

**CITY OF STORM LAKE
REGULAR COUNCIL MEETING, CITY HALL
COUNCIL CHAMBERS
NOVEMBER 4, 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. **Buy Local Information**
 - B. **Approve Consent Agenda**
3. **Resolution No. 31-R-2013-2014 Authorizing The Use Of Sunrise & Awaysis Parks, Food, & Merchandise Vending, Alcohol Sales, Noise Variances, Outdoor Entertainment, Right Of Way Closures & Support Services & For The 2014 Lake Fest Events**
4. **Resolution No. 32-R-2013-2014 Determining Necessity & Setting Dates Of A Public Hearing On A Proposed Amendment #1 To The Storm Lake Bargloff Urban Renewal Area Plan**
5. **Public Hearing To Approve Plans, Specifications, & Form Of Contract For Contract #6 - Wastewater Treatment Plant Improvements**
6. **Resolution No. 33-R-2013-2014 To Approve Plans, Specifications, & Form Of Contract For Contract #6 - Wastewater Treatment Plant Modifications**
7. **Ordinance No. 03-O-2013-2014 Amending Chapter 5-1 Of The City Code**
8. **Resolution No. 34-R-2013-2014 Approving Local Match For Flood Mitigation Fund Application**
9. Adjourn

Meeting Protocol

If you wish to speak today, please:

1. Identify yourself and your issue when the Mayor announces the "Hear the Public" part of the agenda.
2. If your issue is not on the agenda, the Mayor will invite you, in turn, to address the Council immediately.
3. If your issue is on the agenda, the Mayor will invite you to address the Council when that issue is being discussed.
4. Please keep your remarks short (3 minutes or less)

**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.*

Staff Summary

11/4/2013

Agenda Item # A.



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

FROM: Sue Vossberg, 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	\$416,514.53	\$202,113.45	\$40,836.35	20	\$781.02	1	\$160,496.08	79
King's Pointe	\$143,902.35	\$39,982.77	\$22,086.24	55			\$17,896.53	45
Golf Course	\$2,163.64	\$177.58	\$133.43	75			\$44.15	25

RECOMMENDATION: Review Buy Local Information

Staff Summary

11/4/2013

Agenda Item # B.



City of Storm Lake
PO Box 1086
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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 - October 21, 2013
- Approve liquor license renewals for Fareway, Lake Avenue Lounge, and Little Vientiene
- Approve appointment of Patti Moore to the BV County Community Foundation

FISCAL IMPACT: The list of bills include \$416,514.53 in expenditures. King's Pointe bills include \$143,902.35 in expenditures. Sunrise Pointe Golf Course bills include \$2,163.64 in expenditures.

If approved, the liquor license renewals will generate \$1,445.00 in revenue.

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

Description	Type
☐ List of Bills	List of Bills
☐ King's Pointe; Sunrise Pointe List of Bills	List of Bills
☐ Minutes - October 21, 2013	Minutes
☐ Fareway Liquor Report	Backup Material
☐ Lake Avenue Liquor Report	Backup Material
☐ Little Vientine Liquor Report	Backup Material

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

Checks for Approval Report

From: 10/22/13 To 11/04/13
User: tyler.gibbins

UNAVAILABLE

AFLAC	PR Batch 00555.10.2013 Aflac Pretax	418.88
AFLAC	PR Batch 00555.10.2013 Aflac After tax	79.50
ANDERSON KANDISS	Refund Check	11.71
ANDERSON KANDISS	Refund Check	16.41
ANDERSON KANDISS	Refund Check	5.02
ANDERSON KANDISS	Refund Check	0.82
ANDERSON KANDISS	Refund Check	2.11
City of Storm Lake	PR Batch 00555.10.2013 Dental employee/child	8.46
City of Storm Lake	PR Batch 00555.10.2013 Dental insurance employee c	13.72
City of Storm Lake	PR Batch 00555.10.2013 Dental employee/spouse	16.00
City of Storm Lake	PR Batch 00555.10.2013 Dental insurance family	80.75
City of Storm Lake	PR Batch 00555.10.2013 125 Flexible Benefits	420.14
City of Storm Lake	PR Batch 00555.10.2013 Flex- Child Care	173.08
City of Storm Lake	PR Batch 00555.10.2013 Health Insurance Family	1,674.30
City of Storm Lake	PR Batch 00555.10.2013 Health Insurance Single	355.04
Collection Services Center	PR Batch 00555.10.2013 Child Support Payments to I	619.38
Conseco Health Insurance Co	PR Batch 00555.10.2013 Cancer Pre Tax Insurance	58.30
EFTPS	PR Batch 00555.10.2013 Federal Income Tax	9,804.12
EFTPS	PR Batch 00555.10.2013 FICA Employee Portion	4,086.34
EFTPS	PR Batch 00555.10.2013 FICA Employer Portion	4,086.34
EFTPS	PR Batch 00555.10.2013 Medicare Employee Portion	1,431.17
EFTPS	PR Batch 00555.10.2013 Medicare Employer Portion	1,431.17
HOYE KEITH	Refund Check	15.12
HOYE KEITH	Refund Check	31.11
HOYE KEITH	Refund Check	13.28
HOYE KEITH	Refund Check	1.06
HOYE KEITH	Refund Check	5.59
ICMA Retirement Trust 457	PR Batch 00555.10.2013 ICMA	985.00
Iowa Public Employees	PR Batch 00555.10.2013 IPERS	3,947.20
Iowa Public Employees	PR Batch 00555.10.2013 IPERS City Share	5,923.98
ITT Hartford AMS RPVA	PR Batch 00555.10.2013 457 Hartford	325.00
JOHNSON PETER	Refund Check	25.37
JOHNSON PETER	Refund Check	47.03
JOHNSON PETER	Refund Check	22.28
JOHNSON PETER	Refund Check	1.78
JOHNSON PETER	Refund Check	9.38
KANG MER	Refund Check	11.84
KANG MER	Refund Check	19.91
KANG MER	Refund Check	10.39
KANG MER	Refund Check	0.83
KANG MER	Refund Check	4.37
Muni Fire/Police Retire	PR Batch 00555.10.2013 Muni Police/Fire Pension	2,838.02
Muni Fire/Police Retire	PR Batch 00555.10.2013 Muni Police/Fire Pension Ci	9,093.74
NGUYEN BAC	Refund Check	28.55
NGUYEN BAC	Refund Check	60.51
NGUYEN BAC	Refund Check	24.35
NGUYEN BAC	Refund Check	2.01
NGUYEN BAC	Refund Check	10.25
RAMOS LOPEZ NIKKI	Refund Check	11.83
RAMOS LOPEZ NIKKI	Refund Check	20.79
RAMOS LOPEZ NIKKI	Refund Check	9.32
RAMOS LOPEZ NIKKI	Refund Check	0.82
RAMOS LOPEZ NIKKI	Refund Check	3.93
REDGATE VIRGINIA	Refund Check	15.22
REDGATE VIRGINIA	Refund Check	24.42
REDGATE VIRGINIA	Refund Check	13.35
REDGATE VIRGINIA	Refund Check	1.07

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REDGATE VIRGINIA	Refund Check	5.63
SHWE KO CHIT	Refund Check	24.62
SHWE KO CHIT	Refund Check	38.94
SHWE KO CHIT	Refund Check	14.88
SHWE KO CHIT	Refund Check	1.73
SHWE KO CHIT	Refund Check	6.26
Treasurer State of Iowa	Turning over Unclaimed Property for De Jesus Molina	0.80
Treasurer State of Iowa	Turning over Unclaimed Property for De Jesus Molina	1.06
Treasurer State of Iowa	Turning over Unclaimed Property for De Jesus Molina	0.55
Treasurer State of Iowa	Turning over Unclaimed Property for De Jesus Molina	0.16
Treasurer State of Iowa	Turning over Unclaimed Property for Castro	1.12
Treasurer State of Iowa	Turning over Unclaimed Property for De Jesus Molina	0.05
Treasurer State of Iowa	Turning over Unclaimed Property for Castro	0.49
Treasurer State of Iowa	Turning over Unclaimed Property for Castro	3.81
Treasurer State of Iowa	Turning over Unclaimed Property for Castro	9.03
Treasurer State of Iowa	Turning over Unclaimed Property for Castro	7.04
Treasurer State Of Iowa	PR Batch 00555.10.2013 State Income Tax	3,751.61
WEST JULIAN	Refund Check	26.44
WEST JULIAN	Refund Check	50.10
WEST JULIAN	Refund Check	23.20
WEST JULIAN	Refund Check	1.86
WEST JULIAN	Refund Check	9.78

UNAVAILABLE

Department Total = 52,330.62

Police Department

City of Storm Lake	Serviced & New Battery P-12	164.53
City of Storm Lake	Serviced P-9	36.47
City of Storm Lake	Serviced P-13	46.54
City of Storm Lake	Serviced P-4	49.27
City of Storm Lake	Serviced P-10	42.43
City of Storm Lake	Serviced P-6	36.47
City of Storm Lake	Health Ins Allocations Nov2013	20,830.60
Custodian of Petty Cash	Postage	8.74
Custodian of Petty Cash	Postage	7.72
Electronic Engineering	Mic Installation	109.50
Graham Tire	2 New Tires P-12	274.88
Iowa Law Enforcement Academy	Recertification- Doebel- ASP	125.00
Iowa Office Supply Inc	Copier Maintenance	4.91
Neuroth Kevin	Garbage Service September 2013	23.00
Newman David A	Death Investigation Training- Diekman	275.00
Nice Blue	Translation Services	30.00
NW Ia Youth Emergency Services	Transportation & Mileage	41.25
Principal Life Ins Co	Insurance Premium Nov 2013	2,055.42
Prosser Mark	IACP Training Conf- Prosser- Philadelphia	2,149.58
Rasmussen's	Headlight P-12	44.31
Rock River Arms Inc.	Bolt Gas Ring/ Shipping	48.00
Rohr Manufacturing Services, Ltd	Fire Extinguisher Recharge	25.80
Rust's Western Shed	2 Case Repair Snaps	6.00
Wal Mart #01-1526	DVDs & Filters	37.64
Wal Mart #01-1526	DVDs	34.88
Wal Mart #01-1526	Supplies	7.50
Wal Mart #01-1526	Supplies	7.50
Wal Mart #01-1526	Supplies	3.97

Police Department

Department Total = 26,526.91

Fire Department

City of Storm Lake
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Checks for Approval Report

From: 10/22/13 To 11/04/13
User: tyler.gibbins

City of Storm Lake	Health Ins Allocations Nov2013	1,912.64
Consolidated Fleet Services, Inc	Inspection of Aerial 71	1,091.00
Feld Equipment Company, Inc Ed M	Carbon Cylinder & Valve Assembly	2,190.00
Graham Tire	Replace Tires on Engine 75	3,191.14
Helens Commercial Laundry	Laundry Service	13.00
Helens Commercial Laundry	Laundry Service	13.00
Helens Commercial Laundry	Laundry Service	23.75
Helens Commercial Laundry	Laundry Service	13.00
Helens Commercial Laundry	Finance Charge for Late Payment	1.00
Keller Ken	Valve for Aerial 71	44.10
Neuroth Kevin	Garbage Service September 2013	52.00
Principal Life Ins Co	Insurance Premium Nov 2013	168.37
Trimark Physicians Group	Haz Mat Physical- Josh	396.00
TrueNorth Companies	2014 Insurance Premium	437.00

Fire Department **Department Total =** 9,546.00

Building Official

City of Storm Lake	Health Ins Allocations Nov2013	2,147.52
Graham Tire	New Front Passenger Tire	34.80
Haselhoff Emily	IA American Planning Assoc Conf- Haselhoff- Cedar I	558.99
Principal Life Ins Co	Insurance Premium Nov 2013	138.25

Building Official **Department Total =** 2,879.56

Roadway Maintenance

Bolton & Menk, Inc	Engineering Service- Rehabilitation on Richland St	25.00
Bolton & Menk, Inc	Engineering Service- Rehabilitation on 10th St	154.00
Central Iowa Distributing, Inc	Supplies	235.40
City of Storm Lake	Replace Hyd Hose #35	46.74
City of Storm Lake	Basket Repairs & Oil Tank Guard #T-3	109.35
City of Storm Lake	Serviced #22	20.23
City of Storm Lake	Health Ins Allocations Nov2013	4,875.71
CivicPlus	Web Page 2 Year Renewal	781.99
Fastenal Company	Supplies	22.19
Fastenal Company	Supplies	29.58
Fastenal Company	Supplies	22.31
Graffix, Inc	Uniforms	43.90
Graham Tire	Tire Repairs (2)	123.76
I&S Group, Inc.	Engineering Service 9/28/2013 Recreational Trail	937.50
Inobbar LLC	NovusAGENDA Annual Subscription	825.00
Iowa Office Supply Inc	Copier Maintenance	14.90
Lundell Construction Co. Inc.	Rock	496.74
Neuroth Kevin	Garbage Service September 2013	119.25
Principal Life Ins Co	Insurance Premium Nov 2013	366.10
ProBuild	Waferboard	26.50
Recycle Center Harold Rowley	Construction & Demolition Recycling	44.55
Rent-All	Skidloader Rental (Trees)	240.00
Rent-All	Skidloader Rental (Trees)	241.75
Smith Concrete Service Inc	Concrete Services- Starr Park	1,890.00
Smith Concrete Service Inc	Concrete Services- Starr Park	1,736.50

Roadway Maintenance **Department Total =** 13,428.95

Signs & Signals

City of Storm Lake
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Checks for Approval Report

From: 10/22/13 To 11/04/13
User: tyler.gibbins

Iowa Dept of Transportation	25 Stop Signs	988.25
Iowa Dept of Transportation	Signs & Supplies	3,449.00
Iowa Dept of Transportation	Signs & Supplies	1,471.26
Iowa Dept of Transportation	Signs- No outlet	2,402.07

Signs & Signals	Department Total =	8,310.58
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Snow Removal

City of Storm Lake	Health Ins Allocations Nov2013	1,716.60
Principal Life Ins Co	Insurance Premium Nov 2013	138.07
Sta-Mel Enterprises, Inc	Roadsalt	1,680.00
Sta-Mel Enterprises, Inc	Roadsalt	1,664.00
Telvent DTN, Inc	Services 11/15/2013 to 2/14/2014	624.00

Snow Removal	Department Total =	5,822.67
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Airport

Ascent Aviation Group, Inc.	Jet A Fuel	27,502.93
Bart's Flying Service	Airport Contract October 2013	4,895.00
Bolton & Menk, Inc	Engineering Service- Runway 13/31 Taxiway/Apron	2,068.00
Control System Specialists, LLC	Turned On LP Tank- Service Call	166.00
Culligan	Water Supplies	14.90
Storm Lake Ace Hardware Inc	Supplies	17.17

Airport	Department Total =	34,664.00
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Library

City of Storm Lake	Health Ins Allocations Nov2013	4,499.41
Neuroth Kevin	Garbage Service September 2013	35.25
Principal Life Ins Co	Insurance Premium Nov 2013	177.27

Library	Department Total =	4,711.93
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Parks Department

A & A Automotive	Replaced Camshaft Position Sensor	186.43
Alliance Concrete Inc GCC	Concrete	113.00
Alta Implement Company Inc	Sealant (2)	39.60
Box Elder Valley, Inc	Landscape Structure Replacements	541.40
Central Iowa Distributing, Inc	Supplies	214.60
City of Storm Lake	Health Ins Allocations Nov2013	1,895.86
CNH Capital LLC	Supplies	6.29
Crescent Electric Supply Co	Lamp	21.86
Koenig Jeff	September to October 2013 Services	286.00
L & G Products, Inc	Seed	72.50
L & G Products, Inc	Seed	111.93
Neuroth Kevin	Garbage Service September 2013	192.75
Principal Life Ins Co	Insurance Premium Nov 2013	182.04

Parks Department	Department Total =	3,864.26
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Golf Course

City of Storm Lake	Health Ins Allocations Nov2013	543.02
Graffix, Inc	Uniforms	32.55
Graham Tire	Tire Repairs	22.00

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L & G Products, Inc	Shaws	1,570.50
Midwest Turf & Irrigation	Joint Arm & Pin Rolls	126.44
Midwest Turf & Irrigation	Tube Fill, Oil	28.54
Neuroth Kevin	Garbage Service September 2013	99.50
Principal Life Ins Co	Insurance Premium Nov 2013	40.36
Smith Concrete Service Inc	Concrete Services	208.00
Storm Lake Ace Hardware Inc	Supplies	12.55
Golf Course	Department Total =	2,683.46
Campgrounds		
Central Iowa Distributing, Inc	Cleaning Supplies	112.10
City of Storm Lake	Health Ins Allocations Nov2013	181.01
Crescent Electric Supply Co	Supplies	14.60
Neuroth Kevin	Garbage Service September 2013	532.23
Principal Life Ins Co	Insurance Premium Nov 2013	13.45
Campgrounds	Department Total =	853.39
UNAVAILABLE		
Bierschbach Equipment & Supply Company, Inc	Swell stop	196.50
Rent-All	Core Drill for Swimming Pool	75.00
Scottsdale Insurance Company	Abens- Medical Claims 7/13/2013	22.60
UNAVAILABLE	Department Total =	294.10
Economic Develop		
City of Storm Lake	Health Ins Allocations Nov2013	927.42
Principal Life Ins Co	Insurance Premium Nov 2013	60.24
Economic Develop	Department Total =	987.66
Dredging		
City of Storm Lake	Health Ins Allocations Nov2013	139.04
Principal Life Ins Co	Insurance Premium Nov 2013	44.38
Dredging	Department Total =	183.42
Mayor, Council, Manager		
City of Storm Lake	Health Ins Allocations Nov2013	320.59
Principal Life Ins Co	Insurance Premium Nov 2013	47.95
Mayor, Council, Manager	Department Total =	368.54
Policy & Administration		
City of Storm Lake	Health Ins Allocations Nov2013	1,371.87
Principal Life Ins Co	Insurance Premium Nov 2013	105.02
Policy & Administration	Department Total =	1,476.89
Legal Services		
Moss & Barnett	Cable Franchise Legal Fees	786.00

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Legal Services

Department Total = 786.00

City Hall Building

Automatic Door Group	Front Door Repairs	154.20
Neuroth Kevin	Garbage Service September 2013	27.00
Stanton Electric, Inc	Repair Light	45.00

City Hall Building

Department Total = 226.20

Tort Liability

Stille Pierce & Pertzborn	Add Water Dist 2014 Chevy Silverado	148.00
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Tort Liability

Department Total = 148.00

Other Policy & Administration

Buena Vista University	Beaver Bag (footprint) Project	100.00
CivicPlus	Web Page 2 Year Renewal	782.00
Inobbar LLC	NovusAGENDA Annual Subscription	825.00
Iowa Office Supply Inc	Copier Maintenance	14.91
Pitney Bowes Inc.	3rd Quater 2013 Postage Machine Rental	100.00

Other Policy & Administration

Department Total = 1,821.91

Water Administration

City of Storm Lake	Health Ins Allocations Nov2013	3,175.86
CivicPlus	Web Page 2 Year Renewal	782.00
Custodian of Petty Cash	NSF Fee #2067-000	3.00
Custodian of Petty Cash	NSF Fee #12005-000	3.00
Custodian of Petty Cash	Postage	0.40
Custodian of Petty Cash	Postage	0.46
Inobbar LLC	NovusAGENDA Annual Subscription	825.00
Iowa Office Supply Inc	Copier Maintenance	14.91
Pitney Bowes Inc.	3rd Quater 2013 Postage Machine Rental	100.00
Principal Life Ins Co	Insurance Premium Nov 2013	276.63

Water Administration

Department Total = 5,181.26

Water Plant

Alliant Energy	Electric Service October 2013- Less Tax	284.93
City of Storm Lake	Health Ins Allocations Nov2013	2,277.82
Foundation Analytical Laboratory Inc	New Well Testing	435.50
Hawkins, Inc	Chemicals	755.16
Hawkins, Inc	Chemicals	33.50
Hawkins, Inc	Chemicals	695.88
Hawkins, Inc	Chemicals	20.00
Hickman, Williams & Company	Lime	4,242.51
Hickman, Williams & Company	Lime Freight	263.61
Hickman, Williams & Company	Lime Freight	259.78
Hickman, Williams & Company	Lime	4,180.95
Hickman, Williams & Company	Lime	4,127.94
Hickman, Williams & Company	Lime Freight	256.49
Hickman, Williams & Company	Lime Freight	263.08
Hickman, Williams & Company	Lime	4,233.96

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Iowa Association of Municipal Utilities	IAMU Water Training Workshop- Davis	170.00
Iowa Office Supply Inc	Cable	9.95
Iowa Workforce Development	Permit #10902 & Inspection	125.00
Iowa Workforce Development	Permit #1481 & Inspection	125.00
Mailboxes & Parcel Depot	Postage	11.38
Mailboxes & Parcel Depot	Postage	11.38
Mike's Lawn Service, Inc	Weed Control- Water Plant	504.00
PraxAir inc	Carbon Dioxide	696.51
Principal Life Ins Co	Insurance Premium Nov 2013	371.40
ProBuild	Paint/Brushes/Plywood	103.74
ProElect/Professional Electronics	Batteries & Service Call	255.92
ProElect/Professional Electronics	Service Call, Move Faxline	65.00
ProElect/Professional Electronics	Service Call- Elevator Phone line	65.00
Rebnord Technologies Inc	Software Set up	1,500.00
Rebnord Technologies Inc	Maintenance Through June 30, 2014	1,800.00
Rebnord Technologies Inc	Programming & Transition Changes	8,000.00
Specter Instruments, Inc	Annual renewal & Software Maintenance	197.50
Stanley Mark	Services- Lime Dumpster	189.50
Stille Pierce & Pertzborn	Add Waiver of Right & Recover for PraxAir	100.00
Veenstra & Kimm, Inc	Well #20 Design 9/22/13 to 10/19/2013	438.00
Veolia Water North America-Central, LLC	Sodium Chlorite Freight	253.73
Veolia Water North America-Central, LLC	Waste Lime Disposal- Reconciliation	24,676.49
Wal Mart #01-1526	Supplies- No Tax	44.24

Water Plant **Department Total =** 62,044.85

Water Distribution

Bierschbach Equipment & Supply Company, Inc	Battery & Leveling Rod	867.95
City of Storm Lake	Health Ins Allocations Nov2013	1,901.56
Fastenal Company	Supplies	19.42
HD Supply Waterworks, Ltd.	Pipe	1,210.00
Mangold Environmental Testing	Testing	180.00
Principal Life Ins Co	Insurance Premium Nov 2013	190.31
Underground Location Company	Locates	115.65
Utility Equipment Co	Clamp Repairs	500.00
Veenstra & Kimm, Inc	Engineering Service- Time Analysis 9/22 to 10/19/13	3,905.50

Water Distribution **Department Total =** 8,890.39

Water Meters

City of Storm Lake	Serviced #66	42.43
City of Storm Lake	Health Ins Allocations Nov2013	1,128.93
Graham Tire	Tire Repairs	18.00
Principal Life Ins Co	Insurance Premium Nov 2013	91.81

Water Meters **Department Total =** 1,281.17

Wastewater Administration

City of Storm Lake	Health Ins Allocations Nov2013	3,166.57
CivicPlus	Web Page 2 Year Renewal	781.99
Inobbar LLC	NovusAGENDA Annual Subscription	825.00
Iowa Office Supply Inc	Copier Maintenance	14.91
John Hall & Associates, PLLC	Iowa League of Cities Nutrient Reduction Strategy Ne	2,000.00
Pitney Bowes Inc.	3rd Quater 2013 Postage Machine Rental	100.00
Principal Life Ins Co	Insurance Premium Nov 2013	275.38

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Wastewater Administration

Department Total = 7,163.85

Wastewater Treatment Plant

Central Iowa Distributing, Inc	Shop Supplies	243.36
Century Link	Phone Service Oct 10 to Nov 9, 2013	197.54
City of Storm Lake	Health Ins Allocations Nov2013	2,277.82
Electric Pump Inc	Stator & Cables	954.53
Evertex Inc	New Phone- VanderWoude	325.00
Foundation Analytical Laboratory Inc	WW Int Samples	1,774.00
Foundation Analytical Laboratory Inc	WW TKN & 503	643.00
Foundation Analytical Laboratory Inc	WW BOD	348.00
Foundation Analytical Laboratory Inc	WW Inf Sampling	289.00
Foundation Analytical Laboratory Inc	WW 503 Sampling	32.00
Grainger Inc W.W.	BFP Building S Door Opener	111.90
Mailboxes & Parcel Depot	Postage	7.70
Principal Life Ins Co	Insurance Premium Nov 2013	592.51
Rebnord Technologies Inc	Programming & Transition Changes	4,000.00
Rebnord Technologies Inc	Software Set up	1,500.00
Rebnord Technologies Inc	Maintenance Through June 30, 2014	1,800.00
Specter Instruments, Inc	Annual renewal & Software Maintenance	197.50
US Peroxide, LLC	Hydrogen Peroxide	15,378.52
Zone Home Entertainment LLP	Phone Case	19.99

Wastewater Treatment Plant

Department Total = 30,692.37

Wastewater Collection

City of Storm Lake	Health Ins Allocations Nov2013	1,911.22
Ferguson Enterprises Inc	Supplies	104.50
Principal Life Ins Co	Insurance Premium Nov 2013	191.13
Underground Location Company	Locates	115.65
Veenstra & Kimm, Inc	Construction Observation- 9/22 to 10/19/13	18,287.27
Veenstra & Kimm, Inc	Construction Observation- 9/22 to 10/19/13	2,438.30
Veenstra & Kimm, Inc	Construction Observation- 9/22 to 10/19/13	3,657.46
Veenstra & Kimm, Inc	Construction Staking- 9/22 to 10/19/13	267.49
Veenstra & Kimm, Inc	Construction Staking- 9/22 to 10/19/13	178.32
Veenstra & Kimm, Inc	Construction Staking- 9/22 to 10/19/13	1,337.42
Veenstra & Kimm, Inc	Construction Administration- 9/22 to 10/19/13	5,121.21
Veenstra & Kimm, Inc	Construction Administration- 9/22 to 10/19/13	682.83
Veenstra & Kimm, Inc	Construction Administration- 9/22 to 10/19/13	1,024.24

Wastewater Collection

Department Total = 35,317.04

Landfill

City of Storm Lake	Health Ins Allocations Nov2013	450.06
CivicPlus	Web Page 2 Year Renewal	781.99
Inobbar LLC	NovusAGENDA Annual Subscription	825.00
Iowa Office Supply Inc	Copier Maintenance	14.90
Principal Life Ins Co	Insurance Premium Nov 2013	37.43

Landfill

Department Total = 2,109.38

Storm Water Administration

City of Storm Lake	Health Ins Allocations Nov2013	722.93
CivicPlus	Web Page 2 Year Renewal	781.99
Inobbar LLC	NovusAGENDA Annual Subscription	825.00

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

Checks for Approval Report

From: 10/22/13 To 11/04/13
User: tyler.gibbins

Iowa Office Supply Inc	Copier Maintenance	14.90
Principal Life Ins Co	Insurance Premium Nov 2013	55.26

Storm Water Administration	Department Total =	2,400.08
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Storm Water Collection

Bolton & Menk, Inc	Engineering Service- CDBG Storm Water	12,790.00
Bolton & Menk, Inc	Engineering Service- ECSW Survey	360.00
Bolton & Menk, Inc	Engineering Service- NCSW	3,672.00
City of Storm Lake	Health Ins Allocations Nov2013	451.42
Hancock Concrete Products	Concrete- Seneca Place Apts	1,596.80
Hancock Concrete Products	Concrete	641.52
Hancock Concrete Products	Concrete- Vestal Street	374.22
Principal Life Ins Co	Insurance Premium Nov 2013	21.64
Simmering-Cory Inc	Administrative Services	5,700.00

Storm Water Collection	Department Total =	25,607.60
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Street Cleaning

City of Storm Lake	Health Ins Allocations Nov2013	450.73
Principal Life Ins Co	Insurance Premium Nov 2013	28.34

Street Cleaning	Department Total =	479.07
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Insurance

Three Rivers Benefit Corporation	10/28/2013 Insurance Claims	60,000.00
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Insurance	Department Total =	60,000.00
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Vehicle Maintenance

Fitzpatrick Auto Center	Retainer (2) & Supplies	8.34
Fitzpatrick Auto Center	Receptacle	61.12
Rasmussen's	Supplies, Less Tax	91.20
Rasmussen's	Spring/Pipe/Bracket	739.37
Storm Lake Hydraulics Co Inc	580 Out Rigger Hydraulic Hose	35.74

Vehicle Maintenance	Department Total =	935.77
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Technology

I&S Group, Inc.	Engineering Service Sunrise Park Road	1,526.70
Rebnord Technologies Inc	APC Backups 550	69.95
Sidwell Company The	1/2 Pictometry Web Hosting	900.00

Technology	Department Total =	2,496.65
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Grand Total =	416,514.53
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King's Pointe Resort
Disbursements 10/16/2013 through 10/30/2013

Vendor Name	Description	Amount
ACCO	supplies	653.95
Ace Hardware	supplies	39.26
Al's Liquors	beverages	970.78
Aramark Uniform Services	linens, uniforms	920.61
Booking.com	commission	90.60
Buena Vista Stationery (2)	supplies	76.43
Capital Sanitary Supply Co.	supplies	245.08
Color-ize (2)	supplies	2,272.32
Comm 1st Broadcasting - KKIA/KAYL	advertising	652.00
Continental Fire Sprinkler	supplies	42.02
Doll Distributing LLC	beverages	850.90
Elements by K Sorbe	supplies	1,382.35
Hy-Vee Food Stores (2)	supplies	487.55
Iowa Division of Labor Service (2)	permits	250.00
J.B. Fine Foods	food	164.00
Jacob Doerksen	reimbursement	213.50
Johnson Brothers/Iowa Wine & Bev	beverages	320.50
Joyce's Greenhouse	supplies	1,987.50
Kelli Berg	reimbursement	697.04
Kineth Hotel Corporation (3)	payroll	68,387.04
Lake Electric Supply	supplies	288.52
McCrea Enterprises/Vista Paint	supplies	34.97
MidAmerican Energy Company	utilities	5,476.19
Nepple Electric	repairs	131.38
Olsen Welding & Machine Shop	supplies	75.00
Orkin Exterminating Inc.	pest control	135.00
Pepsi-Cola Bottling Co	beverages	2,371.96
Pilot Tribune	advertising	3,918.83
Pinnacle West, LLC	supplies	157.36
Rebnord Technologies Inc (2)	tech support	5,650.56
Shoes for Crews	supplies	143.88
Stanton Electric Inc. (2)	service	256.84
Sysco Guest Supply	supplies	1,662.33
The Storm Lake Times	advertising	420.11
Treasurer State of Iowa (3)	sales tax	34,622.00
UPS	shipping	38.97
US Foods (Hawkeye) (2)	food	7,815.02

Totals 143,902.35

Sunrise Pointe Golf Course

Alliant Energy	utilities	34.79
Julius Cleaners	entrance mats	3.80
Kineth Hotel Corporation	payroll	1,986.06
Knology Inc DBA WOW Cable	cable TV	94.84
Pepsi-Cola Bottling Co	beverages	44.15

Totals 2,163.64

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, IOWA, CITY HALL, OCTOBER 21, 2013, 5:00 P.M.

Present: Council Members Dan Anderson, Bruce Engelmann, David Walker, Sara Huddleston, and Mike Porsch (arrived at 5:02pm). Absent: Mayor Jon Kruse. Staff present: City Manager Jim Patrick, City Attorney Phil Havens, Assistant Police Chief, Building Official Scott Olesen, Fire Chief Mike Jones, Infrastructure Superintendent Pat Kelly, Interim Library Director Elizabeth Huff, 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, and Justin Yarosevich City Clerk.

Mayor Pro-Tem Walker called the meeting to order at 5:00 p.m.

Hear the Public – None

Consent Agenda – Moved by Council Member Engelmann to approve the consent agenda which included checks #43924 through #44058, and minutes from the October 7, 2013 council meeting. Seconded by Council Member Huddleston. Vote: All ayes with Council Member Porsch absent. Motion carried.

Council Member Porsch arrived at 5:02pm.

WWTP Improvements – Contract 6 – Moved by Council Member Anderson to set a public hearing on the plans and specifications for the Wastewater Treatment Plant Improvements – Contract 6 Project for November 4, 2013. Seconded by Council Member Huddleston. Vote: All ayes. Motion carried.

Nutrient Reduction Strategy – Moved by Council Member Porsch to adopt Resolution No. 28-R-2013-2014 approving a joint representation agreement with Hall & Associates for joint negotiations with IDNR and Iowa League of Cities consortium to amend the DNR's Nutrient Reduction Strategy and approve expenditure of \$2,000 to the negotiation fund. Seconded by Council Member Engelmann. Vote: All ayes. Motion carried.

RESOLUTION NO. 28-R-2013-2014

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

To approve the City Manager to sign a Joint Representation Agreement with Hall & Associates for joint negotiations with the IDNR and League of Cities consortium to amend the DNR's Nutrient Reduction Strategy; and

To further approve the expenditure of \$2,000 to the Iowa League's Nutrient Reduction Strategy negotiation fund.

PASSED AND APPROVED, this 21st day of October, 2013.

David Walker, Mayor Pro-Tem

ATTEST:

Justin Yarosevich, City Clerk

Industrial Park Urban Renewal Plan – Amendment #3 – Moved by Council Member Porsch to adopt Resolution No. 29-R-2013-2014 setting a date for a consultation session for October 30, 2013 at 9:00am and a public hearing for November 18, 2013 at 5:00pm on Amendment #3 to the Storm Lake Industrial Park Urban Renewal Plan. Seconded by Council Member Anderson. Vote: All ayes. Motion carried.

RESOLUTION NO. 29-R-2013-2014

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

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 (NE¼) 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 $\frac{1}{4}$) 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 $\frac{1}{4}$) 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 (NE $\frac{1}{4}$) 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 (SW $\frac{1}{4}$) 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 (SE $\frac{1}{4}$) 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 (SE $\frac{1}{4}$) of said Section 2; thence South 89°45'20" West along the North line of said Southeast Quarter (SE $\frac{1}{4}$), 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 (SE¼) 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 (NW¼) 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 (NW¼) 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 (NW¼), 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 (NW¼) 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 (NW¼) 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, City staff has caused there to be prepared a form of Amendment No. 3 to the Plan ("Amendment" or "Amendment No. 3"), 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 to remove a self-imposed, voluntary expiration date; 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 these areas be redeveloped as part of the overall redevelopment area covered by this Amendment; and

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

AMENDMENT NO. 3 AREA

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 (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 Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 3 to the Storm Lake Industrial Park 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. 3 to the Storm Lake Industrial Park 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. 3 to the Storm Lake Industrial Park Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on the 30th day of October, 2013, in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at 9:00 o'clock A.M., and the City Clerk/Assistant City Manager 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. 3 to the Storm Lake Industrial Park 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. 3 TO
THE STORM LAKE INDUSTRIAL PARK 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 9:00 o'clock A.M. on October 30, 2013, in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa concerning a proposed Amendment No. 3 to the Storm Lake Industrial Park 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 City Clerk/Assistant City Manager, 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. 3 to the Storm Lake Industrial Park 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. 3 to the Storm Lake Industrial Park Urban Renewal Plan before the City Council at its meeting which commences at 5:00 o'clock P.M. on November 18, 2013, in the Council

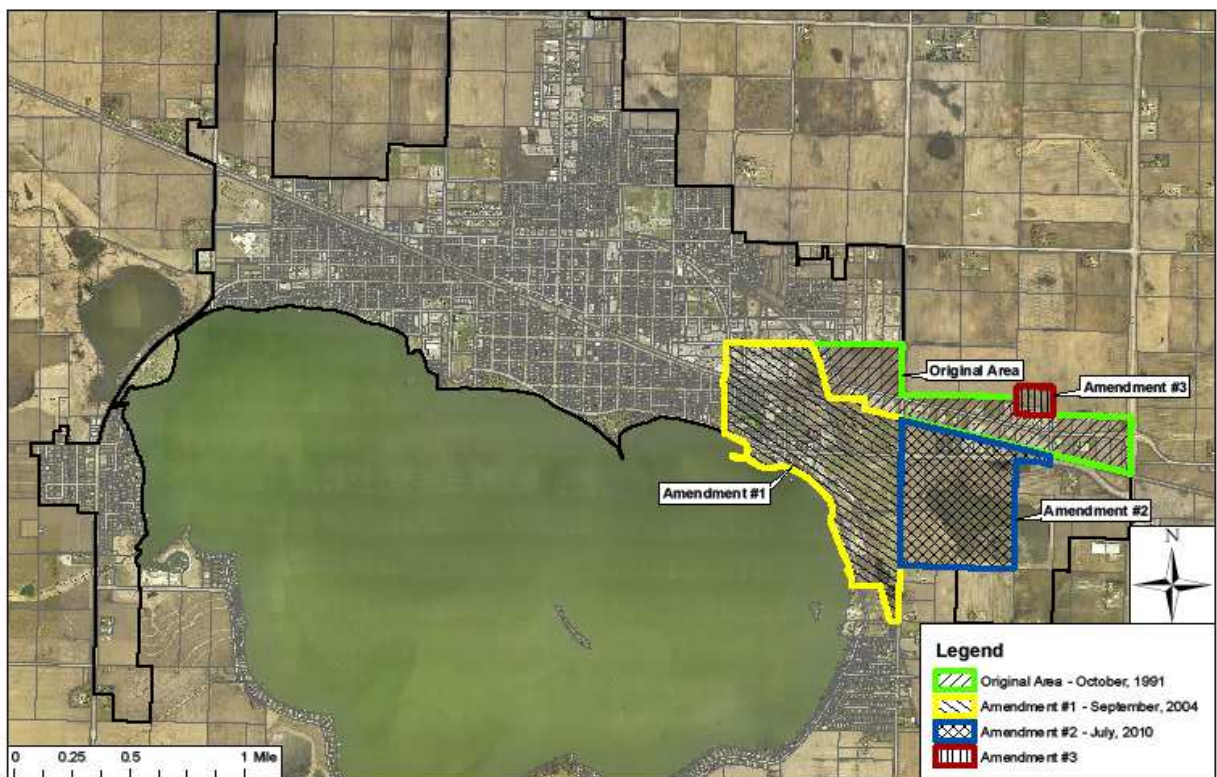
Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa.

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. 3
TO THE STORM LAKE INDUSTRIAL PARK 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 November 18, 2013 in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, to consider adoption of a proposed Amendment No. 3 to the Storm Lake Industrial Park Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Storm Lake, State of Iowa, generally depicted on the map below:



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. The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified 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 the 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. 3 would 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. 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. 3 to the Storm Lake Industrial Park 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. 3 to the Storm Lake Industrial Park 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 21st day of October, 2013.

David Walker, Mayor Pro-Tem

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	2018-2020	Not to	Elimination of dilapidated

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.		exceed \$800,000	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

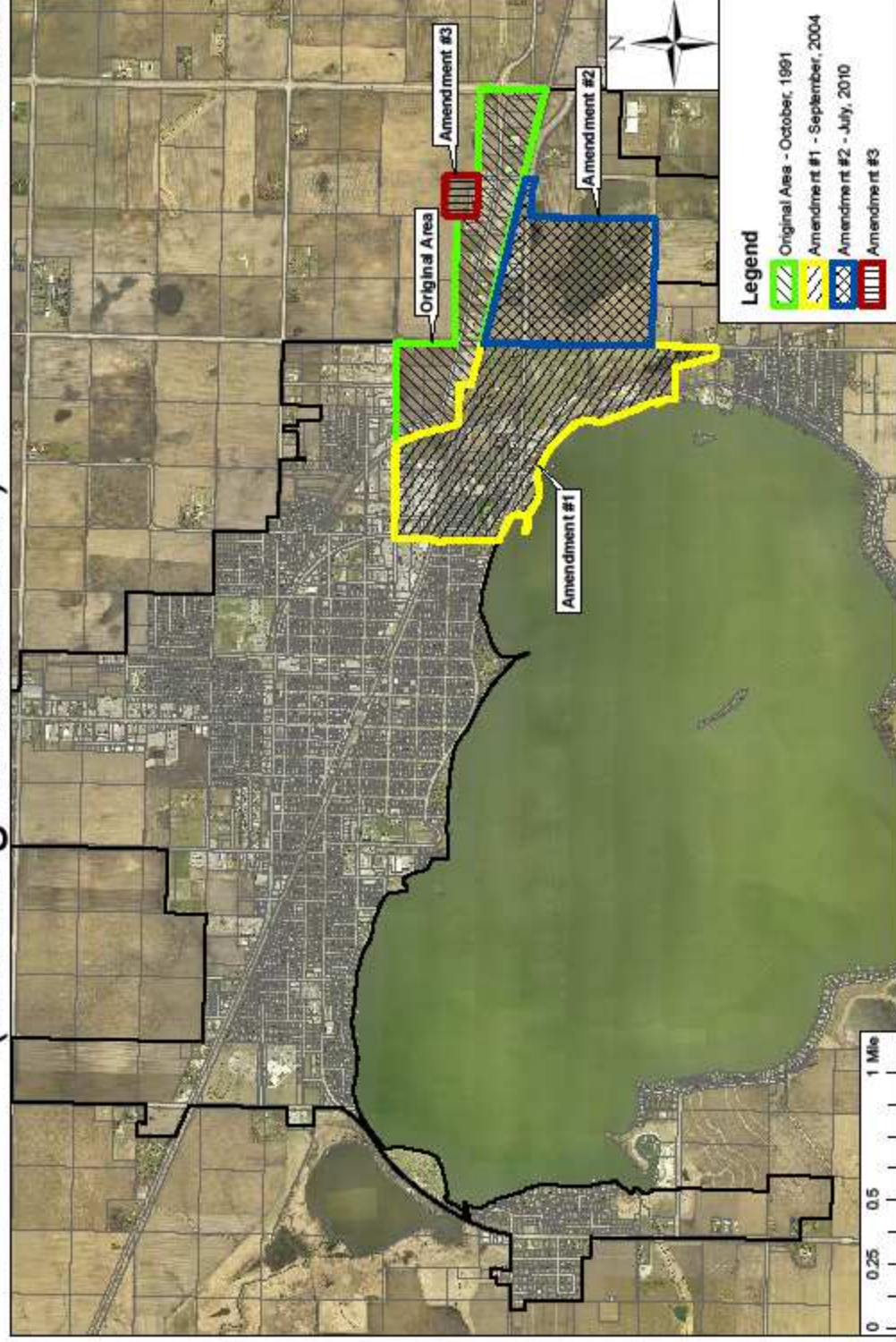


EXHIBIT “D”

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 ____ day of _____, 2013.

City of Storm Lake:

Name of Agricultural Land Owner: Meridian
Manufacturing _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Witness: _____

Witness: _____

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

Mayor

Attest: City Clerk

Housing Rehabilitation Grant – Moved by Council Member Huddleston to adopt

Resolution No. 30-R-2013-2014 approving the final acceptance of Housing Rehabilitation Grant FY 2010-2011 Project #12. Total project cost is \$29,602.00. Seconded by Council Member Engelmann. Vote: All ayes. Motion carried.

RESOLUTION NO. 30-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 #12, 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 #10 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 \$29,602.00.

PASSED AND APPROVED this 21st day of October, 2013.

David Walker, Mayor Pro-Tem

ATTEST:

Justin Yarosevich, City Clerk

Adjourn – Moved by Council Member Huddleston to adjourn the meeting at 5:16pm. Seconded by Council Member Porsch. Vote: All ayes. Motion carried.

David Walker, Mayor Pro-Tem

ATTEST:

Justin Yarosevich, City Clerk

M E M O R A N D U M

TO: JUSTIN YAROSEVICH

FROM: MARK PROSSER

DATE: OCTOBER 30, 2013

REFERENCE: LIQUOR LICENSE RENEWAL
FAREWAY
731 SENECA ST

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

	11-11-2011 to 10-30-2012	10-31-2012 to 10-28-2013
INCIDENTS		
Accident	5	4
Ambulance Assist	1	1
Animal Call	0	2
Bike Patrol	0	2
Burglar Alarm	3	1
Business Assist	1	2
Business Security	24	30
Case Investigation	0	1
Citizen Assist	2	1
City Code Enforcement	0	1
City/Co Department Assist	0	1
Drug Investigation	2	0
Found Property	1	0
Insufficient Funds Checks	27	6
Interpretation	1	0
Keys Locked In Car	18	14
Law Department Assist	2	0
Lost Child	0	1
Missing Person, Juvenile	2	0
Motorist Assist	2	1
Pedestrian Stop	4	0
PR/Talk/Presentation	2	2
Station Assignment	4	5
Street Beat	4	3
Suspicious Person	2	2

Suspicious Vehicle	1	2
Theft	3	3
Vandalism	1	0
Vehicle Stop	33	36

ARRESTS

Failure to Appear	0	1
Possess Controlled Substance	1	0
Possess Drug Paraphernalia	1	0
Theft	2	0
Violation of Probation	0	1

Recommendation: Approval of liquor license.

M E M O R A N D U M

TO: JUSTIN YAROSEVICH

FROM: MARK PROSSER

DATE: OCTOBER 30, 2013

REFERENCE: LIQUOR LICENSE RENEWAL
LAKE AVENUE LOUNGE
617 LAKE AVE

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

	11-01-2011 to 10-30-2012	10-31-2012 to 10-28-2013
INCIDENTS		
Assault	0	1
Bar Check	97	100
Business Assist	1	0
Business Security	2	1
Citizen Assist	0	2
City Department Assist	1	1
Intoxicated Pedestrian	1	0
Keys Locked in Car	0	1
Meeting	1	7
Open Door/Window	3	1
PR/Talk/Presentation	0	2
Street Beat	0	1
Wants/Warrants Check	3	0
Interpretation	0	1

ARRESTS

Disorderly Conduct	0	0
Public Intoxication	1	0
Trespass	1	0

Recommendation: Approval of liquor license

M E M O R A N D U M

TO: JUSTIN YAROSEVICH

FROM: MARK PROSSER

DATE: OCTOBER 30, 2013

REFERENCE: LIQUOR LICENSE RENEWAL
LITTLE VIENTINE
805 FLINDT DR #1

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 10-28-2013
INCIDENTS		
Accident	2	1
Ambulance Assist	0	1
Animal Call	0	3
Business Escort	1	0
Business Security	3	4
City Code Enforcement	1	3
Harassment	1	0
Keys Locked in Car	0	1
PR/Talk/Presentation	2	1
Street Beat	0	1
Vehicle Stop	2	4
ARRESTS	none	none

Recommendation: Approval of liquor license.

Staff Summary

11/4/2013

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. 31-R-2013-2014 Authorizing The Use Of Sunrise & Awaysis Parks, Food, & Merchandise Vending, Alcohol Sales, Noise Variances, Outdoor Entertainment, Right Of Way Closures & Support Services & For The 2014 Lake Fest Events**

BACKGROUND: Attached to this staff summary is a written request from the Lake Fest Committee requesting a series of permissions as it pertains to the 2014 Lake Fest Event which is scheduled for Saturday, June 21, 2014.

The specific requests are as follows:

*Permission to use Awaysis and Sunrise Parks from 8:00am on Friday, June 20, 2014, until 5:00pm, on Sunday, June 22, 2014, for venue set up, the event(s) and clean up inclusive of the Great Lawn

*Closure of the West Awaysis Park parking lot on Saturday, June 21, 2014 between the hours of 6:00am and 12:00am, Sunday morning

*Noise Variance to be issued for Saturday, June 21, 2014, between the hours of 12:00pm and 12:00am, for the venue

*Permission to post directional signs throughout the community to navigate traffic to the Lake Fest Event concert area and alternative parking

*Permission for food and merchandise vending within the venue during the event

*Permission for alcohol sales during the event within the fenced in area of the concert venue under the umbrella of Kings Pointe liquor license

*Permission for the use of ATV's, golf carts, etc. as support

vehicles to the organizing committee within the venue

*Permission to post port-a-pots within the venue for the event's patrons and workers

*Permission to shoot fireworks off of the Chautauqua Park Jetty if a sponsorship is attained on the evening of Saturday, June 21, 2014

*Appropriate support for set up, the event and clean up from the Parks Department (These costs will be reimbursed.)

*Appropriate support from the Public Safety Department of planning, coordination and the event (These costs will be reimbursed)

It should be noted that the Lake Fest Committee will acquire the required event insurance listing the City of Storm Lake as additionally insured and Kings Pointe will acquire the required Dram shop insurance.

A drawing of the venue sight is attached.

These requests are consistent with previous years. The event has gone well and the committee is good to work with.

FISCAL IMPACT:

Lake Fest requires a sizable amount of overtime for the Parks Department and for the Public Safety Department. The majority of the overtime costs are reimbursed by the event committee.

Lake Fest brings a large crowd of concert goers to the community and this should provide a positive fiscal impact on local businesses.

The Lake Fest Committee has made it a tradition to donate a portion of the proceeds of the event to a local organization each year. They report their intent to continue this tradition.

RECOMMENDATION:

Pass Resolution No.31-R-2013-2014

ATTACHMENTS:

Description	Type
 Resolution No. 31-R-2013-2014	Resolution
 Letter from Lake Fest Committee	Letter
 Venue Drawing	Map
 Noise Variance & Parking Lot Closing Permit	Permit
 Park Event Applications	Backup Material

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

September 12, 2013

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

Dear Chief Prosser,

King's Pointe and KAYL/KKIA are once again planning LakeFest, which will take place on the Great Lawn and in Sunrise Park during the third weekend of June. On Saturday evening, June 21st, two to three performers are planned on the Great Lawn. King's Pointe & KAYL/KKIA would like to request a permit for the following activities during LakeFest:

Friday, June 20th, 2014

- Use of Awaysis Park including the Great Lawn to set up for the concerts from 8:00am-12:00am

Saturday, June 21st, 2014

- Closure of the Awaysis Park West Parking lot for Public Safety and the entertainer's vehicles between 6:00am to 12:00am. The East lot will remain open.
- Use of Awaysis Park including the Great Lawn from 7:00am to 12:00am for the concerts
- Use of the Parks Department for setup, clean up, and during the event
- Use of the Public Safety Department throughout the event (please note: there will be additional security staff and volunteers provided to assist the Police Department at the event).
- Request for a noise variance issued between the hours of 12:00pm and 12:00am for the concert
- Permission to post directional signs throughout town to navigate traffic to and from the concert area and to the allotted parking lots
- Permission to have vendors in Awaysis Park including the Great Lawn to sell food and promotional items
- Permission to sell alcohol (can beer) during the event under King's Pointe's liquor license from 12:00pm-12:00am
- Permission to use ATV's in Sunrise Park and Awaysis Park including the Great Lawn for logistics and clean up
- Staff will be provided during the event at entrances to check ID's
- One entity involved will purchase an insurance policy listing the other entities, including the City of Storm Lake, as additional insured (Most likely Storm Lake United will hold the overall insurance policy, and King's Pointe Resort will issue the DRAM Insurance).
- Permission to place port-a-pots in the concert area venue
- Permission for fireworks to be shot off the Chautauqua Park jetty (pending finding a sponsor)

Sunday, June 22nd, 2014

- Use of Awaysis Park including the Great Lawn to tear down and clean up the area from 12:00am-5:00pm
- Permission to use ATV's in Sunrise Park and Awaysis Park including the Great Lawn for clean up

We have included a tentative drawing of the concert area with this request. If you have any questions or concerns about anything included in this letter, please feel free to contact us.

Lastly, the LakeFest committee does plan to donate a portion of the proceeds to a music associated entity in the community again this year. The community has supported this event, and in turn, we would like to support our

community to show our appreciation. We anticipate continuing to donate a portion of the proceeds each year the event is a success!

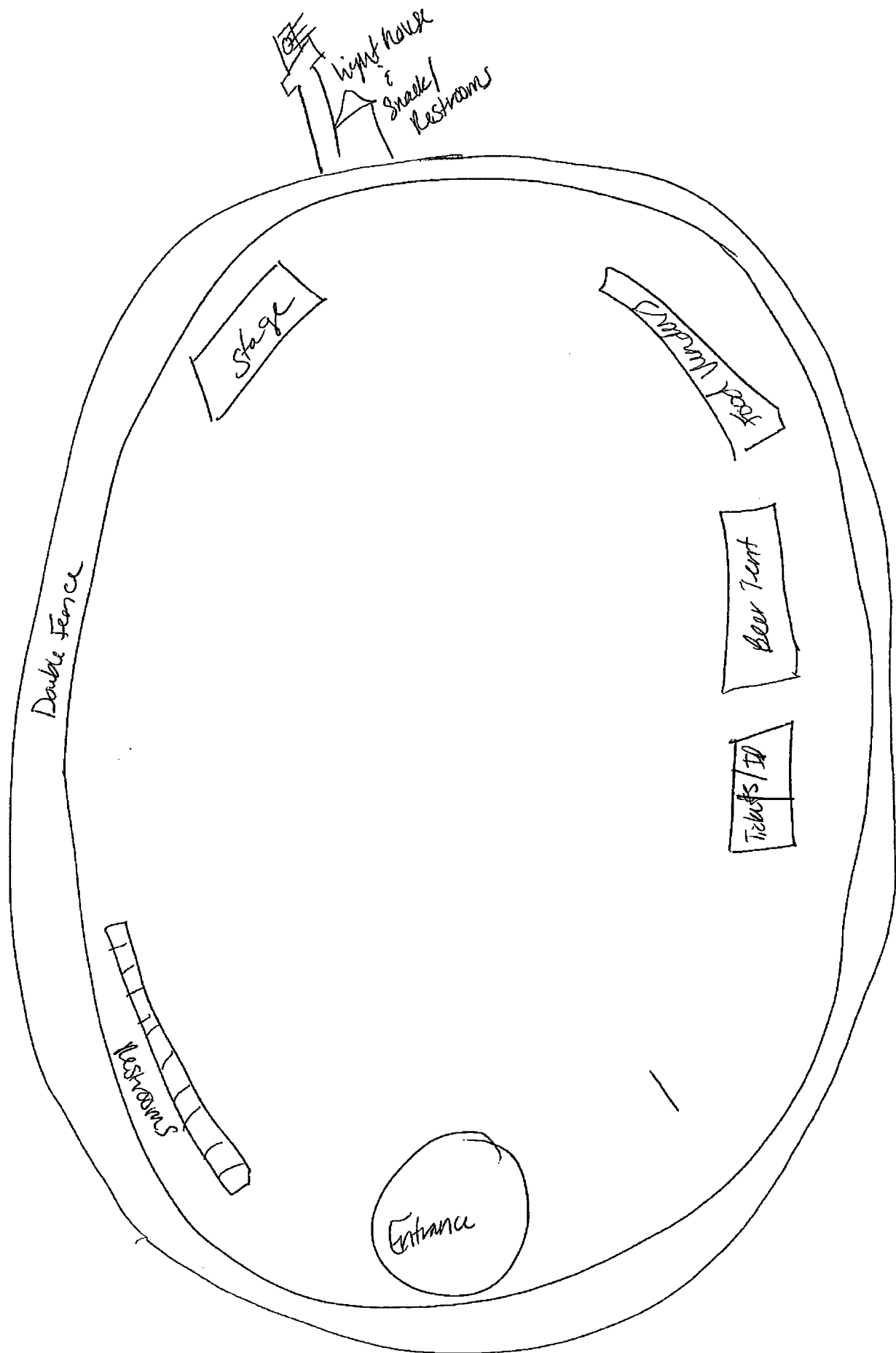
Thank you for your time and consideration!

Sincerely,

Matt Fisher
matt@stormlakeradio.com

Nick Edwards
nedwards@kingspointeresort.com

Kelli Berg
kberg@kingspointeresort.com





Public Safety Police & Fire

PERMIT

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

Event 2014 Lake Fest

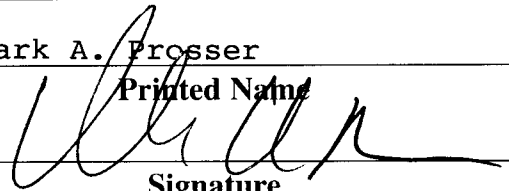
Issued To: Name Kelli Berg
Organization Lake Fest Committee / c/o Kings Pointe
Address 1520 E. Lakeshore Drive
Storm Lake, IA 50588
Phone 712-213-4500

Date(s) of Event Saturday, 6-21-2014
Time(s) of Event 12:00pm - 12:00am
Expiration of Permit 6-22-2013

Location/Area of Use Sunrise and Awaysis Parks

Type of Permit

<u>X X X</u>	1	Noise Variance -8-7-4
<u> </u>	2	Ride/Run/Walk - 9-13-4
<u> </u>	3	Parade -9-13-4
<u> </u>	4	Public Demonstration - 8-7-4
<u>X X X</u>	5	Street Closing West Awaysis Parking Lot 6:00am-12:00am (6/21)
<u> </u>	6	Fireworks - 8-2-1-(I2A)
<u> </u>	7	Authorized Burn - 7-2-2-B
<u> </u>	8	Other

Authorized by: Mark A. Prosser

Printed Name
Signature

11-5-2013
Date
Public Safety Director
Title

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

City of Storm Lake Park Event / Rental Registration Application

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

Name of Requesting Party: LakeFest Committee (Fitzpatrick Car Show) Phone #: 712.213.5701
Mailing Address: 1520 E Lakeshore Drive Email: kberg@kingpointeresort.com
City: Storm Lake State: IA Zip: 50588
Cell Phone: 712.660.0244
2nd Contact: Matt Fisher Position/Relationship: Committee Co Chair
Email: matt@stormlakeradio.com Cell Phone: 712.732.3520

Requested Park: Sunrise Park Event Date: Jun 21, 2014
Event Type: Community Event Event Start Time: 7:00am
Event End Time: 6:00pm

Please answer the following questions regarding your proposed events:

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

Yes

Will you have horses involved in the event? (All animal feces must be managed and removed from public property)

No

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

No

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

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

No

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

No

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

300

Do you have electrical needs? Yes

Identify: Two 110 outlets, use King's Pointe's outlets on the east side

Will there be alcohol at the event? No

Will alcohol be sold at the event? No

Do you have a liquor license? No

Will you have inflatables at the event? If yes you will be required to provide liability insurance to the City.

No

Are you requesting Street closures? No

Which Streets?

Starting Time:

Ending Time:

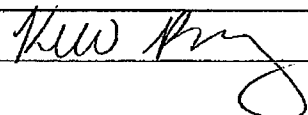
Will there be fireworks involved with this event? If Yes please contact the Fire Chief at 712-732-8010.

No

Are you requesting security services provided by Storm Lake Public Safety? SLPS may require security services.

No

Signature Field



Date:

10.4.13

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

City of Storm Lake

Park Event / Rental Registration Application

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

Name of Requesting Party: LakeFest Committee Phone #: 712.213.5701
Mailing Address: 1520 E Lakeshore Drive Email: kberg@kingspointeresort.com
City: Storm Lake State: IA Zip: 50588
Cell Phone: 712.660.0244
2nd Contact: Matt Fisher Position/Relationship: Committee Co-Chair
Email: matt@stormlakeradio.com Cell Phone: 712.221.1816

Requested Park: AWAYSIS Park Event Date: Jun 20, 2014
Event Type: Community Event Event Start Time: 8:00am
Event End Time: 5:00pm - 6:22:14

Please answer the following questions regarding your proposed events:

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

Yes

Will you have horses involved in the event? (All animal feces must be managed and removed from public property)

No

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

Yes

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

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

No

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

Yes

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

2,500

Do you have electrical needs? Yes

Identify: Band, lights (will use power on Great Lawn)

Will there be alcohol at the event? Yes

Will alcohol be sold at the event? Yes

Do you have a liquor license? Yes

Will you have inflatables at the event? If yes you will be required to provide liability insurance to the City.

No

Are you requesting Street closures? No

Which Streets?

Starting Time:

Ending Time:

Will there be fireworks involved with this event? If Yes please contact the Fire Chief at 712-732-8010.

Yes

Are you requesting security services provided by Storm Lake Public Safety? SLPS may require security services.

Yes

Signature Field

Date:

10.4.13

Staff Summary

11/4/2013

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: **Resolution No. 32-R-2013-2014 Determining Necessity & Setting Dates Of A Public Hearing On A Proposed Amendment #1 To The Storm Lake Bargloff Urban Renewal Area Plan**

BACKGROUND: The City is considering amending the Storm Lake North #1 - Bargloff Urban Renewal Plan to add two additional areas into the original area that was established back in 2010, add a list of previous and proposed projects for the area, and correct an error made in the legal description in the original amendment. The Amendment #1 Urban Renewal Plan follows this summary.

The two areas being added to the plan are located around the Downtown and along West Milwaukee Avenue incorporating some vacant properties along Milwaukee Avenue and continuing out to a parcel owned by Security Trust & Savings Bank that was recently annexed into the City. The maps of the additions can be found on Exhibits B & C in the plan.

The resolution before the City Council here sets forth the schedule of public hearings and a consultation session with Buena Vista County, the Storm Lake School District, and all other taxing entities regarding the amendment to the Storm Lake North #1 - Bargloff Urban Renewal Area Plan, all of which are required by Iowa law. Those dates are as follows:

- Consultation Session - November 12, 2013 at 1:30 pm CST City Hall Council Chambers
- Public Hearing - December 2, 2013 at 5:00 pm CST City Hall Council Chambers

Notice of the Public Hearing will be published as required by Iowa law.

Additionally, notice of the consultation session will be provided to the taxing entities as required following the approval of this resolution.

Following the date of the Consultation Session, the taxing entities will have seven (7) days in which to provide written recommendations on the Urban Renewal Plan to the City of Storm Lake.

FISCAL IMPACT:

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:

Adopt Resolution No. 32-R-2013-2014

ATTACHMENTS:

	Description	Type
	Resolution No. 32-R-2013-2014	Resolution

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

and

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

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 Date	Not to Exceed Cost	Rationale
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 existing dilapidated commercial structures along the 500 block of Seneca Street and conveyance to developers.	2015-2020	Not to exceed \$750,000	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.
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 (NE¹/₄SE¹/₄) of said Section 32; thence West along said South line, 375.52 feet to the West line of said Lot C; thence North along said West line to the North line of said Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4); Thence West along said North line to the East line of the Buena Vista Memorial Park Cemetery; Thence South along said East line to the centerline of Highway 7; Thence southeasterly along said centerline to the East line of said Section 32 to the point of beginning.

and

(North-Milwaukee large section)

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

and

(Downtown Addition)

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

South right of way line of Railroad Street to the point it intersects with the East right of way line of Erie Street extended; thence North along the East right of way line of Erie Street to the point that it intersects with the center line of 6th Street; thence East along the center line of 6th Street to the point that it intersects with the center line of Oneida Street; thence South along the center line of Oneida Street to the point that it intersects with the center line of 4th Street; thence West along the center line of 4th Street to the point that it intersects with the center line of Seneca Street; thence North along the center line of Seneca Street to the point that it intersects with the center line of 5th Street; thence West along the center line of 5th Street to the point that it intersects with the center line of Cayuga Street; thence South along the center line of Cayuga Street to the point that it intersects with the center line of the Canadian National Railroad right of way; thence Northwesterly along the center line of the Canadian National Railroad right of way to the point that it intersects with the center line of Geneseo Street; thence North along the center line of Geneseo Street to the point of beginning.

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

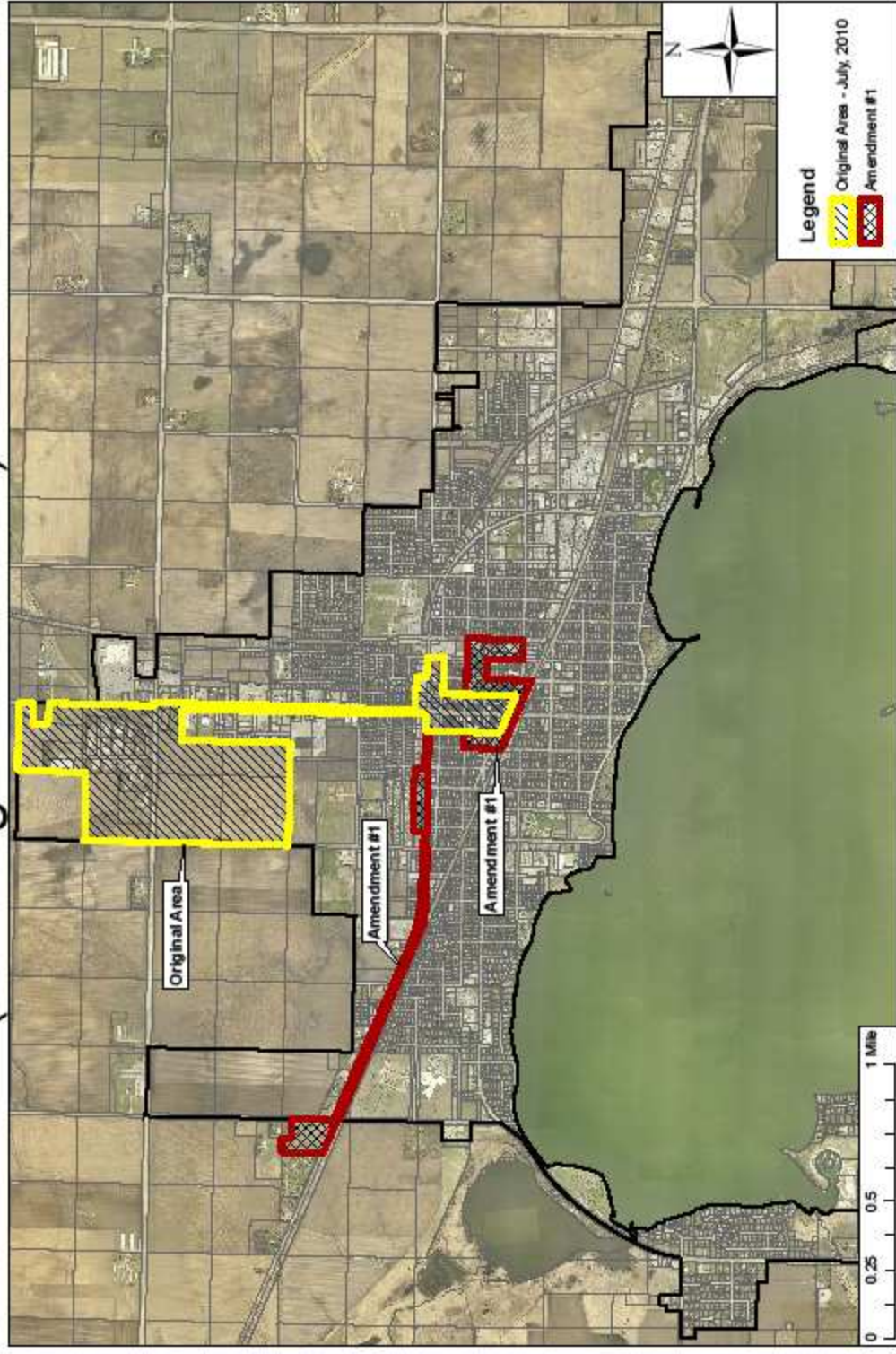


EXHIBIT “D”

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.

Staff Summary

11/4/2013

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: Doug Rainforth, Water Resource Manager

SUBJECT: **Public Hearing To Approve Plans, Specifications, & Form Of Contract For Contract #6 - Wastewater Treatment Plant Improvements**

BACKGROUND: As the final contract of six, Contract #6 of the Wastewater Treatment Plant Improvements will include materials, labor, and equipment necessary for the construction of sludge holding tank improvements, sludge de-watering building, rotary solids press, bio-solids building, ultra-violet system, storage building, lime building, and laboratory upgrade.

This is a separate contract from contracts #1 through #5 and is solely funded by the City of Storm Lake unlike the previous which were predominately funded by FEMA and the State of Iowa.

Many of these components were stipulated in negotiations with IDNR to complete the comprehensive Wastewater Treatment Plant Improvements Project as part of the requirements for authorizing the permitting of the entire project.

The City will hold a bid letting at 11:00 AM on November 26, 2013.

FISCAL IMPACT: While the final cost remains unknown pending the bid process, the engineers estimate for all components totals \$2,900,000. A balance of ~\$2,500,000 remains from the funding provided by the Sewer Revenue Bond.

The project is being bid with a base of four of the seven main objectives. The remaining three objectives will be bid as options and be included based on the available funding up to the balance of the remaining funds.

RECOMMENDATION: Open the Public Hearing
Hear any Comments
Close the Public Hearing

Staff Summary

11/4/2013

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: Doug Rainforth, Water Resource Manager

SUBJECT: **Resolution No. 33-R-2013-2014 To Approve Plans, Specifications, & Form Of Contract For Contract #6 - Wastewater Treatment Plant Modifications**

BACKGROUND: As the final contract of six, Contract #6 will tie together Contracts 1 through 5 and satisfy our commitments to FEMA and Iowa Department of Natural Resources. This contract is separate from the first five in that it is solely financed by the City of Storm Lake while they were predominately funded by FEMA and the State of Iowa.

This contract will consist of ultra-violet disinfection, sludge holding tank improvements, sludge de-watering building improvements, rotary sludge press, bio-solids building, storage building, lime building, and laboratory upgrade.

Following the public hearing in the last agenda item this agenda item will be the formal approval of the plans, specifications, and form of contract for the project.

FISCAL IMPACT: While the final cost remains unknown pending the bid process, the engineers estimate for all components totals \$2,900,000. A balance of \$2,500,000 remains from the funding provided by the Sewer Revenue Bond.

The project is being bid with a base of four of the seven main objectives. The remaining three objectives will be bid as options and be included provided funding is available up to the balance of the remaining funds.

RECOMMENDATION: Adopt Resolution No. 33-R-2013-2014 Approving Plans, Specifications, & Form of Contract for Contract #6

ATTACHMENTS:

Description	Type
 Resolution No. 33-R-2013-2014	Resolution

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

Staff Summary

11/4/2013

Agenda Item # 7.



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

REPORT TO: Honorable Mayor and City Council

FROM: 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 mark 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:

Adopt Ordinance # 03-O-2013-2014 on 1st Reading - November 4th Meeting
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

11/4/2013

Agenda Item # 8.



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

REPORT TO: Honorable Mayor and City Council

FROM: Justin Yarosevich, Assistant City Manager / City Clerk

SUBJECT: **Resolution No. 34-R-2013-2014 Approving Local Match For Flood Mitigation Fund Application**

BACKGROUND: The State of Iowa has a new program that is designed to assist local government units with relieving flooding issues in their communities. The program, the Flood Mitigation fund is built around two potential funding sources as follows:

- State Revenues - the program has a pure grant component built in provided the state allocates funding in their budget, to date no funding has been allocated to this program
- State Sales Tax TIF - the second funding source is the ability to capture the states portion of sales tax on any growth in retail sales from the area

The City has a number of storm water projects that can help relieve flooding in the community. The highest priorities of these projects are as follows:

- East Central Storm Water Project - This project is underway and will relieve flooding in the Rose, Tulip, and Violet Lane areas.
- North Central Storm Water Project - This project will be designed to relieve flooding in the area north of the high school and along Seneca and Spooner Streets.
- Expansion Blvd. Storm Water Project - This project will be designed to relieve flooding in the industrial park

City staff believes that the Flood Mitigation Fund could help provide funding for the combination of all three projects and help to achieve the projects within the next two to three years.

To help achieve the desired outcomes of the North Central Storm Water Project the City would move up a planned project that would do some reconstruction and some patching on East 10th Street as well as the lowering of a section of that road. This work ties in well with the required storm water work that will need to be done and

having both projects done at the same time will help to achieve the greatest efficiencies. This also allows us to utilize the federal funding (TAP Grant) as part of the required federal match to the Flood Mitigation Fund application.

Grant applications are accepting on a rolling period with the first applications accepted in November 2013. City staff is working on the details of the application at this time but would anticipate submitting the application in November or December 2013.

FISCAL IMPACT:

The total estimated costs of all the projects combined is \$6,795,754.50. The break down by project as follows:

- East Central Storm Water Project - \$1,620,420.65
- North Central Storm Water Project - \$2,675,000.00
- Expansion Blvd. Storm Water Project - \$1,587,468.22
- East 10th Street Project - \$458,400.00
- Bond Reserves - \$454,465.00 (Required)

Funding for the project would come from a variety of local, state and federal sources as shown below:

- Community Development Block Grant (CDBG) - \$1,200,000
- TAP Funding Grant - \$203,436.00
- Storm Water Revenue Bond (specific to East Central Project) - \$1,082,179.50
- NEW Storm Water Revenue Bond - \$602,000.00
- State Sales Tax TIF - \$3,397,876.00

Because the Flood Mitigation Fund funding source is not a straight up grant there is risk on the part of the City. The State will provide funding in the amount of the amount of state sales tax generated in excess of the base up to the amount of debt issued against the TIF. If the retail sales don't generate enough sales to generate revenues to pay the principal and interest payments the City would have to cover those payments. Thus the bonds that would be issued would be the responsibility of the City of Storm Lake and would be paid off with the Sales Tax TIF and backed by the General Obligation of the City of Storm Lake.

Additionally this Sales Tax TIF Bond would be subject to the City's Debt Limit and could create a situation where the City would be left with less than 20% of the allowable debt limit left for a period of a time (estimated to be a couple of years at max).

The City would also have to issue an independent series of bonds for the new Storm Water Revenue Bonds which would be paid off by the Storm Water Utility revenues generated monthly.

Costs shown here are estimates provided based on our current level of project development. The costs do include budgets for administrative, legal, and land acquisition as well as engineering and construction costs. We have also included all required

bonding fees and bond reserves in our estimates. Finally costs are based on the bonds being done through the State of Iowa State Revolving Loan Fund which includes a lower rate of interest and lower bonding costs.

RECOMMENDATION:

Adopt Resolution No. 34-R-2013-2014