

**Iowa Flood Mitigation Program (FMP)  
Flood Mitigation Project Application**

**I. Applicant Information**

<b>A. Applicant/Community Name</b>	<b>B. Address</b>	<b>City, State, Zip Code</b>	
City of Storm Lake	620 Erie Street	Storm Lake Iowa 50588	
<b>C. Point of Contact (POC) Name for Project</b>	<b>POC Title</b>	<b>POC Agency</b>	<b>POC Email</b>
Justin Yarosevich	Asst. City Manager	City of Storm Lake	<a href="mailto:justin@stormlake.org">justin@stormlake.org</a>
<b>POC PO Box and Zip Code</b>	<b>POC Street Address</b>	<b>POC City, State, Zip Code</b>	<b>POC Phone</b>
PO Box 1086 50588	620 Erie Street	Storm Lake, Iowa 50588	712-732-8000
<b>Alternate POC Name or Authorized Representative</b>	<b>Alt POC Title</b>	<b>Alt POC Agency</b>	<b>Alternate POC Email</b>
Jennifer Movall	Finance Dept. Mgr.	City of Storm Lake	<a href="mailto:movall@stormlake.org">movall@stormlake.org</a>
<b>Alt POC PO Box and Zip Code</b>	<b>Alt POC Street Address</b>	<b>Alt POC City, State, Zip Code</b>	<b>Alt POC Phone</b>
PO Box 1086 50588	620 Erie Street	Storm Lake, Iowa 50588	712-732-8000
<b>D. Federal Tax ID # / FEIN</b>	<b>E. County Name</b>	<b>F. US Congressional District(s)</b>	<b>State Legislative Districts</b>
	Buena Vista	4	Senate: 6 House: 11
<b>G. Is the Applicant/Community participating in the National Flood Insurance Program (NFIP)?</b>		<b>Community's CID Number</b>	
No		190936	

**II. Project Cost Information** *Code of Iowa, section 418.4, subsection 2*

**A. Identify the requested funding source:**

<b>Sales Tax Increment</b>
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**B. Project Budget Summary**

Engineering/Contractual Services	\$ 735,502.65
Environmental & historic preservation reviews (EHP)	\$ -
Property Acquisition & Easement	\$ 138,458.20
Construction	\$ 5,004,704.25
Management Costs	\$ 343,214.57
Other (Bonding Costs)	\$ 1,944,241.17
<b>Total Project Budget Summary</b>	<b>\$ 8,166,120.84</b>

**C. Project Funding Source**

Identify all anticipated funding sources for the project and the amounts. *Code of Iowa, section 418.4, subsection 2*

State that you have applied for and/or received approved federal financial assistance. *Code of Iowa 418.4, subsection 3b.*

Please insert additional rows as needed.

Identify source	Applied/ Received	Federal \$	Local \$	TOTAL
Federal: CDBG	Received	\$ 1,200,000.00		\$ 1,200,000.00
Federal: TAP	Received	\$ 203,436.00		\$ 203,436.00
Federal: Clean Water SRF	Applied	\$ 4,260,355.00		\$ 4,260,355.00
Non-Federal (Storm Water Utility Revenue)			\$ 2,502,329.84	\$ 2,502,329.84
<b>Total Project Funding Source</b>		<b>\$ 5,663,791.00</b>	<b>\$ 2,502,329.84</b>	<b>\$ 8,166,120.84</b>
<b>% of Total Cost</b>		<b>69.36%</b>	<b>30.64%</b>	<b>100%</b>

Identify source	Applied/ Received	Federal \$	Local \$	Sales Tax Increment
Federal: CDBG	Received	\$ 1,200,000.00		
Federal: TAP	Received	\$ 203,436.00		
Federal: Clean Water SRF	Applied	\$ -		
Federal: Clean Water SRF (Repayment)			\$ 177,294.58	\$ 4,083,060.42
Non-Federal (Storm Water Utility Revenue)			\$ 2,502,329.84	
<b>Total Project Funding Source</b>		<b>\$ 1,403,436.00</b>	<b>\$ 2,679,624.42</b>	<b>\$ 4,083,060.42</b>

**Sales Tax Increment as % of Total Cost**

**50.00%**

**Summary of usage of Sales Tax Increment.**

Due to immediate funding needs required for project initiation, the City has applied for Clean Water State-Revolving Funds (Federal funds) to fund the portion of the project being paid back by State Sales Tax Increment over 20 years. To maintain a maximum funding of 50% through the State Sales Tax Increment 4.2% of that SRF Loan will be paid back by the City of Storm Lake (\$177,294.58) over the life of the bonds. The total request from State Sales Tax Increment will be \$4,083,060.42.

### III. Project Plan Summary

**A. Provide a brief description of the project. Identify separately each component of construction or reconstruction included in the project. This is a summary of Tab B - Project Plan. Code of Iowa section 418.4, subsection 2**

The project encompasses three separate phases addressing flooding issues within three major sections of the corporate limits of the City of Storm Lake.

Phase 1 addresses flooding on the east side of Storm Lake in residential and light industrial neighborhoods through a project called the East Central Storm Water Project. The East Central Project utilizes BMP's and innovative storm water management features to move water out of the neighborhoods into rain gardens and the through grass waterways to detention ponds prior to outletting to the natural outlet source Lake Storm Lake.

Phase 2, North Central Storm Water Project, removes water from another large residential subdivision again utilizing rain gardens, grass waterways, and detention ponds prior to outletting to it's natural outlet point Poor Farm Creek.

Phase 3, Expansion Blvd. Storm Water Project, includes the removal of water from the City's main industrial park through the use of rain gardens, grass waterways, and detention ponds.

**B. How will the project mitigate future flooding of property that has sustained significant flood damage and is likely to sustain significant flood damage in the future? Code of Iowa, section 418.9, subsection 10, 2a Explain:**

The project will move water in each of the affected neighborhoods to areas designed to hold, filter, and clean the storm water prior to outletting to the lake or stream. Currently the storm water has no path for getting out of the neighborhoods and to the streams and thus builds up in basements, streets, and yards causing flooding. The project will develop components to handle small to medium rains that allow for the cleaning and treatment of almost 100% of the storm water and in large rain events provide for the same cleaning and treating of the first flush but then provide quicker outlets for the water to detention ponds where the water will be held to drop out silt and other solids while also slowing the flow down so as not to wash out areas upstream. By providing ways to move the water through controlled processes and structures we can prevent water from building up in areas where flooding is occurring.

**C. How does the project address the impact of flooding both upstream and downstream from the project area? Code of Iowa, section 418.9, subsection 10, 2b Explain:**

The project will contain detention ponds that will hold and slow the flow of water going through the system so that in the large rain events we don't have the system creating negative impacts on the environment upstream including wash outs and flooding. Additionally the project will create additional ways for waters upstream where flooding may or may not occur to enter the system and be treated prior to ending in the final destination (lake or stream). Regarding downstream the projects have been designed to incorporate run off coming upstream from points further down stream into the plan so as not to create or move the flooding issues to a different neighborhood. The goal is to allow the same flow at the same speed from downstream areas through the system as they are today while allowing for the addition of flows from the project areas.

**D. Describe how the project conforms to any applicable floodplain ordinance and identify the ordinance. Code of Iowa, section 418.9, subsection 10, 2b**

Storm Lake is not in a Flood Plain and we do not have a Flood Plain Ordinance.

**E. Describe how the project is sufficiently valuable to the economic viability of the state or is of sufficient historic value.** *Code of Iowa, section 418.9, subsection 10, 2c*

Storm Lake continues to be a growing community with a strong need for new housing based upon growth of new and existing commercial and industrial businesses. Critical to the need for housing growth is the need to maintain the existing housing stock. Additionally, the community needs to ensure that commercial and industrial areas are suitable for continued operations and growth or businesses will choose to leave the area for places that are less prone to flooding. The project thus will relieve flooding in housing areas to ensure that the existing housing stock in those neighborhoods is viable and maintains its value to the community and state. The project also addresses flooding in the industrial and commercial areas where flooding currently holds the potential to create the loss of existing businesses due to flooding conditions. For example: We have one manufacturer who is ready to expand but because of flooding and the resulting loss of finished product due to flooding that they have to discard are instead considering relocating their business to another state. This project will help to relieve the flooding in their area and not only help to keep them in Storm Lake but hopefully allow them to expand to add the jobs and product lines needed to grow their business. On the housing side if flooding continues to be allowed in these housing districts the City will face a loss of middle income housing stock that is fairly new (30-45 years old). This housing stock will become run down and lose value over time as residents move to other areas of the community or other communities. Middle income housing is the hardest to start up due to the economies of development and available funding making this level of housing critical assets in terms of preservation.

**F. How is this project essential to meet the necessary expenses or serious needs of the governmental entity related to the flood mitigation?** *Code of Iowa, section 418.9, subsection 10, 2h* **Explain:**

The City has a number of Storm Water Projects on the planning table and in 2012 prioritized the projects based on impact and potential funding availability. That resulted in the East Central Project being the top project followed by the North Central and the Expansion Blvd. Projects. The reality is that funding is available to only ensure that the East Central Project is completed within the next 3-10 years. Without the potential funding of the Flood Mitigation Fund and the State of Iowa the North Central Project and the Expansion Blvd. project would have to be delayed significantly and/or cut back to only accomplish a small portion of their benefits which may mean reduced water quality benefits and/or not eliminating the flooding that is currently occurring. The City is committed to not only addressing flooding issues but ensuring that the overall quality of water outletting from the City's storm water system is clean. We have implemented a Storm Water Utility which has been in place for several years. Money's from that source have been used to pay for earlier projects as well as maintenance and cleaning of the current system, testing, and public education. Storm Lake is an MS4 community operating under an MS4 Permit. The City's storm water utility utilizes an ERU rate structure which is currently at \$4.00 per month per ERU which is at the top of the range for ERU's in comparable cities and is also close to the limits of what the community can afford to pay based on the average income within the community.

**G. Provide the extent of nonfinancial support committed to the project from public and nonpublic sources.** *Code of Iowa, section 418.9, subsection 10, 2e*

Storm water is a critical topic and a deeply cared for topic within the community. The City of Storm Lake along with Buena Vista County, the City of Lakeside and private citizens (through the Lake Preservation Association) have created a 28E entity called the Lake Improvement Commission that is dredging Storm Lake to restore the lake quality and get the lake off the impaired waters list (something this project will help achieve from an urban practices method). The Lake Improvement Commission support in terms of nonfinancial support is critical to the project in many ways and our project is critical to their success as well. Additionally, throughout the planning phases for these projects we have also encountered partnerships and nonfinancial support from private land owners. We have two cases where when approached about the project the land owner has already made a donation of the needed land to the project and another case where the land owner is willing to sell the needed land at a greatly reduced rate to the City for the project because of the impact on the overall quality of life these projects will bring to the community.

**H. Describe the coordination with other watershed management measures as applicable.** *Code of Iowa, section 418.9, subsection 10, 2f*

As previously discussed these projects will tie into other projects and practices already in existence within the community including our ongoing testing practices which ensure that what we are doing within the projects is actually providing benefits as well as tying in other storm water structures to the existing practices along the way. For example, with the North Central Storm Water Project we have been working with the Storm Lake Community School District on improving storm water run off from their high school as they move forward in construction of a \$20,000,000 expansion of the school. Their project is very much tied into what we are doing on the North Central Project side of things. All new developments, residential, commercial, or industrial all are now required to implement storm water best management practices in their development from day one. For those that are existing they also have to address the impact from the existing areas at that time.

**I. Describe how this project is consistent with applicable comprehensive, countywide emergency operations plan in effect and other applicable local hazard mitigation plans.** *Code of Iowa, section 418.9, subsection 10, 2g*

This project is consistent with the City's Comprehensive Plan and follows the guidelines being developed in the new Zoning Code based on the Comprehensive Plan. One of the Guiding Principles of the Comprehensive Plan is "Encourage Health Community Design and Environmental Stewardship". These projects are the projects that will directly address that Guiding Principal. Flooding is also addressed in the Buena Vista County Multi-Hazard Mitigation Plan and the City of Storm Lake Multi-Hazard Mitigation Plan. Flooding is listed as one of the top five potential hazardous based on history and forecasted future disasters.

**J. Description of Project Location (i.e. Latitude and Longitude (minimum 6 digits after the decimal), Neighborhood, Subdivision, Geographic Boundaries, Driving Directions, etc.)**

The project locations are shown in the support documents and maps in greater detail. Primarily the projects are all located in the Eastern side of the community (Lake Avenue to the east) and north of HWY 7. A portion of the East Central Project extends to the south of HWY 7 as it reaches the outlet point into Lake Storm Lake.

**K. Number of people and properties protected as a result of the completion of the entire proposed project:**

# of People	2,300
# of Residential Properties	582
# of Commercial Properties	105
# of Public Properties	26
# of Critical Facilities	30
<b>Total # of Properties:</b>	<b>3,043</b>

**IV. Work Schedule**

**A. List the major milestones for this project.**

Task	Months/Years from Award		Responsible Party
	Start	Complete	
Development of Final Plans & Specifications	0	4	Bolton & Menk Engineers and EOR Engineering
SHPO	0	2	Bolton & Menk Engineers and EOR Engineering
Land Acquisition	0	6	City of Storm Lake
Phase 1 Construction (East Central Storm Water Project)	0	6	City of Storm Lake & Bolton & Menk Engineering
Bid Letting Phase 2	3	4	City of Storm Lake & Bolton & Menk Engineering
Phase 2 Construction (North Central Storm Water Project)	8	18	City of Storm Lake & Bolton & Menk Engineering
Bid Letting Phase 3	3	4	City of Storm Lake & EOR Engineering
Phase 3 Construction (Expansion Blvd. Project)	7	18	City of Storm Lake & EOR Engineering
Project Completion	21	21	City of Storm Lake
<b>Total Project Duration:</b>	<b>21</b>		

**V. Certifications**

To the best of my knowledge and belief, I certify that all data in this application packet is complete, true and correct. The governing body of the applicant has duly authorized this document and hereby applies for assistance as documented in this application. The applicant understands that the project shall not proceed until Flood Mitigation Board approval is granted.

  
Signature of the Chief Executive Officer


Jon F. Kruse  
Name of the Chief Executive Officer

Mayor  
Title

City of Storm Lake  
Organization

November 4, 2013  
Date

712-732-8000  
Phone Number

  
Signature of the Authorized Representative

James H. Patrick  
Name of Authorized Representative

City Manager  
Title

City of Storm Lake  
Organization

November 4, 2013  
Date

P.O. Box 1086 / 620 Erie Street  
PO Box / Street Address

Storm Lake, Iowa 50588  
City, State and Zip Code

712-732-8000  
Phone Number

[patrick@stormlake.org](mailto:patrick@stormlake.org)  
Email Address