

**CITY OF STORM LAKE  
REGULAR COUNCIL SESSION MEETING  
CITY HALL - COUNCIL CHAMBERS  
MAY 18, 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 Lao Buddhist Temple Noise Variance Request
- b. Motion To Approve Tax Abatement And Minimum Assessment Agreement Between The City Of Storm Lake And Brash LLC - 1221 Lake Avenue
- c. Motion To Approve St Mary's Church Eucharistic Procession Request
- d. Acknowledge Matt Pearson's Renewal Application For Band Trust Board - 3 year term
- e. Motion to Approve Drainage District #13 Invoices
- f. Buy Local Information
- g. City Code Enforcement Summary

**E. Unfinished Business**

**F. New Business**

1. Motion To Consider Buena Vista County Safety Day Request
2. Resolution No. 66-R-2025-2026 In Support Of A Workforce Housing Tax Credit Incentive Application To Be Submitted To The Iowa Economic Development Authority (IEDA) By AXIS Capital For Beacon Point Apartments on East 13th Street.
3. Public Hearing On Fiscal Year 2025-2026 Budget Amendment
4. Resolution No. 67-R-2025-2026 Amending the Fiscal Year 2025-2026 Budget
5. Resolution No. 68-R-2025-2026 Authorizing Inter-Fund Transfers and Adjustments

6. Ordinance No. 11-O-2025-2026 Amending City Code Title III, Chapter 3, Section 4 for the Purpose of Changing the Sewer Service Rate - Second Reading
7. Ordinance No. 12-O-2025-2026 Amending City Code Title III, Chapter 3, Section 5 for the Purpose of Changing the Water Service Rate - Second Reading
8. Motion to Approve Agreement For Maintenance And Repair Of Primary Roads In Municipalities
9. Motion To Approve St. Mary's Land Purchase Request
10. Motion to Approve Request to Change Water Service Agreement
11. Presentation and Interviews for Engineering Services — Drinking Water Treatment Facility
12. City Council Requested Items / City Council Updates

## **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

5/18/2026

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
- Approve King's Pointe And Sunrise Pointe Golf Course Disbursements
- Approve April 20, 2026, Regular City Council Minutes and April 20, 2026, Special City Council Minutes
- Approve Renewal Liquor License For Comes Investments (Pizza Hut)
- Approve New Liquor License For Mar Y Sol Mexican Restaurant
- Approve Renewal Tobacco License For Walgreens Store #11330
- Approve Tobacco License Transfer For Storm Lake Smoke & Vape From 609 Lake Ave To 701 Lake Ave
- Approve Tax Abatement And Minimum Assessment Agreement Between The City Of Storm Lake And Brash LLC - 1221 Lake Avenue
- Approve Lao Buddhist Temple Noise Variance Request
- Approve Drainage District #13 Invoices
- Acknowledge Matt Pearson Renewal Application For Band Trust Board - 3 yr term
- Approve Buy Local Information
- Approve City Code Enforcement Update

**FISCAL IMPACT:** City Will Pay The Following Expenditures:

- List of Bills: \$589,828.19
- 
- King's Pointe & Sunrise Pointe Golf Course Bills: \$157,328.14

**RECOMMENDATION:**

**ATTACHMENTS:**

1. 5/18/2026 City Claims Expense Report
2. 5/18/2026 King's Pointe Claims 5.1.2026 to 5.14.2026
3. 05/04/2026 Special City Council Minutes
4. 05/04/2026 City Council Minutes
5. Comes Investments - Pizza Hut Liquor Application 2026
6. Mar Y Sol Mexican Restaurant Liquor Application 2026
7. Walgreens Store #11330 Tobacco Application 2026
8. Storm Lake Vape and Smoke Tobacco Permit Transfer
9. Matt Pearson Band Board Renewal Application

Vendor Name	Vendor Number	Payable Description	Total Payments
<b>BVC</b>			
Buena Vista County Recorder	001549	April 2026 Recordings	37.00
Buena Vista County Solid Waste	001035	City Clean Up	427.16
Joyce's Greenery LLC	001062	Sod & Tree Replacement	345.00
M & S HVAC Services, LLC	002493	Memorial LS Service Call	1,468.00
Mike's Electronics Inc	001196	Water Plant Pump 4 Replacement	12,744.31
Power Solutions, Inc	001465	Adapter Repairs	120.82
		<b>BVC Total:</b>	15,142.29
<b>Contract/Agreement</b>			
Bolton & Menk, Inc	001024	General Engineering	41,721.50
Woodruff Construction, Inc	002132	CG Bathhouse Repairs	9,500.00
		<b>Contract/Agreement Total:</b>	51,221.50
<b>Local</b>			
A & A Automotive	001022	Tires (4) P-14	1,924.27
Buena Vista Regional Medical Center	001124	April 2026 Memberships- 3	60.00
Central Bank	001025	Services	2,432.67
Edwards Storm Lake	001114	Engine Oil Pan Gasket Replacement	1,422.48
Fareway Stores, Inc	001535	5/8/2026 Hometown Pride Plants	162.94
Fastenal Company	001033	Tools	73.79
Jim Bartholomew	001069	May 2026 Airport Contract	6,289.61
Jones Nursery, LLC	002337	5/4/2026 Hometown Pride Plants	503.28
Kwik Trip Inc	002717	Fuel	9,356.51
Long Lines	001077	Fax Line & Emergency Line Service	1,400.34
Marcus Lumber Company Corp	002011	Supplies	218.10
McCrea Eneterprises	001176	Paint	56.85
Melanders TV & Appliances	001673	Washer Repairs	135.24
MidAmerican Energy Company	001074	26591-28010 Lighthouse Electric Service	565.22
North Lake Truck Repair	001177	Cylinder Kit	301.57
O'Reilly Automotive Inc	001108	Filters & Wiper Fluid	45.46
Qwest Corporation	001070	Phone Service	386.03
Rebnord Technologies, Inc	001091	Technology Split	15,713.60
Smith Concrete Service Inc	001134	Concrete	3,105.00
Storm Lake Ace Hardware	001216	Supplies	340.46
The Storm Lake Times	001214	April 2026 Publications	1,259.65
Verizon Wireless Services LLC	001075	Cell Phone Service	3,314.36
Vetter Equipment	001098	Trimmer Parts	38.60
Wiese Plumbing & Heating, Inc	001302	Mini-Split Repairs	2,142.07
		<b>Local Total:</b>	51,248.10
<b>Non-Local</b>			
ACCO Unlimited Corporation	002320	OWP Caulking	70,017.75
Ahlers & Cooney, P.C.	001023	Legal Services	7,444.58
Alpha Wireless Communications	001105	Pager Repairs	325.00
Barnes & Noble Booksellers, USA Inc	001274	Books	158.31
Bend Mailing Services, LLC	002013	Bill Printing Services	3,652.24
Breanna Nieland	001607	3/19/26 Narcotic Training	77.00
Brodart Co.	001009	Books	826.09
Builders Sharpening & Service LLC	001011	Drum Mulcher	51,058.89
Central Iowa Distributing, Inc	001026	Cleaning Supplies	527.00
Collection Services Center	001039	Child Support payments	91.49
Core & Main LP	002000	1" Ally Meters (6)	3,193.12
Datatel Communications Inc	002595	Monthly IVR Services	720.66

# My Buy Local\_v1

Vendor Name	Vendor Number	Payable Description	Total Payments
Defense Technology, LLC	002762	Ammunition	3,862.75
Dorsey & Whitney LLP	001954	TIF Legal Services	39,394.70
EFTPS	001045	Federal withholding taxes	40,000.70
Empower/Mass Mutual	001047	457 plan withholding	675.00
Foundation Analytical Laboratory, Inc	001100	Testing Services	545.00
Fremarek, Inc	002394	Sterilizer	714.33
Hawkins, Inc	001112	Pump Tube	666.95
Ingram Library Services, Inc	001268	Books	149.57
Iowa Lakes Regional Water	001073	Water Service	60.90
Iowa State University	001508	Open Meetings Registration- Ramos	50.00
IPERS / Iowa Public Employees	001042	IPERS withholdings	19,391.11
Joshua Beeck	002472	Window Cleaning Services	50.00
Junior Library Guild	001672	Novels	686.00
K & W Electric, Inc	001920	Camera Electrical Repairs	495.00
Kasperbauer Cleaners, Inc	002435	Entrance Mat Services	44.78
Lacal Equipment, Inc	001494	Brooms	3,010.08
Linde Inc	001111	Carbon Dioxide	3,028.43
Martin Marietta Materials, Inc	001429	Rock	555.47
Midwest Breathing Air, LLC	001365	Quarterly Air Test	135.40
Midwest Tape, LLC	001275	DVDs	26.99
Midwest Underground Supply, LLC	002321	Hydroseed Mulch	1,400.00
Mission Square/ ICMA Retirement Trust	001041	ICMA withholdings	1,210.00
Mississippi Lime Company	001095	Lime	11,371.90
MRA Custom Applications, LLC	001553	Lime Sludge Hauling	4,908.20
Multi Service Technology Solutions, Inc.	002696	Office Supplies	61.40
Muni Fire/Police Retire	001043	MFPRSI withholdings	23,881.08
Nebraska Child Support Payment Center	002590	Child Support payments	625.86
Pitney Bowes	001182	Postage Ink	338.61
RJ Thomas Manufacturing Compnay, Inc	001090	Hometown Pride Benches	10,244.00
Ross Parcel	002702	Wattles	893.75
Schumacher Elevator Company	001200	Elevator Maintenance Services	253.02
Staples, Inc	002735	Supplies	106.17
State Industrial Products Corporation	002309	WW Programming	3,997.76
Subsurface Solutions, LLC	002221	Transmitters - Less Tax	1,227.80
The Home City Ice Company	002471	Ice	306.00
Toyne, Inc	001277	Regulator	64.56
Treasurer State of Iowa	001046	State withholding taxes	5,707.15
VEIT, LLC	002734	Copier Maintenance Agreement	528.15
VW Dock Company	001627	Dock Parts	1,168.00
W. W. Grainger, Inc	001085	Office Supplies	54.18
Winther, Stave & Co., LLP	001279	Final Audit Services	4,300.00
		<b>Non-Local Total:</b>	<b>324,282.88</b>
Payroll/Refunds			
AFLAC	001038	Aflac witholidngs	757.09
Angel Palacios	002447	4/30/26 Tact Med Training	62.00
Caleb Villhauer	002573	3/19/26 IA Narcotic Officer Assoc	77.00
Custodian of Petty Cash- Diane Yang	001470	Postage	108.25
Daniel McCoy	002017	Deposit Refund	200.00
Elizabeth Huff	001737	4/4/2026 PLA Conference	349.78
		<b>Payroll/Refunds Total:</b>	<b>1,554.12</b>
		<b>Grand Total:</b>	<b>443,448.89</b>

# King's Pointe Resort

## Claims Publication

From 5/1/2026 to 5/14/2026

<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
Amazon Capital Services	Supplies	\$ 368.13
Authnet Gateway	Services	\$ 30.00
Bomgaars	Supplies	\$ 25.96
City of Storm Lake	Utilities	\$ 3,465.68
Culligan Ultrapure Inc	Supplies	\$ 10.33
Doll Distribution	Beverages	\$ 879.35
ECO LAB	Supplies	\$ 230.41
Fintech	Services	\$ 69.39
Fullsteam	Services	\$ 6,550.65
Guest Supply	Supplies	\$ 2,325.85
Horwath Laundry Machinery Co	Services	\$ 977.79
HyVee	Supplies	\$ 1,167.65
Iowa Information Inc	Services	\$ 35.00
Johnson Brothers	Beverages	\$ 1,190.89
King's Pointe Resort Payroll- 5	Payroll	\$91,995.79
Lamar Companies	Services	\$ 2,035.00
Long Lines	Utilities	\$ 795.96
Martin Brothers	Food	\$18,973.45
Melanders	Supplies	\$ 1,550.00
Midwestern Mechanical	Services	\$ 1,375.00
Mood Media	Services	\$ 137.49
Pepsi Beverage Co	Beverages	\$ 883.12
Power Solutions	Services	\$ 341.24
Rebnord Technologies	Services	\$ 3,218.33
Rolloff Dumpster Rental of Iowa	Services	\$ 777.00
Sceptre Hospitality Resources	Supplies	\$ 1,578.08
SGS LLC dba Garbage Hauling	Utilities	\$ 63.00
Shift 4	Services	\$ 1,859.00
Storm City Auto Parts	Supplies	\$ 46.11
Storm Lake Ace Hardware	Supplies	\$ 164.36
Sysco Iowa Inc	Food	\$ 2,093.95
Vestis	Services	\$ 1,992.61
Water Safety Products Inc	Supplies	\$ 1,157.86

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# King's Pointe OWP

## Claims Publication

From 5/1/2026 to 5/14/2026

<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
Nelson's Vet Supply	Supplies	\$ 246.40
Plumbing & Heating Wholesale	Supplies	\$ 17.16
Shift 4	Services	\$ 436.00
Storm Lake Ace Hardware	Supplies	\$ 5,873.21
		<b>\$ 6,572.77</b>

## **Sunrise Pointe Golf Course**

### Claims Publication

From 5/1/2026 to 5/14/2026

<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
Amazon Capital Services	Supplies	\$ 114.24
Doll Distribution	Beverages	\$ 1,212.40
ECO LAB	Supplies	\$ 127.86
Fintech	Services	\$ 69.39
Heartland Payment System	Services	\$ 253.50
Johnson Brothers	Beverages	\$ 184.80
Plumbing & Heating Wholesale	Supplies	\$ 41.51
Shift 4	Services	\$ 152.00
Storm Lake Ace Hardware	Supplies	\$ 26.99
Sysco Iowa Inc	Food	\$ 208.25
		<b>\$ 2,390.94</b>

**SPECIAL COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, MAY 4, 2026, 4:30 PM**

**CITY OF STORM LAKE, SPECIAL COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, MAY 4, 2026, 4:30 PM**

Present: Mayor Margaret J. McKeon, Council Members Richard Riner, Don Piercy Jr., Maggie Martinez, and Matt Ricklefs. Absent: Council Member Maria Ramos.

Staff Present: City Manager Keri Navratil, Assistant City Manager David Derragon, and City Clerk Mayra Martinez.

Mayor McKeon called the meeting to order at 4:30 pm.

**New Business**

**Closed Session Reference Iowa Code Chapter 21.5 (c) Matters of Litigation**

Moved by Council Member Martinez to go into Closed session pursuant to Iowa Code 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the government body in that litigation. Seconded by Council Member Ricklefs. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

Attendance in closed session: Council Members Riner (arrived at 4:52 pm), Martinez, Piercy, and Ricklefs. Others attendance Attorney Julia Adams, City Manager Keri Navratil, Assistant City Manager David Derragon, and City Clerk Mayra Martinez.

Moved by Council Member Ricklefs to return to Open Session at 4:58 pm. Seconded by Council Member Piercy Jr.. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

Council Action Regarding Subject of Closed Session - Moved by Council Member Ricklefs stating I move to resolve all issues, except any pending worker's compensation claims, in the

**SPECIAL COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, MAY 4, 2026, 4:30 PM**

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litigation with Mark Redenbaugh as recommended by the City's Insurance Carrier to avoid the costs, expenses, attorney fees and risks of ongoing litigation and not because there was any wrongdoing on the part of the City or its employees, which alleged wrongdoing will be expressly denied in the settlement documents and authorize the Mayor to execute any and all documents on behalf of the City to finalize the settlement agreement negotiated with Mark Redenbaugh. Seconded by Council Member Martinez. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

Adjourn - Moved by Council Member Martinez to adjourn at 4:58 pm. Seconded by Council Member Piercy Jr.. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

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Margaret J. McKeon, Mayor

ATTEST:

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Mayra A. Martinez, City Clerk

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, MAY 4, 2026, 5:00 PM**

**CITY OF STORM LAKE, REGULAR COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, MAY 4, 2026, 5:00 PM**

Present: Mayor Margaret J. McKeon, Council Members Maggie Martinez, Matt Ricklefs, Don Piercy Jr., and Richard Riner. Absent: Council Member Maria Ramos.

Staff Present: City Manager Keri Navratil, Assistant City Manager David Derragon, Police Chief Chris Cole, Fire Chief Terance Sinner, King's Pointe Manager Amy VonBank, , Public Works Director Ron Covert, Communications Coordinator Dana Larsen, Public Services Director Brandon Ripke, Finance Director Tyler Gibbins, and City Clerk Mayra Martinez.

Media Present: Lindsay Kruse with KAYL Radio.

Mayor McKeon called the meeting to order at 5:04 pm.

Pledge of Allegiance

**Proclamation** – The following proclamations were read:

National Foster Care Month - a proclamation declaring the month of May 2026 as National Foster Care Month. National Foster Care Month is observed each year in May to raise awareness of foster care and acknowledge the parents, family members, foster families, child welfare professionals and other members of the community who help children and youth find the homes and care they need.

National Treatment Court Month – a proclamation declaring the month of May 2026 as Treatment Court Month. Treatment courts are the most successful justice system intervention in our nation's history for reducing crime by addressing substance use and mental health disorders. Treatment courts provide a range of economic benefits to a community, such as reduced costs in court and prison expenditures, increased tax revenues, lowered foster care expenses, and decreased costs related to victimization.

Mental Health Awareness Month - a proclamation declaring the month of May 2026 as Mental Health Awareness Month. This measure would recognize May 2026 as Mental Health Matters Month in Storm Lake to enhance public awareness of mental health and dispel the stigma surrounding it and to encourage the public to build awareness to the needs of those facing mental health concerns.

National Police Week and National Peace Officer Memorial Day - a proclamation declaring May 10-16, 2026, as Police Week in Storm Lake, and May 15 as Peace Officers Memorial Day. National Police Week offers communities the opportunity to recognize the service and sacrifice of our police forces; offer our support for police officers, staff and their families; and pay homage to those who have lost their lives or become disabled while serving the public. Law enforcement agencies play an essential role in safeguarding life, property and rights of all residents in our community and across the nation, bringing honor to their profession.

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, MAY 4, 2026, 5:00 PM**

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

**Disclosure by City Council Members** – No items at this time.

**Hear the Public** – King’s Pointe Manager Amy VonBank gave an update to City Council regarding King’s Pointe new online waterpark pass payment system for individuals season passes.

**Consent Agenda** - Moved by Council Member Martinez to approve the Consent Agenda which includes List of bills Chk #'s 84010 through 84046, EFT #s 1903, 7515 through 7545, DFT #'s 3142 through 3154, approve King's Pointe and Sunrise Pointe disbursements, approve April 20, 2026 Special City Council minutes and April 20, 2026 regular City Council minutes, approve renewal liquor license for Hy-Vee Store #1643, Walgreens Store #11330, Delicias Market LLC, and new 5-day liquor license for the Buddhist Temple, approve renewal tobacco licenses for Hope & Unity Grocery Store and Murphy Oil USA #623, approve Buy Local information, and approve City Code Enforcement update. Seconded by Council Member Piercy Jr.. Vote: All ayes with Council Member Ramos absent. Motion carried.

**Unfinished Business** – No items at this time.

**New Business**

**Recreation Facilities Updates** - Joe Kucera, Director of Community Education and Dan Gaffney, Director of Operations for St. Mary’s discussed the plans, uses, and maintenance of West 9<sup>th</sup> ball field and Memorial ball field.

**Rezone 211 E 13<sup>th</sup> Street** - Moved by Council Member Riner to pass on third reading Ordinance No. 10-O-2025-2026 on a proposed rezoning of 211 E 13th Street. Seconded by Council Member Piercy Jr.. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

**ORDINANCE NO. 10-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:

The South Five Hundred Fifty feet (S.550’), of Lots 4A and 4B in the replat of Lot Four (4) and Seven (7), Block One (1), Geisinger’s Commercial, Second Addition to the City of Storm Lake, Buena Vista County, Iowa EXCEPTING there from Lots One through Seven (1-7) of Colby Development’s First Addition to the City of Storm Lake, Iowa

are hereby rezoned from a district classification of IN-2 (Institutional Facilities) 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 4th day of May 2026

\_\_\_\_\_  
Margaret J. McKeon, Mayor

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, MAY 4, 2026, 5:00 PM**

ATTEST:

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Mayra A. Martinez, City Clerk

**CDBG - Housing Rehabilitation Roofing** – Mayor McKeon opened the Public Hearing on the Submission of a CDBG Application for Housing Rehabilitation - Roofing for the City of Storm Lake stating this was the time and place for any comments.

City Clerk Mayra A. Martinez read the following announcement.

**CITY OF STORM LAKE  
PUBLIC HEARING ANNOUNCEMENTS**

**A. Explain how the need for the activities was identified.**

- The need for the proposed Storm Lake Housing Rehabilitation – Roofing Project is to assist low-to-moderate income households with repairs and replacement of the roofs on their homes. The program will provide funding for roof repair or replacement for six individuals or families who meet the low-to-moderate income guidelines and requirements who own and live in the home. There is a significant need for housing rehabilitation within the community and roofs are a major cost element that are typically let go because of the significant cost of replacement.

**B. Explain how the proposed activities will be funded and the sources of funds.**

- The project will be funded with a Community Development Block Grant from the Iowa Economic Development Authority. The CDBG funding will cover the costs of the projects at 100% for the rehabilitation of six homes, including the cost for technical services and grant administration services.

**C. Announce the date the CDBG application will be submitted to the State.**

- The grant application will be submitted to the Iowa Economic Development Authority no later than May 22, 2026, at midnight.

**D. Announce the requested amount of federal funds.**

- The City is requesting \$198,000.00 in CDBG funds for the proposed project.

**E. Announce the estimated portion of funds that will benefit low-and-moderate income persons.**

- The project will result in a City-wide benefit according to the 2016-2020 ACS Data 52.00% of the population of Storm Lake is considered low-to-moderate income.

**F. Announce where the proposed activities will be conducted.**

- The proposed project activities will take place at six individual homes that are owned and occupied by low-to-moderate income families. All the families will be verified to determine eligibility after receiving their applications. All homes will be within the City limits of Storm Lake.

**G. Announce plans to minimize displacement of persons and businesses resulting of funded activities.**

- The proposed project will not result in the displacement or relocation of any persons or businesses.

**H. Announce plans to assist persons actually displaced.**

- No persons will be displaced by the proposed project.

**I. Announce the nature of the proposed activities.**

- The nature of the proposed project involves the construction of repairs or replacement of roofs on single-family dwellings within the City of Storm Lake.

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, MAY 4, 2026, 5:00 PM**

Hearing no additional 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 Piercy Jr. to adopt Resolution No. 65-R-2025-2026 endorsing and authorizing submission of CDBG Application for Housing Rehabilitation — Roofing for the City of Storm Lake. Seconded by Council Member Martinez. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

**RESOLUTION NO. 65-R-2025-2026**

**A RESOLUTION ENDORSING AND AUTHORIZING SUBMISSION OF AN APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOLLOWING PUBLIC HEARING**

WHEREAS, the City of Storm Lake is eligible to apply for Iowa Community Development Block Grant funding under the Housing Rehabilitation portion of the program, and;

WHEREAS, the City Council has held a public hearing as required for submission of a CDBG guidelines on May 4, 2026, to hear public comments on the submission of the grant application, and;

WHEREAS, the City has an immediate need to conduct a project to assist resident who own their own home, meet low-to-moderate income guidelines, and need roofing repairs and replacement, and;

WHEREAS, the City Council has decided to submit an application to the CDBG program for the Housing Rehabilitation – Roofing Project;

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

SECTION 1. The City Council endorses the submission of an application for CDBG grant funds to the Iowa Economic Development Authority in the amount of \$198,000.00 for the Housing Rehabilitation – Roofing Project.

SECTION 2. The City Council certifies that the required public hearing announcements were made prior to consideration of submission of the grant application, as per IEDA guidelines.

SECTION 3. The Mayor is authorized to sign all paperwork and forms necessary for the submittal of the grant application, including but not limited to the following documents:

- HUD 2880 Form
- Federal Assurances Form
- IEDA Certification of Procurement Compliance Form
- Acknowledgement of Environmental Compliance

PASSED AND APPROVED THIS 4TH DAY OF MAY 2026.

BY THE CITY COUNCIL OF THE  
CITY OF STORM LAKE, IOWA

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Margaret J. McKeon, Mayor

ATTEST:

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Mayra A. Martinez, City Clerk

**FY 2025-2026 Budget Amendment** - Moved by Council Member Ricklefs to approve setting a public hearing for 5:00 pm on May 18, 2026, at City Hall Council Chambers on amending the Fiscal Year 2025-2026 Budget. Seconded by Council Member Riner. Vote: All ayes with Council Member Ramos absent. Motion carried.

**REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, MAY 4, 2026, 5:00 PM**

**Sewer Service Rate** - Mayor McKeon opened the Public Hearing on an ordinance amending City Code Title III, Chapter 3, Section 4 for the purpose of changing the sewer service rate 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 the first reading of Ordinance No. 11-O-2025-2026 amending City Code Title III, Chapter 3, Section 4 for the purpose of changing the sewer service rate. Seconded by Council Member Martinez. Roll call vote: All ayes with Council Ramos absent. Motion carried.

**Water Service Rate** – Mayor McKeon opened the Public Hearing on an ordinance amending City Code Title III, Chapter 3, Section 5 for the purpose of changing the water service rate stating this was the time and place for any comments.

Terry Bauer, president of the homeowner’s association of Lakecreek, expressed his concern of the new rate and what formula the City would be using for Lakecreek, Truesdale, and Lakeside in comparison to the rate increases for Storm Lake and Tyson Foods. Finance Director Gibbins explained that the rate will remain the same 125%/150% that these entities are currently being charged according to their individual water agreements. Tyson Foods also has a water agreement with the City that they follow. Hearing no additional 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 the first reading of Ordinance No. 12-O-2025-2026 amending City Code Title III, Chapter 3, Section 5 for the purpose of changing the water service rate. Seconded by Council Member Martinez. Roll call vote: All ayes with Council Member Ramos absent. Motion carried.

**Gesinger Road Dust Control** – No motion was made. Motion fails.

**Update on Truck Route Signage** – City Manager Navratil presented information from the Iowa Department of Transportation regarding truck route signage for discussion. Josh Pope, engineer with Bolton and Menk also presented information for truck route signage and answered questions presented from the council members. Mayor McKeon asked Mr. Pope to look into some of the suggestions made by council members for a future discussion.

City Council Requested Items / City Council Updates – Remove baseball for future work session and not additional request at this time.

**Adjourn** - Moved by Council Member Martinez to adjourn at 6:14 pm. Seconded by Council Member Piercy Jr.. Vote: All ayes with Council Member Ramos absent. Motion carried.

---

Margaret J. McKeon, Mayor

ATTEST:

---

Mayra A. Martinez, City Clerk.

# SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE RENEWAL

## Business Information

Name of Legal Entity: COMES INVESTMENTS INC

FEIN: XX-XXX2962

Business Type: Corporation

This business is registered with the Secretary of State.

Business Number of Secretary of State: 32402

## Premises Information

Premises DBA: PIZZA HUT

Premises Address: 115 E MILWAUKEE AVE STORM LAKE IA 50588-1862

Premises Type: Restaurant

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

Has the number of floors of the premises changed?

No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.

No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.

No

## License Information

Effective Date: 01-Jul-2026

Length of License Requested: 12MONTH

**Endorsements**

Local Authority: City of Storm Lake

Dramshop Company: IMT INSURANCE CO

**Ownership Information**

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	COMES, JOSEPH					CLIVE IA 50325	100.00

**Criminal History Details**

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

**Criminal Violations**

**Contact Information**

Contact Name: JOE W COMES

Phone Number: 5152057753

Email Address: joe@comesinv.com

Address: 2045 GRAND AVE STE F WEST DES MOINES IA 50265-4219

**Attestation Information**

Attestation Name: JOSEPH COMES

Attestation Date: 04-May-2026

**Business Information**

Name of Legal Entity: MAR Y SOL MEXICAN RESTAURANT LLC

FEIN: XX-XXX5436

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 0851243

**Premises Information**

Premises DBA: MAR Y SOL MEXICAN RESTAURANT

Premises Address: 502 LAKE AVE STORM LAKE IA 50588-2351

Premises Type: Restaurant

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

**License Information**

Effective Date: 16-Mar-2026

Length of License Requested: 12MONTH

Privilege(s) Requested

---

Catering - Allows catering of alcoholic liquor, wine, beer, and wine coolers. Alcohol must be catered with food. Food and alcohol must be served without cost to the guests. No sales on- or off-premises sales. Only available for 12 month terms.

Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

There's a 10'x10' outdoor patio (fenced) that's attached to the building and the only entrance is into the building.

## Endorsements

Local Authority: City of Storm Lake

Dramshop Company: TRAVELERS INDEMNITY COMPANY

## Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	VISAIRO, OMAR	SSN				1907 BLUE QUAIL CT CARLSBAD NM 88220-4184	100.00

## Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

## Criminal Violations

### Contact Information

Contact Name: OMAR VISAIRO

Phone Number:

Email Address:

Address: 1907 BLUE QUAIL CT CARLSBAD NM 88220-4184

### Attestation Information

Attestation Name: OMAR VISAIRO

Attestation Date: 11-Mar-2026



< CITY OF STORM LAKE

## Retail Tobacco License Review

CITY OF STORM LAKE

1306371801



[Application Information](#)

### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: WALGREEN CO
Type of ownership	: Corporation
Primary office address	: 300 WILMOT RD MS 3301 DEERFIELD IL 60015-4614
Legal Ownership Phone	
Legal Ownership Fax	
Legal Ownership Email	

### Application Information

Sales and Use Permit Number	: 111008220
Location Name	: WALGREENS #11330
Location Phone Number	: 712-732-0005
Location Address	: 800 LAKE AVE STORM LAKE IA 50588-2055
Location Mailing Address	: PO BOX 901 DEERFIELD IL 60015-0901
Renewal	: Yes

Start Date : 01-Jul-2026

End Date : 30-Jun-2027

License Fee : 75.00

Types of Sales : Over the Counter

Type of Establishment : Drug store

Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products

Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

## Ownership Details

Owner	Position	Single Line Address
GATES, RICHARD	Owner	
LIM, PAUL	Officer	
MOTZ, MICHAEL	Officer	
HANDAL, MICHAEL	Officer	
WALGREENS HOLDING CO	Company	

## Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information in text form or as a PDF upload. Local authorities may review this information during the application review process.

## Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision \*

Approve	Deny
---------	------



**Cancel**

< **Previous**

**Next** >

Your online session will timeout after 30 minutes of inactivity. All unsaved information will be lost.

### Resources

- [Frequently Asked Questions](#)
- [Contact Us](#)
- [Subscribe to Updates](#)

### Other Links

- [State of Iowa Directory](#)
- [Website Policies](#)



< CITY OF STORM LAKE

# Retail Tobacco Permit Transfer Request

CITY OF STORM LAKE

1306371801



Transfer Review

## Current Location

Current Location Name: : STORM LAKE  
VAPE & SMOKE

Current Sales Permit Number : 302509121

Current Address: : 609 LAKE AVE  
STORM LAKE IA  
50588-1851

Current Jurisdiction : City of Storm Lake

## Transfer To

New Location Name: : STORM LAKE  
VAPE & SMOKE

New Sales Permit Number : 300901234

New Location Address: : 701 LAKE AVE  
STORM LAKE IA  
50588-1853


New Jurisdiction : City of Storm Lake

# Board/Commission/Council Appointment Renewal Form

05/06/2026 8:05 AM (CDT)



## Board Renewal Application

<b>First Name</b>	Matt
<b>Last Name</b>	Pearson
<b>Street Address</b>	904 N Walnut St
<b>City</b>	Storm Lake
<b>State</b>	Iowa
<b>Zip Code</b>	50588
<b>Phone Number</b>	7122993571
<b>Secondary Phone</b>	7127322766
<b>Email</b>	matt.tuba@gmail.com
<b>Current Board/Commission Serving</b>	Band Trustees
<b>Do you still reside within the city limits of Storm Lake?</b>	Yes
<b>Would you like to be re-appointed to the same board/commission if possible?</b>	Yes
<b>Signature</b>	
<b>Date</b>	05/06/2026

Click submit to complete your Board/ Commission application.

**The City of Storm Lake appreciates your interest in participating in your community.**

**Staff Summary**

**5/18/2026**

**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 Lao Buddhist Temple Noise Variance Request**

**BACKGROUND:** Attached is a request from the Storm Lake Lao Buddhist Temple for a noise variance to allow outdoor amplified music and announcements during a Laotian ceremonial celebration. The event is scheduled for Saturday, June 27th, from 1:00 PM to 12:00 AM at the Temple located at 6081 Rothmore Rd. This is the same event held in past years and has not resulted in any significant issues.

**FISCAL IMPACT:** None

**RECOMMENDATION:** Approve Request

**ATTACHMENTS:**

1. [20260506135630665](#)

# Noise Ordinance

May 5<sup>th</sup>, 2026

Storm Lake City Council  
Chief Chris Cole, Public Safety

On behalf of the Storm Lake Lao Buddhist Temple, we are requesting a noise ordinance.

- On June 27<sup>th</sup>, 2026 from 1:00 PM - 12:00 AM  
For a Lao Ceremonial celebration.

If there are any questions please contact:  
Meng Lai (712) 299-1068

Sincerely,

*Meng Lai*

**Staff Summary**

**5/18/2026**

**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:** Lee Dutfield, Development Services Specialist

**SUBJECT:** **Motion To Approve Tax Abatement And Minimum Assessment Agreement Between The City Of Storm Lake And Brash LLC - 1221 Lake Avenue**

**BACKGROUND:** The City of Storm Lake Urban Revitalization Program is allowed by Iowa Code - Chapter 404. The city adopted the Storm Lake Urban Revitalization Plan for the Storm Lake Urban Revitalization Area by action of the City Council on February 21, 2005. The plan was adopted to promote the revitalization of properties in the area, by providing tax abatement on eligible improvements. The Urban Revitalization Plan was amended in 2014, 2018, 2021 and most recently in 2024 with the adoption of the Amended and Restated Storm Lake Urban Revitalization Plan.

The program is an incentive for redevelopment and new development within the City of Storm Lake.

**Property Assessed as Commercial:** The property owner may choose one of the following exemptions, subject to execution of a written assessment agreement as and to the extent required by Iowa Code Section 404.3C

A. 100% exemption from taxation on actual value added by the qualifying improvements, for a period of 3 years

B. Declining percentage exemption from taxation on the actual value added by the qualifying improvements, over a period of 10 years (80%, 70%, 60%, 50%, 40%, 40%, 30%, 30%, 20%, 20%)

Additional Requirement for Properties Assessed as Commercial:

Property owners submitting applications on or after July 1, 2024, for improvements to property assessed as commercial must also enter into a written assessment agreement with the City, specifying a minimum actual value for the completed improvements, consistent with and to the extent required by the provisions of Iowa Code Section 404.3C in effect at the time the application is submitted to the City.

**FISCAL IMPACT:** No Fiscal Impact

**RECOMMENDATION:** Approve

**ATTACHMENTS:**

1. Tax Abatement Application and Building Permit Brash LLC 26
2. Form of Minimum Assessment Agreement Brash LLC 26

# Tax Abatement Application Form

03/09/2026 8:55 AM (CDT)



The Amended and Restated Storm Lake Urban Revitalization Plan allows for the following property tax exemptions for actual value added by qualifying improvements constructed on eligible properties located in the Storm Lake Urban Revitalization Area:

- **Property Assessed as Residential:** 100% exemption from taxation on the first \$75,000 of actual value added by the qualifying improvements, for a period of 5 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)
- **Property Assessed as Residential (3+ Separate Dwelling Units)** 100% exemption from taxation on actual value added by the qualifying improvements, for a period of 10 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)
- **Property Assessed as Commercial:** The property owner may choose one of the following exemptions, subject to execution of a written assessment agreement as and to the extent required by Iowa Code Section 404.3C
  - **A.** 100% exemption from taxation on actual value added by the qualifying improvements, for a period of 3 years
  - **B.** Declining percentage exemption from taxation on the actual value added by the qualifying improvements, over a period of 10 years (80%, 70%, 60%, 50%, 40%, 40%, 30%, 30%, 20%, 20%)

### Additional Requirement for Properties Assessed as Commercial:

As of July 1, 2024, commercial properties that seek tax abatement must enter into a written assessment agreement with the City and County. This agreement will specify a minimum actual value until a specified termination date for the duration of the tax abatement period. The assessment agreement shall be presented to the appropriate assessor, who will review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable. The actual value determined by the assessor shall not be less than the minimum actual value contained in the assessment agreement. This minimum assessment agreement shall be filed in the office of the county recorder of the county where the property is located.

**Abandoned Property (meeting the definition of "abandoned" in Iowa Code Section 657A.1):** 100% exemption from taxation on actual value added by the qualifying improvements, for a period of 5 years (for properties assessed as residential, not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)

**Select One** First-Year Application for Completed Improvements (must be filed with the City by February 1st of the assessment year for which the exemption is first claimed, not later than the year in which the improvements are first assessed for taxation or the following two assessment years)

**Property Address** 1221 Lake Ave, Storm Lake IA 50588

**Brief Legal Description** Assessor parcel # 1034403035 34-9137 Storm Lake Corp Wash And S/D NW SE Parcel 90 x 140' + 67.59' x 90.06' Lot 3

**What is the existing use of the property?** Commercial

**Which exception are you applying for?** Option A (3-year, 100%)

**Tenants Occupying Property at time of Plan Adoption (if any/if known):**

- This property is or will be a rental unit

**Type of improvements?** Improvements to Existing Structure

**Describe Improvements** Remodeling of inside of building, 98% of the project has been completed. I don't have a copy of building permit but it is permit #2025309

**Estimated or Actual Date of Completion** 04/30/2026

**Estimated or actual costs of Improvements** \$35,000

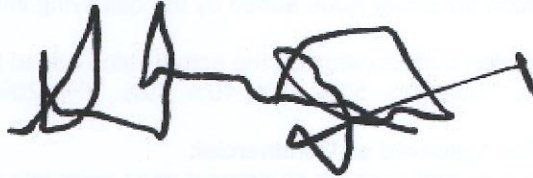
**Name of Property Owner/Title Holder:** Brash LLC

**Address of Owner (if different than above):** 510 Lakeshore Dr

**Phone Number (to be reached during business hours):** 712-299-4684

**Email Address:** sbrash20@gmail.com

**Signature of Property Owner**



**If Property Owner is an entity:** Steve Brashears Owner/Manager  
**Name of Signatory and title/position:**

Your signature below indicates your understanding of the City of Storm Lake Urban Revitalization Program and authorizes your desire to apply for tax abatement on this property provided that it qualifies under the terms of the program.  
 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.

**THIS APPLICATION SUMMARIZES THE URBAN REVITALIZATION PLAN TERMS. FOR COMPLETE INFORMATION, REQUEST A COPY OF THE AMENDED AND RESTATED STORM LAKE URBAN REVITALIZATION PLAN, FROM CITY HALL. IN THE EVENT OF ANY INCONSISTENCY, THE PLAN TERMS SHALL CONTROL.**

**City of Storm Lake ONLY**

Check here  if property is NOT in an existing Urban renewal Area

Building Permit # 2025108

Check  if application IS approved

Check  if application is NOT approved

Disapproval reason: \_\_\_\_\_

Authorized by Building Official: [Signature] Date: 3-9-2026

Authorized by Mayor: \_\_\_\_\_ Date: \_\_\_\_\_

Attested by City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

Delivered to Assessor on: \_\_\_\_\_ By: \_\_\_\_\_

City needs to submit application to Buena Vista County Assessor by March 1st annually.

**Buena Vista County Assessor ONLY**

Check here  if property IS eligible for Tax Abatement \_\_\_\_\_

Check here  if property is NOT eligible for Tax Abatement \_\_\_\_\_

Present Value of Structure: \_\_\_\_\_

Assessed Value with Improvements: \_\_\_\_\_

Assessor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Return final copy to City of Storm Lake



## FORM OF MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT ("Minimum Assessment Agreement") is dated as of April 20th, 2026, by and between the City of Storm Lake, Iowa (the "City"), an Iowa municipal corporation, and Brash LLC, a(n) Iowa Limited Liability Company ("Owner").

WHEREAS, consistent with the provisions of the City's Amended and Restated Storm Lake Urban Revitalization Plan (the "Plan"), the Owner has submitted an Application for Tax Abatement dated as of **March 9, 2026** (the "Application") regarding certain commercial real estate owned by Owner and located in the Storm Lake Urban Revitalization Area, which real estate is legally described as follows:

NORTH NINETY (90) FEET OF THE SOUTH ONE HUNDRED FORTY (140) FEET OF THE WEST ONE HUNDRED FORTY (140) FEET OF LOT THREE (3) OF THE AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW¼ SE¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETY-ONE (91) NORTH, RANGE THIRTY-SEVEN (37) WEST OF THE 5TH P.M., IN THE CITY OF STORM LAKE, IOWA.  
AND

A TRACT OF LAND LOCATED IN PART OF LOT THREE (3) IN THE AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW¼ SE¼) OF SECTION 34, TOWNSHIP 91 NORTH, RANGE 37 WEST OF THE 5TH P.M., WITHIN THE CORPORATE LIMITS OF THE CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA, AS SHOWN BY SURVEY FILED JULY 21, 2023, AS INSTRUMENT NO. 231S86.

(the "Property"); and

WHEREAS, the Application describes certain improvements that have been or are proposed to be constructed on the Property (the "Eligible Improvements"); and

WHEREAS, pursuant to Iowa Code Section 404.3C, the City and Owner desire to establish a Minimum Actual Value for the Eligible Improvements and Property following completion of the Eligible Improvements for the duration of the tax abatement requested by the Owner by submission of the Application, under the provisions of the Plan; and

WHEREAS, the Buena Vista County Assessor has reviewed the preliminary plans and specifications for the Eligible Improvements that are contemplated to be constructed.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Eligible Improvements, but in no event later than **January 1, 2027**, the minimum actual value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be no less than **Three Hundred Sixty-Nine Thousand and 00/Dollars (\$369,000), before rollback.**

The Minimum Actual Value shall terminate and be of no further force or effect as of **December 31, 2029** ("Assessment Termination Date"). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

2. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of Buena Vista County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer of the Property (or part thereof), whether voluntary or involuntary, and this Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. The City shall pay all costs of recording.

3. This Minimum Assessment Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

4. Nothing herein shall be deemed to waive the rights of Owner from seeking administrative or legal remedies to reduce the actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Owner seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Minimum Assessment Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

5. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

6. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

*[Remainder of this page is blank. Signatures start on the next page.]*

(SEAL)

CITY OF STORM LAKE, IOWA

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Clerk

STATE OF IOWA                    )  
  ) SS  
COUNTY OF BUENA VISTA        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me a Notary Public in and for said State, personally appeared \_\_\_\_\_ and \_\_\_\_\_, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Storm Lake, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

[Signature page to Minimum Assessment Agreement – City]

[BRASH LLC]

By: [Signature]

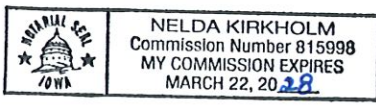
Print Name: Steve Brashears

Its: owner/manager

STATE OF Iowa )  
 ) SS  
COUNTY OF Buena Vista )

This record was acknowledged before me on this 20th day of April,  
2026, by Steve Brashears, as the owner/manager of [OWNER], on  
behalf of whom the record was executed.

Nelda Kirkholm  
Notary Public in and for said state



[Signature page to Minimum Assessment Agreement – Owner]

**CERTIFICATION OF ASSESSOR**

The undersigned, having reviewed the plans and specifications for the Eligible Improvements to be constructed, and being of the opinion that the minimum actual value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above-described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$369,000.

\_\_\_\_\_  
Assessor for Buena Vista County, Iowa

\_\_\_\_\_  
Date

STATE OF IOWA            )  
  ) SS  
COUNTY OF BUENA VISTA )

Subscribed and sworn to before me by \_\_\_\_\_, Assessor for Buena Vista County, Iowa on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Notary Public for the State of Iowa

Consistent with Iowa Code §404.3C, a copy of Iowa Code §404.3C is attached, as follows:

1. For revitalization areas established under this chapter on or after the effective date of this division of this Act and for first-year exemption applications for property located in a revitalization area in existence on the effective date of this division of this Act filed on or after the effective date of this division of this Act, commercial property shall not receive a tax exemption under this chapter unless the city or county, as applicable, and the owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the exemption period.

2. a. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$369,000.

b. The assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

02339138\11149-139

**Staff Summary**

**5/18/2026**  
**Agenda Item # D.1.C.**



**REPORT TO:** Honorable Mayor & Council

**FROM:** Chris Cole, Police Chief

**SUBJECT:** **Motion To Approve St Mary's Church Eucharistic Procession Request**

**BACKGROUND:**

Attached is a request from St. Mary’s Church for a temporary road closure for a Eucharistic Procession scheduled for Sunday, June 7, 2026, from 10:00 AM to 11:00 AM (see attached route map). The route of the procession is south from St Mary's Church on Seneca to East 2nd Street, west on 2nd Street to Cayuga, north on Cayuga to East 3rd, East on 3rd to Seneca and south on Seneca back tot he church.

This request was previously approved in 2024 and 2025 and did not result in any issues. St. Mary’s has submitted a ROW request for the closure along with a certificate of liability insurance.

**FISCAL IMPACT:** None

**RECOMMENDATION:** Approve Request

**ATTACHMENTS:**

1. 20260514174754698

# ROW Request Application

05/03/2026 6:14 PM (CDT)



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.

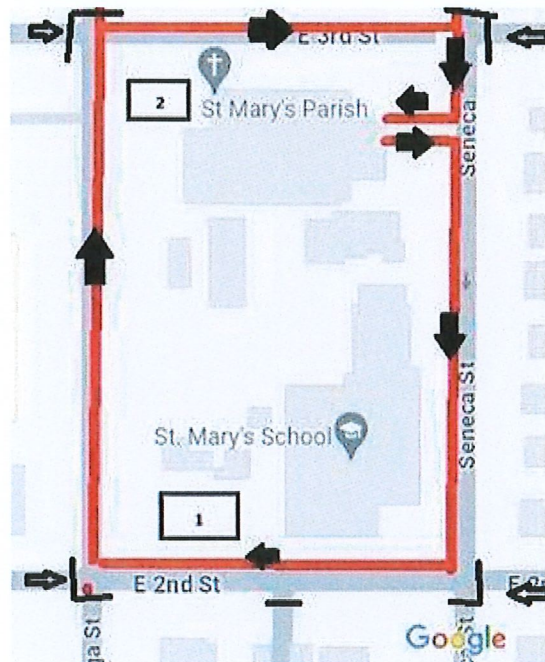
To help us move your request through the approval as quickly as possible please provide detailed and accurate information.

Applicant Name	Will Swanson
Mailing Address	916 Emerald Dr.
City	Storm Lake
State	Iowa
Zip Code	50588
Phone Number	5072696042
Email	swansonw@scdiocese.org
ROW Address	300 E 3rd St.
Type of Request (select all that apply)	<input checked="" type="checkbox"/> 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.

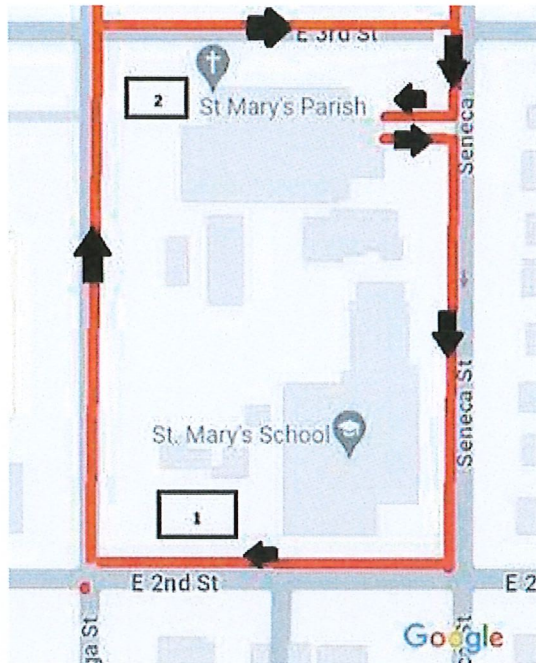
## Barricading Plan



Detailed description of work to be done.

This is for a Eucharistic Procession (previously granted permission in 2024 and 2025) to go around the block of St. Mary's Catholic Church and School. We would be asking to close Seneca St from E 3rd St. south to E. 2nd St., E 2nd St. from Seneca to Cayuga streets, Cayuga Street from E 2nd St. to E 3rd. St. and East 3rd street from Cayuga St. to Seneca St.

Detailed map of area (required)



Start Date 06/07/2026 10:00 AM (CDT)

End Date 06/07/2026 11:00 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



Certificate-571778-0555002658- Eucharistic Procession.pdf

If you are digging, have you notified all utilities by calling Iowa One Call (800-292-8989) at least 48 hours before digging? No

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

Date

05/03/2026

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

Online (additional fee will be added)

**Staff Summary**

**5/18/2026**

**Agenda Item # D.1.D.**



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:** **Acknowledge Matt Pearson's Renewal Application For Band Trust Board - 3 year term**

**BACKGROUND:**

**FISCAL IMPACT:**

**RECOMMENDATION:**

**ATTACHMENTS:**


1. Matt Pearson Band Board Application

# Board/Commission/Council Appointment Renewal Form

05/06/2026 8:05 AM (CDT)



## Board Renewal Application

<b>First Name</b>	Matt
<b>Last Name</b>	Pearson
<b>Street Address</b>	904 N Walnut St
<b>City</b>	Storm Lake
<b>State</b>	Iowa
<b>Zip Code</b>	50588
<b>Phone Number</b>	7122993571
<b>Secondary Phone</b>	7127322766
<b>Email</b>	matt.tuba@gmail.com
<b>Current Board/Commission Serving</b>	Band Trustees
<b>Do you still reside within the city limits of Storm Lake?</b>	Yes
<b>Would you like to be re-appointed to the same board/commission if possible?</b>	Yes
<b>Signature</b>	
<b>Date</b>	05/06/2026

Click submit to complete your Board/ Commission application.

**The City of Storm Lake appreciates your interest in participating in your community.**

## Staff Summary

5/18/2026

Agenda Item # D.1.E.



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:** **Motion to Approve Drainage District #13 Invoices**

**BACKGROUND:** Per the County Auditor, we can add a stamp warrant to the Drainage District #13 invoices. The process involves the City Council approving the invoices and authorizing the Mayor to add his signature of approval. Once signed, the invoices will be delivered to the County Auditor, who will issue a stamp warrant to the vendor as a form of payment for services. Additionally, a levy will eventually need to be requested by the City Council for further processing.

**FISCAL IMPACT:**

**RECOMMENDATION:** Motion to Approve Drainage District #13 Invoices and authorize the Mayor to sign "approve" to the invoices.

**ATTACHMENTS:**

1. DD #13 Invoices

G.W. Pete Howe Sanitation Inc.

# Invoice

dba A1 Portable Toilets

P.O. Box 863

Spencer, IA 51301

712-262-5687

howesanitation@gmail.com

Date	Invoice #
5/1/2026	1945

<b>Bill To</b>
Drainage District #13 In Care of The City of Storm Lake P.O. Box 1086 Storm Lake, IA 50588

MAKE CHECKS PAYABLE TO GW PETE HOWE SANITATION INC  
Thank you for your business.

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
6.25	Tyson - Drainage District #13 Televise line 8:30am to 2:50pm	450.00	2,812.50
<b>Total</b>			\$2,812.50

**Staff Summary**

**5/18/2026**  
**Agenda Item # D.1.F.**



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

concerns please don't hesitate to contact city staff.

**FISCAL IMPACT:**

<b><u>Breakout</u></b>	<b><u>Calculated Expenses</u></b>
Buena Vista County	\$15,142.29
Contract/Agreement	\$51,221.50
Local	\$51,248.10
Non-Local	\$324,282.88
Payroll/UBRefunds,\$147,933.42	
PyrlTax & Ins	
<b>Total Expenses:</b>	<b>\$589,828.19</b>
Supporting Documents Attached	

**RECOMMENDATION:**

**ATTACHMENTS:**

1. 5/18/2026 Project Report

Summary

Project Summary

Project Number	Project Name	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
<a href="#">OP1.131538</a>	Memorial Road Street & Utility Impro...	4,126,579.75	0.00	4,201,654.40	0.00	4,201,654.40	-75,074.65
<a href="#">22-26698</a>	Storm Lake WTP- Well No. 21	1,709,968.50	0.00	1,687,701.74	0.00	1,687,701.74	22,266.76
<a href="#">22-27926</a>	Storm Lake WTP- Well #22	2,589,561.53	2,589,561.53	2,367,990.80	0.00	2,367,990.80	221,570.73
<a href="#">23-092</a>	King's Pointe Remodel/Refresh	446,537.52	0.00	421,607.89	0.00	421,607.89	24,929.63
<a href="#">23-29446</a>	WWTP UV Disinfection Building	275,138.00	0.00	191,768.00	0.00	191,768.00	83,370.00
<a href="#">23-29447</a>	College & 3rd St Lift Station Replacem...	1,640,315.00	1,640,315.00	1,539,538.89	0.00	1,539,538.89	100,776.11
<a href="#">24-31153</a>	WWTP Blower Project (EECBG)	129,600.00	129,600.00	95,401.50	0.00	95,401.50	34,198.50
<a href="#">24-31751</a>	Storm Lake WTP- Well #23	199,000.00	199,000.00	88,889.04	0.00	88,889.04	110,110.96
<a href="#">24-31828</a>	WTP Prelim Engineering Report	83,000.00	83,000.00	76,160.75	0.00	76,160.75	6,839.25
<a href="#">24X.136745</a>	Apron Expansion Improvements	285,900.00	285,900.00	116,525.00	6,875.00	123,400.00	162,500.00
<a href="#">FEMA HMGP (HMA) 4483</a>	FEMA HMGP (HMA) 4483	4,632,415.50	4,632,415.50	2,863,460.68	4,109.00	2,867,569.68	1,764,845.82
<a href="#">IA0091</a>	SL Elevated Water Storage- Tower #5	7,431,632.15	7,431,632.15	7,071,137.19	0.00	7,071,137.19	360,494.96
<a href="#">P11.120411</a>	Highway 7/110 Traffic Lane/Signalizat...	4,776,040.38	0.00	5,111,149.39	1,053.00	5,112,202.39	-336,162.01
<a href="#">WRAC 25-675</a>	Sunrise Park Boat Ramp & Area Impro...	227,700.00	227,700.00	66,875.00	0.00	66,875.00	160,825.00
<b>Report Total:</b>		<b>28,553,388.33</b>	<b>17,219,124.18</b>	<b>25,899,860.27</b>	<b>12,037.00</b>	<b>25,911,897.27</b>	<b>2,641,491.06</b>

Group Summary

Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	285,900.00	285,900.00	116,525.00	6,875.00	123,400.00	162,500.00
ARPA Project	1,709,968.50	0.00	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	6,677,468.50	6,402,330.50	4,690,169.07	4,109.00	4,694,278.07	1,983,190.43
Street Construction	8,902,620.13	0.00	9,312,803.79	1,053.00	9,313,856.79	-411,236.66
Water Project	10,303,193.68	10,303,193.68	9,604,177.78	0.00	9,604,177.78	699,015.90
Water Recreation Access Cost-Share P...	227,700.00	227,700.00	66,875.00	0.00	66,875.00	160,825.00
<b>Report Total:</b>	<b>28,553,388.33</b>	<b>17,219,124.18</b>	<b>25,899,860.27</b>	<b>12,037.00</b>	<b>25,911,897.27</b>	<b>2,641,491.06</b>

Type Summary

Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Construction	13,589,079.15	2,254,815.00	13,454,235.85	7,928.00	13,462,163.85	126,915.30
Federal/State Grant	14,653,609.18	14,653,609.18	12,302,588.67	4,109.00	12,306,697.67	2,346,911.51
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	76,160.75	0.00	76,160.75	6,839.25
<b>Report Total:</b>	<b>28,553,388.33</b>	<b>17,219,124.18</b>	<b>25,899,860.27</b>	<b>12,037.00</b>	<b>25,911,897.27</b>	<b>2,641,491.06</b>

**Staff Summary**

**5/18/2026**  
**Agenda Item # D.1.G.**



**REPORT TO:**

**FROM:**

**SUBJECT:** City Code Enforcement Summary

**BACKGROUND:**

**FISCAL IMPACT:**

**RECOMMENDATION:**

**ATTACHMENTS:**

None

**Staff Summary**

**5/18/2026**  
**Agenda Item # F.1.**



**REPORT TO:** Honorable Mayor & Council  
**FROM:** Chris Cole, Police Chief  
**SUBJECT:** **Motion To Consider Buena Vista County Safety Day Request**

**BACKGROUND:** Attached is a request from Buena Vista County Public Health to host a Safety Day event at Chautauqua Park on August 8, 2026, from 11:00 a.m. to 2:00 p.m.

The event will take place within Chautauqua Park and will require a temporary road closure on Chautauqua Park Drive to accommodate a drive-through child car seat inspection station. Event organizers plan to erect a large tent over the roadway to allow the inspection station to operate safely and provide protection from weather conditions.

Additional event activities will include food vendors and various safety exhibits, including demonstrations and displays involving bicycles, ATVs, tractors, boats, and lawn equipment.

**FISCAL IMPACT:** Req to waive ROW Fees

**RECOMMENDATION:** Vote on request

**ATTACHMENTS:**  
1. BV County Public Health - Letter of Request - Safety Day

Dear Mayor and Members of the City Council,

Buena Vista County Public Health & Home Care respectfully requests approval to host the inaugural *Buena Vista County Safety Day* at Chautauqua Park on August 8, 2026 from 11 to 2. This free, family-friendly event is designed to promote injury prevention, safety awareness, and overall community health.

A primary feature of the event will be a car seat safety check and installation station, staffed by certified technicians. To safely accommodate this activity, we are requesting temporary closure of Chautauqua Park Drive to allow for a drive-through setup. A tent will be placed over the roadway to provide shade and weather protection for both participants and staff. We are also actively seeking donations to provide car seats to families in need.

In addition to car seat safety, the event will include educational opportunities focused on bicycle, boating, farm, lawn mower, ATV, and home safety. Community partners and local organizations will be invited to share resources and engage with attendees. Buena Vista County Public Health will also provide information on sun safety and general health promotion. To further encourage participation, we plan to include food vendors and distribute approximately 50 bicycle helmets to community members.

This event is intended to reduce preventable injuries, increase access to safety resources, and strengthen community partnerships. If successful, Buena Vista County Public Health hopes to establish Safety Day as an annual event for the Storm Lake community.

We respectfully request City Council approval for use of Chautauqua Park, temporary closure of Chautauqua Park Drive, and guidance on any necessary permits or city services required to support this event.

Thank you for your consideration. We appreciate your continued support of initiatives that promote the health and safety of our community. Please feel free to contact me with any questions or for additional information.

Sincerely,  
Tracy Gotto, LBSW  
Administrator  
Buena Vista County Public Health & Home Care  
(712) 299-6632  
gotto@bvcountyiowa.com



**ROW Application Form**

City of Storm Lake  
P.O. Box 1086, 620 Erie St.  
Storm Lake, IA 50588  
Phone (712)732-8002  
Fax (712)732-4114  
www.stormlake.org

Business/Persons Name: Buean Vista Public Health/Tracy Gotto

Phone #: 712-749-2548

Mailing Address: P.O.Box 633/ 1709 Richland Dr

Cell Phone #: 712-299-6632

City, State, Zip: Storm Lake Iowa 50588

Email: gotto@bvcountyiowa.com

Type of Closure:  Sidewalk  Street  Parking Space  Alley

Location of Closure: Chautauqua Park Drive

From (Street): E. Lakeshore Dr

To (Street): Hudson St

Dates of the Closure From: Aug 8, 2026

To: Aug 8, 2026

From (Time): 10:00AM

To (Time): 3:00PM

Reason for closure: Buena Vista County Safety Day

Yes  No Do you or your contractor (whoever is doing the work on the public ROW) have a valid proof of liability insurance in a minimum amount of \$1,000,000 with the City named as additionally insured on file with the City? (If no you will need to have proof of insurance on file before the permit will be issued.)

Yes  No  N/A If you are digging, have you notified all utilities by calling Iowa One Call (800-292-8989) at least 48 hours before any digging?

Filing of this ROW Closure Application does not indicate or guarantee that the City of Storm Lake will approve this application. Application for ROW Closure is required at least five (5) days in advance of any 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.

Finally, if requested the City of Storm Lake will provide appropriate barricades and cones for the project which will have to be returned to the City of Storm Lake at the end of the closure. Failure to return the barricades and cones or any barricades or cones that are returned damaged will be subject to a replacement fee of \$100 per barricade and \$50 per cone.

By signing this application I agree to the terms and conditions of the City of Storm Lake ROW Closure Application and Permit.

*Tracy Gotto*

4/17/2026

Applicant Signature

Date

*For Administrative Use Only*

Date Received by City: \_\_\_\_\_

Approved:  Yes  No

Date Payment Received by City: \_\_\_\_\_

Insurance on file:  Yes  No

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

# City of Storm Lake

## Park Event / Rental Registration Application

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

Name of Requesting Party:  Phone #:

Mailing Address:  Email:

City:  State:  Zip:

Cell Phone:

2nd Contact:  Position/Relationship:

Email:  Cell Phone:

Requested Park:  Event Date:

Event Type:  Event Start Time:

Event End Time:

**Please answer the following questions regarding your proposed events:**

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

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

Will you be selling food or drink as part of event? (Sale of food requires a permit from the BV County Sanitarian 712-749-2555, provide a copy of this permit to the City. Also, Council approval for food sale on public property.)

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

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

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

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

Do you have electrical needs?  Identify:  Additional Electrical- \$150.00

Will there be alcohol at the event?  Will alcohol be sold at the event?  Do you have a liquor license?

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

Are you requesting Street closures?  Which Streets?

Starting Time:  Ending Time:

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

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

Signature Field  Digitally signed by Tracy Gotto, LBSW  
Date: 2026.04.17 14:46:13 -05'00' Date:



**ROW Application Form**

City of Storm Lake  
P.O. Box 1086, 620 Erie St.  
Storm Lake, IA 50588  
Phone (712)732-8002  
Fax (712)732-4114  
www.stormlake.org

Business/Persons Name: Buean Vista Public Health/Tracy Gotto

Phone #: 712-749-2548

Mailing Address: P.O.Box 633/ 1709 Richland Dr

Cell Phone #: 712-299-6632

City, State, Zip: Storm Lake Iowa 50588

Email: gotto@bvcountyiowa.com

Type of Closure:  Sidewalk  Street  Parking Space  Alley

Location of Closure: Chautauqua Park Drive

From (Street): E. Lakeshore Dr To (Street): Hudson St

Dates of the Closure From: Aug 8, 2026 To: Aug 8, 2026

From (Time): 10:00AM To (Time): 3:00PM

Reason for closure: Buena Vista County Safety Day

Yes  No Do you or your contractor (whoever is doing the work on the public ROW) have a valid proof of liability insurance in a minimum amount of \$1,000,000 with the City named as additionally insured on file with the City? (If no you will need to have proof of insurance on file before the permit will be issued.)

Yes  No  N/A If you are digging, have you notified all utilities by calling Iowa One Call (800-292-8989) at least 48 hours before any digging?

Filing of this ROW Closure Application does not indicate or guarantee that the City of Storm Lake will approve this application. Application for ROW Closure is required at least five (5) days in advance of any 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.

Finally, if requested the City of Storm Lake will provide appropriate barricades and cones for the project which will have to be returned to the City of Storm Lake at the end of the closure. Failure to return the barricades and cones or any barricades or cones that are returned damaged will be subject to a replacement fee of \$100 per barricade and \$50 per cone.

By signing this application I agree to the terms and conditions of the City of Storm Lake ROW Closure Application and Permit.

*Tracy Gotto*

4/17/2026  
Date

Applicant Signature

<i>For Administrative Use Only</i>	
Date Received by City: _____	Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No
Date Payment Received by City: _____	Insurance on file: <input type="checkbox"/> Yes <input type="checkbox"/> No



# INVOICE

<b>Bill To.:</b>
Buena Vista Public Health/Tracy Gotto PO Box 633, 1709 Richland Drive Storm Lake, IA 50588

Date Due: 04/20/2026 Invoice Number: 2026152 Invoice Date: 04/20/2026
---

<b>Permit Information:</b>
<b>Property Address:</b> Chautauqua Park Drive

Item	Amount
ROW Temp Closure Permit	\$25.00
<b>Total</b>	<b>\$25.00</b>

Date	Paid By	Payment Type	Amount
		<b>Total Paid</b>	<b>\$0.00</b>

REMIT TO:  
City of Storm Lake  
620 Erie Street  
PO Box 1086  
Storm Lake, Iowa 50588

**Staff Summary**

**5/18/2026**

**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:** Lee Dutfield, Development Services Specialist

**SUBJECT:** **Resolution No. 66-R-2025-2026 In Support Of A Workforce Housing Tax Credit Incentive Application To Be Submitted To The Iowa Economic Development Authority (IEDA) By AXIS Capital For Beacon Point Apartments on East 13th Street.**

**BACKGROUND:** AXIS Capital ("Developer") is submitting an application to the Iowa Economic Development Authority (IEDA) for the Workforce Housing Tax Credit Incentive program for a Forty-Eight (48) unit multi-residential housing project.

The City supports this project and agrees to a property tax exemption in the form of residential housing (3+ Separate Dwelling Units) which allows for a 100% exemption from taxation on actual value added by the qualifying improvements, for a period of 10 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D).

**FISCAL IMPACT:** There is no fiscal impact

**RECOMMENDATION:** Adopt Resolution In Support Of A Workforce Housing Tax Credit Incentive Application To Be Submitted To The Iowa Economic Development Authority (IEDA) By AXIS Capital For Beacon Point Apartments on East 13th Street.

**ATTACHMENTS:**

1. Resolution No. 66-R-2025-2026 In Support of Workforce Housing Tax Credit Incentive

**RESOLUTION NO. 66-R-2025-2026**

**A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX CREDIT INCENTIVE APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) BY AXIS CAPITAL FOR BEACON POINT APARTMENTS ON EAST 13<sup>TH</sup> STREET**

**WHEREAS**, AXIS Capital, (the “Developer”) plans on a Six Million (\$6,000,000) capital investment for Beacon Point Apartments, a forty-eight (48) unit multi-residential housing development; and

**WHEREAS**, the City of Storm Lake finds that the subject property is zoned appropriately for construction of the proposed improvements; and

**WHEREAS**, the project will add new assessable tax valuation to Storm Lake; and

**WHEREAS**, the project will meet the demand for diverse housing options for our expanding local workforce and employers; and

**WHEREAS**, the City of Storm Lake will assist with the project by providing tax abatement; and

**WHEREAS**, AXIS Capital intends to submit an application for Workforce Housing Tax Incentive through the Iowa Economic Development Authority; and

**WHEREAS**, successful completion of the Project requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credits; and

**WHEREAS**, the City of Storm Lake is a duly recognized political subdivision of the State of Iowa action under the laws of the State of Iowa; and

**WHEREAS**, the City Council is the duly elected governing body of Storm Lake, Iowa; and

**IT IS HEREBY RESOLVED** by the City Council of Storm Lake Iowa as follows:

1. The City Council of the City of Storm Lake does hereby express its strong support for the application by Axis Capital, to the IEDA seeking a Workforce Housing Tax Credit Incentive award.
2. City Staff are authorized to assist in the preparation of the application and related materials deemed necessary.

**PASSED, APPROVED, AND ADOPTED** this 18<sup>th</sup> day of May,2026.

BY THE CITY COUNCIL OF THE  
CITY OF STORM LAKE, IOWA

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Margaret J. McKeon, Mayor

ATTEST:

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Nelda Kirkholm, Deputy City Clerk

**Staff Summary**

**5/18/2026**  
**Agenda Item # F.3.**



**REPORT TO:** Honorable Mayor & Council  
**FROM:** Tyler Gibbins, Finance Director  
**SUBJECT:** **Public Hearing On Fiscal Year 2025-2026 Budget Amendment**

**BACKGROUND:** The City is required to amend the budget anytime expenses are estimated to exceed the prior authorized budget authority as set by City Council.

Prior to adoption of the budget amendment the City must hold a public hearing and publish notice. The Public Notice, published on Friday, May 8th, shows the Amendment details and is attached for your review.

**FISCAL IMPACT:** None.

**RECOMMENDATION:** Open the Public Hearing.  
Hear Comments.  
Close Public Hearing.

**ATTACHMENTS:**  
1. FY2026 Amendment Notice of Public Hearing

**NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET**

City of STORM LAKE  
Fiscal Year July 1, 2025 - June 30, 2026

The City of STORM LAKE will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

**Meeting Date/Time:** 5/18/2026 05:00 PM

**Contact:** Tyler Gibbins

**Phone:** (712) 732-8000

**Meeting Location:** City Hall Council Chambers  
620 Erie Street  
Storm Lake, IA 50588

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	5,671,283	0	5,671,283
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	5,671,283	0	5,671,283
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	3,332,025	0	3,332,025
Other City Taxes	6	3,722,902	0	3,722,902
Licenses & Permits	7	128,270	82,522	210,792
Use of Money & Property	8	4,295	580,445	584,740
Intergovernmental	9	4,213,205	543,415	4,756,620
Charges for Service	10	19,862,815	247,434	20,110,249
Special Assessments	11	0	0	0
Miscellaneous	12	37,980	1,201,934	1,239,914
Other Financing Sources	13	2,736,465	0	2,736,465
Transfers In	14	16,053,775	639,932	16,693,707
<b>Total Revenues &amp; Other Sources</b>	<b>15</b>	<b>55,763,015</b>	<b>3,295,682</b>	<b>59,058,697</b>
<b>EXPENDITURES &amp; OTHER FINANCING USES</b>				
Public Safety	16	4,504,561	134,439	4,639,000
Public Works	17	2,118,623	47,154	2,165,777
Health and Social Services	18	35,000	0	35,000
Culture and Recreation	19	1,919,547	168,383	2,087,930
Community and Economic Development	20	945,663	-400,000	545,663
General Government	21	1,052,363	281,287	1,333,650
Debt Service	22	2,859,503	0	2,859,503
Capital Projects	23	3,552,700	0	3,552,700
Total Government Activities Expenditures	24	16,987,960	231,263	17,219,223
Business Type/Enterprise	25	24,092,952	2,696,465	26,789,417
<b>Total Gov Activities &amp; Business Expenditures</b>	<b>26</b>	<b>41,080,912</b>	<b>2,927,728</b>	<b>44,008,640</b>
Transfers Out	27	16,053,775	639,932	16,693,707
<b>Total Expenditures/Transfers Out</b>	<b>28</b>	<b>57,134,687</b>	<b>3,567,660</b>	<b>60,702,347</b>
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out</b>	<b>29</b>	<b>-1,371,672</b>	<b>-271,978</b>	<b>-1,643,650</b>
Beginning Fund Balance July 1, 2025	30	15,882,556	2,714,587	18,597,143
<b>Ending Fund Balance June 30, 2026</b>	<b>31</b>	<b>14,510,884</b>	<b>2,442,609</b>	<b>16,953,493</b>

**Explanation of Changes:** Changes to the FY 2025/26 budget reflect updated revenue and operating expenditure projections, as well as revised cost projections for capital projects, including updated grant and other project funding amounts. Revenue increases include increased building permits, interest revenues, FEMA HMA grant project revenues, and insurance claim revenues. Expense increases included increased Fire Department payroll and operating expenses of \$37,226, FY2025 carryover projects, increased legal services, insurance claim expenses, significant well rehab projects, and land acquisition costs. Transfers are a net 0 change for allocation of proper fund/department allocations with the beginning balance adjustment to reflect actuals on the Annual Financial Report for FY2025. The total net fiscal impact of this amendment is -\$271,978 from the original budget.

**Staff Summary**

**5/18/2026**

**Agenda Item # F.4.**



**REPORT TO:** Honorable Mayor & Council

**FROM:** Tyler Gibbins, Finance Director

**SUBJECT:** **Resolution No. 67-R-2025-2026 Amending the Fiscal Year 2025-2026 Budget**

**BACKGROUND:** Iowa Code requires an Amendment of Current Budget prior to any Program Expenses exceed the previous approved Budget.

Changes to the FY 2025-26 budget reflect updated revenue and operating expenditure projections, as well as revised cost projections for capital projects , including updated grant and other project funding amounts. Revenue increases include increased building permits, interest revenues, FEMA HMA grant project revenues, and insurance claim revenues. Expense increases included increased Fire Department payroll and operating expenses of \$37,226, FY2025 carryover projects, increased legal services, insurance claim expenses, significant well rehab projects, and land acquisition costs.

Transfers are a net 0 change for proper fund/department allocations with the beginning balance adjustment to reflect actuals in the Annual Financial Report for FY2025.

**FISCAL IMPACT:** The Total Net Fiscal Impact of this Amendment is \$271,978.

**RECOMMENDATION:** Adopt Resolution Amending the Fiscal Year 2025-2026 Budget

**ATTACHMENTS:**

1. Resolution No. 67-R-2025-2026 Resolution Amending the FY25-26 Budget

**RESOLUTION NO. 67-R-2025-2026**

**A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING  
JUNE 30, 2026**

Be it Resolved by the Council of the City of Storm Lake:

Section 1. Following notice published May 8<sup>th</sup>, 2026, and the public hearing held, May 18<sup>th</sup>, 2026 the current budget is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

<b>NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET</b>				
City of STORM LAKE				
Fiscal Year July 1, 2025 - June 30, 2026				
The City of STORM LAKE will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026				
<b>Meeting Date/Time:</b> 5/18/2026 05:00 PM		<b>Contact:</b> Tyler Gibbins		<b>Phone:</b> (712) 732-8000
<b>Meeting Location:</b> City Hall Council Chambers 620 Erie Street Storm Lake, IA 50588				
There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <a href="https://dom.iowa.gov/local-gov-appeals">https://dom.iowa.gov/local-gov-appeals</a> .				
REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
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Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	5,671,283	0	5,671,283
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	3,332,025	0	3,332,025
Other City Taxes	6	3,722,902	0	3,722,902
Licenses & Permits	7	128,270	82,522	210,792
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Intergovernmental	9	4,213,205	543,415	4,756,620
Charges for Service	10	19,862,815	247,434	20,110,249
Special Assessments	11	0	0	0
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<b>Total Revenues &amp; Other Sources</b>	<b>15</b>	<b>55,763,015</b>	<b>3,295,682</b>	<b>59,058,697</b>
EXPENDITURES & OTHER FINANCING USES				
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Public Works	17	2,118,623	47,154	2,165,777
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Total Government Activities Expenditures	24	16,987,960	231,263	17,219,223
Business Type/Enterprise	25	24,092,952	2,696,465	26,789,417
<b>Total Gov Activities &amp; Business Expenditures</b>	<b>26</b>	<b>41,080,912</b>	<b>2,927,728</b>	<b>44,008,640</b>
Transfers Out	27	16,053,775	639,932	16,693,707
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Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,371,672	-271,978	-1,643,650
Beginning Fund Balance July 1, 2025	30	15,882,556	2,714,587	18,597,143
<b>Ending Fund Balance June 30, 2026</b>	<b>31</b>	<b>14,510,884</b>	<b>2,442,609</b>	<b>16,953,493</b>
<b>Explanation of Changes:</b> Changes to the FY 2025/26 budget reflect updated revenue and operating expenditure projections, as well as revised cost projections for capital projects, including updated grant and other project funding amounts. Revenue increases include increased building permits, interest revenues, FEMA HMA grant project revenues, and insurance claim revenues. Expense increases included increased Fire Department payroll and operating expenses of \$37,226, FY2025 carryover projects, increased legal services, insurance claim expenses, significant well rehab projects, and land acquisition costs. Transfers are a net 0 change for allocation of proper fund/department allocations with the beginning balance adjustment to reflect actuals on the Annual Financial Report for FY2025. The total net fiscal impact of this amendment is -\$271,978 from the original budget.				

NOW THEREFORE be it resolved by the City Council of the City of Storm Lake, Iowa, to approve the above said budget amendment for the 2025-2026 Fiscal Year.

PASSED AND APPROVED this 18<sup>th</sup> day of May 2026.

\_\_\_\_\_  
Margaret J. McKeon, Mayor

ATTEST:

\_\_\_\_\_  
Nelda Kirkholm, Deputy City Clerk

**Staff Summary**

**5/18/2026**  
**Agenda Item # F.5.**



**REPORT TO:** Honorable Mayor & Council

**FROM:** Tyler Gibbins, Finance Director

**SUBJECT:** **Resolution No. 68-R-2025-2026 Authorizing Inter-Fund Transfers and Adjustments**

**BACKGROUND:** Each fiscal year, a number of inter-fund transfers must be completed in order to properly account for expenditures and accurately state fund balances. This Resolution would authorize these transfers along with audit adjustments and flow of funds through our Debt Service accounts.

These transfers are necessary to comply with Iowa Code 384.18 as the expenditures must be reflected within their originally budgeted Program.

**FISCAL IMPACT:** There is no actual fiscal impact as these simply reflect movement and accurate statement of funds as opposed to additional expenditures.

**RECOMMENDATION:** Adopt Resolution To Authorize the Attached Transfers and Adjustments.

**ATTACHMENTS:**

1. Resolution No. 68-R-2025-2026 Resolution Authorizing Inter-Fund Transfers

**RESOLUTION NO. 68-R-2025-2026**  
**A RESOLUTION AUTHORIZING INTERFUND TRANSFERS AND ADJUSTMENTS**

Be it Resolved by the Council of the City of Storm Lake:

Section 1. Whereas, there is a need to transfer resources between funds provided as follows:

**Fund Key:**

001	General Fund	172	Library Misc Memorial Trust	603	Water Plant Debt Service
003	Outdoor Water Park Fund	177	Asset Forfeiture/Law Enforcement Fund	604	Utility Deposits
004	Cottages	178	Police Dept. Evidence Fund	610	Sewer Fund
005	Tort Insurance Fund	200	Debt Service Fund	611	Sewer Capital Improvements
006	Marina	201	Storm Water Debt Service Fund	612	Sewer Debt Reserve
010	Franchise Fees	220	Outdoor Pool/Storm Water GO	613	FEMA HMGP - Sanitary Sewer
030	Outdoor WP Replacement Res	222	Hotel Motel Tax Debt Reserve	620	Storm Water Fund
040	Cottage Reserve Fund	223	\$2.5 Bond Sinking Fund	621	Storm Water Capital
110	Road Use Tax Fund	224	TIF Debt Reserve Fund	622	Storm Water Sinking Fund
112	Special Levy Fund	225	Awaysis Local Option Sinking	670	Landfill Fund
119	Emergency Levy	227	5.6M Series Sinking Fund	750	Lodge Operations Fund
121	Local Option Sales Tax Fund	228	2.94M Series Sinking Fund	753	Lodge Reserve Fund
123	Hotel Motel Tax	230	Hotel/Motel Tax Bonds Fund	754	Lodge Taxes & Insurance
124	Mitigation Fund	231	McKenna Water Sinking Fund	755	Hotel Revenue Bonds Fund
125	TIF Fund	232	McKenna Sewer Sinking Fund	756	Hotel Property Tax Fund
126	Bargloff TIF	233	Bargloff Reserve Fund	757	Lodge Replacement Reserve Fund
127	The Reserves - TIF	234	Bargloff Sinking Fund	822	Health Benefit Trust Fund
128	#4 LMI Housing URA	235	TIF Bonds Fund	824	125 Flexible Benefits Fund
129	Storm Lake Sub-Division #5	299	Bond Refinancing	825	Wellness Fund
130	South School Urban Renewal	301	Capital Improvement Projects	835	Employee Internal Fund
131	LMI #5 Housing URA	500	Erma Myers Trust Fund	910	Chapter 411 Pension Fund
132	LMI Revolving Fund	600	Water Fund	960	Lake Improvement Commission
167	Restricted Gifts	601	Water Capital Improvements	970	Drainage Districts
168	Senior Center Trust Fund	602	Water Bond Reserve		

Section 2. Whereas, there is a need to transfer resources between funds to provide for operations, fund balancing, and debt service in amounts not to exceed according to the certified budget for fiscal year 2025-2026 as follows:

<b>Fund From:</b>	<b>Fund To:</b>	<b>Description (What):</b>		<b>Amount:</b>
Fund 004	Fund 001	Recreation Programming	\$	52,403.00
Fund 004	Fund 301	Water Recreation RR & Dock	\$	46,900.00
Fund 010	Fund 001	ED & Public Service Programming	\$	398,350.00
Fund 010	Fund 001	Lake Ave Blade Signs	\$	30,000.00
Fund 010	Fund 110	Street Plow Truck #59	\$	250,000.00
Fund 010	Fund 301	Oneida to Lakeshore Design Services	\$	184,000.00
Fund 010	Fund 301	ED Land Acquisition	\$	405,000.00
Fund 005	Fund 001	4/18/2025 Storm Damage Insurance Repairs	\$	82,309.97
Fund 005	Fund 001	12/1/2025 Library Water Leak	\$	7,365.39
Fund 005	Fund 600	4/18/2025 Storm Damage Insurance Repairs	\$	1,951.84
Fund 005	Fund 600	2/23/2025 Hydrant Damage Claim	\$	4,000.00
Fund 112	Fund 825	Wellness Program	\$	12,000.00
Fund 112	Fund 910	MFPRSI Transfer	\$	414,958.20
Fund 112	Fund 822	Supplemental Insurance Reimbursements	\$	306,834.06
Fund 121	Fund 001	Airport Fuel Hose Replacement	\$	6,000.00
Fund 121	Fund 001	Parks Surface- We-Go-Swing	\$	25,515.00
Fund 121	Fund 001	CH Tuckpointing Repairs	\$	20,000.00

Fund 121	Fund 001	FD Combi Tool	\$	25,000.00
Fund 121	Fund 001	FD Harline Breathing System	\$	16,000.00
Fund 121	Fund 001	FD Pager Replacements	\$	10,000.00
Fund 121	Fund 001	Golf Rough Mower	\$	85,000.00
Fund 121	Fund 001	Library Tuckpointing Repairs	\$	30,000.00
Fund 121	Fund 001	Park RR Epoxy Coating	\$	30,000.00
Fund 121	Fund 001	PD Flock Cameras	\$	39,000.00
Fund 121	Fund 001	PD Patrol Vehicle	\$	60,000.00
Fund 121	Fund 030	OWP Caulking	\$	93,357.00
Fund 121	Fund 030	OWP Lazy River Pump Replacement	\$	12,445.00
Fund 121	Fund 755	\$1.85M Hotel Rev Bond	\$	151,175.00
Fund 121	Fund 225	\$8.171M GO Bond	\$	383,858.00
Fund 121	Fund 301	Airport Apron Expansion Project Match	\$	130,000.00
Fund 121	Fund 301	Nature Area Restoration	\$	325,000.00
Fund 121	Fund 301	Land Acquisition	\$	475,000.00
Fund 121	Fund 757	Capital Improvement Plan	\$	185,000.00
Fund 121	Fund 757	KP Remodel/Refresh	\$	361,750.00
Fund 123	Fund 001	Park Recreation	\$	14,284.00
Fund 123	Fund 228	\$925k Tax GO Bond	\$	348,316.00
Fund 123	Fund 301	Water Recreation Grant Match	\$	20,000.00
Fund 123	Fund 757	Lazy River Repairs	\$	150,000.00
Fund 124	Fund 227	\$5.74M GO Bond	\$	274,912.35
Fund 125	Fund 001	Internal Debt Repayment	\$	361,750.00
Fund 125	Fund 121	Internal Debt Repayment	\$	361,750.00
Fund 125	Fund 225	\$8.171M GO Bond	\$	210,789.00
Fund 125	Fund 227	\$5.74M GO Bond	\$	13,662.50
Fund 125	Fund 231	\$5.805M Urban Renewal GO Bond	\$	435,600.00
Fund 125	Fund 756	Certified Debt of Property Tax	\$	299,426.00
Fund 126	Fund 010	Internal Debt Repayment	\$	53,250.00
Fund 126	Fund 001	Internal Debt Repayment	\$	53,250.00
Fund 126	Fund 234	\$2.685M (of \$3.39M) GO Bond	\$	240,265.00
Fund 126	Fund 121	Internal Debt Repayment	\$	53,250.00
Fund 126	Fund 600	Internal Debt Repayment	\$	53,250.00
Fund 127	Fund 620	Internal Debt Repayment	\$	2,241.07
Fund 200	Fund 234	\$705k Fire Truck (of \$3.39M) GO Bond	\$	103,000.00
Fund 220	Fund 225	\$8.171 M GO Bond	\$	213,530.00
Fund 600	Fund 601	Well 23 Local Match	\$	1,057,300.00
Fund 600	Fund 603	\$2.163M Water Rev Bond	\$	298,540.00
Fund 600	Fund 603	\$1.259M Well 22 NT SRF	\$	83,779.00
Fund 600	Fund 603	\$1.074M Well 22 SRF	\$	77,994.00
Fund 600	Fund 603	\$4.258M Water Tower NT SRF Bond	\$	283,095.00
Fund 600	Fund 603	\$3.63M Water Tower SRF Bond	\$	270,926.00
Fund 603	Fund 601	Water Tower #5 SRF Funds	\$	1,605,705.80
Fund 603	Fund 601	Well 22 SRF Funds	\$	1,736,465.00
Fund 610	Fund 611	College & 3rd LS Project	\$	1,703,250.00
Fund 610	Fund 611	Scout Park/Ice House LS Project	\$	1,542,790.00
Fund 610	Fund 301	IPS Lift Station Rehab	\$	100,000.00
Fund 610	Fund 612	\$1.608M Memorial LS SRF	\$	95,720.00
Fund 610	Fund 612	\$4.538M Sewer Rev SRF Bond	\$	434,633.00
Fund 610	Fund 612	\$660k Sewer Rev Bond	\$	43,720.00
Fund 620	Fund 227	\$5.74M GO Bond	\$	71,675.15
Fund 620	Fund 622	\$729k NCSW SRF Bond	\$	47,880.00
Fund 755	Fund 223	\$1.85M Hotel Rev Bond	\$	201,473.00
Fund 757	Fund 754	Insurance	\$	250,420.00

Fund 835	Fund 001	Golf Pass Sales	\$	130.00
			\$	<b>17,828,194.33</b>

NOW THEREFORE be it resolved by the City Council of the City of Storm Lake, Iowa, to approve the above said transfers of funds

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Margaret J. McKeon, Mayor

ATTEST:

\_\_\_\_\_  
Mayra Martinez, City Clerk

**Staff Summary**

**5/18/2026  
Agenda Item # F.6.**



**REPORT TO:** Honorable Mayor & Council

**FROM:** Tyler Gibbins, Finance Director

**SUBJECT:** **Ordinance No. 11-O-2025-2026 Amending City Code Title III, Chapter 3, Section 4 for the Purpose of Changing the Sewer Service Rate - Second Reading**

**BACKGROUND:**

As discussed during the budget work session and reflected in the adopted budget, the City is adjusting sewer rates and establishing a sewer capital improvement fee to help avoid future major increases related to state-mandated Nutrient Reduction Strategies.

The Sewer Fund is a self-supporting utility that funds the wastewater treatment plant (WWTP) and lift stations throughout the community. The proposed rate schedule will:

- Start a sewer capital improvement fee now (similar to the existing water fee) to smooth long-term impacts and reduce the likelihood of large rate spikes later.
- Ensure adequate utility revenues for ongoing maintenance and repairs.
- Build capacity to cover the City’s local match portion for future grant applications.
- Reduce future borrowing needs by building pay-as-you-go funding over time.

Proposed Rate Schedule

<b>Fiscal Year</b>	<b>Base Rate</b>	<b>User Charge Fee</b>	<b>Capital Improvement Base</b>	<b>Capital Improvement Fee</b>	<b>User</b>

	(per 1,000 Fee gallons)			(per 1,000 gallons)
FY2027	\$31.56	\$6.07	\$1.00	\$0.50
FY2028	\$33.14	\$6.37	\$2.00	\$0.75
FY2029	\$34.80	\$6.69	\$3.00	\$1.00

**FISCAL IMPACT:** The proposed rate increase will raise the current base user charge to \$31.56 per month and the user service charge to \$6.07 per thousand gallons metered. The Capital Improvement Base fee will \$1.00 per month with a user service charge will be \$0.50 per thousand gallons metered beginning July 1, 2026.

**RECOMMENDATION:** First Reading - May 4th, 2026 - Passed  
 Second Reading- May 18th, 2026  
 Third Reading- June 1st, 2026

**ATTACHMENTS:**

1. Ordinance No 11-O-2025-2026 Amjending City Code Title 111, Chaper 3, Section 4 Changing Sewer Service Rate

**ORDINANCE NO. 11-O-2025-2026**

**ORDINANCE AMENDING CHAPTER 3-3 OF TITLE III OF THE CITY CODE OF THE CITY OF STORM LAKE, IOWA, TITLED “SEWER RATES”, TO PROVIDE FOR NEW RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL SEWER RATES AND NEW MINIMUM RATES**

WHEREAS, the City’s sewer rates, set out in Section 3-3-4 in Chapter 3-3 of the City Code, for annual periods from 2016 through the present, need to be adjusted to reflect current costs and expenses.

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

**SECTION 1: AMENDMENTS TO SECTION 3-3-4:** Chapter 3-3 of Title III of the City Code of the City of Storm Lake, Iowa, is hereby amended by striking Sections 3-3-4 of such Chapter and substituting in lieu thereof the following new Sections 3-3-4:

**Section 3-3-4 Rate Schedule**

(A) Each user shall pay for the services provided by the City based on the user’s use of the treatment works as determined by water meter(s) acceptable to the City.

(B) Each contributor shall pay a base user charge of thirty-one dollars and fifty-six cents (\$31.56) per month per water meter utilized by such contributor and which charge shall be in addition to the charges set forth in subsections (D) and (E) which follow.

In addition, the base user charge shall automatically increase effective July 1, 2027, to thirty-three dollars and fourteen cents (\$33.14) per month per water meter utilized by such contributor, then effective July 1, 2028, to thirty-four dollars and eighty cents (\$34.80) per month per water meter utilized by such contributor.

Each contributor shall pay a Capital Improvement base user charge of one dollar (\$1.00) per month per water meter utilized by such contributor of which shall be in addition to charges set forth in subsections (D) and (E) which follow.

In addition, the Capital Improvement base user charge shall automatically increase effective July 1, 2027, to two dollars (\$2.00) per month per water meter utilized by such contributor, then effective July 1, 2028, to three dollars (\$3.00) per month per water meter utilized by such contributor.

If a single meter shall serve more than one dwelling unit, commercial user, or industrial user, the base user charge shall be increased by a factor equal to the total number of such units or users being served. As used herein, a dwelling unit includes separate apartments, condominiums, mobile homes, or distinct portions of a duplex or multi-family dwelling, but it does not include dormitory rooms, hotel or motel rooms, or boarding rooms without separate kitchen and bath facilities.

(C) Amount of hydraulic loading subject to user charge:

1. In addition to the base rate, all residential contributors shall pay monthly user charges which shall be based on all water used by that contributor for that month at the rate set forth in subparagraph (D). If a residential contributor uses water for lawn watering which is not returned to the collection system, the user charge for that contributor may be based on a wastewater meter(s) or separate water meter(s) installed and maintained at the contributor's expense, and in a manner acceptable to the City.

2. In addition to the base rate, all industrial and commercial contributors, which shall include all contributors who do not qualify as residential contributors, shall pay monthly user charges which shall be based on all water used by that contributor for that month at the rate set forth in subparagraph (D). If a commercial or industrial contributor has a consumptive use of water, or in some other manner uses water which is not returned to the wastewater collection system, the user charge for that contributor may be based on a wastewater meter(s) or separate water meter(s) installed and maintained at the contributor's expense, and in a manner acceptable to the City.

(D) Each contributor shall pay a user service charge for operation and maintenance including replacement and debt service of six dollars and seven cents (\$6.07) per one thousand (1,000) gallons of water (or wastewater) used as determined in Subsection (A) of this Section 3-3-4. In addition, the user service charge for operations and maintenance including replacement and debt service shall increase effective July 1, 2027 to six dollars and thirt-seven cents (\$6.37) per one thousand (1,000) gallons of water (or wastewater) used as determined in Subsection (A) of this section 3-3-4, then the user service charge for operations and maintenance including replacement and debt service shall increase effective July 1, 2028 to six dollars and sixty-nine cents (\$6.69) per one thousand (1,000) gallons of water (or wastewater) used as determined in Subsection (A) of this section 3-3-4.

In addition, each contributor shall pay a Capital Improvement user service charge for Capital Improvements of fifty cents (\$0.50) per one thousand (1,000) gallons of water (or wastewater) used as determined in Subsection (A) of this Section 3-3-4, then the Capital Improvement user service charge for Capital Improvements shall increase effective July 1, 2027 to seventy-five cents (\$0.75) per one thousand (1,000) gallons of water (or wastewater) used as determined in Subsection (A) of this Section 3-3-4, then the Capital Improvement user service charge for Capital Improvements shall increase effective July 1, 2028 to one dollar (\$1.00) per one thousand (1,000) gallons of water (or wastewater) used as determined in Subsection (A) of this Section 3-3-4

(E) For those contributors who contribute wastewater the strength of which is greater than normal domestic sewage, a surcharge in addition to the normal user charge shall be paid. The surcharge for operation and maintenance including replacement is:

\$.51 per pound BOD in excess of the BOD concentration in normal domestic wastewater;

Effective July 1, 2026, \$.54 per pound BOD in excess of the BOD concentration in normal domestic wastewater;

\$.41 per pound TSS in excess of the TSS concentration in normal domestic wastewater;

Effective July 1, 2026, \$.43 per pound TSS in excess of the TSS concentration in normal domestic wastewater;

\$1.94 per pound ammonia nitrogen in excess of the ammonia nitrogen concentration in normal domestic wastewater.

Effective July 1, 2026, \$2.04 per pound ammonia nitrogen in excess of the ammonia nitrogen concentration in normal domestic wastewater.

(F) Any user which discharges any toxic pollutants which cause an increase in the cost of managing the effluent or the sludge from the City's treatment works, or any user which discharges any substance which singly or by interaction with other substances causes identifiable increases in the cost of operation, maintenance, or replacement of the treatment works, shall pay for such increased costs. The charge to each such user shall be as determined by the responsible plant operating personnel and approved by the City Council.

(G) The user charge rates established in this Section apply to all users of the domestic wastewater treatment facility located within the City limits. User charge rates for contributors outside of the City limits whose rates are not established by contract shall be as determined by resolution of the Council, but they shall not be less than the user charge rates established for users located within the City limits. User charge rates for contributors located outside the City limits which are presently established by contract shall be honored for the duration of the contract but no renewal or modification of that contract shall be made which does not provide that the contributor shall pay user charge rates at least equal to those charged to users located within the City limits.

**SECTION 2. 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 3. 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 4. EFFECTIVE DATE:** This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED on its first consideration the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED on its second consideration the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Requirement of consideration and vote at two (2) prior Council meetings suspended the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED AND APPROVED on its third consideration this \_\_\_\_\_ day of \_\_\_\_\_, 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

\_\_\_\_\_ Repassed and adopted over the veto this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_ Veto affirmed this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by failure of vote taken to repass.

\_\_\_\_\_ Veto affirmed no timely vote taken to repass over veto.

ATTEST:

\_\_\_\_\_  
Mayra A. Martinez, City Clerk

**Staff Summary**

**5/18/2026  
Agenda Item # F.7.**



**REPORT TO:** Honorable Mayor & Council

**FROM:** Tyler Gibbins, Finance Director

**SUBJECT:** **Ordinance No. 12-O-2025-2026 Amending City Code Title III, Chapter 3, Section 5 for the Purpose of Changing the Water Service Rate - Second Reading**

**BACKGROUND:**

The proposed fee schedule reflects Council direction and recommendations from the Water Treatment Plant Ad Hoc Committee, which reported to Council in January following a four-month review period in 2025. The committee included volunteer community representatives and evaluated Storm Lake’s long-term water system needs, including the water treatment plant, wells, and water tower storage.

The committee evaluated funding options and found limited grant opportunities for a community of Storm Lake’s size. It also noted that relying on general obligation (GO) bonding could increase long-term taxpayer costs while covering only a portion of the project, and that using significant debt capacity could reduce flexibility to address other future community needs during the repayment period. The committee recommended phased water utility rate adjustments to build reserves ahead of construction, reduce borrowing needs, and distribute project costs among system users.

To align funding and project development, the proposed rates are structured around a three-year planning horizon:

- **Year 1 (FY2027):** Initiate project planning and design activities (engineering selection, preliminary design, scope refinement), continue site due diligence, and begin setting aside dedicated capital improvement funding through the rate

structure.

- **Year 2 (FY2028):** Advance design and permitting, refine cost estimates and delivery approach, and continue building reserves through planned rate phase-in to reduce future borrowing.
- **Year 3 (FY2029):** Complete final design and permitting, prepare bid/procurement documents and financing decisions as needed, and maintain the phased rate structure to support readiness for construction and long-term system reliability.

FY2027 Rate Schedule

<b>Residential</b>	
Base rate (first 1,500 gallons)	\$21.00
Usage rate (each additional 1,000 gallons over 1,500)	\$6.52
Capital Improvement base (first 1,500 gallons)	\$6.00
Capital Improvement usage (each additional 1,000 gallons over 1,500)	\$0.50
<b>Commercial and Industrial</b>	
Base rate (first 1,500 gallons)	\$21.00
Usage rate (next 8,500 gallons; up to 10,000 total gallons)	\$6.52 per 1,000 gallons
Usage rate (next 150,000 gallons; up to 160,000 total gallons)	\$4.71 per 1,000 gallons
Usage rate (next 840,000 gallons; up to 1,000,000 total gallons)	\$4.50 per 1,000 gallons

Usage rate (over 1,000,000 gallons)	\$5.32 per 1,000 gallons
Capital Improvement base (first 1,500 gallons)	\$6.00
Capital Improvement usage (each additional 1,000 gallons over 1,500)	\$0.50

FY2028 Rate Schedule

<b>Residential</b>	
Base rate (first 1,500 gallons)	\$25.00
Usage rate (each additional 1,000 gallons over 1,500)	\$7.80
Capital Improvement base (first 1,500 gallons)	\$12.00
Capital Improvement usage (each additional 1,000 gallons over 1,500)	\$1.50
<b>Commercial and Industrial</b>	
Base rate (first 1,500 gallons)	\$25.00
Usage rate (next 8,500 gallons; up to 10,000 total gallons)	\$7.80 per 1,000 gallons
Usage rate (next 150,000 gallons; up to 160,000 total gallons)	\$5.63 per 1,000 gallons
Usage rate (next 840,000 gallons; up to 1,000,000 total gallons)	\$5.38 per 1,000 gallons

Usage rate (over 1,000,000 gallons)	\$6.37 per 1,000 gallons
Capital Improvement base (first 1,500 gallons)	\$12.00
Capital Improvement usage (each additional 1,000 gallons over 1,500)	\$1.50

FY2029 Rate Schedule

<b>Residential</b>	
Base rate (first 1,500 gallons)	\$30.00
Usage rate (each additional 1,000 gallons over 1,500)	\$9.09
Capital Improvement base (first 1,500 gallons)	\$15.00
Capital Improvement usage (each additional 1,000 gallons over 1,500)	\$3.00
<b>Commercial and Industrial</b>	
Base rate (first 1,500 gallons)	\$30.00
Usage rate (next 8,500 gallons; up to 10,000 total gallons)	\$9.09 per 1,000 gallons
Usage rate (next 150,000 gallons; up to 160,000 total gallons)	\$6.56 per 1,000 gallons
Usage rate (next 840,000 gallons; up to 1,000,000 total gallons)	\$6.27 per 1,000 gallons

Usage rate (over 1,000,000 gallons)	\$7.42 per 1,000 gallons
Capital Improvement base (first 1,500 gallons)	\$15.00
Capital Improvement usage (each additional 1,000 gallons over 1,500)	\$3.00

**FISCAL IMPACT:** The proposed rate increase will raise the current base user charge to \$21.00 per month and the user service charge to \$6.52 per thousand gallons of water used. The Capital Improvement Base fee will \$6.00 per month with a user service charge will be \$0.50 per thousand gallons of water used beginning July 1, 2026.

**RECOMMENDATION:** First Reading - May 4th, 2026 - Passed  
 Second Reading- May 18th, 2026  
 Third Reading- June 1st, 2026

**ATTACHMENTS:**

1. Ordinance No 12-O-2025-2026 Ordinance Amending City Code Title 111, Chapter 3, Section 5 Changing Water Service Rate

**ORDINANCE NO. 12-O-2025-2026**

**ORDINANCE AMENDING CHAPTER 3-5 OF TITLE III OF THE CITY CODE OF THE CITY OF STORM LAKE, IOWA, TITLED “WATER RATES,” TO PROVIDE FOR NEW RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL WATER RATES AND NEW MINIMUM RATES**

WHEREAS, the City’s water rates, set out in Section 3-5-1 in Chapter 3-5 of the City Code, need to be adjusted to reflect current costs and expenses.

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

**SECTION 1: AMENDMENTS TO SECTION 3-5-1:** Chapter 3-5 of Title III of the City Code of the City of Storm Lake, Iowa, is hereby amended by striking Section 3-5-1 of such Chapter and substituting in lieu thereof the following new Section 3-5-1:

**Section 3-5-1 Water Rates**

a. Effective for billings made on or after July 1, 2026, and before July 1, 2027, water shall be furnished to consumers at the following monthly rates, per meter:

(A) Residential Rate:

A base rate of \$21.00 for the first 1,500 gallons.

\$6.52 per 1,000 gallons for all water used in excess of 1,500 gallons.

A base Capital Improvement rate of \$6.00 for the first 1,500 gallons.

\$0.50 Capital Improvement Consumption rate per 1,000 gallons of water used in excess of 1,500 gallons

(B) Commercial and Industrial rates:

A base rate of \$21.00 for the first 1,500 gallons.

\$6.52 per 1,000 gallons for the next 8,500 gallons.

\$4.71 per 1,000 gallons for the next 150,000 gallons.

\$4.50 per 1,000 gallons for the next 840,000 gallons.

\$5.32 per 1,000 gallons for all water used in excess of 1,000,000 gallons.

A base Capital Improvement rate of \$6.00 for the first 1,500 gallons.

\$0.50 Capital Improvement Consumption rate per 1,000 gallons of water used in excess of 1,500 gallons

Effective for billings made on or after July 1, 2027, and before July 1, 2028, water shall be furnished to consumers at the following monthly rates, per meter:

(A) Residential Rate:

A base rate of \$25.00 for the first 1,500 gallons.

\$7.80 per 1,000 gallons for all water used in excess of 1,500 gallons.

A base Capital Improvement rate of \$12.00 for the first 1,500 gallons.  
\$1.50 Capital Improvement Consumption rate per 1,000 gallons of water used in excess of 1,500 gallons

(B) Commercial and Industrial rates:

A base rate of \$25.00 for the first 1,500 gallons.  
\$7.80 per 1,000 gallons for the next 8,500 gallons.  
\$5.63 per 1,000 gallons for the next 150,000 gallons.  
\$5.38 per 1,000 gallons for the next 840,000 gallons.  
\$6.37 per 1,000 gallons for all water used in excess of 1,000,000 gallons.  
A base Capital Improvement rate of \$12.00 for the first 1,500 gallons.  
\$1.50 Capital Improvement Consumption rate per 1,000 gallons of water used in excess of 1,500 gallons

Effective for billings made on or after July 1, 2028, water shall be furnished to consumers at the following monthly rates, per meter:

(A) Residential Rate:

A base rate of \$30.00 for the first 1,500 gallons.  
\$9.09 per 1,000 gallons for all water used in excess of 1,500 gallons.  
A base Capital Improvement rate of \$15.00 for the first 1,500 gallons.  
\$3.00 Capital Improvement Consumption rate per 1,000 gallons of water used in excess of 1,500 gallons

(B) Commercial and Industrial rates:

A base rate of \$30.00 for the first 1,500 gallons.  
\$9.09 per 1,000 gallons for the next 8,500 gallons.  
\$6.56 per 1,000 gallons for the next 150,000 gallons.  
\$6.27 per 1,000 gallons for the next 840,000 gallons.  
\$7.42 per 1,000 gallons for all water used in excess of 1,000,000 gallons.  
A base Capital Improvement rate of \$15.00 for the first 1,500 gallons.  
\$3.00 Capital Improvement Consumption rate per 1,000 gallons of water used in excess of 1,500 gallons

b. The City Council may, by written contract, provide for commercial and industrial rates that are at variance with those set forth above if those same contracts provide long term guarantees that minimum payments will be made to the city to cover future bonded indebtedness during the term of the contract.

c. If a single meter serves a property or area containing one or more multiple dwellings, or an area or property with several residential dwellings, the residential rate shall apply.

d. If a single meter serves an area or property that is used for both residential purposes and for commercial and industrial purposes, the rate for the use that constitutes the majority of the consumption of water shall be used; or, the City Council may order that separate meters be installed to measure the water consumed by each such use.

e. Effective July 1, 2026, the minimum monthly rate for each user of 1,500 gallons or less shall be \$21.00 per user; effective July 1, 2027, the minimum monthly rate for each user of 1,500 gallons or less shall be \$25.00 per user; and effective July 1, 2028, the minimum monthly rate for each user of 1,500 gallons or less shall be \$30.00 per user. If a single meter shall serve more than one dwelling unit, commercial user, or industrial user, the minimum rate shall be increased by a factor equal to the total number of such units or users being served. As used herein, a dwelling includes separate apartments, condominiums, mobile homes or distinct portions of a duplex or multi-family dwelling, but it does not include dormitory rooms, hotel rooms, motel rooms or boarding rooms without separate kitchen and bath facilities.

f. A Residential Consumer shall be charged the Residential Rates specified above. A Commercial Consumer and an Industrial Consumer shall each be charged the Commercial and Industrial Rates specified above. For purposes of this Section 3-5-1, the following definitions apply:

1. "RESIDENTIAL CONSUMER": A consumer purchasing water for single or multi-family dwelling units whether or not such units are used exclusively for family living purposes.

2. "COMMERCIAL CONSUMER": A consumer purchasing water who does not qualify as a residential consumer and whose average monthly consumption, computed on an annual basis, is less than one hundred sixty thousand (160,000) gallons per month.

3. "INDUSTRIAL CONSUMERS": A consumer purchasing water who does not qualify as a residential consumer and whose average monthly consumption, computed on an annual basis, is more than one hundred sixty thousand (160,000) gallons per month.

**SECTION 2. 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 3. 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 4. EFFECTIVE DATE:** This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED on its first consideration the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED on its second consideration the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Requirement of consideration and vote at two (2) prior Council meetings suspended the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED AND APPROVED on its third consideration this \_\_\_\_\_ day of \_\_\_\_\_, 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

\_\_\_\_\_ Repassed and adopted over the veto this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_ Veto affirmed this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by failure of vote taken to repass.

\_\_\_\_\_ Veto affirmed no timely vote taken to repass over veto.

ATTEST:

\_\_\_\_\_  
Mayra A. Martinez, City Clerk

**Staff Summary**

**5/18/2026**  
**Agenda Item # F.8.**



**REPORT TO:** Honorable Mayor & Council

**FROM:** Keri Navratil, City Manager

**SUBJECT:** **Motion to Approve Agreement For Maintenance And Repair Of Primary Roads In Municipalities**

**BACKGROUND:** The Iowa Department of Transportation periodically enters into an agreement of understanding with municipalities in accordance with the Iowa Administrative Code Chapter 150, as to maintenance responsibilities. The Department initiates the agreement on a 5-year interval. The agreement identifies and reaffirms department and city maintenance responsibilities for freeways and primary road extensions within the corporate limits of your city as identified within Chapter 150. The attached agreement does not represent any change in the responsibilities of municipalities that are identified within the Code of Iowa or the Iowa Administrative Code. The agreement will cover the fiscal years 2026, (beginning July 1, 2026) through 2031 (ending June 30, 2031).

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Approve Agreement for Maintenance and Repair of Primary Roads in Municipalities

**ATTACHMENTS:**  
1. DOT - Agreement 2026

April 27, 2026

Mayra Martinez  
City of Storm Lake  
620 Erie St PO Box 1086  
Storm Lake, IA 50588-1086

Re: Agreement for Maintenance and Repair of Primary Roads in Municipalities

Attention City Council:

This letter and the two attached copies of an agreement are being sent to the City Clerk or City Manager with the intention they forward this agreement to the City Council to act upon.

The Iowa Department of Transportation periodically enters into an agreement of understanding with municipalities in accordance with the Iowa Administrative Code Chapter 150, as to maintenance responsibilities. The Department initiates the agreement on a 5-year interval. The agreement identifies and reaffirms department and city maintenance responsibilities for freeways and primary road extensions within the corporate limits of your city as identified within Chapter 150. The attached agreement does not represent any change in the responsibilities of municipalities that are identified within the Code of Iowa or the Iowa Administrative Code. The agreement will cover the fiscal years 2026, (beginning July 1, 2026) through 2031 (ending June 30, 2031).

We respectfully ask the City Council to take appropriate action to authorize the execution of the two copies of the attached agreement and return both original copies to the District 3 Office for execution by the Department. A fully executed original of the agreement will be returned to the City.

Thank you for your attention to this matter.

Sincerely yours,



Mark Sadler  
District Maintenance Manager

Enclosures

cc: Jessica Felix, District Engineer, Iowa DOT District 3 Office, Sioux City  
Shean Fletchall, Special Assistant Attorney General, Iowa DOT, Ames  
Margaret McKeon, Mayor of Storm Lake



**Agreement for Maintenance and Repair of  
Primary Roads in Municipalities**

This Agreement made and entered into by and between the Municipality of Storm Lake Buena Vista  
County, Iowa, hereinafter referred to as the Municipality, and the Iowa Department of Transportation, Ames, Iowa, hereinafter  
referred to as the Department.

**AGREEMENT:**

In accord with Provisions of Chapter 28E, Sections 306.3, 306.4, 313.3-5, 313.21-23, 313.27, 313.36, 314.5, 321.348 and 384.76  
of the Code of Iowa and the Iowa Administrative Rules 761 – Chapter 150 (IAC) the Municipality and Department enter into the  
following agreement regarding maintenance, repair and minor reconstruction of the primary roads within the boundaries of the  
Municipality.

**I. The Department shall maintain and repair:**

**A. Freeways (functionally classified and constructed)**

1. Maintain highway features including ramps and repairs to bridges.
2. Provide bridge inspection.
3. Highway lighting.

**B. Primary Highways – Urban Cross-Section (curbed) (See Sec. II.A)**

1. Pavement: Maintain and repair pavement and subgrade from face of curb to face of curb (excluding parking lanes, drainage structures, intakes, manholes, public or private utilities, sanitary sewers and storm sewers).
2. Traffic Services: Provide primary road signing for moving traffic, pavement marking for traffic lanes, guardrail, and stop signs at intersecting streets.
3. Drainage: Maintain surface drainage within the limits of pavement maintenance described in I.B.1 above.
4. Snow and Ice Removal: Plow traffic lanes of pavement and bridges and treat pursuant to the Department's policy.
5. Vehicular Bridges: Structural maintenance and painting as necessary.
6. Provide bridge inspection.

**C. Primary Highways – Rural Cross-Section (uncurbed) (See II.B)**

1. Maintain, to Department standards for rural roads, excluding tree removal, sidewalks, and repairs due to utility construction and maintenance.

**D. City Streets Crossing Freeway Rights of Way (See II.C)**

1. Roadsides within the limits of the freeway fence.
2. Surface drainage of right of way.
3. Traffic signs and pavement markings required for freeway operation.
4. Guardrail at piers and bridge approaches.
5. Bridges including deck repair, structural repair, berm slope protection and painting.
6. Pavement expansion relief joints and leveling of bridge approach panels.

**II. The Municipality shall maintain and repair:**

**A. Primary Highways – Urban Cross-Section (curbed) (See Sec. I.B)**

1. Pavement: Maintain and repair pavement in parking lanes, intersections beyond the limits of state pavement maintenance; curbs used to contain drainage; and repairs to all pavement due to utility construction, maintenance and repair.
2. Traffic Services: Paint parking stalls, stop lines and crosswalks. Maintain, repair and provide energy to traffic signals and street lighting. Drainage: Maintain storm sewers, manholes, intakes, catch basins and culverts used for collection and disposal of surface drainage.

3. Snow and ice removal: Remove snow windrowed by state plowing operations, remove snow and ice from all areas outside the traffic lanes and load or haul snow which the Municipality considers necessary. Remove snow and ice from sidewalks on bridges used for pedestrian traffic.
4. Maintain sidewalks, retaining walls and all areas between curb and right-of-way line. This includes the removal of trees as necessary and the trimming of tree branches as necessary.
5. Clean, sweep and wash streets when considered necessary by the Municipality.
6. Maintain and repair pedestrian overpasses and underpasses including snow removal, painting and structural repairs.

B. Primary Highways – Rural Cross-Section (uncurbed) (See Sec. I.C)

1. Maintain and repair highway facilities due to utility construction and maintenance.
2. Removal of trees as necessary and the trimming of tree branches as necessary.
3. Maintain sidewalks.

C. City Streets Crossing Freeway Rights of Way (See I.D)

1. All pavement, subgrade and shoulder maintenance on cross streets except expansion relief joints and bridge approach panel leveling.
2. Mark traffic lanes on the cross street.
3. Remove snow on the cross street, including bridges over the freeway.
4. Clean and sweep bridge decks on streets crossing over freeway.
5. Maintain all roadside areas outside the freeway fence.
6. Maintain pedestrian overpasses and underpasses including snow removal, painting, lighting and structural repair.

III. The Municipality further agrees:

- A. That all traffic control devices placed by the Municipality on primary roads within the Municipal boundaries shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways."
- B. To prevent encroachment or obstruction within the right of way, the erection of any private signs on the right of way, or on private property which may overhang the right of way and which could obstruct the view of any portion of the road or the traffic signs or traffic control devices contrary to Section 318.11 of the Code of Iowa.
- C. To comply with all current statutes and regulations pertaining to overlength and overweight vehicles using the primary roads, and to issue special permits for overlength and overweight vehicles only with approval of the Department. D.  
To comply with the current Utility Accommodation Policy of the Department.
- E. To comply with the access control policy of the Department by obtaining prior approval of the Department for any changes to existing entrances or for the construction of new entrances.

IV. Drainage district assessments levied against the primary road within the Municipality shall be shared equally by the Department and the Municipality.

V. Major construction initiated by the Department and all construction initiated by the Municipality shall be covered by separate agreements.

VI. The Department and the Municipality may by a separate annual Supplemental Agreement, reallocate any of the responsibilities covered in Section I of this agreement.

VII. This Agreement shall be in effect for a five year period from **July 1, 2026** to **June 30, 2031**.

IN WITNESS WHEREOF, The Parties hereto have set their hands, for the purposes herein expressed, on the dates indicated below.

City of Storm Lake

IOWA DEPARTMENT OF TRANSPORTATION

By \_\_\_\_\_ BY \_\_\_\_\_  
District Engineer

Date \_\_\_\_\_ Date \_\_\_\_\_

**Staff Summary**

**5/18/2026**  
**Agenda Item # F.9.**



**REPORT TO:** Honorable Mayor & Council

**FROM:** Keri Navratil, City Manager

**SUBJECT:** **Motion To Approve St. Mary's Land Purchase Request**

**BACKGROUND:** St Mary’s Catholic School (aka St Mary Schools) requests the purchase of a 5’-0” section of the right of way parallel to 2nd Street between Seneca Street and Cayuga Street for a new entry stair and handicap accessible ramp. The total area of the proposed land purchase is 1,500 SF (approximately one-thirtieth of an acre). The proposed new entry is the first step in a larger 10-year plan for the school to expand their facility and serve more students and families in Storm Lake. It will serve as a new front door for families attending basketball and volleyball games, graduations, and other school events. Along with the new entry the gymnasium lobby is planned to be renovated to nearly double the existing size of the space, which will ease access and movement to the gym.

**FISCAL IMPACT:** The fair market value that has been established is \$1.69/square foot.

**RECOMMENDATION:** N/A

**ATTACHMENTS:**

- 1. St Marys Land Purchase Request
- 2. St Marys Land Purchase Exhibit
- 3. St.Mary's Entrance Site Plan 04-23-2026

5/6/2026

City Council  
 City of Storm Lake, City Hall  
 P.O. Box 1086  
 620 Erie Street  
 Storm Lake, Iowa, 50588

RE: St Mary's Catholic School – Request to Purchase City Land  
 Architect's Project Number: 2024005

Dear Council Members,

St Mary's Catholic School (aka St Mary Schools) requests the purchase of a 5'-0" section of the right of way parallel to 2<sup>nd</sup> Street between Seneca Street and Cayuga Street for a new entry stair and handicap accessible ramp. The total area of the proposed land purchase is 1,500 SF (approximately one-thirtieth of an acre). The proposed new entry is the first step in a larger 10-year plan for the school to expand their facility and serve more students and families in Storm Lake. It will serve as a new front door for families attending basketball and volleyball games, graduations, and other school events. Along with the new entry the gymnasium lobby is planned to be renovated to nearly double the existing size of the space, which will ease access and movement to the gym.

St Mary's Catholic School has been a stable community institution in Storm Lake for over 100 years. The church first purchased the school property in 1912 and has educated thousands of students. The high school building being renovated was built in 1956 and has some existing constraints that have led to the design as proposed and the school's request to purchase property.

First, the existing entry was not originally designed for accessibility. The change in elevation from the floor level to the street curb is about 2 ½ feet and is built with two steps and a ramp that was added later, however the current ramp is not ADA accessible because the slope of the ramp is too steep. To correct this, there is not adequate room to extend the ramp to make it accessible without extending into the school's access drive immediately west. The new ramp was therefore located to the east of the new entry to allow for the required length.

Second, the existing building has a series of brick pilasters that extend out past the face of the building which are integral to the building's structure and cannot be removed. As noted on the attached site survey, the distance between these pilasters and the property line is 6.73 feet. In order to align the upper landing of both stair and ramp, the configuration required that the stairs extend into the right of way. These stairs are required for egress of the building due to the large number of people exiting the gymnasium.

Given that the building was not built within the required 20-foot setbacks, it is assumed that the zoning ordinances were enacted or adjusted following the construction of the building. The unique nature of the building filling up so much of a neighborhood block without additional site space placed an additional constraint on the design of the gym lobby.

With all of these constraints in mind, the proposed project seeks to enhance the public face of the building and improve the connection to the neighborhood. The entry design improves accessibility and safety for visitors to the school. Included as part of the site design, site paving along 2<sup>nd</sup> Street will continue to provide public access. New features and amenities are planned for the future addition which will also enhance the character and community value of the school to the neighborhood and community in Storm Lake.

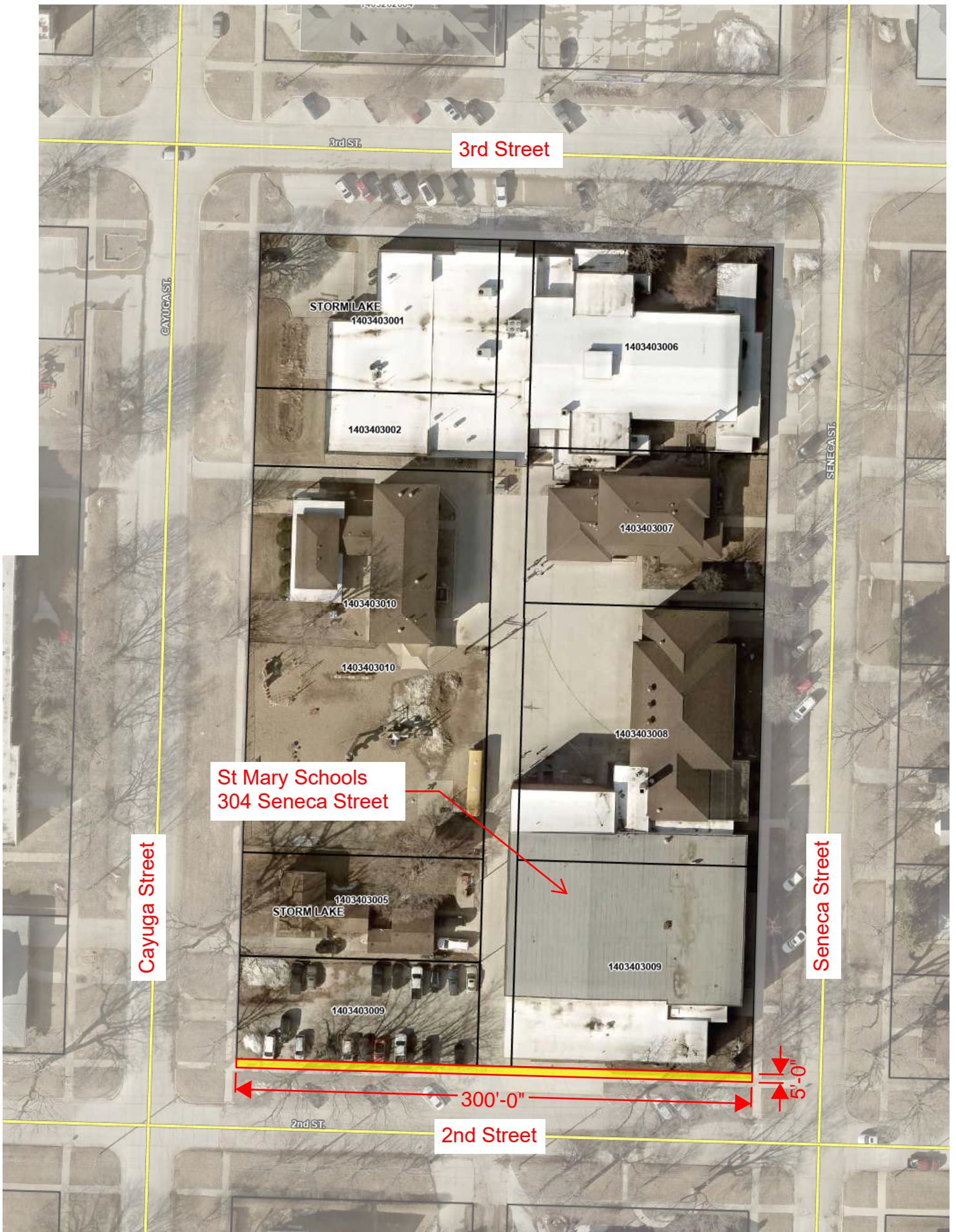
Thank you for your consideration of this request.

Sincerely,  
FEH Design



Patrick Schnell, AIA  
Associate Principal Architect

Enclosed:            Site Survey, Proposed land purchase Exhibit  
CC:                    Keri Navratil, Storm Lake City Manager  
                          Scott Olesen, Storm Lake Building Official  
                          Dan Gaffney, St Mary's Catholic School, Director of Operations  
                          Father Brent Lingle, St Mary's Catholic Church and School



3rd Street

CAYUGA ST.

SENECA ST.

STORM LAKE  
1403403001

1403403006

1403403002

1403403007

1403403010

1403403010

1403403008

St Mary Schools  
304 Seneca Street

Cayuga Street

Seneca Street

STORM LAKE  
1403403005

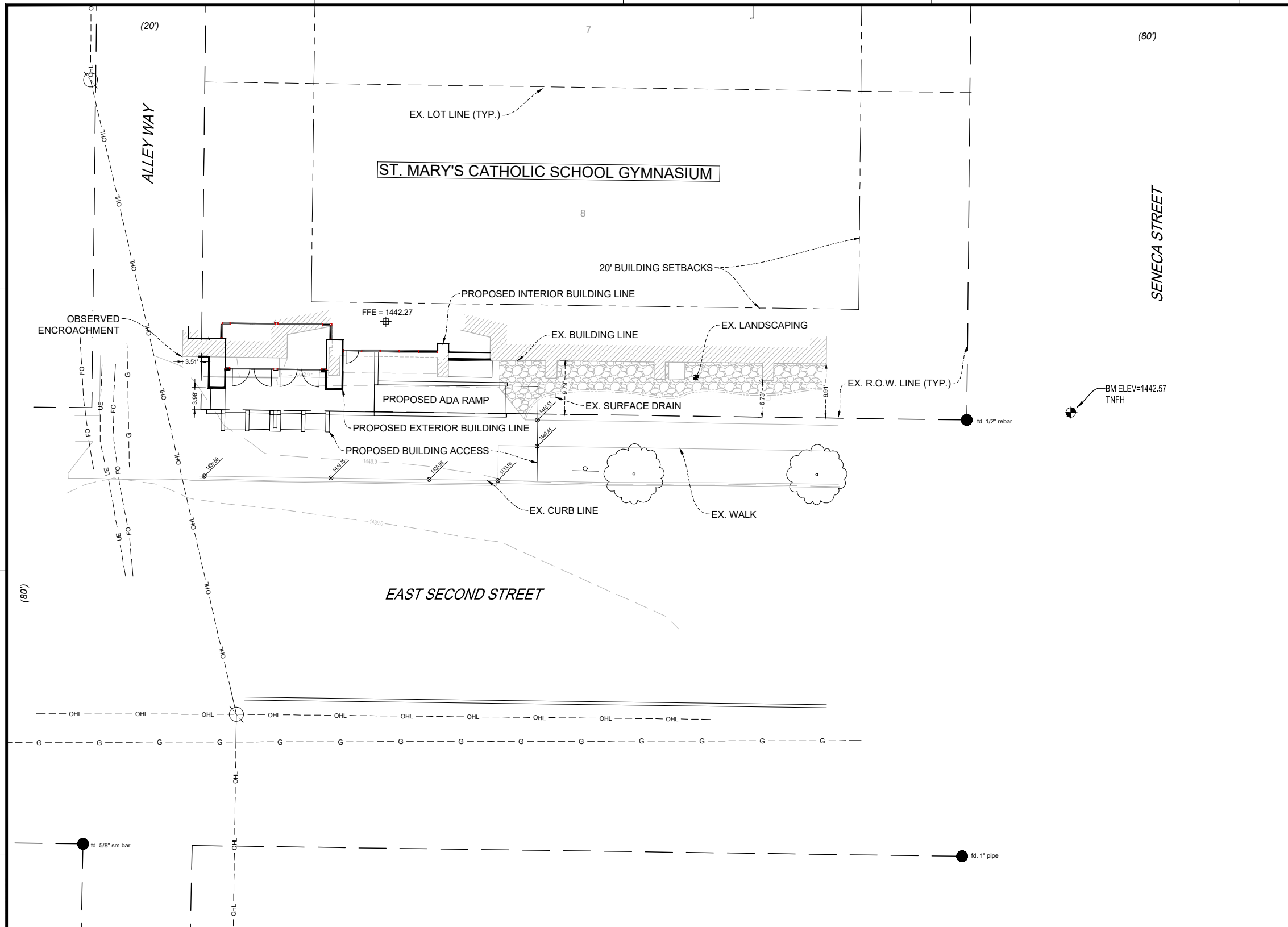
1403403009

1403403009

2nd Street

300'-0"

5'-0"



SYMBOL LEGEND	
EXISTING	
○ EX SAN MH	SANITARY MANHOLE
⊗	WATER VALVE
⊙	WELL
⊕	HYDRANT
⊕ EX YARD HYD	YARD HYDRANT
⊙	UTILITY POLE
EM	ELECTRIC METER
⊙	DECIDUOUS TREE
●	CORNERS FOUND (MONUMENTS AS DESCRIBED)
rpc	RED PLASTIC CAP
100.00'	MEASURED
(100.00')	RECORDED AS
TNFH	TOP NUT OF FIRE HYDRANT

LINETYPE LEGEND	
EXISTING	
--->>---	STORM DRAIN
--->---	SANITARY SEWER
--- ---	WATER MAIN
---G---	GAS
---UE---	UNDERGROUND ELECTRIC
---UT---	UNDERGROUND TELEPHONE
---UTV---	UNDERGROUND TV
---OHL---	OVERHEAD UTILITY
---UTL---	UNDERGROUND UTILITY
---FO---	FIBER OPTIC
---X---	FENCE LINE
~~~~~	TREE LINE
---	LOT LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	PROPERTY LINE

NOTE:  
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT  
**ST. MARY'S CATHOLIC SCHOOL PHASE 1 RENOVATIONS**  
STORM LAKE IOWA

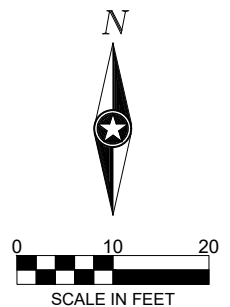
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-34287  
FILE NAME X-34287-EX-SITE-S  
DRAWN BY BAM  
DESIGNED BY BAM  
REVIEWED BY JAW  
ORIGINAL ISSUE DATE --/--  
CLIENT PROJECT NO. -

**DESCRIPTION:**

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), BLOCK FORTY-ONE (41), TO THE ORIGINAL TOWN OF THE CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA.

SITE SUMMARY	
PROPRIETOR	ST. MARY'S CATHOLIC CHURCH
PROPERTY ADDRESS	304 SENECA STREET, STORM LAKE, IA 50588
ZONING CLASSIFICATION	IN-2 INSTITUTIONAL FACILITIES



TITLE  
**SITE PLAN**  
SHEET  
**1**

## Staff Summary

5/18/2026

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:** Keri Navratil, City Manager  
**SUBJECT:** **Motion to Approve Request to Change Water Service Agreement**

**BACKGROUND:** Iowa Lakes Regional Water has received a request from Northwest Concrete to be served water at 6134 Highway 71. This location is inside the Storm Lake water service area agreement.

The owner of Northwest Concrete is requesting that City Council consider modifying the terms of the agreement:

Item 2. Redline out.- We are already contiguous to the City. The language in this paragraph is stating that we would have to initiate a voluntary annexation based on the request of the city. We do not want the burden to do the paperwork involved for such a request.

Item 3. Redline out.- We are already contiguous to the City. The language in this paragraph is forfeiting our right to protest annexation and also future owners of the property. We are not willing to give up our right to protest.

Item 4. Partial redline- We are fine with compensating the city for amounts owed by Northwest to Iowa Lake. However, we are not fine with an open ended amount. I have talked to Crystal at Iowa Lakes and she has informed me that they bill upfront for the hookup. Also, the hookup will not exceed \$10,000. Therefore, there should be no amount that needs to be reimbursed at the time of annexation.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:**

**ATTACHMENTS:**

1. Northwest Concrete\_Release Request\_3.12.2026
2. Clay Regional Water Two Mile Agreement
3. Northwest Concrete Waiver Agreement



# IOWA LAKES

## REGIONAL WATER

March 12, 2026

Ms. Keri Navratil  
Storm Lake City Administrator  
PO Box 1086  
Storm Lake, IA 50588

**RE: Water service to Northwest Concrete**

Dear Ms. Navratil:

Iowa Lakes Regional Water has received a request from Justin Beltin, with Northwest Concrete, to be served water at 6134 Highway 71, Storm Lake, Iowa. This location is inside the Storm Lake water service area agreement.

We are asking for the City of Storm Lake to release their property so Iowa Lakes Regional Water may serve them water. Please present this before the city council and let us know of your decision. Enclosed is a map of the location for your review.

If you have any questions, please call me at 712-262-8847. Thank you for your cooperation.

Sincerely,

Crystal O'Clair  
Project Development Specialist

Enclosure



# Buena Vista County, IA

## Summary

**Parcel ID** 1507100005  
**Alternate ID** 0000834400  
**Property Address** 6134 HWY 71  
 STORM LAKE IA 50588  
**Sec/Twp/Rng** 07-90-36  
**Brief** 07-90-36 STORM LAKE PROVIDENCE PAR 653.4' X  
**Tax Description** 200' IN NW COR OF SW NW (EX HWY ROW)  
 (Note: Not to be used on legal documents)  
**Deed Book/Page** 230018 (12/29/2022)  
**Contract Book/Page**  
**Gross Acres** 2.85  
**Net Acres** 2.85  
**Class** I - Industrial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**District** 00560 - PROVIDENCE TWP/STORM LAKE SCH  
**School District** STORM LAKE SCHOOL DISTRICT



## Owners

**Deed Holder**  
 Northwest Concrete LLC  
 13423 Kittyhawk Ave  
 Carroll IA 51401  
**Contract Holder**  
**Life Estate**  
**Mailing Address**  
 Northwest Concrete LLC  
 13423 Kittyhawk Ave  
 Carroll IA 51401

## Land

**Lot Area** 3.00 Acres ;130,680 SF

Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

## Commercial Buildings

**Building 1:** Metal Light Mfg - Rigid Steel Frame, Metal/ Stl/ Insul (<50' Wide) / Metal/ Stl/ Insul (<50' Wide), 1 Story, Built - 1966, 2960 SF, Bsmt - 0 SF, HVAC - Vacuum Gas (Radiant), Roof - Metal/ Stl/ Insul (< 50' Wide) / Metal/ Stl/ Insul (< 50' Wide), Condition - Below Normal  
**Adjustments:** Office - internal w/heat only, 64 SF  
**Addition 1:** Metal Office, Mtl/ Stl/ Insul (51'-79' Wide), 1 Story, Built - 1966, 1536 SF, Bsmt - 0 SF  
 HVAC - Forced Hot Air, Roof - Metal/ Stl/ Insul (51'-79' Wide)  
**Adjustments:** A/C - deduct, 1536 SF  
 Interior - No Finish, 88 SF  
**Addition 2:** Metal Light Mfg - Rigid Steel Frame, Metal/ Stl/ Insul (<50' Wide), 1 Story, Built - 1970, 2400 SF, Bsmt - 0 SF  
 HVAC - Vacuum Gas (Radiant), Roof - Metal/ Stl/ Insul (< 50' Wide)  
**Addition 3:** Metal Light Mfg - Rigid Steel Frame, Metal/ Stl/ Insul (<50' Wide) / Metal/ Stl/ Insul (<50' Wide), 1 Story, Built - 1977, 4000 SF, Bsmt - 0 SF  
 HVAC - Vacuum Gas (Radiant), Roof - Metal/ Stl/ Insul (< 50' Wide)  
**Adjustments:** Loading Dock, 300 SF  
**Building Extras:** #1- Door, O.H. - Door - Power, 12 Ft Wide, 14 Ft High, 1966, Qty1  
 #2- Craneway, 12" Beam, Yes, 0 Ft on Center, 0 Ft high, 74 LF, 1966, Qty1  
 #3- Craneway, 12" Beam, Yes, 0 Ft on Center, 0 Ft high, 50 LF, 1966, Qty1

## Yard Extras

#1 - (1) Paving - Concrete 2,100 SF, Concrete Parking, Average Pricing, Built 1966  
 #2 - (1) Paving - Concrete 168 SF, Concrete Parking, Average Pricing, Built 1970

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/29/2022	NORTHWEST CONCRETE, PRODUCTS COMPANY	NORTHWEST CONCRETE LLC	230018	Normal	Deed		\$540,000.00

**Recent Sales in Area**

Sale date range:

From:

03/12/2

To:

03/12/2

Search Sales by Neighborhood

Distance:

1500

Units:

Feet



Search Sales by Distance

**Valuation**

	2026	2025	2024	2023
Classification	Industrial	Industrial	Industrial	Industrial
+ Assessed Land Value	\$189,800	\$63,000	\$63,000	\$63,000
+ Assessed Building Value	\$321,700	\$176,300	\$163,220	\$163,220
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0
= <b>Gross Assessed Value</b>	<b>\$511,500</b>	<b>\$239,300</b>	<b>\$226,220</b>	<b>\$226,220</b>
- Exempt Value	\$0	\$0	\$0	\$0
= <b>Net Assessed Value</b>	<b>\$511,500</b>	<b>\$239,300</b>	<b>\$226,220</b>	<b>\$226,220</b>

**Taxation**

	2024 Pay 2025-2026	2023 Pay 2024-2025
+ Taxable Land Value	\$38,918	\$38,463
+ Taxable Building Value	\$100,828	\$99,649
+ Taxable Dwelling Value	\$0	\$0
= <b>Gross Taxable Value</b>	<b>\$139,746</b>	<b>\$138,112</b>
- Homestead 65+ Exemption	\$0	\$0
- Military Exemption	\$0	\$0
= <b>Net Taxable Value</b>	<b>\$139,746</b>	<b>\$138,112</b>
x Levy Rate (per \$1000 of value)	32.46472	31.35860
= <b>Gross Taxes Due</b>	<b>\$4,536.81</b>	<b>\$4,331.00</b>
- Ag Land Credit	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00
= <b>Net Taxes Due</b>	<b>\$4,536.00</b>	<b>\$4,332.00</b>

**Homestead Tax Credit and Exemption**

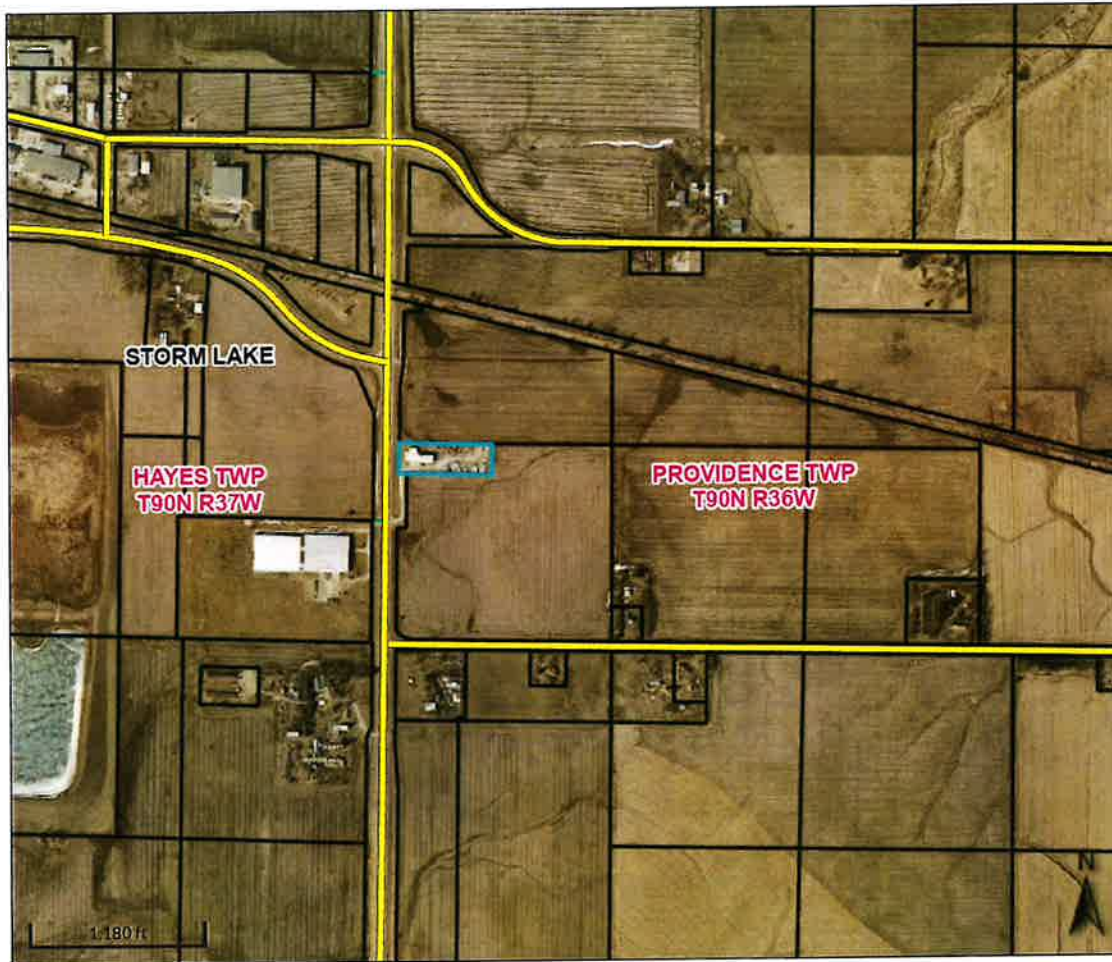
Apply Online for the Homestead Tax Credit and Exemption

**Military Service Tax Exemption Application**

Apply Online for the Military Service Tax Exemption



# Buena Vista County, IA



### Overview



### Legend

#### Parcels

Parcel

BLL

Corporate Limits

Townships

Streams and Rivers

Roads

<b>Parcel ID</b>	1507100005	<b>Alternate ID</b>	0000834400	<b>Owner Address</b>	NORTHWEST CONCRETE LLC
<b>Sec/Twp/Rng</b>	07-90-36	<b>Class</b>	I		13423 KITTYHAWK AVE
<b>Property Address</b>	6134 HWY 71	<b>Acreage</b>	2.85		CARROLL, IA 51401
	STORM LAKE				
<b>District</b>	00560 - STORM LAKE PROVIDENCE				
<b>Brief Tax Description</b>	07-90-36 STORM LAKE PROVIDENCE PAR 653.4' X 200' IN NW COR OF SW NW (EX HWY ROW)				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/12/2026

Last Data Uploaded: 3/12/2026 3:38:03 AM

Developed by SCHNEIDER  
GEO SPATIAL

Instrument #: 230018  
01/04/2023 10:24:32 AM Total Pages: 2  
DEDW WARRANTY DEED  
Recording Fee: \$ 17.00 Transfer Tax: \$863.20  
Curtis J. Reis, Recorder, Buena Vista County



**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:** Dan Connell, PO Box 1336, Storm Lake, IA 50588, Phone: 712-732-6371

**Taxpayer Information:** Northwest Concrete, L.L.C., 13423 Kittyhawk Ave., Carroll, IA 51401

**Return Document To:** Northwest Concrete, L.L.C., 13423 Kittyhawk Ave., Carroll, IA 51401

**Grantors:** Northwest Concrete Products Co.

**Grantees:** Northwest Concrete, L.L.C.

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Northwest Concrete Products Co., a corporation organized and existing under the laws of Iowa, does hereby Convey to Northwest Concrete, L.L.C., a limited liability company organized and existing under the laws of Iowa, the following described real estate in Buena Vista County, Iowa:

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NW FRL. 1/4, SECTION SEVEN (7), TOWNSHIP NINETY (90) NORTH, RANGE THIRTY-SIX (36) WEST OF THE 5TH P.M., BUENA VISTA COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: Commencing at a point Fifty (50) Feet East of the Northwest Corner of the Southwest Quarter of the Northwest Fractional Quarter (SW 1/4 NW Frl. 1/4), Section 7, Township 90 North, Range 36 West of the 5th P.M., thence East along the North line of said SW 1/4 NW Frl. 1/4 a distance of 653.40 Feet, thence South along a line parallel to the West line of said SW 1/4 NW Frl. 1/4 a distance of 200.0 Feet, thence West along a line parallel to the North line of said SW 1/4 NW Frl. 1/4 a distance of 653.40 Feet, thence North along a line parallel to the West Line of SW 1/4 NW Frl. 1/4 a distance of 200.0 Feet to the Point of Beginning; subject to easement over the West 60.0 Feet of above property for frontage road purposes reserved by grantors and all other easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: December 29, 2022

Northwest Concrete Products Co., an Iowa corporation

By Patrick Mooney, President

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me on December 29, 2022, by Patrick Mooney, as President, of Northwest Concrete Products Co., an Iowa corporation.



Signature of Notary Public

Passed  
9-20-04

## TWO MILE AGREEMENT

The following Agreement is reached by and between Clay Regional Water, a rural water district organized under Chapter 357A of the Code of Iowa, and the City of Storm Lake, Iowa, an Iowa municipal corporation.

WHEREAS, the City of Storm Lake, Iowa, as a municipal corporation, has a water system for the purpose of providing potable water to the residents of the City of Storm Lake and which system also serves users outside the City of Storm Lake to the extent authorized by City ordinances, and

WHEREAS, Clay Regional Water is organized for the purpose to provide potable water to rural residents not served by municipal systems, and

WHEREAS, Clay Regional Water has notified the City of Storm Lake that it intends to expand its service area into Buena Vista County and to potentially serve consumers within two miles of the City of Storm Lake to the extent authorized by law, and

WHEREAS, the parties desire to have a written agreement setting forth the terms and conditions under which Clay Regional Water may serve consumers within two miles of the city limits of the City of Storm Lake.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Attached hereto and incorporated by reference is a map showing the City of Storm Lake and the rural area surrounding it for a distance of two miles from the present city limits. The city limits, as shown by the attached map, are shown by the color yellow on the map. The city limits extended two miles in all directions are shown by the color red. Finally, there is a protected

area shown by the color white which is outside the city limits but is less than two miles from the city limits in some locations and which may be contiguous with the two mile extension of city limits in other areas. This line is intended to describe the protected area which shall be the area between the city limits and the white line.

2. The parties agree that Clay Regional Water may serve any consumer requesting water from Clay Regional Water which is outside the protected area without further authorization from the City of Storm Lake.

3. If Clay Regional Water desires to serve an actual customer requesting service within the protected area, Clay Regional Water shall notify the City of Storm Lake in writing and which notice shall include the actual customer's name and address. The City of Storm Lake shall then have ninety (90) days in which to notify Clay Regional Water that it either waives its right to provide water service to some or all the customers designated by Clay Regional Water or that it reserves its right to provide water service to some or all of the customers designated by Clay Regional Water. If the City of Storm Lake reserves the right to serve a particular customer designated by Clay Regional Water, Clay Regional Water shall not serve that customer and the City of Storm Lake shall provide service to the requesting customer within four years from the receipt of the notice from Clay Regional Water.

4. The City of Storm Lake makes no representations that any particular area within the two mile limit is not within the service area of another rural water district, and Clay Regional Water shall have the sole responsibility for determining whether another rural water district has established a service area within two miles of the City of Storm Lake.


5. If, subsequent to the execution of this Agreement, the City of Storm Lake shall annex

properties served by Clay Regional Water, the obligation of the City to fairly compensate Clay Regional Water resulting from that annexation shall be governed by the provisions of Section 357A.21 of the Code of Iowa and any amendments thereto.

6. A small portion of the area shown to be protected, located northwest of the city, is in fact outside the two mile line, and therefore not subject to being protected. This area encompasses Lake Creek Country Club and the residential subdivision surrounding it and is presently served with water by the City of Storm Lake. Clay Regional Water agrees that it will not attempt to serve water consumers within the area of Lake Creek shown to be protected. The City of Storm Lake also presently serves the City of Truesdale and the Spectra Health Care facility located at 5726 120<sup>th</sup> Ave., Storm Lake both of which are beyond the two mile line. Clay Regional water agrees that it will not attempt to serve either the City of Truesdale (or its residents) or the Spectra Health Care facility for so long as this agreement shall remain in effect.

7. This agreement shall remain in effect indefinitely unless both parties shall agree in writing to modify it in whole or in part.

CITY OF STORM LAKE, IOWA

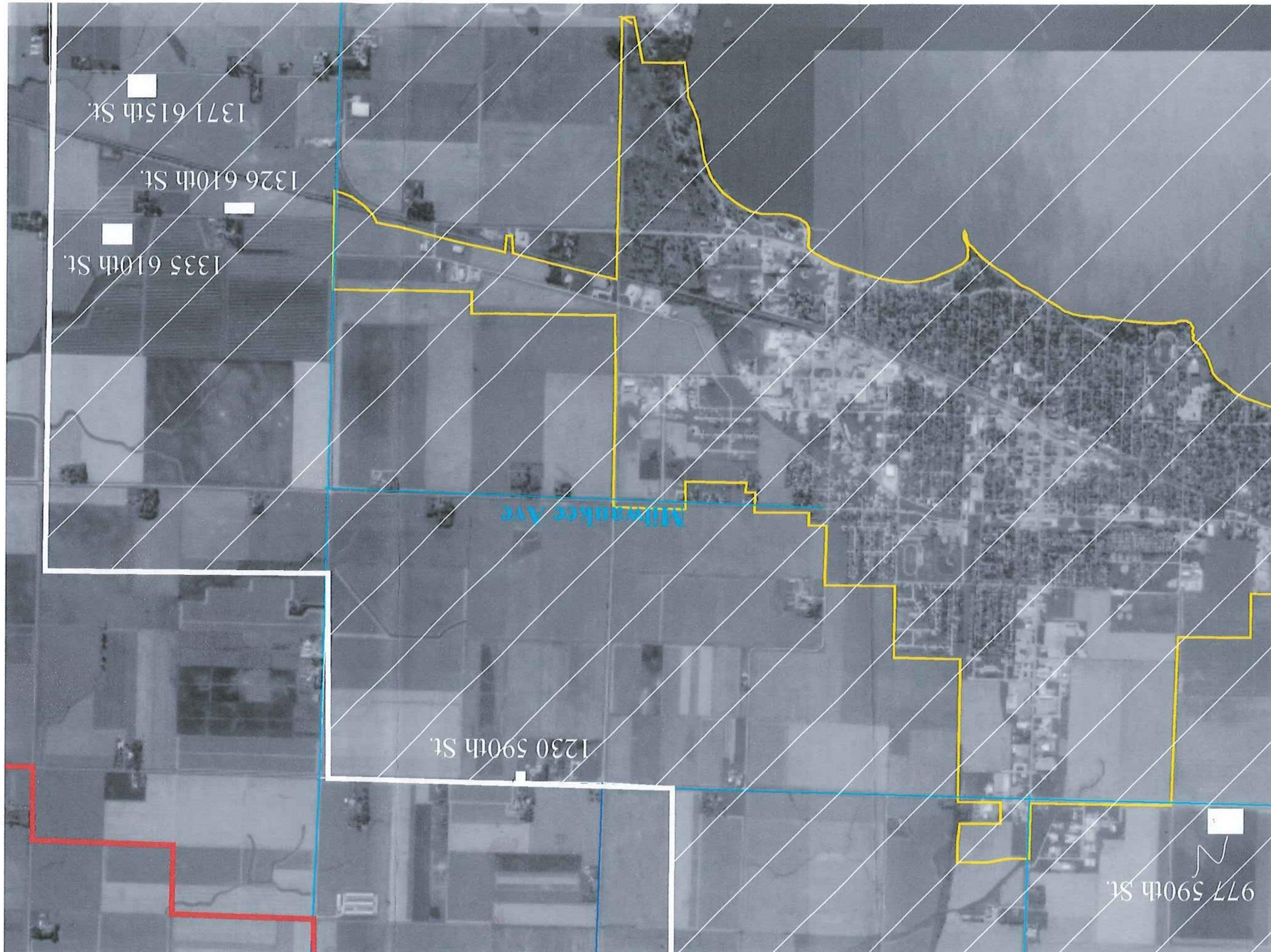
BY:   
Jon Kruse, Mayor

CLAY REGIONAL WATER

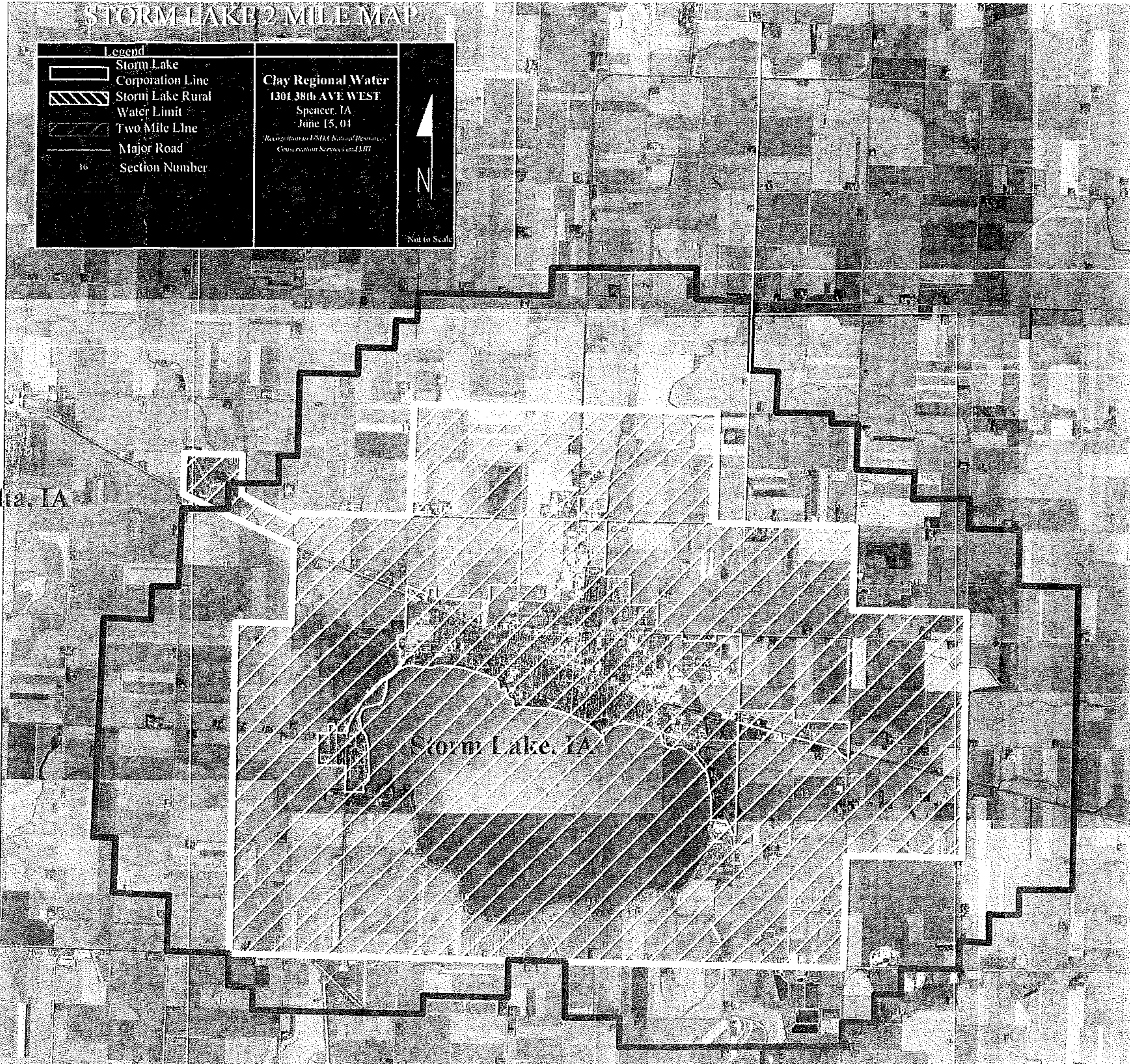
BY:   
Randy VanDyke, Executive Director

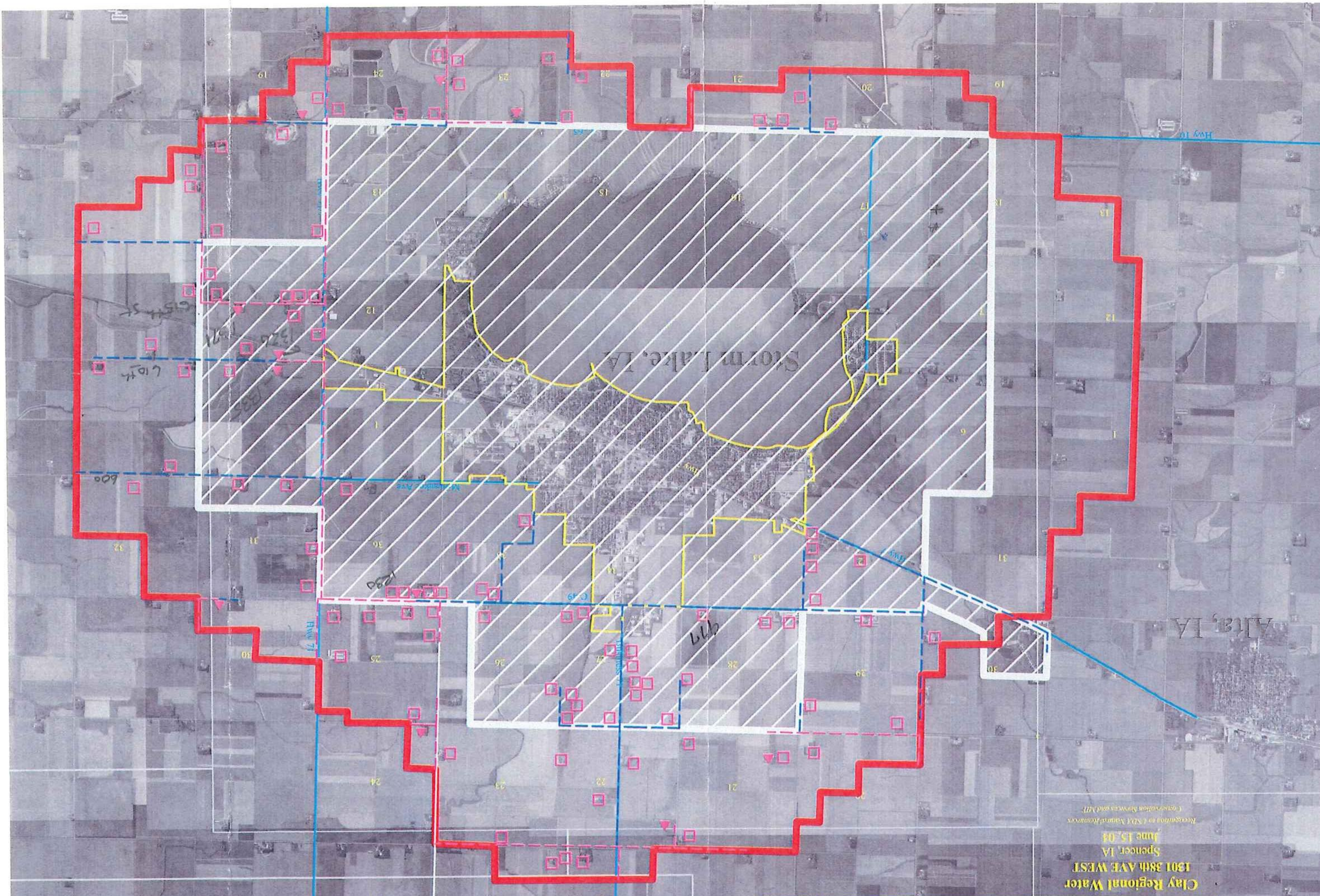
ATTEST:

  
Patti Moore, City Clerk



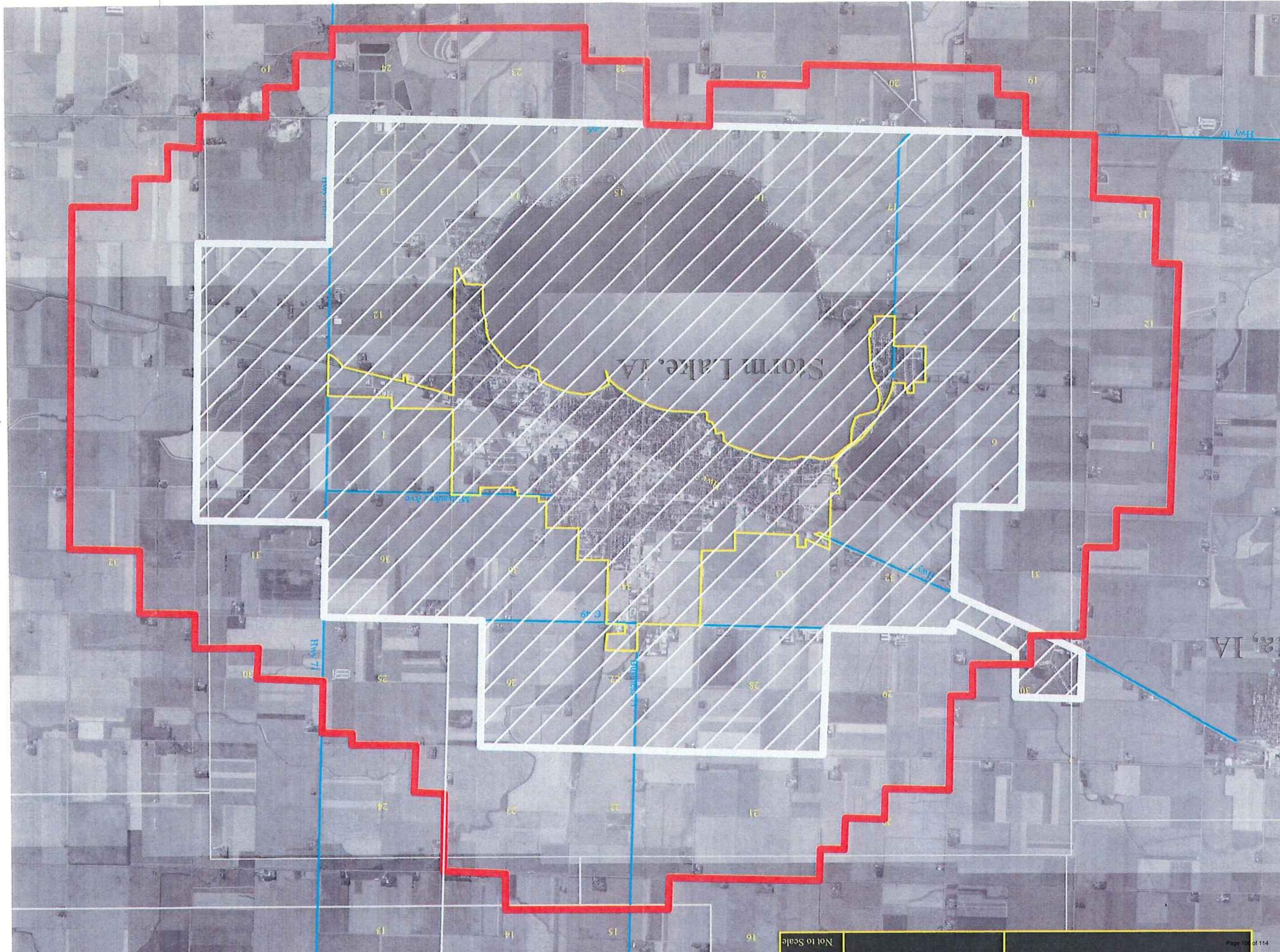
Appendix A  
Buena Vista Project  
Storm Lake 2 mile  
Agreement

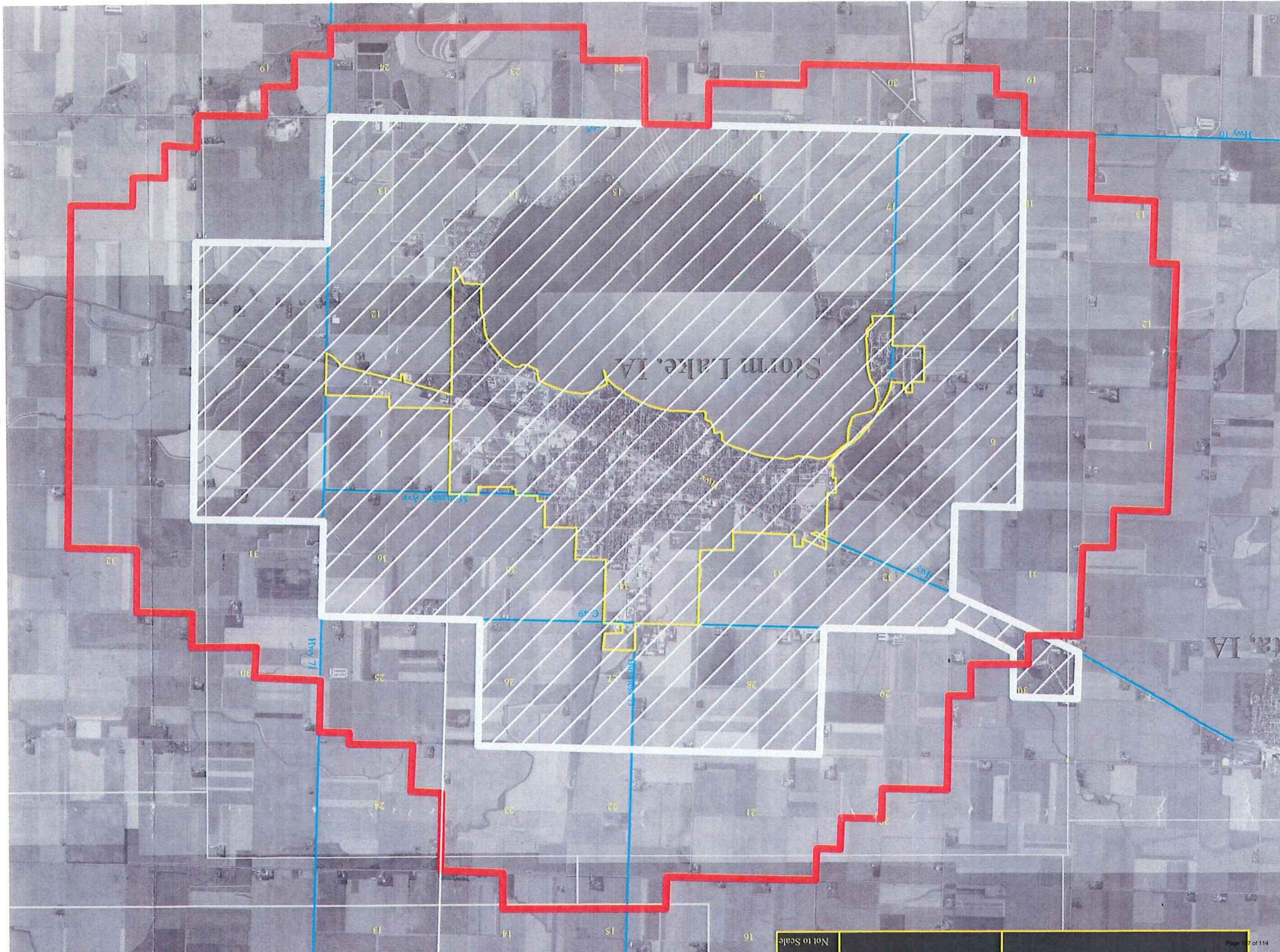




Clay Regional Water  
 1301 38th AVE WEST  
 Spencer, IA  
 June 15, 03  
 Recognition to USDA Natural Resources  
 Conservation Service and AIT

- Potential User
- ▽ NEW CASE
- / sign-ops / 52 Potential
- Not to Scale





## **WATER SERVICE WAIVER AGREEMENT**

This Agreement is entered into by and between the City of Storm Lake, Iowa a Municipal Corporation in Buena Vista County, Iowa, hereinafter referred to as City, and Northwest Concrete L.L.C. herein referred to as Northwest Concrete.

### Background

Northwest Concrete is the Deed Holder for parcel 1507100005 which is not within the City limits of the City of Storm Lake. The legal description of property is attached to this agreement as:

A PARCEL OF LAND LOCATED IN THE SW  $\frac{1}{4}$  OF THE NW FRL.  $\frac{1}{4}$ , SECTION SEVEN (7), TOWNSHIP NINETY (90) NORTH, RANGE THIRTY- SIX (36) WEST OF THE 5TH P.M., BUENA VISTA COUNTY, Iowa, MORE PARTICULARLY DESCRIBED AS FOLLOWS: Commencing at a point Fifty (50) Feet East of the Northwest Corner of the Southwest Quarter of the Northwest Fractional Quarter (SW $\frac{1}{4}$  NW Frl.  $\frac{1}{4}$ ), Section 7, Township 90 North, Range 36 West of the 5th P.M., thence East along the North line of said SW $\frac{1}{4}$  NW Frl.  $\frac{1}{4}$  a distance of 653.40 Feet, thence South along a line parallel to the West line of said SW $\frac{1}{4}$  NW Frl.  $\frac{1}{4}$  a distance of 200.0 Feet, thence West along a line parallel to the North line of said SW  $\frac{1}{4}$  NW Frl.  $\frac{1}{4}$  a distance of 653.40 Feet, thence North along a line parallel to the West Line of SW $\frac{1}{4}$  NW Frl.  $\frac{1}{4}$  a distance of 200.0 Feet to the Point of Beginning; subject to easement over the West 60.0 Feet of above property for frontage road purposes reserved by grantors and all other easements of record.

(hereinafter referred to as the "Property.")

Northwest Concrete contacted Iowa Lakes Regional Water, hereinafter referred to as Iowa Lakes, for the purpose of requesting water service to the property and have commenced the sign-up process with Iowa Lakes for that purpose.

Pursuant to a "Two Mile Agreement" entered into between the City and Clay Regional Water, the predecessors to Iowa Lakes, Iowa Lakes has submitted to the City a written request to provide Iowa Lakes' water services to Northwest Concrete at the Property and, pursuant to said agreement, the City needs to waive its right to provide water service to Northwest Concrete before Iowa Lakes may do so.

## Terms of Agreement

In consideration of the waiver by the City referred to in Paragraph 1 below and the promises, assurances, and covenants by the Northwest Concrete below, the City and Northwest Concrete agree as follows:

1. The City hereby waives its right to provide water service to Northwest Concrete at the Property.

2. Should the Property ever become contiguous to the City as would allow the City to annex the Property and the City desires to annex the Property, Northwest Concrete shall file with the City Clerk of City a voluntary petition for the annexation of the Property to the City of Storm Lake, Iowa within thirty days of their receipt of a written request by the City to do so. The voluntary application shall be on a form approved by City.

3. Should the City initiate a plan to involuntarily annex territory that includes the Property, and if such territory to be annexed is contiguous to the City of Storm Lake, Northwest Concrete shall not file or permit to be filed on their behalf any resistance to the plan of involuntary annexation and shall cooperate with the City in such annexation by signing documents prepared by the City to evidence their consent to the annexation of the territory, including the Property.

4. If the Property is annexed into the City of Storm Lake pursuant to Paragraph 2 above, or, if the Property is annexed pursuant to Paragraph 3 above and is the only real estate in the territory annexed that is served by Iowa Lakes or its successor, and, as a result of either method of annexation, the City incurs any obligation under Paragraph 5 of the aforementioned Two Mile Agreement to compensate Iowa Lakes Regional Water, the Northwest Concrete shall bear such obligation by fully reimbursing the City for all sums paid by the City to Iowa Lakes pursuant to that obligation. Such reimbursement shall be made within thirty days of Northwest Concrete'

receipt of a written statement from the City specifying the sum or sums so paid by the City to Iowa Lakes for compensation pursuant to Paragraph 5 of the Two Mile Agreement.

5. This Water Service Waiver Agreement shall run with the land and bind and inure to the benefit of the successors and assigns of the City and the Northwest Concrete. The Northwest Concrete' obligation, under Paragraph 4 above, to reimburse the City for compensation paid by the City to Iowa Lakes shall apply and be enforceable whether the City's compensation pursuant to Paragraph 5 of the Two Mile Agreement is paid to Iowa Lakes or a successor in interest to Iowa Lakes.

Date: \_\_\_\_\_

CITY OF STORM LAKE, IOWA

By: \_\_\_\_\_

Margaret J. McKeon, Mayor

ATTEST:

\_\_\_\_\_  
Mayra A. Martinez, City Clerk

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Margaret J. McKeon and Mayra A. Martinez, as Mayor and City Clerk of the City of Storm Lake, Iowa.

\_\_\_\_\_  
Notary Public for the State of Iowa

Date: \_\_\_\_\_  
Northwest Concrete, Deed Holder

STATE OF IOWA, COUNTY OF BUENA VISTA

This record was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2026, by Northwest Concrete, Deed Holder.

\_\_\_\_\_  
Notary Public for the State of Iowa

**Staff Summary**

**5/18/2026  
Agenda Item # F.11.**



**REPORT TO:** Honorable Mayor & Council  
**FROM:** Keri Navratil, City Manager  
**SUBJECT:** **Presentation and Interviews for Engineering Services — Drinking Water Treatment Facility**

**BACKGROUND:** The City is seeking an engineering firm to design the construction of a drinking water treatment facility to meet the community's growing needs using the Construction Manager - At- Risk (CMAR) process. The estimated scope of work expected:

- Plant design and related services.
- Distribution services related to the implementation of the plant
- Engineering and construction support services
- Environmental compliance support services
- Environmental sciences
- Assisting the city with the Construction Manager-at-Risk (CMAR) selection process
- Services related to the navigation of Iowa DNR review/permitting, funding procurement, project bidding, etc.
- Community outreach and townhall Q&A.
- As an example of services: facility plan, preliminary design (selecting specific treatment process and appropriate capacities), physical design (structural/architectural and façade), site engineering (site layout, piping layout, system “tie-ins,” etc.), onsite inspection during construction, etc.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** N/A

**ATTACHMENTS:**

None

**Staff Summary**

**5/18/2026**  
**Agenda Item # F.12.**



**REPORT TO:** Honorable Mayor & Council

**FROM:** Mayra Martinez, City Clerk

**SUBJECT:** City Council Requested Items / City Council Updates

**BACKGROUND:**

**FISCAL IMPACT:**

**RECOMMENDATION:**

**ATTACHMENTS:**  
None