



NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA

City Council agendas are also available on the Internet at www.siuix-city.org.

You are hereby notified a meeting of the City Council of the City of Sioux City, Iowa, will be held March 12, 2018, 4:00 p.m., local time, in the City Council Chambers, 5th Floor, City Hall, 405 6th Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Council.

This is a formal meeting during which the Council may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Council for speakers:

1. Anyone may address the Council on any agenda item.
2. Speakers should approach the microphone one at a time and be recognized by the Mayor.
3. Speakers should give their name, spell their name, give their address, and then their statement.
4. Everyone should have an opportunity to speak. Therefore, please limit your remarks to **three minutes on any one item**.
5. At the beginning of the discussion on any item, the Mayor may request statements in favor of an action be heard first followed by statements in opposition to the action.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under 'Citizen Concerns'.
7. For the benefit of all in attendance, please turn off all cellular phones and other communication devices while in the City Council Chambers.

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1. Call of the roll - Silent prayer and Pledge of Allegiance to the Flag – Proclamations

CONSENT AGENDA

Items 2 through 14H constitute a Consent Agenda. Items pass unanimously unless a separate roll call vote is requested by a Council Member.

2. Reading of the City Council minutes of March 5, 2018. (CLOSED, REGULAR)
3. PG - Resolution fixing a date, time and place for a hearing on a proposed civil penalty of \$300 against ABBI, LLC doing business as PG Mini Mart, 800 Hamilton Boulevard, Sioux City, Iowa, for violation of the Iowa cigarette laws.
4. PARKS AND REC - Resolution amending the Position Classification Manual and Pay Schedule for Professional, Administrative, Technical, Supervisory, Executive and Council-appointed Employees by adding thereto the position, title and job description of Recreation Coordinator, Class Code 2318 and authorizing said position to the Parks and Recreation Department.
5. KLINGER - Resolution awarding and approving a contract to W.A. Klinger, LLC of Sioux City, Iowa in the amount of \$195,876 for the Cook Park Splash Pad. (Project No. 6966-459-214)

6. OPPORTUNITY ZONE - Resolution authorizing and approving the submission of an application to the Iowa Economic Development Authority to nominate Sioux City to the U.S. Department of the Treasury for Opportunity Zone designation.
7. FUEL ISLAND - Resolution adopting plans, specifications, form of contract, and estimated cost for the proposed construction of the City Fuel Island Project. (Project No. 6840-869-005)
8. ALDI - Resolution inviting proposals for the sale of land in the Combined Floyd River Urban Renewal Area, announcing the intent to accept the proposal of Aldi, Inc. (Minnesota), fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (a 2.61 acre parcel within Lot 2, Northern Valley Crossing, Second Filing)
9. AG - Resolution approving Change Order Nos. 1 and 2, accepting the work, and authorizing final payment to AG Construction, Inc. for the 2017 Utilities Flatwork Project. (Project No. 6914-519-164)
10. ASSESSMENT - Resolution fixing the amount to be assessed against private property, adopting and levying schedule of assessments for the 2017 Weed Cutting Program and providing for the payment thereof.
11. PURCHASING
 - A. GROUP MOBILE - Resolution awarding a purchase order to Group Mobile of Chandler, Arizona in the amount of \$187,720 for the purchase of forty (40) A140 tablet computers for the Police Department.
 - B. GROUP MOBILE - Resolution awarding a purchase order to Group Mobile of Chandler, Arizona in the amount of \$307,253 for the purchase of thirty-five (35) in car video system, six (6) interview room video systems and related hardware for the Police Department.
12. TOTAL CHECKS - Approve total checks issued for the reporting period of February 2018, in the amount of \$7,631,448.70.
13. APPLICATIONS FOR BEER AND LIQUOR LICENSES
 - A. ON-PREMISE SALES
 1. CLASS C LIQUOR LICENSE (liquor/wine/beer/wine coolers/carry-out)
 - A. El Gato Negro, 24 West 3rd Street (Renewal)
 - B. Segen Bar, 1923 Pierce Street (New)
 - C. Whispering Creek Golf, 6500 Whispering Creek Drive (Renewal)
 2. CLASS B BEER PERMIT (beer/carry-out beer/wine coolers)
 - A. Floyd Slow Pitch Softball, 2500 Chataqua Drive (New)

B. OFF PREMISE SALES

1. CLASS B NATIVE WINE PERMIT (Iowa wine only)
 - A. PG Mini Mart, 800 Hamilton Boulevard (Renewal)
2. CLASS C BEER PERMIT (beer/wine coolers)
 - A. PG Mini Mart, 800 Hamilton Boulevard (Renewal)
3. CLASS E LIQUOR LICENSE (liquor only)
 - A. PG Mini Mart, 800 Hamilton Boulevard (Renewal)

14. BOARD, COMMISSION AND COMMITTEE MINUTES

- A. Effective Fiscal and Public Policy Committee – February 14, 2018
- B. Environmental Advisory Board – January 11, 2018
- C. Historic Preservation Commission – January 2, 2018
- D. Museum Board of Trustees – February 16, 2018
- E. Planning and Zoning Commission – March 12, 2018
- F. Seniors Advisory Committee – February 27, 2018
- G. Transit System Advisory – February 21, 2018
- H. Woodbury County Information and Communication Commission – January 10, 2018

- End of Consent Agenda -

RECOMMENDATIONS OF PLANNING AND ZONING

15. Hearing and Ordinance vacating the north/south alley in the block bounded by 10th Street, 11th Street, Helen Street, and Alice Street. (Petitioner: Donald Grant Construction) The Planning and Zoning Commission recommends approval of this item. (File No. 2018-0015)
16. Ordinance amending Chapter 25.02 entitled “Zoning Districts and Land Uses”, Chapter 25.03 entitled “Development Standards”, Chapter 25.06 entitled “Administration” and Chapter 25.07 entitled “Definitions” to update allowed and limited uses, include animal boarding and grooming as small animal limited use standards, add detached accessory dwelling units to land uses; permit shipping containers as temporary and permanent accessory uses; increase fence height in street side yards; and modify position titles to reflect the current organization of the City. (Petitioner: City of Sioux City) The Planning and Zoning Commission recommends approval of this item. (File No. 2018-0017)

HEARINGS

17. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Art Center Panel Replacement Project. (Project No. 6982-889-003)
18. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the 2018 Discovery Parking Ramp Repair Project. (Project No. 6980-728-012)

19. Hearing and Resolution approving construction documents for the Morningside Avenue Re-construction (South Nicollet Street to South Lakeport Street) Project, Iowa Department of Transportation Project No. STP-U-7057(698)—70-97. (City Project No. 6877-719-139)
20. CITIZEN CONCERNS
21. COUNCIL CONCERNS
22. ADJOURNMENT

City Council agendas are also available at www.sioux-city.org.

The City of Sioux City does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need auxiliary aids for effective communication in programs and services of the City of Sioux City are invited to make their needs and preferences known to the ADA Compliance Officer, City Hall, 405 6th Street, Room 204, (712) 279-6175. This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.

A Closed Session of the City Council was held at 3:45 p.m. The following Council Members were present on call of the roll: Capron, Groetken, Moore, Scott, and Watters. Absent: None.

Staff members present included: Robert Padmore, City Manager; Nicole M. DuBois, City Attorney; and Lisa McCardle, City Clerk.

Motion by Scott, seconded by Moore, that Council enter closed session to discuss strategy with Counsel in matters where litigation is imminent and its disclosure would be likely to prejudice or disadvantage the position of the City in that litigation; all voting aye.

Motion by Scott, seconded by Moore, that Council return to open session at 3:55 p.m.; all voting aye.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:56 p.m., on motion by Scott, seconded by Watters; all voting aye.

ATTEST: _____
 Lisa L. McCardle, City Clerk Robert E. Scott, Mayor

City Council minutes are available on the Internet at www.siox-city.org.

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1. The Regular Meeting of the City Council was held at 4:00 p.m. The following Council Members were present on call of the roll: Capron, Groetken, Moore, Scott, and Watters. Absent: None.

Staff members present included: Robert Padmore, City Manager; Nicole M. DuBois, City Attorney; and Lisa McCardle, City Clerk.

Mayor Scott, on behalf of the City Council, proclaimed March 2018 as "National Brain Injury Awareness Month" in Sioux City and encouraged all citizens to help enhance public awareness of traumatic brain injury and salute the mission of the Brain Injury Association of Iowa; Jennifer McCabe, Opportunities Unlimited, accepting.

CONSENT AGENDA

Motion by Scott, seconded by Moore, to adopt the Consent Agenda; all voting aye. Items 2 through 11D are approved unanimously unless specifically noted after the item.

2. Reading of the City Council minutes of February 21 and 26, 2018.

Reading of the minutes of February 21 and 26, 2018 was waived and as part of the consent agenda the minutes were approved as presented.

3. PARKS AND REC - Resolution fixing fees for services provided by the Parks and Recreation Department and rescinding Resolution No. 2017-0486. **2018-0166**
4. IEDA - Resolution supporting the submission of an Iowa Economic Development Authority (IEDA) Application for the Workforce Housing Tax Credit Program for 2017 SC Morningside Partners, LLC. (2627 South Rustin Street and 2728 South Helen Street) **2018-0167**

Chris Myres, Economic Development Specialist, provided information on the item.

Motion by Scott, seconded by Capron, to amend the item to read as follows: Resolution supporting the submission of an Iowa Economic Development Authority (IEDA) Application for the Workforce Housing Tax Credit Program for 2017 SC Morningside Partners, LLC (2627 South Rustin Street and 2728 South Helen Street) and Warrior Hotel Limited Partnership (505-525 6th Street); Capron, Groetken, Scott, and Watters voting aye; Moore abstaining due to a conflict of interest. The resolution passed as amended as part of the consent agenda.

Moore abstained on the item due to a conflict of interest.

5. BRIDGEPORT - Resolution adopting plans, specifications, form of contract, and estimated cost for the proposed construction of the Bridgeport West Improvements Harbor Drive Realignment Project. (Project No. 6845C-719-247) **2018-01068**

6. HAWKINS - Resolution accepting the work and authorizing final payment to Hawkins Construction Company for the 18th Street Bridge over Floyd River Deck Replacement Project, Iowa Department of Transportation Project No. BHM-7057(687)--8K-97. (City Project No. 6772-719-353) **2018-0169**

7. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

- A. SECURITY - Resolution authorizing and approving a subordination agreement between Security National Bank and the City of Sioux City in connection with the remediation of lead based paint at 2630 Rebecca Street, Sioux City, Iowa. **2018-0170**
- B. CLOVERLEAF - Resolution approving Amendment Number One to Contract Number 15-TJ-001 with the Iowa Economic Development Authority and Cloverleaf Cold Storage Company and authorizing the execution thereof. (401 Douglas Street, Suite 406) **2018-0171**
- C. BAINBRIDGE - Resolution awarding and approving a contract to Bainbridge Construction, LLC in the amount of \$46,617.50 for the Emergency Water Main 2018 Repair Project. (Project No. 6979-519-127) **2018-0172**
- D. DMT - Resolution awarding and approving a procurement contract with final design to DMT Clear Gas Solutions, LLC in the amount of \$2,255,000 for the Renewable Fuels – Membrane and Desulfurization Procurement Project upon approval of the necessary permits by the Iowa Department of Natural Resources (Project No. 6932-539-222). **2018-0173**

8. ACTIONS RELATING TO PROPERTY

- A. TETON - Resolution setting dates of a consultation and a public hearing on a proposed Amended and Restated Urban Renewal Plan for the Teton Urban Renewal Project Area of the City of Sioux City, Iowa. **2018-0174**
- B. CBD - Resolution setting dates of a consultation and a public hearing on a proposed Amended and Restated Urban Renewal Plan for the Combined Central Sioux City –CBD Urban Renewal Project Area of the City of Sioux City, Iowa. **2018-0175**
- C. DONNER - Resolution setting dates of a consultation and a public hearing on a proposed Amended and Restated Urban Renewal Plan for the Amended Donner Park Urban Renewal Project Area of the City of Sioux City, Iowa. **2018-0176**
- D. FLOYD - Resolution setting dates of a consultation and a public hearing on a proposed Amended and Restated Urban Renewal Plan for the Combined Floyd River Urban Renewal Project Area of the City of Sioux City, Iowa. **2018-0177**

9. PURCHASING

- A. ARI - Resolution awarding a purchase order to ARI Phoenix Inc. of Lebanon, Ohio in the amount of \$36,640.69 for the purchase of four (4) mobile lift stations. (RFQ No. 249101) **2018-0178**
- B. HAWKINS - Resolution awarding a purchase order to Hawkins Inc. in the amount of \$1.295/gallon for the purchase of sulfuric acid for the Water Treatment Plant. (Bid No. 250792) **2018-0179**

Brad Puetz, Water Plant Superintendent; and Spero Vlahoulis, Purchasing Manager; provided information on the item.

10. APPLICATIONS FOR BEER AND LIQUOR LICENSES

- A. ON-PREMISE SALES
 - 1. CLASS C LIQUOR LICENSE (liquor/wine/beer/wine coolers/carry-out)
 - A. Rebos, 1107 4th Street (Renewal)
- B. OFF PREMISE SALES
 - 1. CLASS C BEER PERMIT (beer/wine coolers)
 - A. Tobacco Hut No. 11, 4523 Morningside Avenue (Renewal)
 - 2. CLASS E LIQUOR LICENSE (liquor only)
 - A. Tobacco Hut No. 11, 4523 Morningside Avenue (Renewal)

11. BOARD, COMMISSION AND COMMITTEE MINUTES

- A. Art Center Board of Trustees – February 15, 2018
- B. Library Board of Trustees – February 21, 2018
- C. Mayor's Youth Commission – December 11, 2017
- D. Parks and Recreation Advisory Board – February 7, 2018

- End of Consent Agenda -

HEARINGS

- 12. Hearing and Resolution determining an area of the City to be a blighted area and economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal project; and adopting Amendment No. 2 to the amended and restated Combined Floyd River Urban Renewal Plan for the Combined Floyd River Urban Renewal Area. **2018-0180**

Renae Billings, Economic Development Specialist, provided information on the item. Mike Hesse, Jeff Carlson, and Dustin Cooper, HCC Enterprises, spoke on the item.

No protests were received. The hearing was closed and the proposed resolution adopted on motion by Scott, seconded by Watters; all voting aye.

13. Hearing and Resolution accepting the proposal of HCC Enterprises, LLC for the purchase of certain land in the Combined Floyd River Urban Renewal Area, and authorizing a development agreement and minimum assessment agreement. (Property located in the 500 block of South Lafayette Street) **2018-0181**

No protests were received. The hearing was closed and the proposed resolution adopted on motion by Scott, seconded by Moore; all voting aye.

14. Hearing and Resolution adopting the annual budget for the fiscal year ending June 30, 2019 and the FY 2019 – 2023 Capital Improvement Program for the City of Sioux City, Iowa. **2018-0182**

Donna Forker, Finance Director, provided information on the item.

Protests were received. The hearing was closed and the proposed resolution adopted on motion by Scott, seconded by Capron; all voting aye.

15. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the City Fuel Island Project. (Project No. 6840-869-005) **(Deferred from February 26, 2018)**

Dave Carney, Public Works Director, provided information on the item.

Protests were received and the hearing was closed. Motion by Scott, seconded by Capron, to delete this item; all voting aye.

DISCUSSION

16. Resolution supporting the submittal of a letter of support on behalf of MedPharm Iowa, LLC for license to operate a medical cannabidiol dispensary in Sioux City to the State of Iowa. **2018-0183**

Mitchell Wright, 15 Gilman Ter; Aaron Boshart, Iowa Cannabis Company, Des Moines; and Rachel Rose, 2643 S Mulberry St; spoke on the item.

Motion by Scott, seconded by Watters, to amend the item to read as follows: Resolution supporting the location of a Medical Cannabidiol Dispensary in Sioux City, Iowa; all voting aye. Motion by Scott, seconded by Watters, to adopt the proposed resolution as amended; Capron, Moore, Scott, and Watters voting aye; Groetken voting nay.

17. Resolution temporarily closing 4th Street from Virginia Street to Iowa Street and Court Street from Design Place to the east/west alley between 4th Street, 5th Street, Virginia Street and Iowa Street beginning at 3:00 p.m. June 14, 2018 and ending at 1:00 a.m. June 17, 2018 and temporarily closing 4th Street from Jennings Street to Virginia Street, 4th Street from Iowa Street to Floyd Boulevard, Virginia Street from 4th Street to 3rd Street, Iowa Street from 5th Street to 3rd Street, Court Street from Design Place to 3rd Street, 557 feet of the north/south alley between

3rd Street, Iowa Street, 5th Street and Floyd Boulevard, and all business front sidewalks on Historic 4th Street beginning at 3:00 p.m. June 15, 2018 and ending at 1:00 a.m. June 17, 2018 for the Awesome Biker Nights Fundraiser. **(Deferred from February 5 and 26, 2018)** **2018-0184**

Jean Logan, 33229 Hickory Ave; Terry Douglas, 2940 Military Rd; and Andy Phillips, South Sioux City; spoke on the item.

Motion by Moore, seconded by Scott, to amend the resolution by requiring the AHN, Inc. to provide a signed copy of the final agreement with the Historic 4th Street Business Owners, to the City Clerk's Office; Capron, Groetken, Moore, and Watters voting aye; Scott voting nay. Motion by Scott, seconded by Capron, to adopt the proposed resolution as amended; all voting aye.

18. CITIZEN CONCERNS

There were no citizen concerns.

19. COUNCIL CONCERNS

Groetken stated he attended the Siouxland Cares meeting last week and provided information on their annual report. Groetken also stated Joe Tidwell from the Warming Shelter requested Council participation on a planning session that will be held next week; Padmore stated he would contact Chief Mueller for more information and share with Council. Groetken also stated Tom Getz, Boys and Girls Club, would like to get the kids to work, possibly helping clean the trails system.

Capron provided a reminder about the Joint Council Meeting with the Historic Preservation Commission on Tuesday, March 6th at 12:00 p.m.

Watters stated he has heard concerns about attendees not being allowed to bring bags and backpacks into the NAIA Basketball Tournament for security reasons; Watters stated he would follow up with an email to Erika Newton.

20. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:50 p.m., on motion by Scott, seconded by Moore; all voting aye.

ATTEST: _____
Lisa L. McCardle, City Clerk

Robert E. Scott, Mayor

City Council minutes are available on the Internet at www.siuix-city.org.

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 3

FROM: Officer Alan Schmeckpeper, Investigative Services Bureau, Special Investigations Unit
Sergeant Dane Wagner, Investigative Services Bureau, Special Investigations Unit

SUBJECT: Resolution fixing a date, time and place for a hearing on a proposed civil penalty of \$300.00 against ABBI, LLC d.b.a. PG Mini Mart, 800 Hamilton Boulevard, Sioux City, Iowa, for violation of the Iowa cigarette laws.

Reviewed By:	<input checked="" type="checkbox"/>	Department Director	<input checked="" type="checkbox"/>	Finance Department	<input checked="" type="checkbox"/>	City Attorney	<input checked="" type="checkbox"/>	City Manager
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RECOMMENDATION:

The Sioux City Police Department respectfully requests that the City Council set a date, time and place for a hearing on a proposed civil penalty of \$300.00 against the following cigarette permit holder for a first violation of State Cigarette Statute 453A.2(1):

- Cigarette License #18-52067 under the name ABBI, LLC d.b.a. PG Mini Mart, 800 Hamilton Boulevard, Sioux City, Iowa.

DISCUSSION:

On December 27, 2017, officers sent an underage confidential informant into PG Mini Mart, 800 Hamilton Boulevard, Sioux City, Iowa to attempt to purchase tobacco. The clerk, Abbi Bhandari, sold the confidential informant Marlboro cigarettes and was subsequently issued a citation for selling tobacco to an underage person in violation of State Cigarette Statute 453A.2 (1). On January 9, 2018, Ms. Bhandari was found guilty and received a fine of \$195.00.

FINANCIAL IMPACT:

Collection of civil penalties to be placed in the City's General Fund.

RELATIONSHIP TO STRATEGIC PLAN:

INVESTIGATIVE SERVICES:

Municipal Responsibility – Health and Safety Vision

Strategic Focus Area – Enhance Public/Private Partnerships

ALTERNATIVES:

There are no alternatives to the imposition of the fines. These are regulated by state law and we have no option but to follow the state law.

ATTACHMENTS:

Resolution for PG Mini Mart

Copy of citation for Abbi Bhandari

RESOLUTION NO. 2018 - _____
with attachments

RESOLUTION FIXING A DATE, TIME AND PLACE FOR A HEARING ON A PROPOSED CIVIL PENALTY OF \$300.00 AGAINST ABBI, LLC D.B.A. PG MINI MART, 800 HAMILTON BOULEVARD, SIOUX CITY, IOWA, FOR VIOLATION OF THE IOWA CIGARETTE LAWS.

WHEREAS, on January 9, 2018, Abbi Bhandari was convicted in Woodbury County District Court, Case No. STA0161308 of violating Iowa Code § 453A.2 on December 27, 2017, (a copy of said conviction is attached hereto and incorporated herein by reference); and

WHEREAS, at the time of the above violation Abbi Bhandari was an employee of ABBI, LLC d.b.a. PG Mini Mart, 800 Hamilton Boulevard, Sioux City, Iowa, a cigarette permit holder; and

WHEREAS, the acts of an agent or employee of a licensee are imputed to the licensee; and

WHEREAS, said violation is a first violation of this section within a period of two (2) years; and

WHEREAS, Iowa Code § 453A.22(2), as amended, provides that a permittee who violates said section shall be assessed a civil penalty in the amount of \$300.00 after a hearing and notice; and

WHEREAS, the City Council is advised and does believe that a public hearing should be set and fixed for April 2, 2018 at 4:00 o'clock P.M. in the City Council Chambers, Room 504, City Hall, 405 Sixth Street, Sioux City, Iowa for the purpose of considering whether a penalty in the amount of \$300.00 should be assessed against the permittee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA that the City Council conduct a public hearing on a proposed fine to be assessed against ABBI, LLC d.b.a. PG Mini Mart, 800 Hamilton Boulevard, Sioux City, Iowa, Cigarette Permit No. 18-52067.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to notify the license holder of this action by providing to said license holder a certified copy of this Resolution. Such notice shall be by mail sent to the address listed on the application for a cigarette permit.

BE IT FURTHER RESOLVED, that the City Clerk shall mail a certified copy of this Resolution to: Department of Revenue, Cigarette Permit Division, P.O. Box 10456, Des Moines, Iowa 50306-0456; Iowa Department of Public Health, Division of Tobacco Use Prevention and Control, 321 E. 12th Street, Des Moines, Iowa 50319-0075; and the Iowa Attorney General, ATTN: Matthew L. Gannon, Assistant Attorney General, Hoover State Office Building, 1305 E. Walnut Street, 2nd Floor, Des Moines, Iowa 50319.

BE IT FURTHER RESOLVED that in the event the permittee chooses to settle this matter by voluntary payment of the fine, the City Clerk is authorized to file a copy of the Acknowledgment/Settlement Agreement with this resolution and cancel the hearing set forth herein.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

Charges, Dispositions, Sentences

Title: STATE vs. BHANDARI, ABBI

Case: 03971 STA0161308 (WOODBURY)

Citation Number: DO578310

Defendant:

BHANDARI, ABBI

Count 01Charge**Charge:** 453A.2(1)**Description:**

EMPLOYEE PROVIDING TOBACCO/VAPOR PRODUCT TO MINOR - 1ST OFF

Offense Date: 12/27/2017**Arrest Date:****Against Type:****DPS Number:**Adjudication**Charge:** 453A.2(1)**Description:**

EMPLOYEE PROVIDING TOBACCO/VAPOR PRODUCT TO MINOR - 1ST OFF

Adj.: GUILTY -
NEGOTIATED/VOLUN PLEA**Adj. Date:**

01/09/2018

Adj. Judge: ,**Comments:**Sentence**Charge:** 453A.2(1)**Description:**

EMPLOYEE PROVIDING TOBACCO/VAPOR PRODUCT TO MINOR - 1ST OFF

Sentence Date: 01/09/2018**Sentence:**

FINE

Appeal:**Sen. Judge:**

,

Facility Type:	Attorney:	
Restitution:	Drug:	Extradition:
Lic. Revoked:	DDS:	Batterer:
Fine Amount:	Duration:	
Comment:		

Financials			
Title: STATE vs. BHANDARI, ABBI			
Case: 03971 STA0161308 (WOODBURY)			
Citation Number: DO578310			
<u>Summary</u>	<u>Orig</u>	<u>Paid</u>	<u>Due</u>
COSTS	60.00	60.00	0.00
FINE	100.00	100.00	0.00
SURCHARGE	35.00	35.00	0.00
RESTITUTION	0.00	0.00	0.00
OTHER	0.00	0.00	0.00
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	\$195.00	\$195.00	\$0.00
SUPPORT/ALIMONY	N/A	0.00	N/A

Filings

Title: STATE vs. BHANDARI, ABBI
Case: 03971 STA0161308 (WOODBURY)
Citation Number: DO578310

<u>Event</u>	<u>Filed By</u>	<u>Filed</u>	<u>Create Date</u>	<u>Last Updated</u>	<u>Action Date</u>
VIOLATIONS HANDLED BY CLERK		01/09/2018	01/09/2018	01/09/2018	
TRAFFIC TICKET FILING		01/02/2018	01/02/2018	01/02/2018	
<i>Comments:</i> ARR 1/22/18 @ 1:30PM RE: SALE OF TOBACCO TO MINOR					

Summary

Title: STATE vs. BHANDARI, ABBI [EDMS](#)

<u>Trial Court Case ID</u>	<u>Originating County</u>	<u>Created</u>	<u>Speedy Trial</u>	<u>Microfilm Ref</u>
03971 STA0161308	WOODBURY	01/02/2018		
<u>Citation Number</u>	<u>Disposition Status</u>	<u>Disposition Date</u>	<u>Reopened Date</u>	
DO578310	VIOLATIONS HANDLED BY CLERK	01/09/2018		

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 4

FROM: Janelle M. Bertrand, Human Resources Director
Matt Salvatore, Parks & Recreation Director

SUBJECT: Resolution amending the Position Classification Manual and Pay Schedule for Professional, Administrative, Technical, Supervisory, Executive and Council-appointed Employees by adding thereto the position, title and job description of Recreation Coordinator, Class Code 2318 and authorizing said position to the Parks and Recreation Department.

Reviewed By:	<input checked="" type="checkbox"/>	Department Director	<input checked="" type="checkbox"/>	Finance Department	<input checked="" type="checkbox"/>	City Attorney	<input checked="" type="checkbox"/>	City Manager
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RECOMMENDATION:

Staff respectfully requests City Council consideration and approval of newly created job classification of Recreation Coordinator.

DISCUSSION:

City staff would like to request your approval of a newly created job description of Recreation Coordinator. The Parks and Recreation Department officially opened Cone Park to the general public on December 21, 2017. The facility is currently managed under the direction of the Recreation Supervisor and coordinated through a part-time/ seasonal position. The Recreation Coordination position will provide oversight to the daily operations of Cone Park during the winter season to include supervising part-time seasonal staff, concessions management, and facility and equipment rentals. During the off-season, the Recreation Coordinator will oversee rentals scheduled at the Lodge at Cone Park, as well as, assist with recreation and aquatics programming to better serve the needs of the tri-state area. City staff anticipates the position will be filled by July 1, 2018.

FINANCIAL IMPACT:

The proposed position will be funded through the Parks and Recreation Operating Budget: 101-5119-441-1001, Full-time/Regular salaries. The proposed salary range is \$13, \$20.58 - \$28.81 per hour.

RELATIONSHIP TO STRATEGIC PLAN:

Progressive Leadership

For succession planning it is imperative we have job descriptions that articulate the qualification, competencies, knowledge, skills and abilities needed to perform the work in order to attract and retain personnel.

ALTERNATIVES:

Defer approval of the position description.

ATTACHMENTS:

Resolution

Job Description

RESOLUTION NO. 2018 - _____
with attachment

RESOLUTION AMENDING THE POSITION CLASSIFICATION MANUAL AND PAY SCHEDULE FOR PROFESSIONAL, ADMINISTRATIVE, TECHNICAL, SUPERVISORY, EXECUTIVE AND COUNCIL-APPOINTED EMPLOYEES BY ADDING THERETO THE POSITION, TITLE AND JOB DESCRIPTION OF RECREATION COORDINATOR, CLASS CODE 2318 AND AUTHORIZING SAID POSITION IN THE PARKS AND RECREATION DEPARTMENT.

WHEREAS, the Position Classification Manual for Professional, Administrative, Technical, Supervisory, Executive and Council-Appointed Employees was adopted by Resolution No. 91/T-9972 on June 10, 1991; and

WHEREAS, the City Council desires to amend said Position Classification Manual by adding thereto the position, title and job description of Recreation Coordinator, Class Code 2318, a copy of which job description is attached hereto marked Exhibit "A" and by this reference made a part hereof; and

WHEREAS, the City Council, pursuant to Resolution No. 2017-0098, established the salary schedule for Professional, Administrative, Technical, Supervisory, Executive and Council-Appointed employees; and

WHEREAS, it is necessary to amend the salary schedule by adding thereto the position of Recreation Coordinator.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that the Position Classification Manual adopted by Resolution No. 91/T-9972 be and the same is hereby amended by adding thereto the position, title and job description of Recreation Coordinator, Class Code 2318.

BE IT FURTHER RESOLVED that the job description of Recreation Coordinator, be and the same is hereby adopted for said position and is made a part of the Position Classification Manual of the City of Sioux City, Iowa.

BE IT FURTHER RESOLVED that the salary schedule adopted by Resolution No. 2017-0098 be and the same is hereby amended by adding the position of Recreation Coordinator, Pay Range S 13.

BE IT FURTHER RESOLVED that the position of Recreation Coordinator be added to the City Parks and Recreation Department and the Parks and Recreation Director is hereby authorized to fill said position.

BE IT FURTHER RESOLVED that this resolution shall become effective upon passage.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

EXHIBIT "A"



City of Sioux City, Iowa

Position: Recreation Coordinator

Class Code

2318

Pay Range

S 13

(Non) Bargaining Group

PATS

FLSA Category

Non-Exempt

Reports to Position:

Recreation Supervisor/Parks and
Recreation Manager

Department/Division:

Parks and Recreation

Date Revised

Date Adopted

Approved Resolution No:

PURPOSE OF POSITION:

Under the general direction of the Recreation Supervisor, serves as coordinator for Cone Park, recreation programming, and aquatics programs. Plan, supervise, direct events, of the daily operations and programs at Cone Park, recreation programming and aquatics programs. Supervision is exercised over part-time and seasonal recreation employees, program participants and facility users.

ESSENTIAL DUTIES OF POSITION (with or without accommodation):

The following duties are normal for this position. These are not to be construed as exclusive or all inclusive. Other duties may be assigned.

- Supervises and evaluates the work of a subordinate staff; effectively recommends personnel actions related to selection, performance, leaves of absence, grievances, work schedules and assignments, disciplinary procedures and administers personnel and related policies and procedures.
- Solicits the services of and trains volunteers, as necessary, to satisfactory coordinate events held through the Parks and Recreation Department.
- Responds to inquiries, complaints and requests from the general public.
- Schedule Cone Park walk-throughs for all private event rentals including, but not limited to, weddings, Quinceneras, etc.
- Oversees the Sioux City Parks and Recreation Summer Camp Program.
- Participates in short-term and long-term strategic planning efforts for Cone Park, Recreation Programming, and other Departmental locations as assigned.
- Ability to setup library tables, round tables, chairs, audio-visual equipment, concession equipment, soccer goals, basketball hoops, and aquatic equipment.

- Maintains regular and punctual attendance at work.
- Expected to temporarily perform duties outside of normal classification in the event of a declared emergency. In the event that an employee is excused from work other than being sick, they will be required to report to work in a state of declared emergency.
- Carry out other duties as assigned by the Recreation Supervisor.

MINIMUM PHYSICAL AND MENTAL ABILITIES REQUIRED TO PERFORM ESSENTIAL JOB FUNCTIONS:

Cognitive Demands, Skills and Abilities: Ability to speak clearly so others can understand you, ability to see details at close range (within a few feet of the observer), ability to see details at a distance, ability to identify and understand the speech of another person, ability to listen to and understand information and ideas presented through spoken words and sentences.

Job Knowledge: Current knowledge of the methods, practices, and trends of winter facilities, outdoor ice rinks, ability to select, train and supervise facility and winter recreational staff; ability to establish and maintain effective working relationships with employees, supervisors and the general public; and the ability to resolve conflicts.

Language Ability and Interpersonal Communication: Requires effective communication skills and the ability to provide assistance to customers (external and internal). Requires the ability to write and speak effectively with fellow employees, City Council, and the general public; read in English; apply common sense understanding to the work process, procedures, programs and services; and to provide and follow verbal and written instructions. Requires the ability to work as a member of a team in order to accomplish tasks.

Physical Requirements: Regularly lifts up to 25 pounds and occasionally lifts up to 50 pounds and must be able to setup library tables, round tables, chairs, audio-visual equipment, concession equipment, soccer goals, basketball hoops, and aquatic equipment.

Work Environment: Forty percent of work is performed in a normal office environment with appropriate heating and cooling and is not subject to significant occupational or environmental hazards other than those normally associated with general public contact, dust or odors. Sixty percent of work duties may require lifting while working with staff setting-up facility events and programs, conducting facility rental walk-through, and overseeing recreation and aquatic programming. Some work shifts may involve long hours, depending on the time of year schedule to include nights and weekends. Work environment can be noisy, with loud music and sounds during facility rental events. The employee regularly works in outside weather conditions with regular exposure to cold, often below zero degrees and low wind chill. Must be mobile and able to be "on-call" to handle emergencies relating to the facility.

Special Requirements: National Ski Patrol License with a background in winter programming and management. Possession of a valid Iowa driver's license or the ability to provide reliable

transportation.

REQUIRED QUALIFICATIONS AND ACCEPTABLE EXPERIENCE/ TRAINING:

Bachelor's degree in recreation or a related field and one season experience. Any equivalent combination of experience and training that provides the required knowledge, skill and abilities. Experience supervising staff and knowledge of winter parks' safety methods and procedures required. Special event planning experience is also preferred, but not required.

Must be CPR/AED and first aid certified with 30 days of being hired.

PRE-EMPLOYMENT SCREENINGS:

Pre-employment screenings may include but are not limited to: criminal background search and drug and alcohol screen.

The City of Sioux City is an Equal Opportunity Employer.

In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages employees and prospective employees to discuss needed accommodations with the appropriate City representatives.

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 5

FROM: Matt Salvatore, Parks and Recreation Director

SUBJECT: Resolution awarding and approving a contract to W.A. Klinger, L.L.C. of Sioux City, Iowa in the amount of \$195,876.00 for the Cook Park Splash Pad (Project No. 6966-459-214).

Reviewed By: ☒ Department Director ☒ Finance Department ☒ City Attorney ☒ City Manager

RECOMMENDATION:

Staff respectfully requests City Council award and approve a contract to W.A. Klinger, L.L.C. of Sioux City, Iowa in the amount of \$195,876.00 for the Cook Park Splash Pad.

DISCUSSION:

The Cook Park Splash Pad Project, located at 505 Market Street, includes the construction of a 2,301 square foot splash pad, installation of splash pad equipment and utility improvements.

The Notice to Bidders was published on February 7, 2018. The Notice of a Public Hearing was published on February 10, 2018 and February 17, 2018. The public hearing was held on February 26, 2016. All bids were received on February 27, 2017. A total of three (3) bids were received.

Company	City, State	Total Base Bid
<i>W.A. Klinger, L.L.C.</i>	<i>Sioux City, Iowa</i>	<i>\$195,876.00</i>
Grundman-Hicks Construction, L.L.C.	Cherokee, Iowa	\$202,000.00
Christiansen Construction Co., L.L.C.	Pender, Nebraska	\$209,799.00
Engineers Opinion of Cost		\$170,000.00

The low bid of \$195,876.00 submitted by W.A. Klinger, L.L.C. of Sioux City, Iowa is \$25,876.00 or 15.22% above the Engineer's Estimate of \$170,000.00. The bid was responsive to the terms of the bid requirements. The work on this project shall commence upon issuance of the Notice to Proceed and be fully completed by May 25, 2018.

FINANCIAL IMPACT:

This project will be fully funded with Community Development Block Grant (CDBG) funds under CIP #459-214 "Aquatic Comprehensive Plan".

RELATIONSHIP TO STRATEGIC PLAN:

Municipal Responsibility – Infrastructure

Focus Area – Grow Sioux City

ALTERNATIVES:

1. The City Council may choose to not award this contract.
2. Bids may be further evaluated or the project documents may be revised and reissued for bid.

ATTACHMENTS:

Resolution

Engineer's Recommendation

Bid Tabulation Sheet

Contracts (Hard Copies)

RESOLUTION NO. 2018 - _____

RESOLUTION AWARDING AND APPROVING A CONTRACT TO W.A. KLINGER, L.L.C. OF SIOUX CITY, IOWA IN THE AMOUNT OF \$195,876.00 FOR THE COOK PARK SPLASH PAD (PROJECT NO. 6966-459-214).

WHEREAS, pursuant to a notice published in the manner and form prescribed by law, bids and proposals were received by the City of Sioux City, Iowa, on February 27, 2018 for the Cook Park Splash Pad, in Sioux City, Iowa (the Project) together with necessary accessories and appurtenances, all in accordance with the plans and specifications heretofore prepared by DeWild Grant Reckert and Associates Company d/b/a DGR Engineering of Sioux City, Iowa; and

WHEREAS, all of said bids and proposals were carefully considered and it is necessary and advisable that the lowest and/or best bid be accepted and that a contract be awarded for the construction of the Project in Sioux City, Iowa; and

WHEREAS, the low bidder has submitted a contract and performance bond and related documents, copies of which are attached hereto and by this reference made a part hereof; and

WHEREAS, the City Attorney has examined the contract and performance bond for proper execution and all supporting documents to determine if the same comply with the contract specifications; and

WHEREAS, the City Attorney found said documents to be in order and she has approved the same in writing; and

WHEREAS, the City Manager and City Clerk should be authorized and directed to execute a contract for and on behalf of the City of Sioux City, Iowa.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA:

Section 1: The construction of the Project in Sioux City, Iowa, together with necessary accessories and appurtenances, referred to in the preamble hereof, be and the same is hereby ordered.

Section 2: It is hereby found, determined and declared that the bid of W.A. Klinger, L.L.C. of Sioux City, Iowa in the amount of \$195,876.00 for construction of the Project in Sioux City, Iowa, as provided in the plans and specifications referred to in the preamble hereof is the lowest and/or best bid received and the same is hereby accepted and the contract awarded to said bidder.

Section 3: It is hereby found, determined and declared that the bid accepted in the preceding section of this resolution is fully responsive to the proposal, plans and specifications for the construction of the Project in Sioux City, Iowa, together with necessary accessories and appurtenances.

Section 4: The contract and bond submitted by the contractor is hereby approved by the City Council for approval and signature by the City.

Section 5: The City Manager and City Clerk are hereby authorized and directed to execute said contract for and on behalf of the City of Sioux City, Iowa. Upon execution of the contract by the City Manager as authorized herein, the contract shall be in full force and effect and not before.

Section 6: Progress payments may be made to the contractor under the terms and provisions of the contract by the Director of Finance in amounts certified by the Parks and Recreation Director as the value of work satisfactorily performed for the period.

Section 7: The checks or bid bonds of all unsuccessful bidders, be, and the same are hereby ordered returned to such bidders.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk



February 27, 2018

Mr. Matt Salvatore
City of Sioux City
Parks & Recreation Department
P.O. Box 447
Sioux City, IA 51102-0447

**Re: Sioux City, Cook Park Splash Pad Project
DGR File 267079**

Dear Matt:

Bids were opened for the project referenced above at 1:00 p.m. on Tuesday, February 27, 2018.

Three bids were received and read as follows:

W. A. Klinger, LLC	\$195,876.00
Grundman Hicks Construction, LLC	\$202,000.00
Christiansen Construction Co., LLC	\$209,799.00*

The low bid of \$195,876.00 by W. A. Klinger, LLC was \$25,876.00, or 15.22 percent, higher than the engineer's estimate of approximately \$170,000.00. Based on our review of the bids and past experience with the contractor, we recommend award to W. A. Klinger, LLC in the amount of \$195,876.00.

*Indicates no CBDG Form submitted in bid.

Sincerely,

DGR Engineering

A handwritten signature in blue ink that reads "Bryan Wells".

Bryan Wells, P.E.

BNW:tmh

BID TABULATION

Cook Park Splash Pad
Sioux City, IA

City of Sioux City
405 6th Street
Sioux City, IA
51102



6115 Whispering Creek Drive
Sioux City, Iowa

Letting: Tuesday, February 27, 2018 at 1:00 PM

DGR Project
No. 267079

Bid Security 10%							
Bidder and Address		W. A. Klinger Sioux City, IA 712-277-3900		Grundman-Hicks Cherokee, IA 712-225-5179		Christiansen Construction Pender, NE 402-385-3027	
Description		Addendum 1		Addendum 1		(No GDBG submitted) Addendum 1	
Total Price		Total Price		Total Price		Total Price	
Lump Sum		X \$ 195,876.00 *		X \$ 202,000.00		X \$ 209,799.00	

* Apparent Low Bidder

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 6

FROM: Marty Dougherty, Economic Development

SUBJECT: Resolution authorizing and approving the submission of an application to the Iowa Economic Development Authority to nominate Sioux City to the U.S. Department of the Treasury for Opportunity Zone designation

Reviewed By:	<input checked="" type="checkbox"/>	Department Director	<input checked="" type="checkbox"/>	Finance Department	<input checked="" type="checkbox"/>	City Attorney	<input checked="" type="checkbox"/>	City Manager
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RECOMMENDATION:

Staff respectfully requests approval of the above resolution.

DISCUSSION:

Background

The *Federal Tax Cuts and Jobs Act of 2017* created a new tool for community and economic development called "Opportunity Zones". This new economic development program is designed to encourage long-term investments in qualifying low-income census tracts that receive the designation. The program will be administered by the US Department of the Treasury and will provide tax incentives for investors to reinvest unrealized capital gains in "Opportunity Funds", (intending to draw from the billions of dollars of capital gains in the US from the historically strong stock market). These Opportunity Funds will be certified by the Treasury Department and must invest 90% of their funds in Opportunity Zone businesses and/or property.

Designation of Opportunity Zones

Under the legislation the Governor of each state may nominate up to 25% of the eligible census tracts in a state for designation. In Iowa there are 239 eligible census tracts, of which 60 may be nominated to be Opportunity Zones. An application process has been set up through the Iowa Department of Economic Development ("IEDA"). The rules for application were issued on February 23, 2018 with a deadline for submission of March 19, 2018. Governors have until April 21, 2018 to submit the nominations. Once designated the zones will be in place for 10 years.

Although it is not a tax credit program, the Opportunity Zones program shares many of the rules of the New Market Tax Credit program. Eligible "low-income census tracts" are those where the poverty rate is 20% or greater and/or family income is less than 80% of the area's median income.

Designation of census tracts is a competitive process, and Iowa has indicated the criteria to be considered will include:

- Community vision
- Economic hardship
- Past successes
- Average unemployment rate
- Community's plan if awarded Opportunity Zones designation

Recommendation

Staff has reviewed the eligible census tracts in Sioux City and developed an application, prioritizing the census tracts utilizing the state's criteria. Sioux City has 22 census tracts, of which 12 meet the eligibility requirements for the Opportunity Zone program. As indicated the state will only recommend 25% of the eligible census tracts state-wide, after reviewing the applications.

FINANCIAL IMPACT:

Designation of Opportunity Zones in Sioux City will offer the potential for significant capital investment and growth in the City's tax base, with a potential positive long-term financial impact.

RELATIONSHIP TO STRATEGIC PLAN:

Supports the strategic focus of expanding development opportunities and growing Sioux City, and the goal of developing the resources to support economic growth, and coordinating critical planning and infrastructure investments.

ALTERNATIVES:

None recommended.

ATTACHMENTS:

Resolution
Census Tract Map

RESOLUTION NO. 2018 - _____

RESOLUTION AUTHORIZING AND APPROVING THE SUBMISSION OF AN APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY TO NOMINATE SIOUX CITY TO THE U.S. DEPARTMENT OF THE TREASURY FOR OPPORTUNITY ZONE DESIGNATION

WHEREAS, the Tax Cut and Jobs Act of 2017 has established a new economic tax incentive called Opportunity Zones; and

WHEREAS, this tax incentive is designed to encourage long-term, private investments in low-income census tracts by providing a federal tax incentive for taxpayers who reinvest unrealized capital gains into Opportunity Funds which are then invested into Opportunity Zones; and

WHEREAS, in Iowa, 25 percent of the State's Low-Income Community Census Tracts are eligible to be nominated to the U.S. Department of the Treasury for Opportunity Zone designation; and

WHEREAS, the Iowa Economic Development Authority is currently accepting applications from eligible Iowa applicants interested in being nominated to secure Opportunity Zone designation; and

WHEREAS, if designated an Opportunity Zone, Low-Income Community Census Tracts will be in place for 10 years; and

WHEREAS, the City Council is advised and does believe that an application should be submitted to the Iowa Economic Development Authority to nominate Sioux City to the U.S. Department of the Treasury for Opportunity Zone designation.

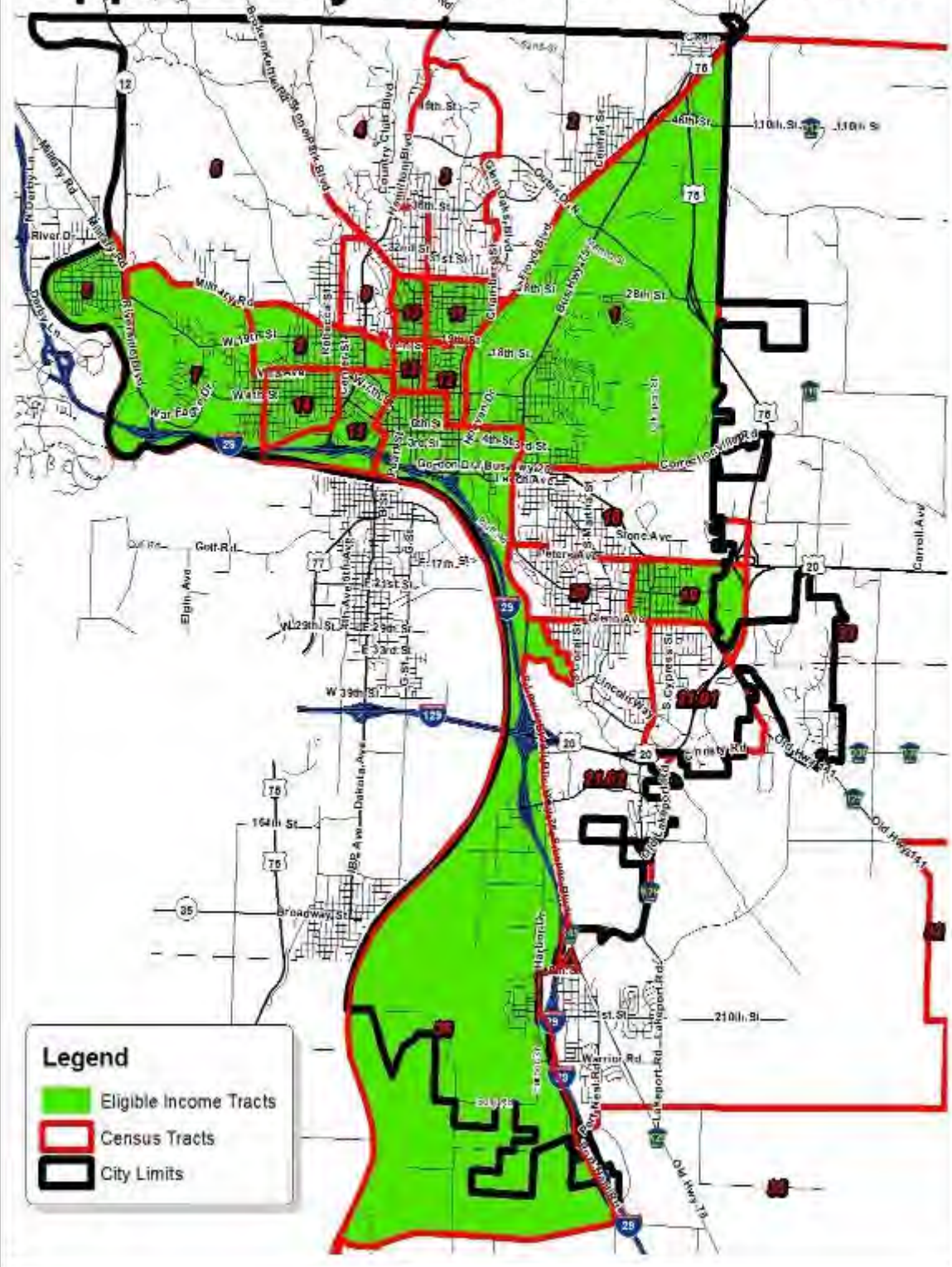
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that the City Council hereby authorizes the Economic Development Department to submit an application to the Iowa Economic Development Authority to nominate Sioux City for Opportunity Zone designation by the U.S. Department of the Treasury.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

Opportunity Zone Census Tracts



<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 7

Dave Carney, Director of Public Works

FROM: Darrel Bullock, Code Enforcement Manager
Brett Langley, Civil Engineer

SUBJECT: Resolution adopting plans, specifications, form of contract, and estimated cost for the proposed construction of the City Fuel Island Project (Project No. 6840-869-005).

Reviewed By:	<input checked="" type="checkbox"/>	Department Director	<input checked="" type="checkbox"/>	Finance Department	<input checked="" type="checkbox"/>	City Attorney	<input checked="" type="checkbox"/>	City Manager
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RECOMMENDATION:

Staff respectfully requests Council adopt plans, specifications, form of contract, and estimated cost for the City Fuel Island Project (Project No. 6840-869-005).

DISCUSSION:

DGR Engineering has completed plans and specifications for the City Fuel Island Project. This project includes installation of new above ground fuel tanks, fuel pumps, paving replacement, and removal of existing tanks and fuel pumps located at the Central Maintenance Garage, 1821 18th Street. The City evaluated the use of both above and below ground tanks. It was also discussed what the optimum location would be for the new fuel tanks; either adjacent to the existing tanks, or moved to the north side of the building. It was determined that there would be the most space for turning movements, and the least cost to the City to move the new tanks to the north side of the building.

This project was brought before Council as a hearing to approve the plans and specifications on February 26, 2018. That item was deleted and City Staff has worked with DGR Engineering on a new bid package incorporating the addendum into the current plans and specifications, and changing of the bid package dates.

Staff is ready to publish the Notice of Public Hearing on March 17, 2018 and March 24, 2018, and advertise the Notice to Bidders on March 14, 2018. A public hearing will be held on March 26, 2018. Bids will be received on March 27, 2018. This project shall be completed within 60 working days.

FINANCIAL IMPACT:

This project is funded using CMG Abated GO Bond under CIP 869-005 City Fuel Island. The Engineer's opinion of probable construction cost for the work is \$567,732.00. The project currently has an available balance of \$565,942.50. An additional \$375,000.00 will be added in FY19 to make up the cost difference.

RELATIONSHIP TO STRATEGIC PLAN:

Municipal Responsibility – Infrastructure
Focus Area – Grow Sioux City

ALTERNATIVES:

Council may request changes to the project documents or schedule.

ATTACHMENTS:

Resolution
Public Notice of Taking Bids
Notice of Public Hearing

RESOLUTION NO. 2018 - _____
with attachments

**RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATED COST FOR THE PROPOSED CONSTRUCTION OF THE
CITY FUEL ISLAND PROJECT (PROJECT NO. 6840-869-005).**

WHEREAS, it is necessary and in the best interests of the City of Sioux City, Iowa to construct the City Fuel Island Project, in Sioux City, Iowa; and

WHEREAS, DGR Engineering, of Sioux City, Iowa have prepared the plans, specifications, form of contract, and estimated cost.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA:

- A. The plans, specifications, form of contract, and estimated cost, as prepared by DGR Engineering and on file in the office of the City Clerk of the City of Sioux City, Iowa, for the proposed construction of the City Fuel Island Project, in Sioux City, Iowa, be and the same are hereby adopted and the time of 4:00 o'clock P.M., Local Time, March 26, 2018, in the City Council Chambers, Room 504, City Hall, 405 Sixth Street, Sioux City, Iowa, be, and the same is hereby fixed as the time and place for a public hearing on the same as required by law, at which hearing any interested person may appear and file objections to the proposed plans, specifications, form of contract and estimated cost in the amount of \$567,732.00 for said improvements.
- B. The bids will be received by the City Clerk of the City of Sioux City, Iowa, at the Customer Service Center located on First Floor in City Hall, 405 Sixth Street, in said City until 1:00 o'clock P.M., Local Time, March 27, 2018 for the proposed construction of said improvements.
- C. The time of 1:00 o'clock P.M., Local Time, March 27, 2018, in the Fourth Floor Clock Tower Conference Room in City Hall, 405 Sixth Street, Sioux City, Iowa, be and it is hereby fixed as the time and place for the opening of bids for the proposed construction of said improvements, and said bids shall be considered and acted upon at a meeting of the City Council in the City Council Chambers thereafter.
- D. The City Clerk of the City of Sioux City, Iowa shall cause the attached Notice of Taking Bids to be posted in a relevant contractor plan room service with statewide circulation, and a relevant construction lead generating service with statewide circulation in a manner prescribed by law.
- E. The City Clerk of the City of Sioux City, Iowa shall cause the attached Notice of Taking Bids to be posted on the City's Engineering website, located at <https://sioux-city.org/engineering>.

- F. The City Clerk of the City of Sioux City, Iowa, shall cause the attached Notice of Public Hearing to be given by publication in at least one newspaper of general circulation in the manner prescribed by law.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

NOTICE OF TAKING BIDS FOR THE CONSTRUCTION OF THE CITY FUEL ISLAND PROJECT (1821 18TH STREET) (PROJECT NO. 6840-869-005), IN SIOUX CITY, IOWA.

Sealed bids will be received by the City of Sioux City City Clerk, at the Customer Service Center located on First Floor in City Hall, 405 Sixth Street, in Sioux City Iowa, until 1:00 P.M., Local Time, March 27, 2018, for the construction of the project, as described in the construction documents. The project is located at 1821 18th Street and includes installation of new fuel tanks, fuel pumps, paving replacement, and removal of existing tanks and fuel pumps.

Bids received will be opened and tabulated at a public meeting, presided over by a City Engineer, in the 4th Floor Clock Tower Conference Room in the Public Works Department, City Hall, at 1:00 P.M., Local Time, on March 27, 2018. Thereafter, bids will be acted upon by the City Council at such time and place as may be fixed.

Each bid must be made on a form furnished by the City and must be accompanied by a bid bond, a cashier's check or certified check of an Iowa bank or a bank chartered under the laws of the United States, or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States, in an amount equal to ten percent (10%) of the amount of the bid, made payable to the City Treasurer of the City of Sioux City, Iowa. The check or draft may be cashed by the City Treasurer as liquidated damages in the event the successful bidder fails to enter into a contract within the ten (10) days after notice of award and post bond satisfactory to the City ensuring the faithful fulfillment of the contract.

The contract will be awarded to the lowest responsive, responsible bidder. However, the City reserves the right to reject any or all bids, re-advertise for new bids and to waive informalities that may be in the best interest of the City. By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the state of Iowa and to Iowa domestic labor.

The Notice of Public Hearing will be published in the Sioux City Journal on March 17, 2018 and March 24, 2018.

This project has an early start date of April 23, 2018, and a late start date of May 7, 2018. Work shall be completed within 60 Working Days.

Specifications for this project shall be the 2018 version of the Iowa Statewide Urban Standard Specifications for Public Improvements modified in accordance with the 2017 version of the City of Sioux City Supplement.

Copies of said construction documents are available at the office of the City Clerk of Sioux City for examination by the public. The documents are also available for viewing by the public, or sub-contractors, or suppliers, on the City's Engineering website, under the Projects Out to Bid tab www.siuix-city.org/engineering. Construction documents for private use, or potential prime contractors may be obtained from the Engineering Division, City Hall, upon deposit of twenty dollars (\$20) for each set. The deposit will be returned to depositor if the construction documents are returned in good condition within fourteen (14) days from date of award. **Contractors intending to bid as the prime contractor must obtain a hard copy of the plans, specifications and form of contract from the Engineering Division. Failure to obtain a hard copy may result in the bid being deemed nonresponsive and rejected.**

/s/ Lisa L. McCardle,
City Clerk of the City of Sioux City, Iowa

Post on the Construction Update Plan Room Network's website at www.mbionline.com and on the City's website at www.siuix-city.org/engineering March 14, 2018.

NOTICE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COSTS FOR THE CONSTRUCTION OF THE CITY FUEL ISLAND PROJECT (1821 18TH STREET) (PROJECT NO. 6840-869-005), IN SIOUX CITY, IOWA.

A public hearing will be held before the Sioux City City Council in the Council Chambers, Room 504, City Hall, 405 Sixth Street, Sioux City, Iowa, on March 26, 2018 commencing at 4:00 P.M., Local Time, on the proposed plans, specifications, form of contract, and estimate of cost in the amount of \$ 567,732.00 (the construction documents) for the construction of the City Fuel Island Project 1821 18th Street in Sioux City, Iowa (the project). At said hearing, any interested person may appear and file objections to the proposed plans, specifications, contract, or estimated cost of the public improvement. The public improvement project is located at 1821 18th Street and includes installation of new fuel tanks, fuel pumps, canopy, paving replacement, storm sewer and removal of existing tanks and fuel pumps.

/s/ Lisa L. McCardle,
City Clerk of the City of Sioux City, Iowa

Publish in the Sioux City Journal March 17, 2018 and March 24, 2018

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 8

FROM: Marty Dougherty, Economic Development

SUBJECT: Resolution inviting proposals for the sale of land in the Combined Floyd River Urban Renewal Area, announcing the intent to accept the proposal of Aldi, Inc. (Minnesota), fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (a 2.61 acre parcel within Lot 2, Northern Valley Crossing, Second Filing)

Reviewed By:	x	Department Director	x	Finance Department	x	City Attorney	x	City Manager
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RECOMMENDATION:

Staff respectfully requests approval of the above resolution.

DISCUSSION:

Background

The City Council has previously approved the development of the City-owned 29-acre Northern Valley Crossing site located near the intersection of Outer Drive and Floyd Boulevard. Several streets and utilities have been constructed, and to date two projects have been completed, Pizza Ranch, and The Shoppes at Northern Valley.

The City has received an offer for a portion of the lot located at the SE corner of Outer Drive and Floyd Boulevard, to utilize 2.61 acres for the construction of a new Aldi grocery store. Aldi is a German company that currently has over 1,700 stores in the US in 35 states, and is expanding to a planned 2,500 stores by 2022. The new store will be about 22,000 SF, and will have approximately 15 employees.

Approval of the above resolution will initiate the mandatory 30-day notice period for the sale of City-owned property in an urban renewal area. Staff will present a development agreement for Council consideration upon completion of the notice period. A public hearing will be scheduled for April 23, 2018. The Aldi, Inc. ("Aldi") project proposal is attached.

Development Proposal *As a part of the proposed agreement Aldi will agree to:*

- Purchase the 2.61-acre (68,800 SF) site from the City for \$6.82/SF (\$775,000). Following payment of an agreed-upon broker commission of \$80,000, the City will receive \$695,000.
- Construct a new commercial/retail building with a minimum of 15,000 square feet, (the proposed site plan includes a 22,000 SF store).
-

- Submit a site plan for approval within the City's Zoning & Sign Code and that meets the City's Development Design Standards. Plan will include four finished sides with approved building materials, and permitted uses and sign plan.

The City will agree to:

- Convey and transfer title of approximately 2.61 acres to Aldi for \$6.82/SF.
- The City has previously constructed access streets and off-site city utilities to serve the site.
- Note: the "corporate contingency" period stated in the LOU has already been completed. The agreement allows Aldi an additional 90-day due diligence period if needed, and a 90-day period to obtain site plan approval and permits. We do not anticipate these full periods will be needed as preliminary site plan review was completed.

FINANCIAL IMPACT:

The City will receive the net proceeds of the sale of the parcel (\$695,000) and in addition will receive property tax revenue generated by the construction of taxable improvements on the development property. The City has previously constructed infrastructure improvements as part of the Northern Valley Crossing development.

RELATIONSHIP TO STRATEGIC PLAN:

This project supports the Strategic Focus Areas of Growing Sioux City, including expanding development opportunities.

ALTERNATIVES:

None Recommended

ATTACHMENTS:

Resolution
Project Proposal
Preliminary Site Plan & Rendering

RESOLUTION NO. 2018 - _____
with attachments

RESOLUTION INVITING PROPOSALS FOR THE SALE OF LAND IN THE COMBINED FLOYD RIVER URBAN RENEWAL AREA, ANNOUNCING THE INTENT TO ACCEPT THE PROPOSAL OF ALDI, INC. (MINNESOTA), FIXING THE DATE FOR RECEIPT OF PROPOSALS, AND FOR PUBLIC HEARING AND PROVIDING FOR NOTICE THEREOF. (A 2.61 ACRE PARCEL WITHIN LOT 2, NORTHERN VALLEY CROSSING, SECOND ADDITION)

WHEREAS, in furtherance of the objectives of Chapter 403 of the Code of Iowa, the City of Sioux City, Iowa, has undertaken a program of redevelopment of blighted areas and economic development in the City, and in this connection has instituted the Combined Floyd River Urban Renewal Area; and

WHEREAS, Aldi, Inc. (Minnesota) has submitted to the City a proposal to purchase a 2.61 acre parcel within the project area described as follows:

Lot 2, Northern Valley Crossing, Second Filing, an Addition to Sioux City, Woodbury County, Iowa;

a copy of which proposal is attached hereto and on file in the office of the City Clerk; and

WHEREAS, Section 403.8 of the Code of Iowa authorizes the City to invite proposals from and make available all pertinent information to all parties interested in obtaining property in an urban renewal area under such reasonable competitive bidding procedures as it shall prescribe; and

WHEREAS, the City Council believes that it is in the public interest to sell said property and that proposals for the purchase be sought from parties who had not expressed their interest prior to this offering; and

WHEREAS, the City wishes to announce its intent to accept the proposal of Aldi, Inc. (Minnesota) in the absence of any more favorable offer in response to the invitation made herein; and

WHEREAS, further information should be made available to any other interested parties; and

WHEREAS, any additional proposals should be submitted to the Economic Development Department, Room 206, City Hall, 405 Sixth Street, Sioux City, Iowa, by 1:00 p.m., local time, April 23, 2018; and

WHEREAS, the City Council shall evaluate all timely proposals, taking into account such factors as it considers appropriate, including but not limited to, the following:

Quality of the Proposed Development:

- (1) The total cost of the proposed project.
- (2) The types of materials to be used in the construction of the project.
- (3) Overall project amenities.

Economic Feasibility of the Proposed Development:

- (1) The economic return to the City provided by the proposed development, including but not limited to, the amount of revenue generated for the City, the property and sales taxes to be generated, the number of jobs provided, and the encouragement of related development in the area.
- (2) The ability of the prospective developer to finance and timely complete the project as proposed, including any contingencies on such performance.
- (3) The financial impact of the proposed development upon the City's operating budget and capital improvement plan, particularly as it related to the construction and maintenance of any required public improvements; and

WHEREAS, a Notice of Invitation for Proposals and of Intention to Accept Proposal, and of a Public Hearing, a copy of which is attached hereto and by this reference incorporated herein, should be approved as to form and content and its publication authorized and directed.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that the Public Notice attached hereto is hereby approved as to form and content and its publication is hereby authorized and directed.

BE IT FURTHER RESOLVED that the City hereby announces and fixes a public hearing on said proposal on April 23, 2018, at the regularly scheduled council meeting and fixes the date of April 23, 2018 at 1:00 p.m., local time, as the last day upon which proposals can be received by the City.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

**PUBLIC NOTICE OF INVITATION FOR PROPOSALS AND OF INTENT TO ACCEPT
PROPOSAL AND OF PUBLIC HEARING**

NOTICE is hereby given that there is now on file in the office of the City Clerk located at the Customer Service Center on First Floor of City Hall, 405 6th Street, Sioux City, Iowa, a resolution under and by virtue of which the City of Sioux City, Iowa, invites proposals for the purchase of certain land in the Combined Floyd River Urban Renewal Area; and under and by virtue of which the City has expressed an intent to accept the proposal as submitted by Aldi, Inc. (Minnesota), a copy of which is on file in the office of the City Clerk. Said Invitation for Proposals and said proposal concerns a 2.61 acre parcel within the project area described as follows:

Lot 2, Northern Valley Crossing, Second Filing, an addition to Sioux City, Woodbury County, Iowa

Full information as to the form and content of bid documents, requirements to be met by bidders, and as to bidding procedures is available at the Economic Development Department, Room 206, City Hall, 405 Sixth Street, Sioux City, Iowa.

Any person interested in purchasing said real estate should submit a completed proposal to the Economic Development Department, Room 206, City Hall, 405 Sixth Street, Sioux City, Iowa no later than 1:00 p.m., local time, on April 23, 2018.

The right is reserved by the City to accept or reject any or all proposals, and to waive formalities in any procedures set forth herein. Documents to be completed may be obtained from the Economic Development Department without charge.

The City Council shall evaluate all timely proposals, taking into account such factors as it considers appropriate, including but not limited to, the following:

Quality of the Proposed Development:

- (1) The total cost of the proposed project.
- (2) The types of materials to be used in the construction of the project.
- (3) Overall project amenities.

Economic Feasibility of the Proposed Development:

- (1) The economic return to the City provided by the proposed development, including but not limited to, the amount of revenue generated for the City, the property and sales taxes to be generated, the number of jobs provided, and the encouragement of related development in the area.
- (2) The ability of the prospective developer to finance and timely complete the project as proposed, including any contingencies on such performance.
- (3) The financial impact of the proposed development upon the City's operating budget and capital improvement plan, particularly as it related to the construction and maintenance of any required public improvements.

A public hearing will be held concerning any qualified proposals received and concerning the acceptance of the proposal as submitted by Aldi, Inc. (Minnesota) for the purchase of said property. Said public hearing will be at the regularly scheduled city council meeting in the Council Chambers, Room 504, City Hall, 405 Sixth Street, Sioux City, Iowa, on April 23, 2018, at 4:00 p.m., local time, or as soon thereafter as the matter can be reached for hearing.

Published by order of the City Council of Sioux City, Iowa.

CITY OF SIOUX CITY, IOWA

BY: LISA L. MCCARDLE
CITY CLERK

Published in the Sioux City Journal March 17, 2018

PROPOSAL



Faribault Division

4201 Bagley Avenue
Faribault, MN 55021

P: 507.333.9460 x.122
F: 507.333.9475
E: andrew.shaw@aldi.us

Date: July 11, 2017

Broker Name _____
Company _____
Address _____
City, State Zip Code _____

RE: Non-Binding Letter of Intent to Purchase 2.61 acres of Lot 2 NVC Second Filing, located at the corner of Outer Drive and Floyd Blvd in Sioux City, IA, as shown on the attached site plan

Dear Mr. Padmore:

Set forth below is the proposal by Aldi Inc. (Minnesota) to purchase the above referenced Property. The terms are as follows:

Seller:

City of Sioux City
P.O. Box 447
Sioux City, Iowa 51102

Buyer:

Aldi Inc. (Minnesota)
4201 Bagley Avenue
Faribault, MN 55021

This letter is to serve as a "Letter of Understanding" to establish the commitments made by each party regarding the sale of land and construction of a commercial/retail building in the Northern Valley Crossing located near the intersection of Floyd Boulevard and Outer Drive in Sioux City, Iowa (the "Development"). This Letter of Understanding is intended to provide clarification of the terms and parameters of the Development Agreement and to ensure that both parties are proceeding according to a mutually-agreed set of expectations to avoid any miscommunication and maintain a development process free from delays.

Under the terms of this Letter of Understanding, the City of Sioux City, Iowa ("Seller"), which owns the subject real estate and Aldi, Inc. (Minnesota) ("Buyer"), which proposes to purchase

and develop the subject real estate, will negotiate and intend to enter a Development Agreement, only after Buyer has waived its Corporate Approval Contingency, as outlined below.

Property:

Seller will sell to Buyer 2.61 acres of Lot 2 NVC Second Filing, located at the corner of Outer Drive and Floyd Blvd in Sioux City, IA, as shown on Exhibit A.

Purchase Price:

Buyer will pay to the Seller Seven Hundred Seventy-Five Thousand Dollars (\$775,000) cash (\$6.82 PSF) for the property.

Earnest Money Deposit:

Five Thousand dollars (\$5,000) upon full execution of the Development Agreement.

All earnest money shall be applied to the Purchase Price at closing and shall be fully refundable to Buyer.

Development:

Buyer commits to construct a commercial/retail building with a minimum of 15,000 square feet. Said construction will begin no later than 12/31/2018 and be completed no later than 9/1/2019.

Buyer and Seller agree the following process will be used for final approval of the Development:

1) Corporate Contingency period

This agreement is subject to review and approval by Aldi Corporate officers within ninety (90) days from acceptance of this non-binding Letter of Intent. If Buyer does not receive corporate approval for the site in question, then Buyer shall have no further obligations with respect to the site or Seller in question.

2) Development Agreement

Following the Corporate Contingency Period Buyer and Seller will negotiate a Development Agreement, and seek approval from the City Council, including the required 30-day notice process.

3) Contingency Periods (Due Diligence):

Investigation Period:

Buyer shall have ninety (90) days from the date the Development Agreement is fully executed to perform, in Buyer's sole discretion, any analysis and investigations with respect to the Property. Buyer shall have the right to terminate the Agreement for any reason or no reason during the Investigation Period. Once the investigation is completed, all contingencies will be waived with exception to tenant obtaining all necessary approvals and/or permits from any governmental, municipal or 3rd party agency that are necessary to conduct Buyer's intended use.

Approval Period:

Buyer shall have ninety (90) days following the expiration of the Investigation Period to obtain the necessary permits and approvals for Buyer's intended use.

In the event that, despite its commercially reasonable efforts, Buyer has not obtained its desired permits and approvals by the expiration of said ninety (90) days, then Buyer may elect to extend the Approval Period for up to two forty-five (45) day periods. Upon the exercise of such extension, Buyer shall deposit ten thousand dollars (\$10,000) with the escrow agent, which sum shall be refundable to Buyer (unless Buyer defaults), or applicable to the Purchase Price.

4) Closing:

Closing shall occur within 30 days after expiration of the Contingency period or from notice that the Buyer is ready to proceed.

Easements:

Seller shall grant to Buyer permanent non-exclusive easements for purposes of:

- Ingress / egress
- Signage
- Drainage
- Utilities

OEA / REA / ECR:

Seller and Buyer will enter an operating agreement for purposes of easements

Use Restrictions:

Seller will restrict the balance of the development from the list of uses as shown on *Exhibit B*.

Development Plan:

Both the Buyer and Seller recognize the intent to develop Northern Valley Crossing into a quality commercial development. Buyer will submit to Seller a plan for approval to construct the Improvements on the Development Property within the current zoning classification and within the City's Zoning and Sign Code, including incorporating the City's Development Design Standards. These requirements include buildings with four finished sides using approved building materials.

Traffic Signal Contingency:

Seller will be responsible for all aspects of the traffic signal for the property, including, but not limited to, the design, permitting, fees, maintenance and construction of the signal and its appurtenances.

Lot Split:

Within 30 days of the execution of the purchase and Sale Agreement, Seller shall deliver to Buyer a boundary survey of Sellers parcel, together with a metes and bounds legal description of the Property and Sellers residual. Seller will obtain any municipal approvals necessary for the lot split.

Sellers Site Obligations:

- Seller will allow curb cuts from access drives.

- Utilities delivered to boundary of site - Seller has previously constructed a section of Northern Valley Drive along the south property line with utilities that are in place and support the development of the site.
- Remediation of contamination - To the best of Seller's knowledge, there are no underground storage tanks and no hazardous wastes, substances, or materials (collectively, "Hazardous Materials") located in, on or about or generated from the Property which may require removal or remediation or which may result in penalties under any applicable law.

Development Agreement:

Buyer's attorney shall prepare the first draft of the Development Agreement.

Signage:

Seller shall grant to Buyer a perpetual, exclusive easement to install and maintain its corporate logo on any/all shared pylon/monument signage constructed now or in the future.

AND

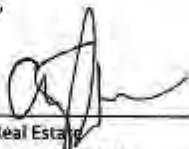
Buyer may construct a free-standing pylon sign on the Property at its cost and expense.

Brokers Commission:

Seller shall be responsible for all brokerage commission relating to this transaction per a separate written agreement. Buyer recognizes CBRE / Lloyd Companies as its sole and exclusive Brokers about this transaction.

The parties recognize that this and all other communications are intended to be preliminary only and neither party shall have any obligations to each other with respect to the Property that is the subject of this correspondence unless and until a mutually satisfactory Development Agreement has been fully executed and delivered by both parties.

Respectfully,

Name 
 Director of Real Estate
 Aidi Inc. (Faribault Division)

Agreed and accepted this _____ day of _____, 2017;
 By: _____



Robert Padmore
 City Manager

Preliminary Site Plan & Rendering



x	Regular Session
	Study Session
	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 9

FROM: Jon O'Brien, Utilities Superintendent
Mark Simms, Utilities Director

SUBJECT: Resolution approving Change Order Nos. 1 and 2, accepting the work, and authorizing final payment to AG Construction, Inc. for the 2017 Utilities Flatwork Project (Project No. 6914-519-164).

Reviewed By:	x	Department Director	x	City Attorney	x	City Manager
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RECOMMENDATION:

Staff respectfully requests Council approve the resolution approving Change Order Nos. 1 and 2, accepting the work, and authorizing final payment in the amount of \$75,837.41 now and \$5,634.15 in 30 days to AG Construction, Inc. of Sioux City, Iowa for the 2017 Utilities Flatwork Project (Project No. 6914-519-164).

DISCUSSION:

A contract was awarded to AG Construction, Inc. of Sioux City, Iowa on July 10, 2017, under Resolution No. 2017-0638 for a contract amount of \$33,545.00. The work has been completed and approved by City staff.

This project involved the pour back and finishing of concrete needed after various utility related road repairs. Flatwork ties up the Utilities Department's manpower needed for other repairs due to aging infrastructure. The contract helped speed up operations of the Utilities Department and allowed for faster road openings and more repairs made around town. During this brief period there were over 30 locations using these services.

Below is a summary of the project:

Original Contract Amount: \$33,545.00

Change Order No. 1 Summary: \$26,917.19

This change order is requested to account for additional items of work at various locations. One location at 11th Street and Pierce Street in the amount of \$6,669.00 is a repair that the City is seeking reimbursement on from a fiber bore. York Lift Station, and two locations inside the Waste Water Treatment Plant were added to this change order and the final quantities totaling \$24,249.22.

Change Order No. 2 Summary: \$52,220.86

This change order is requested to account for the final quantities used during this project.

Final Construction Cost: \$112,683.05

The final construction cost for this project is \$112,683.05.

FINANCIAL IMPACT:

This project is funded using project 519-164 Annual Unspecified Water Distribution System Improvements, account no. 519-2901-453.22-38, and project 539-101 Annual Sanitary Sewers, account no. 529-2901-453.22-38. The Pierce Street and 11th Street repair in the amount of \$6,669.00 will be funded through 230-5202-472.30-10. The York Lift Station repair in the amount of \$9,549.80 will be funded through project 539-207 Lift Station Improvements, account no. 529-2901-453.22-11. The WWTP repairs in the amount of \$14,699.42 will be funded through account no. 520-2301-453.22-11. The projects currently have a total combined available balance of \$491,947.78.

RELATIONSHIP TO STRATEGIC PLAN:

Municipal Responsibility – Infrastructure
Focus Area – Grow Sioux City

ALTERNATIVES:

Council can choose not to accept the work and staff will go back to the contractor to discuss any issues.

ATTACHMENTS:

Resolution
Change Order Nos. 1 and 2
Final Payment Application

RESOLUTION NO. 2018 - _____
with attachments

RESOLUTION APPROVING CHANGE ORDER NOS. 1 AND 2, ACCEPTING THE WORK, AND AUTHORIZING FINAL PAYMENT TO AG CONSTRUCTION, INC. FOR THE 2017 UTILITIES FLATWORK PROJECT (PROJECT NO. 6914-519-164).

WHEREAS, on July 10, 2017, Sioux City, Iowa entered into a contract with AG Construction, Inc. of Sioux City, Iowa for the 2017 Utilities Flatwork Project within the City as therein described; and

WHEREAS, said Project included Change Order No. 1, a copy of which is attached hereto and by this reference made a part hereof, in the amount of \$26,917.19 for additional work at various locations; and

WHEREAS, said Project included Change Order No. 2, a copy of which is attached hereto and by this reference made a part hereof, in the amount of \$52,220.86 for the final quantity adjustments; and

WHEREAS, said Change Order No. 1 and 2 should be approved; and

WHEREAS, said contractor has satisfactorily completed the construction of the project in accordance with the terms and conditions of said contract and the plans and specifications as shown by the engineer's report filed with the City Clerk on March 12, 2018, and attached hereto and made a part hereof; and

WHEREAS, in accordance with the terms of the contract, the contractor is entitled to final payment, providing no liens have been filed against the work.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA:

- A. That Change Order No. 1 and 2, be and the same is hereby approved and the City Manager is hereby authorized and directed to execute said Change Order No. 1 and 2 for and on behalf of the City.
- B. The said report of the Engineer, be, and the same is hereby approved and adopted and the project is hereby approved and accepted as having been fully completed in accordance with the said plans and specifications and contract and the total project cost of the project under said contract is hereby determined to be \$112,683.05 as shown in said report of the Engineer.
- C. The Director of Finance be, and she is hereby authorized and directed to issue a check in the amount of \$75,837.41 now and in the amount of \$5,634.15 in thirty days provided there are no liens or claims against retainage on file, payable from the appropriate fund in favor of AG Construction, Inc. for the construction of the project.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk



405 6th Street | P.O. Box 447 | Sioux City, IA 51102

CHANGE ORDER NO. 1

Date of Issuance: 3/2/18

Project No. 6914-519-164

Contract No. 90763

Project: 2017 Utilities Flatwork Project

Contractor: AG Construction, Inc.

YOU ARE DIRECTED TO MAKE THE CHANGES NOTED BELOW IN THE SUBJECT CONTRACT							
Item No.	Description	Units	Plan Quantity	Adjusted Quantity	Unit Price	Quantity Change	Total Cost
15	Fines Clinton	EA	0.00	1.00	\$ 31.03	1.00	\$ 31.03
16	Delivery of Fines	EA	0.00	3.00	\$ 50.00	3.00	\$ 150.00
17	Fines Fairbanks/Weight	EA	0.00	1.00	\$ 30.92	1.00	\$ 30.92
18	Backfill	EA	0.00	4.00	\$ 275.00	4.00	\$ 1,100.00
19	Backfill and Seeding	EA	0.00	11.00	\$ 275.00	11.00	\$ 3,025.00
20	Manhole Adjustment (Removal of Rim)	EA	0.00	1.00	\$ 1,500.00	1.00	\$ 1,500.00
21	Labor and Rental of Equipment	LS	0.00	1.00	\$ 620.00	1.00	\$ 620.00
22	9" PCC Paving	SF	0.00	126.50	\$ 7.00	126.50	\$ 885.50
23	Fines Bryan/Hornick	EA	0.00	1.00	\$ 23.59	1.00	\$ 23.59
24	PCC Paving 5"	SF	0.00	682.00	\$ 4.75	682.00	\$ 3,239.50
25	Partial Back Fill	LS	0.00	1.00	\$ 92.85	1.00	\$ 92.85
26	11th & Pierce Street Repair	LS	0.00	1.00	\$ 6,669.00	1.00	\$ 6,669.00
27	York St. Lift Station	LS	0.00	1.00	\$ 9,549.80	1.00	\$ 9,549.80

Value of Change Order: \$ 26,917.19

Original Contract Price: \$33,545.00
Previously Approved Change Orders:
No. Date: \$0.00
No. Date: \$0.00
No. Date: \$0.00
No. Date: \$0.00
Net Increase / Decrease this Change Order: \$26,917.19
Revised Contract Price: \$60,462.19

Justification

The purpose of this change order is to add additional work items not included in the original project scope but encountered in the field.

Contractor (Print) Alfredo Galvez Signature [Signature] Date 3-5-18
Inspector (Print) DAN RICH Signature [Signature] Date 3/5/18
Project Manager (Print) Jon O'Brien Signature [Signature] Date 3/5/18
City Engineer (Print) Gordon L. Phair Signature [Signature] Date 3/5/18
City Manager (Print) _____ Signature _____ Date _____

cc: Contractor
Engineering
Finance
Clerk's Office



425 6th Street | P.O. Box 447 | Sioux City, IA 51102

CHANGE ORDER NO. 2

Date of Issuance: 3/2/18

Project No. 6914-519-164

Contract No. 90763

Project: 2017 Utilities Flatwork Project

Contractor: AG Construction, Inc.

YOU ARE DIRECTED TO MAKE THE CHANGES NOTED BELOW IN THE SUBJECT CONTRACT							
Item No.	Description	Units	Plan Quantity	Adjusted Quantity	Unit Price	Quantity Change	Total Cost
1	4" PCC Sidewalk	SF	300.00	243.00	\$ 4.25	-57.00	\$ (242.25)
2	6" PCC Sidewalk	SF	200.00	32.50	\$ 5.50	-167.50	\$ (921.25)
3	ADA Truncated Domes	SF	250.00	8.00	\$ 16.00	-242.00	\$ (3,872.00)
4	6" PCC Paving	SF	600.00	1005.80	\$ 5.20	405.80	\$ 2,110.16
5	8" PCC Paving	SF	600.00	5895.70	\$ 6.00	5295.70	\$ 31,774.20
6	10" PCC Paving	SF	300.00	1166.50	\$ 8.00	866.50	\$ 7,092.00
7	12" PCC Paving	SF	200.00	0.00	\$ 12.00	-200.00	\$ (2,400.00)
8	Remove Paving	SF	250.00	1630.10	\$ 5.00	1380.10	\$ 6,900.50
9	Remove Sidewalk	SF	250.00	600.00	\$ 3.00	350.00	\$ 1,050.00
10	Remove and Replace Unsuitable Soils	CY	100.00	0.00	\$ 30.00	-100.00	\$ (3,000.00)
11	Minor Manhole Adjustment	EA	10.00	9.00	\$ 300.00	-1.00	\$ (300.00)
12	Valve Adjustment	EA	10.00	6.00	\$ 75.00	-4.00	\$ (300.00)
13	6"-8.5" Curb and Gutter	LF	100.00	407.65	\$ 30.00	307.65	\$ 9,229.50
14	Mobilization per Location	EA	13.00	30.00	\$ 300.00	17.00	\$ 5,100.00

Value of Change Order: \$ 52,220.86

Original Contract Price: \$33,545.00
Previously Approved Change Orders:
No. 1 Date: 3.12.18 \$26,917.19
No. Date: \$0.00
No. Date: \$0.00
No. Date: \$0.00
Net Increase / Decrease this Change Order: \$52,220.86
Revised Contract Price: \$112,683.05

Justification

The purpose of this change order is to correct contract quantities to field measured values.

Alfredo Galvez _____
Contractor (Print) Signature Date
Dan Rich _____
Inspector (Print) Signature Date 3-5-18
Jon O'Brien _____
Project Manager (Print) Signature Date 3-5-18
Gordon L. Miller _____
City Engineer (Print) Signature Date 3/5/18

City Manager (Print) Signature Date

cc: Contractor
Engineering
Finance
Clerk's Office



405 6th Street | P.O. Box 447 | Sioux City, IA 51102

CERTIFICATE OF PAYMENT - FINAL

Date of Issuance: 3/2/2018

Project No. 6914-519-164

Contract No. 90763

Project: 2017 Utilities Flatwork Project

Contractor: AG Construction, Inc.

DETAILED ESTIMATE			
Description	Quantity	Unit Price	Total Cost
See Attached			

Value of Work Completed this Estimate: \$81,471.56

Original Contract Price: \$33,545.00
Approved Change Orders:
No. 1 Date: 3/12/18 \$26,917.19
No. 2 Date: 3/12/18 \$52,220.86
No. Date: \$0.00
No. Date: \$0.00
No. Date: \$0.00
Total Contract Price: \$112,683.05

Total Value of Completed Work \$112,683.05
Total Retainage (5%) \$5,634.15
Total Net Amount \$107,048.90

Less: Estimates previously approved:

	Net Payment	Retainage
No. 1	\$ 31,211.49	\$0.00
No. 2	\$0.00	\$0.00
No. 3	\$0.00	\$0.00
No. 4	\$0.00	\$0.00
No. 5	\$0.00	\$0.00
No. 6	\$0.00	\$0.00
No. 7	\$0.00	\$0.00
Total	\$31,211.49	\$0.00

Value of Work Completed this Estimate: \$81,471.56
Total Retainage (5%) Due in 30 Days \$5,634.15
NET AMOUNT DUE THIS ESTIMATE: \$75,837.41

The undersigned hereby certifies that the work done and materials delivered have been checked as to quantity and conformance with the plans and specifications, and the Contractor, in accordance with the contract, is entitled to payment as indicated above.

Contractor (Print) Alfredo Galvez Signature [Signature] Date 3-5-18
Inspector (Print) DAN RICH Signature [Signature] Date 3/5/18
Project Manager (Print) Jon O'Brien Signature [Signature] Date 3/5/18
City Engineer (Print) Donald L. Davis Signature [Signature] Date 3/5/18

cc: Contractor
Engineering
Finance
Clerk's Office

Project Name: 2017 Utilities Flatwork Project
 Sioux City Project Number: 6914-519-164

Pay Request No. _____ Final

Contractor: AG Construction, Inc.

Engineer's Report

ITEM NUMBER	DESCRIPTION	UNITS	CONTRACT QUANTITY	UNIT PRICE	CONTRACT PRICE	TOTAL QUANTITY	TOTAL AMOUNT COMPLETED
1	4" PCC Sidewalk	SF	300	\$ 4.25	\$ 1,275.00	243.00	\$ 1,032.75
2	6" PCC Sidewalk	SF	200	\$ 5.50	\$ 1,100.00	32.50	\$ 178.75
3	ADA Truncated Domes	SF	250	\$ 16.00	\$ 4,000.00	8.00	\$ 128.00
4	6" PCC Paving	SF	600	\$ 5.20	\$ 3,120.00	1005.80	\$ 5,230.16
5	8" PCC Paving	SF	600	\$ 6.00	\$ 3,600.00	5895.70	\$ 35,374.20
6	10" PCC Paving	SF	300	\$ 8.00	\$ 2,400.00	1186.50	\$ 9,492.00
7	12" PCC Paving	SF	200	\$ 12.00	\$ 2,400.00	0.00	\$ -
8	Remove Paving	SF	250	\$ 5.00	\$ 1,250.00	1630.10	\$ 8,150.50
9	Remove Sidewalk	SF	250	\$ 3.00	\$ 750.00	600.00	\$ 1,800.00
10	Remove and Replace Unsuitable Soils	CY	100	\$ 30.00	\$ 3,000.00	0.00	\$ -
11	Minor Manhole Adjustment	EA	10	\$ 300.00	\$ 3,000.00	9.00	\$ 2,700.00
12	Valve Adjustment	EA	10	\$ 75.00	\$ 750.00	6.00	\$ 450.00
13	6"-8.5" Curb and Gutter	LF	100	\$ 30.00	\$ 3,000.00	407.65	\$ 12,229.50
14	Mobilization per Location	EA	13	\$ 300.00	\$ 3,900.00	30.00	\$ 9,000.00
Change Order No. 1							
15	Fines Clinton	EA	0	\$ 31.03	\$ -	1.00	\$ 31.03
16	Delivery of Fines	EA	0	\$ 50.00	\$ -	3.00	\$ 150.00
17	Fines Fairbanks/Wright	EA	0	\$ 30.92	\$ -	1.00	\$ 30.92
18	Backfill	EA	0	\$ 275.00	\$ -	4.00	\$ 1,100.00
19	Backfill and Seeding	EA	0	\$ 275.00	\$ -	11.00	\$ 3,025.00
20	Manhole Adjustment (Removal of Rim)	EA	0	\$ 1,500.00	\$ -	1.00	\$ 1,500.00
21	Labor and Rental of Equipment	LS	0	\$ 620.00	\$ -	1.00	\$ 620.00
22	9" PCC Paving	SF	0	\$ 7.00	\$ -	126.50	\$ 885.50
23	Fines Bryan/Hornick	EA	0	\$ 23.59	\$ -	1.00	\$ 23.59
24	PCC Paving 5"	SF	0	\$ 4.75	\$ -	682.00	\$ 3,239.50
25	Partial Back Fill	LS	0	\$ 92.85	\$ -	1.00	\$ 92.85
26	11th & Pierce Street Repair	LS	0	\$ 6,669.00	\$ -	1.00	\$ 6,669.00
27	York St. Lift Station	LS	0	\$ 9,549.80	\$ -	1.00	\$ 9,549.80
Total - Change Order No. 1							\$ 26,917.19
Change Order No. 2							
Final Quantity Adjustment		LS	1.00	\$ 52,220.86			
TOTAL					\$ 33,545.00		\$ 112,683.05
5% RETAINAGE							\$ 5,634.15
PREVIOUS PAYMENTS							\$ 31,211.49
TOTAL DUE							\$ 75,837.41

Contractor: AG Construction, Inc.

[illegible]

Concrete & Construction, Inc.

[illegible]

Concrete & Construction, Inc.

[illegible]

x	Regular Session
	Study Session
	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 10

FROM: Darrel Bullock, Code Enforcement Manager (TB)

SUBJECT: Resolution fixing the amount to be assessed against private property, adopting and levying schedule of assessments for the 2017 Weed Cutting Program and providing for the payment thereof.

Reviewed By:	x	Department Director	x	City Attorney	x	City Manager
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RECOMMENDATION:

Staff respectfully requests that the City Council approve a resolution fixing amounts to be assessed for the 2017 Weed Program.

DISCUSSION:

The Inspection Services Division is in charge of the weed program and uses the following procedure for managing weed complaints:

1. After receiving a complaint of overgrown weeds, generally by telephone or by proactive inspections, an inspector verifies the complaint is valid.
2. If the complaint is legitimate, a letter is sent to the property owner asking the owner to mow the property within five days. The letter also states that if the property owner fails to mow the property, the City will hire a mowing contractor to mow it and the property owner will be charged.
3. If the property isn't mowed within five days, a mowing service mows the property and a bill is sent to the property owner to cover the costs. Monthly statements are sent to those that do not pay after receiving the original invoice.

During 2017, 2,398 weed complaints were received by the Inspection Services Division. Of those 2,398 weed complaints, 820 properties were mowed by a mowing contractor, which totaled \$116,090.00 in mowing fees. Only 162 property owners reimbursed the City for mowing fees, which totaled \$26,060.00. A total of 658 property owners have not reimbursed the City for costs of mowing their property, which totals \$90,030.00. Staff recommends assessing that amount against the 658 properties, plus an additional \$50 assessment fee as provided by Sioux City Municipal Code Section 17.32.050, for a grand total of \$115,130.00 to be assessed (see table below).

Total amount charged for mowing services:	\$116,090.00
Amount received to date from property owners:	\$26,060.00
Amount due from property owners:	\$90,030.00
\$50 assessment fee:	\$25,100.00
Total amount to be assessed against properties	\$115,130.00

FINANCIAL IMPACT:

These costs have been paid out of Inspection Services funds. It is appropriate that the property owners reimburse the City of these expenditures.

RELATIONSHIP TO STRATEGIC PLAN:

Improve the appearance of City neighborhoods, housing and major corridors.

ALTERNATIVES:

Take no action and absorb the cost of the work. Staff does not recommend this option.

ATTACHMENTS:

Resolution
Schedule of Assessments
Notice of Filing
Report of Total Costs

RESOLUTION NO. 2018 - _____
with attachment

RESOLUTION FIXING THE AMOUNT TO BE ASSESSED AGAINST PRIVATE
PROPERTY, ADOPTING AND LEVYING SCHEDULE OF ASSESSMENTS FOR
THE 2017 WEED CUTTING PROGRAM AND PROVIDING FOR THE PAYMENT
THEREOF.

WHEREAS, following notice and failure of the property owner(s) to act within a reasonable time to cut or destroy weeds or other growth constituting a health, fire, or safety hazard, (hereinafter called "the work"), the City thereafter performed the required work necessary to correct the situation; and

WHEREAS, the City Manager has reported to the City Council the total cost of performing the work in a written report attached hereto and by this reference made a part hereof; and

WHEREAS, the work has been fully completed and should be accepted by the City and the costs assessed; and

WHEREAS, the City Council must now fix the amount to be assessed against the benefited property.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA

1. The total cost to be assessed against the benefited properties is \$115,130.00.
2. The work was fully completed on December 11, 2017, and is hereby accepted.
3. After full consideration of the schedule of assessments prepared by the City Manager showing the assessments proposed to be made for the work, which schedule was filed in the office of the Clerk on March 12, 2018; the said schedule of assessments, be and the same are hereby approved and adopted; and that there be, and is hereby assessed and levied, as a special tax against and upon each of the lots, parts of lots and parcels of land, and the owner or owners thereof liable to assessment for the cost of said work, the respective sums expressed in figures set opposite to each of the same on account of the cost of performing the work.
4. The assessment shall be payable in one installment and shall bear interest at the rate of eight percent per annum, the maximum rate permitted by law, from the date of the acceptance of the work; the installment, with interest on the assessment from date of acceptance of the work by the Council, shall become due and payable on July 1, 2018; and shall be paid at the same time and in the same manner as the September semi-annual payment of ordinary taxes. Said assessments shall be payable at the office of the City Treasurer, in full or in part and without interest within thirty days after the date of the first publication of the notice of filing of the schedule of assessments with the County Treasurer of Woodbury County, Iowa.

5. The Clerk be and is hereby directed to certify said schedule to the County Treasurer of Woodbury County, Iowa, and to publish notice of said certification once each week for two consecutive weeks in the Sioux City Journal, a newspaper printed wholly in the English language, published in Sioux City, and of general circulation in Sioux City, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said schedule with the County Treasurer, the Clerk shall also send by mail to all property owners whose property is subject to assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by §384.60, Code of Iowa. The notice shall be in substantially the form of the Notice attached hereto and by this reference made a part hereof.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

3/07/2018

ASSESSMENTS LISTING - PARCEL ORDER

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2017 WEED PROGRAM

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PROGRAM PROJECT	PARCEL ADDRESS	RESOLUTION DATE	DATE CERTIFIED	END DATE	COMPLETION DATE	DEF YRS	UNPD ASM AMOUNT	DEFICIENCY AMOUNT
3070	884705116015 1813 S HENNEPIN ST SKARF MICHAEL G -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	884705131003 1618 S PALMETTO ST MAIER LAURA -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	884705143008 5013 MORNINGSIDE AVE BENNETT BETHANY J -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	884705152001 4608 MORNINGSIDE AVE FIRST NATIONAL BANK OF SC -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	884705163005 2308 S HENRY ST MONTREUIL RENEE -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	884705214013 1929 SHERMAN AVE MONTREUIL RENEE -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	884705214017 1933 SHERMAN AVE MONTREUIL RENEE -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	884705376019 2739 S PALMETTO ST HAMILTON DR JAMES M IRA - CLAUSEN CAMI -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	884705480001 2636 S LYONS ST FRYE KRISTINE CORCORAN -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070	884706180006 3608 5TH AVE CHRISTIANSEN COBI M -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	884706205019 3826 PETERS AVE HANSON JOSEPH D -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	884706205036 3924 PETERS AVE RESIDENTIAL ASSET MTG PRO -	0/00/00	0/00/00	0/00/00	0/00/00		255.00	.00
3070	884706228021 4209 DAVIS AVE SCHONROCK LARRY L -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	884706230019 1727 S PATTERSON ST OHLFEST SCOTT R -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	884706237004 2018 S PATTERSON ST PROSPERITY REAL ESTATE LL -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	884706307020 2633 S PAXTON ST NEIGHBOURS AMANDA -	0/00/00	0/00/00	0/00/00	0/00/00		1,030.00	.00
3070	884706308023 2645 S CORNELIA ST BEAUCHENE JANICE M -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	884706327019 2541 S GLASS ST HARPER WILLIAM E -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	884706378020 2741 S MARTHA ST JENSEN CRAIG A -	0/00/00	0/00/00	0/00/00	0/00/00		125.00	.00
3070	884707127008 2928 S CORNELIA ST MILLER EMILY MARIE -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	884707129005 2918 S GLASS ST SHANKS ELVIS L LIFE ESTAT -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	884707131008 3028 S CORAL ST CERTIFICATEHOLDERS AND CR -	0/00/00	0/00/00	0/00/00	0/00/00		.00	.00
3070	884707201010 2930 S MARTHA ST LISTER LAURIE L -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	884717302020 4537 DEER SHADOW TRL TROY GRIESE CONSTRUCTION -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070	884717302021 4543 DEER SHADOW TRL REAL ESTATE OWNED LLC -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00

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ASSESSMENTS LISTING - PARCEL ORDER

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2017 WEED PROGRAM

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PROGRAM	PROJECT	PARCEL ADDRESS	RESOLUTION DATE	DATE CERTIFIED	END DATE	COMPLETION DATE	DEF YRS	UNPD ASM AMOUNT	DEFICIENCY AMOUNT
3070		884717302024 4613 DEER SHADOW TRL TROY GRIESE CONSTRUCTION -	0/00/00	0/00/00	0/00/00	0/00/00		440.00	.00
3070		884717302031 4531 DEER SHADOW TRL TROY GRIESE CONSTRUCTION -	0/00/00	0/00/00	0/00/00	0/00/00		440.00	.00
3070		884717302044 4613 DEER SHADOW TRL TROY GRIESE CONSTRUCTION -	0/00/00	0/00/00	0/00/00	0/00/00		100.00	.00
3070		884717302045 4531 DEER SHADOW TRL TROY GRIESE CONSTRUCTION -	0/00/00	0/00/00	0/00/00	0/00/00		100.00	.00
3070		884717303016 4607 BOULDER CT TROY GRIESE PROPERTIES LL -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		884717303023 4613 FOXHOLLOW CT TROY GRIESE CONSTRUCTION -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070		884717352011 4612 STONERIDGE PKY TROY GRIESE CONSTRUCTION -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070		884717352012 4618 STONERIDGE PKY TROY GRIESE CONSTRUCTION -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070		884717352025 4606 STONERIDGE PKWY TROY GRIESE CONSTRUCTION -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070		884801227012 2819 LAUREL AVE HOLBROOK CHRISTOPHER D -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		884801230018 1717 S IRENE ST HORTON BILL NORDEAU -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		884801240018 2821 WILLIAMS AVE MORAVEK BRENDA K -	0/00/00	0/00/00	0/00/00	0/00/00		480.00	.00
3070		884801246011 1913 S ALICE ST HOELKER MERRITT R - JARRETT DERRICK L -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		884801476011 2651 S ALICE ST ELS ASSETS LLC -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894704127021 5201 HAMILTON BLVD VANSICKLE BILL -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070		894709353022 409 38TH ST PL BAKER JOHN M -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894709353027 501 38TH ST PL TAYLOR SCOTT -	0/00/00	0/00/00	0/00/00	0/00/00		.00	.00
3070		894709383001 3702 PIERCE PL FEDERAL NATIONAL MORTGAGE -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070		894709385007 3712 JACKSON ST K & S PROPERTIES OF SIOUX -	0/00/00	0/00/00	0/00/00	0/00/00		.00	.00
3070		894710353024 1624 HIAWATHA TRL TOPHOJ ELTON -	0/00/00	0/00/00	0/00/00	0/00/00		360.00	.00
3070		894710353025 1628 HIAWATHA TRL STARLIGHT PROPERTIES INC -	0/00/00	0/00/00	0/00/00	0/00/00		450.00	.00
3070		894710353026 1623 HIAWATHA TRL HALF MOON HOLDINGS LC -	0/00/00	0/00/00	0/00/00	0/00/00		450.00	.00
3070		894711132005 4437 CENTRAL ST WEINMANN SUSAN A -	0/00/00	0/00/00	0/00/00	0/00/00		520.00	.00
3070		894711132008 4425 CENTRAL ST HANKS DOROTHY J -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070		894711182003 4230 VAN BUREN ST IFH LLC -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00

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2017 WEED PROGRAM

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PROGRAM	PROJECT	PARCEL	ADDRESS	RESOLUTION DATE	DATE CERTIFIED	END DATE	COMPLETION DATE	DEF YRS	UNPD ASM AMOUNT	DEFICIENCY AMOUNT
3070		894711203003	4534 POLK ST CAMPBELL RUSSELL F -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894711229005	4518 ARTHUR ST NORTHERN IOWA PROPERTIES -	0/00/00	0/00/00	0/00/00	0/00/00		390.00	.00
3070		894711251003	4324 CENTRAL ST ANTHONY JEAN M -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894715152019	3431 MORGAN ST SECUTOR LLC -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070		894715361011	2817 CHAMBERS ST ROGERS SCOTT B -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894716178019	715 34TH ST ESTREET LTD CO -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894717129010	3501 1/2 IDLEWOOD ST HARRINGTON RICHARD MICHAEL -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894717334071	3060 MYRTLE ST DALLEN SUZANNE E -	0/00/00	0/00/00	0/00/00	0/00/00		550.00	.00
3070		894717357013	1425 W 30TH ST SCHMITT GREGORY N -	0/00/00	0/00/00	0/00/00	0/00/00		840.00	.00
3070		894717479008	2824 SUNSET CIR BALENTINE JAMES J -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070		894717479010	2816 SUNSET CIR ANGELES MARTIN S GARCIA -	0/00/00	0/00/00	0/00/00	0/00/00		450.00	.00
3070		894719276002	2408 TALBOT RD STONE RANCH MANAGEMENT LL -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894719429020	1908 HELMER ST REUSCHLING RHONDA -	0/00/00	0/00/00	0/00/00	0/00/00		110.00	.00
3070		894719430009	1721 W 19TH ST GIORGENTI JOSEPH C -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894719455006	1555 LACY BLVD SCHROEDER CASEY J -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894720157009	2059 ROSS ST MOSEER MICHAEL L -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070		894720180044	2111 MYRTLE ST BIRNBAUM PAUL -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894720180045	2107 MYRTLE ST BIRNBAUM PAUL -	0/00/00	0/00/00	0/00/00	0/00/00		965.00	.00
3070		894720276026	2209 KENNEDY DR RARRAT KYLE -	0/00/00	0/00/00	0/00/00	0/00/00		480.00	.00
3070		894720326010	1301 W 20TH ST GOLDHAMMER PARTNERSHIP -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070		894720335002	1216 W 19TH ST STEELE-OLACHE MARY E -	0/00/00	0/00/00	0/00/00	0/00/00		80.00	.00
3070		894720335012	1815 MYRTLE ST METCALF MACEY M -	0/00/00	0/00/00	0/00/00	0/00/00		750.00	.00
3070		894720351008	1623 W 16TH ST NIEMAN PROPERTIES LLC -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894720377012	1601 MYRTLE ST TURNER JULIUS N -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070		894720380006	1315 W 15TH ST KRELL DENNIS R - PALOMINO VICTORIA DEFACHE -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00

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PROGRAM	PROJECT	PARCEL ADDRESS	RESOLUTION DATE	DATE CERTIFIED	END DATE	COMPLETION DATE	DEF YRS	UNPD ASM AMOUNT	DEFICIENCY AMOUNT
3070		894720386016 1409 CENTER ST CARDWELL CHARLES W -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070		894720460003 1419 SILVER ST BANKOWSKA JOLANTA -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070		894720480004 1506 MAIN ST PORTER MAYNARD H JR -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070		894720485024 5 14TH ST CORTEZ HELEN LOPEZ -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894720486004 1408 MC DONALD ST FOUR CORNERS HOLDINGS INC -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070		894721155019 2120 GRANDVIEW BLVD METZ MYRTLE M -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894721227002 2716 COURT ST COTTER DANIEL -	0/00/00	0/00/00	0/00/00	0/00/00		110.00	.00
3070		894721228011 1103 26TH ST GOLDAMMER PARTNERSHIP -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070		894721230014 1123 25TH ST RESIDENTIAL EQUITY PARTNE -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894721255013 921 22ND ST US BANK NATIONAL ASSOCIAT -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894721279010 1412 25TH ST PROSPERITY REAL ESTATE LL -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894721279026 1411 24TH ST HARDER MICHELLE L -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894721281001 1300 23RD ST FRAZIER MARCLEN R -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894721282008 1118 22ND ST CHRISTOFFERS DONNA LIVING -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894721336011 615 17TH ST BANCO GROUP INC -	0/00/00	0/00/00	0/00/00	0/00/00		840.00	.00
3070		894721355007 1700 DOUGLAS ST PROSPECT PROPERTY GROUP L -	0/00/00	0/00/00	0/00/00	0/00/00		360.00	.00
3070		894721355012 1614 DOUGLAS ST LOZADA JUDITH -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894721355013 1610 DOUGLAS ST VIKING SALES INC -	0/00/00	0/00/00	0/00/00	0/00/00		760.00	.00
3070		894721355021 1619 1621 PIERCE ST ST LAWRENCE PROPERTIES LL -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070		894721357004 107 14TH ST WAR EAGLE PROPERTIES LLC -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894721359014 1406 GRANDVIEW BLVD WAR EAGLE PROPERTIES LLC -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894721360001 1518 DOUGLAS ST MT OLIVE MISSIONARY BAPT -	0/00/00	0/00/00	0/00/00	0/00/00		1,080.00	.00
3070		894721360009 1515 PIERCE ST CIUDAD CRISTIANA MINISTER -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070		894721377005 1606 NEBRASKA ST GOLDAMMER PARTNERSHIP -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894721378001 1624 JACKSON ST IGLESIA EVANGELICA PENTEC -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
		NEIA GROUP LLC -							

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PROGRAM PROJECT	PARCEL ADDRESS	RESOLUTION DATE	DATE CERTIFIED	END DATE	COMPLETION DATE	DEF YRS	UNPD ASM AMOUNT	DEFICIENCY AMOUNT
3070	894721378002 1620 JACKSON ST NEIA GROUP LLC -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070	894721379002 508 16TH ST SIOUXLAND OROMO ISLAMIC -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894721401014 811 20TH ST TRUONG WILLSON T -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894721403013 1014 21ST ST INLAY DOUGLAS E -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894721403014 1016 21ST ST D & S CREATIVE PROPERTY S -	0/00/00	0/00/00	0/00/00	0/00/00		360.00	.00
3070	894721403016 2021 INGLESIDE AVE BLAIR TONY L -	0/00/00	0/00/00	0/00/00	0/00/00		360.00	.00
3070	894721405015 1903 INGLESIDE AVE HREISHAWI MAHMOUD AL -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894721407026 825 18TH ST ST LAWRENCE PROPERTIES LL -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894721407028 829 18TH ST OLSON RICHIE -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	894721409023 807 17TH ST ROLLER DONALD F -	0/00/00	0/00/00	0/00/00	0/00/00		130.00	.00
3070	894721409025 813 17TH ST DINH VAN T -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	894721409027 825 17TH ST SID PROPERTIES LLC -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894721409030 843 17TH ST ROBINSON DANNY - REYNAGA JUANITA MARIA -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894721426010 2007 IOWA ST FAZIO JOSEPH A -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	894721427008 1914 IOWA ST SEILER MARY E -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894721427009 1908 IOWA ST SID PROPERTIES LLC - PEREZ EVANGELINA -	0/00/00	0/00/00	0/00/00	0/00/00		480.00	.00
3070	894721431011 1205 18TH ST REISDORPH MARY J -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	894721451009 836 17TH ST FONTENOT DOUGLAS D -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894721454002 1606 INGLESIDE AVE D&A PROPERTIES LLC -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894721456019 1507 COURT ST PBSC 2011 LLC -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070	894721458021 911 14TH ST HELD DOUGLAS FREDERICK -	0/00/00	0/00/00	0/00/00	0/00/00		550.00	.00
3070	894721460002 1328 JENNINGS ST RIVER RUN ACA LLC -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894721461018 1411 VIRGINIA ST WEST KIM N -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070	894721462011 1400 VIRGINIA ST HUYNH TUYET -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894721462017 1007 14TH ST	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00

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PROGRAM	PROJECT	PARCEL	ADDRESS	RESOLUTION DATE	DATE CERTIFIED	END DATE	COMPLETION DATE	DEF YRS	UNPD ASM AMOUNT	DEFICIENCY AMOUNT
3070		894722102010	2743 CHEYENNE BLVD WILLIAMS HELEN -	0/00/00	0/00/00	0/00/00	0/00/00		250.00	.00
3070		894722103025	1717 27TH ST JDF PROPERTIES LLC -	0/00/00	0/00/00	0/00/00	0/00/00		360.00	.00
3070		894722103026	1719 27TH ST KESELRING CONSTRUCTION RE -	0/00/00	0/00/00	0/00/00	0/00/00		360.00	.00
3070		894722152007	1620 24TH ST KESELRING CONSTRUCTION RE -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070		894722156002	1704 25TH ST MCLAUGHLIN FREDRICK W -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894722156023	2403 FLOYD BLVD CORALE LLC -	0/00/00	0/00/00	0/00/00	0/00/00		360.00	.00
3070		894722477001	1724 ROCK ST CHAVEZ RANDY A -	0/00/00	0/00/00	0/00/00	0/00/00		310.00	.00
3070		894723152014	3227 22ND ST SHAKTA GIRISH R -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070		894723303001	2904 20TH ST JAY-AMBE IOWA INC -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894723353015	3023 MELROSE AVE SUNDT LILLIAN M REV TRUST -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070		894723363010	1611 CARLIN AVE GUERRERO LUIS E -	0/00/00	0/00/00	0/00/00	0/00/00		285.00	.00
3070		894723363020	1417 CARLIN AVE HODGES PETER KENNETH JR -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070		894723379019	3431 ATHLONE AVE LORENZEN HERMAN JR -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070		894726126004	3274 14TH ST CHASE BURTON F -	0/00/00	0/00/00	0/00/00	0/00/00		1,080.00	.00
3070		894726126007	3273 13TH ST SWEDA LORA L -	0/00/00	0/00/00	0/00/00	0/00/00		1,080.00	.00
3070		894726158003	3008 9TH ST SWEDA LORA L -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894726328002	515 FAXTON ST MEDINA FRANCISCO SERRANO -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070		894726363018	102 S RUSTIN ST HORSLEY CLARENCE -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070		894726364004	104 S HELEN ST VIKING APPRAISALS INC -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894726365014	3115 CORRECTIONVILLE RD MORLEY PAT -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894727204036	1328 LEWIS BLVD HOWLEY MICKEY C -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894727206014	1017 DUBUQUE ST MENDEZ JOSE -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894727226015	1124 DUBUQUE ST RODRIGUEZ JAIME GARCIA -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894727226017	1118 DUBUQUE ST WRIGHT JOHN D -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
			BARAJAS FRANCISCO JAVIER -							
			PHANN RUBY-LIFE ESTATE -							

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3070	894727230005 1006 DUBUQUE ST ESLINGER RALPH E -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894727230006 2501 10TH ST ESLINGER RALPH E -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894727232014 2703 10TH ST BURDORF MATTHEW M -	0/00/00	0/00/00	0/00/00	0/00/00		390.00	.00
3070	894727402010 2442 7TH ST STARLIGHT PROPERTIES INC - HIRSHAUER RICHARD L -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	894728102001 1322 SUMMIT ST BLUBARRY PROPERTIES LLC -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894728102010 201 13TH ST NGUYEN PHIEU - NGUYEN TRU QUOC -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894728102015 1325 GRANDVIEW BLVD HCEF PROPERTIES LLC -	0/00/00	0/00/00	0/00/00	0/00/00		840.00	.00
3070	894728104002 1302 DOUGLAS ST SIOUXLAND HOUSING DEVELOP -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070	894728104003 407 13TH ST SIOUXLAND HOUSING CORPORA -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894728104004 409 13TH ST EMORY RONALD L -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894728104008 1301 PIERCE ST EMORY RONALD L -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894728108001 1218 DOUGLAS ST SIOUXLAND HOUSING DEVELOP -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070	894728127010 613 13TH ST INLAY DOUGLAS E -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	894728127011 617 13TH ST ANDERSON AARON -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894728156013 915 DOUGLAS ST E STREET LTD CO -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894728177003 611 9TH ST GOLDAMMER PARTNERSHIP -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	894728184001 722 NEBRASKA ST RESIDENTIAL EQUITY PARTNE -	0/00/00	0/00/00	0/00/00	0/00/00		840.00	.00
3070	894728201014 1305 JENNINGS ST NORTHERN IOWA PROPERTIES -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	894728202017 1312 JENNINGS ST SELECT APARTMENTS LLC -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894728203011 1018 14TH ST WHITMAN LOIS JEAN ETAL -	0/00/00	0/00/00	0/00/00	0/00/00		360.00	.00
3070	894728206008 1009 12TH ST HALF MOON HOLDINGS LC -	0/00/00	0/00/00	0/00/00	0/00/00		360.00	.00
3070	894728210010 1013 JENNINGS ST E STREET LTD CO -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894728227011 1317 FLOYD BLVD BURNETT CHARLENE -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070	894728228004 1304 FLOYD BLVD BOSE KENNETH LEE -	0/00/00	0/00/00	0/00/00	0/00/00		480.00	.00
3070	894728231006 1301 12TH ST	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00

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3070	894728233011 1117 IOWA ST BARRAGAN JOHN H -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894728236005 1010 COURT ST LUCAS TIMOTHY P -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894728251002 916 JONES ST DELGADO MARCOS ORTIZ -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894728251003 914 JONES ST MERIDIAN HOLDINGS LLC -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070	894728253007 907 COURT ST JONES JAMES W JR -	0/00/00	0/00/00	0/00/00	0/00/00		600.00	.00
3070	894728254003 821 JENNINGS ST OLSON DONALD -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894728254004 817 JENNINGS ST ROSE ROSE M -	0/00/00	0/00/00	0/00/00	0/00/00		750.00	.00
3070	894728259018 715 COURT ST SRG CAPITAL LLC -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	894728276002 918 COURT ST NESBITT NEAL J -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894728276003 916 COURT ST COREY REAL ESTATE LLC -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070	894728282002 718 COURT ST HEIEN JOHN F -	0/00/00	0/00/00	0/00/00	0/00/00		425.00	.00
3070	894729102010 1511 VILLA AVE ACOSTA MIRIAM K -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894729105009 610 ROSS ST WASHINGTON MUTUAL -	0/00/00	0/00/00	0/00/00	0/00/00		960.00	.00
3070	894729106009 1400 VILLA AVE KVAME SCOTT C -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894729109017 1401 W 5TH ST WINTER DALE A -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894729127001 1222 W 14TH ST GUNNELS JEREMY J -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894729127010 706 1/2 ISABELLA ST END OF THE ROAD LLC -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894729127014 1213 VILLA AVE ANDERSON ADAM -	0/00/00	0/00/00	0/00/00	0/00/00		720.00	.00
3070	894729130012 608 REBECCA ST COTTON STANLEY E -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894729130018 1303 W 6TH ST SALZIEDER KAREN M -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070	894729136013 1107 W 5TH ST FORD ELEM -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894729159019 215 ROSS ST JOHNSON DEBORAH K -	0/00/00	0/00/00	0/00/00	0/00/00		650.00	.00
3070	894729163001 1622 W 2ND ST VICTORY EDUCATION SERVICE -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894729176023 1305 W 4TH ST VO NHAN -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
	HERRARTE HUGO -							

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PROGRAM PROJECT	PARCEL ADDRESS	RESOLUTION DATE	DATE CERTIFIED	END DATE	COMPLETION DATE	DEF YRS	UNPD ASM AMOUNT	DEFICIENCY AMOUNT
3070	894729177013 423 MYRTLE ST BANKOWSKA JOLANTA -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894729178003 428 MYRTLE ST BOYLE JEFFREY A -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894729178017 429 CENTER ST STARK STEFAN H -	0/00/00	0/00/00	0/00/00	0/00/00		1,100.00	.00
3070	894729201004 500 W 14TH ST STARICK MARTHA -	0/00/00	0/00/00	0/00/00	0/00/00		750.00	.00
3070	894729204006 607 PANOAH ST TASY DEBBIE M -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070	894729254003 612 W 6TH ST NGUYEN SINH -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894729259011 617 W 2ND ST SC HOMES LLC AS NOMINEE F -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894729403004 216 SIOUX ST CONSOLIDATED MIDWEST ENTE -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894729403005 212 SIOUX ST CONSOLIDATED MIDWEST ENTE -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894729405015 133 SIOUX ST VICTORY EDUCATION SERVICE -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070	894729406005 114 SIOUX ST CASSENS ROLAND J JR -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894729406010 421 W 1ST ST SUHR DAN -	0/00/00	0/00/00	0/00/00	0/00/00		580.00	.00
3070	894729407021 115 BLUFF ST VICTORY EDUCATION SERVICE -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070	894729408007 520 W 1ST ST GROENDYK TRISH -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894729433001 318 W 3RD ST ZAMORA ROSA -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894729433002 316 W 3RD ST ZAMORA ROSA - LEYVA YLMER -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894729435011 200 W 3RD ST G T L INVESTMENTS L P -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070	894729440009 212 KANSAS ST KOON BRANDON -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894730178002 434 FANCETT ST BARAJAS ESTEBAN -	0/00/00	0/00/00	0/00/00	0/00/00		1,230.00	.00
3070	894730182002 2412 W 4TH ST BEGUHL ROBERT L II -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894730227006 1921 VILLA AVE BLOMBERG LAUREL A -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894730239002 1922 W 5TH ST PROSPERITY REAL ESTATE LL -	0/00/00	0/00/00	0/00/00	0/00/00		240.00	.00
3070	894730240001 1826 W 5TH ST OROZCO FERNANDO -	0/00/00	0/00/00	0/00/00	0/00/00		390.00	.00
3070	894730241008 1705 W PALMER AVE PHH MORTGAGE CORPORATION -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070	894730251010 2315 W 4TH ST ACC 74 LLC -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00

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ASSESSMENTS LISTING - PARCEL ORDER

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2017 WEED PROGRAM

ASSR013

PROGRAM PROJECT	PARCEL ADDRESS	RESOLUTION DATE	DATE CERTIFIED	END DATE	COMPLETION DATE	DEF YRS	UNPD AMOUNT	ASM AMOUNT	DEFICIENCY AMOUNT
3070	894730252008 2221 W 4TH ST HALF MOON HOLDINGS LC -	0/00/00	0/00/00	0/00/00	0/00/00		910.00		.00
3070	894730254010 315 COLLINS ST INOC LLC -	0/00/00	0/00/00	0/00/00	0/00/00		210.00		.00
3070	894730256015 2326 W 3RD ST IRIATE-ESTEDEZ CHEGEMNY -	0/00/00	0/00/00	0/00/00	0/00/00		540.00		.00
3070	894730260003 2314 W 2ND ST CRAWFORD JOHN D -	0/00/00	0/00/00	0/00/00	0/00/00		140.00		.00
3070	894730276001 2026 W PALMER AVE LANG DAVID -	0/00/00	0/00/00	0/00/00	0/00/00		410.00		.00
3070	894730278007 410 HELMER ST ORTIZ LUIS ENRIQUE GUERRE -	0/00/00	0/00/00	0/00/00	0/00/00		180.00		.00
3070	894730278008 1825 W 4TH ST ZAMORA ROSA -	0/00/00	0/00/00	0/00/00	0/00/00		540.00		.00
3070	894730280010 2000 W 4TH ST CORALE LLC -	0/00/00	0/00/00	0/00/00	0/00/00		840.00		.00
3070	894730280011 315 TURNER ST SC HOMES LLC AS NOMINEE F -	0/00/00	0/00/00	0/00/00	0/00/00		180.00		.00
3070	894730281005 1904 W 4TH ST PEIRCE TROY C -	0/00/00	0/00/00	0/00/00	0/00/00		1,080.00		.00
3070	894730282003 1814 W 4TH ST OWOLABI CLARA -	0/00/00	0/00/00	0/00/00	0/00/00		750.00		.00
3070	894730285002 1916 W 3RD ST FLANIGAN NANCY A -	0/00/00	0/00/00	0/00/00	0/00/00		540.00		.00
3070	894730286006 215 ALLAN ST EHLERS SHANE -	0/00/00	0/00/00	0/00/00	0/00/00		210.00		.00
3070	894730409009 238 S JUDD ST BURKE PAULA J -	0/00/00	0/00/00	0/00/00	0/00/00		270.00		.00
3070	894730410028 321 S JOHN ST RIPPATOE MUNGUNTSETSEG -	0/00/00	0/00/00	0/00/00	0/00/00		.00		.00
3070	894730430009 2000 W 1ST ST CAMPBELL CAROL M -	0/00/00	0/00/00	0/00/00	0/00/00		270.00		.00
3070	894730431010 1921 W HIGHLAND AVE TONJUM MARK A -	0/00/00	0/00/00	0/00/00	0/00/00		570.00		.00
3070	894734103004 1421 DACE AVE HUMMELL RONALD B -	0/00/00	0/00/00	0/00/00	0/00/00		270.00		.00
3070	894734152012 1710 DACE AVE SIOUX CITY RELOAD CO -	0/00/00	0/00/00	0/00/00	0/00/00		930.00		.00
3070	894734207002 2501 LEECH AVE SHREVE RALPH M -	0/00/00	0/00/00	0/00/00	0/00/00		210.00		.00
3070	894734256017 2521 CHICAGO AVE NATIONSTAR MORTGAGE LLC -	0/00/00	0/00/00	0/00/00	0/00/00		270.00		.00
3070	894734258001 700 S WESTCOTT ST HERNANDEZ JOHN F -	0/00/00	0/00/00	0/00/00	0/00/00		210.00		.00
3070	894734259003 801 S WESTCOTT ST ORTIZ IVAN -	0/00/00	0/00/00	0/00/00	0/00/00		210.00		.00
3070	894734431006 1120 S LINN ST IFH LLC -	0/00/00	0/00/00	0/00/00	0/00/00		630.00		.00
3070	894734451013 2415 VINE AVE PATRIOT COMPANY -	0/00/00	0/00/00	0/00/00	0/00/00		390.00		.00
3070	894734451014 2425 VINE AVE	0/00/00	0/00/00	0/00/00	0/00/00		180.00		.00

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ASSESSMENTS LISTING - PARCEL ORDER

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2017 WEED PROGRAM

ASSR013

PROGRAM	PROJECT	PARCEL ADDRESS	RESOLUTION DATE	DATE CERTIFIED	END DATE	COMPLETION DATE	DEF YRS	UNPD ASM AMOUNT	DEFICIENCY AMOUNT
3070		894734451020 2511 VINE AVE E STREET LTD -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070		894734476012 1309 S FAIRMOUNT ST E STREET LTD CO -	0/00/00	0/00/00	0/00/00	0/00/00		495.00	.00
3070		894734479002 2901 VINE AVE WARREN RUTH -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894734480004 2606 VINE AVE REYNOLDS JESSICA A -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894735179004 3324 CHICAGO AVE RICH MERLE E -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070		894735186007 801 S MARTHA ST SIDIE MARCIE L -	0/00/00	0/00/00	0/00/00	0/00/00		270.00	.00
3070		894735202009 3710 GREEN AVE BRINKERHOFF WILLIAM J -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894735252007 4110 GORDON DR NANTHAVONG JOHNNY -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894735302016 925 S ALICE ST LIU YUN -	0/00/00	0/00/00	0/00/00	0/00/00		480.00	.00
3070		894735332007 1020 S GLASS ST WASHINGTON GARY -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894735353016 1229 S PAXTON ST ZOOK JEFF -	0/00/00	0/00/00	0/00/00	0/00/00		230.00	.00
3070		894735451003 3606 STONE AVE RUSSELL DAWN MARIE -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894735451011 3706 STONE AVE MORTON EUGENE D -	0/00/00	0/00/00	0/00/00	0/00/00		420.00	.00
3070		894735454001 1237 MORNINGSIDE AVE JETTER PAULA J -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894814333013 2523 BOIES ST GOMEZ RIGOBERTO ARREOLA -	0/00/00	0/00/00	0/00/00	0/00/00		170.00	.00
3070		894814388010 909 GOLDIE AVE COREY REAL ESTATE LLC -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894815479003 1620 RIVER DR HOGAN JOSEPH EUGENE JR -	0/00/00	0/00/00	0/00/00	0/00/00		350.00	.00
3070		894815480001 1724 WHITCHER AVE GIBBS TINA -	0/00/00	0/00/00	0/00/00	0/00/00		840.00	.00
3070		894815480009 1600 WHITCHER AVE GATTON MARION E -	0/00/00	0/00/00	0/00/00	0/00/00		210.00	.00
3070		894822276001 1700 CLARIDGE ST LINGLE RETA A -	0/00/00	0/00/00	0/00/00	0/00/00		.00	.00
3070		894823103007 2210 FAIRBANKS ST COLONIAL SAVINGS FA -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070		894823129011 2221 BOIES ST FRYE KRISTINE CORCORAN -	0/00/00	0/00/00	0/00/00	0/00/00		180.00	.00
3070		894823177008 1902 BRYAN ST SCHAUER BERT T -	0/00/00	0/00/00	0/00/00	0/00/00		630.00	.00
3070		894823177009 1900 BRYAN ST CRAFT SONDR A -	0/00/00	0/00/00	0/00/00	0/00/00		540.00	.00
3070		894823253012 1904 RIVERSIDE BLVD CRAFT SONDR A -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00

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ASSESSMENTS LISTING - PARCEL ORDER

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2017 WEED PROGRAM

ASSR013

PROGRAM PROJECT	PARCEL ADDRESS	RESOLUTION DATE	DATE CERTIFIED	END DATE	COMPLETION DATE	DEF YRS	UNPD ASM AMOUNT	DEFICIENCY AMOUNT
3070	894823253013 1900 RIVERSIDE BLVD MILLER BRETT B -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
3070	894824477010 3101 EDMUNDS AVE RESIDENTIAL EQUITY PARTNE -	0/00/00	0/00/00	0/00/00	0/00/00		450.00	.00
3070	894825180003 3806 W 4TH ST HEALD RONALD - THURBER WALTER M -	0/00/00	0/00/00	0/00/00	0/00/00		810.00	.00
PROGRAM TOTAL							115,130.00*	.00*

**NOTICE OF FILING OF THE SCHEDULE OF ASSESSMENTS
AGAINST BENEFITED PROPERTIES FOR THE
2017 WEED CUTTING PROGRAM**

TO THE PERSONS OWNING LAND LOCATED WITHIN THE 2017 WEED CUTTING PROGRAM:

The extent of the work completed on December 11, 2017, is the cutting or destruction of weeds and other growth which constituted a health, safety or fire hazard.

You are hereby notified that the schedule of assessments against your property for the cost of the work performed has been adopted and levied by the City Council of Sioux City, Iowa, and that said schedule of assessments has been certified to the County Treasurer of Woodbury County, Iowa.

You are further notified that assessments may be paid in full or in part without interest at the office of the City Treasurer, at any time within thirty days after the date of the first publication of this notice of the filing of the schedule of assessments with the County Treasurer (see date below). Unless said assessments are paid in full within said thirty-day period all unpaid assessments will draw annual interest computed at eight percent commencing on March 12, 2018, (the date of acceptance of the work) computed to the December 1st next following the due date of the assessment. The installment will be delinquent on October 1st following its due date of July 1, 2018.

All properties which may be lawfully assessed for the work have been assessed for the cost of performing the work, the amount of each assessment having been set out in the schedule of assessments which are now on file in the office of the City Clerk of Sioux City, Iowa and the County Treasurer of Woodbury County, Iowa. For further information you are referred to said schedule of assessments.

This notice given by direction of the Council of the City of Sioux City, Iowa, as prescribed by §384.60 of the Code of Iowa.

LISA L. MCCARDLE, CITY CLERK

Published in the Sioux City Journal on March 17, 2018, and March 24, 2018.

REPORT OF TOTAL COSTS OF THE
2017 WEED CUTTING PROGRAM

TO: City Council

Statement of costs to be assessed:

1.	2017 Weed Cutting Program	<u>\$115,130.00</u>
2.	Cost of serving notice and publication of notices.	\$ _____
3.	Cost of publication or other service of "Schedule of Assessments for Cost of 2017 Weed Cutting Program" and "Notice of Filing of the Schedule of Assessments".	\$ _____
	GRAND TOTAL	\$ _____

I, Robert K. Padmore, City Manager, do hereby state that the above and foregoing is a true and correct statement of costs concerning the assessment to be levied on all property within the 2017 Weed Cutting Program.

City Manager

x	Regular Session
	Study Session
	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 11A

FROM: Rex Mueller, Chief of Police
Mark Kirkpatrick, Police Captain

SUBJECT: **Resolution awarding a purchase order to Group Mobile of Chandler, Arizona in the amount of \$187,720.00 for the purchase of forty (40) A140 tablet computers for the Police Department.**

Reviewed By: **x** Department Director **x** Finance Department **x** City Attorney **x** City Manager

RECOMMENDATION:

Staff respectfully requests the City approve a purchase order to Group Mobile of Chandler, Arizona in the amount of \$187,720.00 for the purchase of forty (40) A140 tablet computers with keyboards, vehicle dock, keyboard and five (5) year extended warranty.

DISCUSSION:

The Sioux City Police Department currently uses forty (40) tablet computers for computer aided dispatching, report writing and data retrieval in their vehicles. The current computers were purchased in June of 2013 and are in need of replacement as their anticipated lifetime has expired and the department is experiencing issues with reliability.

The department's technology committee was tasked with finding a replacement system last Spring. The committee reviewed products from six (6) different vendors. Most were able to provide a product that was tested by our staff under actual use conditions. The prevailing concern, during testing, was the computer's ability to be integrated seamlessly into our existing systems.

Requests to evaluate their products were sent to six (6) vendors able to provide the required systems. Three products were determined to meet our needs and are below. The qualifying bids are as follows:

Vendor	Group Mobile Chandler Arizona	Patrol PC North Attleboro, Massachusetts	Kelteck Inc. Baxter, Iowa
Price	\$4,693.00 ea \$187,720.00 Tot.	\$6,413.00 ea \$256,520.00 Tot	\$6,722.31 ea \$268,892.40 Tot
Price Difference per item from Low Bid	Not Applicable	\$1,720	\$2,029.31
Percentage Difference from Low Bid	Not Applicable	36.65%	43.24%

FINANCIAL IMPACT:

Funds are available in account #401-3002-413.22-02, Police, Uniformed Bureau, CMG Lease Charges.

RELATIONSHIP TO STRATEGIC PLAN:

This project supports the Grow Sioux City and Enhance Connectivity with Citizens and Businesses, as well as the Health and Safety Municipal Responsibility, "We will enhance public health and safety by maximizing the utilization of technology, improved community engagement, and improved communications and facilities."

ALTERNATIVES:

Reject the bids.

ATTACHMENTS:

Resolution

RESOLUTION NO. 2018 - _____

RESOLUTION AWARDDING A PURCHASE ORDER TO GROUP MOBILE OF CHANDLER, ARIZONA IN THE AMOUNT OF \$187,720.00 FOR THE PURCHASE OF FORTY (40) A140 TABLET COMPUTERS FOR THE POLICE DEPARTMENT.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that a purchase order be issued to Group Mobile of Chandler, Arizona in the amount of \$187,720.00 for the purchase of forty (40) A140 tablet computers for the Police Department.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 11B

FROM: Rex Mueller, Chief of Police
Mark Kirkpatrick, Uniform Captain

SUBJECT: Resolution awarding a purchase order to Group Mobile of Chandler, AZ in the amount of \$307,253.00 for the purchase of thirty-five (35) in car video system, six (6) interview room video systems and related hardware for the Police Department.

Reviewed By:	<input checked="" type="checkbox"/>	Department Director	<input checked="" type="checkbox"/>	Finance Department	<input checked="" type="checkbox"/>	City Attorney	<input checked="" type="checkbox"/>	City Manager
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RECOMMENDATION:

Staff respectfully requests the City Council award a purchase order to Group Mobile of Chandler, AZ for the purchase of thirty-five (35) digital in-car video systems and related hardware. The purchase also includes six (6) additional on-site video systems and related hardware to be used in 4 interview rooms at the Police Department as well as two (2) stations in the Woodbury County Jail OWI processing room. The total purchase price is \$307,253.00 and will be paid from the Equipment Replacement Fund.

DISCUSSION:

The current in car video system has exceeded its life expectancy and has begun creating significant reliability problems and is in need of replacement. In mid-2017, the Chief of Police directed that a strategic planning committee research replacement options and make recommendations. The committee reviewed multiple systems as possible replacements. A key consideration for evaluating each vendor was the requirement that they were able to offer a system that could later be expanded to include body worn camera video if the department and city choose to add that option in the future. This limited the number of vendors that were able to provide a product matching that requirement. We were able to find and evaluate only two different vendors with technology currently in use that fit the requirement. Both are prominent in the industry.

While we were able to find two vendors we encountered significant difficulty in securing bids that could be compared to each other. Each vendor structures their products and data storage plans in multiple ways. The decision to use local versus cloud storage was key, with vendors charging significantly different prices for equipment based on the storage option chosen. In researching the differences between local versus cloud storage it was determined that cloud storage was the preferred option although slightly more expensive. We found that vendors discount equipment to make it more attractive or conversely inflate the price of equipment if choosing local storage.

Vendor	Group Mobile	WatchGuard
Cost	307,253.00	376,250.00
Difference		+68,997.00
Percentage Difference		+22.5%

FINANCIAL IMPACT:

Funds are available in account #401-3002-413.22-02, Police, Uniformed Bureau, CMG Lease Charges.

RELATIONSHIP TO STRATEGIC PLAN:

This project supports the Grow Sioux City and Enhance Connectivity with Citizens and Businesses, as well as the Health and Safety Municipal Responsibility. "We will enhance public health and safety by maximizing the utilization of technology, improved community engagement and improved communications and facilities."

ALTERNATIVES:

Reject the Request

ATTACHMENTS:

Resolution

RESOLUTION NO. 2018 - _____

RESOLUTION AWARDDING A PURCHASE ORDER TO GROUP MOBILE OF CHANDLER, AZ IN THE AMOUNT OF \$307,253.00 FOR THE PURCHASE OF THIRTY-FIVE (35) IN CAR VIDEO SYSTEM, SIX (6) INTERVIEW ROOM VIDEO SYSTEMS AND RELATED HARDWARE FOR THE POLICE DEPARTMENT.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that a purchase order be issued to Group Mobile of Chandler, Arizona in the amount of \$307,253.00 for the purchase of thirty-five (35) in car video system, six (6) interview room video systems and related hardware for the Police Department.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018

ACTION ITEM # 12

FROM: Donna Forker, Finance Director

SUBJECT: Approve total checks issued for the reporting period of February 2018, in the amount of \$7,631,448.70

Reviewed By:	<input checked="" type="checkbox"/>	Department Director	<input checked="" type="checkbox"/>	Finance Department	<input checked="" type="checkbox"/>	City Attorney	<input checked="" type="checkbox"/>	City Manager
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RECOMMENDATION:

Staff respectfully requests the Council to approve the total checks issued for February 2018 on Monday's Agenda.

DISCUSSION:

The Finance Department has on file a list of gross cumulative payments paid to each separate accounts payable vendor on a monthly basis. This listing is available for Council Members' perusal. On your agenda for Monday is a total amount of these payments for City Council approval. The day after the Council meeting, the Finance Department files the list with The Sioux City Journal for publication.

Detailed information on these listed payments can be found in the Finance Department. This department keeps a weekly claim register, which lists vendor name, vendor number, and account code. Any question from Council members or citizens concerning vendor payments are easily answered using a cross-reference system on the mainframe computer, which searches information on vendor payments.

FINANCIAL IMPACT:

None

RELATIONSHIP TO STRATEGIC PLAN:

This action shows the City's effort to maintain sound fiscal policy in dealing with the City's budget and financial assets and relates to the Trust and Open Communication values in the strategic plan.

ALTERNATIVES:

Under the Code of Iowa, all checks issued must be approved by the City Council.

ATTACHMENTS:

None

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018

ACTION ITEM # 13

FROM: Lisa McCardle, City Clerk

A. ON-PREMISE SALES

1. CLASS C LIQUOR LICENSE (liquor/wine/beer/wine coolers/carry-out)
 - A. El Gato Negro, 24 West 3rd Street (Renewal)
 - B. Segen Bar, 1923 Pierce Street (New)
 - C. Whispering Creek Golf, 6500 Whispering Creek Drive (Renewal)
2. CLASS B BEER PERMIT (beer/carry-out beer/wine coolers)
 - A. Floyd Slow Pitch Softball, 2500 Chataqua Drive (New)

SUBJECT:

B. OFF PREMISE SALES

1. CLASS B NATIVE WINE PERMIT (Iowa wine only)
 - A. PG Mini Mart, 800 Hamilton Boulevard (Renewal)
2. CLASS C BEER PERMIT (beer/wine coolers)
 - A. PG Mini Mart, 800 Hamilton Boulevard (Renewal)
3. CLASS E LIQUOR LICENSE (liquor only)
 - A. PG Mini Mart, 800 Hamilton Boulevard (Renewal)

Reviewed By:	<input checked="" type="checkbox"/> Department Director	Finance Department	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Manager
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RECOMMENDATION:

Staff respectfully requests and recommends approval of the above Beer and Liquor Licenses.

DISCUSSION:

Fire Code Inspections were completed; Building, Electrical, Mechanical and Plumbing Inspections were performed; and Zoning Code has been verified for the above applicants, no violations were found unless otherwise noted.

All Outdoor Events are approved pending final inspections once the event is set up.

Property tax records were verified and taxes are paid to date; the business utility accounts are also current for all applicants unless otherwise noted.

Police Records for the establishments were reviewed and the Police Department recommends approval for all applicants unless otherwise noted.

FINANCIAL IMPACT:

The % of the local authority share of liquor license fees gathered by the State of Iowa Alcoholic Beverages Division varies from license to license; the City collected \$111,513.76 in FY2017.

RELATIONSHIP TO STRATEGIC PLAN:

Health and Safety Vision - We will enhance public health and safety by maximizing the utilization of technology, improved community engagement, and improved communications and facilities.

ALTERNATIVES:

Council may, at their discretion, vote for approval or deny in opposition of the City departments' recommendations.

ATTACHMENTS:

None

**EFFECTIVE FISCAL AND PUBLIC POLICY COMMITTEE
REGULAR MEETING MINUTES
February 14, 2018**

The Effective Fiscal and Public Policy Committee met at 4:00 p.m. in the Pre-Council Conference Room, City Hall, 405 - 6th Street, Sioux City, Iowa, at which time the following items were discussed.

MEMBERS PRESENT

Tom Baurichter
Ann Brodersen
Dee Davis
Taylor Goodvin
Dick Pruehs
Alex Watters

MEMBERS ABSENT

Michael Bayala
Marisa Cummings
Joseph Donovan
Jim Johnson
Dick Salem

STAFF

Donna Forker

OTHER

Call to Order

The meeting was called to order at 4:04 p.m.

Minutes

Pruehs motioned and Baurichter seconded the approval of the minutes of December 13, 2018; all voting aye.

Election of Officer

Pruehs motioned and Baurichter seconded the nomination of Dee Davis as Chair; all voting aye.

Watters motioned and Pruehs seconded the nomination of Taylor Goodvin as Vice Chair; all voting aye.

Presentation of the Fiscal Year 2019 Budget

Forker gave a presentation on the upcoming budget and answered questions.

Committee General Questions

The March meeting will be a presentation on Plans Reviews.

Adjournment

There being no further business, the meeting was adjourned at 5:00 p.m., on motion by Pruehs, second by Baurichter; all voting aye.

ENVIRONMENTAL ADVISORY BOARD MEETING
Regular Meeting Minutes
January 11, 2018

The Environmental Advisory Board held a meeting on this date at 4:00 p.m. at the Long Lines Family Rec Center Conference Room, 401 Gordon Drive, Sioux City, Iowa at which time the following items were discussed:

<u>MEMBERS PRESENT</u>	<u>MEMBERS AB-SENT</u>	<u>STAFF PRESENT</u>	<u>Guests</u>
Carrie Radloff	Brooke Gilbert	Melissa Campbell	Nolan Campbell
John Helms	Brooke Muhlack		Jeannie Bockholt
Sara Steussy			Susan Peete
Eric Wissing			
Adam Wheelock			
Craig Keiser			

1. The meeting was called to order at 4:02 p.m.
2. Call of the Roll was conducted.
3. Sara Steussy made a motion to approve the December 14, 2017 meeting minutes, Craig Keiser seconded the motion. Approved 6-0.
4. Drop Off Containers for Community Recycling – The group will apply for a SWAP Grant to acquire a roll-off for community recycling. We will work with Downtown Partners to select a location. To date, approximately 100 tons of glass has been collected since the start of the program a little over a year ago.
5. Park Recycling – The group will research what kind of containers would be ideal for recycling in the parks. Once the container has been selected we will test at a couple of parks to see what kind of response we get.
6. 2018 Events and Projects – the group discussed projects and goals for 2018. April is a very busy month with the Garden Show, Multicultural Fir, ReEvent, and joint meeting with Council.
7. Comments from Staff (Campbell) – an RFQ was sent out to various vendors for a marketing plan. Those proposals are due at the end of January. The February meeting will consist of reviewing proposals and selecting the company we want to go with.

Meeting adjourned at 5:00 p.m.

Recorded by,
Carrie Radloff
EAB Chairperson

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

January 2, 2018

A meeting of the Sioux City Historic Preservation Commission was held this date at 3:30 p.m. at City Hall, 405 6th St. in Council Chambers, 5th Floor.

<u>MEMBERS PRESENT</u>	<u>MEMBERS ABSENT</u>	<u>GUESTS</u>	<u>STAFF</u>
Mark Custer		Dennis Hill	Kelly Leigh
Amy MacFarlane		Caitlin Benton	Erin Berzina
Adam Fullerton		Dustin Crook	
Bill Burrows			
Bob Coacher			
Jim Jung			
Toi Sullivan			
Sara DeAnda			

1. Call to Order

Bob Coacher, Chairperson, called the meeting to order at 3:30 p.m.

2. Approve minutes for the December 5, 2017 meeting.

Burrows (Custer) recommended approval of the minutes from the December 5, 2017 meeting. All present voted aye.

3. National Register of Historic Places Nomination- Everett School, 1314 W. 3rd St.

Caitlin Benton presented an overview of her research for the National Register nomination application. She stated the applicable National Register criteria used in the application is Criterion A & C.

Sara DeAnda entered the meeting at 3:40 p.m.

Dustin Crook with Arch Icon, the developer of the site, answered questions by the Commissioners. He stated each classroom will be converted into an apartment, and they are not adding a ton of walls separating the building out from its original character. He stated all the stairways and corridors will remain, all dropped ceilings will be removed and the original high ceilings will be restored. He also mentioned Arch Icon is using Historic Tax Credits which was filled out and grandfathered in before the upcoming tax reform changes occur. He stated they will start this project in the Fall of 2018, after the Aberdeen Apartments (Old Central High School Annex) have been completed. Lastly, the question was asked about the name and Dustin responded stating the name is not final yet but they typically like to keep it similar to the original name, so for example Everett School Apartments.

Custer (Jung) moved to approve the National Register of Historic Places Nomination. Motion Carried. 8-0-0 (Yes: Coacher, Jung, Sullivan, Fullerton, Custer, Burrows, MacFarlane, DeAnda/ No:0/ Abstain: 0). Roll Call Vote

4. Old Business

a. Hunt School

Jim Jung mentioned no more property is looking to be purchased for the school build.

Erin Berzina mentioned staff has received a site plan for Hunt School which will go before the Planning and Zoning Commission on January 23, 2018 at 4:00 p.m. in Council Chambers. She stated staff has not reviewed any renderings of the building at this point.

5. New Business

- a. Monthly Financial Report
Erin Berzina stated the current balance is \$8,471.81.
- b. Endangered Properties and Properties of Interest-List Updated
Bob Coacher handed out a list and mentioned 615 Douglas Street has been added to the list.
- c. Reviews
 - i. Homeowner's Manual
The group discussed reviewing this item at the February meeting.
 - ii. Mission Statement
The group decided to wait until a meeting at the April meeting.

6. Committee Reports

- a. **Website Update:** No new updates
- b. **Social Media:** No new updates
- c. **Placard List/Properties of Interest:** Bob Coacher handed out a list of current Red Tag Properties.
- d. **Heights Local Landmark:** Jim mentioned no new updates, and we will apply for a MRHD grant again in the future to fund the neighborhood write-up.
- e. **Scottish Rite:** Jim mentioned they are still working on it
- f. **Summit Street Survey:** no new updates
- g. **Preservation Week/Woodbury County Courthouse 100th Anniversary:** Amy MacFarlane mentioned she will send out a few dates to the Preservation Week Planning Committee to start meeting soon regarding the upcoming week event.
- h. **City Comprehensive Plan update**
Erin Berzina mentioned Houseal Lavigne, the Comp Plan consultant, will be in town on January 22-23, 2018. There will be a "Visioning Charrette" that will take place at 6:00 p.m. on Monday, January 22, 2018 at the Sioux City Convention Center. This event is open to the public. Sara DeAnda also mentioned there will be a Steering Committee meeting at 12:00 p.m. on Monday, January 22, 2018 at the Sioux City library for committee members.

7. Announcements / Other Business

Toi Sullivan asked if anyone has any original drawings for the Warrior Building to please pass along the information to her.

Bob Coacher mentioned there is a vendor list located on the Preservation Iowa website.

8. Adjourn

The meeting concluded at 4:45 p.m. The next scheduled meeting will be held at City Hall Pre-Council Chambers room 512, on Tuesday, February 6, 2018 at 3:30 p.m.

Bob Coacher
Chairperson, Historic Preservation Commission

SIOUX CITY PUBLIC MUSEUM BOARD OF TRUSTEES **REGULAR MEETING** **February 16, 2018**

A meeting of the Sioux City Public Museum Board of Trustees was held Friday, February 16, 2018 at 12:00 p.m. at the Sioux City Public Museum.

MEMBERS PRESENT

Katie Colling
Janet Flanagan
Priscilla Forsyth
Greg Giles
Ben Nesselhuf

MEMBERS ABSENT

OTHERS PRESENT

Steve Hansen
Deanna Mayo

CALLED TO ORDER: Chairperson Flanagan called the meeting to order at 12:00 p.m.

Minutes: *Nesselhuf made a motion to approve the minutes of January 12, 2018 as submitted. The motion was seconded by Giles and passed unanimously.*

Financial Report: Hansen noted the budget is on track with expended funding. The City Council will be holding budget wrap-up on February 21st but the Museum does not have any noted changes. *Colling made a motion to approve the financial report as presented. The motion was seconded by Forsyth and passed unanimously.*

OLD BUSINESS:

Museum Facilities: Hansen reported staff continues to work with the district on the transition of the building. The district has been working with city maintenance staff finalizing repairs to the freight elevator and roof. The Museum had a water leak in our collection area which was coming from the 2nd floor restroom area. Hansen stated he will be meeting with Dr. Gausman and Brian Fahrendholz on March 5th to discuss building logistics and procedures. Hansen noted CED has been working on some small equipment repairs in the permanent galley.

Exhibits and Events: Hansen reported the Museum currently has three strong temporary exhibits on display. The Military History exhibit will close the first week in April. The Great American Political Poster exhibit opened on February 3rd and is a great representation of art, graphic design and political history. The Native American Chuck Raymond exhibit is on display in the back hallway and has received favorable reviews. Hansen noted the Museum had a good crowd for the Political Figures History during the last History at High Noon program. The Museum was also the host location for the Sioux City GO Innovative Market event which had a great turnout. Hansen stated curator Matt Anderson will be going to Chicago to research items from the Alfonso Iannelli collection for an upcoming Museum exhibit. Hansen noted he also met with a collector from Denver, Colorado that has over 1500 Frank Howell pieces. Howell was raised in Sioux City and graduated from East High and the University of Northern Iowa. The Museum would like to feature his collection in an upcoming exhibit.

Museum Staffing: Hansen reported the Museum has filled the part-time custodian position. The Welcome Center still has an open position at their location.

Board Member Openings: Flanagan noted she has been in contact with a couple of potential applicants.

Sports Exhibit: Hansen reported he received a revised proposal from Hilferty & Associates. The Museum has paid Hilferty \$10,000 for the initial conceptual design phase. The cost of the next two phases, preliminary design and final design, will be \$34,000 for a total design cost of \$44,000. This would be a fee of approximately 31% based on an estimated exhibit cost of \$140,000. Hansen noted the Museum will be using current funds on hand as well as looking into other potential new fundraising and grant opportunities. The Museum has been invited to apply for a M.A. Everist Grant. Hansen stated he did not apply for this grant last year with the intention of applying this year for the Sports Exhibit. *Colling moved that the Museum engage in a contract with Hilferty and Associates using non-City funds. The motion was seconded by Nesselhuf and passed unanimously.*

NEW BUSINESS:

Siouxland Community Foundation: Hansen reported the Museum received our 4th quarter reports for the two Museum Endowment funds held with the Siouxland Community Foundation. Hansen reported the endowment funds have been very favorable and noted a portion of the funds are received every year to help fund the Museum's education and exhibit needs.

All-American Concert Band: Forsyth reported the All-American Band Concert will hold a Circus Days Concert at the Shrine Auditorium on February 28. Activities will begin at 1:45 p.m. followed by the concert at 2:30 p.m.

ADJOURNMENT: *There being no further business, Colling made a motion to adjourn the meeting at 12:59 p.m. The motion was seconded by Nesselhuf and passed unanimously.*

Respectfully submitted,

A handwritten signature in black ink that reads "Steve Hansen". The signature is fluid and cursive, with the first name "Steve" and last name "Hansen" clearly legible.

Steve Hansen, Museum Director

CITY PLANNING AND ZONING COMMISSION
ABBREVIATED MEETING MINUTES
FEBRUARY 27, 2018

A regular meeting of the City Planning and Zoning Commission was held this date at 4:00 p.m. in the City Council Chambers, 5th Floor, City Hall, 405 - 6th Street, Sioux City, Iowa, at which time the following items were considered.

MEMBERS PRESENT

David Silverberg
Lee Beukelman
Jason Geary
Jean Calligan

MEMBERS ABSENT

Suzan Stewart, Chair
Michelle Bostinelos, Vice
Chair
Joe Krage

STAFF PRESENT

Chris Madsen, Senior Planner
Jeff Hanson, CD Operations Manager
Ron Kueny, Zoning Enf. Officer
Justin Vondrak, Assistant City Attorney
Kelly Leigh, Administrative Secretary
Erin Berzina, Planner
Brent Nelson, Senior Planner

Geary called the meeting to order at 4:11 p.m., and read the opening statement explaining the procedures. He then introduced the Commission Members and City staff to the audience. The Commission was asked if any member would be abstaining on any agenda item.

Agenda Item 2018-0015: Requested vacation of the N/S alley in the block bounded by 11th Street on the North and Helen and Alice Streets on the East and West. (Petitioner: Donald Grant Construction)

Brent Nelson presented information on the item. He stated the petitioner intends to put at least 2 duplexes on the parcels with access coming off of 11th street. He stated the alley in question is unimproved and not used in the transportation system. He stated the parcels are currently zoned NC.4 (Neighborhood Conservation 4) which would allow duplexes and the petitioner has enough square footage for setback requirements. He stated staff recommends approval of the item.

The petitioner, Donald Grant Jr. (Homer, Nebraska) with Donald Grant Construction, spoke on the item. He stated he intends to build townhomes on the property and stated he is available for any questions the Commission has.

Calligan (Silverberg) moved to recommend approval to the City Council. Motion Carried. 4-0-0 (Yes: Calligan, Silverberg, Geary, Beukelman/ No:0/ Abstain:0). Electronic Vote

Jason Geary announced that the Commission will be taking an item out of order tonight, based on staff's request. The next item will be a presentation by Houseal Lavigne, the City's consultant who is working on the new Comprehensive Plan.

Michio Murakishi presented to the Commission the Existing Conditions Report that they have completed. The other staff present with him were Jackie Wells from Houseal Lavigne, and Eric Hansen with HR Green who is the transportation consultant on the project.

Jason Geary asked Michio if they looked at regional growth in the area, not just the City of Sioux City specifically. He stated Sioux City is limited to growth because of certain boundaries, and was curious as to the regional growth was. Michio responded stating they have looked at regional growth and the data will be located in the Comprehensive Plan.

Jean Calligan asked Michio if in addition to annexation expansion of the City, if they look at in-fill development opportunities as well. Michio responded they look at both in-fill and annexation opportunities for growth.

Agenda Item 2018-0017: Requested zoning ordinance text amendments to various Subchapters, Sections, Tables and Subsections to Title 25 of the Municipal Code. (Petitioner: City of Sioux City)

Chris Madsen presented the proposed changes to the Municipal Code.

Jason Geary asked staff why not leave restaurants and fitness centers as a grandfathered use instead of allowing in GI (General Industrial) zoning. Chris Madsen responded stating that there have been a few cases of business owners looking to locate in the GI (General Industrial) zoning district.

Jean Calligan questioned the different standards for grocery and convenience stores. Chris Madsen responded stating currently there are no standards for grocery stores. Jason Geary stated he feels that a convenience store is a more "heavy use" and that the standards should be the same for the convenience stores and grocery stores.

Jean Calligan asked staff how many complaints they get on temporary and permanent storage containers. Ron Kueny responded stating they get at least 5-6 per year, most of the complaints being in residential neighborhood areas.

Jean Calligan asked if permanent storage was allowed in the AG (Agriculture) zones. Ron Kueny responded stating it is allowed in the AG (Agriculture) zoning, but not in the residential zoning districts (NC districts). Staff also clarified that no zoning was changed for AG property owners under the new zoning code, those properties were grandfathered in even if they didn't meet the 20-acre minimum. If those owners would go and split off the property, then they would have to comply with the new zoning district regulations.

Ben Schneider, the owner of Schneider Muffler located at 2825 28th street, spoke on the item. He stated storage units presently are only allowed on a temporary basis, and he would like to have 1 or 2 permanent storage units located on his property. Ideally, he would like them located on the back side of his building and on the East side of the building. He stated the parcel is zoned Industrial and feels this should be allowed, and stated many businesses around town have permanent storage on site and are not complying with City code regulations.

Jason Geary asked if the Commission/City Council approved the permanent storage requirements what the petitioner's process would be to get an exception on the setback requirements, which are currently a 20-foot minimum. Chris Madsen responded stating if the code was changed to allow permanent storage, the petitioner would have to bring staff a site plan with the location and setback distances, which staff would ultimately have to deny due to code requirements. The petitioner could then appeal to the Planning and Zoning Commission, who could grant an exception on setback requirements.

Neal Stokes (2804 Irene Street), owns a property close to Mr. Schneider and is also in favor of allowing permanent storage. He would like to have one located on his property for extra space. He stated there are ways to make storage containers look appealing. He stated he needs a safe, secure option to storing excess materials outdoors.

Jean Calligan asked Mr. Stokes if he would plan to put the storage container inside or outside of his fence on the property. Neil Stokes responded stating he would like to put it outside the fence. Chris Madsen responded the fence is located on the property line, and outside of the fence is City right-of-way, therefore a storage container would not be allowed to be located in the right-of-way.

Silverberg (Beukelman) moved to recommend approval to the City Council with the exception that convenience stores located in the MU (Mixed Use) zoning district match the standards of grocery stores located in MU (Mixed Use) zoning district. Motion Carried. 4-0-0 (Yes: Calligan, Silverberg, Geary, Beukelman/ No:0/ Abstain:0). Electronic Vote

- a. Report by the Chair of the Planning and Zoning items at the City Council meeting.*
- b. Other items brought forward by the Commission and / or staff.*
- c. Approval of the minutes of the February 13, 2018 Planning and Zoning Commission minutes.*

Calligan (Beukelman) moved to recommend to the City Council approval of the February 13, 2018 minutes. Motion Carried. 3-0-1 (Yes: Geary, Calligan, Beukelman/ No:0/ Abstain: Silverberg).

There being no further business, the meeting was adjourned at 5:41 p.m.

*Submitted by
Kelly Leigh*

CHAIR

PLANNING DIRECTOR

SENIORS ADVISORY COMMITTEE

MEETING MINUTES

FEBRUARY 27, 2018

Call to Order – A meeting of the Seniors Advisory Committee was called to order at 3:30 p.m. on Tuesday, February 27, 2018, at City Hall, 405 6th St. in the City Manager's Conference Room, Room 209.

MEMBERS PRESENT

Jean Carlson
James Chartier
Neil Peck, Vice Chair
Douglas Lehman
Ann Brodersen, Chair
Cheryl Prather

MEMBERS ABSENT

Daniel Burrows

OTHERS PRESENT

Michelle Brady, Staff
Chris Kuchta, Connections
Area Agency on Aging

Minutes November 28, 2017 – *Jim Chartier moved and Cheryl Prather seconded a motion to approve the November 28, 2017 minutes. Motion was unanimously approved.*

Snow Cancellation Policy – Ann Brodersen introduced a snow cancellation policy whereby if the public schools are closed then the Seniors Advisory Committee meeting would automatically be canceled. *Neil Peck moved and Jim Chartier seconded a motion to approve the Snow Cancellation Policy. Motion was unanimously approved.*

Connections Area Agency on Aging Presentation – Chris Kuchta from Connections Area Agency on Aging gave a presentation of the various services and programs that the agency provides to seniors. The agency covers a twenty-county area with several offices, one of which is located at 23rd and Pierce Streets. The three divisions within the agency are Healthy Living, Community Services, and Community Engagement.

Senior Living Survey – Ann presented a draft Survey Implementation Plan to the committee for their review. Michelle Brady said she would contact various city staff to determine what resources would be available to assist with the survey and will report back next month. The committee was encouraged to review the draft survey and implementation plan for further discussion next month.

Other Items / Information – Ann distributed information from various agencies in the community to the committee, including the information that the Strategic Plan Update is available on the city's website. Neil talked about the increasing costs of CableOne. Jim mentioned the idea of creating a City Senior Pass for discounts and free passes to city events for seniors and will do more research on the idea.

March Meeting – The next regular meeting is scheduled for **March 27, 2018**. Michelle will present information on the programs provided by the Neighborhood Services Division. Further discussion on the survey will be included.

Adjournment – *Jim Chartier moved and Jean Carlson seconded a motion to adjourn at 4:40 pm. Motion was unanimously approved.*

SIoux CITY TRANSIT ADVISORY BOARD
REGULAR MEETING
February 21, 2018

On this date 3:33 p.m., at 509 Nebraska Street, Sioux City, Iowa, was held a regular meeting of the Sioux City Transit Advisory Board for the purpose of discussing items of interest and concern to the Sioux City Transit System, the City of Sioux City, and the citizens thereof, matters to be brought to the attention of the Advisory Board by the Transit Manager; and such other business that might properly come before the Board at this time.

MEMBERS PRESENT

Joan Bruhn
Mary Martin
Richard Owens

MEMBERS ABSENT

Sue Errickson
Tom Venesky

OTHERS

Maureen Timblin, Admin. Assistant
Jeff Harcum, Operations Supervisor

ITEM NO. 1 CALL OF ROLL AND INTRODUCTIONS

Roll was called.

ITEM NO. 2 APPROVAL OF JANUARY MINUTES

Martin made a motion, Bruhn seconded the motion, to approve the minutes from the January meeting. All members present voted aye to approve the minutes.

ITEM NO. 3 OPERATING AND PARATRANSIT REPORTS

Harcum stated we are slightly ahead of budget, compared to last year. Harcum stated the property tax revenue budgeted amount, for Transit, was increased for this fiscal year, to meet expenses. Passenger counts have decreased approximately 45,000; paratransit miles have increased, and fixed route miles are down slightly.

Discussion was held about the change in paratransit ridership, which was caused by the changes in the State of Iowa and Iowa Medicaid rules, as to who receives the benefit. Some agencies no longer receive the benefits; the benefits go to the individual. The agencies that provide care for their clients now have to make different arrangements for non-emergency transportation service. Therefore, some of the clients are now using paratransit service. Transit staff recently made changes to bus route service to improve efficiency.

ITEM NO. 4 OTHER BUSINESS

A. Grant Updates

The last PTIG project has been completed. A grant drawdown will be submitted prior to the end February. Six new passenger shelters were purchased and all other passenger shelters were refurbished with the PTIG funds.

The Junior League is purchasing a passenger shelter and is expected to arrive in May or June; it will be located on Hickory Lane.

Harcum stated he will submit another grant application for PTIG funds, to make improvements to the transit garage facility.

Transit staff plans to replace the underground fuel tanks with above-ground fuel tanks.

B. New Freedom Nights & Weekends Transportation

There are no grant funds available for nights and weekends transportation service, as of the end of 2017. The balance of local funds is \$3,450, at the end of January 2018. Discussion was held about projections for future nights and weekends transportation service.

ITEM NO. 5 OTHER DISCUSSION

Harcum informed the board members that a European style 30-foot bus will be delivered in May. Three heavy-duty Gillig buses are expected to be delivered in November. Three paratransit vehicles will be ordered in the near future. Transit staff plans to order more heavy-duty buses.

Discussion was held about repairs and maintenance of buses in the current fleet. Harcum stated there is a new inventory system in place for vehicle parts and supplies; as the city no longer contracts with NAPA to provide vehicle parts.

There are a couple job openings for Motor Coach Operator and a few applications have been received.

Timblin provided timeline information for the upcoming consolidated funding application process. The public hearing is tentatively scheduled to be held on April 18, 2018.

ITEM NO. 6 NEXT MEETING

The next meeting is scheduled for March 21, 2018.

Martin made a motion, Bruhn seconded the motion, to adjourn; all members present voted aye. Meeting adjourned at 3:58 p.m.

Mary Martin, Secretary



MINUTES

Woodbury County Information and Communication Commission

Board of Supervisors Room Sioux City, Iowa

A meeting of the WCICC Commission was held on January 10th, 2018 at 8:05 a.m., the following Commission members were present: Rocky DeWitt, Marty Pottebaum, Pete Groetken, and Jeff Sypersma. Absent: Dan Moore.

I. Meeting Called to Order

Jeff Sypersma called the meeting to order at 8:01 a.m. The minutes from December 13th, 2017 were approved. **4/0 Carried.**

II. Communications Center

Monthly Budget Report (Agenda item II. A.)

Glenn Sedivy shared that a conditional offer has been made to fill the last open full-time position, two new hires in training. Expects all to be fully trained by mid-summer.

Open Items (Agenda item II. B.)

Mark Aesoph, Sioux City Fire Department, will present the Sioux City Fire Station Alerting System to the 911 Board.

III. Information Systems

Department Update (Agenda item III. A.)

John Malloy shared updates on the following projects: upcoming County PC Replacement, Network Core Switch Replacement, IT Policy Editing and Creation, FOIA Requests, Network Segmentation Completed, City Online W2's, Adhoc Real Estate Reports for Auditor and Assessor's Office, Climbing Hill Backup System, Spectra/Kinseth Integration, Fire EMS Tasks and Year End Superion/HTE Updates.

John Malloy requested approval to replace the current server hardware that is located at TSI in an amount not to exceed \$45,000, which is budgeted.

A motion was made by Marty Pottebaum, to approve the replacement of server hardware at TSI in an amount not to exceed \$45,000, seconded by Pete Groetken. **4/0 Carried.**

Open Items (Agenda item III. B.)

No Open Items.

The regular meeting adjourned at 8:37 a.m., with the next meeting scheduled for February 14th, 2018 at 8:05 a.m., in the First Floor Boardroom in the Woodbury County Courthouse, Seventh and Douglas Streets, Sioux City, Iowa.

x	Regular Session
	Study Session
	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 15

FROM: Jeff Hanson, Community Development Operations Manager (BDN)

SUBJECT: **Hearing and Ordinance vacating the north/south alley in the block bounded by 10th Street, 11th Street, Helen Street, and Alice Street. (Petitioner: Donald Grant Construction). The Planning and Zoning Commission recommends approval of this item. (File No. 2018-0015)**

Reviewed By:	x	Department Director	x	City Attorney	x	City Manager
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RECOMMENDATION:

Staff respectfully requests Council approval of the requested vacation, subject to the following findings.

Planning and Zoning Commission:

Agenda Item 2018-0015: Requested vacation of the N/S alley in the block bounded by 11th Street on the North and Helen and Alice Streets on the East and West. (Petitioner: Donald Grant Construction)

Brent Nelson presented information on the item. He stated the petitioner intends to put at least 2 duplexes on the parcels with access coming off of 11th Street. He stated the alley in question is unimproved and not used in the transportation system. He stated the parcels are currently zoned NC.4 (Neighborhood Conservation 4) which would allow duplexes and the petitioner has enough square footage for setback requirements. He stated staff recommends approval of the item.

The petitioner, Donald Grant Jr. (Homer, Nebraska) with Donald Grant Construction, spoke on the item. He stated he intends to build townhomes on the property and stated he is available for any questions the Commission has.

Calligan (Silverberg) moved to recommend approval to the City Council. Motion Carried. 4-0-0 (Yes: Calligan, Silverberg, Geary, Beukelman/ No:0/ Abstain:0).

Findings of Fact:

- 1) The alley serves no purpose in the City's transportation system.
- 2) The proposed vacation will allow infill development on the site.

Recommended Conditions of Approval:

- 1) None

DISCUSSION:

See Analysis

FINANCIAL IMPACT:

N/A

RELATIONSHIP TO STRATEGIC PLAN:

The subject request is an example of the Grow Sioux City
- Aggressively revitalize, promote and embrace our diverse neighborhoods
Section of the Strategic Plan.

ALTERNATIVES:

None Recommended.

ATTACHMENTS:

Attachment A: Ordinance / Resolution
Attachment B: General Area Map
Attachment C: Photos / Aerial Views
Attachment D: Notification Map
Attachment E: Topo Map
Attachment F: Application

BACKGROUND REPORT:

The City has received a request from Donald Grant Construction, petitioner, to vacate a 153-foot X 12-foot alley at what is essentially 1011 Helen Street in the Greenville neighborhood. The vacation will allow for the development of two and perhaps more residential duplexes. A general area map is enclosed for your review.

ANALYSIS:

The subject alley is part of Boogs and Taylor's Addition to Sioux City which was platted in 1887. The subdivision never developed to anything approaching its intended density.

The property itself lays near one of the highest points in the area; approximate elevation 1,260.

There is no development at all on the subject block and very sporadic development to the north and east.

- The subject alley is completely unimproved.
- 11th Street is paved (31-foot back to back)
- Helen Street is graveled but unpaved.
- Alice Street is completely undeveloped.
- The street/alley to the south of the subject property (sometimes referred to as 10th Street is graveled but unpaved).

There is a water main in both Helen and 11th Streets and sewer in 11th Street.

EXISTING ZONING AND LAND USE:

NC-4; vacant

EXISTING ZONING REQUIREMENTS:

Single Family Residential; and Two-unit Residential Structures allowed. Five thousand sq.ft. of lot area/dwelling unit, required.

SURROUNDING ZONING AND LAND USE:

North: NC-4; scattered residences

South: NC-4; established neighborhood

East: NC-4; scattered residences

West: NC-4; scattered residences

DEPARTMENT COMMENTS

No adverse comments received

COMPREHENSIVE PLAN:

The 2005 Comprehensive Plan indicates this area as "Urban Residential".

URBAN RENEWAL / URBAN REVITALIZATION / TIF:

The subject property is not located in any urban renewal or urban revite areas.

SUBAREA / CORRIDOR PLAN:

The subject property is not located in an area covered by a subarea plan.

FLOOD PLAIN:

The subject property is not located in a flood plain.

CITIZEN RESPONSE:

Twelve notices were sent within the required timeframe. No responses have been received.

Attachment A: Ordinance

Prepared by: Nicole M. DuBois, P.O. Box 447, Sioux City, Iowa 51102 Telephone No. (712) 279-6318
After recording return to: City of Sioux City, Iowa, P.O. Box 447, Sioux City, Iowa 51102

RESOLUTION NO. 2018 - _____

ORDINANCE VACATING THE NORTH/SOUTH ALLEY IN THE BLOCK BOUNDED BY 10TH STREET, 11TH STREET, HELEN STREET AND ALICE STREET.

WHEREAS, the City of Sioux City, Iowa, owns and has heretofore dedicated the following described public right-of-way within the City of Sioux City, Woodbury County, Iowa, legally described as follows:

The north/south alley in Block 26 of Booge and Taylor's Addition to Sioux City, in the County of Woodbury and the State of Iowa. Containing 3,096.0 square feet more or less; and

WHEREAS, the Sioux City Planning and Zoning Commission has conducted a hearing on the proposed vacation and submitted a recommendation to the City Council relative thereto; and

WHEREAS, the City Council has conducted a public hearing on the proposed vacation of the above described property; and

WHEREAS, the City Council finds that said property is no longer necessary for public use and of no benefit to the public and there is no reason to believe that the same will be necessary for use by the public in the future and that vacation thereof will be for the public good.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA:

Section 1: That the above described public right-of-way located within the City of Sioux City, Woodbury County, Iowa, be, and the same is hereby vacated.

Section 2: That any and all other ordinances of the City of Sioux City, Woodbury County, Iowa, in conflict herewith, be, and the same are to the extent of such conflict hereby repealed.

Section 3: That this Ordinance shall be in full force and effect from and after its passage and publication as by law provided.

PASSED BY THE CITY COUNCIL ON, AND APPROVED ON: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

Office of the City Clerk, City of Sioux City, Iowa: State of Iowa, Woodbury County, ss:

The undersigned does hereby certify the foregoing is a correct copy of Ordinance No. 2018-_____ adopted by the City Council of Sioux City on _____, 2018. Signed this _____ day of _____, 2018.

Lisa L. McCardle, City Clerk

I hereby certify that a summary of the foregoing was published in the Sioux City Journal on March 17, 2018

Lisa L. McCardle, City Clerk

ORDINANCE VACATING THE NORTH/SOUTH ALLEY IN THE BLOCK
BOUNDED BY 10TH STREET, 11TH STREET, HELEN STREET AND ALICE
STREET

This is a summary of Ordinance Number 2018-_____ passed by the Sioux City City Council on _____, 2018 and is effective today. A complete copy of the ordinance is available at the office of the City Clerk in City Hall, 405 6th Street, Sioux City, Iowa, Monday through Friday, 8:00 a.m. to 4:30 p.m. This ordinance vacates the following described public right of way within the City of Sioux City, Woodbury County, Iowa:

The north/south alley in Block 26 of Booge and Taylor's Addition to Sioux City, in the County of Woodbury and the State of Iowa. Containing 3,096.0 square feet more or less

/s/ Lisa L. McCardle, City Clerk

Publish in the Sioux City Journal _____, 2018.

NOTICE OF HEARING ON PROPOSAL TO VACATE PUBLIC

RIGHT-OF-WAY OWNED BY CITY OF SIOUX CITY

NOTICE is hereby given that there is now on file in the office of the City Clerk located at the Customer Service Center on First Floor of City Hall, 405 6th Street, Sioux City, Iowa, an Ordinance under and by virtue of which it is proposed to vacate the following described real estate in Sioux City, Iowa:

The north/south alley in Block 26 of Booge and Taylor's Addition to Sioux City, in the County of Woodbury and the State of Iowa. Containing 3,096.0 square feet more or less

(The north/south alley in the block bounded by 10th Street, 11th Street, Helen Street and Alice Street) (2018-0015)

That said Ordinance and proposal to vacate said real estate will come on for final hearing and action before the City Council in the Council Chambers, Room 504, City Hall, 405 6th Street, Sioux City, Iowa, on March 12, 2018, at the council meeting commencing at 4:00 P.M., Local Time, or as soon thereafter as the matter may be considered. At said hearing interested persons may appear and be heard for or against said proposed vacation.

CITY OF SIOUX CITY, IOWA

/s/ Lisa L. McCardle, City Clerk

Publish in the Sioux City Journal March 5, 2018



Attachment C: Photos / Aerial Views



Attachment E: Topo Map



Attachment F: Application

CITY OF SIOUX CITY

Application for a Vacation or Easement of Public Ground
(Complete along with the Applicant Profile Form)

Planning Division
Room 308
405 6th Street
P.O. Box 447
Sioux City, IA 51101-0447



SUBJECT PROPERTY INFORMATION

Owner: DONALD GRANT Construction
Street Address: 996 ITHACA WAY, DAKOTA CITY, NE 68731
Zoning District: NC-4 Lot Area: _____
Existing Use: VACANT

REQUEST

Requested Approval: ☒ Vacation of public ground (\$275 filing fee) ☐ Easement of public ground (\$275 filing fee) ☐ Easement clearing site (\$300 filing fee)
Existing Use: ☐ Public street ☐ Public alley ☐ Other public ground

WRITTEN STATEMENT OF REQUEST

Describe the reason for requesting a vacation or easement, including why the subject property is not needed for the public:

TO ALLOW FOR THE CONSTRUCTION OF DUPLEXES ON THE SITE.

INFORMATION CHECKLIST

- ☐ ☐ N/A A survey by a Certified Land Surveyor licensed in the State of Iowa if necessary to describe the property.
- ☐ A completed offer to purchase the entire legally described vacation unless an abutting property owner requests to purchase the half abutting their property. Please include the contact information of purchaser if requesting vacation.
- ☐ A general area map showing the subject area and request.
- ☐ Completed Applicant Profile Form
- ☐ Filing fee of \$275 for vacations and easements, \$300 for an easement clearing title.

SIGNATURE

Owner/Petitioner's Signature: _____ Application Date: _____

*For additional assistance please contact the City Planning and Zoning Division either before or after submission of the application. A copy of the entire Sioux City Zoning and Sign Code is available in the Planning Division office or under Title 25 online at: <http://online.encodedplus.com/reg/siouxcity-ia/index.aspx>

For Office Use Only

File Number:

Staff Reviewer:

CITY OF SIOUX CITY**Applicant Profile Form**

(Complete along with the appropriate application form. Not required with the Design Review Committee Request Form)

Planning Division
Room 308
405 6th Street
P.O. Box 447
Sioux City, IA 51102-0447



Before completing, read the entire Applicant Profile Form and related application. A pre-application conference is **required** for all applications for cluster, mixed housing, and planned neighborhoods; traditional neighborhood development, as well as applications for development in the Airport Protection (AP), Casino Entertainment (CE), Historic Area (HA), and Public Institutional (PI) zoning districts. However, pre-application conferences may be requested for any development type.

PETITIONER/APPLICANT INFORMATION

Name	Donald Grant Construction				
Street Address	996 Ithaca Way				
City	Dakota City	State	NE	ZIP	68731
Phone	E-mail Address				
Petitioner's Interest in the property	Owner <input type="checkbox"/>	Contract Buyer <input type="checkbox"/>	Architect <input type="checkbox"/>	Engineer <input type="checkbox"/>	Other:

PROPERTY OWNER (IF DIFFERENT)

Name					
Street Address					
City		State		ZIP	
Phone	E-mail Address 10th				

LEGAL DESCRIPTION (IF LEGAL IS TOO LONG, NOTE BELOW AND ATTACH TO THE APPLICATION)

THE N/2 ALLEY IN THE BLOCK BOUNDED BY 11th, HELEN, & ALICE STREETS AKA THE N/2 ALLEY IN BLOCK 26 OF BOOBS EATLORS ADDN TO S-C-

PLANNING AND ZONING DIVISION REQUESTS

Approvals are issued by the City after compliance with the requirements of the Zoning and Sign Code is determined. A determination is made by the Planning and Zoning Commission, Board of Adjustment, Administrator, or City Council upon recommendation of City staff, Boards, or Commissions. A full list of permits and approval procedures are listed in Subchapter 25.06-B Permits and Procedures of the Code.

<input type="checkbox"/> Vacation	<input type="checkbox"/> Site Plan / Development Concept Plan	<input type="checkbox"/> Conditional/Limited Use Permit	<input type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Zone Change	<input type="checkbox"/> Major changes to a Site/Concept Plan	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Designation of Historic Site/Landmark
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Minor Changes to a Site/Concept Plan	<input type="checkbox"/> Appeal	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Zoning Compliance Certificate	<input type="checkbox"/> Variance	<input type="checkbox"/> Aviation Permit
<input type="checkbox"/> Right-of-Way Encroachment	<input type="checkbox"/> Sign Design Program		<input type="checkbox"/> Interchange Development
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Interpretation		<input type="checkbox"/> Preliminary/Final Plat

SIGNATURE

Property Owner's Signature: _____

Application Date: _____

*For additional assistance please contact the City Planning and Zoning Division either before or after submission of the application. A copy of the entire Sioux City Zoning and Sign Code is available in the Planning Division office or under Title 25 online at: <http://online.encodeplus.com/regs/siouxcity-ia/index.aspx>. See Subsection 25.06.070 for the complete review procedures.

For Office Use Only

File Number:

Staff Reviewer:

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 16

FROM: Jeff Hanson, Community Development Operations Manager (CRM)

SUBJECT: Ordinance amending Chapter 25.02 entitled "Zoning Districts and Land Uses", Chapter 25.03 entitled "Development Standards", Chapter 25.06 entitled "Administration" and Chapter 25.07 entitled "Definitions" to update allowed and limited uses, include animal boarding and grooming as small animal limited use standards, add detached accessory dwelling units to land uses; permit shipping containers as temporary and permanent accessory uses; increase fence height in street side yards; and modify position titles to reflect the current organization of the City. (Petitioner: City of Sioux City). The Planning and Zoning Commission recommends approval of this item. (File No. 2018-0017).

Reviewed By:	<input checked="" type="checkbox"/> Department Director	Finance Department	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Manager
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RECOMMENDATION:

Staff respectfully requests City Council approve the requested zoning ordinance text amendments, subject to the following findings.

Planning and Zoning Commission:

Agenda Item 2018-0017: Requested zoning ordinance text amendments to various Subchapters, Sections, Tables and Subsections to Title 25 of the Municipal Code. (Petitioner: City of Sioux City)

Chris Madsen presented the proposed changes to the Municipal Code.

Jason Geary asked staff why not leave restaurants and fitness centers as a grandfathered use instead of allowing in GI (General Industrial) zoning. Chris Madsen responded stating that there have been a few cases of business owners looking to locate in the GI (General Industrial) zoning district.

Jean Calligan questioned the different standards for grocery and convenient stores. Chris Madsen responded stating currently there are no standards for grocery stores. Jason Geary stated he feels that a convenient store is a more "heavy use" and that the standards should be the same for the convenient stores and grocery stores.

Jean Calligan asked staff how many complaints they get on temporary and permanent storage containers. Ron Kueny responded stating they get at least 5-6 per year, most of the complaints being in residential neighborhood areas.

Jean Calligan asked if permanent storage was allowed in the AG (Agriculture) zones. Ron Kueny responded stating it is allowed in the AG (Agriculture) zoning, but not in the residential zoning districts (NC districts). Staff also clarified that no zoning was changed for AG property owners under the new zoning code, those properties were grandfathered in even if they didn't meet the 20-acre minimum. If those owners would go and split off the property, then they would have to comply with the new zoning district regulations.

Ben Schneider, the owner of Schneider Muffler located at 2825 28th Street, spoke on the item. He stated storage units presently are only allowed on a temporary basis, and he would like to have 1 or 2 permanent storage units located on his property. Ideally, he would like them located on the back side of his building and on the East side of the building. He stated the parcel is zoned Industrial and feels this should be allowed, and stated many businesses around town have permanent storage on site and are not complying with City code regulations.

Jason Geary asked if the Commission/City Council approved the permanent storage requirements what the petitioner's process would be to get an exception on the setback requirements, which are currently a 20-foot minimum. Chris Madsen responded stating if the code was changed to allow permanent storage, the petitioner would have to bring staff a site plan with the location and setback distances, which staff would ultimately have to deny due to code requirements. The petitioner could then appeal to the Planning and Zoning Commission, who could grant an exception on setback requirements.

Neil Stokes (2804 Irene Street), owns a property close to Mr. Schneider and is also in favor of allowing permanent storage. He would like to have one located on his property for extra space. He stated there are ways to make storage containers look appealing. He stated he needs a safe, secure option to storing excess materials outdoors.

Jean Calligan asked Mr. Stokes if he would plan to put the storage container inside or outside of his fence on the property. Neil Stokes responded stating he would like to put it outside the fence. Chris Madsen responded the fence is located on the property line, and outside of the fence is City right-of-way, therefore a storage container would not be allowed to be located in the right-of-way.

Silverberg (Beukelman) moved to recommend approval to the City Council with the exception that convenient stores located in the MU (Mixed Use) zoning district match the standards of grocery stores located in MU (Mixed Use) zoning district. Motion Carried. 4-0-0 (Yes: Calligan, Silverberg, Geary, Beukelman/ No:0/ Abstain:0). Electronic Vote

Findings of Fact:

- 1) A new Zoning and Sign Code became effective on March 28, 2015;
- 2) Staff encountered amendments needed to clarify Title 25 for implementation and development in Sioux City;
- 3) The proposed amendments help create consistency throughout Title 25.

Recommended Conditions of Approval:

- 1) None.

DISCUSSION:

See Analysis

FINANCIAL IMPACT:

N/A

RELATIONSHIP TO STRATEGIC PLAN:

The subject request is an example of "Expand Development Opportunities and Grow Sioux City" of the Strategic Plan.

ALTERNATIVES:

None.

ATTACHMENTS:

Attachment A: Proposed Zoning Ordinance Text Amendments

BACKGROUND REPORT:

Staff recommends approving the proposed text amendments in one ordinance rather than separately. The Analysis section below summarizes those amendments where substantial changes are made. Refer to Attachment A for the specific proposed language.

ANALYSIS:

Amend Tables 25.02.100.2, 25.02.110, and 25.02.120, Use Tables to update a number of allowed and limited uses.

City Staff have noted a few discrepancies in the land use tables and would recommend updating the use tables to better reflect uses that exist in current zoning districts. For example, in the MU (Mixed Use) zoning district; grocery stores are conditional, but convenience stores are allowed. Staff would recommend allowing grocery stores as a limited use.

The other proposed land use changes are: allowing dormitories/fraternities/sororities in the PI (Public Institutional) Zone, allowing as a limited use Indoor Recreation or Personal Fitness in the GI (General Industrial) Zone, allowing as a limited use Animal Boarding or Grooming in the SC (Suburban Commercial), GC (General Commercial), HA-4 (Historic 4th Street) and HA-P (Historic Pearl Street) Zones, and allowing as a limited use restaurant with a drive-thru in the GI Zone.

Amend Section 25.02.180, Commercial Use Standards to include Animal Boarding and Grooming in the Animal Veterinary Services, Small Animal limited use standards.

City Staff were assisting an individual who was looking to locate an animal boarding and grooming business in the region, who commented Sioux City was the only community without separation requirements from residential uses. City Staff reviewed the Ordinance, and noted that there were no standards, and that veterinary business do have separation standards when operating with an outdoor dog run. Staff is proposing to add animal boarding and grooming to the veterinary standards.

Amend Table 25.02.270, Districts and ADU Types to add detached Accessory Dwelling Units to the Land Use Table.

A new section in the 2015 Zoning and Sign Ordinance that did not exist in the 1976 Zoning Ordinance, Accessory Dwelling Units are an item that Staff have received many calls on since adoption of the Code. Commonly referred to as “granny-flats.” Accessory Dwelling Units are residential dwelling units located on the same lot as a single-family dwelling unit. The Zoning and Sign Ordinance has examples of three types of units; integrated within the principle dwelling, second story units, and detached units. The use table, however, does not mention detached units. Staff would recommend adding detached units with the same standards as two-story units.

Amend Section 25.02.230, Temporary Storage and Refuse Containers and Section 25.02.280 Permitted Accessory Uses, Buildings, and Structures to allow shipping containers as a temporary and permanent accessory use.

City Staff has been receiving increasing calls regarding portable storage units, namely shipping containers. These calls have included both requesting information on where to place the storage units, and complaints regarding where storage units are currently placed. The Zoning Ordinance currently allows portable storage units as a temporary use for 2 weeks in a residential driveway, and 3 months on a nonresidential site if screened from residential used or zoned properties and from public right of way.

The proposal would still allow temporary placement on residential and commercial properties, and would allow permanent placement on industrial properties, subject to a list of conditions.

Amend Section 25.03.100.3, Fences and Walls to increase fence height to 48 inches.

This change is to bring the Zoning and Sign Ordinance up to date with a change that was made to the 1976 Zoning Ordinance prior to new Code’s adoption in 2015. Staff has changed fence heights from 42 inches (3.5 feet) to 48 inches (4 feet) due to 4 foot fences being the standard.

Amend Section 25.06.030.6(2)(b)(1), 25.06.080.13(3)(e), 25.06.090.10(13)(d), 25.06.090.11(5)(a), and the definition of “Administrator” to reflect current job titles.

These proposed changes are part of a routine examination of the Municipal Code to ensure that job titles and responsibilities are correctly reflected in the text of the Code.

DEPARTMENT COMMENTS

No comments.

ATTACHMENT A
ORDINANCE NO. 2018 - _____

ORDINANCE AMENDING CHAPTER 25.02 ENTITLED “ZONING DISTRICTS AND LAND USES”, CHAPTER 25.03 ENTITLED “DEVELOPMENT STANDARDS”, CHAPTER 25.06 ENTITLED “ADMINISTRATION” AND CHAPTER 25.07 ENTITLED “DEFINITIONS” TO UPDATE ALLOWED AND LIMITED USES, INCLUDE ANIMAL BOARDING AND GROOMING AS SMALL ANIMAL LIMITED USE STANDARDS, ADD DETACHED ACCESSORY DWELLING UNITS TO LAND USES; PERMIT SHIPPING CONTAINERS AS TEMPORARY AND PERMANENT ACCESSORY USES; INCREASE FENCE HEIGHT IN STREET SIDE YARDS; AND MODIFY POSITION TITLES TO REFLECT THE CURRENT ORGANIZATION OF THE CITY

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA¹:

Section 1: Section 25.02.100, Table 25.02.100.2, of the Sioux City Municipal Code is amended to read as follows:

Table 25.02.100.2 Residential and Commercial Uses of the Home																			
Land Use	Standards Reference ¹	Zoning Districts																	
		Agriculture	Residential					Mixed Use	Nonresidential					Overlay and Special			Historic		
		AG	RR	SR	GR	UR	MU	SC ²	GC	DC ²	BP	GI	AP	CE ²	PI	HA-4 ²	HA-P ²	HA-N ²	
Legend: A = Allowed L = Limited C= Conditional P = Prohibited																			
Single-Family Detached ⁸																			
Conventional Home (including modular homes)	§ 25.02.160	A	A	A	A	A ³	A	C	P	P	P	P	P	P	P	P	P	A	
Lot Line Home	§ 25.02.160	P	P	L ³	L ³	A ³	A	P	P	P	P	P	P	P	P	P	P	P	
Mobile Home	§ 25.02.160	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	-	P	P	P	C	P	P	P	P	P	P	P	P	P	P	P	P	P	
Single-Family Attached																			
Duplex	§ 25.02.160	A	P	L	L	A ³	A	C	P	P	P	P	P	P	P	L ⁴	L ⁴	L ⁴	
Twin Home	§ 25.02.160	P	P	L	L	A ³	A	C	P	P	P	P	P	P	P	L ⁴	L ⁴	L ⁴	
Townhome	§ 25.02.160	P	P	L ³	L ³	A	A	C	P	C	P	P	P	C	P	C	C	C	
Multiple-Family																			
Apartment	§ 25.02.160	P	P	C ³ ,	L ³ ,	L	A	P	C	C	P	P	P	C	P	C	C	C	
Boarding Home ⁵	§ 25.02.160	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Multiplex	§ 25.02.160	P	P	L ^{3,5}	L ^{3,5}	A ⁵	A ⁵	C ⁵	P	P	P	P	P	P	P	C ⁶	C ⁶	C ⁶	
Dormitory / Fraternity / Sorority	§ 25.02.160	P	P	P	P	P	C	P	P	A	P	P	P	P	EA	A	P	C ⁷	
Mixed Use																			

¹ Proposed additions to text of Municipal Code are indicated by underline; proposed deletions from text of Municipal Code are indicated by ~~strike through~~

Table 25.02.100.2 Residential and Commercial Uses of the Home																		
Land Use	Standards Reference ¹	Zoning Districts																
		Agriculture	Residential				Mixed Use	Nonresidential					Overlay and Special			Historic		
		AG	RR	SR	GR	UR	MU	SC ²	GC	DC ²	BP	GI	AP	CE ²	PI	HA-4 ²	HA-P ²	HA-N ²
Live-Work Unit	§ 25.02.160	P	P	P	L ³	A	A	A	P	L	P	P	P	P	P	L	P	C
Work-Live Unit	§ 25.02.160	P	P	P	P	C	A	A	L	L	C	P	P	P	P	L	L	C
Commercial Uses of the Home																		
Bed and Breakfast Home	§ 25.02.160	L ⁹	C	C	C	L ⁹	L	L	P	P	P	P	P	P	P	P	P	L ¹⁰
Bed and Breakfast Inn	§ 25.02.160	L ¹⁰	P	P	P	L ¹⁰	L	L	C	C	P	P	P	P	P	C	C	C
Elder Group Home	§ 25.02.160	A	P	P	C	L	A	A	P	P	P	P	P	P	P	P	P	P
Child Care Home	§ 25.02.160	A	A	A	A	A	A	A	P	P	P	P	P	P	P	L	L	L
Child Development Home		L	L	L	L	L	L	L	P	P	P	P	P	P	P	L	L	L
Home Business	§ 25.02.160	A	P	C	C	L	A	A	P	P	P	P	P	P	P	P	P	P
Home Occupation	§ 25.02.160	A	A	L	L	L	L	L	P	P	P	P	P	P	P	L	L	
TABLE NOTES:																		
1. This column contains a cross-reference to the standards that apply in districts in which the use is listed as limited ("L") or conditional ("C")																		
2. Subject to design standards set out in Section 25.03.190, <i>Special Districts</i> .																		
3. May be allowed as part of a planned development or traditional neighborhood development, subject to the standards of Subchapter 25.03-A, <i>Development Yield and Lot Standards</i> .																		
4. May be allowed if existing as of the effective date of this Code or if allowed in the respective Neighborhood Conservation (NC) Subdistrict.																		
5. Boarding homes that demonstrate proof that they existed on the effective date of this Code require a conditional use permit (see Section 25.02.160, <i>Residential and Commercial Uses of the Home Standards</i>).																		
6. A maximum of four units is allowed within a multiplex.																		
7. Applicable only to Morningside College.																		
8. The principal structure shall have a floor area of not less than 640 square feet; a minimum width of any building elevation of 20 feet; and sided with material other than flat or corrugated sheet metal.																		
9. A conditional use permit is required for the use to host one or more private events.																		
10. Non-guest meals, private events, and use of a guesthouse or accessory dwelling require a conditional use permit.																		

Section 2: Section 25.02.110, Table 25.02.110, of the Sioux City Municipal Code is amended to read as follows:

Table 25.02.110 Institutional, Recreation, and Amusement Uses																			
Land Use	Standards Reference ¹	Zoning Districts																	
		Agriculture	Residential				Mixed Use	Nonresidential					Overlay and Special				Historic ²		
		AG	RR	SR	GR	UR	MU	SC ²	GC	DC ²	BP	GI	AP		CE ²	PI	HA-4	HA-P	HA-N
Legend: A = Allowed L = Limited C= Conditional P = Prohibited																			
Institutional Uses																			
Adult Day Care	-	P	P	P	P	P	A	A	A	A	P	P	Refer to BP and GI Dis-		P	P	A	A	P

Table 25.02.110 Institutional, Recreation, and Amusement Uses																		
Land Use	Standards Reference ¹	Zoning Districts																
		Agriculture		Residential				Mixed Use	Nonresidential				Overlay and Special			Historic ²		
		AG	RR	SR	GR	UR	MU	SC ²	GC	DC ²	BP	GI	AP	CE ²	PI	HA-4	HA-P	HA-N
Child Care Center	§ 25.02.170	P	C	C	C	C	A	A	A	A	A	C	tricts. Also, see Subsection25.02.060.1 <i>Airport Protection (AP) Overlay District</i>	P	C	A	A	C
Community Center or Charitable Institution	§ 25.02.170	P	L	L	L	L	A	A	A	A	A	P		A	A	A	A	L
Crematory	§ 25.02.170	P	P	P	P	P	P	P	C	P	A	A		P	P	P	P	P
Funeral Home, Chapel, or Mortuary	§ 25.02.170	P	P	P	C	C	A	C	A	A	P	P		P	P	P	P	C
Government Office	-	P	P	P	P	P	A	P	A	A	A	A		P	A	A	A	P
Institutional Residential	§ 25.02.170	C	C	C	C	L	A	L	A	A	P	P		P	P	A	A	C
Library	-	P	C	C	C	A	A	A	A	A	P	P		A	A	A	A	C
Place of Assembly	§ 25.02.170	C	C	C	C	C	A	C	A	A	A	P		A	A	A	A	C
Post Office	-	P	P	P	P	C	A	C	A	A	A	A		A	A	A	A	P
Private Club	-	P	P	P	P	P	A	C	A	A	A	A		A	A	A	A	P
Public Safety Facility	-	A	C	C	C	C	A	C	A	A	A	A		A	A	A	A	A
Education Uses, Public or Private																		
College, University, or Vocational School	§ 25.02.170	P	P	P	P	P	A	P	A	L	L	L	See above	P	A	L	L	P
Pre-School	§ 25.02.170	C	L	L	L	L	A	L	A	A	P	P		P	A	A	A	L
Health Care Uses																		
Assisted Living or Congregate Care	§ 25.02.170	P	L	L	L	A	A	L	A	A	P	P	See above	P	A	A	A	L
Hospital, Clinic, Medical Lab, or Urgent Care	§ 25.02.170	P	P	P	P	C	C	C	A	A	A	A		P	A	C	C	P
Medical or Dental Office	-	P	P	P	P	C	A	A	A	A	A	P		P	P	A	A	P
Nursing Home (see also Institutional Residential)	§ 25.02.170	P	L	L	L	A	A	L	A	A	P	P		P	A	A	A	L
Protective Care																		
Protective Care (detention, halfway house)	§ 25.02.170	C	P	P	P	C	P	P	C	P	C	P	See above	P	C	P	P	P
Transitional Service Facility (shelter)	§ 25.02.170	P	A	P	C	L	L	L	A	P	P	P		P	L	P	P	C
Recreation and Amusement																		
Campground	-	A	C	P	P	P	P	P	A	P	P	P	See above	P	A	P	P	P
Casino	§ 25.02.170	P	P	P	P	P	P	P	P	P	P	P		A	P	P	P	P

Table 25.02.120 Commercial Uses																		
Land Use	Standards Reference ¹	Zoning Districts																
		Agriculture	Residential				Mixed Use	Nonresidential					Overlay and Special			Historic ²		
		AG	RR	SR	GR	UR	MU	SC ²	GC	DC ²	BP	GI	AP	CE ²	PI	HA-4	HA-P	HA-N
Adult Entertainment Business	§ 25.02.180	P	P	P	P	P	P	P	P	P	P	L	Refer to BP and GI Districts. Also, see Subsection 25.02.060.1 Airport Protection (AP) Overlay District	P	P	P	P	P
Alcoholic Beverage and Tobacco Sales, Offsite Consumption	§ 25.02.180	P	P	P	P	P	C	P	L	L	L	L		P	P	L	L	P
Alcoholic Beverage Sales, Onsite Consumption	§ 25.02.180	P	P	P	P	P	C	P	L	L	C	L		A	A	L	L	P
Animal Boarding or Grooming Facilities	-	A	P	P	P	P	L	PL	AL	P	A	A		P	P	AL	AL	P
Animal Veterinary Services, Small Animal	§ 25.02.180	L	P	P	P	P	L	P	L	P	L	L		P	P	P	P	P
Automobile Sales, Rental, and Service	§ 25.02.180	P	P	P	P	P	C	P	L	P	L	L		P	P	P	L	P
Automobile Repairs and Service	-	P	P	P	P	P	C	P	L	P	L	L		P	P	P	L	P
Automobile Wash	§ 25.02.180	P	P	P	P	P	C	P	L	C	A	A		P	P	P	P	P
Bank or Credit Union	-	P	P	P	P	P	A	C	A	A	A	A		A	P	A	A	P
Commercial Retail	-	P	P	P	P	P	A	C	A	A	A	A		A	P	A	A	P
Commercial Retail, Drive-In or Drive-Through Facility	§ 25.02.180	P	P	P	P	P	L	P	L	P	L	A		P	P	P	P	P
Convenience Store (without gasoline pumps)	See Alcohol Beverage Sales, Offsite and On-Site Consumption	P	C	C	C	C	AL	C	A	A	A	A		A	P	A	A	P
Drycleaning and Laundry Establishments	§ 25.02.180	P	P	P	P	P	L	L	L	L	L	A		P	P	L	L	P
Gasoline Station	§ 25.02.180	P	P	P	P	P	C	C	L	P	L	L		P	P	P	P	P
Grocery Store ³	-	P	P	P	P	P	CL	C	A	A	A	P		P	P	C	C	P
Heavy Retail	-	P	P	P	P	P	P	P	C	P	A	A		P	P	C	C	P
Home Furnishings and Appliances	-	P	P	P	P	P	A	P	A	A	A	P		P	P	A	A	P
Hotel, Motel, or Inn	-	P	P	P	P	C	A	P	A	A	A	A		A	P	A	A	P

Table 25.02.120 Commercial Uses																		
Land Use	Standards Reference ¹	Zoning Districts																
		Agriculture	Residential				Mixed Use	Nonresidential				Overlay and Special			Historic ²			
			AG	RR	SR	GR		UR	MU	SC ²	GC	DC ²	BP	GI	AP	CE ²	PI	HA-4
Manufactured Home Sales	-	P	P	P	P	P	P	P	C	P	C	A	See above	P	P	P	P	P
Mixed Use	-	P	P	P	P	C	A	L	L	A	P	P		A	P	A	A	C
Office, General	-	P	P	P	P	C	A	A	A	A	A	A		P	P	A	A	P
Outdoor Retail	-	P	P	P	P	P	C	P	C	P	A	A		P	P	P	P	P
Parking Garage or Lot	§ 25.02.180	P	P	P	P	C	L	P	L	C	A	A		C	A	C	C	P
Pawnshop or Resale Shop	-	P	P	P	P	P	A	A	A	A	P	P		P	P	A	A	P
Personal Service (spas, salons, etc.)	-	P	P	P	P	C	A	A	A	A	A	P		A	P	A	A	P
Recreational Vehicle Sales and Service	-	P	P	P	P	P	P	P	C	P	C	A		P	P	P	P	P
Sexually Oriented Business	§ 25.02.180	P	P	P	P	P	P	P	P	P	P	L		P	P	P	P	P
Vending Kiosk or Drive-Through ATM	§ 25.02.180	P	P	P	P	P	A	C	A	A	A	A	A	P	A	A	P	
Restaurant Uses																		
Restaurant, Drive-In or Drive-Through	§ 25.02.180	P	P	P	P	P	L	P	L	P	L	PL	See above	P	P	P	P	P
Restaurant, No Drive-In or Drive-Through	-	P	P	P	P	P	A	C	A	A	A	A		A	P	A	A	P
TABLE NOTES:																		
1. This column contains a cross-reference to the standards that apply in districts in which the use is listed as limited ("L") or conditional ("C")																		
2. Subject to design standards set out in Section 25.03.190.5, <i>Suburban Commercial (SC) Design Standards</i> .																		
3. In the Suburban Commercial (SC) and Mixed Use (MU) districts, a grocery store is limited to no more than 40,000 square feet.																		

Section 4: Subsection 25.02.180(4) of the Sioux City Municipal Code is amended to read as follows:

4. **Animal Boarding or Grooming Facilities and** Animal Veterinary Services, Small Animal uses are allowed if it is demonstrated that:

- a. If present, kennels with one or more dog runs must comply with the following standards:
 - (1) The minimum lot or parcel area allocated to the use is one acre;
 - (2) The use is located at least 200 feet from an NC, RR, SR, GR, UR, or SC District;
 - (3) If the use is located in a multi-tenant building, ventilation systems control odors and allergens and prevent their circulation into other parts of the building;
 - (4) Fencing for dog runs does not exceed six feet in height or eight feet in height in the BP or GI Districts;
 - (5) Dog runs will not be used after 9:00 p.m. or before 7:00 a.m.;
 - (6) Dog runs are screened from abutting properties and rights-of-way by a Type B buffer-yard that includes an opaque fence or wall; and
- b. If the use is located less than 100 feet from residential district or use, the building is sound attenuated such that the sound is not audible at the property line;

c. In the MU, GC, and BP Districts, the following standards apply:

(1) The use is not located in a mixed-use building that contains dwelling units;

(2) Noise from the use is not audible outside of the space in which the use is located, or, if the use is located in a free-standing, single-use building, noise from the use shall not be audible at the property line.

Section 5: Section 25.02.230, Table 25.02.230, of the Sioux City Municipal Code is amended to read as follows:

Table 25.02.230 Temporary Construction, Storage and Refuse Collection Uses				
Temporary Use	Location of Use	Hours of Use	Operational Limitations	Duration of Use
Asphalt or Concrete Batch Plant	Not less than 600 feet from any residential property, park, or school.	8:00 a.m. to 8:00 p.m. if within 1,000 feet of residential property; or 6:00 a.m. to 10:00 p.m. in all other locations.	Not Limited.	Established by approval to coincide with the use of the facility for a specified construction project, not to exceed 180 days. Shall be removed upon project completion.
Temporary Construction Building or Site Office	On lot or parcel proposed for development, set back at least 20 feet from all property lines.	Not limited.	May be used by construction superintendent, construction workers, contractors, and other personnel on a construction team or as a security office. The building may not be used as a residence.	Shall be removed prior to certificate of occupancy for the last building.
Temporary Construction Yard	Within one-half mile of the construction to which the construction yard relates.	8:00 a.m. to 8:00 p.m. if within 1,000 feet of residential property; or 6:00 a.m. to 10:00 p.m. in all other locations.	The facility shall be used only for a construction site or an infrastructure project that is wholly or partially located in the City.	Established by approval; to coincide with the use of the facility for a specified construction project.
Portable Storage Unit	On parcel or lot served by portable storage unit. No encroachment into setbacks or over sidewalks is permitted. On nonresidential parcels, must be located behind the principal building.	Not limited.	Not limited.	Two weeks if located in a residential driveway; three months if located behind a principal nonresidential building and screened from view from public rights-of-way and residential districts or uses in a nonresidential zone located on hard surfacing.
Temporary Dumpster	On parcel or lot using dumpster, set back at least 10 ft. from the property line, and placed on an improved hard surface. In nonresidential and mixed-use districts, dumpsters shall be located behind buildings (where possible) and shall not obstruct required parking areas.	Not limited.	Refuse shall be contained within the dumpster, and shall be secured to prevent it from being removed from the dumpster by wind or animals.	If used for construction or renovation, may remain in place for one week after project completion. If used for other purposes, 10 days.

Section 6: Section 25.02.270, Table 25.02.270, of the Sioux City Municipal Code is amended to read as follows:

Table 25.02.270 Districts and ADU Types				
District	Subdistrict	Integrated Unit	Detached Unit	Two-Story ADU
Agriculture (AG) ¹	NA	Allowed	Allowed	Allowed
Suburban Residential (SR)	NA	Allowed	Allowed, subject to Items 8 -16 below	Allowed, subject to Items 8 - 16 below
General Residential (GR)	NA	Allowed	Not Allowed	Not Allowed
Urban Residential (UR)	NA	Allowed	Allowed, subject to Items 8 -16 below	Allowed, subject to Items 8 - 16 below
Mixed Use (MU)	NA	Allowed	Allowed, subject to Items 8 -16 below	Allowed, subject to Items 8 - 16 below
Neighborhood Conservation	NC.1	Allowed, subject to Item 9 below	Allowed, subject to Items 8 -16 below	Allowed, subject to Items 8 - 16 below
	NC.2	Not Allowed	Not Allowed	Not Allowed
	NC.3	Not Allowed	Not Allowed	Not Allowed
	NC.4	Allowed, subject to Item 9 below	Allowed, subject to Items 8 -16 below	Allowed, subject to Items 8 - 16 below
	NC.5	Allowed, subject to Item 9 below	Allowed, subject to Items 8 -16 below	Allowed, subject to Items 8 - 16 below
TABLE NOTES:				
1. In the Agriculture (AG) district, an accessory dwelling unit may also include a separate residence, which may be a manufactured home, provided it is for persons employed full-time on the premises and the accessory unit is not used as a labor camp or as living quarters for transient labor.				

Section 7: Sub-subsection 25.02.280(4)(e) of the Sioux City Municipal Code is amended by adding the following new sub-sub-subsection:

- (6) Portable Storage Units, subject to the following restrictions:
- (A) A building permit is required prior to placement of a Portable Storage Unit larger than 120 square feet in area, ensuring effective anchoring/foundation according to the then most current edition of the International Building Code. The application shall show the proposed Portable Storage Unit is accessory to the permitted use of the property and meets the placement criteria for the zone; and
- (B) Portable Storage Units shall meet the setback requirements of the underlying zone; and
- (C) Portable Storage Units shall not be stacked above the height of a single container device, except for placement within the General Industrial (GI) zone; and
- (D) Portable Storage Units shall not be used for any advertising purpose and shall be all one color; and
- (E) Upon review of a site plan, Portable Storage Units may be required to be fenced or screened from abutting properties and/or rights-of-way pursuant to the placement of the Portable Storage Unit; and
- (F) Portable Storage Units shall be in an approved designated area and on the same property as the principal use and be included in the calculation of overall lot coverage; and
- (G) Portable Storage Units shall not occupy required off-street parking, loading or landscaping areas.

Section 8: Sub-subsection 25.02.280(4)(f) of the Sioux City Municipal Code is amended to read as follows:

f. Public and Institutional (PI) District.

(1) Regarding recreation uses and facilities, accessory uses or activities shall be subordinate in area, extent, and purpose to the principal use, and shall be those which are customarily established in conjunction with the operation of permitted open spaces or recreation facilities, including, but not limited to, the sales of alcoholic beverages, food services, and sales and rental of equipment.

(2) Portable Storage Units, subject to the following restrictions:

(A) A building permit is required prior to placement of a Portable Storage Unit larger than 120 square feet in area, ensuring effective anchoring/foundation according to the then most current edition of the International Building Code. The application shall show the proposed Portable Storage Unit is accessory to the permitted use of the property and meets the placement criteria for the zone; and

(B) Portable Storage Units shall meet the setback requirements of the underlying zone; and

(C) Portable Storage Units shall not be stacked above the height of a single container device; and

(D) Portable Storage Units shall not be used for any advertising purpose and shall be all one color; and

(E) Upon review of a site plan, Portable Storage Units may be required to be fenced or screened from abutting properties and/or rights-of-way pursuant to the placement of the Portable Storage Unit; and

(F) Portable Storage Units shall be in an approved designated area and on the same property as the principal use and be included in the calculation of overall lot coverage; and

(G) Portable Storage Units shall not occupy required off-street parking, loading or landscaping areas.

Section 9: Sub-sub-sub-subsection 25.03.100.3(1)(a)(2) of the Sioux City Municipal Code is amended to read as follows:

(2) In all other nonresidential districts: Not permitted in front yards; 42 48 inches in street side yards.

Section 10: Sub-sub-sub-subsection 25.06.030.6(2)(b)(1) of the Sioux City Municipal Code is amended to read as follows:

(1) Supervise, manage, and be responsible for the affairs and activities of the division, its officers, subordinates and employees, and recommend to the ~~Director of Community Development~~ Economic and Community Development Director the employment of experts, technical assistants, clerks, secretaries, and other personnel as shall be provided by ordinance and pay for their services and other necessary and proper expenses, but only out of such appropriations as may from time to time be made available;

Section 11: Sub-sub-sub-subsection 25.06.080.13(3)(e) of the Sioux City Municipal Code is amended to read as follows:

e. Record Keeping. The Administrator shall keep a record of all interpretations issued and shall transmit a copy of said interpretations to the ~~Director of Community Development~~ Economic and Community Development Director or another department, as applicable.

Section 12: Sub-sub-subsection 25.06.090.10(3)(d) of the Sioux City Municipal Code is amended to read as follows:

d. Submission to Interested Agencies. Upon receipt of a complete application, the Administrator shall transmit a copy of the development concept and planned development site plan, as applicable, to the City Engineer, Inspection Services Manager, Fire Chief, Traffic Engineer, Public Works Director, ~~Environmental Services~~ Utilities Director, Superintendent of Schools, Health Director, Police Chief, and such other City officials, departments, and agencies as deemed by the Administrator to have an interest in one or more aspects of the proposed planned neighborhood or traditional neighborhood development. Within 10 days of the application filing, the agencies to whom copies of the plans were submitted shall file written comments on the plan with the Administrator, or a designee. A copy of all comments shall be made available to the applicant before the public hearing.

Section 13: Sub-sub-subsection 25.06.090.11(5)(a) of the Sioux City Municipal Code is amended to read as follows:

a. Within seven days following City Council action, the Administrator shall notify the applicant of the City Council's decision and, if approved, distribute a copy of the site plan as follows:

- (1) ~~Manager of the Building Inspections Division~~ Inspection Services Division;
- (2) ~~Manager of the Engineering Division~~ City Engineer or their designee;
- (3) Traffic Engineer;
- (4) Fire Chief;
- (5) Public Works Director;
- (6) ~~Environmental Services~~ Utilities Director;
- (7) City Clerk;
- (8) Health Director; and
- (9) Police Chief.

Section 14: Subchapter 25.07-B Definitions, Alphabet A, "Administrator" is amended to read as follows:

Administrator means the ~~Director of the Planning Division~~ Community Development Operations Manager for the City of Sioux City, Iowa.

Section 15: Penalty Clause. Anyone violating the provisions of this ordinance shall upon conviction be punished as provided in Section 1.04.100 of the Sioux City Municipal Code.

Section 16: Severability Clause. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

Section 17: Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. These are: Section 25.02.100, Table 25.02.100.2; Section 25.02.110, Table 25.02.110; Section 25.02.120, Table 25.02.120; Subsection 25.02.180(4); Section 25.02.230, Table 25.02.230; Section 25.02.270, Table 25.02.270; Sub-subsection 25.02.280(4)(f); Sub-sub-sub-subsection 25.03.100.3(1)(a)(2); Sub-sub-sub-subsection 25.06.030.6(2)(b)(1); Sub-sub-subsection 25.06.080.13(3)(e); Sub-sub-subsection 25.06.090.10(3)(d); Sub-sub-subsection 25.06.090.11(5)(a) and Subchapter 25.07-B Definitions, Alphabet A, "Administrator" of the Sioux City Municipal Code.

Section 18: Effective Date. This ordinance shall be in full force and effect from and after its final passage and publication as by law provided.

PASSED BY THE CITY COUNCIL ON, AND APPROVED ON: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

Office of the City Clerk, City of Sioux City, Iowa: State of Iowa, Woodbury County, ss:

The undersigned does hereby certify the foregoing is a correct copy of Ordinance No. 2018-_____ adopted by the City Council of Sioux City on _____, 2018. Signed this _____ day of _____, 2018.

Lisa L. McCardle, City Clerk

I hereby certify that a summary of the foregoing was published in the Sioux City Journal on March 17, 2018

Lisa L. McCardle, City Clerk

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT
TO SIOUX CITY ZONING AND SIGN ORDINANCE

Notice is hereby given that at 4:00 P.M., Local Time, or as soon thereafter as the matter may be considered, on March 12, 2018, in the Council Chambers, Room 504, City Hall, 405 6th Street, Sioux City, Iowa, there will be conducted a public hearing before the City Council on a proposed ordinance amending the zoning and/or sign regulations of the City of Sioux City, Iowa, proposing the following change(s):

Ordinance amending Chapter 25.02 entitled "Zoning Districts and Land Uses", Chapter 25.03 entitled "Development Standards", Chapter 25.06 entitled "Administration" and Chapter 25.07 entitled "Definitions" to update allowed and limited uses, include animal boarding and grooming as small animal limited use standards, add detached accessory dwelling units to land uses; permit shipping containers as temporary and permanent accessory uses; increase fence height in street side yards; and modify position titles to reflect the current organization of the City

A copy of the ordinance is on file in the office of the City Clerk and may be examined there for further information.

At said hearing parties in interest and citizens will have an opportunity to be heard in relation to said proposed amendment and change.

CITY OF SIOUX CITY, IOWA

/s/ Lisa L. McCardle, City Clerk

Publish in the Sioux City Journal March 5, 2018

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 17

FROM: Stan LaFave, Facilities Maintenance Supervisor
Mike Collett, Assistant City Manager

SUBJECT: **Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Art Center Panel Replacement Project (Project No. 6982-889-003).**

Reviewed By:	<input checked="" type="checkbox"/>	Department Director	<input checked="" type="checkbox"/>	Finance Department	<input checked="" type="checkbox"/>	City Attorney	<input checked="" type="checkbox"/>	City Manager
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RECOMMENDATION:

Staff respectfully requests that the City Council conduct a public hearing and approve the construction documents for the Art Center Panel Replacement Project (Project No. 6982-889-003).

DISCUSSION:

FEH Design, Inc. has completed plans and specifications for the Art Center Panel Replacement Project. This project includes the removal and replacement of the translucent insulated fiberglass panel system, and the re-roofing of the areas over the clerestory windows at the Art Center.

A bid letting will take place March 20, 2018. This project has a completion date of October 31, 2018.

FINANCIAL IMPACT:

This project is funded using GO Bonds under CIP No. 889-003 Annual City-Wide Maintenance. The Architect's opinion of probable construction cost for the work is \$236,000.00. The project currently has an available balance of \$193,909.76. There will be a transfer of funds to cover the remaining cash balance for this project.

RELATIONSHIP TO STRATEGIC PLAN:

Municipal Responsibility – Infrastructure
Focus Area – Grow Sioux City

ALTERNATIVES:

City Council may choose to not approve construction documents for this project. This would stop the project from moving forward.

ATTACHMENTS:

Resolution

RESOLUTION NO. 2018 - _____

**RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATED COST FOR CONSTRUCTION OF THE ART
CENTER PANEL REPLACEMENT PROJECT (PROJECT NO. 6982-889-003).**

WHEREAS, on the 26th day of February 2018, plans, specifications, form of contract and estimated cost were filed with the Clerk of Sioux City, Iowa, for construction of the Art Center Panel Replacement Project, within the corporate limits; and

WHEREAS, notice of hearing on plans, specifications, form of contract, and estimated cost was published as required by law; and

WHEREAS, the City Council is advised and does believe that said plans, specifications, form of contract and estimated cost should be approved.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA that the plans, specifications, form of contract and estimated cost for the construction of the Art Center Panel Replacement Project be and the same are hereby approved as the plans, specifications, form of contract and estimated cost for said improvements for said project.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 18

FROM: Monette Harbeck, Parking & Meter Operations Supervisor
Dave Carney, Public Works Director
Brett Langley, Civil Engineer

SUBJECT: **Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the 2018 Discovery Parking Ramp Repair Project (Project No. 6980-728-012).**

Reviewed By:	<input checked="" type="checkbox"/>	Department Director	<input checked="" type="checkbox"/>	Finance Department	<input checked="" type="checkbox"/>	City Attorney	<input checked="" type="checkbox"/>	City Manager
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RECOMMENDATION:

Staff respectfully requests that the City Council conduct a public hearing and approve the construction documents for the 2018 Discovery Parking Ramp Repair Project (Project No. 6980-728-012).

DISCUSSION:

Walker Parking Consultants/Engineers, Inc. of Minneapolis, Minnesota has completed plans and specifications for the 2018 Discovery Parking Ramp Repair Project. This project includes the construction of steel beams to help reinforce portions of the first floor of the parking ramp. Due to the required location of these beams, portions of the HVAC and electrical systems in the currently leased restaurant space will require removal and replacement.

A bid letting will take place March 20, 2018. This project has a completion date of August 11, 2018.

FINANCIAL IMPACT:

This project is funded using Parking Abated GO Bonds under CIP 728-012 "Annual Parking Ramp Repairs". The Engineer's opinion of probable construction cost for the work is \$225,000.00. The project currently has an available balance of \$394,485.29.

RELATIONSHIP TO STRATEGIC PLAN:

Municipal Responsibility – Infrastructure
Focus Area – Grow Sioux City

ALTERNATIVES:

City Council may choose to not approve construction documents for this project. This would stop the project from moving forward.

ATTACHMENTS:

Resolution

RESOLUTION NO. 2018 - _____

RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST FOR CONSTRUCTION OF THE 2018 DISCOVERY PARKING RAMP REPAIR PROJECT (PROJECT NO. 6980-728-012).

WHEREAS, on the 26th day of February, 2018, plans, specifications, form of contract and estimated cost were filed with the Clerk of Sioux City, Iowa, for construction of the 2018 Discovery Parking Ramp Repair Project, within the corporate limits; and

WHEREAS, notice of hearing on plans, specifications, form of contract, and estimated cost was published as required by law; and

WHEREAS, the City Council is advised and does believe that said plans, specifications, form of contract and estimated cost should be approved.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA that the plans, specifications, form of contract and estimated cost for the construction of the 2018 Discovery Parking Ramp Repair Project be and the same are hereby approved as the plans, specifications, form of contract and estimated cost for said improvements for said project.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: March 12, 2018 **ACTION ITEM #** 19

FROM: Gordon L. Phair, City Engineer
Justin Pottorff, Civil Engineer

SUBJECT: **Hearing and Resolution approving construction documents for the Morningside Avenue Reconstruction (South Nicollet Street to South Lakeport Street) Project, Iowa Department of Transportation Project No. STP-U-7057(698)—70-97 (City Project No. 6877-719-139).**

Reviewed By:	x	Department Director	x	Finance Department	City Attorney	City Manager
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RECOMMENDATION:

Staff respectfully requests that the City Council conduct a public hearing and approve the construction documents for the Morningside Avenue Reconstruction (South Nicollet Street to South Lakeport Street) Project, Iowa Department of Transportation Project No. STP-U-7057(698)—70-97 (City Project No. 6877-719-139).

DISCUSSION:

DGR Engineering has completed construction documents for the Morningside Avenue Reconstruction (South Nicollet Street to South Lakeport Street) Project. This project includes the construction of new paving, sidewalks, driveways, street lights, replacement of existing 12 inch DIP water main, replacement of the 8 inch VCP sanitary sewer, storm sewer, service connections, and cross street connections.

Bids will be received on March 20, 2018 through the Iowa Department of Transportation. The project contract has 125 total working days; (15 working days for phase 1A, 65 working days for phases 1B and 2, 45 working days for phases 3 and 4), and a late start date of May 1, 2018.

FINANCIAL IMPACT:

This project is funded using Federal-aid funds which are an 80/20 match for federal participation up to \$1,760,000. The 20 percent City match will be funded through transfers in water funds, sewers funds, sales tax infrastructure, and GO bonds. This project is currently programmed in CIP No. 719-139, Morningside Avenue (South Lakeport Street to South Nicollet Street), which has an available balance of \$1,647,876.63.

RELATIONSHIP TO STRATEGIC PLAN:

Municipal Responsibility – Infrastructure
Focus Area – Grow Sioux City

ALTERNATIVES:

City Council may choose to not approve construction documents for this project. This would stop the project from moving forward.

ATTACHMENTS:

Resolution

RESOLUTION NO. 2018 - _____

RESOLUTION APPROVING CONSTRUCTION DOCUMENTS FOR THE MORNINGSIDE AVENUE RECONSTRUCTION (SOUTH NICOLLET STREET TO SOUTH LAKEPORT STREET) PROJECT, IOWA DEPARTMENT OF TRANSPORTATION PROJECT NO. STP-U-7057(698)—70-97 (CITY PROJECT NO. 6877-719-139).

WHEREAS, on the 26th day of February, 2018 construction documents were filed with the Clerk of Sioux City, Iowa, for construction of the Morningside Avenue Reconstruction (South Nicollet Street to South Lakeport Street) Project, within the corporate limits; and

WHEREAS, notice of hearing on construction documents was published as required by law; and

WHEREAS, the City Council is advised and does believe that said construction documents should be approved.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA that the construction documents for the construction of the Morningside Avenue Reconstruction (South Nicollet Street to South Lakeport Street) Project be and the same are hereby approved as the construction documents for said improvements for said project.

PASSED AND APPROVED: March 12, 2018

Robert E. Scott, Mayor

ATTEST: _____
Lisa L. McCardle, City Clerk