

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

**MARCH 11, 2022
8:00 AM**

AGENDA



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

**ACCESS TO THE OFFICIAL MEETING CAN ALSO BE DONE THROUGH THE FOLLOWING
WAYS:**

BY TELEPHONE:

Dial: 1-312-626-6799 or toll-free: 1-888-475-4499

Zoom Meeting ID: 933-2006-3301

BY COMPUTER:

<https://zoom.us/j/93320063301>

A. Pledge of Allegiance

B. Consideration of Changes in Agenda and Setting the Agenda

C. Disclosure by City Council Members

- 1. Hear the Public**
- 2. Motion to Un-table Resolution No. 66-R-2021-2022 Approving Joint City/County Agreement**
- 3. Resolution No. 66-R-2021-2022 Approving Joint City/County Agreement**
- 4. Adjourn**

Meeting Protocol

If you wish to speak today, please:

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

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

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



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Find us on the Web at <http://www.stormlake.org>

Staff Summary

3/11/2022

Agenda Item # B.



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

FROM:

SUBJECT: Consideration of Changes in Agenda and Setting the Agenda

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION:

Staff Summary

3/11/2022

Agenda Item # C.



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

REPORT TO: Honorable Mayor and City Council

FROM:

SUBJECT: Disclosure by City Council Members

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION:

Staff Summary

3/11/2022

Agenda Item # 2.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion to Un-table Resolution No. 66-R-2021-2022
Approving Joint City/County Agreement**

BACKGROUND: Resolution No. 66-R-2021-2022 approving Joint City/County Agreement was tabled at the March 7, 2022 Council Meeting for further discussion.

FISCAL IMPACT: n/a

RECOMMENDATION: **Motion to Uutable Resolution No. 66-R-2021-2022 Approving
Joint City/County Agreement**

Staff Summary

3/11/2022

Agenda Item # 3.



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

REPORT TO: Honorable Mayor and City Council

FROM: Keri Navratil, City Manager

SUBJECT: **Resolution No. 66-R-2021-2022 Approving Joint City/County Agreement**

BACKGROUND: Buena Vista County has proposed to establish the Platinum Urban Renewal Area within two miles of the City of Storm Lake. Iowa Code Section 403.17(4) requires a "joint agreement" between the City and County. The proposed Urban Renewal Area will not affect any City taxing authority.

FISCAL IMPACT: There is no fiscal impact by approving this resolution

RECOMMENDATION: Approve Resolution No. 66-R-2021-2022 Approving Joint City/County Agreement.

ATTACHMENTS:

Description	Type
☐ Resolution No. 66-R-2021-2022	Resolution
☐ Joint City/County Agreement	Contract
☐ Platinum Crush - Nick Bowdish Letter	Backup Material
☐ Platinum Crush - Kelly Evans Letter	Backup Material

RESOLUTION NO. 66-R-2021-2022

EXHIBIT D

JOINT CITY/COUNTY AGREEMENT

WHEREAS, the County of Buena Vista (the “County”) has proposed to establish the Platinum Urban Renewal Area within two miles of the City of Storm Lake, State of Iowa, for the purpose of participating in proposed urban renewal projects; and

WHEREAS, the City Council of the City of Storm Lake, State of Iowa, has reviewed the Platinum Urban Renewal Plan for said Area and has determined that the proposed Area and completion of the eligible projects are in the best interests of the City of Storm Lake, State of Iowa; and

WHEREAS, Iowa Code Section 403.17(4) requires a “joint agreement” between the City and the County before the County can proceed with said project.

NOW THEREFORE, BUENA VISTA COUNTY, STATE OF IOWA AND THE CITY OF STORM LAKE, STATE OF IOWA, AGREE AS FOLLOWS:

1. The City Council of the City of Storm Lake, State of Iowa hereby agrees and authorizes the County of Buena Vista, State of Iowa, to proceed with the Platinum Urban Renewal Area as described in the Platinum Urban Renewal Plan, and the undertaking of the eligible urban renewal projects therein within two miles of the City of Storm Lake.
2. This “joint agreement” is intended to meet the requirements of Iowa Code Chapter 403.17(4) with respect to the Platinum Urban Renewal Area in the County of Buena Vista, State of Iowa, within two miles of the City of Storm Lake, State of Iowa.
3. This Joint Agreement has been duly authorized by the governing bodies Buena Vista County, State of Iowa and the City of Storm Lake, State of Iowa.

PASSED AND APPROVED THIS 11TH DAY OF MARCH, 2022,

CITY OF STORM LAKE, STATE OF IOWA

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

STATE OF IOWA)
)SS
COUNTY OF BUENA)
VISTA

On this _____ day of March, 2022, before me a Notary Public in and
for said County, personally appeared _____ and
_____ to me personally known, who being duly sworn, did say that they
are the Mayor and City Clerk, respectively, of the City Storm Lake, State of Iowa, a Municipal
Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to
the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was
signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City
Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed
of said Municipal Corporation by it voluntarily executed.

Notary Public in and for Buena Vista County,
Iowa

EXHIBIT D

JOINT CITY/COUNTY AGREEMENT

WHEREAS, the County of Buena Vista (the "County") has proposed to establish the Platinum Urban Renewal Area within two miles of the City of Storm Lake, State of Iowa, for the purpose of participating in proposed urban renewal projects; and

WHEREAS, the City Council of the City of Storm Lake, State of Iowa, has reviewed the Platinum Urban Renewal Plan for said Area and has determined that the proposed Area and completion of the eligible projects are in the best interests of the City of Storm Lake, State of Iowa; and

WHEREAS, Iowa Code Section 403.17(4) requires a "joint agreement" between the City and the County before the County can proceed with said project.

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2. This "joint agreement" is intended to meet the requirements of Iowa Code Chapter 403.17(4) with respect to the Platinum Urban Renewal Area in the County of Buena Vista, State of Iowa, within two miles of the City of Storm Lake, State of Iowa.

3. This Joint Agreement has been duly authorized by the governing bodies Buena Vista County, State of Iowa and the City of Storm Lake, State of Iowa.

PASSED AND APPROVED this _____ day of _____, 202__.

CITY OF _____, STATE OF IOWA

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF BUENA)
VISTA

On this _____ day of _____, 202__, before me a Notary Public in and
for said County, personally appeared _____ and
_____ to me personally known, who being duly sworn, did say that they
are the Mayor and City Clerk, respectively, of the City of _____, State of Iowa, a Municipal
Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to
the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was
signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City
Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed
of said Municipal Corporation by it voluntarily executed.

Notary Public in and for Buena Vista County,
Iowa

Nelda Kirkholm

Subject: FW: Platinum Crush Intended Water Withdrawal

-----Original Message-----

From: Nick Bowdish <nick@nbowdishcompany.com>

Sent: Monday, March 7, 2022 12:45 PM

To: Kelly Evans <kelly.evans@dcgengr.com>

Cc: Keri Navratil <Navratil@stormlake.org>; Mike Kinley <Mkinley@midiowacoop.com>; Kathy Showalter <kshowalter@planscapepartners.com>

Subject: Re: Platinum Crush Intended Water Withdrawal

The Storm Lake City Council and City management team has my commitment.

Thank you, Keri.

Nick Bowdish

Sent from my iPhone

> On Mar 7, 2022, at 12:18 PM, Kelly Evans <kelly.evans@dcgengr.com> wrote:

>

>

> Keri,

>

> Per our phone conversation this morning between yourself, Platinum Crush, and myself; Platinum Crush intends to withdraw water from the Dakota aquifer only if there's no interference between the Storm Lake & Alta wells and the Platinum Crush wells. A pump test will be required to monitor any interference. If the pump test does indeed show interference, the facility intends to go to the Jordan aquifer instead. Their intention is to obtain the water they need while simultaneously not impact the cities of Storm Lake nor Alta.

>

> Thank you,

Nelda Kirkholm

Subject: Platinum Crush Intended Water Withdrawal

From: Kelly Evans <kelly.evans@dcgengr.com>
Sent: Monday, March 7, 2022 12:18 PM
To: Keri Navratil <Navratil@stormlake.org>
Cc: Nicholas Bowdish <nick@nbowdishcompany.com>
Subject: Platinum Crush Intended Water Withdrawal

Keri,

Per our phone conversation this morning between yourself, Platinum Crush, and myself; Platinum Crush intends to withdraw water from the Dakota aquifer only if there's no interference between the Storm Lake & Alta wells and the Platinum Crush wells. A pump test will be required to monitor any interference. If the pump test does indeed show interference, the facility intends to go to the Jordan aquifer instead. Their intention is to obtain the water they need while simultaneously not impact the cities of Storm Lake nor Alta.

Thank you,