

**CITY OF STORM LAKE
REGULAR COUNCIL SESSION MEETING
CITY HALL - COUNCIL CHAMBERS
FEBRUARY 16, 2026
5:00 PM**



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

AGENDA

Access to the official meeting can also be done through the following ways:

BY TELEPHONE

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

Zoom Meeting ID: 933 2006 3301

BY COMPUTER:

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

Open the Meeting

- **Call to Order**
- **Pledge of Allegiance**
- **Proclamation**

A. Consideration of Changes in Agenda and Setting the Agenda

B. Disclosure by City Council Members

C. Hear the Public

D. Consent Agenda

1. Consent Agenda

- a. Motion To Approve BVU Block Party Request
- b. Buy Local Information
- c. City Code Enforcement Summary

E. Unfinished Business

F. New Business

- 1. Motion For A Request To Waive Rental Fees For Sunrise Pointe Banquet Hall
- 2. Ordinance No. 07-O-2025-2026 An Ordinance Vacating The Public Right-Of-Way In A Portion Of Highview Drive In The City Of Storm Lake - 2nd Reading
- 3. Public Hearing For A Proposed Rezoning of Six Parcels Located on Highview Drive
- 4. Ordinance No. 08-O-2025-2026 On A Proposed Rezoning of Six Parcels Located on Highview Drive
- 5. Public Hearing For The Proposed Rezoning of 942 Oneida Street Application
- 6. Ordinance No. 09-O-2025-2026 Amending the Zoning Classification of Certain Real Estate On Oneida Street
- 7. Resolution No. 48-R-2025-2026 Approving Pay Application #11 for the Storm Lake Well No. 22 Project
- 8. Resolution No. 49-R-2025-2026 Approving Pay Application #12 for the Storm Lake Well No.

22 Project

9. Resolution No. 50-R-2025-2026 Approving the Acquisition of Real Estate

10. Motion Setting Public Hearing for the Fiscal Year 2027-2031 Proposed Capital Improvement Plan

11. City Council Requested Items / City Council Updates

12. Fiscal Year 2026-2027 Budget Work Session

G. Adjourn

Meeting Protocol

If you wish to speak today, please:

1. To speak on an agenda item, please approach the podium when that agenda item is called, and upon recognition by the Mayor, identify yourself by stating your name and address.

2. If your issue is not a topic on the agenda, please approach the podium under the "Hear the Public" agenda item, and upon recognition by the Mayor, identify yourself by stating your name and address.

3. Please keep your remarks to three (3) minutes or less.

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

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

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

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Staff Summary

2/16/2026

Agenda Item # D.1.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: **Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

- List of Bills
- King's Pointe & Sunrise Pointe Disbursements
- Approve February 2, 2026 Regular City Council Minutes, February 2, 2026 Special City Council Minutes, and February 7, 2026 Special City Council Minutes
- Approve Renewal Liquor Licenses For Dollar General #1047, King's Pointe and Sunrise Pointe Golf Course
- Approve BVU Block Party Request
- Approve Buy Local Information
- City Code Enforcement Update

FISCAL IMPACT: City Will Pay The Following Expenditures:

- List of Bills: \$832,787.72
- King's Pointe & Sunrise Pointe Golf Course Bills: \$187,082.77

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

1. 2/16/2026 City Claims Expense Report
2. 2/16/2026 King's Pointe Claims 1.30.2026 to 2.12.2026
3. 02022026 CC Minutes - Special
4. 02/02/2026 City Council Minutes
5. 02/07/2026 - City Council Minutes - Special

6. Dollar General #1047 Liquor Application 2026

Vendor Name	Vendor Number	Payable Description	Total Payments
BVC			
Alta Implement Company, Inc	001288	Filter	14.78
Buena Vista County Solid Waste	001035	Wood & Pallets	10.00
M & S HVAC Services, LLC	002493	Ceiling Diffusers	2,640.21
Power Solutions, Inc	001465	10.9.2025 - Pipe Break - Electrical Repairs	14,889.56
Storm Lake Garage Door Service, LLC	002067	Cables - Lime Room Door	86.00
BVC Total:			17,640.55
Contract/Agreement			
Bolton & Menk, Inc	001024	Engineering Services	21,943.00
I & S Group, Inc	001103	Professional Services	9,258.00
King Contracting, LLC	001066	Pay #11 of HMA LS Project	210,495.91
Midwestern Mechanical of Iowa, Inc	001819	Trane Support - Ceiling Leak	5,640.22
Contract/Agreement Total:			247,337.13
Local			
Alliant Energy	001173	Gas Services	11,206.91
Buena Vista Regional Medical Center	001124	Medical Testing	333.00
Central Bank	001025	Services	1,984.59
Culligan Water Storm Lake	001071	Water Supplies	9.25
Dan Connell Client Trust Account	002737	2/2026 Friedrich Property Earnest	100,000.00
Fastenal Company	001033	Bolts	126.80
Growmark Inc New Century FS	001016	Fuel	4,659.48
Jim Bartholomew	001069	February 2026 Airport Contract	6,289.61
Kwik Trip Inc	002717	January 2026 Fuel	4,570.00
Larson Oil & Distributing Co, Inc	001178	Fuel / Oil	1,212.45
Long Lines	001077	Fax Line & Emergency Line Service	1,402.92
Marcus Lumber Company Corp	002011	Lumber - Dock Steps - Sleepy Hollow	437.11
MidAmerican Energy Company	001074	Electric Service	0.33
O'Reilly Automotive Inc	001108	Oil	83.65
Plumbing & Heating Wholesale, Inc	001126	Plumbing Supplies	31.81
Qwest Corporation	001070	PhoneService	98.58
Rebnord Technologies, Inc	001091	Technology Split	22,821.45
Siouxland Certified Testing Services, Inc	001190	Testing Services - Scout Park LS	19.00
Stanton Electric, Inc	001264	Wiring Removal in Lab	330.00
Stille Pierce & Pertzborn	001294	2026 GL Insurance Renewal	5,129.50
Storm City Auto Parts, Inc	001501	Battery	199.17
Storm Lake Ace Hardware	001216	Supplies	848.16
Storm Lake Hydraulics Co, Inc	001089	Couplers	101.72
The Storm Lake Times	001214	January 2026 Publications	2,591.81
Verizon Wireless Services LLC	001075	Cell Phone Service	4,874.47
Wiese Plumbing & Heating, Inc	001302	Replace Water Heater Roof Vent Cap	400.19
Local Total:			169,761.96
Non-Local			
ABC Pest Control, Inc	001078	Pest Control Services	143.33
Ad Astra Education LLC	002738	Myers Animal Books	461.34
Ahlers & Cooney, P.C.	001023	General City Attorney Services	5,180.72
Barnes & Noble Booksellers, USA Inc	001274	Books	641.54
Bend Mailing Services, LLC	002013	Bill Printing Services	3,542.60
Brodart Co.	001009	Books	991.61
Cavendish Square Publishing LLC	002138	Youth Country Books	186.03
Central Iowa Distributing, Inc	001026	Janitorial Supplies	78.00
Chem-Sult, Inc	001337	Sodium Chlorite	3,840.95

My Buy Local_v1

Vendor Name	Vendor Number	Payable Description	Total Payments
Core & Main LP	002000	Testing Supplies	3,061.50
Dale Vitito	001061	Body Armor	1,539.49
Datatel Communications Inc	002595	Monthly IVR Services	685.72
Demco, Inc	001273	Book Dust Covers	56.57
Des Moines Area Community College	001740	Wastewater Training	1,525.00
Electric Pump Inc	001032	Service Call Leaking Pump	2,569.50
Foundation Analytical Laboratory, Inc	001100	Testing Services	3,500.10
Fremarek, Inc	002394	Degreaser	6,745.77
HD Supply, Inc	001336	Ball Valve	339.47
Heuss Printing, Inc	002496	Advertising - Jan/Feb 2026 Iowan Magazine	425.00
Hiway Truck Equipment	002450	Steel Dump Box Installed	9,787.00
Hotsy Equipment Company	001577	Service	885.55
Ingram Library Services, Inc	001268	Standing Order Books	139.90
Iowa Department of Public Safety	001782	FY2026 2nd Quarter - 10/25-10/25	351.00
Iowa Health System	002249	TS - Stress Test	568.00
James M. Sweeney & Associates, Inc	001101	Background Checks	87.34
Johnston Automotive & Industrial of Spei	001386	Car Battery	295.42
Kasperbauer Cleaners, Inc	002435	Entrance Mat Services	44.78
Laurens House of Print Ltd	002161	Award Mirrors	88.73
Lifeline Training	001793	Conference - Tactics for Criminal Encounters	598.00
Linde Inc	001111	Carbon Dioxide	3,033.56
Midwest Tape, LLC	001275	DVDs	53.23
Mississippi Lime Company	001095	Quicklime	33,597.80
MRA Custom Applications, LLC	001553	Lime Hauling Services	14,095.08
Municipal Supply, Inc	001391	Smart Points	322.05
Pitney Bowes Inc	001181	Postage	1,550.00
Response Graphics & Embroidery, LLC	002346	Shirts	112.71
RJ Thomas Manufacturing Compnay, Inc	001090	Vehicle Stickers	570.00
Salus LLC	001006	November Monthly Membership - 4	80.00
Schumacher Elevator Company	001200	Elevator Maintenance	253.02
State Industrial Products Corporation	002309	Wastewater Program	3,552.94
Underground Location Company	001194	Locate Services	139.80
VEIT, LLC	002734	Copier Maintenance Agreement	745.38
Vermeer Sales & Service, Inc	001392	Stump Grinder Repair	981.99
Vessco, Inc	001458	Supplies / Parts	8,608.00
W. W. Grainger, Inc	001085	File Box	202.81
Ziegler, Inc	001097	Generator Service	54,301.88
		Non-Local Total:	170,560.21
Payroll/Refunds			
Friends of the Library	001758	January Friends CC	25.00
		Payroll/Refunds Total:	25.00
		Grand Total:	605,324.85

King's Pointe Resort

Claims Publication

From 1/30/2026 to 2/12/2026

Vendor	Description	Amount
Alliant Energy	Utilities	\$ 2,262.99
Amazon Capital Services	Supplies	\$ 955.86
Authnet Gateway	Services	\$ 30.00
City of Storm Lake	Utilities	\$ 37,369.95
Daniels Filter Service	Supplies	\$ 915.56
Doll Distribution	Beverages	\$ 483.10
ECO LAB	Supplies	\$ 1,215.79
Fintech	Services	\$ 69.39
FM Controls, Inc	Services	\$ 4,100.59
Fullsteam	Services	\$ 6,352.28
Guest Supply	Supplies	\$ 2,067.64
Harland Clarke	Supplies	\$ 314.39
Horwath Laundry Machinery Co	Services	\$ 857.28
HyVee	Supplies	\$ 462.03
Johnson Brothers	Beverages	\$ 812.15
King's Pointe Resort Payroll- 2/6	Payroll	\$ 87,034.41
Laurens House of Print	Supplies	\$ 288.05
Long Lines	Utilities	\$ 790.98
Marcus Lumber Co	Supplies	\$ 86.97
Martin Brothers	Food	\$ 13,824.74
Pepsi Beverage Co	Beverages	\$ 884.62
Plumbing & Heating Wholesale	Supplies	\$ 1,302.68
Reel Time Rentals	Services	\$ 300.00
RFID Hotel	Supplies	\$ 575.14
S&L Hospitality	Agreement	\$ 5,735.00
SGS LLC dba Garbage Hauling	Utilities	\$ 63.00
Shift 4	Services	\$ 1,659.00
Storm Lake Ace Hardware	Supplies	\$ 244.87
Symmetry Energy Solutions	Utilities	\$ 8,457.03
Sysco Iowa Inc	Food	\$ 2,614.69
TY Inc	Supplies	\$ 699.14
Vestis	Services	\$ 1,060.30
		<u><u>\$ 183,889.62</u></u>

King's Pointe OWP

Claims Publication

From 1/30/2026 to 2/12/2026

Vendor	Description	Amount
Shift 4	Services	\$ 386.00
		<u><u>\$ 386.00</u></u>

Sunrise Pointe Golf Course

Claims Publication

From 1/30/2026 to 2/12/2026

Vendor	Description	Amount
Alliant Energy	Utilities	\$ 811.03
ECO LAB	Supplies	\$ 133.87
Fintech	Services	\$ 69.39
Guest Supply	Supplies	\$ 505.96
Heartland Payment System	Services	\$ 253.50
Johnson Brothers	Beverages	\$ 69.45
Long Lines	Utilities	\$ 61.95
S&L Hospitality	Agreement	\$ 750.00
Shift 4	Services	\$ 152.00
		<u>\$ 2,807.15</u>

SPECIAL COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, FEBRUARY 2, 2026, 4:00 PM

CITY OF STORM LAKE, SPECIAL COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, FEBRUARY 2, 2026, 4:00 PM

Present: Mayor Margaret J. McKeon, Council Members Maggie Martinez, Matt Ricklefs, Maria Ramos (via phone), Don Piercy Jr., and Richard Riner. Absent: None

Staff Present: City Manager Keri Navratil, Assistant City Manager David Derragon, Public Works Director Ron Covert, Building and Code Compliance Director Scott Olesen, Finance Director Tyler Gibbins, and City Clerk Mayra Martinez.

Mayor McKeon called the meeting to order at 4:00 pm.

Agenda – Moved by Council Member Martinez to approve setting the agenda as presented. Seconded by Council Member Ricklefs. Vote: All ayes. Motion carried.

New Business

Closed Session Reference Iowa Code Chapter 21.5 (1)(j) Purchase of Real Estate- Moved by Council Member Martinez to approve going into closed session at 4:02 pm reference Iowa Code Chapter 21.5 (1)(j) Purchase of Real Estate. Seconded by Council Member Ricklefs. Vote: All ayes. Motion carried.

Attendance In Closed Session, City Manager Keri Navratil, Assistant City Manager David Derragon, Public Works Director Ron Covert, Building and Code Compliance Director Scott Olesen, Finance Director Tyler Gibbins, and City Clerk Mayra Martinez.

Moved by Council Member Piercy to go back to open session at 4:44 pm. Seconded by Council Member Ricklefs. Vote: All ayes. Motion carried.

Adjourn - Moved by Council Member Riner to adjourn at 4:44 pm. Seconded by Council Member Martinez. Vote: All ayes. Motion carried.

**CITY OF STORM LAKE, REGULAR COUNCIL MEETING, CITY HALL
COUNCIL CHAMBERS, FEBRUARY 2, 2026, 5:00 PM**

Present: Mayor Margaret J. McKeon, Council Members Matt Ricklefs, Maria Ramos, Maggie Martinez, Don Piercy Jr., and Richard Riner. Absent: None.

Staff Present: City Manager Keri Navratil, Assistant City Manager David Derragon, Police Chief Chris Cole, Fire Chief Terence Sinner, King's Pointe Manager Amy VonBank, Building and Code Compliance Director Scott Olesen, Public Works Director Ron Covert, Wastewater Treatment Plant Supervisor Jorge Tarin, Communications Coordinator Dana Larsen, Public Services Director Brandon Ripke, Development Services Specialist Lee Dutfield, Finance Director Tyler Gibbins, and City Clerk Mayra Martinez.

Mayor McKeon called the meeting to order at 5:00 pm.

Pledge of Allegiance.

Agenda - Moved by Council Member Ramos to approve setting the agenda as presented. Seconded by Council Member Riner. Vote: All ayes. Motion carried.

Disclosure by City Council -No items at this time.

Consent Agenda - Moved by Council Member Martinez to approve the Consent Agenda which includes List of bills Chk #'s 83729 through 83771, EFT #s 1824, 7250 through 7275, DFT #'s 3039 through 3050, approve Regular City Council Minutes, February 2, 2026, adopt Resolution No. 44-R-2025-2026 approving submittal Standard Title VI/Non-Discrimination Assurance, Title VI Non-Discrimination Agreement, and designating the City Clerk as Title VI and ADA Coordinator, approve appointment of Chris Chambers as the City of Storm Lake Representative to the Northwest Iowa Regional Housing Authority for a three year term, Acknowledgment of King's Pointe Financials, approve Hope For Life Walk Request (Formerly Cornerstone), approve Buy Local Information, and approve City Code Enforcement Summary. Seconded by Council Member Ricklefs. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 44-R-2025-2026

RESOLUTION APPROVING THE SUBMITAL OF AN UPDATED STANDARD TITLE VI/NON-DISCRIMINATION ASSURANCES, TITLE VI NON-DISCRIMINATION AGREEMENT, AND DESIGNATION OF THE TITLE VI AND ADA COMPLIANCE COORDINATOR WITH UNITED STATES DEPARTMENT OF TRANSPORTATION (USDOT)

WHEREAS, the City Council deems it necessary and desirable to receive Federal financial assistance from the United States Department of Transportation through the Federal Highway Administration; and

WHEREAS, receiving said funds the City needs to agree it is subject to and will comply with Title VI of the Civil Rights Act of 1964; 49 C.F.R. Part 21 (entitled *Nondiscrimination In Federally-Assisted Programs Of The Department of Transportation-Effectuation of Title VI of the Civil Rights Act Of 1964*) and 28 C.F.R. Section 50.3, (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964), the Americans with Disabilities Act of 1990 (ADA), and the Age Discrimination Act of 1975; and

WHEREAS, the Iowa Department of Transportation has asked the City of Storm Lake to update and have provided the United States Department of Transportation's Standard Title VI/Non-Discrimination Assurances and the Title VI Non-Discrimination Agreement between the Iowa Department of Transportation and City of Storm Lake as required every five-years or whenever there is a change in Mayor; and

WHEREAS, the City Council must designate a Title VI and ADA Coordinator to oversee compliance with Title VI and ADA requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Storm Lake, Iowa, that the above-reference updated Title VI documents be submitted to the Iowa Department

of Transportation and the same is hereby approved.

1. That the City Manager and City Clerk are hereby authorized and directed to execute said updated Title VI documents on behalf of the City of Storm Lake,
2. Approval of Assurances and Agreement, that the City Council hereby approves the submittal of the Standard Title VI/Non-Discrimination Assurances and the execution of the Title VI Non-Discrimination Agreement with the Iowa Department of Transportation.
3. Designation of Title VI and ADA Coordinator, City Clerk is hereby designated as the Title VI and ADA Coordinator for the City of Storm Lake, responsible for implementing and monitoring compliance with Title VI and ADA requirements, including complaint procedures, training, and reporting.

PASSED AND APPROVED this 2nd day of February.

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Unfinished Business – No items at this time.

New Business -

Fiscal Year 2026-2027 Outside Agency Requests - Representatives from the following outside agencies presented their funding requests and answered questions from Council members regarding their proposals. Agencies present: Imagine the Possibilities, The Bridge of Storm Lake, Upper Des Moines Opportunity, Storm Lake United and Witter Gallery.

2025 City Annual Report - Moved by Council Member Ramos to approve the 2025 City Annual Report. Seconded by Council Member Martinez. Vote: All ayes. Motion carried.

Neighborhood Volunteer Program - Moved by Council Member Martinez to approve a Neighborhood Volunteer Program. Seconded by Council Member Riner. Vote: All ayes. Motion carried.

City Code Section 5-9-2(I)1 - Moved by Council Member Martinez to waive the second reading of Ordinance No. 06-O-2025-2026 Proposed Change to City Code Section 5-9-2(I)1. Seconded by Council Member Ricklefs. Roll call vote: All ayes. Motion carried.

Moved by Council Member Ramos to pass on third reading Ordinance No. 06-O-2025-2026 proposed change to City Code Section 5-9-2(I)1. Seconded by Council Member Martinez. Roll call vote: All ayes. Motion carried.

ORDINANCE NO. 06-O-2025-2026

AN ORDINANCE AMENDING TITLE 5, CHAPTER 9, SECTION 2; OF THE 1994 RECODIFICATION OF THE MUNICIPAL CODE OF THE CITY OF STORM LAKE, IOWA BY UPDATING THE RESIDENTIAL BUILDING CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STORM LAKE, IOWA THAT THE FOLLOWING CODE SECTIONS ARE AMENDED BY THE DELETION OF LANGUAGE INDICATED BY STRIKEOUT (–) AND BY THE ADDITION OF LANGUAGE INDICATED BY HIGHLIGHT 

Section 1. Section 5-9-2 is hereby amended to read as follows:

Section 5-9-2 Adoption of Residential Building Code

Pursuant to published notice and public hearing as required by law, the International Residential Code, 2024 Edition, published by the International Code Council, Inc., is hereby adopted in full except for such portions as may hereafter be deleted, modified or amended.

An official copy of the International Residential Code, 2024 Edition, as adopted, and a certified copy of this Ordinance are on file in the office of the Building Official.

(I) Subsections R309.1 and R309.2 of the 2024 International Residential Code are hereby amended by deleting said sections and inserting in lieu thereof the following:

The following structures shall be provided with automatic fire sprinkler systems installed in accordance section 2904 of the IRC, NFPA 13, NFPA 13R, NFPA 13D, or other systems listed and approved for installation in dwellings:

- 1. Any residential dwelling unit in which the gross square footage of the dwelling space(s), including all floor levels whether finished or unfinished and all basement areas whether finished or unfinished (exclusive of attached garage areas), that exceed ~~5,000~~ 8,000 square feet.
- 2. Townhouse structures that contain more than 6 dwelling units.
- 3. Townhouse structures that exceed 14,000 square feet in gross floor area, as determined above for dwelling units.

Section 13. Repealer: All ordinances or parts of ordinances of the City of Storm Lake, Iowa in conflict with the provisions of this Ordinance are hereby repealed.

Section 14. Savings Clause: If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase, or part thereof not adjudged invalid or unconstitutional.

Section 15. Effective Date: This ordinance shall be in full force and effect from after it’s final passage, approval and publication as provided by law.

PASSED on its first consideration January 19th, 2026.
PASSED on its second consideration February 2nd, 2026.
Requirement of consideration and vote at two (2) prior City Council meetings suspended the _____ day of _____, 2026.

PASSED AND APPROVED on its third consideration this February 2nd, 2026.

CITY OF STORM LAKE, IOWA

By: _____
Margaret J. McKeon, Mayor

_____ No action taken by Mayor.
_____ Vetoed this _____ day of _____, 2026.

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Highview Drive - Mayor McKeon opened the Public Hearing for the vacation of a portion of Highview Drive stating this was the time and place for any comments. Hearing no comments and no other objections received prior to this public hearing from the Public or City Council, Mayor McKeon closed the public hearing.

Moved by Council Member Ricklefs to approve first reading of Ordinance No. 07-O-2025-2026 vacating the Public Right-Of-Way in a portion of Highview Drive in the City of Storm Lake. Seconded by Council Member Ramos. Roll call vote: All ayes with Council Member Martinez Abstaining. Motion carried.

Moved by Council Member Piercy Jr. to adopt Resolution No. 45-R-2025-2026 fixing a date

for a Public Hearing on the proposal to convey a portion of Highview Drive and providing for publication of notice. Seconded by Council Member Riner. Roll call vote: All ayes with Council Member Martinez abstaining. Motion carried.

RESOLUTION NO. 45-R-2025-2026

RESOLUTION FIXING A DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO
CONVEY A PORTION OF HIGHVIEW DRIVE, AND PROVIDING FOR
PUBLICATION OF NOTICE

WHEREAS, the City of Storm Lake, Iowa (the "City") has received a proposal to convey to Buena Vista Regional Medical Center, legally described as follows:

A part of Highview Drive located in pleasant view first Addition To The City Of Storm Lake, Buena Vista County, Iowa, Being more particularly described as follows:

Beginning at the Northeast Corner of Lot One of Block Three of said Pleasant View First Addition; thence South 88° 43' 15" East (assumed bearing), on the south line of Lochedem Drive, 59.85 feet to the northwest corner of Lot One of Block Two of said Pleasant View First Addition; thence South 01 ° 05' 54" West, on the west line of said Block Two of Pleasant View First Addition, 214.06 feet to the Southwest Corner of Lot Three of said Block Two of Pleasant View First Addition; thence North 88° 26' 16" West, 59.90 feet to the Southeast Corner of Lot Three of said Block Three of Pleasant View First Addition; thence North 0 1 ° 06' 40" East, on the east line of said Block Three of Pleasant View First Addition, 213. 77 feet to the Point of Beginning.

Tract contains 0.29 acres and is subject to all easements of record.

(the “Real Estate”);

WHEREAS, it is appropriate pursuant to Iowa Code Section 364.7 to publish a Notice of the proposed conveyance and of the hearing and to receive and consider objections and petitions.

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

Section 1. That this Council meet at 5:00 P.M. on March 2, 2026, for the purpose of taking action on the matter of the proposal to convey A Part of Highview Drive to Buena Vista Regional Medical center.

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The Notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF STORM LAKE IN THE STATE OF IOWA, ON THE MATTER OF THE PROPOSAL TO CONVEY A PART OF HIGHVIEW DRIVE, AND THE HEARING THERON

PUBLIC NOTICE is hereby given that the Council of the City of Storm Lake in the State of Iowa, will hold a public hearing at its meeting on March 2, 2026, at 5:00 P.M., at Storm Lake City Council Chambers, City Hall, 620 Erie St., Storm Lake, Iowa at which meeting the Council proposes to take action on the proposal to convey a part of Highview Drive to Buena Vista Regional Medical Center property owned by the City, which is legally described as follows:

Beginning at the Northeast Corner of Lot One of Block Three of said Pleasant View First Addition; thence South 88° 43' 15" East (assumed bearing), on the south line of Lochedem Drive, 59.85 feet to the northwest corner of Lot One of Block Two of said Pleasant View First Addition; thence South 01 ° 05' 54" West, on the west line of said Block Two of Pleasant View First Addition, 214.06 feet to the Southwest Corner of Lot Three of said

Block Two of Pleasant View First Addition; thence North 88° 26' 16" West, 59.90 feet to the Southeast Corner of Lot Three of said Block Three of Pleasant View First Addition; thence North 0 1 ° 06' 40" East, on the east line of said Block Three of Pleasant View First Addition, 213. 77 feet to the Point of Beginning.

Tract contains 0.29 acres and is subject to all easements of record.

The conveyance may be subject to conditions as may be stated either in the resolution of the City council, or documents entered into between parties.

At the time set for the public hearing, interested individuals will be given the opportunity to express their views, both orally and in writing, on the proposed conveyance. After the public hearing, the Council may make a final determination to accept or reject the [proposal as submitted, or upon condition that certain terms be changed, or the Council may defer actions on the proposal until a subsequent meeting.

This notice is given by order of the City Council of the City of Storm Lake in the State of Iowa, as provided by Section 364.7 of the City Code of Iowa.

Dated this 2nd day of February 2026.

Mayra A. Martinez, City Clerk
City of Storm Lake in the State of Iowa

(End of Notice)

PASSED AND APPROVED this February 2nd, 2026

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Moved by Council Member Ramos to adopt Resolution No. 46-R-2025-2026 fixing a date for a Public Hearing on the proposed rezoning of six parcels located on Highview Drive. Seconded by Council Member Ricklefs. Roll call vote: All ayes with Council Member Martinez abstaining. Motion carried.

RESOLUTION NO. 46-R-2025-2026

RESOLUTION SCHEDULING A PUBLIC HEARING ON A PROPOSED ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE ON HIGHVIEW DRIVE IN THE CITY OF STORM LAKE

WHEREAS, the City Council of the City of Storm Lake, Iowa, is considering an ordinance to amend the zoning map classification of certain real estate of the City of Storm Lake, Iowa

WHEREAS, the City Council wishes to give members of the public the opportunity to be heard regarding the Ordinance under consideration.

NOW, THEREFORE, be it hereby resolved that the Ordinance is scheduled for public hearing at the Council Chambers at City Hall at the regular council meeting scheduled February 16, 2026 at 5:00 p.m. The City Clerk is further directed to have a copy of this Resolution, a copy of the proposed ordinance, and general notice of such public hearing published in the Storm Lake Times Pilot on a date not less than four (4) days prior to said meeting.

Passed and approved this 2nd day of February, 2026.

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

942 Oneida Street - Moved by Council Member Martinez to adopt Resolution No. 47-R-2025-2026 fixing a date for Public Hearing for the proposed rezoning of 942 Oneida Street. Seconded by Council Member Piercy Jr.. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 47-R-2025-2026

RESOLUTION SCHEDULING A PUBLIC HEARING ON A PROPOSED ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE ON ONEIDA STREET IN THE CITY OF STORM LAKE

WHEREAS, the City Council of the City of Storm Lake, Iowa, is considering an ordinance to amend the zoning map classification of certain real estate of the City of Storm Lake, Iowa

WHEREAS, the City Council wishes to give members of the public the opportunity to be heard regarding the Ordinance under consideration.

NOW, THEREFORE, be it hereby resolved that the Ordinance is scheduled for public hearing at the Council Chambers at City Hall at the regular council meeting scheduled February 16, 2026 at 5:00 p.m. The City Clerk is further directed to have a copy of this Resolution, a copy of the proposed ordinance, and general notice of such public hearing published in the Storm Lake Times Pilot on a date not less than four (4) days prior to said meeting.

Passed and approved this 2nd day of February, 2026.

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

FY 2027-2031 Proposed Capital Improvement Plan - City Council members and staff met and discussed the FY 2027-2031 proposed Capital Improvement Plan.

City of Storm Lake Property Tax – Finance Director Tyler Gibbins gave the City Council a presentation of the City’s assessed property taxes.

City Council Requested Items / City Council Updates – No items at this time.

Mayor McKeon reminded everyone of the legislative coffee to be held at Sunrise Pointe Golf Course club house this Saturday, February 7, 2026, at 10:00 am. This meeting is an open meeting to the public.

Adjourn - Moved by Council Member Ramos to adjourn at 6:57 pm. Seconded by Council Member Riner. Vote: All ayes. Motion carried.

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

SPECIAL COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, FEBRUARY 7, 2026, 9:00 AM

CITY OF STORM LAKE, SPECIAL COUNCIL MEETING SUNRISE GOLF COURSE CHAMBERS, FEBRUARY 7, 2026, 9:00 AM

Present: Mayor Margaret J. McKeon, Council Members Maggie Martinez, Matt Ricklefs (arrived at 9:09am), and Don Piercy Jr.. Absent: Council Member Maria Ramos and Richard Riner.
Staff Present: City Manager Keri Navratil.

Mayor McKeon called the meeting to order at 9:00 am.

Legislative Forum- City Council meet with State Representative Megan Jones and Senator Lynn Evans regarding legislative updates.

Meeting adjourned at 9:44 am.

Applicant

[Help](#)

Name of Legal Entity : DOLGENCORP LLC

Business Name (DBA) : DOLLAR GENERAL #1047

Business Type : Limited Liability Company

Insurance Company :

Premises Address

Street : 1423 LAKE
AVE

Suite/Apt :

City : STORM
LAKE

County : BUENA
VISTA

State : IOWA

ZIP : 50588-
1909

Mailing Address

Street : 100
MISSION
RIDGE DR

Suite/Apt :

City : GOODLETT
SVILLE

County : DAVIDSON

State : TENNESSEE

ZIP : 37072-
2171

License Information

License Number : LG0000177

License/Permit Type : Class "B" Retail Alcohol License (LG)

Current Status : Active

Premises Type : Convenience Store

Term : 12 months

Effective Date : 01-Mar-2025

Expiration Date : 28-Feb-2026

Contact Information

Name : TAX DEPT

Phone Number :

Email : tax-

 License status history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

License Status History

Date	Status
01-Nov-2025	Active
11-Nov-2021	Call for Status

 Application history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

Application History

Application ID	Application Type	Stage	Date
0-009-616-813	Class "B" Retail Alcohol L Local Authority I		09-Jan-2026
0-009-616-813	Class "B" Retail Alcohol L New		09-Jan-2026

Ownership

Name : TAYLOR, EMILY

% of Ownership : 0.0000

Position : Managing Officer

Name : BRINING, ZACHARY

% of Ownership : 0.0000

Position :

Staff Summary

2/16/2026

Agenda Item # D.1.A.



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

REPORT TO: Honorable Mayor & Council

FROM: Chris Cole, Police Chief

SUBJECT: **Motion To Approve BVU Block Party Request**

BACKGROUND: Attached is a request from Buena Vista University for its annual Student Block Party, scheduled for May 2, 2026, from 9:00 a.m. to 5:00 p.m. The request includes a road closure from West 4th Street and Grand Avenue south to the BVU Stadium. This request is consistent with previous years and has not created any issues. A certificate of liability insurance has also been submitted.

FISCAL IMPACT: None

RECOMMENDATION: Approve Request

ATTACHMENTS:

1. [20260210080404848](#)

Event Request Form

02/09/2026 4:39 PM (CST)



Name of Requesting Party or Group Buena Vista University Office of Community & Student Engagement

Phone # 712-749-2444

Email kays@bvu.edu

Event Location Other

If other please provide specific location address and information Grand Ave. on BVU Campus

Event Date(s)

i. Event Date

05/02/2026

Event Type Other

Explain Student Block Party

Event Start Time 9:00 AM (CST)

Event End Time 5:00 PM (CST)

Will there be amplified noise such as music, spoken word through a microphone or karaoke?

No

Will you have horses involved in the event?

No

Will you be selling food or drink as a part of event?

No

Will you be charging admission to this event?

No

Will you be erecting a tent?

No

How many people will be attending the event? 350

Do you have electrical needs?

No

Will there be alcohol at the event?

No

Will you have inflatables at the event?

No

Will there be fireworks involved with this event?

No

Are you requesting security services provided by Storm Lake Public Safety?

No

Signature



Signature Date

02/09/2026

Based on the answers provided on this application, City staff will review your event application and provide you with staff support for the event to ensure that you have the appropriate permits, licenses, and reservations in place for a successful event. If you have any questions regarding this application, please contact the City Clerk's office at 712-732-8000 or by email at cityclerk@stormlake.org.

I understand that submitting this application does not guarantee a reservation and that I will receive follow up information on planning this event.

Yes

Are you requesting Street closures?

Yes

A Right of Way permit is required for any projects on city streets, sidewalks, parking, and property. Closing, or blocking, streets, alleys, sidewalks, digging, or boring under streets alleys, or sidewalks. Placing building materials on city streets is not permitted. Permit fee of \$25 is due at time of application and must be paid prior to closure. Please allow 72 hours for approval of ROW requests.

To help us move your request through the approval as quickly as possible please provide detailed and accurate information.

Applicant Name Samantha Kay

Mailing Address 610 W 4th Street

City Storm Lake

State Iowa

Zip Code 50588

Phone Number 712-749-2444

Email kays@bvuu.edu

ROW Address Corner of W.4th & Grand Ave. to the corner of Peterson Dr. and Grand Ave. on BVU campus

Type of Request (select all that apply)

- Street

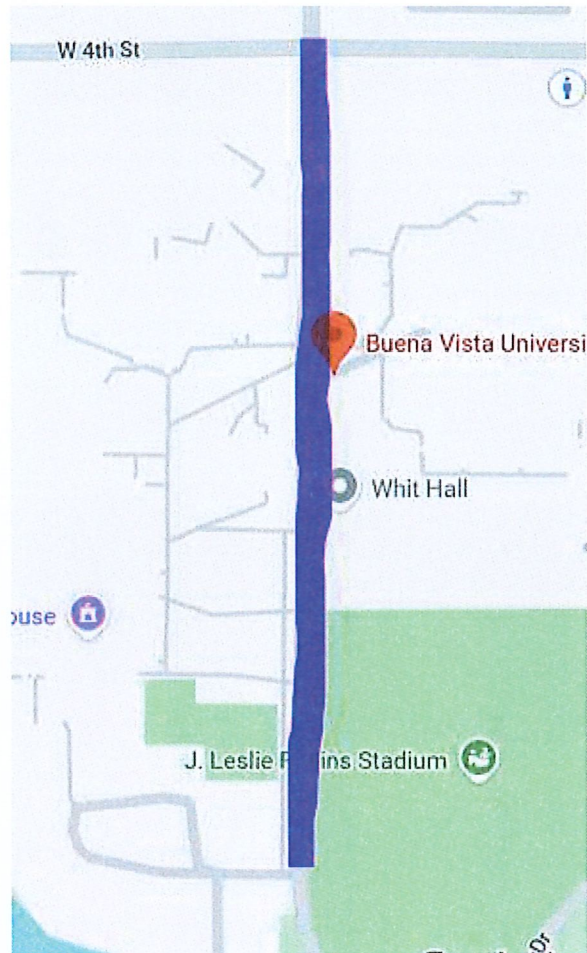
Any closure or work that impedes the normal flow of vehicle or pedestrian traffic requires you to submit a barricading plan.

- You are required to provide your own barricades.
- Barricades left overnight should have reflective qualities.
- The purpose of barricading is to prevent traffic from entering the work area.
- Barricade plans will be reviewed and approved based on the scope of work.

Detailed description of work to be done.

BVU Campus Security will put up road blocks starting at 9am and will remove them the same day at 5pm.

Detailed map of area (required)



Start Date 05/02/2026 9:00 AM (CDT)

End Date 05/02/2026 5:00 AM (CDT)

Valid proof of liability insurance in a minimum amount of \$1,000,000 with the City named as additionally insured is required for all Right of Way requests. Streets, alleys, right of ways, sidewalks and off-street parking. Please provide certificate of insurance below or email copy to buildingofficial@stormlake.org

Certificate of Insurance

If you are digging, have you notified all utilities by calling Iowa One Call (800-292-8989) at least 48 hours before digging?

N/A

Is this a fiber boring project?

No

Filing of this ROW Closure Application does not indicate or guarantee that the City of Storm Lake will approve this

application. Please allow 2-3 days for review of ROW closure.

Upon receipt of the completed application, certificate of liability insurance, and ROW Closure fee the City of Storm Lake will review the application and approve or deny the application. If approved the City of Storm Lake will issue a press release for the permit; however, this does not relieve the permit holder from notifying the adjacent and affected property owners of the closure.

You are responsible for updating City staff with changes to this request.

Signature

A handwritten signature in black ink, appearing to be "J. M. Hall", written over a horizontal line.

Date

02/09/2026

Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference. You will be updated by our staff, if necessary, as your submission is processed. Have a great day!

Amount Due: \$25

Method of payment

I will pay in person

Staff Summary

2/16/2026

Agenda Item # D.1.B.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: **Buy Local Information**

BACKGROUND: In 2011, during a Study Session discussion, the Council asked staff to compile analysis information regarding the amount of purchases made locally. We have gathered that information and provided a summary of purchases identified in the current list of bills to be approved. These purchases are categorized as occurring within the City of Storm Lake, within Buena Vista County, and outside of Buena Vista County. As the reader reviews the information, they should note the following keynotes: Costs associated with any major capital project (those bid under the State of Iowa Bid Law) are excluded from the calculation. Costs associated with travel is excluded from the calculation and % Costs associated with payroll is excluded from the calculation and %. In some cases there is only one vendor or an item is only available from vendors outside the City limits and/or Buena Vista County – we have not identified these some departments have fairly minor budgets and a major purchase can skew the % and or amount for a given review period (For Example: the Airport may have normally \$4,000 - \$6,000 in expenses until they purchase Jet Fuel or Av Gas which can be \$10,000 + and as a vendor who is not local this can skew the information for that review period) Local has been determined to be has an office front in the area and based on where the office front is located for local vs. BV County (For Example: Wal-Mart is considered local since they have a store in Storm Lake even though their headquarters is not located here) As with all analytical data it is possible to interpret the numbers in a variety of ways and as we move forward we would be happy to provide further detail and or revise the way in which we show the data. Likewise, if you have any questions or concerns, please don't hesitate to contact city staff.

FISCAL IMPACT:	<u>Breakout</u>	<u>Calculated Expenses</u>
	Buena Vista County	\$17,640.55
	Contract/Agreement	\$247,337.13
	Local	\$169,761.96
	Non-Local	\$170,560.21
	<u>Payroll/UBRefunds,\$227,487.87</u>	
	<u>PyrlTax & Ins</u>	
	Total Expenses:	832,787.72
	Supporting Documents Attached	

RECOMMENDATION:

ATTACHMENTS:

1. 2.16.2026 Project Report

Summary

Project Summary							
Project Number	Project Name	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
0P1.131538	Memorial Road Street & Utility Impro...	4,126,579.75	0.00	4,201,654.40	0.00	4,201,654.40	-75,074.65
22-26698	Storm Lake WTP- Well No. 21	1,709,968.50	1,709,968.50	1,687,701.74	0.00	1,687,701.74	22,266.76
22-27926	Storm Lake WTP- Well #22	2,592,061.53	2,592,061.53	2,295,030.80	72,960.00	2,367,990.80	224,070.73
23-092	King's Pointe Remodel/Refresh	446,537.52	0.00	421,607.89	0.00	421,607.89	24,929.63
23-29446	WWTP UV Disinfection Building	275,138.00	0.00	191,768.00	0.00	191,768.00	83,370.00
23-29447	College & 3rd St Lift Station Replacem...	1,631,615.00	1,631,615.00	1,435,498.12	0.00	1,435,498.12	196,116.88
24-31153	WWTP Blower Project (EECBG)	129,600.00	129,600.00	95,401.50	0.00	95,401.50	34,198.50
24-31751	Storm Lake WTP- Well #23	175,500.00	175,500.00	86,239.04	0.00	86,239.04	89,260.96
24-31828	WTP Prelim Engineering Report	83,000.00	83,000.00	68,529.50	3,290.00	71,819.50	11,180.50
24X.136745	Apron Expansion Improvements	285,900.00	285,900.00	53,712.50	12,187.50	65,900.00	220,000.00
FEMA HMGP (HMA) 4483	FEMA HMGP (HMA) 4483	4,632,415.50	4,632,415.50	2,494,447.18	86,248.50	2,580,695.68	2,051,719.82
IA0091	SL Elevated Water Storage- Tower #5	7,434,973.15	7,434,973.15	7,067,176.18	2,780.50	7,069,956.68	365,016.47
P11.120411	Highway 7/110 Traffic Lane/Signalizat...	4,776,040.38	0.00	5,111,149.39	0.00	5,111,149.39	-335,109.01
WRAC 25-675	Sunrise Park Boat Ramp & Area Impro...	227,700.00	227,700.00	66,875.00	0.00	66,875.00	160,825.00
Report Total:		28,527,029.33	18,902,733.68	25,276,791.24	177,466.50	25,454,257.74	3,072,771.59

Group Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	285,900.00	285,900.00	53,712.50	12,187.50	65,900.00	220,000.00
ARPA Project	1,709,968.50	1,709,968.50	1,687,701.74	0.00	1,687,701.74	22,266.76
King's Pointe Resort Projects	446,537.52	0.00	421,607.89	0.00	421,607.89	24,929.63
Sanitary Sewer Projects	6,668,768.50	6,393,630.50	4,217,114.80	86,248.50	4,303,363.30	2,365,405.20
Street Construction	8,902,620.13	0.00	9,312,803.79	0.00	9,312,803.79	-410,183.66
Water Project	10,285,534.68	10,285,534.68	9,516,975.52	79,030.50	9,596,006.02	689,528.66
Water Recreation Access Cost-Share P...	227,700.00	227,700.00	66,875.00	0.00	66,875.00	160,825.00
Report Total:	28,527,029.33	18,902,733.68	25,276,791.24	177,466.50	25,454,257.74	3,072,771.59

Type Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Construction	13,556,879.15	3,932,583.50	13,284,732.58	12,187.50	13,296,920.08	259,959.07
Federal/State Grant	14,659,450.18	14,659,450.18	11,856,654.16	161,989.00	12,018,643.16	2,640,807.02
Grant	227,700.00	227,700.00	66,875.00	0.00	66,875.00	160,825.00
Professional Service Study	83,000.00	83,000.00	68,529.50	3,290.00	71,819.50	11,180.50
Report Total:	28,527,029.33	18,902,733.68	25,276,791.24	177,466.50	25,454,257.74	3,072,771.59

Staff Summary

2/16/2026

Agenda Item # D.1.C.



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

REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: City Code Enforcement Summary

BACKGROUND: 1/22/20226-2/4/2026

Parking Restricted to Hard Surface 3
Nuisance Junk 2
Escalated 16
Resolved 17

FISCAL IMPACT: .

RECOMMENDATION: .

ATTACHMENTS:
None

Staff Summary

2/16/2026

Agenda Item # F.1.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion For A Request To Waive Rental Fees For Sunrise Pointe Banquet Hall**

BACKGROUND: Questers is requesting that the fees for the Sunrise Pointe Banquet Hall be waived for the afternoon/evening of October 9 and 8:30 a.m. -3:00 p.m. on October 10, 2026 for the Fall Fling.

Questers is a non-profit organization dedicated to keeping history alive by honoring and sharing stories and items that have shaped collective heritage. It is an organization that is active at an international, state and local level. Each year the state organization holds a Fall Fling in different regions of the state. This year, Northwest Iowa has been selected. The event is expected to bring in 100 individuals from around the state to tour our historic places (Santa's Castle, Harker House, BV Historical Museum, etc.) spend the night, dine and shop.

FISCAL IMPACT: Friday Setup (only when added to Saturday rental) – \$150
Saturday– \$350
\$200 deposit required at time of booking

RECOMMENDATION:

ATTACHMENTS:

None

Staff Summary

2/16/2026

Agenda Item # F.2.



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

REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Ordinance No. 07-O-2025-2026 An Ordinance Vacating The Public Right-Of-Way In A Portion Of Highview Drive In The City Of Storm Lake - 2nd Reading**

BACKGROUND: Buena Vista Regional Medical Center has requested that the City sell a portion of Highview Drive, specifically the Right Of Way adjacent to Lots 1,2, and 3, Block Two, and lots 1,2, and 3, Block Three, all in the First Pleasantview Addition to the City of Storm Lake. This ROW, if sold and vacated, will become incorporated into BVRMC's property and will allow them to construct an attached Medical Clinic to the northeast corner of the Hospital. The addition will allow BVRMC to provide additional essential services on the Hospital "campus" and will be of a benefit to Storm Lake and the surrounding communities.

The City Council will need to review the request and receive public input during tonight's Council meeting and then approve the vacation by Ordinance.

FISCAL IMPACT: Approximately \$300.

RECOMMENDATION: Review and Approve
1st Reading— 2/02/2026
2nd Reading - 2/16/2026
3rd Reading - 03/02/2026

ATTACHMENTS:

1. 0720252026 - Ordinance Vacating highview

ORDINANCE NO. 07-O-2025-2026

AN ORDINANCE VACATING THE PUBLIC RIGHT-OF-WAY IN A PORTION OF HIGHVIEW DRIVE IN THE CITY OF STORM LAKE

WHEREAS, the City of Storm Lake, Iowa (the “City”) proposes to vacate a portion of the Highview Drive, as further described herein; and

WHEREAS, Iowa Code Sections 306.11, 306.12, and 364.12(2)(a) require that public ways be vacated by ordinance, after published and mailed notice and a public hearing before the City Council; and

WHEREAS, the City Council set a public hearing on the proposed vacation for its meeting held on February 2, 2026 and, following notice given as directed by law, held said public hearing; and

WHEREAS, the City Council now wishes to proceed with the vacation of the public right-of-way.

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

Section 1: That no claim for damages was filed at or before the hearing and no person is entitled to damages from the vacation of this public right-of-way.

Section 2: That the public right-of-way in the portion of Highview Drive legally described as follows is hereby vacated:

A PART OF HIGHVIEW DRIVE LOCATED IN PLEASANT VIEW FIRST ADDITION TO THE CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast Corner of Lot One of Block Three of said Pleasant View First Addition; thence South 88° 43' 15” East (assumed bearing), on the south line of Lochedem Drive, 59.85 feet to the northwest corner of Lot One of Block Two of said Pleasant View First Addition; thence South 01° 05' 54” West, on the west line of said Block Two of Pleasant View First Addition, 214.06 feet to the Southwest Corner of Lot Three of said Block Two of Pleasant View First Addition; thence North 88° 26' 16” West, 59.90 feet to the Southeast Corner of Lot Three of said Block Three of Pleasant View First Addition; thence North 01° 06' 40" East, on the east line of said Block Three of Pleasant View First Addition, 213.77 feet to the Point of Beginning.

Tract contains 0.29 acres and is subject to all easements of record.

Section 3: That no public or private utility easements are located within the portion of Highview Drive containing this now-vacated public right-of-way.

Section 4: All ordinances or portions of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5: If any section, provision, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Read First Time: _____

Read Second Time: _____

Read Third Time: _____

PASSED AND APPROVED _____, 2026

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

I, _____, City Clerk of the City of Storm Lake, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2026, signed by the Mayor on _____, 2026, and published in the Storm Lake Times Pilot on _____, 2026.

City Clerk, City of Storm Lake, State of Iowa

Staff Summary

2/16/2026

Agenda Item # F.3.



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

REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Public Hearing For A Proposed Rezoning of Six Parcels Located on Highview Drive**

BACKGROUND: A petition for a Zoning Map Amendment Change Request in the R-1 :Low Density Residential Zoning District as applied to the properties located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive and legally described as:

Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa

to allow for a change to IN-3 Medical Hospital Facility has been submitted by Buena Vista Regional Medical Center.

Buena Vista Regional Medical Center is planning on constructing a Clinic addition to the northeast side of the Hospital. The six lots listed above are currently zoned as R-1, Low Density Residential and Hospitals and Clinics are not a permitted use in this Zoning District. Therefore, BVRMC has made a request to re-zone the above lots to the IN-3 District which permits the requested use. These lots are adjacent to the IN-3 Zone to the south of these parcels.

The Future Land Use Map located in the Comprehensive Plan does not show these lots to be Zoned IN-3. However, Goal 1 on page 59 of the Comprehensive Plan states: "Support and expand the City's existing economic base. Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites." Goal 2: Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses. "Ensure an adequate supply of land for business locations and target new areas for

businesses in the Land Use Plan." This re-zoning will expand the essential services that the Hospital provides on one "campus." The ability for BVRMC to expand is a benefit to the entire community and increases the economic benefits by bringing patients from other surrounding communities as well.

The Storm Lake Planning and Zoning Commission reviewed application 2026-1, the request for rezoning from BVRMC at their February 9th, 2026 meeting and recommended the approval of the request by BVRMC to the City Council.

FISCAL IMPACT: \$300.00 for postal expenses.

RECOMMENDATION: Open public hearing, receive input, close public hearing.

ATTACHMENTS:

1. Public Hearing P & Z 2026-1 - Highview
2. 2026-1 Application
3. Highview Map

**NOTICE OF PUBLIC HEARING
PROPOSED ORDINANCE AMENDING THE ZONING CLASSIFICATION OF
CERTAIN REAL ESTATE ON HIGHVIEW DRIVE IN THE CITY OF STORM
LAKE**

PUBLIC NOTICE is hereby given that the Council of the City of Storm Lake in the State of Iowa, will hold a public hearing at its meeting on **February 16, 2026, at 5:00 P.M., at Storm Lake City Council Chambers, City Hall, 620 Erie St., Storm Lake, Iowa**, at which meeting the Council will review a petition for a Zoning Map Amendment Change Request in the R-1:Low Density Residential Zoning District as applied to the properties located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive and legally described as: Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa to allow for a change to IN-3 Medical Hospital Facility has been submitted by Buena Vista Regional Medical Center

Storm Lake Residents may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed changes. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 933-2006-3301, By Computer:

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

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Zoning Ordinance Amendment Request

01/13/2026 3:11 PM (CST)



Zoning Ordinance Request

Planning & Zoning and City Council

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The full legal description and local address of the property/properties.
- The present zoning classification and the requested zoning classification.
- The existing use of the property and the proposed use of the property.
- A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
- The request will be heard by the Planning & Zoning Commission and the City Council at separate meetings.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$300.00 is required at the time of application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council..

First Name	Buena Vista Regional Medical Center
Last Name	BVRMC
Address	1525 W 5th St
City	Storm Lake
State	IA
ZIP Code	50588
Phone Number	7122138600
Email Address	colerick.rob@bvrmc.org
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	714, 711, 710, 707 & 706 Highview Drive and 1520 Lochedem Drive
Full Legal Description	TBD
Present Zoning District	R-1- Residential
Requested Zoning District	IN-3-Hospital Medical Facilities
Why Present Zoning is no Longer Valid:	Change of property use
Existing Use of Property:	Residential lot
Proposed Use of Property	Hospital usage

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature

S R C

Date

01/13/2026

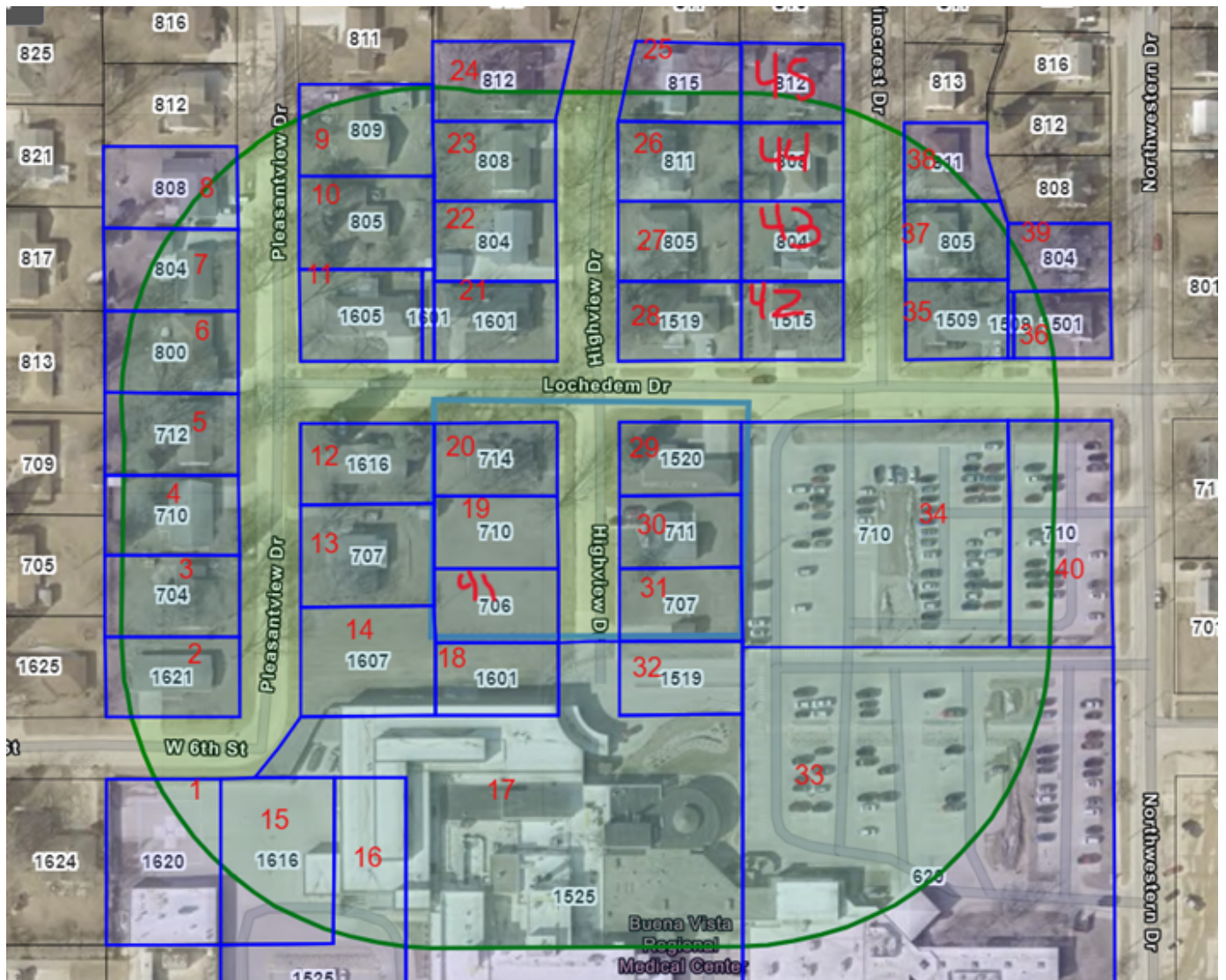
Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

You will be updated by our staff, if necessary, as your submission is processed.

Have a great day!

City of Storm Lake Use

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____



Staff Summary

2/16/2026

Agenda Item # F.4.



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

REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Ordinance No. 08-O-2025-2026 On A Proposed Rezoning of Six
Parcels Located on Highview Drive**

BACKGROUND: A petition for a Zoning Map Amendment Change Request in the R-1 :Low Density Residential Zoning District as applied to the properties located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive and legally described as:
Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa to allow for a change to IN-3 Medical Hospital Facility has been submitted by Buena Vista Regional Medical Center.

Buena Vista Regional Medical Center is planning on constructing a Clinic addition to the northeast side of the Hospital. The six lots listed above are currently zoned as R-1, Low Density Residential and Hospitals and Clinics are not a permitted use in this Zoning District. Therefore, BVRMC has made a request to re-zone the above lots to the IN-3 District which permits the requested use. These lots are adjacent to the IN-3 Zone to the south of these parcels.

The Future Land Use Map located in the Comprehensive Plan does not show these lots to be Zoned IN-3. However, Goal 1 on page 59 of the Comprehensive Plan states: "Support and expand the City's existing economic base. Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites." Goal 2: Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses. "Ensure an adequate supply of land for business locations and target new areas for businesses in the Land Use Plan." This re-zoning will expand the

essential services that the Hospital provides on one "campus". The ability for BVRMC to expand is a benefit to the entire community and increases the economic benefits by bringing patients from other surrounding communities as well.

The Storm Lake Planning and Zoning Commission reviewed the request for rezoning from BVRMC at their February 9th, 2026 meeting and recommended the approval of the request by BVRMC to the City Council.

The Storm Lake Planning and Zoning Commission reviewed application 2026-1, the request for rezoning from BVRMC at their February 9th, 2026 meeting and recommended the approval of the request by BVRMC to the City Council.

FISCAL IMPACT: \$300.00 for postal expenses.

RECOMMENDATION: Review and approve the request by BVRMC for a change in the zoning from R-1 to IN-3 on the:
First Reading, February 16th, 2026.
Second Reading, March 2nd, 2026.
Third Reading, March 16th, 2026.

ATTACHMENTS:

1. Ordinance No. 08-O-2025-2026 - Zoning Ordinance - Highview
2. 2026-1 Application
3. Highview Map

ORDINANCE NO. 08-O-2025-2026

ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF STORM LAKE, IOWA BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE

WHEREAS, after due notice of intended action as provided by law, the City Council of the City of Storm Lake, Iowa, has determined that the zoning ordinance of this City should be amended as set forth below; and

WHEREAS, said action has been recommended by the Planning and Zoning Commission of the City of Storm Lake, Iowa;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Storm Lake, Iowa, that, pursuant to Article IV, Section 406 of the Zoning Ordinance of the City of Storm Lake, Iowa, the official zoning map, as referred to therein, is hereby amended as follows:

BLOCKS TWO (2), AND THREE (3) OF LOTS ONE (1), TWO (2), AND THREE (3) FIRST PLEASANT VIEW ADDITION TO THE CITY OF STORM LAKE, IOWA WITHIN THE CORPORATE LIMITS OF THE CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA,

are hereby rezoned from a district classification of R-1 (Low Density Residential) to a district classification of IN-3 (Hospital Medical Facilities)

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

PASSED AND APPROVED this 16th day of March, 2026

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Zoning Ordinance Amendment Request

01/13/2026 3:11 PM (CST)



Zoning Ordinance Request

Planning & Zoning and City Council

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The full legal description and local address of the property/properties.
- The present zoning classification and the requested zoning classification.
- The existing use of the property and the proposed use of the property.
- A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
- The request will be heard by the Planning & Zoning Commission and the City Council at separate meetings.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$300.00 is required at the time of application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council..

First Name	Buena Vista Regional Medical Center
Last Name	BVRMC
Address	1525 W 5th St
City	Storm Lake
State	IA
ZIP Code	50588
Phone Number	7122138600
Email Address	colerick.rob@bvrmc.org
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	714, 711, 710, 707 & 706 Highview Drive and 1520 Lochedem Drive
Full Legal Description	TBD
Present Zoning District	R-1- Residential
Requested Zoning District	IN-3-Hospital Medical Facilities
Why Present Zoning is no Longer Valid:	Change of property use
Existing Use of Property:	Residential lot
Proposed Use of Property	Hospital usage

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature

S R C

Date

01/13/2026

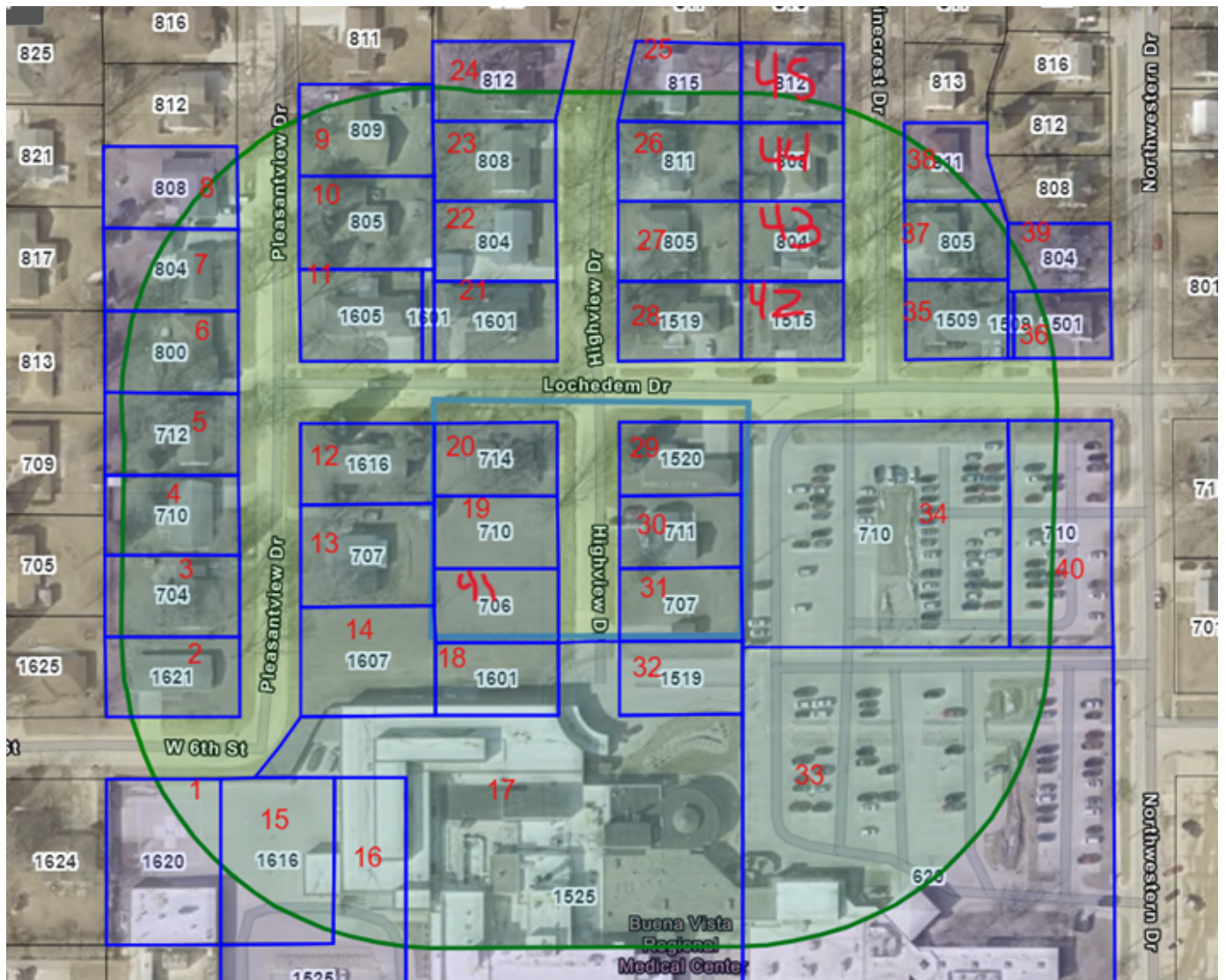
Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

You will be updated by our staff, if necessary, as your submission is processed.

Have a great day!

City of Storm Lake Use

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____



Staff Summary

2/16/2026

Agenda Item # F.5.



REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Public Hearing For The Proposed Rezoning of 942 Oneida Street Application**

BACKGROUND: Buena Vista University has agreed to sell the property located at 942 Oneida Street to the Storm Lake Public School District, contingent on the property being re-zoned. The lot is currently Zoned IN-1, Public Services Zoning District. The request is to change the Zoning to the R-4, High Density Residential Zoning District.

The Storm Lake Community School District intends to use the lot for its Building Trades Program and, if approved for re-zoning, will construct a new single-family dwelling.

The Storm Lake Comprehensive Plan, on page 13, lists: "2022 Strategic Plan, High/Medium Priority, Keep building houses (especially single family dwellings). Page 24 Goal 1: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes and needs. On page 26, Goal 1 states: "Provide an array of housing options to attract households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs."

The Planning and Zoning Commission reviewed application 2026-2, this request at their February 9th, 2026 meeting and recommended approval of the request for rezoning from the Storm Lake Community School District to the Storm Lake City Council.

FISCAL IMPACT: \$300.00 for postal fees.

RECOMMENDATION: Open Public Hearing, Receive Public Input, Close Public Hearing.

ATTACHMENTS:

1. Application 2026-2
2. 2026-2 Map
3. NOTICE OF PUBLIC HEARING FOR PUBLICATION 2026-1,2026-2



Zoning Ordinance Request

Planning & Zoning and City Council

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

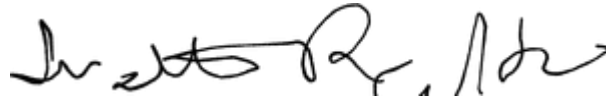
- The full legal description and local address of the property/properties.
- The present zoning classification and the requested zoning classification.
- The existing use of the property and the proposed use of the property.
- A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
- The request will be heard by the Planning & Zoning Commission and the City Council at separate meetings.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$300.00 is required at the time of application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council..

First Name	Buena Vista University
Last Name	by Suzette Radke
Address	610 West 4th St
City	Storm Lake
State	Iowa
ZIP Code	50588
Phone Number	712-749-2044
Email Address	radkes@bvuu.edu
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	942 Oneida
Full Legal Description	Lot 6 Oneida Addition
Present Zoning District	IN-1-Public Services
Requested Zoning District	R-4-Residential
Why Present Zoning is no Longer Valid:	For construction of Storm Lake Community School Building Trades House
Existing Use of Property:	Bare lot
Proposed Use of Property	Single Family Residential home

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature

A handwritten signature in black ink, appearing to read "Justin R. Adair", is written over a horizontal line.

Date

01/27/2026

Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

You will be updated by our staff, if necessary, as your submission is processed.

Have a great day!

City of Storm Lake Use

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____





**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING COMMISSION
CITY OF STORM LAKE**

File number: **2026-1 and 2026-2**

Date: Monday, February 9, 2026

2026-1

A petition for a Zoning Map Amendment Change Request in the R-1: Low Density Residential Zoning District as applied to the properties located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive and legally described as:

Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa

to allow for a change to IN-3 Medical Hospital Facility.

2026-2

A petition for a Zoning Map Amendment Change Request in the IN-1: Public Services Zoning District as applied to the property located at 942 Oneida and legally described as:

06-00 STORM LAKE CORP WASH ONEIDA ADD & LOT 7

to allow for a change to R-4: High Density Residential Zoning District.

A public hearing will be held by the Planning and Zoning Commission on February 9, 2026 at 5:15 pm at which

time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed changes. **You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 Zoom Meeting ID 826 8482 2818, or by Computer: <https://us06web.zoom.us/j/82684822818>.**

Respectfully submitted,

Scott Olesen
Zoning Administrator

Staff Summary

2/16/2026

Agenda Item # F.6.



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

REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Ordinance No. 09-O-2025-2026 Amending the Zoning Classification of Certain Real Estate On Oneida Street**

BACKGROUND: Buena Vista University has agreed to sell the property located at 942 Oneida Street to the Storm Lake Public School District, contingent on the property being re-zoned. The lot is currently Zoned IN-1, Public Services Zoning District. The request is to change the Zoning to the R-4, High Density Residential Zoning District.

The Storm Lake Community School District intends to use the lot for its Building Trades Program and, if approved for re-zoning, will construct a new single-family dwelling this fall.

The Storm Lake Comprehensive Plan, on page 13, lists: "2022 Strategic Plan, High/Medium Priority, Keep building houses (especially single family dwellings). Page 24 Goal 1: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes and needs. On page 26, Goal 1 states: "Provide an array of housing options to attract households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs."

The Planning and Zoning Commission reviewed this request at their February 9th, 2026 meeting and recommended approval of the request for rezoning from Buena University to the Storm Lake City Council.

FISCAL IMPACT: \$300.00 for postal fees.

RECOMMENDATION: Review and approve the request for rezoning from IN-1 to R-4 by Buena University on the First Reading: February 16th, 2026.

Second Reading, March 2nd. 2026.

Third Reading, March 16th, 2026.

ATTACHMENTS:

1. Ordinance No. 09-O-2025-2026 - Zoning Ordinance - Oneida
2. Application 2026-2
3. 2026-2 Map

ORDINANCE NO. 09-O-2025-2026

ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF STORM LAKE, IOWA BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE

WHEREAS, after due notice of intended action as provided by law, the City Council of the City of Storm Lake, Iowa, has determined that the zoning ordinance of this City should be amended as set forth below; and

WHEREAS, said action has been recommended by the Planning and Zoning Commission of the City of Storm Lake, Iowa;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Storm Lake, Iowa, that, pursuant to Article IV, Section 406 of the Zoning Ordinance of the City of Storm Lake, Iowa, the official zoning map, as referred to therein, is hereby amended as follows:

06-00 STORM LAKE CORP WASH ONEIDA ADD & LOT 7 TO THE CITY OF STORM LAKE, IOWA WITHIN THE CORPORATE LIMITS OF THE CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA,

are hereby rezoned from a district classification of IN-1 (Public Services) to a district classification of R-4 (High Density Residential)

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

PASSED AND APPROVED this 16th day of March, 2026

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk



Zoning Ordinance Request

Planning & Zoning and City Council

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

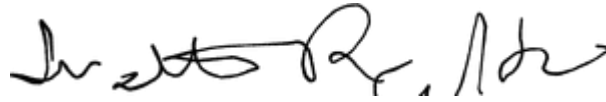
- The full legal description and local address of the property/properties.
- The present zoning classification and the requested zoning classification.
- The existing use of the property and the proposed use of the property.
- A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
- The request will be heard by the Planning & Zoning Commission and the City Council at separate meetings.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$300.00 is required at the time of application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council..

First Name	Buena Vista University
Last Name	by Suzette Radke
Address	610 West 4th St
City	Storm Lake
State	Iowa
ZIP Code	50588
Phone Number	712-749-2044
Email Address	radkes@bvuu.edu
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	942 Oneida
Full Legal Description	Lot 6 Oneida Addition
Present Zoning District	IN-1-Public Services
Requested Zoning District	R-4-Residential
Why Present Zoning is no Longer Valid:	For construction of Storm Lake Community School Building Trades House
Existing Use of Property:	Bare lot
Proposed Use of Property	Single Family Residential home

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Date

01/27/2026

Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

You will be updated by our staff, if necessary, as your submission is processed.

Have a great day!

City of Storm Lake Use

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____



Staff Summary

2/16/2026

Agenda Item # F.7.



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

REPORT TO: Honorable Mayor & Council

FROM: Ron Covert, Public Works Director

SUBJECT: **Resolution No. 48-R-2025-2026 Approving Pay Application #11 for the Storm Lake Well No. 22 Project**

BACKGROUND: The City of Storm Lake, Iowa, entered into an agreement for construction of the Well No. 22 Project with King Contracting, LLC.

King Construction has submitted to the Project Engineer and the City Pay Application No. 11 for consideration of payment on the project for work completed as of December 31, 2025.

Prior to the submission of Pay Application No. 11 the contractor has submitted for payment the following pay applications:

Pay Application No.	Amount	Total Paid to Date
1	\$23,651.39	\$23,651.39
2	\$1,033,751.48	\$1,057,402.87
3	\$23,732.32	\$1,081,135.19
4	\$96,863.39	\$1,177,998.58
5	\$218,889.18	\$1,396,887.76
6	\$138,538.50	\$1,535,426.26
7	\$124,398.02	\$1,659,824.28
8	\$1,262.01	\$1,661,086.29
9	\$357,841.25	\$2,018,927.54
10	\$57,000.00	\$2,075,927.54

The agreement between the City and the Contractor has a total value of \$2,429,861.53 and includes four change orders impacting the overall value and completion time on the project.

FISCAL IMPACT: Pay Application No. 11 shows the following:
Total Value of Work Completed to Date: \$2,261,986.88

Total Value of Retainage Held \$113,099.34
Total Request for Payment \$72,960.00

RECOMMENDATION: Approve Resolution Approving Pay Application #11 for the Storm Lake Well No. 22 Project

ATTACHMENTS:

1. Resolution No. 48-R-2025-2026 - Storm Lake Well No 22 - Pay Applicatino No. 11 - King Contracting - CM 2.16.2026
2. SL Well No. 22 - Pay Application No. 11
3. SL Production Well 22 - Pay Application No. 11 Memo

RESOLUTION NO. 48-R-2025-2026

**RESOLUTION APPROVING PAY APPLICATION NUMBER 11
FOR THE STORM LAKE WELL NO 22 PROJECT**

WHEREAS, the City of Storm Lake, Iowa, (hereinafter CITY), has entered into an agreement for construction of the Well No. 22 Project, (hereinafter PROJECT) with:

Contractor Name: **King Contracting, LLC.**
Contractor Location: Wall Lake, Iowa
Date of Agreement: September 3, 2024

WHEREAS, the CONTRACTOR has submitted to the Project Engineer and the City Pay Application No. 11 for consideration of payment on the PROJECT for work completed as of December 31, 2025; and,

WHEREAS, prior to the submission of Pay Application No. 11 the CONTRACTOR has submitted for payment the following pay applications:

Pay Application No.	Amount	Total Paid to Date
1	\$23,651.39	\$23,651.39
2	\$1,033,751.48	\$1,057,402.87
3	\$23,732.32	\$1,081,135.19
4	\$96,863.39	\$1,177,998.58
5	\$218,889.18	\$1,396,887.76
6	\$138,538.50	\$1,535,426.26
7	\$124,398.02	\$1,659,824.28
8	\$1,262.01	\$1,661,086.29
9	\$357,841.25	\$2,018,927.54
10	\$57,000.00	\$2,075,927.54

WHEREAS, the agreement between the CITY and the CONTRACTOR has a total value of \$2,429,861.53 and includes four change orders impacting the overall value and completion time on the project; and,

WHEREAS, Pay Application No. 11 shows the following:

Total Value of Work Completed to Date:	\$2,261,986.88
Total Value of Retainage Held	\$113,099.34
Total Request for Payment	\$72,960.00

WHEREAS, the CONTRACTOR and Project Engineer have reviewed the pay application for compliance with the federal Buy American, Build America (BABA) compliance requirements and have signed off on certification that all products and materials for which payment is

requested are either certified by approved BABA Certificates or have an approved BABA waiver.

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

SECTION 1. That the City Council has approved Pay Application No. 11 and authorized payment of \$72,960.00 to the CONTRACTOR.

SECTION 2. The City Council authorizes and directs the Mayor to sign Pay Application No. 11 on behalf of the CITY.

SECTION 3. The City Council hereby directs the Clerk to work with the Grant Administrator to process and submit a request for reimbursement from the Iowa Economic Development Authority for reimbursement of funds from the City's Community Development Block Grant (CDBG) as follows:

Total Value of Pay Application	\$72,960.00
Reimbursement Amount from CDBG	\$14,410.00
Value Paid by State Revolving Loan Funds	\$58,550.00

SECTION 4. The City Council hereby directs the Clerk to work with the Grant Administrator to process and submit a request to the Iowa Finance Authority for reimbursement of funds from the City's approved State Revolving Loan Fund in the amount of **\$58,550.00**.

SECTION 5. The City Council hereby certifies that **\$14,410.00** of Pay Application No. 11 is attributed to the CDBG portion of this project and that this resolution authorizes obligation of CDBG funds to reimburse the City for those funds.

SECTION 6. That Pay Application No. 11 is hereby accepted and approved by the City.

PASSED AND APPROVED THIS 16TH DAY OF February, 2026.

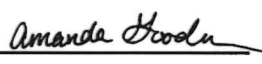
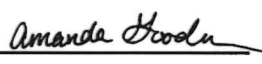
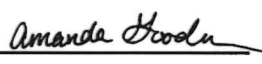
APPROVED BY THE
CITY OF STORM LAKE

Margaret J. McKeon, Mayor

ATTEST

Mayra A. Martinez, City Clerk

Contractor's Application for Payment

Owner: <u>City of Storm Lake</u> Engineer: <u>I&S Group, Inc. (ISG)</u> Contractor: <u>King Construction</u> Project: <u>City of Storm Lake Production Well No. 22</u> Contract: <u>City of Storm Lake Production Well No. 22</u>	Owner's Project No.: _____ Engineer's Project No.: <u>22-27926</u> Contractor's Project No.: _____																								
Application No.: <u>11</u> Application Date: <u>12/31/2025</u>																									
Application Period: From <u>11/26/2025</u> to <u>12/31/2025</u>																									
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 70%;">1. Original Contract Price</td><td style="width: 30%; text-align: right;">\$ 2,380,915.00</td></tr><tr><td>2. Net change by Change Orders</td><td style="text-align: right;">\$ 48,946.53</td></tr><tr><td>3. Current Contract Price (Line 1 + Line 2)</td><td style="text-align: right;">\$ 2,429,861.53</td></tr><tr><td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td><td style="text-align: right;">\$ 2,261,986.88</td></tr><tr><td>5. Retainage</td><td></td></tr><tr><td> a. <u>5%</u> X <u>\$ 2,261,986.88</u> Work Completed</td><td style="text-align: right;">\$ 113,099.34</td></tr><tr><td> b. <u>5%</u> X <u>\$ -</u> Stored Materials</td><td style="text-align: right;">\$ -</td></tr><tr><td> c. Total Retainage (Line 5.a + Line 5.b)</td><td style="text-align: right;">\$ 113,099.34</td></tr><tr><td>6. Amount eligible to date (Line 4 - Line 5.c)</td><td style="text-align: right;">\$ 2,148,887.54</td></tr><tr><td>7. Less previous payments (Line 6 from prior application)</td><td style="text-align: right;">\$ 2,075,927.54</td></tr><tr><td>8. Amount due this application</td><td style="text-align: right;">\$ 72,960.00</td></tr><tr><td>9. Balance to finish, plus retainage (Line 3 - Line 4 + 5c)</td><td style="text-align: right;">\$ 280,973.99</td></tr></table>		1. Original Contract Price	\$ 2,380,915.00	2. Net change by Change Orders	\$ 48,946.53	3. Current Contract Price (Line 1 + Line 2)	\$ 2,429,861.53	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 2,261,986.88	5. Retainage		a. <u>5%</u> X <u>\$ 2,261,986.88</u> Work Completed	\$ 113,099.34	b. <u>5%</u> X <u>\$ -</u> Stored Materials	\$ -	c. Total Retainage (Line 5.a + Line 5.b)	\$ 113,099.34	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 2,148,887.54	7. Less previous payments (Line 6 from prior application)	\$ 2,075,927.54	8. Amount due this application	\$ 72,960.00	9. Balance to finish, plus retainage (Line 3 - Line 4 + 5c)	\$ 280,973.99
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Contractor's Certification The undersigned Contractor certifies, to the best of its knowledge, the following: (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.																									
Contractor: <u>King Contracting LLC dba King Construction</u>																									
Signature: <u></u>	Date: <u>02.09.2026</u>																								
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; vertical-align: top;">Recommended by Engineer By: <u>Amanda Goodenow </u> Title: <u>Civil Engineer</u> Date: <u>2/9/2026</u></td><td style="width: 50%; vertical-align: top;">Approved by Owner By: _____ Title: _____ Date: _____</td></tr><tr><td colspan="2">Approved by Funding Agency By: _____ Title: _____ Date: _____</td></tr></table>		Recommended by Engineer By: <u>Amanda Goodenow </u> Title: <u>Civil Engineer</u> Date: <u>2/9/2026</u>	Approved by Owner By: _____ Title: _____ Date: _____	Approved by Funding Agency By: _____ Title: _____ Date: _____																					
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Approved by Funding Agency By: _____ Title: _____ Date: _____																									

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Storm Lake
 Engineer: I&S Group, Inc. (ISG)
 Contractor: King Construction
 Project: City of Storm Lake Production Well No. 22
 Contract: City of Storm Lake Production Well No. 22

Owner's Project No.:
 Engineer's Project No.: 22-27926
 Contractor's Project No.:

Application No.: 11 Application Period: From 11/26/25 to 12/31/25 Application Date: 12/31/25

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
10	Mobilization	1.00	LS	88,915.00	88,915.00	1.00	88,915.00		88,915.00	100%	-
20	WWPPP	1.00	LS	24,000.00	24,000.00	1.00	24,000.00		24,000.00	100%	-
30	SWPPP	1.00	LS	16,000.00	16,000.00	0.87	13,920.00		13,920.00	87%	2,080.00
40	Demo Existing Site	1.00	LS	9,000.00	9,000.00	0.90	8,100.00		8,100.00	90%	900.00
50	New Site Pipe	1.00	LS	21,000.00	21,000.00	1.00	21,000.00		21,000.00	100%	-
60	Well Building	1.00	LS	262,000.00	262,000.00	0.99	259,380.00	-	259,380.00	99%	2,620.00
70	New Well	1.00	LS	1,390,000.00	1,390,000.00	0.9985	1,387,915.00		1,387,915.00	100%	2,085.00
80	Controls + Electrical	1.00	LS	480,000.00	480,000.00	0.86	412,800.00	-	412,800.00	86%	67,200.00
90	Contingency	1.00	LS	90,000.00	90,000.00		-		-	0%	90,000.00
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Storm Lake
 Engineer: I&S Group, Inc. (ISG)
 Contractor: King Construction
 Project: City of Storm Lake Production Well No. 22
 Contract: City of Storm Lake Production Well No. 22

Owner's Project No.:
 Engineer's Project No.: 22-27926
 Contractor's Project No.:

Application No.: 11 Application Period: From 11/26/25 to 12/31/25 Application Date: 12/31/25

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Change Orders											
CO 01	Modifications to accommodate Well No. 23	1.00	LS	59,793.10	59,793.10	0.95	56,803.45		56,803.45	95%	2,989.65
CO 02	ATS change from closed to open transition	1.00	LS	(1,000.00)	(1,000.00)	1.00	(1,000.00)		(1,000.00)	100%	-
CO 03	Aquifer didn't yield as much flow as anticipated, downsize several components	1.00	LS	(15,654.07)	(15,654.07)	1.00	(15,654.07)		(15,654.07)	100%	-
CO 04	Additional work plugging well 15	1.00	LS	5,807.50	5,807.50	1.00	5,807.50		5,807.50	100%	-
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Contractor's Application for Payment

Owner's Project No.: _____
 Engineer's Project No.: 22-27926
 Contractor's Project No.: _____

[illegible]

February 9, 2026



RE: PAY APPLICATION NO. 11
27926_CITY OF STORM LAKE PRODUCTION WELL NO. 22

Payment Application No. 11 includes work completed between November 26, 2025 and December 31, 2025 on Storm Lake Production Well No. 22. The contractor's work included progress on the controls and electrical. ISG has reviewed the documentation and recommends that the payment of \$72,960.00 be made to the contractor, King Construction.

Please return a signed copy to ISG after council approval.

Respectfully,

A handwritten signature in dark blue ink that reads "Amanda Goodenow". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Amanda Goodenow, PE
Senior Civil Engineer

amanda.goodenow@ISGInc.com

Staff Summary

2/16/2026

Agenda Item # F.8.



REPORT TO: Honorable Mayor & Council

FROM: Ron Covert, Public Works Director

SUBJECT: **Resolution No. 49-R-2025-2026 Approving Pay Application #12 for the Storm Lake Well No. 22 Project**

BACKGROUND: The City of Storm Lake, Iowa, entered into an agreement for construction of the Well No. 22 Project with King Contracting, LLC.

King Construction has submitted to the Project Engineer and the City Pay Application No. 12 for consideration of payment on the project for work completed as of January 28, 2026.

Prior to the submission of Pay Application No. 12 the contractor has submitted for payment the following pay applications:

Pay Application No.	Amount	Total Paid to Date
1	\$23,651.39	\$23,651.39
2	\$1,033,751.48	\$1,057,402.87
3	\$23,732.32	\$1,081,135.19
4	\$96,863.39	\$1,177,998.58
5	\$218,889.18	\$1,396,887.76
6	\$138,538.50	\$1,535,426.26
7	\$124,398.02	\$1,659,824.28
8	\$1,262.01	\$1,661,086.29
9	\$357,841.25	\$2,018,927.54
10	\$57,000.00	\$2,075,927.54
11	\$72,960.00	\$2,148,887.54

The agreement between the City and the Contractor has a total value of \$2,429,861.53 and includes four change orders impacting the overall value and completion time on the project.

FISCAL IMPACT: Pay Application No. 12 shows the following:
Total Value of Work Completed to Date: \$2,320,761.53
Total Value of Retainage Held \$116,038.08
Total Request for Payment \$55,835.91

RECOMMENDATION: Approve Resolution Approving Pay Application #12 for the Storm Lake Well No. 22 Project

ATTACHMENTS:

1. Resolution No. 49-R-2025-2026 - Storm Lake Well No 22 - Pay Applicatino No. 12 - King Contracting - CM 2.16.2026
2. SL Well No. 22 - Pay Application No. 12
3. SL Production Well 22 - Pay Application No. 12 Memo

RESOLUTION NO. 49-R-2025-2026

**RESOLUTION APPROVING PAY APPLICATION NUMBER 12
FOR THE STORM LAKE WELL NO 22 PROJECT**

WHEREAS, the City of Storm Lake, Iowa, (hereinafter CITY), has entered into an agreement for construction of the Well No. 22 Project, (hereinafter PROJECT) with:

Contractor Name:	King Contracting, LLC.
Contractor Location:	Wall Lake, Iowa
Date of Agreement:	September 3, 2024

WHEREAS, the CONTRACTOR has submitted to the Project Engineer and the City Pay Application No. 12 for consideration of payment on the PROJECT for work completed as of January 28, 2026; and,

WHEREAS, prior to the submission of Pay Application No. 12 the CONTRACTOR has submitted for payment the following pay applications:

Pay Application No.	Amount	Total Paid to Date
1	\$23,651.39	\$23,651.39
2	\$1,033,751.48	\$1,057,402.87
3	\$23,732.32	\$1,081,135.19
4	\$96,863.39	\$1,177,998.58
5	\$218,889.18	\$1,396,887.76
6	\$138,538.50	\$1,535,426.26
7	\$124,398.02	\$1,659,824.28
8	\$1,262.01	\$1,661,086.29
9	\$357,841.25	\$2,018,927.54
10	\$57,000.00	\$2,075,927.54
11	\$72,960.00	\$2,148,887.54

WHEREAS, the agreement between the CITY and the CONTRACTOR has a total value of \$2,429,861.53 and includes four change orders impacting the overall value and completion time on the project; and,

WHEREAS, Pay Application No. 12 shows the following:

Total Value of Work Completed to Date:	\$2,320,761.53
Total Value of Retainage Held	\$116,038.08
Total Request for Payment	\$55,835.91

WHEREAS, the CONTRACTOR and Project Engineer have reviewed the pay application for compliance with the federal Buy American, Build America (BABA) compliance requirements and have signed off on

certification that all products and materials for which payment is requested are either certified by approved BABA Certificates or have an approved BABA wavier.

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

SECTION 1. That the City Council has approved Pay Application No. 12 and authorized payment of \$55,835.91 to the CONTRACTOR.

SECTION 2. The City Council authorizes and directs the Mayor to sign Pay Application No. 12 on behalf of the CITY.

SECTION 3. The City Council hereby directs the Clerk to work with the Grant Administrator to process and submit a request for reimbursement from the Iowa Economic Development Authority for reimbursement of funds from the City's Community Development Block Grant (CDBG) as follows:

Total Value of Pay Application	\$55,835.91
Reimbursement Amount from CDBG	\$11,028.00
Value Paid by State Revolving Loan Funds	\$44,807.91

SECTION 4. The City Council hereby directs the Clerk to work with the Grant Administrator to process and submit a request to the Iowa Finance Authority for reimbursement of funds from the City's approved State Revolving Loan Fund in the amount of **\$44,807.91**.

SECTION 5. The City Council hereby certifies that **\$11,028.00** of Pay Application No. 12 is attributed to the CDBG portion of this project and that this resolution authorizes obligation of CDBG funds to reimburse the City for those funds.

SECTION 6. That Pay Application No. 12 is hereby accepted and approved by the City.

PASSED AND APPROVED THIS 16TH DAY OF February, 2026.

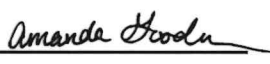
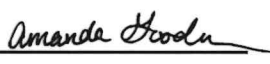
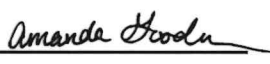
APPROVED BY THE
CITY OF STORM LAKE

Margaret J. McKeon, Mayor

ATTEST

Mayra A. Martinez, City Clerk

Contractor's Application for Payment

Owner: <u>City of Storm Lake</u> Engineer: <u>I&S Group, Inc. (ISG)</u> Contractor: <u>King Construction</u> Project: <u>City of Storm Lake Production Well No. 22</u> Contract: <u>City of Storm Lake Production Well No. 22</u>	Owner's Project No.: _____ Engineer's Project No.: <u>22-27926</u> Contractor's Project No.: _____																								
Application No.: <u>12</u> Application Date: <u>1/28/2026</u>																									
Application Period: From <u>1/1/2026</u> to <u>1/28/2026</u>																									
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 70%;">1. Original Contract Price</td><td style="width: 30%; text-align: right;">\$ 2,380,915.00</td></tr><tr><td>2. Net change by Change Orders</td><td style="text-align: right;">\$ 48,946.53</td></tr><tr><td>3. Current Contract Price (Line 1 + Line 2)</td><td style="text-align: right;">\$ 2,429,861.53</td></tr><tr><td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td><td style="text-align: right;">\$ 2,320,761.53</td></tr><tr><td>5. Retainage</td><td></td></tr><tr><td> a. <u>5%</u> X <u>\$ 2,320,761.53</u> Work Completed</td><td style="text-align: right;">\$ 116,038.08</td></tr><tr><td> b. <u>5%</u> X <u>\$ -</u> Stored Materials</td><td style="text-align: right;">\$ -</td></tr><tr><td> c. Total Retainage (Line 5.a + Line 5.b)</td><td style="text-align: right;">\$ 116,038.08</td></tr><tr><td>6. Amount eligible to date (Line 4 - Line 5.c)</td><td style="text-align: right;">\$ 2,204,723.45</td></tr><tr><td>7. Less previous payments (Line 6 from prior application)</td><td style="text-align: right;">\$ 2,148,887.54</td></tr><tr><td>8. Amount due this application</td><td style="text-align: right;">\$ 55,835.91</td></tr><tr><td>9. Balance to finish, plus retainage (Line 3 - Line 4 + 5c)</td><td style="text-align: right;">\$ 225,138.08</td></tr></table>		1. Original Contract Price	\$ 2,380,915.00	2. Net change by Change Orders	\$ 48,946.53	3. Current Contract Price (Line 1 + Line 2)	\$ 2,429,861.53	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 2,320,761.53	5. Retainage		a. <u>5%</u> X <u>\$ 2,320,761.53</u> Work Completed	\$ 116,038.08	b. <u>5%</u> X <u>\$ -</u> Stored Materials	\$ -	c. Total Retainage (Line 5.a + Line 5.b)	\$ 116,038.08	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 2,204,723.45	7. Less previous payments (Line 6 from prior application)	\$ 2,148,887.54	8. Amount due this application	\$ 55,835.91	9. Balance to finish, plus retainage (Line 3 - Line 4 + 5c)	\$ 225,138.08
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Contractor's Certification The undersigned Contractor certifies, to the best of its knowledge, the following: (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.																									
Contractor: <u>King Contracting LLC dba King Construction</u>																									
Signature: <u></u>	Date: <u>02.09.2026</u>																								
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; vertical-align: top;">Recommended by Engineer By: <u>Amanda Goodenow </u> Title: <u>Civil Engineer</u> Date: <u>2/9/2026</u></td><td style="width: 50%; vertical-align: top;">Approved by Owner By: _____ Title: _____ Date: _____</td></tr><tr><td colspan="2">Approved by Funding Agency</td></tr><tr><td style="vertical-align: top;">By: _____ Title: _____ Date: _____</td><td style="vertical-align: top;">By: _____ Title: _____ Date: _____</td></tr></table>		Recommended by Engineer By: <u>Amanda Goodenow </u> Title: <u>Civil Engineer</u> Date: <u>2/9/2026</u>	Approved by Owner By: _____ Title: _____ Date: _____	Approved by Funding Agency		By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____																		
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Approved by Funding Agency																									
By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____																								

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Storm Lake	Owner's Project No.:	
Engineer:	I&S Group, Inc. (ISG)	Engineer's Project No.:	22-27926
Contractor:	King Construction	Contractor's Project No.:	
Project:	City of Storm Lake Production Well No. 22		
Contract:	City of Storm Lake Production Well No. 22		

Application No.:	12	Application Period:	From	01/01/26	to	01/28/26	Application Date:	01/28/26			
A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (I / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
10	Mobilization	1.00	LS	88,915.00	88,915.00	1.00	88,915.00		88,915.00	100%	-
20	WWPPP	1.00	LS	24,000.00	24,000.00	1.00	24,000.00		24,000.00	100%	-
30	SWPPP	1.00	LS	16,000.00	16,000.00	0.87	13,920.00		13,920.00	87%	2,080.00
40	Demo Existing Site	1.00	LS	9,000.00	9,000.00	1.00	9,000.00		9,000.00	100%	-
50	New Site Pipe	1.00	LS	21,000.00	21,000.00	1.00	21,000.00		21,000.00	100%	-
60	Well Building	1.00	LS	262,000.00	262,000.00	0.99	259,380.00	-	259,380.00	99%	2,620.00
70	New Well	1.00	LS	1,390,000.00	1,390,000.00	1.00	1,390,000.00		1,390,000.00	100%	-
80	Controls + Electrical	1.00	LS	480,000.00	480,000.00	0.97	465,600.00	-	465,600.00	97%	14,400.00
90	Contingency	1.00	LS	90,000.00	90,000.00		-		-	0%	90,000.00
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Storm Lake
 Engineer: I&S Group, Inc. (ISG)
 Contractor: King Construction
 Project: City of Storm Lake Production Well No. 22
 Contract: City of Storm Lake Production Well No. 22

Owner's Project No.:
 Engineer's Project No.: 22-27926
 Contractor's Project No.:

Application No.: 12 Application Period: From 01/01/26 to 01/28/26 Application Date: 01/28/26

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Change Orders											
CO 01	Modifications to accommodate Well No. 23	1.00	LS	59,793.10	59,793.10	1.00	59,793.10		59,793.10	100%	-
CO 02	ATS change from closed to open transition	1.00	LS	(1,000.00)	(1,000.00)	1.00	(1,000.00)		(1,000.00)	100%	-
CO 03	Aquifer didn't yield as much flow as anticipated, downsize several components	1.00	LS	(15,654.07)	(15,654.07)	1.00	(15,654.07)		(15,654.07)	100%	-
CO 04	Additonal work plugging well 15	1.00	LS	5,807.50	5,807.50	1.00	5,807.50		5,807.50	100%	-
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Contractor's Application for Payment

Owner:	City of Storm Lake	Owner's Project No.:	
Engineer:	I&S Group, Inc. (ISG)	Engineer's Project No.:	22-27926
Contractor:	King Construction	Contractor's Project No.:	
Project:	City of Storm Lake Production Well No. 22		
Contract:	City of Storm Lake Production Well No. 22		

[illegible]

February 9, 2026



RE: PAY APPLICATION NO. 12
27926_CITY OF STORM LAKE PRODUCTION WELL NO. 22

Payment Application No. 12 includes work completed between January 1, 2026 and January 28, 2026 on Storm Lake Production Well No. 22. The contractor's work included progress on demolition of existing site, startup of the new well, controls/electrical installation, and finishing modifications to accommodate Well No. 23 under Change Order 01. ISG has reviewed the documentation and recommends that the payment of \$55,835.91 be made to the contractor, King Construction.

Please return a signed copy to ISG after council approval.

Respectfully,

A handwritten signature in purple ink, reading "Amanda Goodenow", is positioned above the typed name.

Amanda Goodenow, PE
Senior Civil Engineer

amanda.goodenow@ISGInc.com

Staff Summary

2/16/2026

Agenda Item # F.9.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil, City Manager

SUBJECT: **Resolution No. 50-R-2025-2026 Approving the Acquisition of Real Estate**

BACKGROUND: The City desires to acquire property owned by Marlin Friedrich Trust (“Owner”), located at 90th Avenue, Storm Lake, Iowa, approximately 89.13 acres. The property will be used for a public purpose, including construction of a new water treatment facility, other utility uses and other development consistent with the City's comprehensive plan. Parcels included in the purchase are 1033301005, 1033301006, 1033100003, and 1033100001.

FISCAL IMPACT: Total purchase price is \$2,448,950.00 with the following terms and conditions:

- October 2026 Agricultural Conservation (WHP) payment to go to Seller
- Closing on or before November 30, 2026 with 30 days notice from seller
- Seller will be allowed to rent the north 40 acres (parcel 1033100001) consisting of 36.5 tillable acres for \$100 per tillable acre for crop years 2027, 2028 and 2029
- Buyer pays \$100,000 earnest money to be held in trust by Connell Law Office

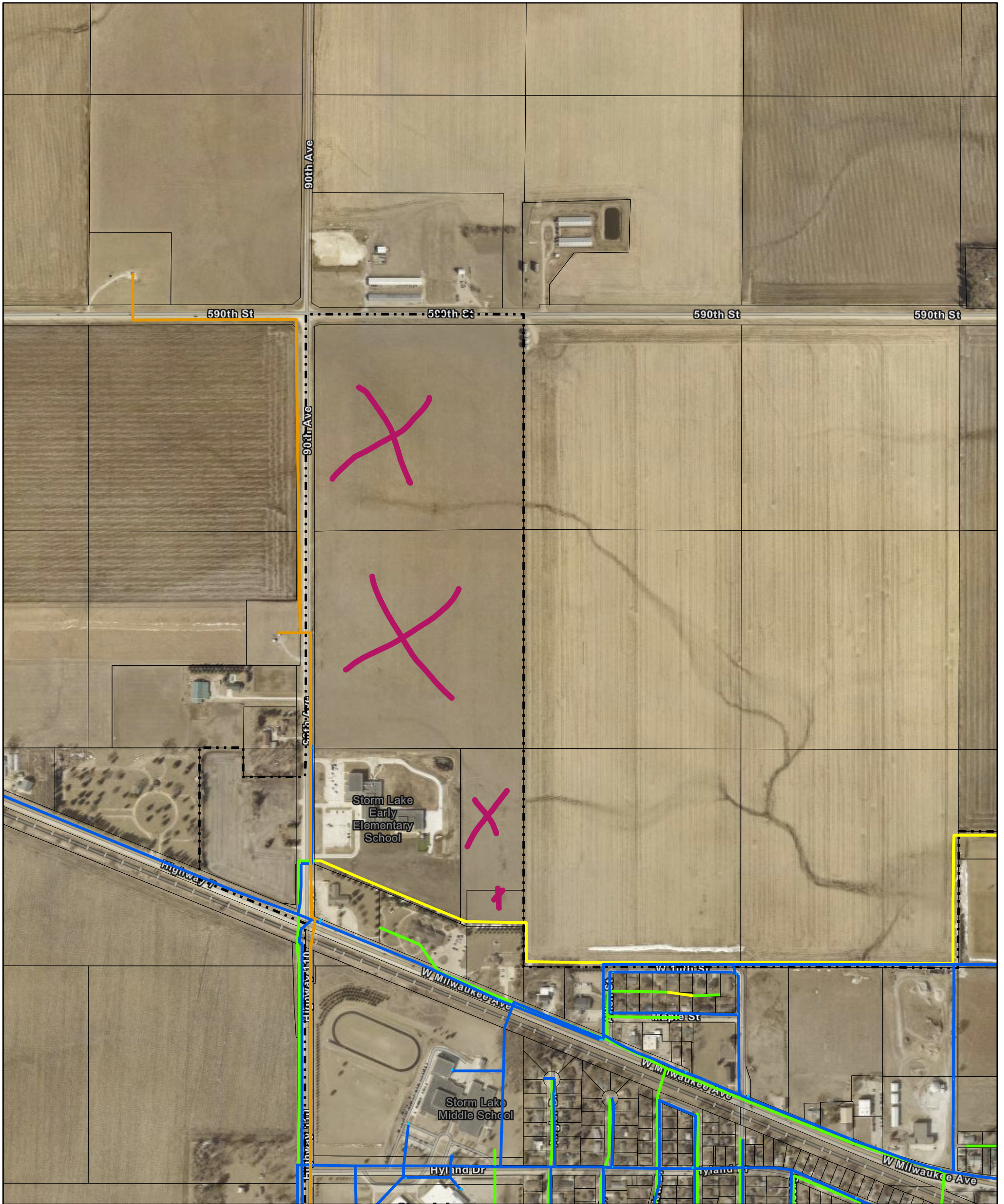
RECOMMENDATION: Approve Resolution

ATTACHMENTS:

1. Property Map

2. Resolution No. 50-R-2025-2026 Approving Purchase Of Real Estate (90th Ave)

ArcGIS Web Map



2/12/2026, 9:33:37 AM

Watermain Hydrant Lateral Force Main
 Watermain Sanitary Pipe Parcels
 Raw Main Gravity Main City Limits

1:9,028

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RESOLUTION NO. 50-R-2025-2026

RESOLUTION APPROVING THE ACQUISITION OF REAL ESTATE LOCATED IN STORM LAKE, IOWA

WHEREAS, the City of Storm Lake, Iowa, is a duly organized Municipal Corporation with authority to exercise any power and perform any function it deems appropriate to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents; and

WHEREAS, the City desires to acquire certain real property owned by Marlin Friedrich Trust (“Owner”), located at 90th Avenue, Storm Lake, Iowa, approximately 89.13 acres and generally described in the attached “Farm and Land – Offer for Real Estate,” (“Property”); and

WHEREAS, the City desires to acquire the Property for a public purpose, including construction of a new water treatment facility and other utility uses, and future adjacent compatible development consistent with the City’s comprehensive plan; and

WHEREAS, a purchase price and proposed terms of a purchase agreement have been negotiated with the Owner; and

WHEREAS, it is in the best interest of the City to acquire the property in accordance with the terms of the proposed purchase agreement.

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

Section 1. That the City Council of the City of Storm Lake, Iowa, hereby finds purchase of the real estate described in the purchase agreement is in the best interests of the City and promotes the health, welfare, comfort, and convenience of its residents, and hereby approves the purchase agreement attached hereto.

Section 2. That the Mayor and City Clerk are hereby authorized to sign the purchase agreement, and city staff and the City Attorney are hereby authorized to do all things necessary to effectuate the sale and closing on the Property, and are authorized to deposit earnest money as set forth in the purchase agreement.

Section 3. That the City be and hereby is authorized to accept title to the Property conveying the Owner’s interest to the City of Storm Lake, under the terms and conditions described in the purchase agreement.

PASSED AND APPROVED on this 16th day of February 2026.

Margaret J. McKeon

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

2/16/2026

Agenda Item # F.10.



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

REPORT TO: Honorable Mayor & Council

FROM: Tyler Gibbins, Finance Director

SUBJECT: **Motion Setting Public Hearing for the Fiscal Year 2027-2031
Proposed Capital Improvement Plan**

BACKGROUND: Staff recommends setting a Public Hearing for March 2nd, 2026 at 5:00pm in the City Council Chambers prior to approving the Capital Improvement Plan for Fiscal Years 2027-2031.

FISCAL IMPACT: The cost of the publication.

RECOMMENDATION: Set a Public Hearing for March 2nd, 2026 at 5:00pm in the City Council Chambers to be held prior to action on the Capital Improvement Plan for Fiscal Years 2027-2031.

ATTACHMENTS:

1. Public Hearing Notice - FY 2027-2031 Capital Improvement Plan
2. FY2027 Proposed CIP

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Storm Lake, Iowa will hold a public hearing to adopt the Fiscal Year 2027-2031 Capital Improvement Plan.

This public hearing will be held by the City Council at City Hall on March 2nd, 2026 at 5:00 pm. At said time and place, any person(s) interested is invited to appear to present their objections to or arguments for the proposed plan.

/s/ Mayra A. Martinez

Mayra Martinez, City Clerk
City of Storm Lake, Iowa

2027 through 2031
Project by Department
Storm Lake, IA
Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Administration								
City Hall Updates	ADMN-17-01	3	20,000	20,000	20,000	20,000	20,000	100,000
Copier	ADMN-23-04	1		14,000				14,000
Administration Total			20,000	34,000	20,000	20,000	20,000	114,000
Airport								
Apron Expansion	AIR-26-01	1	1,459,450					1,459,450
Automated Gate System	AIR-26-03	1		50,000				50,000
AWOS Replacement	AIR-29-01	1			45,000	305,000		350,000
Fuel Tank Replacment	AIR-25-01	1	98,000	542,000				640,000
PAPIs & REILs Replacement	AIR-27-01	1		58,500	341,500			400,000
Runway End 35 Turnaround Loop & Taxiway	AIR-25-02	1				178,500	1,421,500	1,600,000
Airport Total			1,557,450	650,500	386,500	483,500	1,421,500	4,499,450
Building/Code Enforcement								
Vehicle Replacement	CODE-20-01	2		45,000				45,000
Building/Code Enforcement Total			0	45,000	0	0	0	45,000
Campground								
14 Site Renovation	CG-27-01	2		25,000				25,000
Additional Long Term Parking Lot	CG-22-03	4				250,000		250,000
Campground Mower	CG-28-01	1	12,500					12,500
Campground Office Renovation	CG-25-03	3				50,000		50,000
Middle Campground Renovation	CG-27-02	2			25,000			25,000
Seal Coat	CG-25-02	2		30,000				30,000
Utility Vehicle- Workhorse	CG-29-01				10,000			10,000
Campground Total			12,500	55,000	35,000	300,000	0	402,500
Economic/Community Development								
Downtown Revit Design	ED-23-03	1					100,000	100,000
Lake Ave Blade Signs	ED-25-10	2	60,000					60,000
Lake Ave Sidewalk & Streetscape	ED-25-07	3			560,000	2,554,000		3,114,000
Nature Area Commercial Development Urban Renewal	ED-24-04	1			450,000	480,000	2,000,000	2,930,000
Project Set-A-Side	ED-23-01	1	50,000	50,000	50,000	50,000	50,000	250,000
Economic/Community Development Total			110,000	50,000	1,060,000	3,084,000	2,150,000	6,454,000
Fire Department								
Command Vehicle Replacement	FIRE-28-01	2		90,000				90,000
Fire Station Expansion/Remodel	FIRE-23-05	1			115,000	1,971,756	1,971,757	4,058,513
Office Tables & Chairs	FIRE-27-02	1		12,000				12,000
Wildland/Extrication Gear	FIRE-28-02	1		15,000	15,000	15,000		45,000
Fire Department Total			0	117,000	130,000	1,986,756	1,971,757	4,205,513
Golf Course								
3 Point Aerator	GOLF-28-01	4		35,000				35,000
Fairway Mower	GOLF-22-02	2					60,000	60,000
Golf Course Roof Repairs	GOLF-28-04	2		76,000				76,000
Mini Golf Course Renovations	GOLF-29-03	1			200,000	200,000		400,000
Pro Core 648 Aerifier	GOLF-20-02	2			30,000			30,000
Replacement of Club Cars	GOLF-24-05	2	20,000					20,000
Shop Insulation	GOLF-29-01	4	30,000					30,000

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Topdresser Unit	GOLF-30-01	4		30,000				30,000
Toro Mower	GOLF-22-03	1			50,000			50,000
Toro Verticut Reels	GOLF-28-02	1		15,000				15,000
Utility Vehicle	GOLF-23-03	2				30,000		30,000
Weed Sprayer	GOLF-23-02	1				18,000		18,000
Golf Course Total			50,000	156,000	280,000	248,000	60,000	794,000

King's Pointe

Guest Room Refresh	KP-27-04	4	40,000	40,000	40,000	40,000	40,000	200,000
Ice Machine Replacements	KP-27-02	2	12,000					12,000
Lobby Structural Repairs	KP-26-02	1	250,000	2,100,000				2,350,000
Packaged Terminal Air Conditioner	KP-27-01	1	25,000	25,000	25,000	25,000	25,000	125,000
Resort Exterior Painting	KP-28-01	4		175,000				175,000
Resort Signage Replacement	KP-27-05	5	25,000					25,000
Wall Divider	KP-28-02	4		70,000				70,000
Water Heater Replacement	KP-27-03	1	180,000					180,000
King's Pointe Total			532,000	2,410,000	65,000	65,000	65,000	3,137,000

Library

Library Doors and Window Replacements	LIB-29-01	1			30,000			30,000
Library Restroom Updates	LIB-28-01	1		20,000				20,000
Library Updates	LIB-27-03	1	20,000					20,000
Shelving Replacement	LIB-27-02	1	15,000					15,000
Library Total			35,000	20,000	30,000	0	0	85,000

Parks Department

Awaysis Park Lighthouse Paint/Stain	PARKS-24-14	1		55,000				55,000
Bobcat Toolcat	PARKS-29-03	4	65,000		75,000			140,000
C63 Highway Sidewalk	PARKS-27-03	2				18,000	950,000	968,000
Chautauqua Park Electrical Upgrades	PARKS-30-03	4	50,000	30,000				80,000
Dock Replacement/New	PARKS-17-04					30,000	30,000	60,000
Emerald Park Tennis Court Lights	PARKS-24-09	4		100,000				100,000
Frank Starr Park Shelter House	PARKS-27-02	2				250,000		250,000
Frank Starr Shelter Replacement	PARKS-30-02	5					350,000	350,000
Nature Area- Concessions/RR Facilities	PARKS-25-11	2				885,000		885,000
Nature Area- Natural Play Area	PARKS-25-07	2			235,000			235,000
Nature Area- Parking Lot & Access Roads	PARKS-25-04	2	288,000	1,600,000				1,888,000
Nature Area- Pickleball Courts	PARKS-25-09	2				330,000		330,000
Nature Area- Shelter/Restroom Building	PARKS-25-06	2		814,200				814,200
Nature Area- Soccer Complex	PARKS-25-08	2				1,416,000		1,416,000
Nature Area- Tennis Courts	PARKS-25-10	2				375,000		375,000
Nature Area- Trails	PARKS-25-05	2		420,000				420,000
Parks Shop Addition	PARKS-27-01	4				200,000		200,000
Prichard Park Development	PARKS-26-02	1	100,000					100,000
Recreation/Trail Set-Aside	PARKS-23-01	3		75,000	75,000	75,000	75,000	300,000
Replace Large Area Mowers	PARKS-24-05	1	60,000			70,000		130,000
Seneca Park Play Equipment	PARKS-26-07	3			100,000			100,000
Seneca Park RR	PARKS-29-02	4			100,000			100,000
Sunset Park Trail & Electrical Upgrades	PARKS-30-04	1				50,000		50,000
Utility Vehicle	PARKS-20-03	4			48,000			48,000
W9th Ballfield Fence	PARKS-24-01	2			35,000			35,000

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
W 9th Dog Park Conversion	PARKS-27-04	2			250,000			250,000
Parks Department Total			563,000	3,094,200	918,000	3,699,000	1,405,000	9,679,200
Police Department								
Copier	PD-19-02	1		14,000				14,000
K-9 Patrol Vehicle	PD-22-11	1		60,000				60,000
Patrol Vehicle	PD-17-01	2	72,000	150,000	78,000	81,000	84,000	465,000
Unmarked Vehicle	PD-23-01	1			40,000			40,000
Police Department Total			72,000	224,000	118,000	81,000	84,000	579,000
Sewer Collection								
1st Street CIPP	SEWCL-25-01	1		614,250	614,250			1,228,500
Camera Van	SEWCL-25-04	3			260,000			260,000
Force Main Evaluation	SEWCL-25-02	1				1,500	380,000	381,500
Iowa St & Parkview Dr CIPP	SEWCL-26-02	2		80,000				80,000
Jet/Vac Truck	SEWCL-26-01	1	620,000					620,000
Sewer Collection Total			620,000	694,250	874,250	1,500	380,000	2,570,000
Storm Water								
Aux Engines	STW-22-02				18,000			18,000
Lakeshore Dr Bio Swell Replacement	STW-26-01	3			50,000			50,000
Lincoln Road SW Improvements	STW-29-01	2			101,000			101,000
Street Sweeper	STW-30-01	1				475,000		475,000
Vestal St SW Improvements	STW-27-01	2	109,000					109,000
W 10th Street SW Improvements	STW-27-02	2		50,000				50,000
Storm Water Total			109,000	50,000	169,000	475,000	0	803,000
Street Department								
Boom/Bucket Truck	ST-28-03	2		100,000				100,000
Building Upgrades	ST-22-02	2			220,000			220,000
Concrete Buggy	ST-27-04	4	25,000					25,000
Concrete Saw Trailer	ST-28-07	1		6,000				6,000
Driver Feedback Signs	ST-27-08	1	16,000					16,000
Drum Mulcher Attachment	ST-28-04	4		52,000				52,000
East 4th Street	ST-18-04	1				627,000		627,000
Fork Lift	ST-26-01				30,000			30,000
Geisinger Road Paving	ST-27-05	3		35,000				35,000
HAWK Crossing Signal	ST-26-06	1		475,000	548,700			1,023,700
Holiday Décor Light Poles	ST-27-02	4	45,000					45,000
Infrastructure Plan Management	ST-23-06	2	350,000	250,000	250,000	250,000	250,000	1,350,000
North Lake Ave. Overlay	ST-18-05	2		1,268,500				1,268,500
Oneida Street- Lakeshore	ST-21-01	3	790,000	3,404,000				4,194,000
Parking Lot D Renovations	ST-30-01	3				50,000	275,000	325,000
Plow Truck #1	ST-30-03	4				175,000		175,000
Plow Truck #5	ST-25-02	2	250,000					250,000
Plow Truck #59	ST-23-04	1	325,000					325,000
Plow Truck #63	ST-31-01	4					325,000	325,000
Rose Lane Reconstruction	ST-31-02	1				108,000	1,392,000	1,500,000
Scissor Lift	ST-28-01	2		20,000				20,000
Screen Bucket	ST-27-06	1	60,000					60,000
Sno-Go Blower	ST-30-02	5				250,000		250,000
Snow Pusher	ST-28-08	1		35,000				35,000
Switch & Go Truck	ST-28-06	4		150,000				150,000
Towable Air Compressor	ST-26-02	3	30,000					30,000
Truck Storage Building	ST-28-02	3			200,000			200,000
Wheel Loader	ST-28-05	1	150,000					150,000

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Street Department Total			2,041,000	5,795,500	1,248,700	1,460,000	2,242,000	12,787,200

Wastewater Treatment Facility

A-Basin Diffusers	WWTP-23-05	2				80,000		80,000
Blowers/Valve Replacement	WWTP-19-01	1				1,652,000		1,652,000
Clarifier Covers	WWTP-28-01	5				708,000		708,000
Clarifier Scraper Blades	WWTP-24-10	2			65,000			65,000
Crane Truck	WWTP-25-05	3	220,000					220,000
Dumping Site	WWTP-25-20	3			108,000	600,000		708,000
Emerald Park LS Replacement	WWTP-23-17	1	195,000	1,508,000				1,703,000
Fume Hood	WWTP-27-03	1	25,000					25,000
Golf Course LS Replacement	WWTP-24-05	1			260,000	1,950,000		2,210,000
Headworks Building Gas Sensors	WWTP-27-05	1	12,000					12,000
Huber Rebuild Screen & Auger	WWTP-26-02	2					55,000	55,000
MCC & Panel Replacement	WWTP-25-12	2				250,000		250,000
Mixer Control Panel Replacement	WWTP-26-05					80,000		80,000
Parking Lot Expansion	WWTP-24-04	4				40,000		40,000
Pickup Truck (#128 Replacement)	WWTP-24-01	2		65,000				65,000
Portable Generator Replacements	WWTP-25-17	3				100,000	50,000	150,000
Protective Coating Application	WWTP-25-18	3	100,000					100,000
Sampler	WWTP-27-04	1	12,000					12,000
Sample Station/NW LS Comm	WWTP-24-06	1	50,000					50,000
Thickener Tanks (2)	WWTP-21-06	1				826,000		826,000
Trailer	WWTP-25-22	2		30,000				30,000
Trailer Mounted Generator	WWTP-24-09	3			100,000			100,000
Trojan UV SCC Upgrade	WWTP-26-03	2	45,000					45,000
VFD Compressor	WWTP-23-02	2					40,000	40,000
WWTP New Permit Requirement Set-A-Side	WWTP-23-09	1	150,000	150,000	150,000	150,000	150,000	750,000
WWTP Nutrient Reduction Strategy	WWTP-30-01	1					5,502,400	5,502,400
WWTP RR/Locker Rehab	WWTP-25-14	2				150,000		150,000
Wastewater Treatment Facility Total			809,000	1,753,000	683,000	6,586,000	5,797,400	15,628,400

Water Distribution

Backhoe Replacement	WD-17-04	3			188,000			188,000
Cast Main Replacement	WD-23-03	1	52,000	52,000	104,000	104,000	104,000	416,000
Hydro Excavation Truck	WD-28-01	1			600,000			600,000
Insertion Valves	WD-26-01	3	100,000	100,000	100,000	100,000	100,000	500,000
Lead & Copper Line Replacement	WD-24-02	1				100,000		100,000
New Pickup	WD-21-01	2			65,000			65,000
Water Line Replacement Set-A-Side	WD-17-01	1	180,000	180,000	180,000	180,000	180,000	900,000
Water Distribution Total			332,000	332,000	1,237,000	484,000	384,000	2,769,000

Water Meters

Water Meter Truck	WM-21-01	2					55,000	55,000
Water Meters Total			0	0	0	0	55,000	55,000

Water Plant

Dakota Well (New Well 24)	WP-25-11	1	504,000	2,800,000				3,304,000
Jordan Well (New Well 25)	WP-25-03	1	816,000	4,800,000				5,616,000
Land Acquisition	WP-27-02	1	60,000					60,000
Service Truck	WP-26-05	2		68,000				68,000
Shallow Well (New Well 23)	WP-25-10	1	1,000,000					1,000,000
Shallow Well (New Well 26)	WP-37-02	1				297,000	1,650,000	1,947,000
Test Well Exploration	WP-24-06	1	120,000		110,000			230,000
Tower 1 Removal or Recoating	WP-26-01	3			1,300,000			1,300,000

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Tower 2 Recoating	WP-26-02	3		1,058,000				1,058,000
Tower 4 Recoating	WP-26-03	3					1,300,000	1,300,000
Tower Mgmt Set-A-Side	WP-26-07	1		85,000	85,000	85,000	85,000	340,000
Truck Replacement #138 (Plow)	WP-24-05	2		75,000				75,000
Water Plant Expansion	WP-28-01	1	7,850,000	7,850,000	42,543,000	44,670,000		102,913,000
Well Rehab	WP-23-17	1	100,000	70,000	225,000	225,000	100,000	720,000
Water Plant Total			10,450,000	16,806,000	44,263,000	45,277,000	3,135,000	119,931,000
GRAND TOTAL			17,312,950	32,286,450	51,517,450	64,250,756	19,170,657	184,538,263

Staff Summary

2/16/2026

Agenda Item # F.11.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: City Council Requested Items / City Council Updates

BACKGROUND:

1. Nuisance Code - March 15
2. Truck Routes- April 6

FISCAL IMPACT:

RECOMMENDATION:

ATTACHMENTS:

None

Staff Summary

2/16/2026

Agenda Item # F.12.



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

REPORT TO: Honorable Mayor & Council

FROM: Tyler Gibbins, Finance Director

SUBJECT: Fiscal Year 2026-2027 Budget Work Session

BACKGROUND: Fiscal Year 2026-2027 Operations and Maintenance Budgets will be presented to City Council.

- Sewer Fund
- Water Fund
- Storm Water Fund
- Landfill Fund
- Proposed Property Tax Levy Rate

FISCAL IMPACT: Will be determined during the budget adoption process.

RECOMMENDATION: Review budgets and make recommendations.

ATTACHMENTS:

1. SEWER FUND
2. WATER FUND
3. STORM WATER FUND
4. LANDFILL FUND
5. FY2027 Proposed Tax Levy

SEWER FUND

The Sewer Fund is one of the City's enterprise funds. Enterprise funds are self-supporting used to account for goods and services for which user fees and charges are paid in exchange for services provided. The Sewer Fund includes the following divisions: Administration, Wastewater Plant, and Collection.

We currently have 5 full time operators at the Wastewater Treatment Plant. The operator crew is a fairly newer employees. With time of service with the city, ranging from 9 years, 6 years, 1 year, 11 months, and 4 months of service at the Wastewater Plant. We are currently working on getting them trained in the process of the plant, lift station, and collection system. We are working hard to get them trained properly by signing them up for the online classes, webinars, hands-on training at DMACC, and getting them CEU (Continuing Education Unit) to be eligible to obtain the wastewater certification through the DNR, a requirement needed for operating the plant. The plant needs to have a grade 4 certification to run the plant.

Personnel:

- 2 grade 4 operators
- 1 grade 1 operator
- 2 operators with no certification

Average Influent Daily Flow- 2.347 MGD

24.20% of the flow comes from residential users

75.80% of the flow comes from commercial and industrial users

Average Effluent Daily Flow- 2.211 MGD

Rain Events Daily Flow- We have seen up to 5 MGD

Sludge Hauled- 233.7 Dry Metric Tons in 2024

Miles of Sewer Pipe- 62.85

Force Main: 12.73 mi

Gravity Main: 50.12 mi

Lift Stations- 16

FACTORS AFFECTING THIS BUDGET YEAR

In comparison to the engineer's estimations, bid prices for recent sewer-related projects have significantly increased. This was observed by the Sewer Division on the Waste Water Treatment Plant Blower Project and the Ice House Lift Station and Scout Park Projects. Projects, most notably the Blower Project, have been delayed due to these bid results not matching the budgeted engineer's projections.

REVENUES

The Sewer Fund has a projected ending fund balance of \$2,924,458 and is operating at the Council desired 40%. The fund balance includes balances earmarked for Scout Park and Ice House Lift Station Project.

Revenues are projected to be \$5,344,531, which includes a 7% increase to our sewer rates. A 7% increase would result in an average residential bill increasing by \$3.92 per month.

According to the City of Ames, Iowa 2024 annual Water & Sewer Rate Study, the City of Storm Lake is at \$50.89 for bill amounts at 600 cubic feet of use. The median rate according to the study is \$44.82.

PROPOSED FEE CHANGES:

The staff does not suggest making any modifications to the fee resolution this year.

FISCAL YEAR 2026-2027 BUDGET ADJUSTMENTS

Consistent throughout the Sewer Fund budget, Insurance rates are expected to increase by 11.73% for general property insurance, worker's comp insurance, and liability insurance. The proposed budget includes a 3% increase for full-time employees. Adjustments have been appropriately made for chemicals, telecommunication, electric service, gas services, and software subscription costs.

Supplemental Requests:

- Sample Station Roof- \$5,000
- DuraLabel Starter Kit- \$7,000
- Skidloader Broom Attachments- \$9,000

BUDGET OVERVIEW

Total Revenues- \$5,344,531

Expenses- \$5,469,787

Personnel- \$1,168,406	21% of the total expenses
Operations/Maintenance- \$2,143,115	39%
Debt Service- \$576,016	11%
Capital Expenditures- \$1,582,250	29%

WATER FUND

The Water Fund is one of the City's enterprise funds. Enterprise funds are self-supporting used to account for goods and services for which user fees and charges are paid in exchange for services provided. The Water Fund includes the following divisions: Administration, Water Plant, Distribution, and Water Meters.

Personnel:

- Supervisor grade 4 water, grade 2 distribution, grade 4 waste water. Years of service 1 month
- Supervisor grade 1 water, grade 4 distribution. Years of service 6.
- Supervisor grade 4 water, grade 2 distribution. Years of service 13.
- Operator grade 4 water, grade 4 distribution, and grade 2 waste water. Years of service 6.5
- Operator grade 4 water, grade 4 distribution. Years of service 9.5
- Operator grade 3 water, grade 3 distribution. Years of service 1
- Operator grade 2 water, grade 1 distribution, grade 1 waste water. Years of service 7 months
- Meter/operator working on licenses. Years of service 4

Number of Water Accounts- 4,103

Average Water Daily Flow- 4.0 MGD

Highest Peak Flow- 5.5 MGD

Number of Wells- 11 (Only 9 are in service)

Number of Water Towers- 4

Number of Clear Wells- 2

Miles of Water Pipe- 90.7

Water Mains: 82.4 mi

Irrigation: 4.19 mi

Raw Water Line: 4.11 mi

Number of Hydrants- 540

Average Water Loss- 12%

Tours were provided to 5th grade and middle schoolers from Storm Lake Schools as well as BVU's environmental science major students.

FACTORS AFFECTING THIS BUDGET YEAR

The timely rains of spring and early summer helped replenish the shallow aquifer levels as well ease the daily demand through the summer. We improved our storage capacity of our towers by 1.75 million gallons by adding Tower 5. In the air we now, have 3.5 million gallons of elevated storage.

We finished up Well 21 as a 600 gpm well. We are working on finishing Well 22 which will be 700 gpm.

Repairs related to the April 2025 Storm continued into FY2027 increasing expenses that were unbudgeted.

There were a few one-time expenditures which occurred during the year including, Well 4 pump replacements, carbon dioxide tank safety valves, and clarifier #1 repairs totaling \$282,840.

The water fund is also expecting additional costs related to Well 7 and Well 20 repairs in FY2026.

REVENUES

The Water Fund is operating in good financial health maintaining the Council desired 40% fund balance. Anticipated ending fund balance for fiscal year 2025-2026 will be \$5,037,105.

Estimated operating revenues are projected to be \$7,537,581, which includes a \$12.68 increase to water rates per month for an average residential user as recommended. The proposed rate structure will include a water capital improvement fund for the construction of the new water plant.

According to the City of Ames, Iowa 2023 annual Water & Sewer Rate Study, the City of Storm Lake is at \$33.10 for bill amounts at 600 cubic feet of use. This ranks the City of Storm Lake in the bottom 3rd of cities with 10,000+ population. The report's median bill is \$37.63 and high is \$59.19, \$4.53 and \$26.09 more than the City's current rate respectively.

PROPOSED FEE CHANGES:

No additional price increases are suggested by the staff for the FY2027 fee resolution.

FISCAL YEAR 2026-2027 BUDGET ADJUSTMENTS

Consistent throughout the Water Fund budget, Insurance rates are expected to increase by 11.73% for general property insurance, worker's comp insurance, and liability insurance. The proposed budget includes a 3% increase for full-time employees. Adjustments have been appropriately made for chemicals, telecommunication, electric service, gas services, and software subscription costs.

Supplemental Requests:

- Clear Well Maintenance- \$50,000

BUDGET OVERVIEW

Total Revenues- \$7,537,581

SRF/WIFIA Revenues- \$7,850,000

Expenses- \$17,400,881

Personnel- \$1,365,433	8% of the total expenses
Operations/Maintenance- \$2,948,010	17%
Debt Service- \$1,016,188	6%
Capital Expenditures- \$2,580,250	15%
New Water Plant Design- \$7,850,000	45%
Land Acquisition- \$1,641,000	9%

STORM WATER FUND

The Storm Water Fund is one of the City's enterprise funds. Enterprise funds are self-supporting used to account for goods and services for which user fees and charges are paid in exchange for services provided. The Storm Water Fund includes the following divisions: Administration and Collection.

Lane miles of Streets to be Swept- 96

- All streets were swept around 7 times. 3 times in spring and 3 times in fall with an additional sweeping in January/February as weather allowed.
- We swept every month except for July, August and December.
- Additional sweeping was done during both Storm Clean Ups.
- Central Business District was swept as needed- 5 total times in 2025

Number of Storm Intakes-745

Storm Water Quality Controls-64

Projects Completed in 2025:

- 5th/Northwestern repair (done by contractor)
- Intake Repairs – Done by staff
- 916 E Milwaukee
- 2x North Emerald Dr
- 9th/Erie St
- 3rd/Lake Ave

REVENUES

The Storm Water Fund is operating over the Council's 40% fund balance at \$405,514. Reserves are earmarked for SW projects, including rain garden reconstructions. Revenues for FY2027 are estimated at \$535,687.

FISCAL YEAR 2026-2027 BUDGET ADJUSTMENTS

Consistent throughout the Storm Water Fund budget, Insurance rates are expected to increase by 11.73% for general property insurance, worker's comp insurance, and liability insurance. The proposed budget includes a 3% increase for full-time employees. Adjustments have been appropriately made for chemicals, telecommunication, electric service, gas services, and software subscription costs.

The Storm Water \$729,000 revenue bond will mature on 6/1/2027. The Storm Water demand for the Oneida Street Phase II project will require a revenue bond issuance. City Staff will coordinate the issuance of this bond during FY2027.

BUDGET OVERVIEW

Total Revenues- \$535,687

Expenses- \$692,344

Personnel- \$410,634	59% of the total expenses
Operations/Maintenance- \$123,750	18%
Debt Service- \$48,960	7%
Capital Projects- \$109,000	16%

LANDFILL FUND

The Landfill Fund is one of the City's enterprise funds. Enterprise funds are self-supporting used to account for goods and services for which user fees and charges are paid in exchange for services provided.

Last year, the City Wide Clean Up effort collected \$2,960 in total revenue and spent \$12,022 on staff time and disposal fees.

In October 2025, the Council made changes to the program to allow additional access to the recycling center as opposed to a single week of the year. Since then, we have sold 118 tickets totaling \$1,725 in revenues and expensed \$1,325. 39 tickets have been redeemed totaling 8.35 tons including 17 TVs 35" and up, 4 TVs 24" or less, and 5 appliances.

REVENUES

The Landfill Fund is operating in good financial health and maintains the Council desired 40% fund balance of \$262,164.

Estimated revenues are projected to be \$503,500, slightly higher than in the last few years due to an increased number of housing developments.

FISCAL YEAR 2026-2027 BUDGET ADJUSTMENTS

Landfill assessment will increase to \$35 per capita. This assessment rate is determined by the Solid Waste Commission.

BUDGET OVERVIEW

Total Revenues- \$503,500

Expenses- \$599,109

Personnel- \$132,934

22% of the total expenses

Operations/Maintenance- \$71,760

12%

Landfill Assessment- \$394,415

66%

FY2027 PROPOSED TAX LEVIES

Tax Levy

Revenues for the General Fund are based on taxable valuations determined by the County Assessor. Below is the past and proposed levy rate for City of Storm Lake:

FY2024	\$13.40670
FY2025	\$13.60000
FY2026	\$15.17441
FY2027 Proposed	\$15.17441

Consolidated General Fund Levy

During the 2023 legislative session, State Legislators passed house file 718 which combined multiple levies, including the General Fund and Emergency Levy fund, which the City previously used.

FY2024	\$8.37000
FY2025	\$8.12621 – Year 1 of HF718
FY2026	\$8.04575
FY2027 Proposed	\$8.10000

The goal of HF718 was to bring all levies back under or to the \$8.10 max rate over time. The new consolidated general fund levy reduces the newly combined levy rate of non TIF taxable growth triggers are met or exceeded, or fiscal years 2025-2028. For FY2026-2027 those limitations are:

- 0-2.74% growth –no change in rate from current year
- 2.75-3.99% growth –1% limitation factor applied
- 4.00 –5.99% growth –2% limitation factor applied
- 6.00% or more growth –3% limitation factor applied

For fiscal year 2026-2027, Storm Lake grew at 1.41% which did not trigger the limitation factor on the City CGFL for FY2027.

Insurance Levy

The Insurance Levy is a levy on property valuation to cover the cost of insurance.

Proposed Levy Rate:

FY2024	\$0.38237
FY2025	\$0.31647
FY2026	\$0.68110
FY2027 Proposed	\$0.78115

Insurance rates are expected to increase by 11.73% for general property insurance and liability insurance.

Employee Benefits Levy

The Employee Benefit Levy is a levy on property valuation to cover the cost of benefits offered to City Employees. This benefit levy includes the employers portion of FICA, IPERS, MFPRSI, life, disability, health, dental, and vision insurance.

Proposed Levy Rate:

FY2024	\$2.93173
FY2025	\$4.43099
FY2026	\$5.13906
FY2027 Proposed	\$4.98477

Employee health benefits decreased 0.28% for the first time since 2006. However, life, disability, dental, and vision insurance increased 4.4%. IPERS and MFPRSI maintained a 9.44% and 21.859% respectively.

Debt Service/Bond Payments

The Debt Levy is a levy imposed on local property owners for public improvements which are covered by bonds.

Previous/Proposed Levy Rates:

FY2024	\$1.72260
FY2025	\$0.72633
FY2026	\$1.30850
FY2027 Proposed	\$1.30849

Total Debt (Principal General Obligation, rounded to the nearest thousand) as reported:

FY2022	\$17,389,000
FY2023	\$15,520,000
FY2024	\$13,559,000
FY2025	\$14,466,000
FY2026 (est.)	\$12,488,000