expense	480.00
King's Pointe Resort	October 2013 Maintenance Expense	126.00
King's Pointe Resort	October 2013 Hotel Expense	200.00
King's Pointe Resort	October 2013 Walmart Supplies	13.41
King's Pointe Resort	October 2013 Replace Broken Bar Stool	430.24
Kinseth Hospitality Corporation	October 2013 Cottage Management Fee	279.80
MidAmerican Energy Company	Electric Service Aug/Sept 2013	993.22

UNAVAILABLE	Department Total =	2,522.67
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Shelter House

Alliant Energy	Gas Service Sept/Oct 2013	22.73
MidAmerican Energy Company	Electric Service Aug/Sept 2013	150.71

Shelter House	Department Total =	173.44
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UNAVAILABLE

Bierschbach Equipment & Supply Company, Inc	Water Park Repairs	1,191.00
Bomgaars Supply, Inc	Chains & Snaps (Brake Water)	225.75
Storm Lake Times The	KP Disbursements 10/2 to 10/15/2013	26.00
Storm Lake Times The	KP Disbursements 9/11 to 10/1/2013	38.80

UNAVAILABLE	Department Total =	1,481.55
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Dohrman Trust

Century Business Products, Inc	Copier Maintenance- Partial Payment	15.00
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Dohrman Trust	Department Total =	15.00
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Economic Develop

Ahlers & Cooney, P.C.	Sunset Bay Reflection, LLC- Services through 10/19/2	236.00
Evertex Inc	Cell Phone Service Nov 2013	33.70

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Wide Open West	Phone Service November 2013	45.80
Economic Develop		Department Total = 315.50
Housing Program		
Graves Larry	Final Pay Estimate- 711 Ontario Street	21,625.00
Hintz Jonathon W.	Inspection Fees- Ledezma	750.00
NW Iowa Planning & Development Commission	Administrative Services- Ledezma	600.00
University of Iowa	Dust Samples- Huss & Ledezma	286.00
Housing Program		Department Total = 23,261.00
Legal Services		
Moss & Barnett	Cable Franchise Legal Fees	3,281.50
Legal Services		Department Total = 3,281.50
City Hall Building		
Alliant Energy	Gas Service Sept/Oct 2013	43.98
Evertex Inc	Cell Phone Service Nov 2013	19.24
Genesis Development	Janitorial Services- October 2013	200.00
Julius Dennis R.	Entrance Mats	28.40
Julius Dennis R.	Entrance Mats	28.40
MidAmerican Energy Company	Electric Service Aug/Sept 2013	454.89
Neuroth Kevin	Garbage Service October 2013	27.00
Schumacher Elevator Company	Elevator Maintenance	179.32
Stanton Electric, Inc	Restroom Repairs	46.88
Steve's Window Svc	Window Cleaning Service	34.00
Wide Open West	Phone Service November 2013	115.61
City Hall Building		Department Total = 1,177.72
Tort Liability		
Petroleum Marketers Management Insurance Co	Airport Fuel Tank Insurance- 12/23/2013 to 12/22/201	1,198.00
Stille Pierce & Pertzborn	Water Plant Truck & Plow: 2013 Chevy Silverado	137.00
Stille Pierce & Pertzborn	Add 2014 GMC Sierra- FD	130.00
Tort Liability		Department Total = 1,465.00
Other Policy & Administration		
Buena Vista Co Recorder	Recording Fee- HFH/Woodland Creek	39.00
Buntrock-Salie Studio Inc	Photo- Movall	75.00
Central Bank	Des Moines Register Subscription	10.00
Central Bank	Employee Recognition Supplies	42.70
Centro Print Solutions	W-9 & 1099 Supplies	36.14
City of Storm Lake	FY2014 Technology Allocations	27,660.00
Hunzelman Putzier Company	FY2013 Audit- Progress Billing through 11/1/2013	1,487.37
IAPELRA	IaPELRA Conference- Movall	50.00
IAPELRA	IaPELRA Conference- Yarosevich	50.00
ICMA	2014 Membership- Patrick Member #191810	309.09
Iowa Office Supply Inc	Copier Maintenance	0.21
Iowa Office Supply Inc	Copier Maintenance	0.72
Iowa Office Supply Inc	Office Supplies	15.89
Iowa Office Supply Inc	Office Supplies	12.83

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Iowa Prison Industries	No Smoking & Ethanol Decals	50.87
Movall Jennifer	Fall 2013 IMFOA Conference	64.66
Patrick James H	IDNR, Lakes Corridor, & Water Quality Meetings- Pa	340.13
Patrick James H	Regional Planning Commission Meeting- Patrick	68.37
Purchase Power	Postage November 12, 2013	391.89
Qualified Presort Service, LLC	Print Newsletters	363.05
Storm Lake Times The	Claims 9/16 to 10/7/2013	57.42
Storm Lake Times The	Regular Council Meeting Oct 7, 2013	24.60
Storm Lake Times The	Claims 10/8 to 10/21/2013	41.47
Storm Lake Times The	Regular Council Meeting Oct 21, 2013	18.60

Other Policy & Administration

Department Total = 31,210.01

Water Administration

Centro Print Solutions	W-9 & 1099 Supplies	36.14
City of Storm Lake	FY2014 Technology Allocations	30,426.00
Evertex Inc	Cell Phone Service Nov 2013	34.29
Genesis Development	Janitorial Services- October 2013	200.00
Hunzelman Putzier Company	FY2013 Audit- Progress Billing through 11/1/2013	297.48
ICMA	2014 Membership- Patrick Member #191810	309.08
Iowa Office Supply Inc	Office Supplies	12.83
Iowa Prison Industries	No Smoking & Ethanol Decals	50.87
Movall Jennifer	Fall 2013 IMFOA Conference	64.66
Purchase Power	Postage November 12, 2013	4.13
Qualified Presort Service, LLC	Monthly Statements	375.33
Qualified Presort Service, LLC	Past Due Notices	79.14
Qualified Presort Service, LLC	Final Bills	7.54
Qualified Presort Service, LLC	ACH Statements	76.16
Springbrook Software, Inc	October 2013 Online UB	104.75
Springbrook Software, Inc	October 2013 IVR Transactions	11.00
Wide Open West	Phone Service November 2013	78.20

Water Administration

Department Total = 32,167.60

Water Plant

Buntrock-Salie Studio Inc	Photo- Allen	75.00
Evertex Inc	Cell Phone Service Nov 2013	181.87
Fitzpatrick Auto Center	GMPP Service Contract 3/4 Ton Pickup-WaterPlant	2,355.00
Hach Chemical Company	Hourly Services	1,600.00
Hickman, Williams & Company	Lime	4,343.40
Hickman, Williams & Company	Lime Freight	269.88
Mailboxes & Parcel Depot	Shipping	22.16
Mailboxes & Parcel Depot	Shipping	11.38
MidAmerican Energy Company	Electric Service October 2013- Only Current Charges	14,374.68
NCL of Wisconsin Inc	Lab Supplies	492.69
Neuroth Kevin	Garbage Service October 2013	69.00
O'Reilly Auto Parts	Wiper Blades	47.44
ProBuild	Press Building Wall Supplies	51.84
ProElect/Professional Electronics	Security Door Upgrades & Installations	2,228.00
Sears	Snow Blower	663.99
Stanton Electric, Inc	Finished Cabling Project	509.10
Star Energy, LLC	Fuel October 2013	142.32
Storm Lake Ace Hardware Inc	Supplies	11.97
Test America Analytical Test Corp	Monthly Coliform Testing	100.00
Test America Analytical Test Corp	Fluoride Testing	20.00
Test America Analytical Test Corp	Nitrite Testing	15.00
University of Iowa	Chlorite Testing	171.00

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University of Iowa	HAAS/TTHM Testing	605.00
University of Iowa	New Well Testing	167.00
Wide Open West	October 2013 Phone/Internet Services Water Plant	227.22

Water Plant	Department Total =	28,754.94
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Water Distribution

Alliant Energy	Gas Service Sept/Oct 2013	9.02
Arnold Motor Supply, LLP	Plast Weld & Socket	11.48
Arnold Motor Supply, LLP	Copper Plus Supplies	2.09
Bongaars Supply, Inc	Gas Cans/ Funnel	46.98
Brown Supply Company	Pipe Scraper	117.00
Evertex Inc	Cell Phone Service Nov 2013	33.70
Fitzpatrick Auto Center	Mats, Guard Package	172.72
MidAmerican Energy Company	Electric Service Aug/Sept 2013	65.74
ProBuild	Solid Bock	26.88
Star Energy, LLC	Fuel October 2013	615.83
Underground Location Company	Locates, October 2013	102.60
Wide Open West	Phone Service November 2013	70.12

Water Distribution	Department Total =	1,274.16
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Water Meters

Municipal Supply, Inc.	Water Meters & Supplies	2,990.97
Municipal Supply, Inc.	Water Meters & Supplies	240.50
Star Energy, LLC	Fuel October 2013	266.62

Water Meters	Department Total =	3,498.09
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Wastewater Administration

Alliant Energy	Gas Service Sept/Oct 2013	9.01
Centro Print Solutions	W-9 & 1099 Supplies	36.14
City of Storm Lake	FY2014 Technology Allocations	30,426.00
Evertex Inc	Cell Phone Service Nov 2013	34.28
Genesis Development	Janitorial Services- October 2013	200.00
Hunzelman Putzier Company	FY2013 Audit- Progress Billing through 11/1/2013	297.48
ICMA	2014 Membership- Patrick Member #191810	309.08
Iowa Office Supply Inc	Office Supplies	12.82
Iowa Prison Industries	No Smoking & Ethanol Decals	50.88
Movall Jennifer	Fall 2013 IMFOA Conference	64.66
Purchase Power	Postage November 12, 2013	4.13
Qualified Presort Service, LLC	Monthly Statements	375.33
Qualified Presort Service, LLC	ACH Final Bills	6.92
Qualified Presort Service, LLC	ACH Statements	86.16
Qualified Presort Service, LLC	Final Bills	7.54
Qualified Presort Service, LLC	Past Due Notices	79.14
Springbrook Software, Inc	October 2013 Online UB	104.75
Underground Location Company	Locates, October 2013	102.60
Wide Open West	Phone Service November 2013	91.66

Wastewater Administration	Department Total =	32,298.58
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Wastewater Treatment Plant

Alliant Energy	Gas Service October 2013- 3rd Street Lift Station- No	98.21
Bongaars Supply, Inc	Scout Park Alarm Light	59.99

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Buntrock-Salie Studio Inc	Photo- Stewart	75.00
City of Storm Lake	Changed Spark Plugs & Serviced #59	133.06
Electric Pump Inc	Repair kit	2,784.03
Evertex Inc	Tower Adjustments for Internet- No Tax	19.29
Evertex Inc	Internet Service November 2013- No Tax	44.17
Evertex Inc	Cell Phone Service Nov 2013	209.88
Evertex Inc	Booster	229.00
Foundation Analytical Laboratory Inc	WET Testing	560.00
Hach Chemical Company	Hourly Services	1,600.00
Hotsy Equipment Co	Power Washer Maintenance 2013- No Tax	309.37
MidAmerican Energy Company	Electric Service Aug/Sept 2013	5,109.89
MidAmerican Energy Company	Electric Service Sept 30 to Oct 29, 2013	53.91
Napa Auto Parts	Workhorse Air Filter	13.99
Neuroth Kevin	Garbage Service October 2013	62.75
Star Energy, LLC	Fuel October 2013	462.47
Storm Lake Ace Hardware Inc	Supplies	23.99
Storm Lake Hydraulics Co Inc	Snow Plow Repairs #30	118.49
Storm Lake Hydraulics Co Inc	Snow Plow Repairs #30	161.73
US Peroxide, LLC	October 2013 Maintenance Service	750.00

Wastewater Treatment Plant

Department Total = 12,879.22

Wastewater Collection

Brown Supply Company	Transition Gasket	64.00
Eriksen Construction Co, Inc	Pay Estimate #3 of Contract #4 Through 10/31/2013	158,460.00
Eriksen Construction Co, Inc	Pay Estimate #3 of Contract #4 Through 10/31/2013	21,128.00
Eriksen Construction Co, Inc	Pay Estimate #3 of Contract #4 Through 10/31/2013	31,692.00
Ferguson Enterprises Inc	Supplies	20.90
Gridor Construction, Inc	Pay Estimate #7 of Contract #5 Through 10/31/2013	400,397.21
Gridor Construction, Inc	Pay Estimate #7 of Contract #5 Through 10/31/2013	53,386.30
Gridor Construction, Inc	Pay Estimate #7 of Contract #5 Through 10/31/2013	80,079.44
H & W Contracting LLC	Pay Estimate #7 of Contract #3 through 11/1/2013	193,485.54
H & W Contracting LLC	Pay Estimate #7 of Contract #3 through 11/1/2013	25,798.08
H & W Contracting LLC	Pay Estimate #7 of Contract #3 through 11/1/2013	38,697.09
Iowa Dept of Natural Resources	Contract #6- Construction Permit	100.00
Sadusky Michael Arlen	Crop Damage Payment	4,000.00
Star Energy, LLC	Fuel October 2013	317.24
Storm Lake Times The	Public Hearing Notice- Contract 6	11.20

Wastewater Collection

Department Total = 1,007,637.00

Landfill

Centro Print Solutions	W-9 & 1099 Supplies	36.13
City of Storm Lake	FY2014 Technology Allocations	11,064.00
Hunzelman Putzier Company	FY2013 Audit- Progress Billing through 11/1/2013	297.47
Iowa Office Supply Inc	Office Supplies	12.82
Purchase Power	Postage November 12, 2013	2.06
Qualified Presort Service, LLC	Monthly Statements	375.32
Qualified Presort Service, LLC	ACH Statements	86.16
Qualified Presort Service, LLC	Past Due Notices	79.14
Qualified Presort Service, LLC	Final Bills	7.54
Springbrook Software, Inc	October 2013 Online UB	104.75

Landfill

Department Total = 12,065.39

Storm Water Administration

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Centro Print Solutions	W-9 & 1099 Supplies	36.14
City of Storm Lake	FY2014 Technology Allocations	13,830.00
Evertex Inc	Cell Phone Service Nov 2013	3.42
Genesis Development	Janitorial Services- October 2013	200.00
Hunzelman Putzier Company	FY2013 Audit- Progress Billing through 11/1/2013	297.47
Qualified Presort Service, LLC	Final Bills	7.54
Qualified Presort Service, LLC	ACH Statements	86.15
Qualified Presort Service, LLC	Past Due Notices	79.14
Qualified Presort Service, LLC	Monthly Statements	375.33
Springbrook Software, Inc	October 2013 Online UB	104.75

Storm Water Administration **Department Total =** 15,019.94

Street Cleaning

Star Energy, LLC	Fuel October 2013	1,488.74
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Street Cleaning **Department Total =** 1,488.74

Insurance

Three Rivers Benefit Corporation	Flex Claims 11/1/2013	599.34
Three Rivers Benefit Corporation	Claims 10/19/13 to 11/1/13	50,000.00
Three Rivers Benefit Corporation	Insurance Premium November 2013	16,889.43

Insurance **Department Total =** 67,488.77

UNAVAILABLE

Salus LLC	October 2013 Memberships (10)	200.00
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UNAVAILABLE **Department Total =** 200.00

Vehicle Maintenance

Arnold Motor Supply, LLP	Colad Spray	49.99
Arnold Motor Supply, LLP	Battery	122.49
Arnold Motor Supply, LLP	Warning Light- Batteries	39.28
Arnold Motor Supply, LLP	Gloves	19.19
Arnold Motor Supply, LLP	Battery (2)- 2009 Crown Vic	235.98
Arnold Motor Supply, LLP	Battery (2) & Starter Cables (50)	501.87
Arnold Motor Supply, LLP	Gloves	19.19
Arnold Motor Supply, LLP	Battery Core Returns (2)	-30.00
Arnold Motor Supply, LLP	Battery Holdow	7.24
Arnold Motor Supply, LLP	Fuel Cap & AWG Bulk	26.27
Arnold Motor Supply, LLP	Connector	5.49
Arnold Motor Supply, LLP	Supplies	29.49
Arnold Motor Supply, LLP	Brake Control	71.44
Arnold Motor Supply, LLP	Supplies	7.99
Arnold Motor Supply, LLP	Union	2.51
Arnold Motor Supply, LLP	Hose Mender Package	3.69
Arnold Motor Supply, LLP	Fan Clutch	32.00
Arnold Motor Supply, LLP	Electric Fuel Pump	129.04
Arnold Motor Supply, LLP	Reciever Hitch #137	303.27
Arnold Motor Supply, LLP	Mini Relay	12.78
Bomgaars Supply, Inc	Power Puller	49.99
Bomgaars Supply, Inc	Hitch, Clevis, Sealant	33.84
Johnston Automotive & Industrial of Spencer Inc	Starter & Core	486.00
Johnston Automotive & Industrial of Spencer Inc	Solenoids	101.84

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Johnston Automotive & Industrial of Spencer Inc	Solenoids Return	-101.84
Johnston Automotive & Industrial of Spencer Inc	Core Returned	-165.00
North Lake Truck Repair	Tool Box for #138- Water Plant Truck	710.00
Reinert Michael P	Spacers	65.00
Reinert Michael P	Modify Ladder Rock on Truck	189.50
Reinert Michael P	Steel Materials	6.50
Storm Lake Hydraulics Co Inc	Hydraulic Hose & Ends	92.44
Thomas Manufacturing Co Inc RJ	Vehicle Decals	157.62

Vehicle Maintenance

Department Total = 3,215.09

Technology

Rebnord Technologies Inc	2 Factor Authorization	375.00
Rebnord Technologies Inc	IT Service Agreement	3,200.00
Rebnord Technologies Inc	My AnitSpam	75.00
Wide Open West	Internet Service November 2013	606.00

Technology

Department Total = 4,256.00

Grand Total = 1,512,994.14

King's Pointe Resort
Disbursements 10/31/2013 through 11/12/2013

Vendor Name	Description	Amount
ACCO	supplies	653.95
Ace Hardware (3)	supplies	437.62
Ace Refrigeration Eng.	supplies	88.50
A.C. Furniture Inc.	supplies	277.05
Aramark Uniform Services	linens, uniforms	1,767.73
Arnold Motor Supply	supplies	123.06
Bodholdt Brothers	repairs	93.04
Booking.com	commission	116.55
Budget Lighting Inc.	lights	1,350.20
Buena Vista Stationery	supplies	20.02
Buena Vista Glass Inc	supplies	510.48
Bunkers Feed & Supply Inc.	supplies	471.96
Burke Engineering Sales Co.	supplies	122.88
Capital Sanitary Supply Co.	supplies	855.90
Cedar Valley Bank & Trust	Payment	1,056.86
Chair Cover Elegance	supplies	630.00
City of Storm Lake	water	5,617.87
Citadel Communications Co. - KCAU	advertising	488.00
Color-ize	supplies	740.00
Contract Sales of Iowa	supplies	430.24
Convergence LLC (2)	supplies	400.00
Copper Cottage (2)	supplies	2,608.25
Culligan Water	supplies	75.00
Daniels Filter Service (2)	supplies	1,837.90
Ed M. Feld Equipment Co. Inc.	supplies	198.80
Edrae Contracting Services	supplies	2,055.00
Nick Edwards	reimbursement	308.58
Expedia Inc. (2)	commission	149.91
Fairway Outdoor Funding, LLC	billboard advertising	805.00
Fastenal Company	supplies	13.39
First National Bank	credit card	607.38
Frigitec	supplies	86.50
Garbage Hauling Service	garbage service	532.40
Grainger	supplies	146.02
Graffix Inc DBA Wall of Fame (2)	uniforms	1,883.18
Hamco Walker Paper Company	supplies	180.90
Hy-Vee Food Stores (2)	food	438.63
The Icee Company	supplies	224.64
Iowa Office Supply	supplies	980.60
J Dan Skinner.com, Inc.	tech support	25.00
Julius Cleaners	mats	11.10
Kineth Hotel Corporation (3)	payroll	78,861.63
KTIV Television	advertising	1,235.00
Lake Electric Supply (2)	supplies	200.98
Maintenance USA	supplies	138.04
Pepsi-Cola Bottling Co (2)	beverages	1,703.87
Pinnacle West, LLC	supplies	1,188.00
Rebnord Technologies	tech support	139.90
Rent-All Inc.	supplies	31.25
Revinat Inc.	supplies	1,175.00
Jayne Riedell	reimbursement	329.45
Sac Sun	supplies	231.00
Sceptre Hospitality Resources	supplies	1,969.03
Schumacher Elevator Co.	elevator service	889.17

Seminole Retail Energy Servc.	utilities	7,346.83
Shoes for Crews	supplies	33.96
The Storm Lake Times	advertising	678.37
Swimming Pool Supply Co. (2)	supplies	81.84
Sysco Guest Supply	supplies	4,236.76
Travelnow.com, Inc.	commission	20.70
Treasurer State of Iowa	sales tax	13,000.00
Ty Inc.	supplies	221.44
Pitney Bowes Bank	postage	1,000.00
UPS (2)	shipping	120.66
US Foods Inc. (2)	food	21,434.77
ASSA Abloy/vingcard Elsafe	supplies	93.89
Vizergy	web support	2,060.00
Water Safety Products Inc.	supplies	264.50
Al's Liquor	beverages	408.43
Doll Distributing LLC	beverages	566.86
Johnson Brothers/Iowa Wine & Bev	beverages	253.20
Larry Schultz	supplies	350.00

Totals	169,684.62
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Sunrise Pointe Golf Course

Daniels filter Service	supplies	54.18
Julius Cleaners	entrance mats	3.80
Kinseth Hotel Corporation (2)	payroll	3,480.79

Totals	3,538.77
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REGULAR COUNCIL MEETING, CITY OF STORM LAKE, IOWA, CITY HALL, NOVEMBER 4, 2013, 5:00 P.M.

Present: Mayor Jon Kruse, Council Members Dan Anderson, Bruce Engelmann, Sara Huddleston (arrived 5:05pm), and Mike Porsch. Absent: David Walker. Staff present: City Manager Jim Patrick, City Attorney Phil Havens, Public Safety Director Mark Prosser, Building Official Scott Olesen, Fire Chief Mike Jones, Project Manager/Community Development Director Mike Wilson, Doug Rainforth Water Quality Manager, Todd Allen Water Plant Superintendent, Jacob Stewart Wastewater Plant Superintendent, Jennifer Movall Finance Department Manager, Emily Haselhoff Planning Coordinator, and Justin Yarosevich City Clerk.

Mayor Kruse called the meeting to order at 5:03 p.m.

Hear the Public – None

Council Member Huddleston arrived at 5:05pm

Consent Agenda – Moved by Council Member Engelmann to approve the consent agenda which included minutes #44059 through #44166, minutes from the October 21, 2013 council meeting, liquor license renewals for Fareway, Lake Avenue Lounge, and Little Vientiene, and appointment of Patti Moore to the Buena Vista County Community Foundation Board. Seconded by Council Member Porsch. Vote: All ayes with Council Member Walker absent. Motion carried.

Lake Fest Requests – Moved by council Member Anderson to adopt Resolution No. 31-R-2013-2014 approving the 2014 Lake Fest event requests. Seconded by Council Member Huddleston. Vote: All ayes with Council Member Walker absent. Motion carried.

RESOLUTION NO. 31-R-2013-2014

A RESOLUTION APPROVING THE 2014 LAKE FEST EVENT REQUESTS FROM THE CO-SPONSORS, KAYL/KKIA, AND KING'S POINTE RESORT

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

To approve the use of Awaysis and Sunrise Parks including the Great Lawn from 8:00am Friday, June 20, 2014 until 5:00pm Sunday, June 22, 2014.

To further approve a noise variance on Saturday, June 21, 2014 between the hours of 12:00pm and 12:00am (midnight) for the venue.

To further approve permission to close the “West” Awaysis Park parking lot on Saturday, June 21, 2014 from 6:00am until 12:00am Sunday morning.

To further approve food, beverage, and merchandise within the venue during the event.

To further approve alcohol sales within the fenced concert venue on the Great Lawn under King's Pointe liquor license.

To further approve permission to post directional signage on City right-of-way for the event.

To further approve permission to use ATV's and/or golf carts within the venue.

Permission to post port-a-pots within the venue for the event.

To further approve permission to shoot fireworks off of the Chautauqua Park jetty on Saturday, June 21, 2014, if a sponsorship is attained.

To further approve support from the Storm Lake Parks and Public Safety Departments for the entire event.

PASSED AND APPROVED this 4th day of November 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

Bargloff Urban Renewal – Moved by Council Member Huddleston to adopt Resolution No. 32-R-2013-2014 determining necessity and setting November 12, 2013 at 1:30pm for a consultation session and setting December 2, 2013 at 5:00pm for a Public Hearing on Amendment #1 to the Storm Lake Bargloff Urban Renewal Area Plan. Seconded by Council Member Engelmann. Vote: All ayes with Council Member Walker absent. Motion carried.

RESOLUTION NO. 32-R-2013-2014

RESOLUTION SETTING DATES OF A CONSULTATION
AND A PUBLIC HEARING ON A PROPOSED AMENDMENT
NO. 1 TO THE NORTH #1 - BARGLOFF URBAN RENEWAL
PLAN IN THE CITY OF STORM LAKE, STATE OF IOWA

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") for the North #1 - Bargloff Urban Renewal Plan Area (the "Urban Renewal Area" or "Area") described therein, which Plan is on file in the office of the Recorder of Buena Vista County; and

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

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 ($E\frac{1}{2}SW\frac{1}{4}$) 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 ($NE\frac{1}{4}SW\frac{1}{4}$) 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 ($NE\frac{1}{4}SW\frac{1}{4}$) of said Section Twenty-Seven (27); thence South along the East line of said Southwest Quarter ($SW\frac{1}{4}$), 275.0 Feet to the point of beginning; thence South $89^{\circ}44'$ West, 400.0 Feet; thence South, 300.0 Feet; thence North $89^{\circ}44'$ East, 400.0 Feet; thence North along the East line of said Southwest Quarter ($SW\frac{1}{4}$), 300.0 Feet to the point of beginning. The East line of the Southwest Quarter ($SW\frac{1}{4}$) 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 ($SW\frac{1}{4}SW\frac{1}{4}$), Section Twenty-Seven (27), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M.

and

The Northwest Quarter ($NW\frac{1}{4}$) 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 ($E\frac{1}{2}NW\frac{1}{4}$) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M. beginning at the 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.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 1 to the Plan ("Amendment No. 1" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add additional land, add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area and correct the legal description for the Original Area; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners will be obtained; and

WHEREAS, it is desirable that the Amendment No. 1 Area be redeveloped as part

of the overall redevelopment Area covered by this Amendment;

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

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 (NE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 $\frac{1}{4}$ SE $\frac{1}{4}$); 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 (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M. beginning at the 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 (N $\frac{1}{2}$) 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, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 1 to the North #1 - Bargloff Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

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

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

Section 1. That the consultation on the proposed Amendment No. 1 to the North #1 - Bargloff Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on the 12th day of November, 2013, in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at 1:30 o'clock P.M., and the Assistant City Administrator is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be

made with respect thereto and responding to the same in accordance with Section 403.5(2).

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

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

The City of Storm Lake, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 1:30 o'clock P.M. on November 12, 2013, in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa concerning a proposed Amendment No. 1 to the North #1 - Bargloff Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment. Note that the Amendment includes an analysis of alternative development options and funding for public building(s) and why such options are less feasible than the proposed urban renewal project(s).

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

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

Dated this _____ day of _____, 2013.

City Clerk, City of Storm Lake, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 1 to the North #1 - Bargloff Urban Renewal Plan before the City Council at its meeting which commences at 5:00 o'clock P.M. on December 2, 2013, in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa.

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

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER
APPROVAL OF A PROPOSED AMENDMENT NO. 1
TO THE NORTH #1 - BARGLOFF URBAN RENEWAL
PLAN FOR AN URBAN RENEWAL AREA IN THE
CITY OF STORM LAKE, STATE OF IOWA

The City Council of the City of Storm Lake, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:00 o'clock P.M. on December 2, 2013 in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, to consider adoption of a proposed Amendment No. 1 to the North #1 - Bargloff Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Storm Lake, State of Iowa, legally described as follows:

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 (NE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 $\frac{1}{4}$ SE $\frac{1}{4}$); 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 (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M. beginning at the 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 (N $\frac{1}{2}$) 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

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

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

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

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 1 would add additional land, add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area and correct the legal description for the Original Area. Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

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

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

Dated this _____ day of _____, 2013.

City Clerk, City of Storm Lake, State of Iowa

(End of Notice)

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

PASSED AND APPROVED this 4th day of November, 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

Exhibit 1

AMENDMENT #1

TO THE

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

FOR THE

CITY OF STORM LAKE, IOWA

**Original Area Adopted – 2010
Amendment #1 – 2013**

AMENDMENT #1
to the
NORTH #1 – BARGLOFF
URBAN RENEWAL PLAN
CITY OF STORM LAKE, IOWA

The North #1 - Bargloff Urban Renewal Plan ("Plan") for the North #1 - Bargloff Urban Renewal Area ("Area" or "Urban Renewal Area"), in Storm Lake, Iowa, adopted in 2010, is being amended to add additional land to the 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 #1 ("Amendment" or "Amendment #1"). In addition, this Amendment corrects an error made in the legal description that was used to establish the original North #1 Bargloff Urban Renewal Area. While the map used to identify the original North #1 Bargloff Urban Renewal Area was correct, the legal description was not.

Land that is proposed to be added by this Amendment is needed to accommodate anticipated development in the Area, including:

- The redevelopment of property now occupied by Hillshire Feed Mill, which may be vacated due to their potential relocation elsewhere in the community.
- The development of open space adjacent to the Canadian National Railroad.
- The redevelopment of the commercial area along Milwaukee Avenue/Highway 7 where recent demolition of dilapidated structures has now resulted in open space.
- Planned construction of a new bank on the west end of the Area is anticipated to lead to other future commercial development in the 12 acre parcel being added.

The Original Area and the Amendment #1 Area are referred to as subareas in this Amendment. The subareas make up the Urban Renewal Area. The base valuation of the Original Area will remain unchanged by this Amendment.

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

DESCRIPTION OF THE URBAN RENEWAL AREA

The legal description of the property being added to the North #1 - Bargloff Urban Renewal Area is attached hereto as Exhibit "A." A map of the Amendment 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." A corrected legal description of the property boundaries for the original North #1 Bargloff Urban Renewal Area is attached as Exhibit "E."

AREA DESIGNATION

The Area within this Amendment continues to be designated as an economic development area for the promotion of commercial and industrial development.

PROJECT OBJECTIVES

No changes are made by this Amendment.

TYPES OF RENEWAL ACTIVITIES

No changes are made by this Amendment.

PREVIOUS URBAN RENEWAL PROJECTS

The following North #1 – Bargloff Urban Renewal Area Projects were authorized prior to July 1, 2012, and are continuing. Such Projects include:

1. Public Improvements:			
Project	Date	Balance Remaining	Rationale
Paving of streets and extension of municipal water mains and sanitary sewer lines to the Bargloff addition.	2010-2012	\$4,127,040 outstanding principal and interest as of 7/1/13. (Final payment will be 6/01/2031)	Area annexed into the City needed streets paved and water and sewer extended to serve businesses in this area.

2. Tax Rebate or other Development Agreements:				
Company	Project	Investment \$	Total not to exceed rebate remaining	Number of years remaining as of July 1, 2013
Harvest International	Built new manufacturing and office facility	\$2,000,000	30% - 4 yrs. 50% - 3 yrs. Property taxes	7 years (estimated amount remaining \$ 287,457)

PROPOSED URBAN RENEWAL PROJECTS (Amendment #1)

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the North #1 – Bargloff Urban Renewal Plan, the Proposed Urban Renewal Projects under this Amendment include:

1) Public Improvements:

Project	Estimated	Not to	Rationale
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	Date	Exceed Cost	
Replace existing water main along Hwy 7/Milwaukee Avenue from Lake Avenue to Vestal Street.	2013-2014	Not to exceed \$55,500	Enlarged water main in this area will improve water service and fire protection available to businesses in the Area.
Improvements to Highway 7 converting the current 2-lane highway to 3-lane from Barton Street to 90 th Ave/Abner Bell Rd/Hwy 110.	2014-2018	Not to exceed \$700,000	Widened street will eliminate current traffic congestion problems on Highway 7 and improve traffic flow through the community.
Construction of Railroad Street parking lot.	2016-2017	Not to exceed \$400,000	Downtown commercial district is in need of more public parking areas.
Paving streets and extension of municipal water mains and sanitary sewer lines to area north of the current Bargloff addition.	2016-2017	Not to exceed \$2,000,000	Area annexed into the City will need streets paved and water and sewer extended to serve future development in the area.
Improvements to the downtown commercial district streetscape, including street reconstruction, sidewalks, lighting, landscaping and seating areas.	2015-2020	Not to exceed \$3,500,000	Improve the downtown infrastructure to make the area more interactive, pedestrian friendly, and attractive to commercial and retail customers.
Improvements to Lot B, 6 th & Michigan Street parking lot.	2018	Not to exceed \$350,000	Current parking lot surface is deteriorated. This lot provides needed parking for downtown commercial and retail area.
Total		Not to Exceed Cost \$7,005,500	

2) Incentives for Building Renovations/Demolition/Redevelopment:

Project	Estimated Date	Not to Exceed Cost	Rationale
Downtown Façade Renovation for the 500 & 600 blocks of Lake Avenue.	2013-2016	Not to exceed \$150,000	Renovation of the façades of downtown businesses will enhance viability and attract businesses to downtown area.
Project	Estimated Date	Not to Exceed Cost	Rationale
Acquisition and demolition of	2015-2020	Not to	Demolition of these

existing dilapidated commercial structures along the 500 block of Seneca Street and conveyance to developers.		exceed \$750,000	dilapidated structures will provide land for new commercial businesses or industrial development, which could encourage economic growth and expansion, create job opportunities, and strengthen the tax base.
Acquisition and demolition of existing dilapidated commercial structures along Milwaukee Avenue between Vestal Street and Ontario Street.	2015-2020	Not to exceed \$200,000	Demolition of these dilapidated structures will provide land for new commercial businesses or industrial development, which could encourage economic growth and expansion, create job opportunities, and strengthen the tax base.
Total		Not to Exceed Cost \$1,100,000	

3) Development Agreements:

A. *Seneca Street/West Milwaukee Avenue Redevelopment:* The City expects to consider requests for projects involving the redevelopment of sites cleared by Building Renovation/Demolition/Redevelopment activities along Seneca Street and West Milwaukee Avenue. A broad range of incentives will be considered including but not limited to land, loans, grants, tax rebates, or other incentives. The costs of such Development Agreements will not exceed \$200,000.

B. *Additional 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 \$300,000.

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

Project	Date	Estimated Cost
Fees and costs	2013-2018	Not to Exceed \$50,000

FINANCIAL INFORMATION

1.	July 1, 2013 constitutional debt limit:	\$22,430,601
2.	Current outstanding general obligation debt:	\$17,636,728
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Proposed Urban Renewal Project (Amendment #1) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Urban Renewal Projects as described above will be approximately as follows:	\$8,655,500

PUBLIC BUILDING ANALYSIS

The Incentives for Building Renovation/Demolition/Redevelopment Project ("Project"), as proposed in this Amendment, involves public buildings. Specifically, the acquisition and demolition of dilapidated structures along Seneca Street and Milwaukee Avenue could involve the City's acquisition of the targeted buildings. If these projects are ultimately approved by the City, the City intends to finance some or all of the cost through tax increment financing. Specifically, the City proposes to issue general obligation bond notes and abate all or part of the principal and interest payments from incremental tax revenues within the Area, if available. Accordingly, Iowa law may require an analysis of alternate development and funding options and reasons why such options less feasible than the use of incremental tax revenues for the Project.

An alternative funding option for this Project would involve the issuance of General Obligation bonds that are paid solely from City revenue (i.e. without using incremental tax revenues). This option would mean that only tax payers of the City would be responsible for payment of the bonds/notes.

Other alternative funding sources could be grant and loan programs available to fund acquisition/demolition activities. Although in past years acquisition/demolition types of activities

were eligible for funding through Brownfield Redevelopment, CDBG, HOME, and NSP grant programs administered by the Iowa Economic Development Authority and Iowa Finance Authority, these revenue sources have either totally lost funding or no longer allow grant dollars to be used for acquisition/demolition. Despite these funding resources no longer being viable, the City will continue to consider other grant and loan programs that might become available.

Another alternative funding source for this project would be the use of local options sales tax. This option is not feasible because the City has already committed LOST funds for debt retirement on previously incurred debt. As a result, available LOST funds are already dedicated to other debt retirement.

The City's plan to abate principal and interest payment on general obligation bond or notes with incremental tax revenues is the most appropriate funding mechanism because the Acquisition/Demolition Projects will benefit County residents and school patrons. As a result, it is fair for the school district and the County to share the costs of the projects, and in this sense alternative funding options are less feasible.

The use of TIF funds as a funding mechanism for redevelopment of the targeted properties is appropriate when considering the long-term economic development benefit that will result from the Project. Currently, the valuations of the targeted properties are declining, and in some cases, the taxes due are delinquent. This situation has led to declining tax values and reduced property tax revenues for the City, Buena Vista County, and the Storm Lake School District. Redevelopment of the targeted properties will eliminate the nuisance influence that now exists, will help to rebuild the tax base, and could result in a ripple effect stimulating investment to and redevelopment of surrounding properties.

Acquisition and demolition of these targeted structures will improve livability of the community by ridding the area of conditions which are a menace to the public's health, safety, and welfare. Transformation of the lots will improve the quality of life within the community and could attract potential employees and their families to Storm Lake. Increased employment opportunities and enhanced livability are necessary factors in sustaining the population of Storm Lake. An attractive, vibrant, and developing community, in turn, will benefit the Storm Lake School District and Buena Vista County.

In conclusion, for all the foregoing reasons, alternative options for funding of the urban renewal projects described above are less feasible than the use of incremental taxes.

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 associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the 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 Sections 384.23 to 384.36 and/or 403.12 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. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Storm Lake. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan related to commercial or industrial development. 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 this Urban Renewal Plan.

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, objectives, and projects proposed in this North #1 - Bargloff Urban Renewal Plan Amendment #1 are consistent with the City's Comprehensive Plan.

This Urban Renewal Amendment #1 does not in any way replace the City's current land use planning or zoning regulation process.

PROPERTY ACQUISITION/DISPOSITION

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

URBAN RENEWAL PLAN AMENDMENTS

The North #1 - Bargloff Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding urban renewal projects, or modifying goals or types of renewal activities.

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

AGREEMENT TO INCLUDE AGRICULTURAL LAND

Because some of the area being added to the North #1 - Bargloff Urban Renewal Area as a result of this Amendment includes land that is being used for agricultural purposes as defined by Iowa Code Section 403.17(3), the City and property owner have entered into an agreement in which the property owner agrees to allow the City to include real property defined as “Agricultural Land” in the Urban Renewal Area. A copy of the Agreement is attached as Exhibit “D.” The original signed agreement is on file at the City Clerk’s office.

EFFECTIVE PERIOD

This Urban Renewal Plan Amendment #1 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, this Amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Urban Renewal Area, including this Amendment Area, for the maximum period allowed by law.

- **Original Area:** Separate TIF ordinances have been adopted on separate parcel(s) within the Original Area. Each TIF Ordinance may have a separate frozen base and expiration date for the parcel(s) the TIF Ordinance covers, depending on when debt was first certified on the particular TIF Ordinance.
 - o For ordinances on the Original Area, the frozen base is set as of January 1 of the calendar year before the debt is first certified on the parcel(s) within the TIF Ordinance.
 - o For ordinances on the Original Area, the expiration date will be 20 years from the calendar year following the calendar year in which the City first certifies debt pursuant to the particular TIF ordinance on the Original Area.
 - o For example, if one of the TIF Ordinances on an Original Area parcel(s) was first certified in 12/1/2010; then the frozen base of the parcels in the TIF Ordinance is as of 1/1/2009 and fiscal year 2030-2031 is the last year (expiration date) that Tax Increment can be collected on that particular TIF Ordinance.

- **Amendment No. 1 Area:** Separate TIF ordinances for separate parcel(s) are planned for the Amendment #1 Area as well.
 - o For ordinances on an Amendment Area, the frozen base is set as of January 1 of the calendar year before the TIF Ordinance on a particular parcel(s) is adopted.
 - o Similar to the paragraph above, each TIF Ordinance could have separate expiration dates depending on when debt is first certified related to the respective TIF Ordinance within the Amendment #1 Area. The expiration date will be 20 years from the calendar year following the calendar year in which the City first certifies debt pursuant to the particular TIF ordinance on the Amendment #1 Area.
 - o For example, if one of the TIF Ordinances on an Amendment #1 Area parcel(s) is both adopted and first certified in 2014; then the frozen base of the parcel(s) in the TIF Ordinance is as of 1/1/2013 and fiscal year 2034-2035 is the last year (expiration date) that Tax Increment can be collected on that particular TIF Ordinance.

REPEALER

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

SEVERABILITY CLAUSE

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

EXHIBIT "A"

LEGAL DESCRIPTION

NORTH #1 – BARGLOFF URBAN RENEWAL AREA, STORM LAKE , IOWA

AMENDMENT #1

Area being added to the North #1 – Bargloff Urban Renewal Area as a result of Amendment #1 is described as follows:

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 (NE $\frac{1}{4}$ SE $\frac{1}{4}$) 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 $\frac{1}{4}$ SE $\frac{1}{4}$); 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 (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M. beginning at the 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 (N $\frac{1}{2}$) 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.

Map of Amendment #1 Area North #1 - Bargloff Urban Renewal Area

Exhibit B



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

Exhibit C

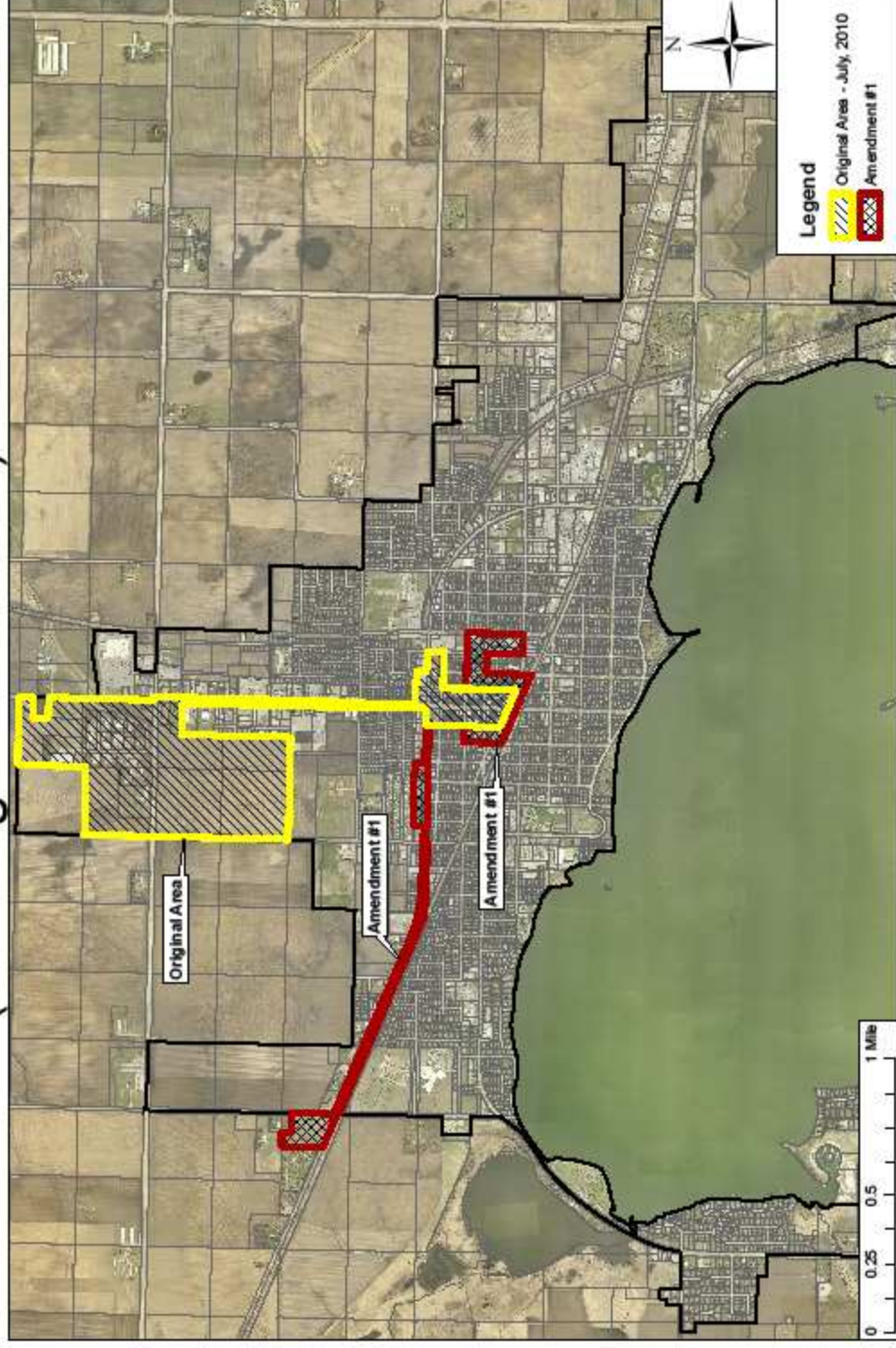


EXHIBIT "D"

AGRICULTURAL LAND CONSENT

**AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE
NORTH #1 - BARGLOFF URBAN RENEWAL AREA**

WHEREAS, the City of Storm Lake, Iowa, (the "City") has proposed Amendment #1 to the North #1 – Bargloff Urban Renewal Plan ("Plan") for the North #1 – Bargloff Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land being added by Amendment #1 to the Area will include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that the portion of the property located within the Amendment #1 Area and owned by the Agricultural Land Owner below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain Property within the proposed Amendment#1 Urban Renewal Area and agrees that the City of Storm Lake, Iowa, may include such area within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Storm Lake, Iowa, to pass any resolution or ordinance necessary to designate said Property as part of the Amendment #1 Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this ____ day of _____, 2013.

City of Storm Lake:

Signature: _____

Date: _____

Witness: _____

Name of Agricultural Land Owner: Security Trust and Savings Bank:

Signature: _____

Date: _____

Witness: _____

Approved by the Storm Lake City Council on the ____ day of _____, 2013.

Mayor

Attest: City Clerk

EXHIBIT “E”

LEGAL DESCRIPTION

STORM LAKE URBAN RENEWAL AREA NORTH #1 – BARGLOFF (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 ($E\frac{1}{2}SW\frac{1}{4}$) 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 ($NE\frac{1}{4}SW\frac{1}{4}$) 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 ($NE\frac{1}{4}SW\frac{1}{4}$) of said Section Twenty-Seven (27); thence South along the East line of said Southwest Quarter ($SW\frac{1}{4}$), 275.0 Feet to the point of beginning; thence South $89^{\circ}44'$ West, 400.0 Feet; thence South, 300.0 Feet; thence North $89^{\circ}44'$ East, 400.0 Feet; thence North along the East line of said Southwest Quarter ($SW\frac{1}{4}$), 300.0 Feet to the point of beginning. The East line of the Southwest Quarter ($SW\frac{1}{4}$) 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 ($SW\frac{1}{4}SW\frac{1}{4}$), Section Twenty-Seven (27), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M.

and

The Northwest Quarter ($NW\frac{1}{4}$) 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 ($E\frac{1}{2}NW\frac{1}{4}$) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M. beginning at the 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.

FEMA Project – Contract 6 – Mayor Kruse opened the public hearing on the plans, specifications, and form of contract for Contract #6 – Wastewater Treatment Plant Improvements 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. 33-R-2013-2014 approving the plans, specifications, and form of contract for Contract #6 – Wastewater Treatment Plant Improvements. Seconded by Council Member Porsch. Vote: All ayes with Council Member Walker absent. Motion carried.

RESOLUTION NO. 33-R-2013-2014

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE CONTRACT 6 – WASTEWATER TREATMENT PLANT IMPROVEMENTS

WHEREAS, the plans, specifications, form of contract and estimate of cost were filed with the CITY for the construction of certain public improvements described in general as the Contract 6 – Wastewater Treatment Plant Improvements; and

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

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

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

PASSED AND APPROVED this 4th day of November, 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

Moving Buildings – Moved by Council Member Engelmann to pass on 1st reading Ordinance No. 03-O-2013-2014 amending Chapter 5-1 of the City Code dealing with moving buildings. Seconded by Council Member Anderson. Vote: All ayes with Council Member Walker absent. Motion carried.

Flood Mitigation Fund – Moved by Council Member Huddleston to adopt Resolution No. 34-R-2013-2014 approving the local match for the Flood Mitigation Fund Application. Seconded by Council Member Porsch. Vote: All ayes with Council Member Walker absent. Motion carried.

RESOLUTION NO. 34-R-2013-2014

LOCAL MATCH FOR THE FLOOD MITIGATION PROGRAM

WHEREAS, City of Storm Lake (hereinafter called “the Applicant”), county of Buena Vista, has made application through the Iowa Homeland Security and Emergency Management Division (HSEMD) for funding from the Flood Mitigation Program in the amount of \$6,795,793 for the total project cost.

THEREFORE, the Subgrantee agrees to provide and make available up to \$1,994,471.00 (One Million Nine Hundred Ninety Four Thousand Four Hundred Seventy One dollars) of local monies to be used to meet the match requirement for this flood mitigation project application.

The resolution was passed and approved this 4th day of November, 2013.

Signatures of Council Members:

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

I submit this form for inclusion with the Flood Mitigation Project Application.

Print Name of Authorized Representative

Authorized Representative's Signature and Date

Adjourn – Moved by Council Member Anderson to adjourn the meeting at 5:32pm.
Seconded by Council Member Porsch. Vote: All ayes with Council Member Walker
absent. Motion carried.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

M E M O R A N D U M

TO: JUSTIN YAROSEVICH

FROM: MARK PROSSER

DATE: NOVEMBER 13, 2013

REFERENCE: LIQUOR LICENSE RENEWAL
AMVETS CLUB
616 MICHIGAN ST

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

	11-11-2011 to 11-11-2012	11-12-2012 to 11-11-2013
INCIDENTS		
Arrest	0	1
Bar Check	13	4
Business Security	5	19
Citizens Assist	0	1
Drug Investigation	1	0
Fight	0	1
Intoxicated Driver	1	1
Keys Locked in Car	2	0
Parking Complaint	0	1
PR/Talk/Presentation	1	1
Station Assignment	0	1
Street Beat	4	1
Vehicle Stop	1	0
White Summons	0	1

ARRESTS

Disorderly Contact	0	1
Selling Alcohol to Minor	0	1
Theft	1	0
Warrant Service	1	0

Recommendation: Approval of liquor license.



CITY OF STORM LAKE
APPLICATION FOR TAXICAB LICENSE

Applicant's Name Jeff DeWitt Date of Birth 10/24/64

DBA Storm Lake CAB

Address 611 W STH

Home Phone 712-749-8612 Business Phone 712-732-4420

Address of Business or Base Operation 1237 Hwy 7

Legal Description of Business or Base Operation:

TAXI

For each taxicab to be used under this permit provide the following:

Make	Model	License #	Owner	Date of last Inspection of Taxi
Chrysler	TK	BMK 360	Storm CAB	Sept 2013
Dodge	Caravan	248 YEE	Storm CAB	OCT 2013
Chevy	Impala	Box 998	Storm CAB	Sept 2013

\$1,000,000 Liability Insurance Certificate on file with City yes

License Fee: First cab = \$100.00, plus \$10.00 for each additional cab. # of cabs 3 Fee \$ 120⁰⁰
Drivers Names & Driver's License Number:

<u>Jeff DeWitt 801ZZ5537</u>	<u>Druce Braden 811ZZ0584</u>
<u>TIA TILTON 135BB7798</u>	<u>Anton Snell 041AA2368</u>
<u>Boni TAGGART 885ZZ4624</u>	<u>Travis Matson 529TY 1153</u>

I hereby certify that all drivers will meet requirements of City Code 4-5-5 Personal Qualifications (see attached). I understand I am required to notify the City of Storm Lake of any changes to the list of drivers.

[Signature]
Signature of Applicant

Nov 7
Date

Approved by City Council: _____

City Clerk

Date

APPLICATION FOR IOWA RETAIL CIGARETTE / TOBACCO PERMIT

For period November, 2013 through June 30, 2014

PLEASE TYPE OR PRINT LEGIBLY

Please mail this completed application to your local jurisdiction. If you have questions, call your city clerk (within city limits) or your county auditor (outside city limits).

I/We hereby make application for a retail permit to sell cigarettes and tobacco products:

BUSINESS INFORMATION

Name of Business/DBA: Shamrock Asian Market
Location Address (Must Have): 630 Geneseo St.
Mailing Address: 630 Geneseo St. City: Storm Lake State/Zip: 50588

Type of Sales: ☐ Vending Machine ☒ Over-the-counter Telephone Number ()

Type of Retail Establishment:

☐ bar ☐ convenience store - with gas ☐ convenience store - no gas ☐ drug store ☐ gas station
☒ grocery ☐ hotel/motel ☐ liquor store ☐ restaurant ☐ tobacco store
☐ other

Cigarettes must be sold at the minimum price set by the State of Iowa. Obtain a current copy from the Iowa Department of Revenue Web site at www.state.ia.us/tax or from TaxFax at 1-800-572-3943 (enter form number 71023).

ONLY APPROVED BRANDS OF CIGARETTES OR ROLL-YOUR-OWN PRODUCTS MAY BE SOLD IN IOWA

Any brand not on the list is contraband. In addition, all cigarettes sold in Iowa must have an Iowa Cigarette Tax Stamp affixed to each package. Any violation of contraband or non-Iowa cigarette tax stamped package is subject to seizure and penalties under the provisions of Iowa Code 453A and 453D.

The list of approved brands is always current at www.state.ia.us/tax/business/CigTobIndex.html and is called IOWA DIRECTORY OF CERTIFIED TOBACCO PRODUCTS MANUFACTURERS — THEIR BRANDS AND BRAND FAMILIES

Go to <http://elists.idrf.state.ia.us/scripts/wa.exe> and sign up for the Cigarette/Tobacco eList (listserv).

You will receive an e-mail every time the approved list changes or the minimum price changes.

LEGAL OWNER INFORMATION

Type of Ownership: ☒ Individual ☐ Partnership ☐ Corporation ☐ LLC ☐ LLP

Legal Owner: Than Than Cho
(Name of Individual, Partnership, Corporation, LLC, or LLP)

Mailing Address: 630 Geneseo St.
City: Storm Lake State: Iowa Zip: 50588 Ph. Number: (507) 295-2223
Fax Number: () - E-mail Address: thancha117@yahoo.com

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

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

Name (please print): Than Than Cho Name (please print):
Signature: [Signature] Signature:
Date: 11-01-2013 Date:

FOR OFFICE USE ONLY

Amount Paid: _____
Date Issued: _____ ☐ New
Permit #: _____ ☐ Renewal

FOR CITY CLERK/COUNTY AUDITOR ONLY
PLEASE SEND COMPLETED COPY TO THE IOWA
DEPARTMENT OF COMMERCE,
ALCOHOLIC BEVERAGE DIVISION

Name of Issuing City or County _____

Staff Summary

11/18/2013

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, Deputy 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 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 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	\$1,512,994.14	\$181,694.83	\$93,468.37	52	\$4,157.00	2	\$84,069.46	46
King's Pointe	\$169,684.62	\$77,184.96	\$12,145.23	16			\$65,039.73	84
Golf Course	\$3,538.77	\$57.98	\$3.80	7			\$54.18	93

RECOMMENDATION: Review Buy Local Information

Staff Summary

11/18/2013

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: Justin Yarosevich, Assistant City Manager / City Clerk

SUBJECT: **Approval Of November 5, 2013 Election Results**

BACKGROUND: Following the City election on November 5, 2013 the Buena Vista County Supervisors canvased the votes and have provided to us a copy of the official vote totals showing the following individuals elected for four year terms:

Mayor - Jon F. Kruse

City Council - Dan Anderson
City Council - Mike Porsch

Council must approve the election results prior to the swearing in of the elected individuals which will take place on December 2, 2013 (State law requires that newly elected individuals be sworn in after their election but no later than the first working day in January).

The terms in which these three were elected for will officially start on January 1, 2014.

FISCAL IMPACT: There is no fiscal impact to the approval of the election results. The cost of the election is estimated to be about \$7,000. We have not received the invoice from Buena Vista County at this time.

RECOMMENDATION: Approval with the approval of the Consent Agenda

ATTACHMENTS:

Description	Type
 Abstract of Votes	Backup Material

STATE OF IOWA
ABSTRACT OF VOTES

Buena Vista County, Iowa

We, the undersigned Members of the Board of Supervisors and ex-officio County Board of Canvassers for this County, do hereby certify the following to be a true and correct abstract of the votes cast in this County at the 2013 Buena Vista County City Election held on the 5th day of November, 2013, as shown by the tally lists returned from the several election precincts.

STORM LAKE - COUNCIL MEMBER

Buena Vista

DAN ANDERSON	Received four hundred sixty-one (461) votes
MICHAEL D. PORSCHE	Received four hundred seventy-one (471) votes
Candidate Total	Nine hundred thirty-two (932) votes
SCATTERING	Thirteen (13) votes
TOTAL	Nine hundred forty-five (945) votes

We therefore declare:

DAN ANDERSON duly elected for the office of STORM LAKE - COUNCIL MEMBER for the term of 4 years.
MICHAEL D. PORSCHE duly elected for the office of STORM LAKE - COUNCIL MEMBER for the term of 4 years.

STORM LAKE - MAYOR

Buena Vista

SHANE CONLON	Received one hundred sixty-three (163) votes
JON KRUSE	Received three hundred eighty-seven (387) votes
Candidate Total	Five hundred fifty (550) votes
SCATTERING	Six (6) votes
TOTAL	Five hundred fifty-six (556) votes

We therefore declare:

JON KRUSE duly elected for the office of STORM LAKE - MAYOR for the term of 4 years.

IN TESTIMONY WHEREOF, we have hereunto set our hands and caused to be affixed the seal of this county by the Clerk of the Board of Supervisors.

Done at the county seat of Buena Vista County, this 12th day of November, 2013.

(Seal)

Chairperson

Dale H. Gault

Hon. Altena

Rhonda Ringgenberg

Members of the Board
of Supervisors and
ex-officio County
Board of Canvassers

Attest:

County Auditor and Clerk of the Board of Supervisors

Staff Summary

11/18/2013

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: Mark Prosser, Public Safety Director

SUBJECT: **Resolution No. 35-R-2013-2014 Authorizing A Noise Variance, Parade Permit, Temporary Street Closures, Entertainment & Related Events For The 2013 Miracle on Lake Avenue**

BACKGROUND: Attached to this staff summary is a written request from Paige Baskerville, representing Storm Lake United for the 2013 Miracle on Lake Avenue Event.
The event is scheduled for Thursday, December 5, 2013 between the hours of 5:00pm and 9:00pm. Specific requests are as follows:

**Noise Variance for the Downtown Business District between the hours of 5:00pm and 9:00pm

**Parade Permit for a 6:00pm downtown parade with the route being approved by the Police Department

**Temporary Street Closure for the 200 block of East 5th Street immediately following the parade for the duration of the Holiday Tree Lighting Event

**Appropriate support from the Police Department

See Attachments

FISCAL IMPACT: The Police Department will incur some overtime to handle traffic for the parade and provide additional security for the evening event.

The event draws a large crowd to the downtown retail district which should translate to a positive fiscal impact for local businesses.

RECOMMENDATION: Pass Resolution No. 35-R-2013-2014

ATTACHMENTS:

Description	Type
 Letter and Permit	Permit
 Resolution No. 35-R-2013-2014	Resolution



November 1, 2013

Storm Lake Public Safety Department
Attn: Chief Mark Prosser
401 East Milwaukee Ave
Storm Lake, IA 50588

Dear Chief Prosser,

Miracle on Lake Avenue is the annual Holiday Celebration in Storm Lake that includes a parade, family friendly activities, and a fun holiday atmosphere which gets the community and our visitors into the Holiday Spirit. This year the event is scheduled for Thursday, December 5, 2013. Storm Lake United would like to request a permit for the following activities during Miracle on Lake Avenue between 5 and 9 p.m.

Thursday, December 5, 2013

- A noise variance for holiday music is needed for the parade and sidewalk activities on the 500 and 600 blocks of Lake Avenue from 5 to 9 p.m.
- The parade will start at 6 p.m. The staging area will be in the 600 and 700 blocks of Cayuga Street. The parade will go north on Cayuga Street turn west on East 7th Street and turn south down Lake Avenue, turn on East Railroad Street and turn north on Erie Street. The parade will follow Erie and conclude at the 200 block of East 7th Street.
- A street closure at the 200 block of East 5th Street beginning at 5 p.m. and ending at 9 p.m. for the Tree Lighting ceremony that will take place immediately following the parade.

If you would have any questions or concerns, please feel free to contact me.

Thank you for your time and consideration.

Sincerely,

Paige Baskerville
Marketing & Activities Director
Storm Lake United
(712) 732.3780
paige@stormlakeunited.com



Public Safety Police & Fire

PERMIT

401 East Milwaukee Avenue
Storm Lake, IA 50588
Phone: 712-732-8010

Event 2013 Miracle on Lake Avenue

Issued To: Name Paige Baskerville

Organization Storm Lake United

Address 119 W. 6th Street

Storm Lake, IA 50588

Phone 712-732-3780

Date(s) of Event Thursday, 12-5-2013

Time(s) of Event 5:00pm - 9:00pm

Expiration of Permit 12-6-2013

Location/Area of Use 500/600 blocks of Cayuga - E. 7th - E. Railroad -
Erie Street

Type of Permit

X X X

1 Noise Variance -8-7-4 (5:00pm - 9:00pm)

2 Ride/Run/Walk - 9-13-4

X X X

3 Parade -9-13-4 (6:00pm)

4 Public Demonstration - 8-7-4

5 Street Closing

6 Fireworks - 8-2-1-(I2A)

7 Authorized Burn - 7-2-2-B

8 Other

Authorized by: Mark A. Prosser

Printed Name

Signature

11-19-2013

Date

Public Safety Director

Title

RESOLUTION NO. 35-R-2013-2014

**RESOLUTION APPROVING STORM LAKE UNITED REQUESTS FOR THE 2013
MIRACLE ON LAKE AVENUE HOLIDAY CELEBRATION**

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

To approve a noise variance on Thursday, December 5, 2013 between the hours of 5:00pm and 9:00pm in the Central Business District; and

To further approve a parade permit on Thursday, December 5, 2013 for 6:00pm for a downtown route approved by Public Safety; and

To further approve the closing the 200 block of East 5th Street following the parade for the duration of the Tree Lighting Ceremony; and

PASSED AND APPROVED this 18th day of November, 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

Staff Summary

11/18/2013

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: Emily Haselhoff, Planning Coordinator

SUBJECT: **Public Hearing On Amendment #3 To The Industrial Park Urban Renewal Plan**

BACKGROUND: The City is proposing to amend the Storm Lake Industrial Park Urban Renewal Area Plan to add two additional parcels into the area that were annexed back in 2011, add a blight designation over the entire Urban Renewal Area, add a list of previous and proposed projects for the area, and remove a self-imposed voluntary expiration date on the Area. The Amendment #3 Urban Renewal Plan follows this summary.

The two parcels being added to this area are owned by Meridian Manufacturing and maps for the area can be found in Exhibits B & C in the plan. The blight designation is being proposed after City Staff surveyed the parcels and structures in the area for blight conditions including deteriorating structures, faulty lot layout, flooding issues, lack of access to infrastructure, and vacant buildings.

During the October 21st City Council Meeting this public hearing date was set.

Prior to this meeting, the City conducted a scheduled Consultation Session with the taxing entities on October 30, 2013 at 9:00 in the City Hall Council Chambers and no representatives from the taxing entities were present and no comments or concerns were received within the seven days following the meeting date.

This public hearing gives the public a chance to voice their comments or concerns for or against the amendment to the plan prior to the Council's formal action.

FISCAL IMPACT: There is no fiscal impact tied to the public hearing other than the cost of the publication of the notice of the hearing, estimated to be about \$100. The entire process of completing the Urban Renewal Area and Plan will cost an approximate \$50,000 of which the costs can be recovered through the TIF funds captured by the plan.

RECOMMENDATION:

Open the Public Hearing
Hear Any Comments
Close the Public Hearing

ATTACHMENTS:

Description	Type
 Consultation Session Notes	Minutes

MEMO

November 6, 2013



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588

p (712) 732-8000

f (712) 732-4114

TO: File

CC: N/A

FROM: Justin Yarosevich, Assistant City Manager

SUBJECT: Notes For East TIF Amendment #3 Consultation Session

As directed by Storm Lake City Council a consultation session was held for the East TIF Amendment #3 for the affected taxing entities on Wednesday, October 30, 2013 at 9:00AM in the City Council Chambers at City Hall.

At the appointed time City Staff present included: Emily Haselhoff, Planning Coordinator and Justin Yarosevich, Assistant City Manager.

There was no one else in attendance at the meeting.

City staff waited until 9:10AM then declared the consultation session closed.

There were no comments or questions.



Staff Summary

11/18/2013

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: Emily Haselhoff, Planning Coordinator

SUBJECT: **Resolution No. 36-R-2013-2014 Adopting Amendment #3 To The Industrial Park Urban Renewal Plan**

BACKGROUND: The City is proposing to amend the Storm Lake Industrial Park Urban Renewal Area Plan by adding two additional parcels into the area that were annexed back in 2011, adding a blight designation over the entire Urban Renewal Area, adding a list of previous and proposed projects for the area, and removing a self-imposed voluntary expiration date on the Area. The Amendment #3 Urban Renewal Plan follows this summary.

The two parcels being added to this Area are owned by Meridian Manufacturing and maps for the area can be found in Exhibits B & C in the plan. The blight designation is being proposed after City Staff surveyed the parcels and structures in the area for blight conditions including deteriorating structures, faulty lot layout, flooding issues, lack of access to infrastructure, and vacant buildings.

Prior to this meeting, the City held a scheduled Consultation Session with the taxing entities on October 30, 2013 at 9:00 in the City Hall Council Chambers. No representatives from the taxing entities were present and no comments or concerns were received within the seven days following the meeting date.

The public hearing was held during the previous agenda item and gave the public a chance to voice their comments or concerns for or against the amendment to the plan prior to Council's consideration and formal action.

FISCAL IMPACT: The entire process of completing the Urban Renewal Area and Plan will cost approximate \$50,000 of which the costs can be recovered through TIF funds.

RECOMMENDATION: Adopt Resolution No. 36-R-2013-2014 for Amendment #3 to the Industrial Park Urban Renewal Plan.

ATTACHMENTS:

Description	Type
 Resolution #3 Plan	Resolution

RESOLUTION NO. 36-R-2013-2014

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AND 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. 3 TO THE STORM LAKE INDUSTRIAL PARK URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 33-R-91-92, adopted September 16, 1991, 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 Industrial Park Urban Renewal Plan (the "Plan") for the Storm Lake Industrial Park Urban Renewal Plan 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. 25-R-2004-2005, adopted October 18, 2004, this City Council approved and adopted an Amendment No. 1 to the Plan; and

WHEREAS, by Resolution No. 07-R-2010-2011, adopted July 19, 2010, this City Council approved and adopted an Amendment No. 2 to the Plan; and

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

ORIGINAL AREA

A part of the South Half (S1/2) of Section One (1), Township Ninety North (T 90 N), Range Thirty Seven West (R 37 W) of the Fifth Principal Meridian (5th P.M.) lying North of the Illinois Central Railroad, and a part of the Northeast Quarter (NE^{1/4}) of Section (12), Township Ninety North (T 90 N), Range Thirty Seven West (R 37 W) of the Fifth Principal Meridian (5th P.M.) lying North of the Illinois Central Railroad, more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter (SW^{1/4}) Section One (1), Township Ninety North (T 90 N), Range Thirty Seven West (R 37 W) of the Fifth Principal Meridian (5th P.M.), thence 00°32' East along the West Line of said Southwest Quarter (SW^{1/4}) a distance of One Thousand Two Hundred Seven and Seven Tenths Feet (1,207.70') to the Point of Beginning; thence North 90°00' East a distance of Two Thousand Six Hundred Forty Two and Six Hundredths Feet (2,642.06') to the North-South Centerline of said Section One (1); thence South 00°34' East along the North-South Centerline of said Section One (1), a distance of Four Hundred Seven and Eighteen Hundredths Feet (407.18'); thence North 90°00' East a distance of Two Thousand Six Hundred Thirty Eight and

Seventy Two Hundredths Feet (2,638.72') to the East Line of said Section One (1); thence South 00°31' East along the East Line of said Section (1) a distance of One Thousand Eighty Seven and Seven Tenths Feet (1,087.7') to the Southeast Corner of said Section One (1), said Point also being the Northeast Corner of Section Twelve (12), Township Ninety North (T 90 N), Range Thirty Seven West (R 37 W) of the Fifth Principal Meridian (5th P.M.); thence South 00°20'20" East along the East Line of said Northeast Quarter (NE¼) Section Twelve (12) a distance of Two Hundred Sixty Six and Five Hundredths Feet (266.05') to the North Right of Way Line of the Illinois Central Railroad; thence North 77°07' West along the North Right of Way Line of said Railroad a distance of Five Thousand Four Hundred Twenty Seven and Seven Tenths Feet (5,427.7') to the West Line of the Southwest Quarter (SW¼) said Section One (1); thence North 00° 32' West along the West Line of said Section (1) a distance of Five Hundred Fifty and Seventy One Hundredths Feet (550.71') to the Point of Beginning.

The above parcel contains 115.46 acres in total

MCS Industrial Addition to Storm Lake, Iowa

AND

A PART OF THE SOUTH EAST QUARTER (SE¼) OF SECTION 2, TOWNSHIP 90 NORTH, RANGE 37 WEST OF THE 5TH P.M., BUENA VISTA COUNTY, IOWA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast (NE) corner of the Southeast Quarter (SE¼) of said Section 2; thence South 89°45'20" West along the North line of said Southeast Quarter (SE¼), a distance of 2,131.17 feet to a point on the Easterly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Southerly along the Easterly right of way line of said railroad on a curve whose short chord bearings are as follows: South 29°31'40" East, a distance of 57.05 feet; thence South 23°07'17" East, a distance of 601.83 feet; thence South 16°32'54" East, a distance of 56.08 feet; thence continuing along the Easterly line of said railroad right of way South 15°59'20" East, a distance of 675.12 feet to a point on the Northerly line of the Illinois Central Railroad right of way; thence South 89°44'44" East, along the Northerly line of said railroad, a distance of 824.23 feet; thence South 1°56'40" West, a distance of 238.22 feet; thence South 76°34'40" East, a distance of 872.88 feet to a point on the East line of said Southeast Quarter (SE¼); thence North along the East line of said Southeast Quarter (SE¼) a distance of 1,759.60 feet to the point of beginning containing 62.91 acres and subject to all easements of record.

The East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 2 is assumed to bear due North and South in the above description.

AMENDMENT NO. 1 AREA

All of the property within the corporate limits that is located South of Richland Avenue and East of Flint Drove. The area also includes the full right-of-way of all streets forming the boundary.

AMENDMENT NO. 2 AREA

A parcel in Buena Vista County, Iowa beginning at a point which is at the center of the intersection of the Canadian National Railroad right of way and Radio Road in Storm Lake, Iowa; thence South along the center line of Radio Road to the south right of way line of Highway 7; thence continuing South along the centerline of the County Road just West of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twelve (12), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M. to a point that the center line intersects with the South line of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twelve (12), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M.; thence East along a South line of the Northwest Quarter (NW $\frac{1}{4}$), Section Twelve (12), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M. to the Southeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twelve (12), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M.; thence North along the East line of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twelve (12), Township Ninety (90) North, Range Thirty-Seven (37) West of the 5th P.M. to the point where that East line intersects with the South line of Highway 7; thence East along the South line of Highway 7 to the point where it intersects with the center line of Gilbert Street extended South across Highway 7; thence North along the center line of Gilbert Street to the point where that line 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 of beginning.

WHEREAS, a proposed Amendment No. 3 to the Storm Lake Industrial Park Urban Renewal Plan for the area described below has been prepared, which proposed Amendment is 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, add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area, and to remove a self-imposed, voluntary expiration date; and

WHEREAS, this proposed Amendment No. 3 to the Urban Renewal Area adds land, as follows:

AMENDMENT NO. 3 AREA

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW¼SE¼) of Section 1, Township 90 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa, and being more particularly described as follows:

Beginning at the Northwest (NW) Corner of Lot Seven (7), Block One (1), of Industrial Park Addition to Storm Lake; thence on a previously recorded bearing of North 90°00'00" East along the North line of said Lot Seven (7), 581.78 Feet to the West line of the East One Hundred Seventy-Five Feet (175') of said Lot Seven (7); thence North 00°10'50" West along the Northern extension of said West line of the East One Hundred Seventy-Five Feet (175'), 186.90 feet; thence South 90°00'00" West, 583.58 Feet to the East line of Lot Six (6), of said Block One (1); thence South 00°43'45" East, along said East line, 186.90 Feet to the point of beginning.

Tract contains 2.50 acres and is subject to all easements of record.

and

A tract of land located in the Southeast Quarter (SE¼) of Section 1, Township 90 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa, and being more particularly described as follows: Commencing at the Northwest (NW) Corner of the Southeast Quarter (SE¼) of said Section 1; thence on a true bearing of South 00°21'07" East along the West line of said Southeast Quarter (SE¼), 930.76 Feet to the point of beginning; thence South 89°10'02" East 838.14 Feet; thence South 00°21'07" East, 645.29 Feet to the North line of the Industrial Park Addition to the City of Storm Lake; thence North 89°50'14" West, along said North line, 255.00 Feet; thence North 00°02'17" East, 186.90 Feet; thence North 89°47'21" West, 583.58 Feet to the East line of Lot Six (6), Block One (1) of said Industrial Park Addition; thence North 00°32'05" West, along said East line, 220.28 Feet to the Northeast (NE) Corner of said Lot Six (6); thence North 00°21'07" West, along the West line of the Southeast Quarter (SE¼), 247.44 Feet to the point of beginning. Hereafter referred to as Lot C of Lot B in Section 1, Township 90 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa.

Tract contains 10.00 acres and is subject to all easements of record.

WHEREAS, the proposed Amendment No. 3 Area includes land classified as agricultural land and written permission of the current owners has been obtained; and

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by the proposed Amendment No. 3 to the Storm Lake Industrial Park Urban Renewal Plan known as the "Storm Lake Industrial Park Urban Renewal Plan"; and

WHEREAS, by resolution adopted on October 21, 2013, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 3 to the Storm Lake Industrial Park Urban Renewal Plan and the

division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 3 to the Storm Lake Industrial Park 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 City Clerk/Assistant City Manager 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. 3 to the Storm Lake Industrial Park 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. 3 to the Storm Lake Industrial Park 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:

Section 1. That the findings and conclusions set forth or contained in Amendment No. 3 concerning the area of the City of Storm Lake, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

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

B. The Urban Renewal Plan, as amended if applicable, conforms to the general plan for the development of the City as a whole; and

C. Acquisition by the City is expected and as to those areas of open land to be acquired by the City included within the Storm Lake Industrial Park Urban Renewal Area:

1. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a

shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

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

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

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

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

2. 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.

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

Section 4. That Amendment No. 3 to the Storm Lake Industrial Park 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. 3 to the Storm Lake Industrial Park Urban Renewal Plan for the City of Storm Lake, State of Iowa"; Amendment No. 3 to the Storm Lake Industrial Park 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. 3 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Storm Lake Industrial Park Urban Renewal Plan, and the Plan as amended, 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. 3 to the Storm Lake Industrial Park 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.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 3, 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 18th day of November, 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

Exhibit 1

**STORM LAKE INDUSTRIAL PARK
URBAN RENEWAL PLAN**

AMENDMENT #3

CITY OF STORM LAKE, IOWA

Original Area Adopted –1991

Amendment #1 – 2004

Amendment #2 – 2010

Amendment #3 – 2013

AMENDMENT #3
to the
STORM LAKE INDUSTRIAL PARK
URBAN RENEWAL PLAN
CITY OF STORM LAKE, IOWA

The Storm Lake Industrial Park Urban Renewal Plan (“Plan”) for the Storm Lake Industrial Park Urban Renewal Area (“Area” or “Urban Renewal Area”), adopted in 1991, and amended in 2004 and 2010, is being further amended to add additional land to the Storm Lake Industrial Park Urban Renewal Area, to add and/or confirm the list of proposed projects to be undertaken within the Industrial Park Urban Renewal Area by this Amendment #3 (“Amendment” or “Amendment #3”), and to remove a self-imposed, voluntary expiration date on the Area.

The Original Industrial Park Urban Renewal Area and each amendment area are referred to as subareas in this Amendment. The subareas make up the Urban Renewal Area. The “base valuation” of the Original Area and each of the prior amendment areas will remain unchanged by this Amendment.

Except as modified by this Amendment, the provisions of the original Storm Lake Industrial Park 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 Storm Lake Industrial Park Urban Renewal Area is attached hereto as Exhibit “A.” A map of the Amendment Area is Exhibit “B.” A map of the entire Storm Lake Industrial Park Urban Renewal Area, as amended, is attached hereto as Exhibit “C.”

AREA DESIGNATION

The Area originally was designated as appropriate for economic development. A blight designation was added on the Area as a part of Amendment #2 in 2010. In August of 2013, a survey of properties located in the Urban Renewal Area reconfirms prior blight findings and confirms additional pockets of blighted buildings located at various locations in the Area. The Area’s blight finding is the result of a combination of blighting influences associated with the numerous properties including but not limited to deteriorated and deteriorating structures, faulty lot layout, a propensity to flood, a lack of access to City water/sewer service, and vacant buildings. As a result, the Area continues to be a mixed area in which blighted conditions exist as well as an economic development area that is appropriate for the promotion of new commercial and industrial development.

PROJECT OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes including new and expanded commercial and industrial development and blight remediation. The following local objectives relate to future land use plans, the need for improved traffic, public utilities, community facilities, and other public improvements within the Area. The City realizes that the availability of affordable housing is important in attracting new business and industry, as well as in retaining existing business. There are currently a very limited number of housing opportunities in Storm Lake.

More specific objectives for the development, redevelopment and rehabilitation within the Storm Lake Industrial Park Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan and provide sufficient land for commercial, residential and 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 facilities, which contribute to the revitalization of the Area.
4. To eliminate blighting influences and promote revitalization.
5. To stimulate through public action and commitment, private investment in residential development. The City realizes that the availability of affordable, decent, safe and sanitary housing is important to the overall economic viability of the community.
6. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
7. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
8. To stimulate, through public action and commitment, private investment in commercial and industrial expansion.
9. To help develop a sound economic base that will serve as the foundation for future growth and development.
10. To provide facilities offering diversified and expanded recreational opportunities, which will help improve the quality of life and contribute to the overall viability of the community.

11. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
12. To enhance the Storm Lake community by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

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 or repair of public infrastructure, including but not limited to, streets, water and sewer systems, storm water drainage systems, public utilities or other facilities in connection with urban renewal projects.
3. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
4. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
5. To dispose of property that has been acquired.
6. To undertake the demolition and clearance of existing development, especially dilapidated or blighted structures in order to prepare sites for new development.
7. To undertake blight remediation activities.
8. To make loans, forgivable loans, tax rebate payments or other types of economic development grants or incentives to private persons or businesses for economic development or blight remediation purposes, including housing projects, on such terms as may be determined by the City Council.
9. To finance programs which will directly benefit housing conditions and promote the availability of housing in the community.
10. To arrange for or cause to be provided the construction, expansion, or repair of public parks and open spaces including but not limited to bike and walking trails, landscaping, or other recreational facilities and activities.

11. To borrow money and to provide security therefor.
12. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Program or specific urban renewal projects.
13. To use tax increment financing for a number of purposes, including but not limited to, achieving a more marketable and competitive land offering price and providing for necessary physical improvements and infrastructure.
14. 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.

PREVIOUS URBAN RENEWAL PROJECTS

The following Industrial Park Area Urban Renewal Projects were authorized prior to July 1, 2012, and are continuing. Such Projects include:

1. Public Improvements/ Blight Remediation:			
Project	Date	Balance Remaining	Rationale
Extension of City water mains and sanitary sewer lines to McKenna Drive	2012-2013	\$1,267,072.50 outstanding principal and interest as of 7/1/2013. (Final payment due 6/1/2031)	Newly annexed housing subdivision needed the extension of City water and sewer service. Private wells were drying up and the sanitary sewers were leaking, creating a public health issue. The area was previously documented as blighted and these improvements help to remediate blight.

2. Tax Rebate or other Development Agreements:					
Company	Project	Investment \$	Estimated increase of property value	Total not to exceed rebate	Number of years remaining as of July 1, 2013
King's Pointe Waterpark and Resort	100 room resort, indoor and outdoor waterpark, roads, lighthouse, beach, green space, park area	\$34,569,924	\$7,000,000	100% TIF portion of taxes	Estimated debt retirement 6/1/2029

Company	Project	Investment \$	Estimated increase of property value	Total not to exceed rebate	Number of years remaining as of July 1, 2013
Honda Shop	Construction of 2 storage facilities, showroom, and maintenance building	Phase I \$280,000 (complete)	\$1,700,000		Min assessment agreement begins July 1, 2016. Terminates January 1, 2037
		Phase II \$1,420,000			

PROPOSED URBAN RENEWAL PROJECTS (Amendment #3)

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Industrial Park Urban Renewal Plan, as previously amended, the Proposed Urban Renewal Projects under this Amendment include:

1) Public Improvements:

Project	Estimated Date	Not to Exceed Cost	Rationale
Gold Wing Drive frontage road construction to the south of Hwy 71/610 th Street between Radio Road and Hwy 71.	2014-2017	Not to exceed \$700,000	Construction of a new frontage road to improve access and promote commercial development to the south of Hwy 71.
Resurface Memorial Road where current gravel surface exists.	2015-2016	Not to exceed \$300,000	Construct hard surfaced road to improve access to existing commercial and industrial development and promote redevelopment of blighted properties.
Construction of storm sewer along Expansion Blvd from Richland Street to Hwy 71.	2014-2018	Not to exceed \$1,500,000	A lack of storm water drainage facilities hinders heavy truck traffic in the area and discourages future industrial expansion.
Sanitary sewer extension along Expansion Blvd from Gilbert Street to Hwy 71 and along Hwy 71. Construction of new lift station.	2016-2018	Not to exceed \$700,000	Currently, municipal sanitary sewer service is not provided in this area. This is an area for future industrial expansion.
Total		Not to exceed \$3,200,000	

2) Blight Remediation:

Project	Estimated Date	Not to Exceed Cost	Rationale
Acquisition and demolition of existing dilapidated structures located along Highway 71/Flindt Drive/Lakeshore/Sunrise Park Road. The resulting lots would then be sold for development or converted to green space.	2018-2020	Not to exceed \$800,000	Elimination of dilapidated structures in order to minimize blighting influences and provide land for new development or green space.

3) Development Agreements:

A. *Meridian Manufacturing*: Economic Development Grants in the form of tax rebates and a forgivable loan to support Meridian Manufacturing's expansion of their current business. The project includes construction of a new manufacturing building and expansion of a current building, resulting in the retention and creation of jobs. Construction to take place as early as 2013-2014. Meridian Manufacturing is expected to invest an estimated \$6 million in the Project. The City expects to make Economic Development Grants of approximately \$400,000 - \$450,000 over a five year period. In addition, the City expects to provide a forgivable loan of approximately \$24,000 - \$30,000.

B. *Condominium Redevelopment*: Economic Development Grants in the form of incentives, such as tax rebates to support a Condominium Redevelopment Construction Project. This redevelopment will take place at the site of the failed Regency Condominium site. Amendment #2 to the Industrial Park Urban Renewal Plan had identified this failed development as a blighted area. The proposed project will consist of numerous improvements, including but not limited to the reuse/demolition of the current foundation and parking facility and the construction of multi-family residential buildings, resulting in increased housing opportunities in the community. The City expects to make Economic Development Grants of approximately \$200,000 to \$1,200,000 over a five year period.

C. *Development/Redevelopment of Highway 71/Flindt Drive/Lakeshore Properties*: The City expects to consider requests for projects involving the redevelopment of sites cleared by Blight Remediation activities along Highway 71/Flindt Drive/Lakeshore. A broad range of incentives will be considered including but not limited to land, loans, grants, tax rebates, or other incentives. The costs of such Development Agreements will not exceed \$750,000.

D. *Additional 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.

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

Project	Date	Estimated cost
Fees and costs	2013-2018	Not to exceed \$50,000

FINANCIAL INFORMATION

1.	July 1, 2013 constitutional debt limit:	\$22,430,601
2.	Current outstanding general obligation debt:	\$17,636,728
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Proposed Urban Renewal Projects (Amendment #3) 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 estimated that the cost of the Proposed Urban Renewal Projects as described above will be approximately as follows:	\$5,924,000 - \$6,980,000

PUBLIC BUILDING ANALYSIS

One blight remediation project, as proposed in this Amendment (Project #2, page 7), would result in the acquisition and demolition of commercial buildings. If this Project is ultimately approved by the City, the City intends to finance some or all of the cost through tax increment financing. For a portion of the Project costs, the City proposes to issue general

obligation bond notes and abate all or a part of the principal and interest payments from incremental tax revenues within the Area, if available.

Specifically, under these circumstances, Iowa law may require an analysis of alternative development options and funding for the project and reasons why such options would be less feasible than the use of incremental tax revenues for the Project.

One alternative funding option for this Project is the issuance of general obligation bonds that would be paid by the City's debt service levy (i.e. without using incremental tax revenues). This option would mean that only taxpayers of the City would be responsible for payment of the bonds/notes.

Because the blight remediation project will benefit County residents and school patrons, the use of tax increment financing to pay principal and interest payments from debt associated with the Project is the most appropriate funding mechanism.

The use of TIF funds as a funding mechanism for redevelopment of the targeted properties is appropriate when considering the long-term economic development that the Project provides. Redevelopment of the targeted properties will eliminate the blighting influence that now exists, will help to rebuild the tax base, and could result in a ripple effect stimulating investment to and redevelopment of surrounding properties.

Acquisition and demolition of the targeted structures will improve livability of the community by ridding the area of blight conditions which are a menace to the public's health, safety, and welfare. Transformation of the lots will improve the quality of life within the community and could attract potential employees and their families to Storm Lake. Increased employment opportunities and enhanced livability are necessary factors in sustaining the population of Storm Lake. An attractive, vibrant, and developing community, in turn, will benefit the Storm Lake School District and Buena Vista County.

Other alternate funding options that the City may consider include state, federal, and/or local grant programs. Although in past years acquisition/demolition types of activities were eligible for funding through Brownfield Redevelopment, CDBG, HOME, and NSP grant programs administered by the Iowa Economic Development Authority and Iowa Finance Authority, these revenue sources have either totally lost funding or no longer allow grant dollars to be used for acquisition/demolition. Despite these funding resources no longer being viable, the City will continue to consider other grant and loan programs that might become available.

Another alternative funding source for this project would be the use of local option sales tax. This option is not feasible because the City has already committed LOST funds for debt retirement on previously incurred debt. As a result, available LOST funds are already dedicated to other debt retirement.

In summary, these alternative funding sources, as well as the use of general obligation debt paid solely from City revenue, are less feasible than the use of increment tax financing. For all of the aforementioned reasons, the tax increment revenue funding alternative option (general obligation debt abated by incremental tax revenues) is the most fair and equitable mechanism for

funding of the Project described above. Alternative options for funding of the Urban Renewal Project are less feasible than the use of incremental tax revenues.

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, objectives, and projects proposed in this Urban Renewal Plan Amendment #3 are consistent with the City's Comprehensive Plan.

This Urban Renewal Amendment #3 does not in any way replace the City's current land use planning or zoning regulation process.

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 associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the 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 Sections 384.23 to 384.36 and/or 403.12 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. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Storm Lake. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in this Amendment related to commercial, industrial or residential development, as well as blight remediation. 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 this Urban Renewal Plan.

PROPERTY ACQUISITION/DISPOSITION

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

URBAN RENEWAL PLAN AMENDMENTS

The Storm Lake Industrial Park Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding urban renewal projects, or modifying goals or types of renewal activities.

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

AGREEMENT TO INCLUDE AGRICULTURAL LAND

Because some of the area being added to the Storm Lake Industrial Park Urban Renewal Area as a result of this Amendment includes land that is being used for agricultural purposes as defined by Iowa Code Section 403.17(3), the City and property owner have entered into an agreement in which the property owner agrees to allow the City to include real property defined as “Agricultural Land” in the Urban Renewal Area. The Agreement is attached as Exhibit D.

EFFECTIVE PERIOD

This Industrial Park Urban Renewal Plan Amendment #3 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Industrial Park 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 Industrial Park Urban Renewal Area, including all Amendment Areas, for the maximum period allowed by law.

The Urban Renewal Area was designated as a mixed economic development and blighted area in 2010. This Amendment reconfirms and establishes that the Urban Renewal Area as a whole continues to be subject to blighting conditions. Iowa Code Section 403.17(10) provides a statutory sunset only for economic development areas that have no part that contains blight conditions. Accordingly, no expiration date for the collection of tax increment is required for

this Urban Renewal Area and any previous voluntary expiration dates are removed by this Amendment.

REPEALER

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

SEVERABILITY CLAUSE

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

EXHIBIT "A"

LEGAL DESCRIPTION OF AMENDMENT #3

Area being added to the Storm Lake Industrial Park Urban Renewal District as a result of Amendment #3 is described as follows:

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 1, Township 90 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa, and being more particularly described as follows: Beginning at the Northwest (NW) Corner of Lot Seven (7), Block One (1), of Industrial Park Addition to Storm Lake; thence on a previously recorded bearing of North 90°00'00" East along the North line of said Lot Seven (7), 581.78 Feet to the West line of the East One Hundred Seventy-Five Feet (175') of said Lot Seven (7); thence North 00°10'50" West along the Northern extension of said West line of the East One Hundred Seventy-Five Feet (175'), 186.90 feet; thence South 90°00'00" West, 583.58 Feet to the East line of Lot Six (6), of said Block One (1); thence South 00°43'45" East, along said East line, 186.90 Feet to the point of beginning.

Tract contains 2.50 acres and is subject to all easements of record.

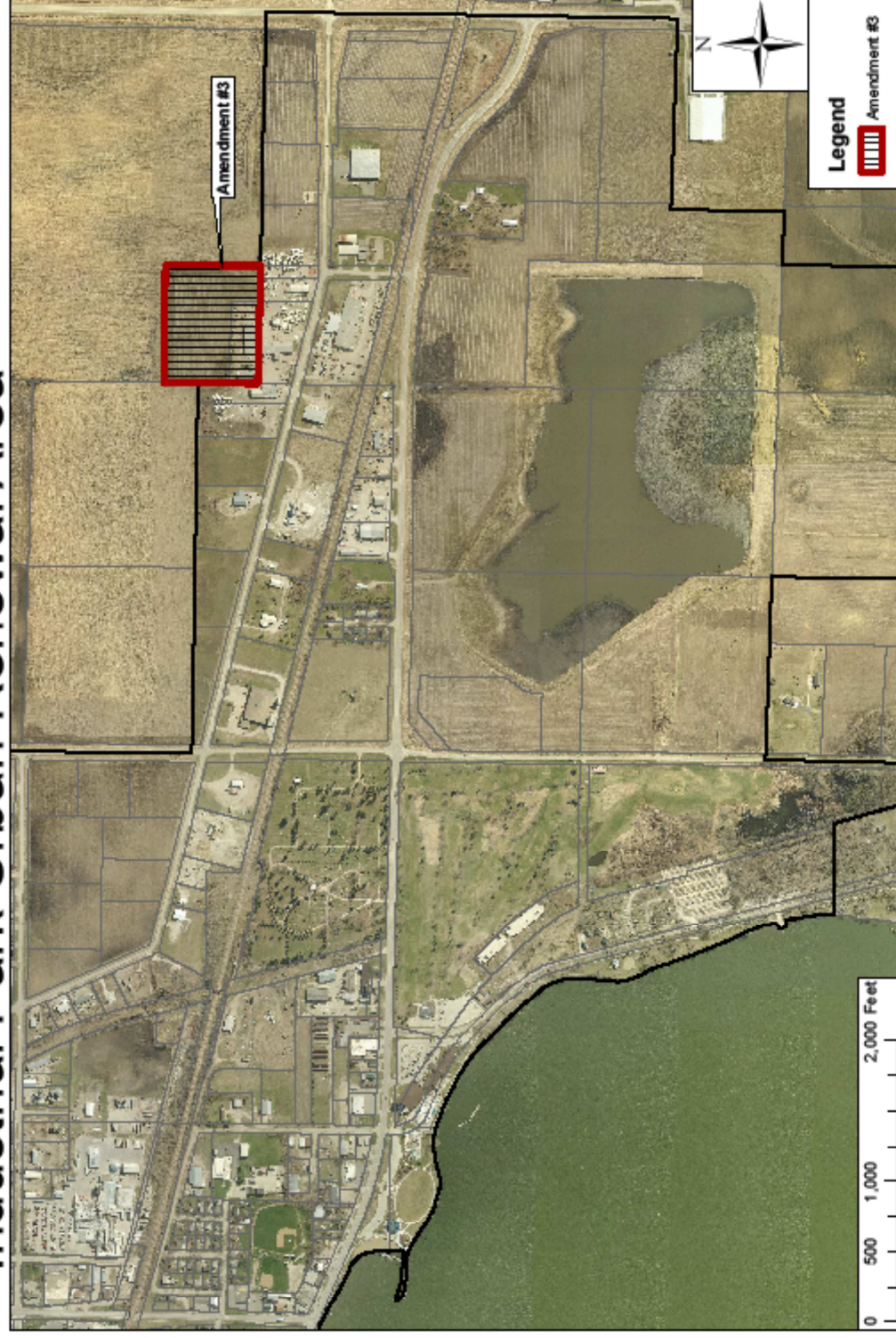
and

A tract of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section 1, Township 90 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa, and being more particularly described as follows: Commencing at the Northwest (NW) Corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 1; thence on a true bearing of South 00°21'07" East along the West line of said Southeast Quarter (SE $\frac{1}{4}$), 930.76 Feet to the point of beginning; thence South 89°10'02" East 838.14 Feet; thence South 00°21'07" East, 645.29 Feet to the North line of the Industrial Park Addition to the City of Storm Lake; thence North 89°50'14" West, along said North line, 255.00 Feet; thence North 00°02'17" East, 186.90 Feet; thence North 89°47'21" West, 583.58 Feet to the East line of Lot Six (6), Block One (1) of said Industrial Park Addition; thence North 00°32'05" West, along said East line, 220.28 Feet to the Northeast (NE) Corner of said Lot Six (6); thence North 00°21'07" West, along the West line of the Southeast Quarter (SE $\frac{1}{4}$), 247.44 Feet to the point of beginning. Hereafter referred to as Lot C of Lot B in Section 1, Township 90 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa.

Tract contains 10.00 acres and is subject to all easements of record.

Map of Amendment #3 Area Industrial Park Urban Renewal Area

Exhibit B



Map of Industrial Park Urban Renewal Area (showing all subareas)

Exhibit C

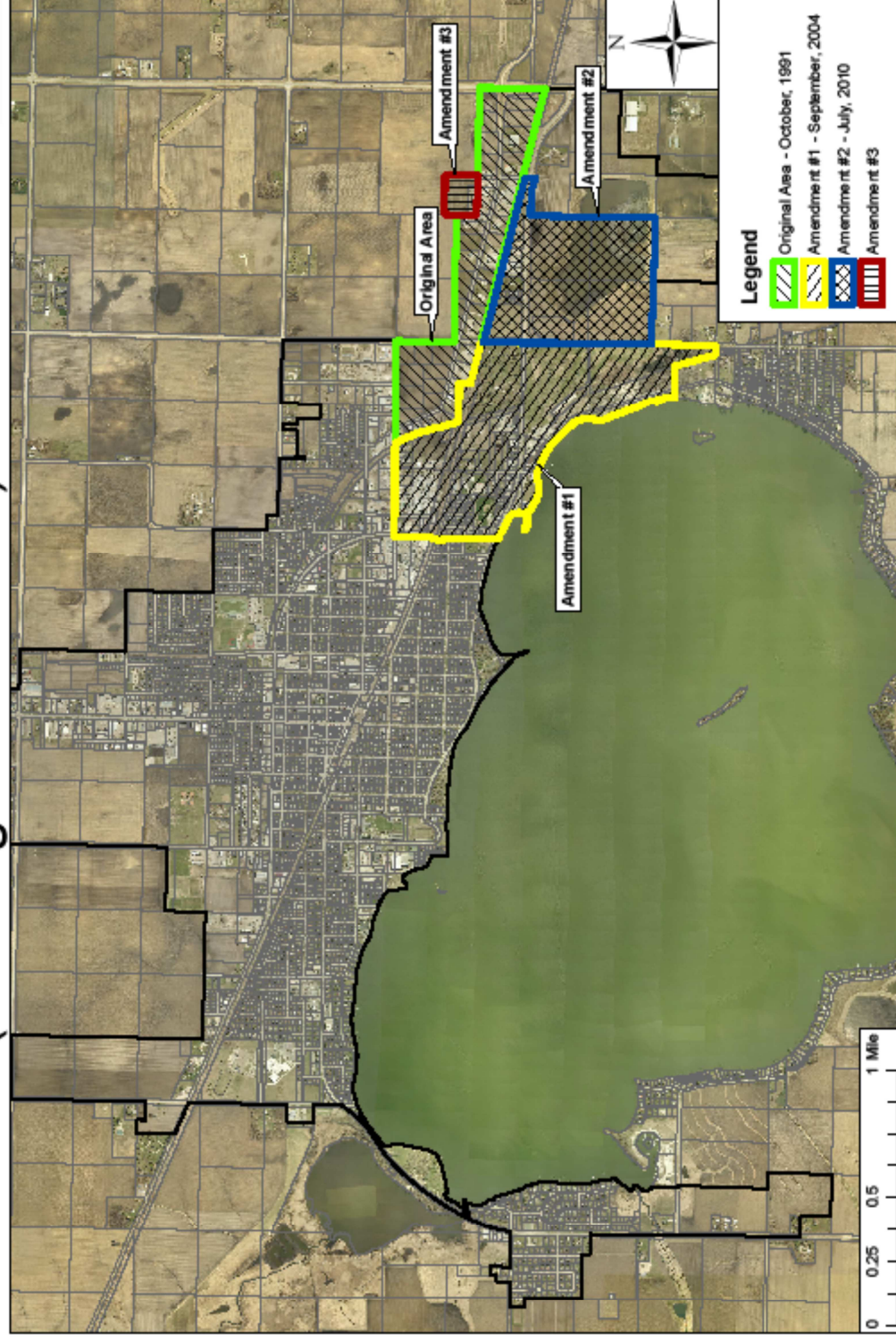


EXHIBIT "D"

AGRICULTURAL LAND CONSENT

**AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE
STORM LAKE INDUSTRIAL PARK URBAN RENEWAL AREA**

WHEREAS, the City of Storm Lake, Iowa, (the "City") has proposed Amendment #3 to the Industrial Park Urban Renewal Plan ("Plan") for the Industrial Park Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land being added by Amendment #3 to the Urban Renewal Area will include certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property located within the Amendment #3 Area and owned by the Agricultural Land Owner below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property within the proposed Amendment #3 Urban Renewal Area and agrees that the City of Storm Lake, Iowa, may include such area within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Storm Lake, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the Amendment #3 Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 13 day of NOVEMBER, 2013.

City of Storm Lake:

Signature: [Signature]

Date: 11/13/13

Witness: [Signature]

Approved by the Storm Lake City Council on the _____ day of _____, 2013.

Name of Agricultural Land Owner: Meridian Manufacturing

Signature: [Signature]

Date: 11/13/13

Witness: [Signature]

Mayor

Attest: City Clerk

Staff Summary

11/18/2013

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: Jennifer Movall, Finance Department Manager

SUBJECT: **Motion to Approve FY 2013 Annual Urban Renewal Report**

BACKGROUND: During the 2011-2012 Legislative Session there were significant changes made to the Tax Increment Finance (TIF) reporting process. HF2460 included extensive new TIF reporting requirements for cities that had an Urban Renewal Area in effect during the 2012-2013 fiscal year. If the City does not comply with this requirement we will not be able to publish or adopt our yearly budget until the requirement has been fulfilled.

The report requires several different pieces of information for each Urban Renewal Area that the City has including:

- Urban Renewal Plan
- Map of the Urban Renewal Area
- TIF Ordinance
- Taxing District Information
- Projects
- Debt
- Rebates
- Financial Information

The City has two Urban Renewal Areas. The Storm Lake Industrial Park Urban Renewal Area encompasses the area of Project AWAYSSIS, the McKenna Addition, industrial areas from Flindt Drive along Expansion Blvd to Hwy. 71, the failed condo site, and development areas along Hwy 7 from Flindt Drive to Hwy. 71. The projects identified for this Urban Renewal Area are the Indoor and Outdoor Waterpark, Family Playground, Lighthouse, Golf Course Renovation, Campground/Cottages, King's Pointe Hotel, condo site development, industrial development and expansion and McKenna Water and Sewer Utilities. The debt associated with each of these projects is also reported. The North #1 Bargloff Urban Renewal area includes Bargloff Roads, Sanitary Sewer and Water Service, Farm Credit Services utilities expansion and the Harvest International Development Agreement. The \$2.7M bond

issue was reported as the debt for this Urban Renewal Area as well as the Development Agreement with Harvest International. There are no publication requirements for this report but the Urban Renewal Report does require the Council to approve the report prior to the December 1 deadline.

FISCAL IMPACT:

There is no fiscal impact to the approval of this report.

RECOMMENDATION:

Approve the FY 2012-2013 Annual Urban Renewal Report

ATTACHMENTS:

	Description	Type
📎	FY 2012-2013 Annual Urban Renewal Report	Backup Material

Annual Urban Renewal Report, Fiscal Year 2012 - 2013

Levy Authority Summary

Local Government Name: STORM LAKE
Local Government Number: 11G091

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STORM LAKE INDUSTRIAL PARK URBAN RENEWAL	11001	3
NORTH #1 BARGLOFF URBAN RENEWAL	11008	1

TIF Debt Outstanding: 35,081,837

TIF Sp. Rev. Fund Cash Balance as of 07-01-2012:	-330,348	0	Amount of 07-01-2012 Cash Balance Restricted for LMI
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TIF Revenue:	634,677
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	49,790
Total Revenue:	684,467

Rebate Expenditures:	7,990
Non-Rebate Expenditures:	671,309
Returned to County Treasurer:	0
Total Expenditures:	679,299

TIF Sp. Rev. Fund Cash Balance as of 06-30-2013:	-325,180	0	Amount of 06-30-2013 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 34,727,718

Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL
 UR Area Number: 11001

UR Area Creation Date: 09/1991

UR Area Purpose: The purpose of this urban renewal area is to eliminate blighting influences and to promote revitalization.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	11077	11078	6,523,029
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	11089	11090	11,031,568
STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	11091	11092	55,090

Urban Renewal Area Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	102,160	2,796,340	15,557,210	10,659,510	0	-9,260	29,105,960	0	29,105,960
Taxable	58,783	1,419,190	15,557,210	10,659,510	0	-9,260	27,685,433	0	27,685,433
Homestead Credits									27

TIF Sp. Rev. Fund Cash Balance as of 07-01-2012: -41,189 0 **Amount of 07-01-2012 Cash Balance Restricted for LMI**

TIF Revenue: 562,798
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 562,798

Rebate Expenditures: 0
 Non-Rebate Expenditures: 571,719
 Returned to County Treasurer: 0
Total Expenditures: 571,719

TIF Sp. Rev. Fund Cash Balance as of 06-30-2013: -50,110 0 **Amount of 06-30-2013 Cash Balance Restricted for LMI**

Projects For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

Indoor Waterpark

Description:	Building of Indoor Waterpark - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Outdoor Waterpark

Description:	Building of an Outdoor Waterpark - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Family Playground

Description:	Building of a Family Playground near the beach and waterparks - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Lighthouse

Description:	Building of a Lighthouse Observatory Tower on Storm Lake - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Golf Course

Description:	Renovation of Existing Golf Course
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Campground/Cottages

Description:	Remodeling of Existing Sites and addition of 4 Cottages
Classification:	Recreational facilities (lake development, parks, ball fields, trails)

Physically Complete:	Yes
Payments Complete:	No

Hotel

Description:	Building of a 100 Room Hotel with Full Service Restaurant and indoor/outdoor waterpark
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

McKenna Water Utilities

Description:	Extension of Water Service to McKenna Housing Subdivision - A newly Annexed area
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

McKenna Sewer Utilities

Description:	Extension of Sewer to McKenna Housing Subdivision - A newly Annexed area
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Schultz Property

Description:	Land for Commercial Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

McKenna Road

Description:	Paving of McKenna Road in Annexed subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Legal Services

Description:	Legal Fees for Urban Renewal Area
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

\$2.5M GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,365,000
Interest:	1,305,540
Total:	3,670,540
Annual Appropriation?:	No
Date Incurred:	02/01/2010
FY of Last Payment:	2029

\$680,000 Sewer Revenue Note

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	680,000
Interest:	345,437
Total:	1,025,437
Annual Appropriation?:	No
Date Incurred:	08/01/2011
FY of Last Payment:	2031

\$5.6M GO Bond Series

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,420,000
Interest:	1,379,132
Total:	5,799,132
Annual Appropriation?:	No
Date Incurred:	06/01/2005
FY of Last Payment:	2025

\$6.0M GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,710,000
Interest:	3,109,958
Total:	8,819,958
Annual Appropriation?:	No
Date Incurred:	01/01/2006
FY of Last Payment:	2025

\$5.4M GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,190,000
Interest:	1,519,895
Total:	5,709,895
Annual Appropriation?:	Yes

Date Incurred:	09/01/2006
FY of Last Payment:	2026

2.94M GO Bond Series

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,945,000
Interest:	2,138,482
Total:	5,083,482
Annual Appropriation?:	No
Date Incurred:	12/01/2007
FY of Last Payment:	2027

\$200,000 Water Revenue Note

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	200,000
Interest:	109,470
Total:	309,470
Annual Appropriation?:	No
Date Incurred:	08/01/2011
FY of Last Payment:	2031

Schultz Land Purchase

Debt/Obligation Type:	Other Debt
Principal:	160,000
Interest:	0
Total:	160,000
Annual Appropriation?:	No
Date Incurred:	07/05/2011
FY of Last Payment:	2013

McKenna Road

Debt/Obligation Type:	Internal Loans
Principal:	131,900
Interest:	0
Total:	131,900
Annual Appropriation?:	No
Date Incurred:	05/01/2012
FY of Last Payment:	2013

Hotel - TIFPortion of Taxes

Debt/Obligation Type:	Other Debt
Principal:	193,118
Interest:	0
Total:	193,118
Annual Appropriation?:	No
Date Incurred:	07/01/2008
FY of Last Payment:	2025

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	729
Interest:	0
Total:	729
Annual Appropriation?:	No
Date Incurred:	12/18/2012
FY of Last Payment:	2012

Non-Rebates For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

TIF Expenditure Amount:	150,950
Tied To Debt:	\$5.6M GO Bond Series
Tied To Project:	Outdoor Waterpark
TIF Expenditure Amount:	27,255
Tied To Debt:	2.94M GO Bond Series
Tied To Project:	Hotel
TIF Expenditure Amount:	14,298
Tied To Debt:	\$200,000 Water Revenue Note
Tied To Project:	McKenna Water Utilities
TIF Expenditure Amount:	53,469
Tied To Debt:	\$680,000 Sewer Revenue Note
Tied To Project:	McKenna Sewer Utilities
TIF Expenditure Amount:	193,118
Tied To Debt:	Hotel - TIFPortion of Taxes
Tied To Project:	Hotel
TIF Expenditure Amount:	131,900
Tied To Debt:	McKenna Road
Tied To Project:	McKenna Road
TIF Expenditure Amount:	729
Tied To Debt:	Administrative Expenses
Tied To Project:	Legal Services

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2013

♣ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM
 TIF Taxing District Inc. Number: 11078
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	07/2010
Economic Development	10/1991

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,079,700	5,612,040	0	0	8,691,740	0	8,691,740
Taxable	0	0	3,079,700	5,612,040	0	0	8,691,740	0	8,691,740
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	2,168,711	6,523,029	6,523,029	0	0

FY 2013 TIF Revenue Received: 225,407

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM
 TIF Taxing District Inc. Number: 11090
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	07/2010
Economic Development	07/2010

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,796,340	12,477,510	5,047,470	0	-9,260	20,312,060	0	20,312,060
Taxable	0	1,419,190	12,477,510	5,047,470	0	-9,260	18,934,910	0	18,934,910
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	9,289,752	11,031,568	11,031,568	0	0

FY 2013 TIF Revenue Received: 335,996

TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
TIF Taxing District Name:	STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM
TIF Taxing District Inc. Number:	11092
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	07/2010
Economic Development	07/2010

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	102,160	0	0	0	0	0	102,160	0	102,160
Taxable	58,783	0	0	0	0	0	58,783	0	58,783
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	47,070	55,090	55,090	0	0

FY 2013 TIF Revenue Received: 1,395

Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL
 UR Area Number: 11008
 UR Area Creation Date: 08/2010

UR Area Purpose: The purpose of this Urban Renewal Area is to stimulate private investment in new commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM	11101	11102	2,078,510

Urban Renewal Area Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,698,970	414,260	0	0	2,113,230	0	2,113,230
Taxable	0	0	1,698,970	414,260	0	0	2,113,230	0	2,113,230
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2012: -289,159 **0** **Amount of 07-01-2012 Cash Balance Restricted for LMI**

TIF Revenue: 71,879
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 49,790
Total Revenue: 121,669

Rebate Expenditures: 7,990
 Non-Rebate Expenditures: 99,590
 Returned to County Treasurer: 0
Total Expenditures: 107,580

TIF Sp. Rev. Fund Cash Balance as of 06-30-2013: -275,070 **0** **Amount of 06-30-2013 Cash Balance Restricted for LMI**

Projects For NORTH #1 BARGLOFF URBAN RENEWAL

Bargloff Roads

Description:	Paving of Roads & Storm Sewer Improvements
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Bargloff Phase I

Description:	Provide Sanitary Sewer Service & Lift Station
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Bargloff Phase II

Description:	Sanitary Sewer and Water Main
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Harvest International Development

Description:	Construction of a New Manufacturing and Office Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For NORTH #1 BARGLOFF URBAN RENEWAL

\$2.7M GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,700,000
Interest:	1,427,040
Total:	4,127,040
Annual Appropriation?:	Yes
Date Incurred:	07/01/2011
FY of Last Payment:	2031

Harvest International Rebate

Debt/Obligation Type:	Rebates
Principal:	51,136
Interest:	0
Total:	51,136
Annual Appropriation?:	Yes
Date Incurred:	09/20/2010
FY of Last Payment:	2019

Non-Rebates For NORTH #1 BARGLOFF URBAN RENEWAL

TIF Expenditure Amount:	99,590
Tied To Debt:	\$2.7M GO Bond
Tied To Project:	Bargloff Roads

Rebates For NORTH #1 BARGLOFF URBAN RENEWAL

401 W. 20th Street

TIF Expenditure Amount:	7,990
Rebate Paid To:	Harvest International
Tied To Debt:	Harvest International Rebate
Tied To Project:	Harvest International Development
Projected Final FY of Rebate:	2019

Jobs For NORTH #1 BARGLOFF URBAN RENEWAL

Project:	Harvest International Development
Company Name:	Harvest International
Date Agreement Began:	09/20/2010
Date Agreement Ends:	06/30/2019
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,000,000
Total Estimated Cost of Public Infrastructure:	218,000

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM
 TIF Taxing District Inc. Number: 11102
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2010

TIF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,698,970	414,260	0	0	2,113,230	0	2,113,230
Taxable	0	0	1,698,970	414,260	0	0	2,113,230	0	2,113,230
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	34,720	2,078,510	2,078,510	0	0

FY 2013 TIF Revenue Received: 71,879

Staff Summary

11/18/2013

Agenda Item # 7.



City of Storm Lake
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Storm Lake, IA 50588
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REPORT TO: Honorable Mayor and City Council

FROM: Justin Yarosevich, Assistant City Manager / City Clerk

SUBJECT: **Ordinance No. 03-O-2013-2014 Amending Chapter 5-1 Of The City Code**

BACKGROUND: The City of Storm Lake currently regulates the moving of the buildings within the City through an Ordinance in Title 5, Chapter 1 of the City Code. Recently, as we have been working with a moving company who desires to move a couple of homes this year, we have been asked to look at some potential revisions to the Ordinance that will help to make the process easier and more efficient.

Staff has taken these concerns from building movers and done research regarding each of them to formulate the following recommended changes to Chapter 5-1 of the City Code.

- **Form of Permit** - The existing Chapter 5-1-2 outlines the form of the permit and how it should look including the information contained within the permit form. When we implemented Building Permits software we included as part of that process the permits for moving of buildings. The permits are issued by that department through the software in a form different than what is outlined by 5-1-2. The way things are actually being done is more efficient. Staff is recommending striking 5-1-2 in it's entirety.
- **Insurance Requirement** - The existing version of the ordinance does not require any liability insurance as part of the requirement for moving a building. A \$1,000,000 Liability Policy is a standard requirement for anything occurring on public land or in the right-of-way. Staff feels this should be a requirement of a company moving a building in town. The requirement includes having the company name the City of Storm Lake as an additional insured on the policy. Staff is recommending adding a new section 5-1-2 requiring insurance.
- **Bond Requirement** - The existing Ordinance does require a bond in the minimum amount of \$500,000. This amount may have been in error at some point in the revision or re

codification process. The past code prior to the 1994 codification required a bond of \$100,000. Staff researched this amount with other communities in the State of Iowa and found a range of required bonds between \$0 and \$15,000.

Based on our research we believe the current amount to be in excess of what is really needed when considered with the Liability Insurance addition. Staff is recommending placing the required bond amount at \$10,000.

Staff is recommending that the new ordinance require both a Liability Insurance policy as well as a Bond and while both may seem similar there are differences between the two forms of protection. The insurance policy is protection for the mover and the bond is protection for the city. It is, in our opinion, beneficial to ensure that companies hired to move buildings within the City have both insurance and a bond.

Attached to this staff summary is a marked up copy of the new ordinance for Council's review.

The current mover is set to move two homes at the end of November and/or early December 2013. Because these changes will make administration of the ordinance more efficient while protecting the public, staff would request Council's consideration at the passage of this ordinance in two meetings vs. the typical three meetings.

FISCAL IMPACT:

The true cost of the changes to the City Code are related to the legal work required to make the changes and the cost of publication of the ordinance changes all of which are estimated to be in the \$300 range.

It is hoped that with these changes it may make it more feasible to move homes within the City resulting in increased housing options for citizens and preservation of usable structures for immediate housing needs vs. demolition.

RECOMMENDATION:

Due to time restrictions on the need to move 1-2 buildings in the next few weeks staff is recommending the following action provided there is no citizen comments regarding the proposed changes to the Ordinance.

Waive 2nd Reading - November 18th Meeting
Adopt Ordinance # 03-O-2013-2014 on 3rd Reading - November 18th Meeting

ATTACHMENTS:

Description	Type
❏ Ordinance Moving Building Chapter 5-1	Ordinance

ORDINANCE NO. 03-0-2013-2014

ORDINANCE AMENDING CHAPTER 5-1 OF TITLE V OF THE CITY CODE OF THE CITY OF STORM LAKE, IOWA, TITLED "MOVING BUILDINGS," TO REDUCE AMOUNT OF BOND REQUIRED OF APPLICANT FOR PERMIT, TO REQUIRE OF APPLICANT FOR PERMIT PROOF OF LIABILITY INSURANCE, AND TO ELIMINATE PRESCRIBED FORM OF PERMIT

WHEREAS, the City Council of the City of Storm Lake, Iowa, has determined that Chapter 5-1 of Title V of the City Code of the City of Storm Lake, Iowa should be amended to reduce the amount of bond required of a person engaged in the business of moving houses or other structures who applies for a permit under Section 5-1-1.

WHEREAS, the City Council of the City of Storm Lake, Iowa, has determined that Chapter 5-1 of Title V of the City Code of the City of Storm Lake, Iowa should be amended to require that a person applying for a permit under Section 5-1-1 provide to the City proof that such person has in force and effect a liability policy, with sufficient limits of liability, that names the City as an additional insured;

WHEREAS, the City Council of the City of Storm Lake, Iowa, has determined that Chapter 5-1 of Title V of the City Code of the City of Storm Lake, Iowa should be amended to eliminate the requirement that the form of the permit required by Section 5-1-1 substantially be in the form prescribed by Section 5-1-2.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Storm Lake, Iowa, that Chapter 5-1 of Title V of the City Code of the City of Storm Lake, Iowa, is hereby amended as follows:

1. Section 5-1-2, captioned, "Form of Permit," is deleted and, in lieu thereof, the following new Section 5-1-2, captioned "Certificate of Liability Insurance," is inserted:

Section 5-1-2 Certificate of Liability Insurance

Before a permit is issued pursuant to Section 5-1-1, the person applying for the permit shall have 1) purchased from a commercial insurance company licensed to do business in the state of Iowa, and have in effect during the period of time covered by the permit, a policy of liability insurance, with minimum limits of liability of \$1,000,000.00 per occurrence and \$2,000,000.00 per year, insuring such person and endorsing the City of Storm Lake, Iowa as an additional insured, and 2) filed with the City Clerk a certificate of insurance that is satisfactory to the City Clerk, which certificate establishes the existence of such insurance policy.

2. Section 5-1-7, captioned "Bond Required," is amended by striking, "penal sum of five hundred thousand dollars (\$500,000.00)" and inserting in lieu thereof, "penal sum of ten thousand dollars (\$10,000.00)" so that the section now reads:

Section 5-1-7 Bond Required

Any person, engaged in the business of moving houses, or other structures, shall, before a permit is granted by the City, as herein provided, file with the Clerk a bond in the penal sum of ten thousand dollars (\$10,000.00) with sureties to be approved by the Council, and said bond shall be for the purpose of protecting the City, against all damage that it might sustain by the reason of the moving of said house or other structure.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this ____ day of _____, 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

Staff Summary

11/18/2013

Agenda Item # 8.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
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REPORT TO: Honorable Mayor and City Council

FROM: Justin Yarosevich, Assistant City Manager / City Clerk

SUBJECT: **Resolution No. 37-R-2013-2014 Updating City Fee Resolution**

BACKGROUND: In conjunction with the changes to the Building Moving Ordinance, which is listed previously on this agenda, staff is recommending the inclusion of certain additional fees in the City Fee Resolution related to the moving of buildings.

During the review of the ordinance and the proposed changes to the ordinance, City Attorney Phil Havens recommended that the fee for escort vehicles provided by the City be listed as a fee in the overall Fee Resolution. The primary reason for listing this fee is to verify that the fee is approved by Council and not arbitrary.

The City has charged, for a number of years, a cost of \$75 per hour per police car that is used for the purpose of escort service during a building move or any other similar type service. This cost is based on the cost to the citizens of staff time, vehicle cost, and vehicle wear and operations.

There is a minimum of one (1) hour of service. This fee still appears to be appropriate.

The number of vehicles needed is determined by the proposed route of the mover, the size of the building being moved, and time estimated to move through the community. The Public Safety Director works directly with the mover to determine the best route for moving based on a variety of issues.

This resolution will simply add an escort fee of \$75 per hour per vehicle to the City's Fee Resolution. There are no other fee changes proposed at this time.

FISCAL IMPACT: Since this fee has been imposed previously and used for a number of years there is no real fiscal impact to the City regarding the proposed change. The resolution will simply formally adopt an ongoing practice.

RECOMMENDATION: Adopt Resolution No. 37-R-2013-2014

ATTACHMENTS:

Description	Type
 Resolution No. 37-R-2013-2014	Resolution

RESOLUTION NO. 37-R-2013-2014

RESOLUTION SETTING FINES AND FEES

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STORM LAKE, IOWA that the following schedule of fees are approved and effective as of the date of this resolution.

<u>Administration</u>	<u>Fee</u>	<u>Code Section</u>
Administrative Fee	\$30.00	
City Code Subscription (yearly)	\$50.00	
Garbage Truck Permits (per business)	\$100.00	3-1-5
Insufficient Check Fee	\$30.00	
New Friends List	\$10.00	
Peddlers Permit (1 Day)	\$25.00	4-3-6
Investigation Fee	\$25.00	4-3-4
Peddlers Permit (1 Week)	\$75.00	4-3-6
Investigation Fee	\$25.00	4-3-4
Solicitors Permit (per person)	\$2.00	4-3-6
Solicitors Permit (principal) (1 day)	\$25.00	4-3-6
Investigation Fee	\$25.00	4-3-4
Solicitors Permit (principal) (1 week)	\$75.00	4-3-6
Investigation Fee	\$25.00	4-3-4
Taxi Permit (Business)	\$100.00	4-5-3
Taxi Permit (per vehicle)	\$10.00	4-5-3
Cancel Permit Fee	\$25.00	
 <u>Airport (monthly fees)</u>		
Hangar A	\$65.00	
Hangar B	\$80.00	
Hangar C	\$95.00	
Hangar D	\$135.00	
Hangar E	\$150.00	
 <u>Building Official</u>		
Central Business District Bench & Flower Pot Permit	\$25.00	
Driveway Cut Inspection & Marking Only	\$30.00	
Driveway Cut < 18'	\$80.00	
Driveway Cut 24'	\$95.00	
Driveway Cut 34'	\$120.00	
ROW Temp Closure Permit	\$25.00	
Building Moving Permit (Per Bldg)	\$100.00	5-1-1
Demolition Permit	\$50.00	
Pool Inspection	\$20.00	8-8-11
Re-inspection Fee (after 1 per inspection)	\$35.00	
No Show Fee (per event)	\$50.00	
Rental Registration Fee – Yearly (July 1st – June 30th)		
Base Registration Fee (Structure and 1 unit)	\$15.00	5-8-9
Additional unit in excess of 1 (per unit)	\$7.00	5-8-9
Base Registration Fee (Structure and 1 unit) (proof of training)	\$10.00	5-8-9
Additional unit in excess of 1 (per unit) (proof of training)	\$5.00	5-8-9
Late Registration Fee	\$50.00	5-8-9
Property Maintenance Ordinance Appeal	\$150.00	Zoning Ord.

Variance Request	\$150.00	Zoning Ord.
Zoning Request	\$200.00	Zoning Ord.
Conditional Use	\$300.00	Zoning Ord.

Building & Sign Permit Fees

Building & Sign Permit <\$1,200	\$22.02	5-2-2
Building & Sign Permit \$1,200-2,000		5-2-2
\$22.02 + \$2.88 for each additional \$100.00 over \$1,200		
Building & Sign Permit \$2,001-25,000		5-2-2
\$45.06+ \$9.16 for each additional \$1,000.00 over \$2,000		
Building & Sign Permit \$25,001-50,000		5-2-2
\$255.74 + \$6.22 for each additional \$1,000.00 over \$25,000		
Building & Sign Permit \$50,001-100,000		5-2-2
\$411.24+ \$4.15 for each additional \$1,000.00 over \$50,000		
Building & Sign Permit \$100,001 or more		5-2-2
\$618.74+ \$3.61 for each additional \$1,000.00 over \$100,000		
Temporary Sign Permit (14 days)	\$30.00	Zoning Ord.

Electrical Fees

For New Residences		5-4-9
Single Dwelling	\$38.00	
Duplex Dwelling	\$56.75	
Triplex Dwelling	\$75.50	
4-Plex Dwelling	\$113.00	
Multi Units Between 5 and 12	\$156.75	
Over 12 Units	\$156.75 plus	
	\$38.00each over 12	

For New Commercial or Industrial Buildings	
First \$5,000.00 at \$8.00 per/\$1,000.00 of cost	
Second \$5,000.00 at \$6.75 per /\$1,000.00 of cost	
Third \$5,000.00 at \$5.50 per/\$1,000.00 of cost	
Fourth \$5,000.00 at \$4.25 per/\$1,000.00 of cost	
Fifth \$5,000.00 at \$3.00 per/\$1,000.00 of cost	
All over \$25,000.00 at \$1.50 per/\$1,000.00 of cost	

For Rewiring, Repairs or Alterations on Residence, Commercial and Industrial Buildings	
\$100.00 to \$150.00 electric contract \$6.75	
\$151.00 to \$200.00 electric contract \$8.00	
\$201.00 to \$250.00 electric contract \$9.25	
\$251.00 to \$300.00 electric contract \$10.50	
\$301.00 to \$350.00 electric contract \$11.75	
\$351.00 to \$400.00 electric contract \$13.00	
\$401.00 to \$450.00 electric contract \$14.25	
\$451.00 to \$500.00 electric contract \$15.50	
\$501.00 to \$1,000.00 electric contract \$23.00	
\$1,001.00 to \$2,000.00 electric contract \$28.00	
All over \$2,001.00 \$28.00 plus \$1.50per \$100.00	

Plumbing Fees

For New Residences	5-3-10
Single Dwelling	\$38.00
Duplex Dwelling	\$56.75
Triplex Dwelling	\$75.50
4-Plex Dwelling	\$113.00
Multi Units Between 5 and 12	\$156.75
Over 12 Units	\$156.75 plus \$38.00 each over 12
For New Commercial or Industrial Buildings	
First \$5,000.00 at \$8.00 per/\$1,000.00 of cost	
Second \$5,000.00 at \$6.75 per/\$1,000.00 of cost	
Third \$5,000.00 at \$5.50 per/\$1,000.00 of cost	
Fourth \$5,000.00 at \$4.25 per/\$1,000.00 of cost	
Fifth \$5,000.00 at \$3.00 per/\$1,000.00 of cost	
All over \$25,000.00 at \$1.75 per/\$1,000.00 of cost	
For Repairs or Alterations on Residence, Commercial and Industrial Buildings	
\$100.00 to \$150.00 plumbing contract	\$6.75
\$151.00 to \$200.00 plumbing contract	\$8.00
\$201.00 to \$250.00 plumbing contract	\$9.25
\$251.00 to \$300.00 plumbing contract	\$10.50
\$301.00 to \$350.00 plumbing contract	\$11.75
\$351.00 to \$400.00 plumbing contract	\$13.00
\$401.00 to \$450.00 plumbing contract	\$14.25
\$451.00 to \$500.00 plumbing contract	\$15.50
\$501.00 to \$1,000.00 plumbing contract	\$23.00
\$1,001.00 to \$2,000.00 plumbing contract	\$28.00
All over \$2,001.00	\$28.00 plus \$1.50 per \$100.00

Campground

Class A Site	\$25.00
(Lake View, Patio, Water, Sewer, Electric, Cable TV, Fire Pit)	
Class B Site	
(Patio, Water, Sewer, Electric, Cable TV, Fire Pit)	\$23.00
Class C Site	\$23.00
(Lake View, Patio, Water, Sewer, Electric, Fire Pit)	
Class D Site	\$21.00
(Patio, Water, Sewer, Electric, Fire Pit)	
Class E Site	\$19.00
(Water, Sewer, Electric)	
Class F Site	\$16.00
(Electric)	
Glass G Site	\$11.00
(Tent)	
Group Discount's	
For Groups of 20 or more sites – 10% (non-holidays)	
For groups of 40 or more sites – 15% (non-holidays)	
Long Term Stay Rate	
Limited to Long Term Stay slots which include Water, Sewer, Electric	
Minimum 30 day stay paid in advance – 10% off	
Bundle of Wood	\$5.00
Extra vehicle/trailer above 2 (per day)	\$2.00
Visitor vehicles (per day/per vehicles)	\$2.00
Non-Campers Dump Station (per event)	\$4.50

Non-Camper Shower (per shower) \$4.00

Fire Department

False Alarm Fee (after 1) \$150.00 4-7-16
 Liquor License Inspection Fee \$50.00
 Fireworks Display (Mortar sizes from 1-3 inches) \$150.00
 Fireworks Display (Mortar size larger than 3 inches) \$250.00

Golf Course

Family Season Pass \$450.00
 Single Season Pass \$350.00
 College Season Pass \$105.00
 Junior Season Pass \$105.00
 Early Bird Specials (Valid from January 18th to Feb. 27, 2011)
 Family Season Pass \$375.00
 Single Season Pass \$275.00
 Electric Cart Storage \$230.00
 Gas Cart Storage \$190.00
 Locker Rent/yr \$20.00
 Golf Club Rental \$10.00
 Trail Fee (per day) \$10.00
 Pull Cart Rental \$3.00
 Trail Fee (year) \$100.00
 Punch Card \$11 per 9 holes (10 punches) \$110.00
 Punch Card Cart Rental \$8 per punch (10 punches) per 9 holes \$80.00
 Discount Tickets – per 9 holes \$10.00
 (sold in advance with minimum quantity of 50)
 Weekday 9 Holes \$15.00
 Weekday 18 Holes \$19.00
 Weekend 9 Holes \$19.00
 Weekend 18 Holes \$25.00
 Cart Rental 9 Holes \$10.00
 Cart Rental 18 Holes \$20.00
 Yearly Cart Rental \$200.00
 Hall Rental – Off Season Rate \$250.00
 Hall Rental – Peak Season Rate (Memorial Day to Labor Day) \$300.00
 Bar Set-Up Fee \$50.00
 Hall Rental - Friday Setup Fee \$100.00
 (valid only after 5:00pm Friday with following Sat. rental)
 Hall Rental (weekday 4hrs or less) \$75.00
 Group Golf Rates As Set by the Following Table

# Rounds Per Event	9 Holes	18 Holes
0-25	Regular Rates	Regular Rates
26-50	\$12.00 / Round	\$15.00 / Round
51-99	\$9.00 / Round	\$10.00 / Round
100+	\$8.00 / Round	\$9.00 / Round

Police

Administrative Fee \$30.00
 Alarm Business Permit Application \$75.00 4-7-6
 Alarm Business Permit Renewal \$75.00 4-7-9
 False Alarm Equip Malfunction (after 3) \$75.00 4-7-16

False Alarm	\$75.00	4-7-16
Building Escorts (per car)	\$75.00	5-1-3
Cat License – Not Neutered/Spayed (per year)	\$20.00	8-4-2
Neutered/Spayed (per year)	\$10.00	
Dog License – Not Neutered/Spayed (per year)	\$20.00	8-3-2
Neutered/Spayed (per year)	\$10.00	
Fingerprinting	\$10.00	
Impound/Storage Fee (per day)	\$30.00	8-6-5
Impound Storage Fee – felony related (per day)	\$50.00	
Parking Fine	\$15.00	9-11-4
Police Escort Fee – per hour, per unit	\$75.00	5-1-3

King's Pointe Outdoor Aquatic Center

Family Season Pass	\$249.00	
(up to 5 people, includes indoor waterpark during the Outdoor Season)		
Each Additional Family Member	\$30.00	
Family Pass Special #1	\$200.00	
(Valid December 1, 2010 thru February 28, 2011)		
Family Pass Special #2	\$225.00	
(Valid March 1, 2011 thru April 30, 2011)		
Single Season Pass (children and adults)	\$125.00	
Adult Resident Daily Pass (Age 12+)	\$8.00	
Child Resident Daily Pass (Age 4-11)	\$6.00	
Children (Age 4-11) Standard Pricing	\$12.00	
Adults (Age 12+) Standard Pricing	\$15.00	
Discount Tickets	\$10.00	
3 and under	free	
Swim Lessons	\$30.00	

Roadway Maintenance

Concrete Breaking (per sq ft)	\$2.50	
Concrete Sawing (per ft)	\$3.75	
Street Cuts (per sq yard of concrete)	\$37.00	

Sewer

Sewer Svc Permit & Connection Fee	\$150.00	3-2-4
Private Wastewater System Permit	\$50.00	3-2-3

Shelter House

Rental Fee - Mon. – Thurs., per side	\$55.00	
Rental Fee - Fri., Sat., & Sun., per side	\$80.00	
Damage Deposit – per side	\$50.00	

Water

Door Tag Fee	\$20.00	3-5-3
Meter Testing Fee (within 2%)	\$50.00	3-4-20
Shut Off – 8 AM to 3 PM	\$50.00	3-4-19 & 3-5-3
Shut Off – After 3 PM	\$75.00	3-4-19 & 3-5-3
Water Svc Permit & Connect Fee	\$150.00	3-4-5
Water Tapping Fee (per inch)	\$65.00	3-4-5
Outside City Limits Hook-up Fee	\$1,500.00	3-4-6
Combined Utility Deposit	\$160.00	

PASSED AND APPROVED this 18th day of November 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

Staff Summary

11/18/2013

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: Pat Kelly, Infrastructure Superintendent / Public Facilities Director

SUBJECT: **Approve Amendment To Engineering Agreement For Vilas Road Repair & Reconstruction**

BACKGROUND: On the September 3, 2013 the City Council approved the engineering agreement with I&S Group, Inc. for the repairs and reconstruction of Vilas Road. The agreement required certain work to be done in the calendar years of 2013 and 2014. Due to unexpectedly high bids for such work, both I&S Group and city staff feel it is best to delay the construction until 2014 and the testing until 2015.

The amended agreement, attached to this staff summary, changes those dates.

There are no other changes to the previous agreement.

FISCAL IMPACT: While the majority of the costs related to the repair of the road are paid for by I&S Group, the City will still be responsible for the cost of the installation of the sub-drains. I&S Group estimates the cost of the sub-drains to be \$8,000 of which 30% of the labor costs will be paid for by I&S Group.

Funds for the installation of the sub-drains are not budgeted and there are no funds remaining in the Vilas Street Project Account. Thus this will require a budget amendment in Fiscal Year 2013-2014. Funds for the project will come from the Road Use Tax Fund, fund balance.

RECOMMENDATION: Approve Motion

ATTACHMENTS:

Description	Type
 Vilas Road Agreement to Amend Agreement	Contract

**AGREEMENT TO AMEND AGREEMENT FOR REPAIRS AND RECONSTRUCTION
OF VILAS ROAD**

This Agreement to Amend Agreement For Repairs and Reconstruction of Vilas Road is entered into by and between the City of Storm Lake, Iowa ("City") and I&S Group, Inc. ("Engineer").

Background

City and Engineer entered into an Agreement For Repairs and Reconstruction of Vilas Road, signed August 20, 2013 by Engineer and September 3, 2013 by City (the "Road Agreement"). The Road Agreement required certain work on Vilas Road to be done in the calendar years 2013 and 2014. Because of unexpectedly high bids for such work, City and Engineer both wish to delay such work as provided by this Agreement to Amend Agreement for Repairs and Reconstruction of Vilas Road (the "Amendment").

Terms of Agreement

In consideration of the mutual promises and covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by City and Engineer, City and Engineer agree as follows:

1. The year, "2014," appearing in the third line of the fourth unnumbered paragraph under the heading, "Recitals" in the Road Agreement, is changed to "2015."
2. The date, "May 15, 2014," appearing in Paragraph 3 under the heading, "Terms of Agreement" in the Road Agreement, is changed to "May 15, 2015."
3. All other terms of the Road Agreement are hereby ratified and confirmed and remain in full force and effect.
4. This Amendment is subject to approval of the City Council of the City of Storm Lake, Iowa. If not so approved, this Amendment is void.

Dated: _____

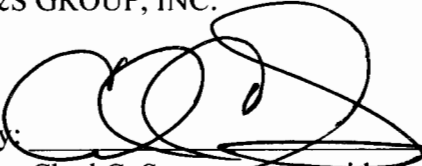
THE CITY OF STORM LAKE, IOWA

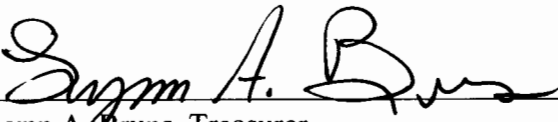
By: _____
Jon F. Kruse, Mayor

Attest: _____
Justin Yarosevich, City Clerk

Dated: 11/4/13

I&S GROUP, INC.

By: 
Chad C. Surprenant, President

By: 
Lynn A. Bruns, Treasurer

Staff Summary

11/18/2013

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: Justin Yarosevich, Assistant City Manager / City Clerk

SUBJECT: **Resolution No. 38-R-2013-2014 Change Order #1 2010 Housing Project #13**

BACKGROUND: Project #13 of the 2010 Housing Rehabilitation Grant is ready for final acceptance; however, prior to acceptance the City has to take action on Change Order #1.

The change order contains a few items that increase and decrease the cost of the project. As the project was getting started, the Project Administrator was able to find an additional funding source that would pay for the cost of insulation in the home (a source outside our grant program). Paying for that portion of the work through the alternative source we are able to deduct \$1,193.00 from the original contract.

Additionally, during construction there was a need to install two additional GFCI outlets in the kitchen and the need to cover up a hole that was existing from the removal of a wood burning stove in the home that was not safe. The total cost of the additions to the contract is \$850.00.

The change order has been approved by the contractor, home owner, and the project inspector and is ready for the City's action.

FISCAL IMPACT: The original contract price was \$21,968.00. Approval of Change Order #1 will reduce the overall contract price by \$343 resulting in a new and final contract price of \$21,625.00.

RECOMMENDATION: Approve Resolution No. 38-R-2013-2014

ATTACHMENTS:

Description	Type
 Change Order Document	Change Order
 Resolution No. 38-R-2013-2014	Resolution

REQUEST FOR CHANGE ORDER

CHANGE ORDER NUMBER 1 DATE OF REQUEST 11-6-13

This Change Order is a clarification and/ or change to the original contract between:

PROPERTY OWNER: Janet Ledezma CONTRACTOR: L & J Dream Builders
ADDRESS: [REDACTED] ADDRESS: 16558 28th St.
CITY: Storm Lake Iowa 50588 CITY: Hawthay Iowa 57846

TYPE OF REQUEST

X CHANGE IN SPECIFICATIONS
TIME EXTENSION (number of days) _____
INCREASE IN CONTRACT AMOUNT \$ _____
X DECREASE IN CONTRACT AMOUNT \$ 343⁰⁰

This Change Order is made in order to modify, change, or clarify the work under the above noted contract and this order is made a part of the Contract. This Change Order shall supersede any previous drawings, change orders, specifications or agreements made regarding the work contained herein. The contractor is hereby requested to comply with the following.

Work Description	\$ Amount Decrease	\$ Amount Increase
<u>Delete Item # 08 Upgrades Mirrors to be installed</u>	<u>7108⁰⁰</u>	
<u>Delete Item # M2 UDMO</u>	<u>350⁰⁰</u>	
<u>Delete Item # M3 UDMO</u>	<u>75⁰⁰</u>	
<u>Add 2 GFCI Kitchen</u>		<u>350⁰⁰</u>
<u>Patch hole for wood burner + blower</u>		<u>300⁰⁰</u>
<u>Insulate door way - East Porch</u>		<u>200⁰⁰</u>
TOTAL:	<u>\$1193⁰⁰</u>	<u>\$ 850⁰⁰</u>

APPROVED (contractor is authorized to proceed with work specified above)

Adjusted or Original Contract Amount (Circle One) \$ 21968⁰⁰

Increase or Decrease Contract Amount (Circle One) \$ 343⁰⁰

New Contract Amount \$ 21625⁰⁰

NOT APPROVED Reason: _____

OWNER: Janet Ledezma CONTRACTOR: Imy Conner by Jessie

INSPECTOR: [Signature] CITY AUTH. REP. X

NWIPDC GRANT ADMINISTRATOR Carol Kenji

RESOLUTION NO. 38-R-2013-2014

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

To approve Change Order #1 to the contract with L & J Dream Builders for the Housing Rehabilitation Grant FY 2010-2011 Project #13 with the following changes:

- Deducting \$1,193.00 for insulation paid by an additional funding source
- Adding \$850.00 for 2 additional GFCI Outlets and covering an existing hole from the removal of a wood burning stove

Total cost of change order #1 is a deduction of \$343.00 to the contract. Total contract cost after change order #1 is \$21,625.00

PASSED AND APPROVED this 18th day of November 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

Staff Summary

11/18/2013

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: Justin Yarosevich, Assistant City Manager / City Clerk

SUBJECT: **Resolution No. 39-R-2013-2014 Final Acceptance Housing Project #13**

BACKGROUND: Project number 13 of 13 total projects for the 2010 Housing Rehabilitation Grant through the State of Iowa is now complete. The project owner, project inspector, and the City inspector have all reviewed the work and found things to be ready for final acceptance on this project.

There was one change order on this project which is the previous agenda item on this Council meeting agenda.

This is the final housing project in this grant program. Originally the grant was written for ten homes but due to the savings on various projects we were able to accomplish 13 projects total.

FISCAL IMPACT: With the approval of Change Order #1 (by other agenda item action) the total cost of this project is \$21,625.00.

RECOMMENDATION: Adopt Resolution No. 39-R-2013-2014

ATTACHMENTS:

Description	Type
 Resolution No. 39-R-2013-2014	Resolution

RESOLUTION NO. 39-R-2013-2014

RESOLUTION ACCEPTING PUBLIC IMPROVEMENT

WHEREAS, the City Council of the City of Storm Lake, Iowa entered into a construction contract, and the Mayor and Clerk of Storm Lake, Iowa executed the contract with Bennett Construction of Storm Lake, Iowa with regard to the Housing Rehabilitation Grant FY 2010-2011 Project #13, City of Storm Lake, Iowa.

WHEREAS, said contractor has fully completed the said projects in accordance with the terms and conditions of said contracts 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, Housing Rehabilitation Grant FY 2010-2011 Project #13 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 after adjustments by change orders is \$21,625.00.

PASSED AND APPROVED this 18th day of November, 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

Staff Summary

11/18/2013

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: Justin Yarosevich, Assistant City Manager / City Clerk

SUBJECT: **Resolution No. 40-R-2013-2014 Adopting Federal Aviation Administration Program (AIP) 5-Year Plan**

BACKGROUND: Annually the Federal Aviation Administration Department requires airports that receive Federal funding to submit an Airport Improvement Program (AIP) Application outlining the projects that the Airport would like to work on over the next five years and beyond. The AIP application acts as a pre-application that allows the FAA to allocate funding for future years including the Airport's Entitlement Funding.

The Storm Lake Airport Commission along with the assistance of engineers from Bolton & Menk, reviewed all the long term projects and developed the AIP that is attached to this staff summary. The projects outlined in the AIP are all eligible for either Federal or State grant cost share and will require further funding applications prior to actual construction.

The Airport currently has a grant for repairs and rehabilitation of Runway 13/31. This project is expected to go to bid in March 2014 with construction in late 2014.

There are two projects on the horizon for the Airport that are state funded projects, Airport Security Gate Upgrade and demolition of the Chautauqua Building.

On the federal side the AIP outlines four major projects in the next five years including:

- An Electronic Airport Layout Plan (eALP)
- Runway 17/35 sub-drains
- Runway 13/31 sub-drains
- Terminal Renovations

The Airport Commission has approved the AIP 5 year plan and recommends Council's approval of the plan and submittal of the plan to the FAA and IDOT.

FISCAL IMPACT:

Total cost of the projects listed in the 5-Year Plan are \$697,200 of which, based on this plan submittal, \$471,060 would be funded through Federal grants, \$121,600 would be funded through State of Iowa grants, and \$104,480 (15%) would be funded locally.

As the City proceeds through the budget process we will develop the local funding plan for the projects and determine the potential for these projects to move forward as scheduled in this plan.

RECOMMENDATION:

Adopt Resolution No. 40-R-2013-2014

ATTACHMENTS:

Description		Type
	Airport Improvement Program Application	Application
	Resolution No. 40-R-2013-2014	Contract

FEDERAL AIRPORT IMPROVEMENT PROGRAM (AIP)
PRE-APPLICATION FFY 2015
CHECKLIST

Please attach the following documents with your application:

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

Please scan and e-mail with support documents identified in checklist to kay.thede@dot.iowa.gov.

Iowa Department of Transportation
Office of Aviation
800 Lincoln Way
Ames, IA 50010

Attn.: Program Manager
E-mail: kay.thede@dot.iowa.gov
FAX: 515-233-7983
515-239-1048



FEDERAL AIRPORT IMPROVEMENT PROGRAM (AIP)

PRE-APPLICATION FFY 2015

AIRPORT SPONSOR IDENTIFICATION

Airport Name: Storm Lake Municipal Airport

Airport Sponsor Name: City of Storm Lake, Iowa / Storm Lake Municipal Airport Commission

Contact Person: Justin Yarosevich Title: Assitant City Manager

Complete Mailing Address: 620 Erie St.

<u>Storm Lake</u>	<u>IA</u>	<u>50588</u>	Daytime Phone: <u>712-732-8000</u>
City	State	ZIP Code	

E-mail Address: justin@stormlake.org FAX Number: 712-732-4114

U.S. Congressional District Number: 4th District

Please scan and e-mail with support documents identified in checklist to kay.thede@dot.iowa.gov.

Iowa Department of Transportation
Office of Aviation
800 Lincoln Way
Ames, IA 50010

Attn.: Program Manager
E-mail: kay.thede@dot.iowa.gov
FAX: 515-233-7983
515-239-1048

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Airport Name: Storm Lake Municipal Airport

Telephone: 712-732-8000

Prepared By: Airport Commission/Assistant City Administrator

Date Approved: _____

Date Prepared: October 2013

Project Description	Funding Source	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
eALP	Federal	\$ 162,000	\$	\$	\$	\$
	State	\$	\$	\$	\$	\$
	Local	\$ 18,000	\$	\$	\$	\$
	Total	\$ 180,000	\$	\$	\$	\$
Chautauqua Building Demo	Federal	\$	\$	\$	\$	\$
	State	\$ 56,000	\$	\$	\$	\$
	Local	\$ 24,000	\$	\$	\$	\$
	Total	\$ 80,000	\$	\$	\$	\$
Gate Upgrades	Federal	\$	\$	\$	\$	\$
	State	\$ 28,000	\$	\$	\$	\$
	Local	\$ 12,000	\$	\$	\$	\$
	Total	\$ 40,000	\$	\$	\$	\$
Runway 13/31 Subdrains	Federal	\$	\$	\$ 120,510	\$	\$
	State	\$	\$	\$	\$	\$
	Local	\$	\$	\$ 13,390	\$	\$
	Total	\$	\$	\$ 133,900	\$	\$
Terminal Renovations	Federal	\$	\$	\$	\$	\$
	State	\$	\$	\$ 37,660	\$	\$
	Local	\$	\$	\$ 16,140	\$	\$
	Total	\$	\$	\$ 53,800	\$	\$
Runway 17/35 Subdrains	Federal	\$	\$	\$	\$ 188,550	\$
	State	\$	\$	\$	\$	\$
	Local	\$	\$	\$	\$ 20,950	\$
	Total	\$	\$	\$	\$ 209,500	\$



AIRPORT LONG RANGE NEEDS ASSESSMENT

FFY 2020 – FFY 2024

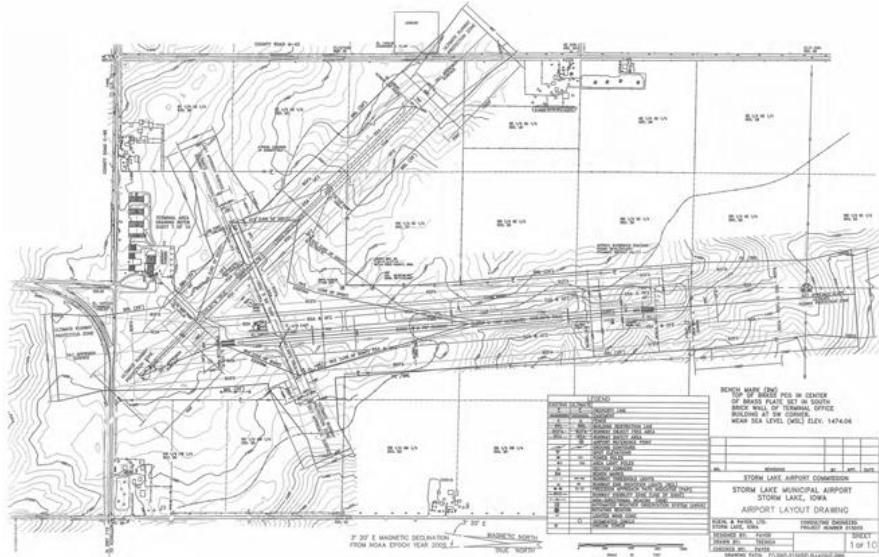
Airport Name: Storm Lake Municipal Airport

Description of Project (include estimated Fiscal Year)	Funding Source	Total Estimated Cost
Lighting Replacement, Runway 13/31 & 17/35 (FY 2020)	Federal: 90% State: 0% Local: 10% Total: 100%	\$ 447,210 \$ \$ 49,690 \$ 496,900
100'x100' Conventional Hanger (FY 2021)	Federal: 90% State: 0% Local: 10% Total: 100%	\$ 776,790 \$ \$ 86,310 \$ 863,100
Parallel Taxiway to Runway 17/35, Increase Runway 17/35 Width (FY 2022)	Federal: 90% State: 0% Local: 10% Total: 100%	\$ 2,340,000 \$ \$ 260,000 \$ 2,600,000
SRE - Truck or Tractor (FY 2023)	Federal: 90% State: 0% Local: 10% Total: 100%	\$ 180,000 \$ \$ 20,000 \$ 200,000
	Federal: State: Local: Total:	\$ \$ \$ \$
	Federal: State: Local: Total:	\$ \$ \$ \$

CIP DATA SHEET

AIRPORT	Storm Lake Municipal Airport	LOCID	SLB	LOCAL PRIORITY	1
PROJECT DESCRIPTION	eALP Update	Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)			FFY 15

SKETCH:



JUSTIFICATION:

The current ALP will be 15 years old. The airport has seen increased operations, additional facilities, land acquisition, and other development that requires an ALP update. The electronic update (e-ALP) is required.

COST ESTIMATE: (Attach detailed cost estimate)

Federal(90%)	\$162,000	State	\$0	Local (10%)	\$18,000	Total	\$180,000
SPONSOR'S VERIFICATION: For each and every project as applicable		Date	(see instruction sheet or point mouse over each date box for more information)				
		2002	- Date of approved ALP with project shown				
		N/A	- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E				
		N/A	- Date of land acquisition or signed purchase agreement				
		1/2010	- Date of pavement maintenance program				
		N/A	- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)				
		N/A	- Apron sizing worksheet (for apron projects)				
FAA USE ONLY FAA Verification: (initial/date)			Revenue producing facilities (for fuel farms, hangers, etc.)				
		N/A	- Date statement submitted for completed airside development				
		N/A	- Date statement submitted for runway approaches are clear of obstructions				

SPONSOR'S SIGNATURE: _____ DATE: Enter Date

PRINTED NAME: Justin Yarosevich TITLE: Assistant City Administrator

PHONE NUMBER: 712-732-8000

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$



ACIP DATA SHEET
ENGINEER'S OPINION OF PROBABLE COSTS
STORM LAKE MUNICIPAL AIRPORT



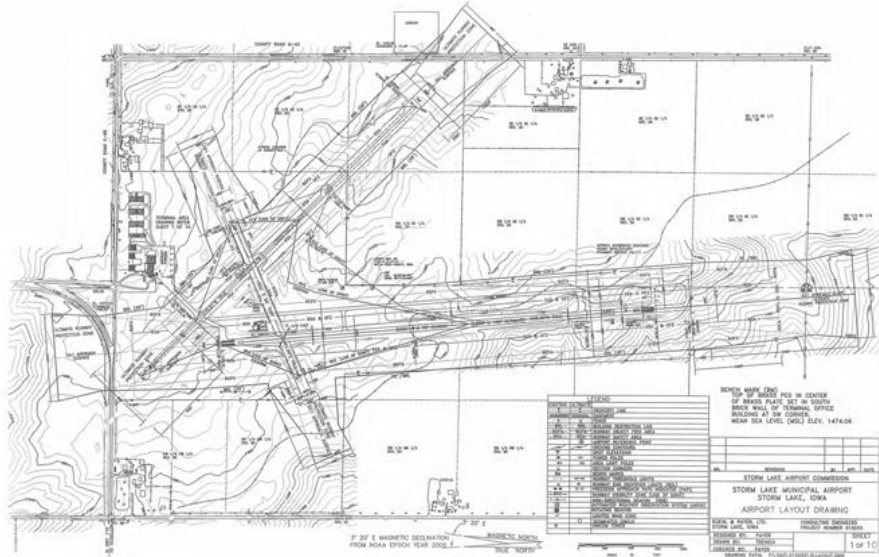
eALP Update

No.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
1	eALP Update	1	LS	\$ 180,000.00	\$ 180,000.00
				eALP Update \$	180,000.00

CIP DATA SHEET

AIRPORT	Storm Lake Municipal Airport	LOCID	SLB	LOCAL PRIORITY	2
PROJECT DESCRIPTION	Runway 13/31 Subdrains			Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)	FFY 17

SKETCH:



JUSTIFICATION:

Due to the high water table at Storm Lake Municipal Airport, subdrains will lower the moisture content of the soil under the pavement and help create a stable subgrade which will prolong the life of the pavement.

COST ESTIMATE: (Attach detailed cost estimate)

Federal(90%)	\$133,900	State	\$0	Local (10%)	\$13,390	Total	\$120,510
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SPONSOR'S VERIFICATION: For each and every project as applicable	Date	(see instruction sheet or point mouse over each date box for more information)
	2002	- Date of approved ALP with project shown
	N/A	- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E
	N/A	- Date of land acquisition or signed purchase agreement
	1/2010	- Date of pavement maintenance program
	N/A	- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)
	N/A	- Apron sizing worksheet (for apron projects)
	N/A	- Revenue producing facilities (for fuel farms, hangers, etc.)
FAA USE ONLY FAA Verification: (initial/date)	N/A	- Date statement submitted for completed airside development
	N/A	- Date statement submitted for runway approaches are clear of obstructions

SPONSOR'S SIGNATURE: _____ DATE: Enter Date

PRINTED NAME: Justin Yarosevich TITLE: Assistant City Administrator

PHONE NUMBER: 712-732-8000

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$



ACIP DATA SHEET
ENGINEER'S OPINION OF PROBABLE COSTS
STORM LAKE MUNICIPAL AIRPORT



Runway 13/31 Subdrains

No.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL
1	Mobilization	1	LS	\$ 5,400.00	\$ 5,400.00
2	4-Inch subdrain, perforated	7000	LF	\$ 15.00	\$ 105,000.00
3	4-Inch subdrain, cleanout	8	EA	\$ 250.00	\$ 2,000.00
4	4-Inch subdrain, Outlet	2	EA	\$ 500.00	\$ 1,000.00
Subtotal					\$ 113,400.00
Engineering, Testing, Administration & Legal (Approx. 18%)					\$ 20,500.00
Runway 13/31 Subdrains					\$ 133,900.00

RESOLUTION NO. 40-R-2013-2014

Resolution to approve the FY 2015 Five year airport capital improvement program (ACIP)

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

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

Whereas, the FY 2015 5-year Capital Improvement Program and Airport Capital Improvement Program data sheets are attached listing the projects deemed to be in the best interest of the Storm Lake Municipal Airport.

Now, therefore, be it resolved that the City of Storm Lake staff recommends the submittal of the attached 5-year Capital Improvement Program for the Storm Lake Municipal Airport, for potential FY2015 through FY2019 Federal and State Aviation Grants and certifies that the local match is available for the FY 2015 project if a grant is awarded.

PASSED AND APPROVED on November 18, 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk

Staff Summary

11/18/2013

Agenda Item # 13.



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

REPORT TO: Honorable Mayor and City Council

FROM: James H. Patrick, City Manager

SUBJECT: **Resolution No. 41-R-2013-2014 Approving The 28E Community Education Agreement With The Storm Lake Community School District**

BACKGROUND: The Storm Lake Community School District (SLCSD) and City have had a 28E Community since 1997 for the operation of Community Education to enhance the Storm Lake quality of life. That agreement discussed the partnership but did not specify the amount the City would contribute to Community Education and how SLCSD would fund and request funding from the City, there was no clear means of coordinating the City's involvement in the direction of Community Education or accountability to the citizens on the Community Education operations.

This new 28E agreement amends the 1997 agreement by adding the expectation that the City of Storm Lake will pay for 50% of the Community Education Staff salaries and benefits and SLCSD will pay the other 50%. The agreement sets the staffing of the Community Education office.

An Advisory Committee will be formed and consist of two City Council members, two School Board members, Community Education Director, School District Superintendent, City Manager, and additional staff as deemed necessary. The Advisory Board will meet at least annually and as needed.

The Community Education Director will file an annual report by the end of August which includes the cost of salaries and benefits for all the employees for the upcoming year, fiscal year activities, program attendance, numbers for programs and other items/issues requested by the Advisory Committee.

The Community Education Program is important to the Storm Lake quality of life by providing recreation and educational programs for all ages. The partnership with the Storm Lake Community School District has been extremely beneficial in promoting this program.

This 28E Agreement change clarifies funding and expectations to improve our relationship with the School District. It also reflects our mutual commitment with the School District to provide these important services to our citizens.

FISCAL IMPACT:

There will be nominal change to the fiscal budget. The City currently budgets money for Community Education (Fiscal Year 2014 is \$56,500).

Under the new proposed funding plan we anticipate that amount to increase \$10,000.

This will enhance our ability to properly budget from year to year and clarify expectations of the School District on a budget amount to expect from the City.

RECOMMENDATION:

Staff would recommend the approval of the 28E Agreement with the Storm Lake Community School District for the continued operation of Community Education.

ATTACHMENTS:

Description		Type
	28E Agreement	Contract
	Resolution No. 41-R-2013-2014	Resolution

COMMUNITY EDUCATION AGREEMENT

The following Agreement is reached pursuant to Section 28E.4 of the 2013 Code of Iowa by and between the City of Storm Lake, Iowa (hereinafter "CITY") and the Storm Lake Community School District of Storm Lake, Iowa (hereinafter "DISTRICT").

WHEREAS, CITY is a municipality duly organized under the laws of the State of Iowa and is desirous of promoting educational and recreational opportunities within the community so as to foster the continued improvement in the quality of life in the community, and

WHEREAS, DISTRICT is organized under the laws of the State of Iowa and would conduct the Community Education Program under the supervision of the DISTRICT and in accordance with the Storm Lake Community Education Bylaws, and

WHEREAS, CITY and DISTRICT have both determined that the community can best be served by the continued operation of a Community Education Program and the salaries of employees involved in the Community Education Program would be in part subsidized by CITY,

NOW, THEREFORE, IT IS AGREED:

1. DISTRICT will expend certain of its funds for the purpose of continuing to employ persons to operate the Community Education Program.
2. The primary duties of said employees shall be to take steps necessary to accomplish the purpose of Community Education as defined in Section 276.2 of the Code of Iowa and as further outlined in this agreement.
3.
 - a. The CITY will subsidize DISTRICT in its efforts to continue the employment of Storm Lake Community Education staff. The exact amount of annual subsidy shall be equal to 50% of Community Education Staff salaries and benefits. Payment shall be made quarterly to the DISTRICT within 30 days of receipt of an invoice showing the total costs of the payroll and benefits for all employees of Community Education staff times 50%.
 - b. The DISTRICT shall pay 100% of the Community Education staff salaries and benefits, but shall be reimbursed for 50% of those salaries and benefits from the CITY'S subsidy described in Section 3(a) above.
 - c. Community Education shall be staffed as follows: one (1) Community Education Director, one (1) Community Education Volunteer/Recreation Coordinator, and one (1) Administrative Assistant. All of these positions shall be considered full time positions eligible for full time employee benefits to include health insurance, IPERS retirement benefit, and any other legally required benefits. All positions shall be

positions of the DISTRICT and the employees shall only have the right to the benefit packages offered by the DISTRICT. The DISTRICT shall provide compensation and payment of wages and benefits as outlined in their employee policy.

d. DISTRICT shall make payments to the separate Community Education fund maintained by the DISTRICT in exchange for the service, provided by Community Education staff, of handling facility rentals for the DISTRICT. Payments under this clause shall be considered operating revenue and shall not affect the shared compensation outlined in Section 3 of this agreement. Revenues generated by the use of school district facilities shall remain the revenues of the DISTRICT.

4. No funds provided pursuant to this Agreement may be used by DISTRICT for the purpose of making capital improvements, acquiring real estate, funding debt retirement, or for any other purpose not consistent with the public purpose set forth in Section Two and Three of this Agreement unless prior approval is given by the CITY.

5. As a condition of receiving the financial support set forth in this agreement it is agreed by the DISTRICT that the Storm Lake Community Education By-Laws provide or will be amended to provide that a joint Advisory Committee be established to provide feedback and recommendations on the Community Education Program. The following criteria shall define the Advisory Committee:

a. The Advisory Committee shall consist of four (4) members consisting of two (2) City Council members and two (2) School Board Members.

b. In addition the Advisory Committee shall consist of the Community Education Director, the School Superintendent, and the City Manager and any additional staff as determined necessary by the Advisory Committee.

c. The Advisory Committee shall meet at least annually and as needed.

d. The Community Education Director shall file by the end of August an annual report to the Advisory Committee which includes: the cost of salaries and benefits for all the employees for the upcoming year, fiscal year activities, program attendance, numbers for programs and other items/issues requested by the Advisory Committee. The information in this report shall be reported on a Fiscal Year Basis (Fiscal Year shall be that of the DISTRICT).

6. DISTRICT shall be responsible for keeping the financial records of Community Education including but not limited to the accurate recording of revenues and expenditures,

issuing payments on checks, and conducting and paying payroll. With regard to finances the DISTRICT and CITY agree to the following terms:

a. That the accounting for Community Education (all revenues and expenses and any fund balance) shall be kept in a separate enterprise fund of the DISTRICT.

b. That as a good financial management practice Community Education shall strive to maintain a minimum fund balance of at least 20% of the previous fiscal year's operating expenses. If the fund balance at the end of the year is found to be in excess of 25% of the previous year's expenses then the difference shall be used to offer additional programming or to reduce the cost of programs offered by Community Education within the next fiscal year.

c. Revenues generated by Community Education programming and gifts to Community Education or for the benefit of Community Education (regardless of the named donee) that are used to pay Community Education staff salaries, benefits, or both shall equally reduce the obligations borne by the DISTRICT and CITY under this Agreement.

7. The DISTRICT will make all financial records regarding the Community Education Program available to CITY upon request by CITY officials.

8. Pursuant to 28E.6 of the 1993 Code of Iowa, all of the members hereof designate and appoint the Storm Lake Community School District, 419 Lake Avenue, Storm Lake, Iowa 50588, as the separate organization to be the administrator responsible for administering the agreement and to undertake all responsibilities to fulfill the intent and purpose of this agreement. The Storm Lake Community School District in Storm Lake shall be empowered to employ staff and enter into contracts for the monitoring of programs and projects to be conducted within the Community Education Program and to do all things, without limitation, necessary to completely carry out the intent of this agreement.

9. Community Education staff shall also facilitate a process(es) by which users of the Community Education program shall be invited to provide feedback on programming and services provided by Community Education.

10. The Community Education Program will ensure accessibility to all programs to all individuals within Storm Lake and will make scholarships available for low income persons as funding is available.

11. The Community Education Director will provide a list of planned services/activities to the Advisory Board annually. The Community Education program is encouraged to continue to research and implement additional activities to connect with all facets of the community.

12. In effecting this Agreement, no party responsible for its administration or implementation shall discriminate against any third person based upon that person's race, color, creed, sex, national origin, religion, age, sexual orientation, gender identity or disability and a violation of this covenant shall be ground to terminate this Agreement.

13. The term of this agreement shall be for a period of one (1) year, commencing _____, 201_. The Agreement shall renew automatically each year unless either party provides written notice to the other party, not less than 60 days before the end of the then-current one-year term, that the Agreement will not be renewed. Upon termination of this Agreement, any equipment or other tangible assets acquired for the various programs operated by Community Education shall remain the property of DISTRICT. Any money remaining in the separate Community Education fund at the termination of the Agreement shall be distributed to the DISTRICT except that any amount in such fund constituting reimbursements from CITY to DISTRICT for Community Education staff salaries and benefits which have not and will not be paid to Community Education staff because of the termination of this Agreement shall be distributed to CITY.

14. This Agreement amends and is substituted for the Community Education Agreement between District and City dated _____, 2009 (and all earlier such agreements between the parties). If, and to the extent that, the Community Education Agreement dated _____, 2009 is deemed to have been cancelled or terminated either because of notice of cancellation given or by the execution of this amended and substituted Agreement, District and City ratify and affirm the retention of assets and funds by Community Education that otherwise were to be distributed upon such cancellation or termination pursuant to that 2009 Agreement. Any such assets and funds are now held by the District for the benefit of the Community Education program pursuant to the terms of this amended and substituted Agreement.

Approved and signed this _____ day of _____, 2013.

CITY OF STORM LAKE, IOWA

STORM LAKE COMMUNITY SCHOOL
DISTRICT

By: _____
Jon F. Kruse, Mayor

Ed McKenna, Board President

ATTEST:

Justin Yarosevich, City Clerk

Trudy Pedersen, Board Secretary/Business
Manager

RESOLUTION NO. 41-R-2013-2014

RESOLUTION APPROVING A 28E AGREEMENT BETWEEN THE CITY OF STORM LAKE AND THE STORM LAKE COMMUNITY SCHOOL DISTRICT FOR THE COMMUNITY EDUCATION PROGRAM

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

To approve an agreement pursuant to Section 28E.4 of the 2013 Code of Iowa by and between the City of Storm Lake, Iowa and the Storm Lake Community School District for the continued operation of a Community Education Program.

PASSED AND APPROVED this 18th day of November, 2013.

Jon F. Kruse, Mayor

ATTEST:

Justin Yarosevich, City Clerk