

**CITY OF STORM LAKE  
REGULAR COUNCIL SESSION MEETING,  
CITY HALL  
COUNCIL CHAMBERS  
JANUARY 16, 2023  
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](#)
  - 2. [Buy Local Information](#)
  - 3. [SLPD City Code Enforcement Summary](#)
- E. **Unfinished Business**
  - 1. [Motion To Untable Item to Change Family Season Pass Definition and Motion To Approve Change](#)
- F. **New Business**
  - 1. [Motion To Set A Hearing For The Council Meeting Of February 6, 2023 On The Report Of The Director Of Public Works Relating To The Abatement Of A Dangerous Building At 604 Geisinger Road.](#)
  - 2. [Ordinance No. 02-O-2022-2023 Proposed Text Amendment To The Storm Lake Zoning Ordinance To Make Changes To The Gateway Overlay District](#)
  - 3. [Resolution No. 35-R-2022-2023 Authorizing Local Match for IEDA Rural Child Care Market Study Grant application](#)
  - 4. [Motion Setting Public Hearing on Setting Tax Levy Rate and Maximum Property Tax Dollars](#)

5. [Motion Setting Public Hearing for Fiscal Year 2024-2028 Proposed Capital Improvement Plan](#)
  6. [City Council Requested Items](#)
- 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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Find us on the Web at <http://www.stormlake.org>

## Staff Summary

01/16/2023  
Agenda Item # D.1.



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

**REPORT TO:** Honorable Mayor & Council

**FROM:** Mayra Martinez City Clerk

**SUBJECT:** **Consent Agenda**

**BACKGROUND:** The Consent Agenda Includes:  
List of Bills

- King's Pointe & Sunrise Pointe Disbursements ,
- Approve January 3, 2023 City Council Minutes
- Acknowledge December 2022 Library Minutes
- Acknowledge December 2022 Airport Minutes
- Approve Renewal Liquor Licenses for Brew Oil #33, Plaza Mexico
- Approve Buy Local Information
- Approve Storm Lake Police Department City Code Enforcement Update

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

- List of Bills: \$610,446.07
- King's Pointe & Sunrise Pointe Golf Course Bills: \$151,892.19

The City Will Receive The Following Income: Renewal Liquor License Fees:  
\$585.00

**RECOMMENDATION:** Approve Consent Agenda

### ATTACHMENTS:

[01/16/2023 City Council Expense Report.pdf](#)  
[01/16/2023 King's Pointe Claims 12.29.2022 to 1.11.2023.pdf](#)  
[01/03/2023 City Council Minutes.pdf](#)  
[Library December 2022 Minutes.pdf](#)  
[Airport December 2022 Minutes.pdf](#)  
[Brew Oil #33 Liquor Application 2023.pdf](#)  
[Brew Oil #33 Liquor Report 2023.pdf](#)  
[Plaza Mexico Liquor Application 2023.pdf](#)  
[Plaza Mexico Liquor Report 2023.pdf](#)



Storm Lake, IA

# My Buy Local\_v1

Payment Date Range: 01/06/2023 - 01/18/2023

| Vendor Name                                | Buy Local Info                   | Payable Description               | Total Payments |
|--------------------------------------------|----------------------------------|-----------------------------------|----------------|
| BVC                                        |                                  |                                   |                |
| Buena Vista County Solid Waste             | BVC                              | City Cide Cleanup Disposal        | 1,695.00       |
| Control System Specialists, LLC            | BVC                              | Hot Water Loop Repairs            | 1,161.60       |
| Mike's Electronics Inc                     | BVC                              | Services                          | 791.81         |
| Buena Vista County Solid Waste             | BVC                              | City Cide Cleanup Disposal        | 632.00         |
| Control System Specialists, LLC            | BVC                              | Headworks Services                | 206.00         |
| Buena Vista County Solid Waste             | BVC                              | City Cide Cleanup Disposal        | 1,004.51       |
|                                            | <b>BVC Total:</b>                | <b>5,490.92</b>                   |                |
| Contract/Agreement                         |                                  |                                   |                |
| Bolton & Menk, Inc                         | Contract/Agreement               | Construction Services             | 49,409.00      |
| Hulstein Excavating Inc                    | Contract/Agreement               | Pay #10 of Oneida Street Recon    | 3,720.00       |
| Bolton & Menk, Inc                         | Contract/Agreement               | Construction Services             | 845.00         |
|                                            | <b>Contract/Agreement Total:</b> | <b>53,974.00</b>                  |                |
| Local                                      |                                  |                                   |                |
| Growmark, Inc                              | Local                            | Fuel                              | 24,154.26      |
| Alliant Energy                             | Local                            | Gas Services                      | 12,798.00      |
| Jim Bartholomew                            | Local                            | January 2023 Airport Contract     | 5,957.49       |
| Havens & Havens                            | Local                            | Legal Services                    | 4,383.33       |
| Rebnord Technologies, Inc                  | Local                            | IT Service Agreement              | 3,833.33       |
| Verizon Wireless Services LLC              | Local                            | Cell Phone Service                | 3,643.28       |
| A & A Automotive                           | Local                            | Ball Joint Replacements           | 2,390.12       |
| Arnold Motor Supply, LLP                   | Local                            | Supplies                          | 1,680.20       |
| Smith Concrete Service Inc                 | Local                            | Concrete                          | 3,029.40       |
| Long Lines                                 | Local                            | Fax Line & Emergency Line Service | 1,513.34       |
| Central Bank                               | Local                            | Services                          | 1,302.96       |
| Larson Oil & Distributing Co, Inc          | Local                            | Propane                           | 1,247.40       |
| The Storm Lake Times                       | Local                            | December 2022 Publications        | 979.67         |
| Iowa Office Supply Inc                     | Local                            | Supplies                          | 976.40         |
| Vetter Equipment                           | Local                            | Supplies                          | 879.00         |
| Storm Lake Ace Hardware                    | Local                            | Supplies                          | 855.70         |
| Edwards Storm Lake                         | Local                            | Heater Motor                      | 632.15         |
| L & G Products, Inc                        | Local                            | Ice Melt                          | 612.50         |
| Larson Oil & Distributing Co, Inc          | Local                            | Propane                           | 604.80         |
| Reding's Gravel & Excavating Co., Inc      | Local                            | Rock                              | 602.98         |
| Iowa Office Supply Inc                     | Local                            | Office Supplies                   | 568.30         |
| Edwards Storm Lake                         | Local                            | Coolant Repairs                   | 473.81         |
| Reding's Gravel & Excavating Co., Inc      | Local                            | Hauling Services                  | 889.47         |
| McCrea Eneterprises                        | Local                            | Stain                             | 318.00         |
| Dianne Johnson                             | Local                            | Bd & Disp Cats & Dogs             | 268.20         |
| Iowa Office Supply Inc                     | Local                            | Office Supplies                   | 432.96         |
| Storm City Auto Parts, Inc                 | Local                            | Wiper Motor                       | 172.33         |
| Wiese Plumbing & Heating, Inc              | Local                            | Faucet Repairs                    | 164.70         |
| Visual Edge Inc                            | Local                            | Copier Maintenance Agreement      | 154.79         |
| Michael P. Reinert                         | Local                            | Oxygen                            | 139.00         |
| Qwest Corporation                          | Local                            | Phone Service                     | 136.25         |
| Moodie Refrigeration, Air Conditioning & H | Local                            | Furnace Repairs                   | 130.00         |
| Paxtons Jewelry                            | Local                            | Clock                             | 125.00         |
| Iowa Office Supply Inc                     | Local                            | Office Supplies                   | 108.33         |
| Edwards Storm Lake                         | Local                            | Coolant                           | 99.20          |
| Visual Edge Inc                            | Local                            | Copier Maintenance Agreement      | 89.95          |
| Color-ize Inc                              | Local                            | Award Supplies                    | 89.00          |
| Deere Credit, Inc                          | Local                            | Oil Filter                        | 87.13          |
| The Storm Lake Times                       | Local                            | 2023 Subscription- Library        | 79.95          |
| Wiese Plumbing & Heating, Inc              | Local                            | Urinal Repairs                    | 75.00          |

## My Buy Local\_v1

Payment Date Range: 01/06/2023 - 01/18/2023

| Vendor Name                               | Buy Local Info | Payable Description                  | Total Payments   |
|-------------------------------------------|----------------|--------------------------------------|------------------|
| Visual Edge Inc                           | Local          | Copier Maintenance Agreement         | 74.04            |
| Buena Vista Regional Medical Center       | Local          | 10/31/2022 Testing- Christiansen     | 216.00           |
| Dennis R Julius                           | Local          | Entrance Mat Services                | 67.80            |
| Michael P. Reinert                        | Local          | Argon                                | 50.00            |
| Siouxland Certified Testing Services, Inc | Local          | 4th Street Watermain Testing Service | 44.00            |
| L & G Products, Inc                       | Local          | Silt Socks                           | 40.00            |
| Visual Edge Inc                           | Local          | Copier Maintenance Agreement         | 36.62            |
| Culligan Water Storm Lake                 | Local          | Water Supplies                       | 34.00            |
| Visual Edge Inc                           | Local          | Copier Maintenance Agreement         | 31.90            |
| Buena Vista Regional Medical Center       | Local          | 10/31/2022 Testing- Bredvick         | 62.00            |
| Visual Edge Inc                           | Local          | Copier Maintenance Agreement         | 29.52            |
| Vetter Equipment                          | Local          | Kill Switch Wire- Less Tax           | 28.48            |
| Iowa Office Supply Inc                    | Local          | Office Supplies                      | 27.10            |
| Graham Tire                               | Local          | Tire Repairs                         | 26.00            |
| Culligan Water Storm Lake                 | Local          | Water Supplies                       | 25.50            |
| Dennis R Julius                           | Local          | Entrance Mat Services                | 24.00            |
| Iowa Office Supply Inc                    | Local          | Office Supplies                      | 22.11            |
| North Lake Truck Repair                   | Local          | Markers                              | 14.71            |
| Fastenal Company                          | Local          | Supplies                             | 11.01            |
| Iowa Office Supply Inc                    | Local          | Returned Supplies                    | -7.92            |
|                                           |                | <b>Local Total:</b>                  | <b>77,534.55</b> |

## Non-Local

|                                       |           |                                      |           |
|---------------------------------------|-----------|--------------------------------------|-----------|
| Midwestern Mechanical of Iowa, Inc    | Non-Local | Repair & Replace Equipment           | 44,531.38 |
| Eastern Aviation Fuels, Inc           | Non-Local | Jet Fuel                             | 28,310.50 |
| Day's Door Company                    | Non-Local | Door Repairs                         | 17,220.00 |
| Midwestern Mechanical of Iowa, Inc    | Non-Local | Repair & Replace Equipment           | 17,117.96 |
| Utility Equipment Co                  | Non-Local | Hydrants                             | 13,114.36 |
| Municipal Supply, Inc                 | Non-Local | Smart Points                         | 22,464.00 |
| Winther, Stave & Co., LLP             | Non-Local | Audit Services                       | 10,000.00 |
| Mississippi Lime Company              | Non-Local | Lime                                 | 9,147.91  |
| Power Plan                            | Non-Local | Oil Cooler Replacement               | 8,122.31  |
| Electric Pump Inc                     | Non-Local | Pump Repairs                         | 5,915.23  |
| Multi-Cultural Books & Videos, Inc    | Non-Local | Books                                | 5,203.75  |
| Badges Ex Cetera                      | Non-Local | 150 Year Badges                      | 4,845.00  |
| Chem-Sult, Inc                        | Non-Local | Sodium Chlorite                      | 4,331.52  |
| Municipal Supply, Inc                 | Non-Local | Meters                               | 4,002.84  |
| Rice Signs LLC                        | Non-Local | Signs                                | 3,771.87  |
| Aquatic Ecosystem Consultants, LLC    | Non-Local | FY2023 Lake Management Plan Services | 3,500.00  |
| Municipal Supply, Inc                 | Non-Local | 6" Omni Meter                        | 3,143.28  |
| Bend Mailing Services, LLC            | Non-Local | Bill Printing Services               | 2,900.30  |
| Foundation Analytical Laboratory, Inc | Non-Local | Testing Services                     | 2,564.00  |
| Midwestern Mechanical of Iowa, Inc    | Non-Local | Repair & Replace Equipment           | 2,552.44  |
| Hawkins, Inc                          | Non-Local | Chemicals                            | 2,511.95  |
| Ed M. Feld Equipment Company, Inc     | Non-Local | Hose Rack                            | 2,470.23  |
| Sta-Mel Enterprises, Inc              | Non-Local | Deicing Salt                         | 2,363.00  |
| Multi-Cultural Books & Videos, Inc    | Non-Local | Books                                | 2,298.92  |
| Sta-Mel Enterprises, Inc              | Non-Local | Deicing Salt                         | 4,400.88  |
| Molecular Repair Concepts, Inc        | Non-Local | Belzona- Less Tax                    | 1,655.98  |
| Hallett Materials                     | Non-Local | Sand                                 | 1,411.99  |
| W. W. Grainger, Inc                   | Non-Local | Pump                                 | 964.42    |
| Iowa Parks and Recreation Association | Non-Local | CPSI Course Registration             | 890.00    |
| Foundation Analytical Laboratory, Inc | Non-Local | Testing Services                     | 879.00    |
| Hallett Materials                     | Non-Local | Concrete Sand                        | 862.82    |
| Foundation Analytical Laboratory, Inc | Non-Local | Testing Services                     | 844.00    |
| Imagine the Possibilities, Inc        | Non-Local | Janitorial Services                  | 800.00    |
| Utility Supply of America, Inc        | Non-Local | Supplies                             | 797.14    |
| Rice Signs LLC                        | Non-Local | Signs                                | 785.60    |
| Builders Sharpening & Service LLC     | Non-Local | Filters                              | 534.39    |
| Ed M. Feld Equipment Company, Inc     | Non-Local | Gloves                               | 505.00    |
| Stanard & Associates, Inc             | Non-Local | Testing Supplies                     | 474.58    |

## My Buy Local\_v1

Payment Date Range: 01/06/2023 - 01/18/2023

| Vendor Name                                   | Buy Local Info  | Payable Description                   | Total Payments    |
|-----------------------------------------------|-----------------|---------------------------------------|-------------------|
| Tyler Technologies, Inc                       | Non-Local       | Insite Transaction Fees               | 456.25            |
| SGS, LLC                                      | Non-Local       | Garbage Service                       | 436.00            |
| Brodart Co.                                   | Non-Local       | Books                                 | 421.56            |
| Rice Signs LLC                                | Non-Local       | Signs                                 | 400.68            |
| Boji Portable Toilets Inc                     | Non-Local       | Portable Toilet Rentals               | 400.00            |
| Rice Signs LLC                                | Non-Local       | Signs                                 | 391.05            |
| Hach Company                                  | Non-Local       | Testing Supplies                      | 354.69            |
| Rice Signs LLC                                | Non-Local       | Surveillance Signs                    | 333.90            |
| Iowa Department of Public Safety              | Non-Local       | 4th Qtr 2022 IOWA System License      | 300.00            |
| Martin's Flag Company Co, Inc                 | Non-Local       | Flags                                 | 295.84            |
| Hallett Materials                             | Non-Local       | Concrete Sand                         | 285.47            |
| Schumacher Elevator Company                   | Non-Local       | Elevator Maintenance                  | 232.80            |
| Central Iowa Distributing, Inc                | Non-Local       | Cleaning Supplies                     | 215.20            |
| Cavendish Square Publishing LLC               | Non-Local       | Books                                 | 204.44            |
| International Association of Chiefs of Police | Non-Local       | FY2023 Membership Dues- ID02086431    | 190.00            |
| Ed M. Feld Equipment Company, Inc             | Non-Local       | Battery Chargers                      | 172.00            |
| Ahlers & Cooney, P.C.                         | Non-Local       | Labor Relations                       | 156.00            |
| Lawler Fixture Company                        | Non-Local       | Ice Machine Repairs                   | 144.68            |
| Blackstone Audio, Inc                         | Non-Local       | CDs                                   | 131.71            |
| Tyler Technologies, Inc                       | Non-Local       | Utility Billing Notification Services | 115.00            |
| Guardian Alliance Technologies, Inc           | Non-Local       | Annual Software License               | 102.00            |
| Unitypoint Health Hospitals                   | Non-Local       | 11.16.2022- Brown Screening           | 102.00            |
| Midwest Tape, LLC                             | Non-Local       | DVDs                                  | 101.20            |
| Salus LLC                                     | Non-Local       | Memberships                           | 100.00            |
| Language Line Services, Inc                   | Non-Local       | Interpretation Services               | 97.64             |
| Cintas First Aid & Safety                     | Non-Local       | First Aid Supplies                    | 94.56             |
| ABC Pest Control, Inc                         | Non-Local       | Pest Control Services                 | 91.00             |
| Dale Vitito                                   | Non-Local       | Raincoat                              | 86.94             |
| Central Iowa Distributing, Inc                | Non-Local       | Supplies                              | 76.00             |
| Brodart Co.                                   | Non-Local       | Books                                 | 75.33             |
| Midwest Tape, LLC                             | Non-Local       | DVDs                                  | 71.22             |
| Workamper News, Inc                           | Non-Local       | Advertising                           | 49.00             |
| Marcus Lumber Company Corp                    | Non-Local       | Supplies                              | 47.18             |
| Builders Sharpening & Service LLC             | Non-Local       | Supplies                              | 45.20             |
| Underground Location Company                  | Non-Local       | Locate Services                       | 44.30             |
| Ahlers & Cooney, P.C.                         | Non-Local       | URA Services                          | 44.00             |
| Ingram Library Services, Inc                  | Non-Local       | Books                                 | 39.78             |
| Central Iowa Distributing, Inc                | Non-Local       | Supplies                              | 37.00             |
| Secretary of State                            | Non-Local       | 2023 Notary Renewal- Younie           | 60.00             |
| Lawson Products, Inc                          | Non-Local       | Cable Ties                            | 26.85             |
| Ingram Library Services, Inc                  | Non-Local       | Books                                 | 25.51             |
| Midwest Tape, LLC                             | Non-Local       | DVDs                                  | 24.73             |
| Brodart Co.                                   | Non-Local       | Books                                 | 24.15             |
| Ingram Library Services, Inc                  | Non-Local       | Books                                 | 39.88             |
| Baker & Taylor, Inc                           | Non-Local       | Books                                 | 17.29             |
| <b>Non-Local Total:</b>                       |                 |                                       | <b>245,368.58</b> |
| Payroll/Refunds                               |                 |                                       |                   |
| Mitch McDonald                                | Payroll/Refunds | 2023 Boots                            | 113.37            |
| Custodian of Petty Cash                       | Payroll/Refunds | December 2022 Postage                 | 63.32             |
| Beth Ann Dawson McPherran                     | Payroll/Refunds | December 2022 Homebound Deliveries    | 8.13              |
| <b>Payroll/Refunds Total:</b>                 |                 |                                       | <b>184.82</b>     |
| <b>Grand Total:</b>                           |                 |                                       | <b>382,552.87</b> |

# King's Pointe Resort

## Claims Publication

From 12/29/2022 to 1/11/2023

| Vendor                               | Description | Amount               |
|--------------------------------------|-------------|----------------------|
| ACCO Unlimited Corporation           | Supplies    | \$ 112.43            |
| Alliant Energy                       | Utilities   | \$ 906.63            |
| Amazon Capital Services, Inc         | Supplies    | \$ 183.91            |
| Authnet Gateway                      | Services    | \$ 25.00             |
| Cintas Corporation                   | Supplies    | \$ 545.76            |
| City of Storm lake                   | Utilities   | \$ 3,096.10          |
| Crescent Electric Supply             | Supplies    | \$ 148.70            |
| Doll Distribution                    | Beverages   | \$ 407.00            |
| Fastenal Company                     | Supplies    | \$ 108.12            |
| Feld Security                        | Supplies    | \$ 962.16            |
| Fintech                              | Services    | \$ 58.35             |
| Gray Media Group DBA KTIV            | Advertising | \$ 1,365.00          |
| GuestSupply                          | Supplies    | \$ 910.87            |
| Hawk-I Electric                      | Services    | \$ 708.77            |
| Hermel Wholesale                     | Food        | \$ 293.32            |
| HyNoon Kiwanis Club                  | Membership  | \$ 55.00             |
| HyVee                                | Beverages   | \$ 804.22            |
| Imagine The Possibilities Inc        | Services    | \$ 150.00            |
| Iowa Dept of Rev                     | Taxes       | \$ 23,101.60         |
| Johnson Brothers                     | Beverages   | \$ 588.70            |
| KAYL/KKIA                            | Advertising | \$ 262.50            |
| Laurens House of Print, LTD          | Supplies    | \$ 47.50             |
| Loffredo Fresh Foods Inc             | Food        | \$ 706.05            |
| Martin Brothers                      | Food        | \$ 17,235.02         |
| Mood Media North America Holding LLC | Services    | \$ 114.00            |
| Office Elements                      | Supplies    | \$ 354.97            |
| Olsen Welding & Machine              | Services    | \$ 15.00             |
| Plumbing and Heating Wholesale, Inc. | Supplies    | \$ 2,223.77          |
| Rebnord Technologies, Inc.           | Services    | \$ 2,973.33          |
| Rent-All Inc.                        | Supplies    | \$ 843.00            |
| Sceptre Hospitality Resources, LLC   | Services    | \$ 1,812.61          |
| Steve's Window Service               | Services    | \$ 204.00            |
| Storm Lake Ace Hardware              | Supplies    | \$ 99.91             |
| Sysco Iowa, Inc.                     | Food        | \$ 3,882.81          |
| The Messenger                        | Advertising | \$ 425.00            |
| Verizon Wireless                     | Utilities   | \$ 271.19            |
| Vista Paints                         | Supplies    | \$ 119.73            |
| Wiese Plumbing & Heating Inc         | Services    | \$ 6,170.00          |
| W-O Payroll 1/6/23                   | Payroll     | \$ 79,600.16         |
|                                      |             | <b>\$ 151,892.19</b> |

**CITY OF STORM LAKE CITY HALL COUNCIL CHAMBERS AMENDED REGULAR  
COUNCIL SESSION MEETING, JANUARY 3, 2023, 5:00 PM**

Present: Mayor Michael Porsch, Council Member Matt Ricklefs, via phone Zoom Council Members Tyson Rice, Maria Ramos and Maggie Martinez. Absent: Council Member Kevin McKinney.

Staff present: City Manager Keri Navratil, Assistant City Manager David Derragon, City Attorney Phil Havens, Building and Code Compliance Director Scott Olesen, Library Director Elizabeth Huff, Communications Coordinator Dana Larsen, Finance Director Brian Oakleaf, and City Clerk Mayra Martinez. Staff present via Zoom - Police Chief Chris Cole, Fire Chief Glenn Schlessler, Development Services Specialist Lee Dutfield, Public Works Director Matt Beckman, Staff Accountant Tyler Gibbins and King's Pointe Manager Amy von Bank

Media Present: Ryan Thompson with KAYL Radio via Zoom.

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

It was impractical to have a full Council here and we gave everyone a choice of being online or here in person because of the weather. We will state who is here and not here – Council Member Ricklefs is here in person and Council Members Rice, Ramos and Martinez are online and Council Member McKinney is absent to establish an electronic meeting quorum.

**Pledge of Allegiance**

**Agenda and Setting the Agenda** - Moved by Council Member Ricklefs to approve setting the agenda with the following changes – moving Storm Lake United update to the next council meeting on January 16, 2023. Seconded by Council Member Martinez. Vote: All ayes with Council Member McKinney absent. Motion carried.

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

**Hear the Public** - None at this time.

**Consent Agenda** - Moved by Council Member Ricklefs to approve the List of Bills Check #'s 79338 through 79368, EFT #'s 1006, 3670 through 3703, King's Pointe & Sunrise Pointe Disbursements, Approve December 19, 2022, City Council Minutes, approve Tax Abatement for 1512 W. 10<sup>th</sup> Street for Thomas Lane, approve Buy Local information, and Storm Lake Police Department City Code Enforcement Update. Seconded by Council Member Martinez. Vote: All ayes with Council Member McKinney absent. Motion carried.

**Unfinished Business:**

**Tax Increment Financing Revenue Update** - Finance Director Brian Oakleaf addressed the Council and Public regarding the TIF revenue update. TIF valuations have been submitted for the next Fiscal Year to the Department of Management and the City will be receiving almost double the TIF revenue this year as it has in the past

**Motion To Untable Item to Change Family Season Pass Definition and Motion To Approve Change** – Mayor Porsch advised to leave this item tabled until the next City Council meeting on January 16, 2023, when more Council members will be present for discussions.

**New Business:**

**Storm Lake United Annual Update** – Removed and moved to a future City Council meeting.

**Fiscal Year 2023-2024 Outside Agency Session** – The City Council received and was presented with five requests from outside agencies for city funding. Agencies present via Zoom requesting funding were Storm Lake Community Schools Lighthouse Art Project, Upper Des Moines Opportunity, Witter Art Gallery, and Storm Lake United. Imagine the Possibilities was not present for any questions presented. Requested funds total \$102,500.00. The City Council funding decisions will be made during the budgeting process in February.

**Radio Park Lift Station Project** - Moved by Council Member Rice to adopt Resolution No. 31-R-2022-2023 approving Change Order No. 5 with an increase of \$1,292 for a total of \$496,948.36, and Close Out for the Radio Park Lift Station project. Seconded by Council Member Ramos. Vote: All ayes with Council Member McKinney absent and Council Member Martinez lost connection to the meeting via Zoom. Motion carried.

**RESOLUTION NO. 31-R-2022-2023**

**RESOLUTION ADOPTING CHANGE ORDER NO. 5 AND CLOSE OUT FOR THE  
RADIO PARK LIFT STATION PROJECT**

WHEREAS, the plans, specifications, form of contract, estimate of cost, and award bid were filed with the CITY for the construction of certain public improvements described in general as the Radio Park Lift Station Project; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for said public improvements was published as required by law; and

WHEREAS, a contract in the amount of \$494,028.00 was awarded to Christiansen Construction, Inc. for the project; and

WHEREAS, Change Order No. 1, approved on June 21, 2021, decreased the project cost in the amount of \$1,245.08 for a total contract amount of \$492,782.92.

WHEREAS, Change Order No. 2, approved on December 6, 2021, increased the project cost in the amount of \$1,356.76 to the contract for a total contract amount of \$494,139.68.

WHEREAS, Change Order No. 3 extended the substantial completion to September 1, 2022, of the contract for work performed by Christiansen Construction, Inc.

WHEREAS, Change Order No. 4, approved on September 6, 2022, increased the project cost in the amount of \$1,516.68 to the contract for a total contract amount of \$495,656.36.

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

Section 1. To approve Change Order No. 5 to increase the project cost in the amount of \$1,292.00 to the contract for a total contact amount of \$496,948.36 and to acknowledge that the final amount of the contract for work performed by Christiansen Construction is \$496,948.36.

Section 2. That the Mayor and Clerk are hereby directed to execute this Change Order No. 5 and final close out of the project.

Section 3. Final payment for the project will be made thirty (30) days after January 3, 2023.

PASSED AND APPROVED this 3<sup>rd</sup> day of January 2023.

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Michael Porsch, Mayor

ATTEST:

---

Mayra A. Martinez, City Clerk

**Storm Lake Zoning Ordinance** - Moved by Council Member Rice to approve second reading of Ordinance NO. 02-O-2022-2023 for proposed Text Amendment to the Storm Lake Zoning Ordinance to make changes to the Gateway Overlay District. Seconded by Council Member Ricklefs. Roll call vote: All ayes with Council Member McKinney absent and Council Member Martinez lost connection to the meeting via Zoom. Motion carried.

**Amending Chapter 2-10 of Title II and Title III of the City Code Floodplain Management Ordinance** – This Ordinance is requested to be approved as an emergency. Assistance of Iowa DNR personnel in helping to expedite the process of assembling the required documents for City Council approval for this meeting. Approval of the Floodplain Management Ordinance will allow for residents located in corporate limits to participate in the National Floodplain Insurance Program.

Moved by Council Member Ricklefs to approve the first reading of Ordinance No. 03-O-2022-2023 amending Chapter 2-10 of Title II and Title III of the City Code to adopt a Floodplain Management Ordinance. Seconded by Council Member Rice. Roll call vote: All ayes with Council Member Kevin McKinney absent. Motion carried.

Moved by Council Member Ramos to approve second reading of Ordinance No. 03-O-2022-2023 amending Chapter 2-10 of Title II and Title III of the City Code to adopt a Floodplain Management Ordinance. Seconded by Council Member Martinez. Roll call vote: All ayes with Council Member Kevin McKinney absent. Motion carried.

Moved by Council Member Rice to pass on third reading adopting Ordinance No. 03-O-2022-2023 amending Chapter 2-10 of Title II and Title III of the City Code to adopt a Floodplain Management Ordinance. Seconded by Council Member Ramos. Roll call vote: All ayes with Council Member Kevin McKinney absent. Motion carried.

### **ORDINANCE NO. 03-O-2022-2023**

ORDINANCE AMENDING CHAPTERS 2-10 OF TITLE II AND TITLE III OF THE CITY CODE OF THE CITY OF STORM LAKE, IOWA, TO ADOPT A FLOODPLAIN MANAGEMENT ORDINANCE AND TO AUTHORIZE AND EMPOWER THE BOARD OF ADJUSTMENT TO HEAR AND DECIDE CERTAIN APPEALS AND TO CONSIDER AND RULE UPON VARIANCE APPLICATIONS UNDER THE FLOODPLAIN MANAGEMENT ORDINANCE

WHEREAS, the City Council wishes to adopt an ordinance designed to meet the minimum requirements for acceptance in the National Flood Insurance Program for cities and to protect and

preserve the property of the City and its residents and preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents;

WHEREAS, the City Council desires to empower the City's Board of Adjustment to hear and decide certain appeals and to consider applications for variances pursuant to such an ordinance but the jurisdiction of such Board is presently limited by Section 2-10-3 of the City Code to certain zoning matters;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Storm Lake, Iowa, as follows:

Section 1. Section 2-10-3, captioned, "Board Powers" in Title II of the City Code of the City of Storm Lake, Iowa, is hereby deleted and the following new Section 2-10-3, captioned, "Board Powers" is substituted therefor:

**Section 2-10-3 Board Powers**

The Board of Adjustment shall have those powers enumerated and set forth in Section 414.12 of the 2021 Code of Iowa and as the same may hereafter be revised, amended or redesignated and as more specifically set forth in Article XII of the Storm Lake Zoning Ordinance. The Board of Adjustment also shall have the powers set forth in Chapter 3-14 of Title III of the City Code of the City of Storm Lake, Iowa and as the same may be revised, amended or redesignated.

Section 2. New Chapter 3-14, captioned, "Flood Plain Management," a copy of which is attached to and incorporated in this Ordinance, is inserted in Title III of the City Code of the City of Storm Lake, Iowa, following existing Chapter 3-13, captioned "Post-Construction Storm Water Control."

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. This ordinance shall be in effect following its passage, approval, and publication as provided by law.

PASSED AND APPROVED this 3rd day of January, 2023.

\_\_\_\_\_  
Michael Porsch, Mayor

ATTEST:

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

Moved by Council Member Rice to adopt Resolution No. 32-R-2022-2023 of Intent of the City Council to Recognize and Evaluate Flood Hazards in all official actions relating to Land Use in areas having these hazards. Seconded by Council Member Martinez. Roll call vote: All ayes with Council Member Kevin McKinney absent. Motion carried.

**RESOLUTION NO. 32-R-2022-2023**

**RESOLUTION OF INTENT OF THE CITY COUNCIL TO RECOGNIZE AND EVALUTE  
FLOOD HAZARDS IN ALL OFFICIAL ACTIONS RELATING TO LAND USE IN AREAS  
HAVING THESE HAZARDS**

WHEREAS, certain areas of the city of Storm Lake are subject to periodic flooding causing damages to properties within these areas; and

WHEREAS, relief is available in the form of Federally subsidized flood insurance as authorized by the National Flood Insurance Act of 1968; and

WHEREAS, it is the intent of this Council, to require the recognition and evaluation of flood hazards in all official actions relating to land use in areas having these hazards; and

WHEREAS, this body has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to Chapter 414, Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED, that this Council hereby:

1. Assures the Federal Insurance Administration that it will enact as necessary, and maintain in force in those areas having flood hazards, adequate land use and control measures with effective enforcement provisions consistent with the Criteria set forth in Section 60 of the National Flood Insurance Program Regulations,
2. Vests the Building and Code Compliance Director with the responsibility, authority, and means to:
  - a. Assist the Federal Insurance Administrator, at his request, in his delineation of the limits of the area having special flood hazards.
  - b. Provide such information as the Administrator may request concerning present uses and occupancy of the flood plain areas.
  - c. Cooperate with Federal, State, and local agencies and private firms which undertake to study, survey, map, and identify flood plain areas, and cooperate with neighboring communities and the county with respect to management of adjoining flood plain areas in order to prevent aggravation of existing hazards.
  - d. When received from the Administrator, complete and submit those reports which advise the Administrator on the progress made within the community in the development and implementation of flood plain management measures.
  - e. Upon occurrence, notify the Administrator in writing whenever the boundaries of the community have been modified by annexation or loss of authority to adopt and enforce flood plain management regulations for a particular area. Included in such notification will be a map of the community, suitable for reproduction, which clearly delineates the new or deleted areas.
3. Appoints the Building and Code Compliance Director to maintain for public inspection and to furnish upon request, for the determination of applicable flood insurance risk premium rates any certificates of flood-proofing and information on the elevation (in relation to North American Vertical Datum 1988) of the level of the lowest floor (including basement) of all new or substantially improved structures, and

4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the program.

ADOPTED AND PASSED by the City Council of the City of Storm Lake, Iowa this 3<sup>rd</sup> day of January, 2023.

Seal of City

---

Michael Porsch, Mayor

Attest:

---

Mayra A. Martinez, City Clerk

**Storm Lake Library HVAC Project** - Moved by Council Member Ricklefs to adopt Resolution No. 33-R-2022-2023 for Change Order No. 3 for the Storm Lake Library HVAC project. Seconded by Council Member Rice. Roll call vote: All ayes with Council Member Kevin McKinney absent. Motion carried.

### **RESOLUTION NO. 33-R-2022-2023**

#### **RESOLUTION APPROVING CHANGE ORDER NO. 3 FOR THE STORM LAKE LIBRARY HVAC PROJECT**

WHEREAS, the City of Storm Lake, Iowa has heretofore entered into a contract with Woodruff Construction of Fort Dodge, Iowa, for the Storm Lake Library HVAC Project; and

WHEREAS, the City has requested a change to the carpet tile originally proposed and a removing the color options for the acoustical panels; and

WHEREAS, the City has consulted with the project architect and has agreed that the request for this change in scope proposed by Woodruff Construction is justified; and

WHEREAS, the City and Contractor have agreed to add the total cost of the changes to the original contingency sum; and

WHEREAS, the proposed scope change will result in an increase in the cost of the contingency sum that is a part of the contract with Woodruff Construction; and

WHEREAS, the proposed change will not result in either an increase or decrease in the contract price at this time.

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

Section 1. That the contract with Woodruff Construction, of Fort Dodge, Iowa be amended as outlined in Change Order No. 3 by changing the project cost by a net change of \$0.00 (zero), to a total project cost of \$594,500.00.

Section 2. That the contingency sum within the contract be increased by \$3,871.32 to a total of \$45,871.32.

Section 3. That the contract with Woodruff Construction, of Fort Dodge, Iowa be amended as outlined in Change Order No. 3 by changing the total working days in the contract by zero (0) days.

Section 4. The Mayor is hereby authorized to sign Change Order No. 3 on behalf of the City of Storm Lake.

Section 5. Change Order No. 3 is hereby accepted and approved by the City of Storm Lake.

PASSED AND APPROVED THIS 3RD DAY OF JANUARY 2023.

\_\_\_\_\_  
Michael Porsch, Mayor

ATTEST

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

**FEMA BRIC Grant** - Moved by Council Member Martinez to adopt Resolution No. 34-R-2022-2023 authorizing Local Match for FEMA BRIC Grant application. Seconded by Council Member Ricklefs. Roll call vote: All ayes with Council Member Kevin McKinney absent. Motion carried.

**LOCAL MATCH RESOLUTION #**

**34-R-2022-2023**

**FOR THE**

**HAZARD MITIGATION ASSISTANCE  
PROGRAM**

WHEREAS, City of Storm Lake (hereinafter called "the Subrecipient"), County of  
(jurisdiction)

Buena Vista, has made application through the Iowa Department Homeland Security and Emergency  
Management (HSEMD) to the Federal Emergency Management Agency (FEMA) for funding from the  
Hazard Mitigation Assistance Program, in the amount of \$ 65,502,807 for the total project cost,

and

WHEREAS, the Subrecipient recognizes the fact that this grant is based on a cost share basis with the federal share not exceeding 75%, the state share not exceeding 10%, and the local share being a **minimum** of 15% of the total project cost. The **minimum** 15% local share can be either cash or in-kind match.

and

THEREFORE, the Subrecipient agrees to provide and make available up to \$ 9,825,421  
( Nine million eight hundred twenty five thousand four hundred twenty one dollars) of local monies to be used to meet the  
**minimum** local match requirement for this mitigation grant application.

The resolution was passed and approved this 3rd day of January, 2023.

Signatures of Council or Board Members:

Council or Board Member

Council or Board Member

Council or Board Member

Council or Board Member

Council or Board Member

Council or Board Member

Council or Board Member

Council or Board Member

Council or Board Member

Council or Board Member

**I submit this form for inclusion with the Hazard Mitigation Assistance Project Application.**

Print Name of Authorized Representative

Authorized Representative's Signature and Date

**Fiscal Year 2024-2028 Proposed Capital Improvement Plan** - City Manager Keri Navratil and City Staff presented the proposed City's Fiscal Year 2024-2028 Enterprise Funds and King's Pointe revenue.

Moved by Council Member Ricklefs to approve setting a public hearing for January 16, 2023, at 5:00 pm in the City Hall Council Chambers for Fiscal Year 2024-2028 proposed Capital Improvement plan. Seconded by Council Member Rice. Vote: All ayes with Council Member Kevin McKinney absent. Motion carried.

**Adjourn** - Moved by Council Member Ramos to adjourn at 6:31 pm. Seconded by Council Member Ricklefs. Vote: All ayes with Council Member McKinney absent. Motion carried.



Storm Lake, IA 50588  
712-732-8026  
[www.stormlake.lib.ia.us](http://www.stormlake.lib.ia.us)  
Or visit us on Facebook

Library Board Meeting, City of Storm Lake, December 12, 2022, 4:00 p.m.

Present: Board President Mary Kay Hudspeth, Jim Eliason, Sarah Freking, Sue Lyngaas, Barb Wells. Also present, Elizabeth Huff, Library Director; Tom Cullen, Times; Julie Steinfeld, Guild President; Ryan Mohr, Guild Member; Elizabeth Bozonie.

Board President Hudspeth called the meeting to order at 4:01 p.m.

**Disclosures by Board Members - None**

**Agenda** – Moved by Board Member Wells to approve December 12 Agenda. Seconded by Board Member Lyngaas. Vote all ayes. Motion carried.

**Public Hearing** – None

**Witter Gallery Report** – Guild President Steinfeld reported the Wassail Party and activities were cancelled due to inclement weather. They had no recent Board Meeting therefore no discussion regarding the agreement.

**Board President, Agreement Study** – Board President Hudspeth said City Attorney, Phil Havens will not be attending the meetings since the Board cannot afford his fee during this process of the agreement. In consultation with City Management over several Trustee concerns, the objected word, *supplant*, will remain since it is used in all City agreements. No entity is trying to remove the Gallery from the library building and there will remain two boards after the agreement is signed. The Gallery must negotiate financial terms with the City and the Council, and it is not a task for the Library Board. The Gallery history will not be in the agreement since there is no documentation to support it. Board Member Eliason objected to Item #6; the Gallery should be able to correct any error or problem instead of the City terminating the agreement. Guild Member Mohr remarked the agreement should be at \$50,000 with a part-time library-gallery employee included. Board Member Wells countered that Item #6 is not something the Library Board can fix and that there was a hierarchy in the process of fixing contractual problems. Board Member Freking reminded the Board did not have a money tree and financial terms should be discussed among the City and Guild. Board Member Wells recommended that there be two silent Library Board Members attending the negotiations between the City and Guild. Guild President Steinfeld acknowledge a meeting with the City Manager and was frustrated by the agreement process. Board President Hudspeth ended the study and further consultation would be sought.

**Approval of Minutes** – Moved by Board Member Freking to approve November Minutes. Seconded by Board Member Lyngaas. Vote all ayes. Motion carried.

**Director's Report** –The Library Director said the slight uptick on the bar charts indicated that parent-teacher conferences encouraged more children to get a library card and to read library books. It is during the conference period the Library Director talks to parents at the Front Desk that their children should see them reading so it enforces this valued skill. The Friends drawing of baskets will be on December 16 at 3pm. The Library Director spent about \$7,000 at FIL-Guadalajara with 1/3 towards popular youth books in Spanish translation. The school district's bilingual students will be able to access both English and Spanish copies to help with their literacy. The month's donations were for youth books to be spent when the American Library Association awards are announced in January. Both Enrich Iowa checks were deposited for purchases for the Telehealth Room and for the library's postage reimbursement. Angela McCaulley, Architect, sent a photo of the chosen carpet and acoustical tile for the Telehealth Room. Board Member Eliason remarked there should be more film programs to justify the movie license fee. The Library Director said she would speak to the Programmer. Board Member Eliason observed the Golf Course had more capital projects than the library. Board President Hudspeth remarked she attended the Councils' Capital Interview of City Departments. She knew the Golf Course made more money than the library and the items requested by all the departments were replacements for aging equipment.

**Approval of Bills** – Moved by Board Member Eliason to approve December Bills. Seconded by Board Member Freking. Vote all ayes. Motion carried.

**Approval of 2023 Closed Business Days** – Moved by Board Member Eliason to approve 2023 Closed Business Days. Seconded by Board Member Wells. Vote all ayes. Motion carried.

**Library Board Member Requested Items** – none.

**Closed Session** – Moved by Board President Hudspeth to Closed Session as per Iowa Code 21.5i, Annual Review of the Library Director at 4:43 pm. Seconded by Board Member Lyngaas. Vote all ayes. Motion carried. Moved by Board President Hudspeth to end Closed Session as per Iowa Code 21.5i, Annual Review of the Library Director at 4:53 pm. Seconded by Board Member Lyngaas. Vote all ayes. Motion carried.

**Adjournment** - Moved by Board Member Lyngaas to adjourn the meeting at 4:57 pm. Seconded by Board Member Wells. Vote all ayes. Motion carried.

Elizabeth Huff, Library Director - Please note the above is an unapproved draft of minutes and will be approved by the Board of Trustees on January 9, 2023.

**Storm Lake Airport Commission  
Regular Meeting, Airport Terminal  
Monday, December 12, 2022, 4:00 PM**

Present: Commission Members Bob Ansong, Cynthia Turner, Nathaniel Kitzrow. Absent Jason Dierking. Staff Present: John Bartholomew and Tyler Gibbins.

Public Present: Joe Roenfeldt with Bolton and Menk and Brian Lee from Seattle.

Chairman Bob Ansong called the meeting to order at 4:02 pm.

Chairman Ansong announced that it is impractical to have everyone in the same room for a meeting due to some unfortunate instances and it is necessary to establish a quorum by having an electronic meeting. Commission members present at the meeting are Cynthia Turner and Nathaniel Kitzrow. Commission member present via phone is Jason Dierking.

Hear the Public – No comments.

**Minutes** – Moved by Commissioner Turner to approve the November 14, 2022, minutes. Seconded by Commissioner Kitzrow. Vote All ayes with Commissioner Dierking absent. Motion carried.

Jason Dierking joined the meeting via phone at 4:07 pm.

**Financial Report** – Moved by Commissioner Dierking to approve the financial reports for November 2022. Seconded by Commissioner Turner. Vote: All ayes. Motion carried.

**Fuel Report** – Moved by Commissioner Dierking to approve the November 2022 Fuel Report. Seconded by Commissioner Kitzrow. Vote: All ayes. Motion carried.

**Airport Manager's Monthly Report** – We replaced light bulbs in hangar F stall #3 and replaced three globes on runway 17/35 that were the wrong color, replaced bulbs in both PAPI's on runway 35 and both PAPI's still don't work. The east REIL on runway 17 is out, all lights on the lighted windsock are out, and the security lights on the east side of hangars E and F are out. We took the courtesy car to R&R for repairs. We issued NOTAM that the AWAS was out of service. Mike Marr with the IDOT was here and repaired AWOS, called FAA and cancelled NOTAM.

Courtesy Car Usage: 7 Miles: 209  
Fuel Meter Reading: Jet A – 641,846  
AV Gas – 156,898.7

**Administration Report** –

Runway 17/35 Lighting Project Update: City Staff along with Airport Engineer's attended the initial meetings with the FAA regarding the Runway 17/35 meeting on 12/5/22. A timeline has

been set and the FAA has provided comments. The WO for the engineering services related to the project will go before the City Council on Monday, December 19<sup>th</sup>, 2022, for consideration.

FY2024 Budget Discussion: Per last month's budget conversations, continued discussions are required on the FY2024 budget. Staff to provide additional information and receive direction from the Commission.

**Work Session: Hangar Improvements**

A tenant made a request to make personal improvements to their hangar. The Commissioners directed staff to put together a draft set of requirements for a tenant to make improvement to their hangar.

**Adjourn** – Moved by Commissioner Turner to adjourn the meeting at 4:50 pm. Seconded by Commissioner Kitzrow. Vote: All ayes. Motion carried.

Mayra Martinez, City Clerk



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY

Brew Oil LLC

NAME OF BUSINESS(DBA)

Brew Oil #33

BUSINESS

(712) 732-4646

ADDRESS OF PREMISES

1201 Lakeshore Dr Liquor Room  
Only

PREMISES SUITE/APT NUMBER

CITY

Storm Lake

COUNTY

Buena Vista

ZIP

50588

MAILING ADDRESS

216 E Milwaukee St

CITY

Spencer

STATE

Iowa

ZIP

51301

## Contact Person

NAME

Alaire Nielsen

PHONE

(712) 262-2921

EMAIL

alaire@brewoil.co

## License Information

LICENSE NUMBER

LE0003619

LICENSE/PERMIT TYPE

Class E Retail Alcohol License

TERM

12 Month

STATUS

Submitted  
to Local  
Authority

EFFECTIVE DATE

Jan 18, 2023

EXPIRATION DATE

Jan 17, 2024

LAST DAY OF BUSINESS

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES



# State of Iowa

Alcoholic Beverages Division

## Status of Business

BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

| NAME          | CITY       | STATE | ZIP   | POSITION | % OF OWNERSHIP | U.S. CITIZEN |
|---------------|------------|-------|-------|----------|----------------|--------------|
| Rupinder Kaur | Storm Lake | Iowa  | 50588 | Owner    | 100.00         | Yes          |
| Mary Fieldler |            |       |       |          |                |              |

## Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE  
DATE

OUTDOOR SERVICE EXPIRATION  
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE  
DATE

TEMP TRANSFER EXPIRATION  
DATE



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY

Brew Oil LLC

NAME OF BUSINESS(DBA)

Brew Oil #33

BUSINESS

(712) 732-4646

ADDRESS OF PREMISES

1201 Lakeshore Dr Liquor Room  
Only

PREMISES SUITE/APT NUMBER

CITY

Storm Lake

COUNTY

Buena Vista

ZIP

50588

MAILING ADDRESS

216 E Milwaukee St

CITY

Spencer

STATE

Iowa

ZIP

51301

## Contact Person

NAME

Alaire Nielsen

PHONE

(712) 262-2921

EMAIL

alaire@brewoil.co

## License Information

LICENSE NUMBER

LE0003619

LICENSE/PERMIT TYPE

Class E Retail Alcohol License

TERM

12 Month

STATUS

Submitted  
to Local  
Authority

EFFECTIVE DATE

Jan 18, 2023

EXPIRATION DATE

Jan 17, 2024

LAST DAY OF BUSINESS

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES



# State of Iowa

Alcoholic Beverages Division

## Status of Business

BUSINESS TYPE

Limited Liability Company

## Ownership

### • Individual Owners

| NAME          | CITY       | STATE | ZIP   | POSITION | % OF OWNERSHIP | U.S. CITIZEN |
|---------------|------------|-------|-------|----------|----------------|--------------|
| Rupinder Kaur | Storm Lake | Iowa  | 50588 | Owner    | 100.00         | Yes          |
| Mary Fieldler |            |       |       |          |                |              |

## Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE  
DATE

OUTDOOR SERVICE EXPIRATION  
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE  
DATE

TEMP TRANSFER EXPIRATION  
DATE



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY

Casa Arceo, Inc.

NAME OF BUSINESS(DBA)

Plaza Mexico Mexican Restaurant

BUSINESS

(712) 732-0802

ADDRESS OF PREMISES

1501 Lake Ave.

PREMISES SUITE/APT NUMBER

CITY

Storm Lake

COUNTY

Buena Vista

ZIP

50588

MAILING ADDRESS

1501 Lake Ave.

CITY

Storm Lake

STATE

Iowa

ZIP

50588191

## Contact Person

NAME

Jose Trinidad Arceo

PHONE

(515) 224-6003

EMAIL

nancy@financialcarepros.com

## License Information

LICENSE NUMBER

LC0032993

LICENSE/PERMIT TYPE

Class C Retail Alcohol License

TERM

12 Month

STATUS

Submitted  
to Local  
Authority

EFFECTIVE DATE

Feb 1, 2023

EXPIRATION DATE

Jan 31, 2024

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Retail Alcohol License

PRIVILEGES



# State of Iowa

Alcoholic Beverages Division

## Status of Business

BUSINESS TYPE

Corporation

## Ownership

### • Individual Owners

| NAME                  | CITY       | STATE | ZIP   | POSITION | % OF OWNERSHIP | U.S. CITIZEN |
|-----------------------|------------|-------|-------|----------|----------------|--------------|
| Nancy Davis           |            |       |       |          |                |              |
| Jose T. Arceo-Sanchez | Storm Lake | Iowa  | 50588 | Owner    | 100.00         | Yes          |
| Nancy Davis           | Storm Lake | Iowa  | 50588 |          |                |              |

## Insurance Company Information

INSURANCE COMPANY

Nationwide Mutual Insurance Co.

POLICY EFFECTIVE DATE

Jan 1, 2023

POLICY EXPIRATION DATE

Jan 1, 2024

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

M E M O R A N D U M

TO: MAYRA MARTINEZ

FROM: CHRIS COLE

DATE: January 12, 2023

REFERENCE: LIQUOR LICENSE RENEWAL  
PLAZA MEXICO  
1501 N LAKE AVE

Discussion: Per your request I have accessed the department computer for calls of interest to the aforementioned establishment. The calls are as follows:

| 1-1-2020 to<br>12-18-2021 | 12-19-2021 to<br>1-9-23 |
|---------------------------|-------------------------|
|---------------------------|-------------------------|

INCIDENTS

|                       |    |    |
|-----------------------|----|----|
| 9-1-1 Hang-Up         | 1  | 1  |
| Animal Call           | 1  | 0  |
| Business Security     | 41 | 14 |
| City Code Enforcement | 2  | 0  |
| Interpretation        | 0  | 1  |
| Keys Locked in Car    | 4  | 4  |
| Meeting               | 0  | 1  |
| Motorist Assist       | 0  | 1  |
| PR/Talk/Presentation  | 3  | 0  |
| Station Assignment    | 1  | 0  |
| Suspicious Activity   | 0  | 1  |
| Vehicle Stop          | 9  | 6  |

|         |      |      |
|---------|------|------|
| ARRESTS | none | none |
|---------|------|------|

Recommendation: Approval of liquor license.

## Staff Summary

01/16/2023

Agenda Item # D.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:** Mayra Martinez City Clerk

**SUBJECT:** Buy Local Information

**BACKGROUND:** Early 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 for both the City and King's Pointe's 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:

### BREAKOUT CALCULATED EXPENSES:

|                     |              |
|---------------------|--------------|
| Buena Vista County: | \$ 5,490.92  |
| Contract/Agreement: | \$ 53,974.00 |

|                                    |                      |
|------------------------------------|----------------------|
| Local:                             | \$ 77,534.55         |
| Non-Local:                         | \$ 245,368.58        |
| Payroll/Refunds/Payroll Tax & Ins: | <u>\$ 228,078.02</u> |
| <b>TOTAL EXPENSES:</b>             | <b>\$ 610,446.07</b> |

**RECOMMENDATION:** Review Buy Local Information

**ATTACHMENTS:**  
[City Project Report.pdf](#)

Summary

| Project Summary            |                                           |               |                   |                   |                |                |                  |
|----------------------------|-------------------------------------------|---------------|-------------------|-------------------|----------------|----------------|------------------|
| Project Number             | Project Name                              | Total Budget  | Date Range Budget | Beginning Balance | Total Activity | Ending Balance | Budget Remaining |
| <a href="#">01112-0019</a> | WasteWater Treatment Facility Wetlan...   | 1,173,565.00  | 0.00              | 1,170,187.96      | 0.00           | 1,170,187.96   | 3,377.04         |
| <a href="#">01112-0020</a> | 10th & Ontario StormWater Improvem...     | 1,753,734.33  | 0.00              | 1,752,412.45      | 0.00           | 1,752,412.45   | 1,321.88         |
| <a href="#">01112-0021</a> | 4th & Oats StormWater Improvements        | 832,997.63    | 0.00              | 833,347.35        | 0.00           | 833,347.35     | -349.72          |
| <a href="#">OP1.122814</a> | Richland Street, Phase 2 Improvements     | 174,107.75    | 174,107.75        | 174,095.25        | 0.00           | 174,095.25     | 12.50            |
| <a href="#">OP1.124529</a> | 2021 Fiber Optic System Improvement       | 1,512,413.00  | 0.00              | 1,512,318.50      | 0.00           | 1,512,318.50   | 94.50            |
| <a href="#">OP1.124889</a> | 2021 Cabin Construction                   | 3,300.00      | 0.00              | 3,300.00          | 0.00           | 3,300.00       | 0.00             |
| <a href="#">OP1.125106</a> | BRIC                                      | 8,573,638.49  | 8,573,638.49      | 186,969.99        | 15,789.50      | 202,759.49     | 8,370,879.00     |
| <a href="#">OP1.126252</a> | Comprehansive Plan & Zoning Code Up...    | 125,880.00    | 125,880.00        | 98,932.50         | 4,356.00       | 103,288.50     | 22,591.50        |
| <a href="#">16-19284</a>   | 4th & Bartion Storm Water Improvemen...   | 760,113.88    | 0.00              | 757,662.80        | 0.00           | 757,662.80     | 2,451.08         |
| <a href="#">19-22797</a>   | Memorial Lift Station Improvements        | 2,533,320.00  | 0.00              | 2,436,765.21      | 0.00           | 2,436,765.21   | 96,554.79        |
| <a href="#">20-23848</a>   | Storm Lake WTP- Electrical MCC Replac...  | 268,494.81    | 0.00              | 285,519.75        | 0.00           | 285,519.75     | -17,024.94       |
| <a href="#">20-24387</a>   | Radio Park Lift Station Replacement       | 571,448.36    | 571,448.36        | 547,223.19        | 0.00           | 547,223.19     | 24,225.17        |
| <a href="#">20-HSG-022</a> | 2021 Housing Sustainability Project       | 224,994.00    | 224,994.00        | 143,771.12        | 0.00           | 143,771.12     | 81,222.88        |
| <a href="#">21-26215</a>   | Downtown Master Plan                      | 113,000.00    | 113,000.00        | 97,550.00         | 0.00           | 97,550.00      | 15,450.00        |
| <a href="#">22-26698</a>   | Storm Lake WTP- Well No. 21               | 199,028.00    | 199,028.00        | 115,474.00        | 0.00           | 115,474.00     | 83,554.00        |
| <a href="#">22-26815</a>   | W 6th Street Utilities Extension          | 304,318.00    | 0.00              | 126,627.20        | 0.00           | 126,627.20     | 177,690.80       |
| <a href="#">22-27926</a>   | Storm Lake WTP- Well #22                  | 129,200.00    | 129,200.00        | 11,400.00         | 0.00           | 11,400.00      | 117,800.00       |
| <a href="#">35665</a>      | 1st & Mae Street                          | 764,059.53    | 0.00              | 762,737.66        | 0.00           | 762,737.66     | 1,321.87         |
| <a href="#">8406</a>       | 7th & Geneseo St Sanitary Sewer Impro...  | 410,306.35    | 0.00              | 408,984.48        | 0.00           | 408,984.48     | 1,321.87         |
| <a href="#">HTG322020</a>  | T-Mobile Hometown Grant Q-3-22            | 0.00          | 0.00              | 180.00            | 0.00           | 180.00         | -180.00          |
| <a href="#">IA0091</a>     | SL Elevated Water Storage- Tower #5       | 760,100.15    | 760,100.15        | 253,068.92        | 0.00           | 253,068.92     | 507,031.23       |
| <a href="#">New</a>        | Lead Service Line Replacement Prelim E... | 15,500.00     | 15,500.00         | 0.00              | 0.00           | 0.00           | 15,500.00        |
| <a href="#">New 1</a>      | Runway 17/35 Lighting Replacement         | 99,900.00     | 99,900.00         | 0.00              | 0.00           | 0.00           | 99,900.00        |
| <a href="#">OP1.125220</a> | 4th Street Watermain Improvement Pro...   | 486,673.86    | 486,673.86        | 433,746.32        | 845.00         | 434,591.32     | 52,082.54        |
| <a href="#">P11.112742</a> | North Central SW Phase II                 | 1,854,441.25  | 0.00              | 1,853,147.38      | 0.00           | 1,853,147.38   | 1,293.87         |
| <a href="#">P11.118940</a> | Oneida Street Reconstruction from RR t... | 2,590,080.20  | 0.00              | 2,479,614.28      | 0.00           | 2,479,614.28   | 110,465.92       |
| <a href="#">P11.120411</a> | Highway 7/110 Traffic Lane/Signalization  | 4,661,065.85  | 0.00              | 4,097,122.49      | 15,977.50      | 4,113,099.99   | 547,965.86       |
| <a href="#">P11.120478</a> | Tulip Lane SW Improvements                | 443,607.50    | 0.00              | 440,789.42        | 0.00           | 440,789.42     | 2,818.08         |
| <a href="#">P11.120650</a> | 2020 Expansion Blvd Improvements          | 1,169,938.10  | 0.00              | 1,168,724.60      | 0.00           | 1,168,724.60   | 1,213.50         |
| <a href="#">P11.122266</a> | 7th Street Sewer Lining/2021 CIPP         | 495,443.50    | 0.00              | 495,094.50        | 0.00           | 495,094.50     | 349.00           |
| <a href="#">SP21122</a>    | SL Library CDBG- COVID (CV) Grant         | 679,480.00    | 679,480.00        | 144,024.37        | 0.00           | 144,024.37     | 535,455.63       |
| <a href="#">T51.119823</a> | Runway 13/31 & Taxiway Lighting           | 459,190.70    | 0.00              | 459,190.70        | 0.00           | 459,190.70     | 0.00             |
| Report Total:              |                                           | 34,143,340.24 | 12,152,950.61     | 23,249,982.39     | 36,968.00      | 23,286,950.39  | 10,856,389.85    |

| Group Summary                               |              |                   |                   |                |                |                  |
|---------------------------------------------|--------------|-------------------|-------------------|----------------|----------------|------------------|
| Group                                       | Total Budget | Date Range Budget | Beginning Balance | Total Activity | Ending Balance | Budget Remaining |
| Airport Projects                            | 559,090.70   | 99,900.00         | 459,190.70        | 0.00           | 459,190.70     | 99,900.00        |
| ARPA Project                                | 760,100.15   | 760,100.15        | 253,068.92        | 0.00           | 253,068.92     | 507,031.23       |
| Building Resilient Infrastructure and Co... | 8,573,638.49 | 8,573,638.49      | 186,969.99        | 15,789.50      | 202,759.49     | 8,370,879.00     |

## Staff Summary

01/16/2023  
Agenda Item # D.3.



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

**REPORT TO:** Honorable Mayor & Council  
**FROM:** Chris Cole Police Chief  
**SUBJECT:** SLPD City Code Enforcement Summary  
**BACKGROUND:** 12/28/2022 to 1/11/2023

White Summons : 47

Total: 69

Snow Removal – 48

Accumulate Trash – 5

Accumulate Junk – 10

Junk Vehicles – 1

Parking Restricted to hard surfaces – 5

0 citations

**FISCAL IMPACT:** None

**RECOMMENDATION:** None

**ATTACHMENTS:**

## Staff Summary

01/16/2023

Agenda Item # E.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:** **Motion To Untable Item to Change Family Season Pass Definition and Motion To Approve Change**

**BACKGROUND:** Waterpark family season passes allow up to 5 individuals per household with family season pass add on for additional family members in the household for \$55.

**FISCAL IMPACT:** Unknown

**RECOMMENDATION:** The Zoning Ordinance defines a family as two or more persons (one of whom is the householder) related by birth, marriage, or adoption living together and sharing common living, sleeping, cooking, and eating facilities within an individual housing unit.

**ATTACHMENTS:**  
[Family Waterpark Passes 2023](#)

Honorable Mayor and Council,

Per previous council mandates we are currently offering a waterpark family season pass for up to 5 people for \$275 and \$55 per additional family member over the 5 allowed. Currently in defining the 5 per pass we are using the city zoning code definitions. After being tasked by the council to research what other pools and similar venues/attractions were selling and defining family passes here is the information that I was able to gather:

Unlimited Family Members Season pass:

- Blank Park Zoo
- Algona Aquatic Center (Also offers punch cards and a nanny pass)

6+ Family Members Season Pass:

- Omaha Zoo- 2 adults and up to 6 kids
- Omaha Public pools- family pass -2 adults and up to 6 children, they also offer child pass, adult pass, senior pass and punch cards.

Up to 5 Family Members:

- King's Pointe Resort Storm Lake
- Norma Schmoker Aquatic Center Fort Dodge
- Spencer Aquatic Center (also offers individual punch cards)

Individual passes no family passes:

- Arnold's Park Okoboji
- Lost Island Waterloo
- Adventureland Des Moines
- Des Moines Public Pools (also offers punch card)
- Sioux City punch cards and coupon books only
- Cedar Falls Public Pools \*

\*It is worth noting that Cedar Falls City Council removed the family pass option this year due to struggles in defining what a family is. They instead offered a discount on individual passes for year one (\$40-\$60 per person depending on residency). They also offer a childcare provider pass which can be used for Monday-Friday only. They also upped their daily rates.

According to their parks department and online responses to the press release reviews have been mixed regarding these changes.



## Staff Summary

01/16/2023

Agenda Item # F.1.



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

**REPORT TO:** Honorable Mayor & Council

**FROM:** Scott Olesen Building & Code Compliance Director

**SUBJECT:** **Motion To Set A Hearing For The Council Meeting Of February 6, 2023 On The Report Of The Director Of Public Works Relating To The Abatement Of A Dangerous Building At 604 Geisinger Road.**

**BACKGROUND:** The City is required to hold a public hearing and provide public notice in accordance with the requirements of the 1997 Uniform Code For The Abatement Of Dangerous Buildings in order to assess the costs associated with the demolition of the dangerous building located at 604 Geisinger Road to the property, legally described as:

**The North 60 FEET OF:** A parcel of land in Lot 12 of the Subdivision of the NW1/4 of the NW1/4 of Section 2, Township 90 North, Range 37, West of the 5<sup>th</sup> P.M. more particularly described as follows: Beginning at a point where the East Line of said Lot 12 intersects with the North Right of Way Line of the Chicago, Milwaukee and St. Paul Railroad, thence North along East Line of said Lot 12 for 185 feet, thence West 207.66 feet to the West line of Lot 12, thence South along the West line of Lot 12 to the point where the West line of Lot 12 intersects with the North Right-Of-Way line of the Chicago, Milwaukee and St. Paul Railroad Company, thence along the North Right-of-Way line in a southeasterly direction to the point of beginning.

I have attached copies of documents as required by the 1997 Uniform Code For The Abatement Of Dangerous Buildings.

**FISCAL IMPACT:** The invoice for the completed demolition is \$41,950.00 (attached).

**RECOMMENDATION:** Set the public hearing for the February 6th, 2023 City Council meeting.

**ATTACHMENTS:**

[Notice to the Public of Hearing on proposed charge on Brandow real estate.pdf](#)

Assessment Request

Invoice 1

Invoice 2

NOTICE OF SECTION 902 HEARING UNDER THE 1997 UNIFORM CODE FOR THE  
ABATEMENT OF DANGEROUS BUILDINGS AND SECTION 5-7-2 OF THE CITY CODE  
OF THE CITY OF STORM LAKE, IOWA

TO: Diane Brandow, 210 East 13<sup>th</sup> Street, Apartment 106, Storm Lake, IA 50588;  
Jeff Brandow, 210 East 13<sup>th</sup> Street, Apartment 106, Storm Lake, IA 50588;  
Bank of America, N.A., Bank of America Corporate Center, 100 North Tryon Street,  
Charlotte, NC 28255;  
Treasurer, Buena Vista County, Iowa, 215 East 5<sup>th</sup> Street, PO Drawer 149, Storm Lake, IA  
50588;  
Buena Vista County, Iowa, c/o Buena Vista County Auditor, 215 East 5<sup>th</sup> Street, PO Box  
220, Storm Lake, IA 50588; and  
All Members of the Public

Pursuant to Sections 901 and 902 of the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa, Notice is hereby given to each of the above-named and above-identified persons that the City Council of the City of Storm Lake, Iowa will hold a public hearing at its regular meeting beginning at 5:00 p.m. on February 6, 2023, at the Council Chambers, City Hall, 620 Erie Street, P.O. Box 1086, Storm Lake, Iowa 50588, for the purpose of hearing a report of the director of public works, Scott Olesen, who is the City of Storm Lake's Building and Code Compliance Director, and any protests or objections thereto. Said report is an itemized account of the expense incurred by the City of Storm Lake, Iowa in the demolition of a building owned by Diane Brandow, which demolition was done pursuant to the provisions of Section 701.3, Item 3, of the 1997 Uniform Code for the Abatement of Dangerous Buildings and Section 5-7-2 of the City Code of the City of Storm Lake, Iowa.

The building demolished, located at 604 Geisinger Road in Storm Lake, Iowa, was situated upon the following-described real estate:

The NORTH 60 FEET OF: A parcel of land in Lot 12 of the Subdivision of the

NW1/4 of the NW1/4 of Section 2, Township 90 North, Range 37, West of the 5th P.M. more particularly described as follows: Beginning at point where the East Line of said Lot 12 intersects with the North Right of Way Line of the Chicago, Milwaukee and St. Paul Railroad, thence North along the East line of said Lot 12 for 185 feet, thence West 207.66 feet to the West line of Lot 12, thence South along the West line of Lot 12 to the point where the West line of Lot 12 intersects with the North Right-of-Way line of the Chicago Milwaukee and St. Paul Railroad Company, thence along the North Right-of-Way line in a southeasterly direction to the point of beginning

(the “Real Estate”). The report includes a description of the Real Estate and specifies the work done, the itemized and total cost of the work, the names and addresses of the persons entitled to notice pursuant to Section 401.3 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, and a proposed charge of \$42,690.00 for such work, to be assessed against the Real Estate or imposed as a personal obligation against the owner of the Real Estate. Such report was filed with the City Clerk of the City of Storm Lake, Iowa and may be examined during business hours at the office of such City Clerk, City Hall, 620 Erie Street, P.O. Box 1086, Storm Lake, Iowa 50588.

You are hereby advised that any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk of the City of Storm Lake, Iowa, City Hall, 620 Erie Street, P.O. Box 1086, Storm Lake, Iowa 50588 at any time prior to the time set for hearing on the report of the director. Each such report or objection must contain a description of the Real Estate or other property in which the signer thereof is interested and the grounds of such protest or objection. No other protests or objections shall be considered by the City Council at the scheduled hearing.

At the conclusion of the hearing, said City Council may make such revision, correction, or modification in the report or the charge as it may deem just; and when said Council is satisfied with the correctness of the charge, the report, as submitted, or as revised, corrected, or modified,

together with the charge, shall be confirmed or rejected. Said Council may thereupon order that the charge, if confirmed, shall be made a personal obligation of the Real Estate owner or assess the charge against the Real Estate.

If said Council orders that the charge shall be assessed against the Real Estate, it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter such assessment shall constitute a special assessment against and a lien upon the Real Estate. The lien shall be subordinate to all existing special assessment liens previously imposed upon the Real Estate and shall be paramount to all other liens except for state, county, and property taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are paid. Any part of the assessment remaining unpaid after thirty (30) days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of seven percent (7%) per annum from and after such date. The validity of any such assessment shall not be contested in any action or proceeding unless the same is commenced within thirty (30) days after the assessment is placed upon the assessment roll.

After confirmation of the report, certified copies of the assessment shall be given to the Buena Vista County, Iowa Assessor and the Buena Vista County, Iowa Treasurer, who shall add the amount of the assessment to the next regular tax bill levied against the Real Estate for municipal purposes.

---

Mayra A. Martinez, City Clerk for the City of Storm Lake



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

December 30, 2022

TO: Mayra Martinez, City Clerk

FROM: Scott Olesen, Building and Code Compliance Director

RE: Dangerous building demolition fees.

Dear Ms. Martinez-

Please consider this my report in accordance with Section 901 of the 1997 Uniform Code For The Abatement Of Dangerous Buildings and Section 5-7-2 of the Storm Lake City Code.

The following is an itemized list of the costs associated with the demolition of the structure located at 604 Geisinger Road in Storm Lake, Iowa as a part of abating a dangerous building.

The work completed was done pursuant to the provisions of Section 701.3, Item 3, of the 1997 Uniform Code For The Abatement Of Dangerous Buildings.

Impact 7G Performed the following services at the site:

- Inspected both the inside and outside of the structure for asbestos containing materials.
- Reviewed any previous inspection related to the property.
- Took samples of material suspected of containing asbestos containing material and sent them to a certified laboratory for testing in accordance with State and Federal regulations.
- Provided a report of the results obtained from the laboratory to the City for the purpose of developing a proposal for demolition of the structure.

The cost for Impact 7G's services listed above was \$1,100.00.

Site Services, Inc. performed the following operations on the site:

- Removed the asbestos containing materials in accordance with Iowa DNR and Iowa OSHA regulations.
- Hauled the ACM to the designated landfill.
- Removed the concrete foundation, footings, slab, and surface concrete.
- Removed the overgrown vegetation.
- Removed any refuse from the site.
- Disconnected the water service line.
- Installed a new water service line.
- Capped the building sewer.
- Filled the excavation hole with clean material and black dirt.

The cost for Site Services, Inc.'s operations listed above was \$41,590.00.

Attached and incorporated herein by reference are copies of the invoices from Impact 7G and Site Services, Inc. for the costs of asbestos containing material inspection as well as demolishing and removing the dangerous building owned by Diane Brandow.

The **total** of all fees associated with the abatement of the dangerous building owned by Ms. Brandow is \$42,690.00. Therefore, I propose a **charge of \$42,690.00** for such work, to be assessed against the real estate described below or imposed as a personal obligation against the owner of the real estate.

The property is located at 604 Geisinger Road. The legal description of this property is as follows: **The North 60 FEET OF:** A parcel of land in Lot 12 of the Subdivision of the NW1/4 of the NW1/4 of Section 2, Township 90 North, Range 37, West of the 5<sup>th</sup> P.M. more particularly described as follows: Beginning at a point where the East Line of said Lot 12 intersects with the North Right of Way Line of the Chicago, Milwaukee and St. Paul Railroad, thence North along East Line of said Lot 12 for 185 feet, thence West 207.66 feet to the West line of Lot 12, thence South along the West line of Lot 12 to the point where the West line of Lot 12 intersects with the North Right-Of-Way line of the Chicago Milwaukee and St. Paul Railroad Company, thence along the North Right-of-Way line in a southeasterly direction to the point of beginning.

The following persons are entitled to notice in accordance with Section 401.3, of the 1997 Uniform Code For The Abatement Of Dangerous Buildings:

Diane Brandow  
210 East 13<sup>th</sup> Street  
Apartment 106  
Storm Lake, Iowa 50588

Jeff Brandow  
210 East 13<sup>th</sup> Street  
Apartment 106  
Storm Lake, Iowa 50588

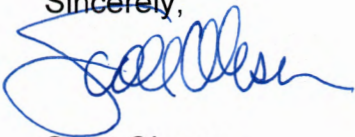
Bank of America, N.A.  
Bank of America Corporate Center  
100 North Tryon Street  
Charlotte, NC 28255

Treasurer, Buena Vista County, Iowa  
215 East 5<sup>th</sup> Street  
PO Drawer 149  
Storm Lake, Iowa 50588

Buena Vista County, Iowa  
c/o Buena Vista County Auditor  
215 East 5<sup>th</sup> Street  
PO Box 220  
Storm Lake, Iowa 50588

If you have any questions relating to this action, please contact me at your convenience.

Sincerely,



Scott Olesen  
Building and Code Compliance Director

Encl.

CC: Keri Navratil, City Manager  
David Derragon, Assistant City Manager  
Phil Havens, City Attorney  
Brian Oakleaf, City Finance Director



Impact7G  
 8951 Windsor Parkway  
 Johnston, IA 50131  
 515.473.6256

City of Storm Lake  
 Attn: Justin Yarosevich  
 PO Box 1086  
 Storm Lake, IA 50588  
 David Derragon

Invoice number 26392  
 Date 06/16/2022  
 Project CITY OF STORM LAKE (2022)

IMPACT7G (P) 515.473.6256 (F) 515.528.8005 WWW.IMPACT7G.COM

Email Invoice to: derragon@stormlake.org

| Description        | Current Billed    |
|--------------------|-------------------|
| 604 Geisinger Road |                   |
| ACM Survey         | 1,100.00          |
|                    |                   |
|                    | Subtotal 1,100.00 |
|                    | Total 1,100.00    |

Invoice total 1,100.00

*Thank you for your business!*

*Approved for payment*  
*David M Derragon, ACM*  
*6-17-2022*

VENDOR: 002197 Impact7G, Inc

| DATE      | INVOICE # | PO # | DESCRIPTION     |
|-----------|-----------|------|-----------------|
| 6/16/2022 | 26392     |      | Survey Services |

| 07/06/2022 | AMOUNT   |
|------------|----------|
|            | 1,100.00 |

31  
43

|       |          |
|-------|----------|
| TOTAL | 1,100.00 |
|-------|----------|

Check #: 3116

Central Bank



| DEPOSIT DATE |
|--------------|
| 07/06/2022   |

| PAY THIS AMOUNT |
|-----------------|
| 1,100.00        |

PAY \*\*\* VOID \*\*\* NON-NEGOTIABLE \*\*\* VOID \*\*\* FOR INFORMATION ONLY \*\*\* VOID \*\*\*

TO THE ORDER OF Impact7G, Inc  
8951 Windsor Parkway  
Johnston, IA 50131-

EFT Payment Summary

Site Services Inc.

1621 East Commercial St.  
Algona, IA 50511**Invoice**

| Date       | Invoice # |
|------------|-----------|
| 11/15/2022 | 1530      |

|                                                            |
|------------------------------------------------------------|
| <b>Bill To</b>                                             |
| City Of Storm Lake<br>PO Box 1086<br>Storm Lake Iowa 50588 |

|                |
|----------------|
| <b>Ship To</b> |
|                |

|                                                                                     |                |                                                                                                                          |            |     |            |             |
|-------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------|------------|-----|------------|-------------|
| P.O. Number                                                                         | Terms          | Rep                                                                                                                      | Ship       | Via | F.O.B.     | Project     |
|                                                                                     | Due on receipt |                                                                                                                          | 11/15/2022 |     |            |             |
| Quantity                                                                            | Item Code      | Description                                                                                                              |            |     | Price Each | Amount      |
|                                                                                     | Asbestos       | Demolition Abatement Job Complete as per contract dated 9-27-22, services performed at 604 Geisinger Road Storm Lake IA. |            |     | 41,950.00  | 41,950.00   |
|  |                |                                                                                                                          |            |     |            |             |
| Thank you for your business.                                                        |                |                                                                                                                          |            |     | Total      | \$41,950.00 |

## Staff Summary

01/16/2023

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:** Mayra Martinez

**SUBJECT:** **Ordinance No. 02-O-2022-2023 Proposed Text Amendment To The Storm Lake Zoning Ordinance To Make Changes To The Gateway Overlay District**

**BACKGROUND:** Article V of the Storm Lake Zoning Ordinance was put into the Zoning Ordinance as an "overlay district", which provides an additional set of regulations in addition to the "base district" regulations to achieve a specific purpose. In this case, the intent was to promote compatibility of future development near Kings Pointe. The regulations have not been significantly modified in nearly 10 years. Revisiting these regulations allows for consideration of the success that that current rules have had in development in the district and to modify the regulations such that development is encouraged but still maintain the original intent for compatibility.

The attached proposed text amendment seeks to address items that go beyond the original intent of the district to provide compatibility with the Kings Pointe. Additionally, there are items in the existing overlay regulations that are duplications of regulations covered in others portions of the Zoning Ordinance such as landscaping and items that are not compatible with newer adopted regulations such as the Post Construction Storm Water Control Ordinance, which was not in effect at the time of the original document.

The Planning and Zoning Commission reviewed the request for text changes at their November 29th, 2022, meeting and approved the request with a vote of 3-1 in favor of approval.

**COMPREHENSIVE PLAN RELATIONSHIP** The Storm Lake Comprehensive Plan in Chapter Four "Community Development and Land Use" lists on page 4-23, Goal 1, item 10: "Establish zoning categories and regulations that encourage desired forms of development while maintaining community standards."

Chapter Six "Economic Development" of the Comprehensive Plan on

page 6-5, bullet two states: "Growth (edge development vs. redevelopment) Storm Lake will continue to grow in the future.....New development on the edge (of the community) is an easier path to take (financially and physically); however, it requires adding or extending infrastructure and requires conversion of ag land into urban uses. Redevelopment carries challenges and complexities that are sometimes of such a magnitude that development follows a path of least resistance and locates on the edge of the community...."

From the Comprehensive Plan perspective, there should be rules and guidelines in place to guide the type development that is desired and compatible with the area it is located, but not to the point where development is driven to new undeveloped areas. The proposed changes to the ordinance will make development easier while still retaining the regulations to provide compatibility of future development.

|                        |                                                                                                                                                                                                                   |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FISCAL IMPACT:</b>  | Cost of mailings and legal fees of approximately \$1,200.                                                                                                                                                         |
| <b>RECOMMENDATION:</b> | <b>Review and approve the requested text amendment on the:</b><br><del><b>First Reading on December 5th, 2022</b></del><br><del><b>Reading on January 3rd, 2023</b></del><br><b>Reading on January 16th, 2023</b> |
|                        | <del><b>Second</b></del><br><b>Third</b>                                                                                                                                                                          |

- ATTACHMENTS:**
- [11292022 - Public Hearing Notice - Text Amendment to Article V - Gateway District.pdf](#)
  - [Map With Key.pdf](#)
  - [Article 5 - Special and Overlay Districts\\_201404151521047913.pdf](#)
  - [Ordinance No. 02-O-2022-2023 Amending Storm Lake Zoning Ordinance-Article FIVE-Olesen drafted; Havens revised.pdf](#)



Proud

City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

P (712)-732-8000

F (712)-732-4114

**NOTICE OF PUBLIC HEARING FOR PUBLICATION  
CITY OF STORM LAKE  
PLANNING AND ZONING COMMISSION File number 2022-6**

**Tuesday, November 29, 2022, at 5:15 p.m.**

**And**

**CITY COUNCIL MEETING**

**Monday, December 5, 2022, at 5:00 p.m.**

A petition for a Text Amendment to Article V of the Zoning Ordinance of the City of Storm Lake, a part of the Storm Lake Municipal Code, to clarify and modify certain regulations pertaining to the gateway district has been filed by the City of Storm Lake.

**A public hearing will be held by the Planning and Zoning Commission on November 29, 2022, at 5:15 P.M.** at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed Text Amendment to Article V of the Zoning Ordinance of the City of Storm Lake, a part of the Storm Lake Municipal Code, to clarify and modify certain regulations pertaining to the gateway district. **You may attend in person at City Hall, 620 Erie Street, Storm Lake, Iowa, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499– Zoom Meeting ID: 884 9661 3217, or by Computer: <https://us06web.zoom.us/j/88496613217>**

Following the hearing the Commission will make a recommendation to the City Council relative to the application.

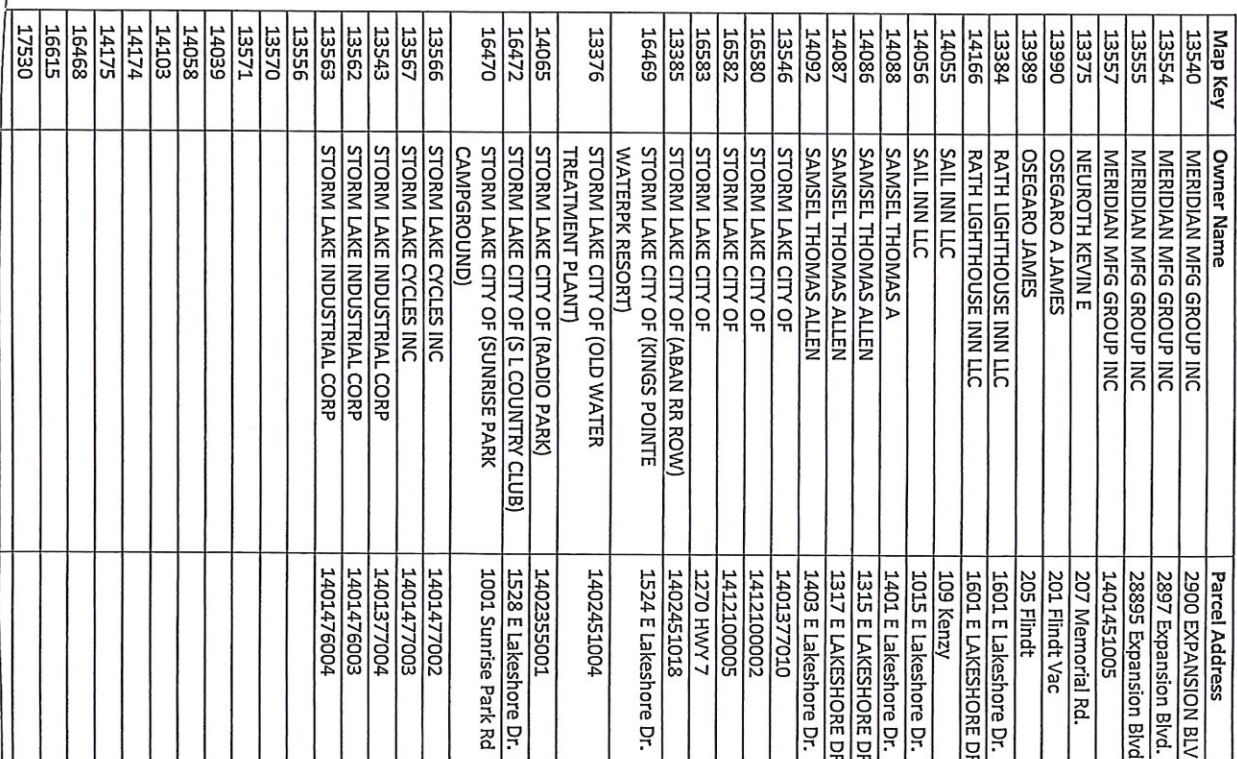
**The City Council will meet Monday, December 5, 2022, at 5:00 P.M.** and will consider the enactment of an ordinance to amend Article V of the Zoning Ordinance as proposed. You may attend in person at City Hall, 620 Erie Street, Storm Lake, Iowa, by Telephone Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Zoom Meeting ID: 933-2006-3301, or by Computer: <https://us06web.zoom.us/j/93320063301>

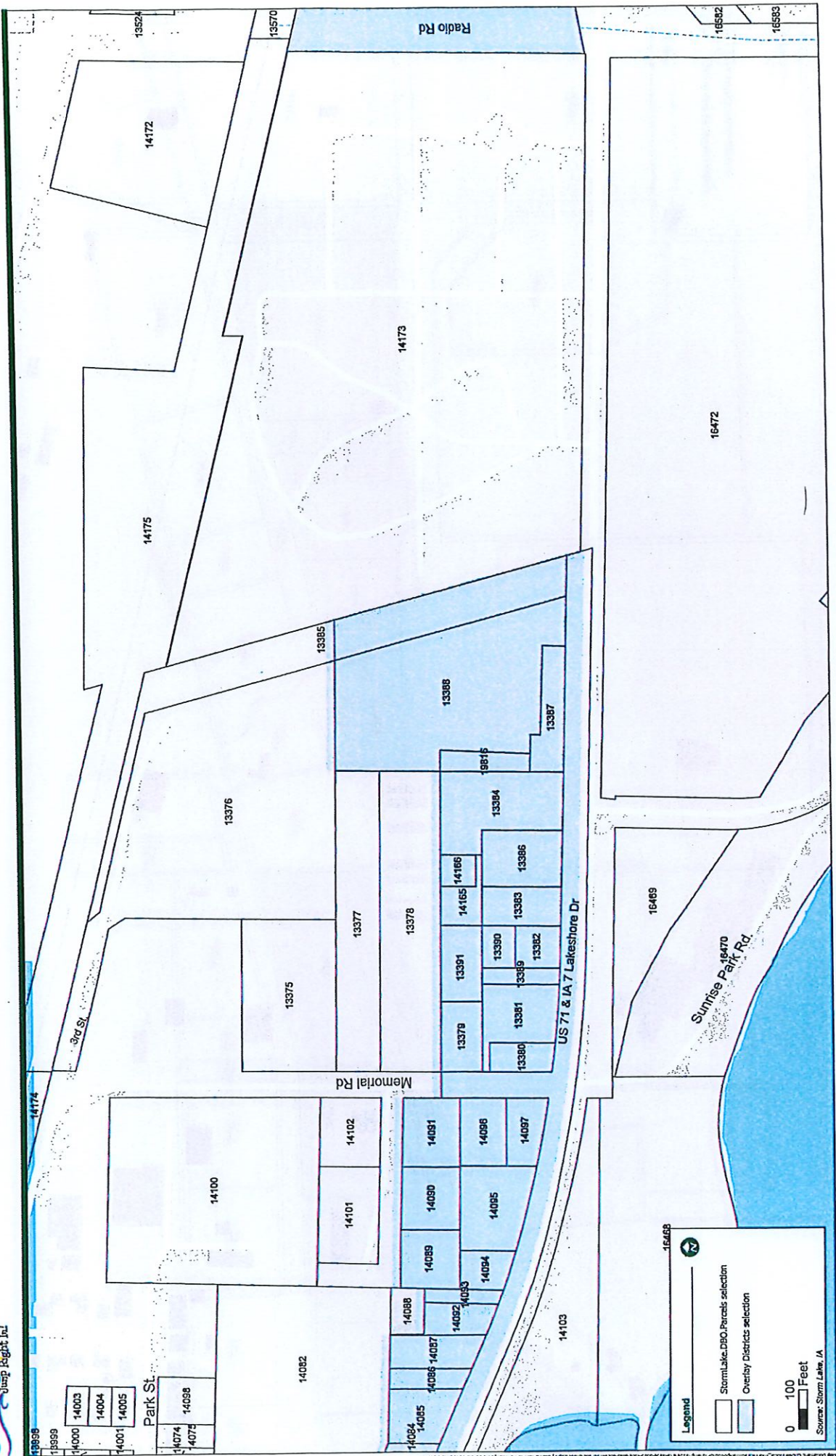
Respectfully submitted,

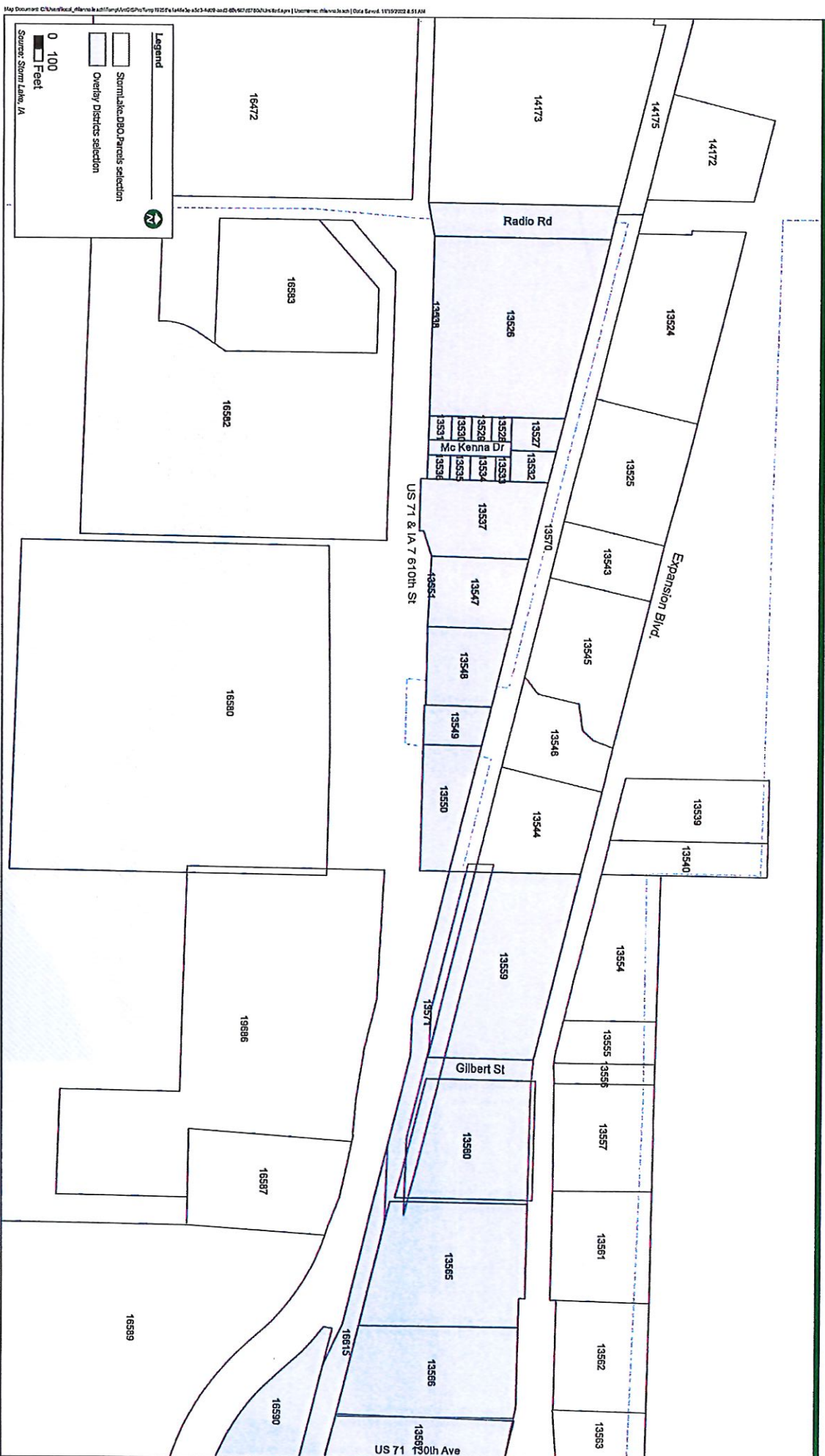
Scott Olesen  
Zoning Administrator

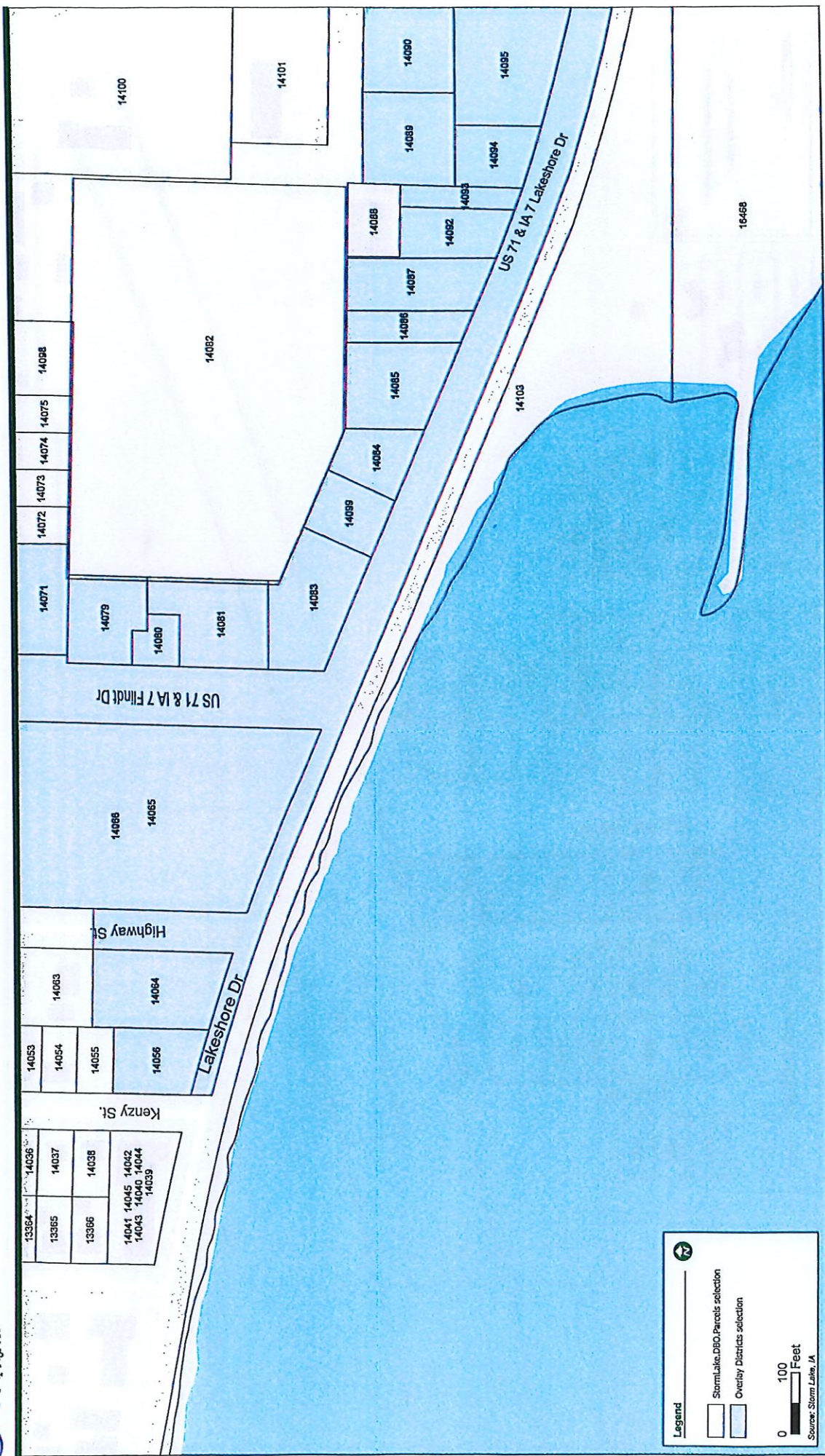
| Map Key | Owner Name                               | Parcel Address        |
|---------|------------------------------------------|-----------------------|
| 13997   | ABELS GORDON B REV LIVING TRST           | 218 PHILLIPS          |
| 13988   | ALADRO-VALDES HUMBERTO                   | 216 Dorinda           |
| 13529   | ALLBEE STEVEN                            | 115 MC KENNA          |
| 17499   | ARGOTSINGER TERRY A                      | 901 W 5TH             |
| 14075   | ARREGUIN MANUEL                          | 1314 Park             |
| 13569   | AVERY BROS SIGN CO                       | HWY 71                |
| 13537   | BARNETT GENE D                           | 1219 HWY 7            |
| 13970   | BAUTISTA VICTOR                          | 1111 Park             |
| 14084   | BEAL ROBERT G                            | 1309 E. LAKESHORE DR  |
| 14099   | BELLINGHAUSEN ROGER                      | 502 LAKESHORE DR      |
| 14050   | BENCOMO-GOMEZ DELVIS LUIS                | 131 KENZY             |
| 13378   | BENZ THAYNE                              | 121 Memorial Rd       |
| 14098   | BOUROMMAVONG KETNARINE                   | 1404 PARK             |
| 14083   | BREW OIL LLC                             | 1201 E Lakeshore Dr.  |
| 13528   | BREYFOGLE CECILE C REV TRUST             | 121 MC KENNA DR       |
| 14073   | CALDERON RAMON ARTURO                    | 1308 PARK             |
| 13532   | CARLSON CURT R                           | 126 MC KENNA DR       |
| 13965   | CASTILLO ANGELA AVELAR                   | 137 HIGHWAY           |
| 13973   | CATARINO MARTIN LIZARDO                  | 1112 E 1ST            |
| 13545   | CEMSTONE CONCRETE MATERIALS LLC          | 2226 EXPANSION        |
| 14052   | CHANTHAVONG HATSACHAK                    | 121 KENZY             |
| 14074   | CHINCHILLA-CARDONA JOSE RODRIGO          | 1310 PARK ST          |
| 13391   | COLUMBUS CLUB ASSOCIATION OF STORM LAKE  | 1507 E Lakeshore Dr.  |
| 13526   | COMMUNITY FIRST BROADCASTING LLC         | 6090 Radio Rd         |
| 13993   | COMPARAN LUIS                            | 217 DORINDA           |
| 19686   | CONNELL C RICHARD TRUST                  | 1412201003            |
| 13966   | CORTES-SANDOVAL MIGUEL                   | 1104 E 1st            |
| 14060   | DAVID P JENNETT LAW OFFICE               | 130 Highway           |
| 13549   | DE WALL ENDEAVORS LLC                    | 1237 HWY 71           |
| 13535   | DELP RAY L                               | 110 MC KENNA DR       |
| 13524   | FURST MC NESS CO                         | 2000 Expansion Blvd.  |
| 14038   | GARCIA-BURCIAGA JOSE CRUZ                | 108 KENZY             |
| 13365   | GARCIA-OCUEGUERA JOSE                    | 111 MAE               |
| 14165   | GODFREDSON LARRY                         | 1402451026            |
| 14003   | GONZALEZ JOSE A VENEGAS                  | 209 PHILLIPS          |
| 13527   | GONZALEZ-ESCOBAR MISAEAL JUNIOR          | 125 MC KENNA DR       |
| 13550   | GOODMAN CLASSIC INC                      | 1247 HWY 71           |
| 13380   | GRAND CENTRAL COFFEE STATION LLC         | 1501 E Lakeshore Dr.  |
| 14004   | GUTIERREZ-MARQUEZ SALVADOR               | 205 PHILLIPS          |
| 14102   | HADENFELDT BARBARA                       | 114 Memorial Rd       |
| 14063   | HEARTLAND PROPERTIES OF IOWA LLC         | 120 Highway           |
| 13382   | HEITMAN DANIEL S                         | 1515 E Lakeshore Dr.  |
| 13962   | HENSON BEVERLY J                         | 1105 E 1ST            |
| 14176   | HILLSHIRE BRANDS COMPANY THE             | 307 Flindt Dr.        |
| 13366   | HOFFARD MICHAEL L                        | 109 MAE               |
| 14071   | IORDANOU CHRISTOS N                      | 135 Flindt            |
| 14100   | IOWA STATE OF                            | 1601 Park             |
| 14066   | IOWA STATE OF (STATE RADIO)              | 1103 E Lakeshore Dr   |
| 14072   | IRAHETA JOSE A                           | 1304 Park             |
| 14044   | JACKSON BARBARA K                        | 901 E LAKESHORE DR #1 |
| 13968   | JACUINDE MANUEL                          | 1101 PARK             |
| 14080   | JUNGOHAN CORY J                          | 125 Flindt            |
| 13992   | KEENAN MICHAEL J                         | 1300 E 3rd St.        |
| 14043   | KELLEY JOSEPH L & SHIRLEY M FAMILY TRUST | 903 E LAKESHORE DR #4 |
| 14005   | KEOOUNKHAM VILAY                         | 1401 PARK ST          |
| 13964   | KEOPHANYA JOHN                           | 1113 E 1ST            |
| 13364   | KNOKE DOUGLAS                            | 115 MAE               |
| 13971   | KONGMANICHANH KHAMLAE                    | 1115 PARK             |
| 13998   | LARA DARLENE D                           | 216 PHILLIPS          |
| 13387   | LAVEN WILLIAM J                          | 1701 E Lakeshore Dr.  |
| 13999   | LONGORIA MARIA D RAMOS                   | 214 PHILLIPS          |
| 14048   | LOPEZ JOSE ISABEL                        | 137 KENZY             |
| 14059   | LOR ONG                                  | 134 Highway           |
| 13525   | MANGOLD BRENT L                          | 2004 Expansion Blvd.  |
| 14036   | MATOS-PEREZ JUAN                         | 116 KENZY             |
| 16587   | MEAD STEVEN J                            | 1270 HWY 7            |
| 14082   | MEMORIAL PARK BALL DIAMOND               | 1402376014            |
| 13559   | MERIDIAN MFG GROUP INC                   | 2900 Expansion Blvd.  |
| 14095   | MEYLOE LEE & LAURIE REV TRUST            | 1411 E LAKESHORE DR   |
| 14054   | MILLS SHEILA A                           | 113 Kenzy             |
| 13363   | MORALES SALOME                           | 119 MAE               |
| 14049   | MOUNTHEP SOUNY                           | 133 KENZY             |

| Map Key | Owner Name                                                  | Parcel Address          |
|---------|-------------------------------------------------------------|-------------------------|
| 13377   | NEUROTH KEVIN E                                             | 1402451005              |
| 14001   | NHEK LEE                                                    | 1305 Park               |
| 13991   | OSEGARO JAMES                                               | 201 Flindt Vac          |
| 13972   | PAENGVAEN KONGMY                                            | 1117 PARK               |
| 14000   | PARKHURST DONALD D                                          | 210 Phillips            |
| 14041   | PARSON MARY B                                               | 903 E LAKESHORE #2      |
| 13534   | PHOMPHAENG THINH                                            | 116 MC KENNA DR         |
| 13969   | PINEDA REGINALDA                                            | 1105 PARK               |
| 14045   | PROCZAK HELEN                                               | 901 E LAKESHORE DR #2   |
| 14047   | PYLE FAMILY CORPORATION                                     | 903 E Lakeshore Apt. #1 |
| 19816   | RATH LIGHTHOUSE INN LLC                                     | 1601 E LAKESHORE DR     |
| 13536   | RATH MARTIN R                                               | 106 MC KENNA DR         |
| 13538   | REAGAN OUTDOOR ADVERTISING                                  | 1401353901              |
| 14085   | REDIG MELVIN A                                              | 1311 E LAKESHORE DR     |
| 14040   | REED ROBERT                                                 |                         |
| 14081   | REINERT MICHAEL P                                           | 123 Flindt              |
| 13960   | REYES VICTOR                                                | 1106 E 3rd              |
| 14062   | RIOS CARLOS HERNANDEZ                                       | 126 Highway             |
| 14051   | ROBINSON LEROY E                                            | 813 FLINDT DR           |
| 14053   | RODRIGUEZ ALVARO E                                          | 117 KENZY               |
| 14034   | RODRIGUEZ-HERNANDEZ JUAN CARLOS                             | 124 KENZY               |
| 13963   | ROSALES MARTIN NAVARRO                                      | 1109 E 1ST              |
| 14064   | SAIL INN LLC                                                | 1015 E LAKESHORE DR     |
| 13996   | SALAS VERONICA                                              | 1301 PARK               |
| 14093   | SAMSEL THOMAS ALLEN                                         | 1319 E Lakeshore Dr.    |
| 13565   | SCHULTZ LARRY J                                             | 3040 Expansion Blvd.    |
| 17496   | SKIBSTED DAVID A REV TRUST & SKIBSTED CONSTANCE M REV TRUST | 1411 610TH ST           |
| 14096   | STARK MICHAEL                                               | 108 Memorial Rd         |
| 16590   | STORM LAKE CITY OF (LIGHTHOUSE)                             | 1295 HWY 7              |
| 14173   | STORM LAKE CITY OF HAYES TOWNSHIP                           | 1402477003              |
| 14097   | STORM LAKE CYCLES INC                                       | 3040 EXPANSION          |
| 13544   | STORM LAKE HYDRAULICS COMPANY                               | 2400 EXPANSION          |
| 13568   | STORM LAKE INDUSTRIAL CORP                                  | 1401477004              |
| 14042   | STRAIT LEO W                                                | 903 E LAKESHORE DR #2   |
| 13362   | THAMMAKOD KHAMBAY                                           | 123 MAE                 |
| 13967   | THONGSY BOONSONG                                            | 1108 E 1ST              |
| 13995   | TORRES JAVIER                                               | 205 DORINDA             |
| 13994   | TORRES-GARCIA JORGE A                                       | 211 DORINDA             |
| 13560   | TRANS AGRA INTERNATIONAL INC                                | 101 Gilbert Rd          |
| 14172   | TRANSCREDIT L C                                             | 1916 Expansion Blvd     |
| 13548   | TSCHESTER AND TSCHESTER                                     | 1235 HWY 71             |
| 13547   | TSCHESTER LYNAL K                                           | 1223 HWY 71             |
| 13916   | TYSON FRESH MEATS INC                                       | 1009 Richland           |
| 14057   | VANG THAI                                                   | 136 Highway             |
| 14035   | VAZQUEZ VIVIANA                                             | 120 KENZY               |
| 14037   | VEGAS-HERNANDEZ MARIOYSIS                                   | 112 KENZY               |
| 13561   | VERIZON WIRELESS                                            | 3041 Expansion          |
| 16589   | VETTER GLEN                                                 | 1412226005              |
| 17490   | WILLIAMS DAVID LIFE ESTATE                                  | 1335 610TH ST           |
| 13531   | WILSON CAROLYN E                                            | 103 MC KENNA DR.        |
| 13530   | WOLTERMAN MARY M LIFE USE                                   | 111 MC KENNA            |
| 13986   | ALADRO-VALDES HUMBERTO                                      | 1402328001              |
| 13987   | ALADRO-VALDES HUMBERTO                                      | 216 Dorinda             |
| 13551   | AVERY BROS SIGN CO                                          | 1401378903              |
| 13533   | CARLSON CURT R                                              | 126 MC KENNA DR         |
| 13389   | COLUMBUS CLUB                                               | 1507 E Lakeshore Dr.    |
| 13381   | COLUMBUS CLUB ASSOCIATION                                   | 1507 E Lakeshore Dr.    |
| 13379   | COLUMBUS CLUB ASSOCIATION OF STORM LAKE                     | 1507 E LAKESHORE DR     |
| 13383   | GODFREDSON LARRY                                            | 1519 E Lakeshore Dr.    |
| 13386   | GODFREDSON LARRY                                            | 1523 E Lakeshore        |
| 13390   | GODFREDSON LARRY                                            | 1402451023              |
| 14089   | HADENFELDT ADAH                                             | 1405 E Lakeshore Dr.    |
| 14091   | HADENFELDT ADAH                                             | 110 Memorial Rd.        |
| 14094   | HADENFELDT ADAH                                             | 1405 E Lakeshore Dr.    |
| 14090   | HADENFELDT ADAH V                                           | 1405 E Lakeshore Dr.    |
| 14101   | HADENFELDT BARBARA                                          | 201 Marshal Rd.         |
| 13978   | HILLSHIRE BRANDS COMPANY THE                                | 307 Flindt Dr.          |
| 13979   | HILLSHIRE BRANDS COMPANY THE                                | 307 Flindt Dr.          |
| 14079   | IORDANOU CHRISTOS N                                         | 147 FLINDT DR           |
| 13539   | MERIDIAN MFG GROUP INC                                      | 2900 EXPANSION BLVD     |











## SPECIAL AND OVERLAY DISTRICTS

# 5

## ARTICLE FIVE – SPECIAL AND OVERLAY DISTRICTS

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### 501 General Purpose

Special Districts provide for base districts that allow multiple land uses and flexible development, with the requirement that in some cases applicants submit a specific guiding plan for the area. Overlay Districts are used in combination with base districts to modify or expand base district regulations. Overlay Districts are adapted to special needs of different parts of the City of Storm Lake.

Special and Overlay Districts are designed to achieve the following objectives:

- a. To recognize special conditions in specific parts of the City, which require specific regulations.
- b. To provide flexibility in development and to encourage innovative design through comprehensively planned projects.
- c. To implement the vision, guiding principles, and policies as established in the currently effective Comprehensive Plan for the City of Storm Lake.

### MU MIXED USE DISTRICT

### 502 MU District Purpose

The MU Mixed Use District is intended to accommodate projects which combine several compatible land uses into an integrated development. The MU District may also be used to pre-designate parts of the city which are appropriate for a mixture of residential, commercial, office, and accessory uses. The District permits mixing residential areas with workplaces and services. Development in the MU District must accommodate transportation systems, pedestrian and bicycle movement, and surrounding environments. All projects developed in a MU District are subject to a Conditional Use Permit process.

### 503 MU District Permitted Uses

Each ordinance establishing a MU District establishes the use types permitted within its boundaries.

## SPECIAL AND OVERLAY DISTRICTS

### 504 MU District Site Development Regulations

- a. The minimum area of any MU District is 2.75 acres.
- b. Prior to the issuance of any building permits or other authorization, all projects in the MU District shall receive approval by the City Council, following a recommendation by the Planning and Zoning Commission. This approval may be granted for a specific plan for the development of a MU District in lieu of a plan for individual projects, provided that any subsequent developments are consistent with the specific plan.
- c. Applications for approval must contain at a minimum the following information:
  1. A detailed site map, including:
    - (a) a boundary survey
    - (b) site dimensions
    - (c) contour lines at no greater than two foot intervals
    - (d) adjacent public rights of way, transportation routes, and pedestrian or bicycle systems
    - (e) description of adjacent land uses
    - (f) utility service to the site and easements through the site
    - (g) description of other site features, including drainage, soils, environmental issues, or other considerations that may affect development
  2. A development plan, including:
    - (a) a site layout, including the location of proposed buildings, parking, open space, and other facilities
    - (b) location, capacity, and conceptual design of parking facilities
    - (c) description of the use of individual buildings
    - (d) description of all use types to be included in the project or area, and maximum floor area devoted to each general use
    - (e) maximum height of buildings
    - (f) schematic location and design of open space on the site, including a landscaping plan
    - (g) vehicular and pedestrian circulation plan, including relationship to external transportation systems
    - (h) schematic building elevations and sections if required to describe the project
    - (i) grading plans
    - (j) proposed sewer and utility improvements
    - (k) location, sizes, and types of all proposed signage
  3. Specific proposed development regulations for the project, including:
    - (a) the specific use types permitted within the proposed district
    - (b) maximum floor area ratios
    - (c) front, side, and rear yard setbacks
    - (d) maximum height
    - (e) maximum building and impervious coverage
    - (f) design standards applicable to the project
  4. A traffic impact analysis, if required by the City
  5. A storm sewer and runoff control plan for the project

## **SPECIAL AND OVERLAY DISTRICTS**

### **505 MU District Amendments**

The Zoning Administrator is authorized at his/her discretion to approve amendments to an approved development plan, provided that:

- a. A written request is filed with the Zoning Administrator, along with information specifying the exact nature of the proposed amendment.
- b. The amendment is consistent with the provisions of this section.
- c. The amendment does not alter the approved site regulations of the development plan and does not materially alter other aspects of the plan, including traffic circulation, mixture of use types, and physical design.
- d. Any amendment not conforming to these provisions shall be submitted to the Planning and Zoning Commission and City Council for action.

### **506-9 Reserved**

## **PUD PLANNED UNIT DEVELOPMENT DISTRICT**

### **510 PUD District Purpose**

The PUD Planned Unit Development Overlay District is intended to provide flexibility in the design of planned projects; to permit innovation in project design that incorporates open space and other amenities; and to insure compatibility of developments with the surrounding urban environment. The PUD District may be used in combination with any base district specified in this Ordinance. The PUD District, which is adopted by the City Council with the recommendation of the Planning and Zoning Commission, assures specific development standards for each designated project.

### **511 PUD District Permitted Uses**

Uses permitted in a PUD Overlay District are those permitted in the underlying base district. A PUD also may be combined with a MU Mixed Use District to allow a combination of use types not anticipated by conventional base districts.

### **512 PUD District Site Development Regulations**

Site Development Regulations are developed individually for each Planned Unit Development

## SPECIAL AND OVERLAY DISTRICTS

District but must comply with minimum or maximum standards established for the base district, with the following exceptions:

- a. The minimum site area for application of a PUD overlay district shall be 2.75 acres.
- b. Lot area and lot width are not restricted, provided that the maximum density allowed for each base district is not exceeded. Maximum density shall be determined by preparing a yield plan. A yield plan shall consist of a feasible development concept that applies the base regulations of the applicable base zoning district.
- c. Residential use types may be combined within a PUD district provided that the development as a whole complies with the maximum density permitted under the base zoning district.
- d. Density Bonuses shall be considered through the PUD process for projects that achieve desirable community goals and policies established in the Comprehensive Plan. Bonuses shall be awarded based on the total number of units allowed as demonstrated in the yield plan rounded down to a whole number. (i.e. A yield plan that results in a total of 20 to 29 units with a density bonus of 10% would yield two additional bonus units.) Bonuses shall be awarded as follows:
  1. A 20% bonus for the preservation of contiguous open space. The open space preserved must be equal to or greater than 20% of the net developable project area. Open space areas shall include natural features, drainage corridors and buffers, woodlands, trail corridors, or other lands acceptable to the City. Open space shall NOT include remnant open space areas that are left over from irregular sized development parcels, required park dedication or undevelopable land areas such as floodways or wetlands. Allowable open space uses include:
    - (a) Open fields (not used for commercial crop production)
    - (b) Nature preserves/habitat
    - (c) Park
    - (d) Community Gardens
    - (e) Buffers to wetlands or drainage corridors
    - (f) Public service needs (well field, emergency management systems, etc...)
  2. A 10% bonus for preservation and interpretation of important historical/cultural resources. To achieve the bonus, applicants must integrate historical/cultural interpretive elements into development projects. This may be done through development signage or monuments, preservation of historic structures, public art, interpretive plaques or other approved method.
  3. A 20% bonus for integration of alternative stormwater management practices that incorporate educational interpretation, rainwater reuse/recycling rainwater treatment and groundwater recharge.
  4. A 10% bonus for incorporation of alternative energy systems that are applied across the entire development project including such strategies as solar power, wind power, closed loop system geothermal, or other system as approved by the City.

## **SPECIAL AND OVERLAY DISTRICTS**

5. A 20% bonus for incorporation of mixed income housing development. A development project that includes a ratio of between 1 housing unit of affordable housing (affordable to residents whose household income is at or below 80% of the Buena Vista County Household Median Income) for every 5 to 7 units of market rate housing.

A long term maintenance plan that establishes a sustainable program for care and funding of the additional site feature as defined in 512(d)(2) shall be included in the PUD developer's agreement and shall be agreed to by the applicant and the City. Ownership and or preservation of land areas through application of density bonuses shall be agreed to within the PUD developer's agreement.

- e. Maximum building coverage shall be the smaller of the allowed building coverage in the base district, or 60 percent.
- f. A maximum cumulative density bonus for any development proposal or project shall not exceed 30%.

### **513 PUD District Access to Public Streets**

Each PUD District must abut a public street for at least 50 feet and gain access from that street.

### **514 PUD District Application Process**

- a. Development Agreement

The application for a Planned Unit Development District shall include a Development Agreement containing the following information:

1. A tract map, showing site boundaries, street lines, lot lines, easements, and proposed dedications or vacations.
2. A land use plan designating specific uses for the site and establishing site development regulations, including setback height, building coverage, impervious coverage, density, and floor area ratio requirements.
3. A site development and landscaping plan, showing building locations, or building envelopes; site improvements; public or common open spaces; community facilities; significant visual features; and typical landscape plans.
4. A circulation plan, including location of existing and proposed vehicular and pedestrian, facilities and location and general design of parking and loading facilities.
5. Schematic architectural plans and elevations sufficient to indicate a building height, bulk, materials, and general architectural design.

## SPECIAL AND OVERLAY DISTRICTS

6. A statistical summary of the project, including gross site area, net site area, number of housing units by type, gross floor area of other uses, total amount of parking, and building and impervious surface percentages.
7. A storm sewer and runoff control plan for the project.
8. A site civil engineering plan showing adequate provisions for municipal sanitary sewer connections and municipal potable water system connections.
9. A utility plan showing all other private utility locations including such items as gas, electric, cable and phone.
10. A phasing plan establishing a logical sequence of development activities and associated timeline.
11. A written report that establishes:
  - (a) Purpose of the PUD and consistency with the current Comprehensive Plan;
  - (b) development regulations that differ from standard regulations including lot sizes, lot dimensions, setbacks, site coverage, bulk standards, parking, and other site development regulations;
  - (c) developer covenants that establish management and maintenance commitments to common and open space areas, development of homeowners associations, commitments to infrastructure improvement completion;
  - (d) provision of density bonuses and adherence to density bonus criteria

Collectively, the information outlined in items 1 through 10 shall constitute the Development Agreement. This agreement shall be drafted in a form suitable to the City Attorney and shall be adopted by ordinance and used to implement individual development applications. The zoning administrator may waive requirements for information or may request additional information if deemed appropriate and necessary in order to fully evaluate the proposed projects' suitability and impacts. This agreement would be fully executed by the developer and the city and recorded with the Buena Vista County Recorder and the City Clerk.

### **515 PUD District Adoption of District**

- a. The Planning and Zoning Commission and City Council shall review and evaluate each Planned Unit Development application. The City may impose reasonable conditions, as deemed necessary to ensure that a PUD shall be compatible with adjacent land uses, will not overburden public services and facilities and will not be detrimental to public health, safety and welfare.
- b. The Planning and Zoning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning and Zoning Commission may recommend amendments to PUD district applications.

## **SPECIAL AND OVERLAY DISTRICTS**

- d. The recommendation with appropriate findings of the Planning and Zoning Commission shall be transmitted to the City Council for final action.
- e. An Ordinance adopting a Planned Unit Development Overlay Zoning District shall require a favorable simple majority of the City Council for approval.
- f. Upon approval by the City Council, the Development Plan shall become a part of the Ordinance creating or amending the PUD District. All approved plans shall be filed with the City Clerk and recorded at the Buena Vista County Recorder's office.

### **516 PUD District Amendment Procedure**

Major amendments to the Development Plan must be approved according to the same procedure set forth in Section 515.

### **517 Termination of PUD District**

If no substantial development has taken place in a Planned Unit Development District for three years following approval of the District, the Planning and Zoning Commission shall reconsider the zoning of the property and may, on its own motion, initiate an application for rezoning the property reverting it back to the zoning designation that existed prior to the PUD District Application.

### **518-9 Reserved**

## **HD HISTORIC DISTRICT**

### **520 HD District Purpose**

The HD Historic Overlay District enables the adoption of special performance and development standards in combination with site development regulations of a base district for areas of special historical or architectural significance within the City of Storm Lake. The District recognizes the importance of historically and architecturally significant districts to the character of Storm Lake and provides for their conservation.

## **SPECIAL AND OVERLAY DISTRICTS**

### **521 HD District Procedure for Adoption**

- a. Proposal: The creation of an HD Historic Overlay District may be initiated by the Planning and Zoning Commission; the City Council; or by petition of the owner or owners of 51% of the property area within the proposed district.
- b. Requirements for Application: An application for the creation of an HD Overlay District must include:
  - 1. A statement describing the proposed district's special historical or architectural characteristics and stating the reasons for proposal of the district
  - 2. A map indicating the boundaries of the proposed HD Overlay District, specifying the base district(s) included within these boundaries.
  - 3. An inventory of the buildings or historically important sites located within the boundaries of the proposed district.
  - 4. Supplemental site development regulations, design criteria, and performance standards that apply to the proposed district.

### **522 HD District Adoption of District**

- a. The Planning and Zoning Commission and City Council shall review and evaluate each HD Overlay District application.
- b. The Planning and Zoning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning and Zoning Commission may recommend amendments to HD district applications.
- d. The recommendation of the Planning and Zoning Commission shall be transmitted to the City Council for final action.
- e. The Ordinance adopting the HD District shall include a statement of purpose, a description of district boundaries, and a list of supplemental site development regulations and performance standards.
- f. An Ordinance adopting an HD Overlay District shall require a favorable vote of a simple majority of the City Council for approval.
- g. Upon approval by the City Council, each HD Overlay District shall be shown on the Zoning Map, identified sequentially by order of enactment and referenced to the enacting Ordinance.
- h. Any protest against an HD Overlay District shall be made and filed as provided by Iowa State Statutes.

## **SPECIAL AND OVERLAY DISTRICTS**

### **523 HD District Developments and Building Permits within an HD District**

- a. All plans for development within an HD District shall be reviewed by the Storm Lake Design Review Board. This Board shall be composed of seven members, ideally composed of one architect, one historian, one artist, and four members of the community at large. The Design Review Board shall be recommended by the Mayor and approved by the City Council.
- b. Prior to the issuance of any building permits or other authorization for development, all projects requiring a building or development in the HD District shall be reviewed by the Design Review Board in a public hearing following proper notice, for consistency with the design criteria of the HD District and determined to be consistent with the regulations of the district. The City shall not issue a building permit, certificate of occupancy, or other permit for a building, structure, or use within an HD District unless it is in compliance with the approved site development regulations for the HD District, or any approved amendments.
- c. A denial of a project in an HD District by the Design Review Board may be appealed to the Board of Adjustment.

### **524-529 Reserved**

## **IR INDUSTRIAL REUSE DISTRICT**

### **530 IR District Purpose**

The IR Industrial Reuse Overlay District enables the reuse of large commercial buildings within selected commercial areas for high quality industrial uses, which have extremely limited external effects on neighboring properties. The District is intended to assure that all major building resources in Storm Lake are put into productive use that strengthens the economy of the community and the region. However, it also provides regulations, which control the effects of such developments on neighboring properties.

### **531 IR District Procedure for Adoption**

- a. Proposal: The creation of an IR Industrial Reuse Overlay District may be initiated by the Planning and Zoning Commission or the City Council. The IR District may be used only in combination with a CC Community Commercial zoning district.
- b. Requirements for Application: An application for the creation of an IR Overlay District must include:
  1. A map indicating the boundaries of the proposed IR Overlay District, specifying the base district(s) included within these boundaries.

## **SPECIAL AND OVERLAY DISTRICTS**

2. An inventory of the buildings located within the boundaries of the proposed district.

### **532 IR District Adoption of District**

- a. The Planning and Zoning Commission and City Council shall review and evaluate each IR Overlay District application.
- b. The Planning and Zoning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning and Zoning Commission may recommend amendments to IR district applications.
- d. The recommendation with appropriate findings of the Planning and Zoning Commission shall be transmitted to the City Council for final action.
- e. The Ordinance adopting the IR District shall include a statement of purpose, a description of district boundaries, and a list of supplemental site development regulations and performance standards.
- f. An Ordinance adopting an IR Overlay District shall require a favorable vote of a simple majority of the City Council for approval.
- g. Upon approval by the City Council, each IR Overlay District shall be shown on the Zoning Map, identified sequentially by order of enactment and referenced to the enacting Ordinance.

### **533 IR District Development Standards within an IR Overlay District**

- a. Within an IR Industrial Reuse Overlay District, a building with a gross floor area of 20,000 square feet or above may be used for the following use types in addition to those permitted by the base district:
  - Custom Manufacturing
  - Light Industry
  - Warehousing
- b. All development within an IR Overlay District is governed by the site development regulations for the base district. In addition, any use of buildings for industrial use types must comply with the following additional site development regulations:
  1. No outdoor storage of any type may occur on the site. All storage must be located within enclosed structures.
  2. Mandatory buffer yards shall be provided between industrial use types and other land uses. A minimum buffer yard of 50-feet shall be provided between an industrial use type and neighboring residential or agricultural land uses. A minimum buffer

## **SPECIAL AND OVERLAY DISTRICTS**

yard of 20-feet shall be provided between an industrial use type and any other neighboring use. Landscaping of buffer yards shall be implemented as required by Article 8 of this Ordinance.

3. No measurable environmental effects shall exist at the property lines of the proposed industrial use. These include odors, noise, industrial emissions, or glare.
4. The City Council may establish additional site development regulations to govern development within an IR Industrial Reuse Overlay District.

### **534 IR District Building Permits**

- a. The Zoning Administrator shall review all building or development permits within an IR Overlay District. Building or other development permits issued by the City in an IR District shall be consistent with the regulations adopted for the IR Overlay District.
- b. Any denial of a building or development permit by the Zoning Administrator may be appealed to the Board of Adjustment.

### **535-539 Reserved**

## **GD GATEWAY DISTRICT**

### **540 Gateway Overlay District Purpose**

Gateway corridors form the “front door” to the community and create an image and identity for the city. Development within gateway corridors provide first impressions when entering the city and last impressions when leaving the City. Consistent with the vision, guiding principles and policies of the Comprehensive Plan, the gateway overlay district is intended to establish a standard for site and building development on highly visible gateway corridors. As a whole, the massing and details of the buildings and site landscaping amenities shall be the dominant visible features from the street, and not parking. The standards shall apply to all properties that fall within the gateway district overlay. All other standards within the zoning code apply; however, where there is a conflict between the zoning ordinance and these special requirements, these special requirements shall take precedence.

### **541 Permitted Uses**

Permitted uses within the GD overlay district shall be governed by the underlying base zoning district.

## **SPECIAL AND OVERLAY DISTRICTS**

### **542 District Applicability**

Regulations for properties included within the Gateway Overlay District shall apply as follows:

- a. New Construction (including new construction that is a result of redevelopment)
- b. Additions to existing buildings. When one or both of the following conditions apply, the entire building and site must comply with the Site Development, Building, and Signage Regulations in sections 543, 544, and 545 below:
  1. An addition to an existing building, which exceeds 25% of the gross square footage of the building
  2. When the estimated improvement costs (not including site work) exceeds 50% of the assessed value of the buildings current value
- c. Any change from a permitted use in the underlying zoning district to a conditional use in the underlying zoning district
- d. Any rezoning of the base district

### **543 Site Development Regulations**

The following site development regulations shall apply:

- a. Building Orientation
  1. New buildings shall be oriented with the front primary entry of the building facing towards an arterial street.
  2. For new buildings, a minimum of 25% of the lot frontage facing the primary arterial street shall consist of building frontage (this may include a patio or deck area that is connected to or part of the primary use of the building).
  3. Buildings shall be set back a minimum of 10 feet and a maximum of 20 feet from the front property line. The setback area shall be used for landscape areas, front entry enhancements, or for plaza space.
- b. Parking Location and Orientation
  1. Parking lots are encouraged to be located to the rear of the building. No more than 25% of the lot frontage can be utilized for surface parking area..
  2. Parking that is located in the front yard area shall be oriented to prevent headlight glare on to the principle arterial street.
  3. Parking that is located in the front yard area shall be screened from the principal arterial street through the use of landscaping or berming. Decorative see through fence materials no more than 3 ½ feet in height may be used to screen parking areas.

## SPECIAL AND OVERLAY DISTRICTS

4. Parking lots over 30 spaces or 10,000 square feet in area shall provide shade trees within planting islands. The island shall be a minimum 8' wide and 18' long. One island shall be provided for every 30 parking spaces. Grass, ground cover or shrubs shall also be planted within the island with the trees. The islands may be curbed and raised or sunken and utilized as a storm water management system.
  5. Shared parking between adjacent uses is encouraged. A reduction in required parking spaces will be granted provided the applicant can demonstrate peak parking demands do not exceed total available parking spaces and proof of parking can demonstrate the ability to add parking should it be necessary. A shared parking agreement is required between property owners to be recorded with the Buena Vista County Recorder and the City Clerk.
  6. Pedestrian ways (sidewalks, plazas, trails) shall be installed that connect building entrances and parking areas to existing or planned trails/sidewalks along public street rights of way. Clearly marked pedestrian lanes shall be provided through parking areas greater than 50 cars and at key crossings site entry drives. Sidewalks that connect the right of way to the building entrance shall be a minimum of 8 feet wide.
- c. Utilities/Access/Infrastructure
1. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
  2. Utility service boxes shall be located in rear yards where possible or side yards as an alternative. If located near the front of the lot boxes shall be screened with landscaping and be designed to minimize their visual effect on the site.
  3. On site stormwater management shall be shared between lots or to rear lots except where such features are manicured landscape amenity features, a maintained rainwater garden or functional aesthetic/art elements.
  4. Access to sites in the gateway overlay districts shall be limited to one access on to the primary arterial street per existing lot for office or retail properties with less than 15,000 gross square feet. All other uses are limited to no more than two curb cuts on to the primary arterial. Driveway curb cuts shall be designed to a minimum width necessary to facilitate safe and efficient vehicular access consistent with the present or proposed use.
  5. Where possible, consolidation of individual driveways is encouraged through shared driveway arrangements.
  6. Provide pedestrian scale (16' maximum height) lighting along walkways into and out of parking lots to strengthen the sight line of the route of travel and increase security for nighttime use. This lighting shall be in addition to vehicular scale (20' plus height) parking lot lighting.
  7. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in

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criteria for equipment screening.

### d. Site Landscaping

1. A minimum of one tree must be planted and maintained for each 500 square feet of pervious area.
2. A minimum of one shrub shall be planted and maintained for each 150 square feet of pervious area. All required shrubs shall be planted in the front yard setback or front yard and street side yard if both exist.
3. Herbaceous non-woody plant material may be substituted for the required shrubs at a rate of 4 herbaceous plants for 1 shrub. No more than 50% of the shrubs required can be substituted with herbaceous non-woody plant material. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants chosen shall be indigenous to the area and hardy, harmonious to the design, and of good appearance.
4. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
5. Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of those. Screening shall be equally effective in winter and summer.

## 544 Building Regulations

The following building regulations shall apply to all new development or redevelopment within the district and to any existing legal non-conforming use that change to a conforming use:

- a. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- b. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building's design.
- c. Separate entries for each unit are encouraged with clustering four or less entries is allowable with appropriate architectural application, such as an interior breezeway or exterior courtyard. Facade details that reflect the buildings architectural style shall be used on all exposed building elevations, not just the street facing or entry facade.
- d. Building volume and mass are partially defined by facade treatment. Facades shall be designed to be proportional to the overall building and reflect the architectural style. Building volumes shall be reduced through wall offsets or projections. Such variations shall be designed so that there is no more than 25 linear feet of unvaried facade.
- e. Monotonous, uninterrupted expanses of wall shall be avoided. Recesses, projections, columns, openings, ornamentation, materials and colors shall be used to add texture and detail. Blank walls shall not normally exceed 10 feet of lineal frontage along primary

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arterial corridor and 25 feet along any side street.

- f. Entries and windows shall contribute to the volume, mass, proportion and texture of the building. They shall be designed as an integral part of the overall building design and shall reflect the building's architectural style.
- g. Street fronting windows shall be at least 12 inches and no more than 30 inches above the sidewalk level.
- h. Individual business entries shall be readily identifiable from the public right of way with primary building entries fronting on the primary arterial street. Entries can be articulated with recesses, projections, porches and other distinctive elements.
- i. Exterior wall materials shall be brick, stone, stucco or other high quality materials. Plywood, plastic, aluminum, vinyl siding and similar materials are not permitted. Exterior Insulation Finish System (EIFS) (commonly known by brand name "Dryvit" or similar) is allowed only if the final finish and connections appear as natural stucco. EIFS shall not be utilized in the lower 7' of the façade.
- j. Masonry shall be utilized on a minimum of 25% of each exterior surface except for the rear of the building.
- k. The selected material and color palette shall be used on all exposed sides of a building.
- l. Materials shall be high quality and durable.

### 545 Signage Regulations

The following signage regulations shall apply to all new development or redevelopment within the district and to any existing legal non-conforming sign that changes to a conforming sign:

- a. Every building or commercial complex shall incorporate sign design into the overall project design plan. Sign design, materials and illumination shall complement the building scale, proportions, architectural style, materials and colors.
- b. Where more than one sign is allowed, all signs shall be designed using the same construction methods and materials, colors, lettering and logo styles.
- c. The location and size of signs shall clearly relate to the architecture of that particular structure. Signs shall not cover windows, roof shapes or dominate trim. Roof and wall signs that extend above roof lines are prohibited.
- d. Wall and fascia signs shall be located to indicate building entries without dominating the facade.
- e. Freestanding pole and pylon signs are prohibited. Low profile monument signs are to be allowed. Monument signs may be placed in the 10' front yard setback. Low profile monument signs shall be placed so as not to obstruct vision or create a traffic hazard.

## SPECIAL AND OVERLAY DISTRICTS

- f. Low profile monument signs shall incorporate the architectural character and materials of the building.
- g. A single, low profile monument sign may incorporate the addresses and business names for multiple tenants of a building or complex. All tenant signs shall be of a uniform size, color and style when combined in a single sign format.
- h. A freestanding monument sign may not exceed 25 Square feet per side and not exceed 4'-6" in height.
- i. Projecting signs are allowed on storefronts up to a height of 14 feet, with maximum projection of 4 feet from the face of the building. Clearance of at least 8 feet must be maintained to the sidewalk. The overall size of the sign shall not exceed 10 square feet.
- j. The total area of all signs on a building should be limited to a size equal to one square foot per frontage foot of building face, with a minimum allowance of 25 square feet regardless of front footage. When the ground floor of a building is occupied by more than one tenant, each shall be entitled to a pro-rata share footage based on the frontage used by that tenant with each tenant being entitled to a minimum of 25 square feet regardless of each tenant's front footage.
- k. Sign should be located directly above the business entrance or to the sides of the entrance at eye level, so that they are visible below the foliage of street trees for the amenity and convenience of the pedestrian. Sign may be located centered on the building frontage if the main entrance is off set to a side.
- l. The size of signs shall be appropriate to viewing distance. Pedestrian oriented signs shall be smaller than vehicle oriented signs, however all signs shall be in scale with the streetscape/pedestrian movements.
- m. The maximum number of permanent signs per business shall be two different types of signs, such as a wall sign, a projecting sign or a permanent banner. Otherwise only one sign per business is allowed.
- n. Additional or larger signs may be allowed for large scale projects provided that the function and design is justified through a comprehensive sign plan for the project and approved by the City. Justification for additional signs shall be based on functional needs, such as multiple entrances or uses within a development. Larger signs shall be justified by specific site conditions or appropriate proportional scale to the overall building.
- o. Internally illuminated plastic signs are prohibited. Individually illuminated sign letters within an allowable wall sign area may be used, provided the entire sign and background are not internally illuminated.
- p. Additional signs are allowed for businesses that provide pedestrian access to sales and service areas through the rear of buildings. For such businesses, rear access signage shall be equal to allowable signage for front facades.
- q. Window graphics shall be applied so that they do not obscure visibility into a shop. No more than 25% of an area of any one window shall be used for a sign. Such signage shall be designed to complement the other signs and the design of the storefront.

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- r. Window graphics are recommended to be painted or applied vinyl letters on glass or a clear acrylic panel behind the windows. These types of window graphics are permanent signs, and their area must be counted in the overall allowable area for signs.
- s. Banners and cloth signs shall be used primarily for special, festive occasions. If such signs are used on a permanent basis, a condition of their initial approval is agreement to replace them when they begin to show wear. A banner shall be considered a permanent sign if it displays content or identification of any kind that relates to the business or service establishment of the building to which the banner is attached.

### **546 Development Review**

Development projects submitted to the city within the Gateway District Overlay shall be administratively reviewed by the zoning and building official for compliance with the regulations of the Gateway Overlay District. The zoning official may choose to engage the Design Review Architect as assigned by the City of Storm Lake to suggest enhancements and review the development plans for compliance with this article.

Site plans and building plans shall be submitted and reviewed consistent with the procedures outlined in Article 12.

### **547-549 Reserved**

## **AH AIRPORT HEIGHT ZONING DISTRICT**

### **550 Airport Height Zoning**

This Article shall be known and cited as “The Storm Lake Municipal Airport Height Zoning District.”

- a. Definitions: As used in this Article, unless the context otherwise requires:
  - 1. “AIRPORT”: The Storm Lake Municipal Airport.
  - 2. “AIRPORT ELEVATION”: The highest point of an airport’s usable landing area measured in feet above mean sea level, which elevation is established to be one thousand four hundred eighty-seven and one-half feet (1,487.5’).
  - 3. “AIRPORT HAZARD”: Any structure or tree or use of land which would exceed the Federal obstruction standards as contained in fourteen (14) Code of Federal Regulations sections seventy-seven point twenty-one (77.21), seventy-seven point twenty-three (77.23) and seventy-seven point twenty-five (77.25) latest revisions, and which obstruct the airspace required for flight of aircraft and landing or takeoff at an airport or is otherwise hazardous to such landing or taking off of aircraft.

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4. “RUNWAY OBSTACLE FREE ZONE”: A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the runway obstacle free zone extends two hundred feet (200') beyond each end of that runway. The width of the runway obstacle free zone of a runway will be that width prescribed in part 77 of the Federal Aviation Regulations (FAR) for the most precise approach existing or planned for either end of that runway. The elevation of any point of the runway obstacle free zone is the same as the elevation of the nearest point of the runway centerline.
5. “AIRSPACE HEIGHT”: For the purpose of determining the height limits in all zones set forth in this Article and shown on the Storm Lake Municipal Airport Height Zoning Map, the datum shall be mean sea level elevation unless otherwise specified.
6. “CONTROL ZONE”: Airspace extending upward from the surface of the earth which may include one or more airports and is normally a circular area of five (5) statute miles in radius, with extensions where necessary to include instrument approach and departure paths.
7. “INSTRUMENT RUNWAY”: A runway having an existing instrument approach procedure utilized air navigation facilities or area type navigation equipment, for which an instrument approach procedure has been approved or planned.
8. “MINIMUM DESCENT ALTITUDE”: The lowest altitude, expressed in feet above mean sea level, to which descent is authorized on final approach or during circle to land maneuvering in execution of a standard instrument approach procedure, where no electronic glide slope is provided.
9. “MINIMUM ENROUTE ALTITUDE”: The altitude in effect between fixes which assured acceptable navigational signal coverage and meets obstruction clearance requirements between those fixes.
10. “MINIMUM OBSTRUCTION CLEARANCE ALTITUDE”: The specified altitude in effect between radio fixes or VOR airways, off-airway routes, or route segments which meets obstruction clearance requirements for the entire route segment and which assures acceptable navigational signal coverage only within twenty-two (22) miles of a VOR.
11. “RUNWAY”: A defined area on an airport prepared for landing and takeoff of aircraft along its length.
12. “VISUAL RUNWAY”: A runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedure and no instrument designation indicated on a FAA approved airport layout plan, a military services approved military airport layout plan, or by any planning document submitted to the FAA by competent authority.

b. Airport Zones and Airspace Limitations

In order to carry out the provisions of this Section, there are hereby created and established certain zones which are depicted on the Storm Lake Municipal Airport Height Zoning Map.

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A structure located in more than one zone of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

1. Horizontal Zone:

Airport Height Zone: The land lying under a horizontal plane one hundred fifty feet (150') above the established airport elevation, the perimeter of which is constructed by: Swinging arcs of ten thousand feet (10,000') radii from the center of each end of the primary surface of runways seventeen (17) and thirty-five (35), and connecting the adjacent arcs by lines tangent to those arcs. No structure shall exceed one hundred fifty feet (150') above the established airport elevation in the horizontal zone, as depicted on the Storm Lake Municipal Airport Height Zoning Map.

2. Conical Zone:

The land lying under a surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one (1) for a horizontal distance of four thousand feet (4,000'). No structure shall penetrate the conical surface in the conical zone, as depicted on the Storm Lake Municipal Airport Height Zoning Map.

3. Approach Zone:

The landing lying under a surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. (Note: An approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end).

(a) The inner edge of the approach surface is:

- 1) Two hundred fifty feet (250') wide for runways six (6) and twenty-four (24).
- 2) Five hundred feet (500') wide for runways thirteen (13), thirty-one (31), seventeen (17) and thirty-five (35).

(b) The outer edge of the approach zone is:

- 1) One thousand two hundred fifty feet (1,250') for runways six (6) and twenty-four (24).
- 2) One thousand five hundred feet (1,500') for runway thirteen (13).
- 3) Two thousand feet (2,000') for runway thirty-one (31).
- 4) Three thousand five hundred feet (3,500') for runways seventeen (17) and thirty-five (35).

(c) The approach zone extends for a horizontal distance of:

- 1) Five thousand feet (5,000') at a slope of twenty (20) to one (1) for runways thirteen (13), thirty-one (31), six (6) and twenty-four (24).
- 2) Ten thousand feet (10,000') at a slope of thirty-four (34) to one (1) for runways seventeen (17) and thirty-five (35).

No structure shall exceed the approach surface to any runway, as depicted on the Storm Lake Municipal Height Zoning Map.

## SPECIAL AND OVERLAY DISTRICTS

### 4. Transitional Zone:

The land lying under those surfaces extending outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of seven (7) to one (1) from the sides of the primary surface and from the sides of the approach surfaces.

No structure shall exceed the approach surface to any runway, as depicted on the Storm Lake Municipal Airport Height Zoning Map.

5. No structure shall be erected in Buena Vista County that raises the published minimum descent altitude for an instrument approach to any runway, nor shall any structure be erected that causes the minimum obstruction clearance altitude or minimum enroute altitude to be increased on any Federal airway in Buena Vista County.

### c. Use Restrictions

Notwithstanding any other provisions of Section 550, no use may be made of land or water within the City of Storm Lake, Buena Vista County, or Sac County in such a manner as to interfere with the operation of any airborne aircraft. The following special requirements shall apply to each permitted use:

1. All lights or illumination used in conjunction with street, parking signs or uses of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from the Storm Lake Municipal Airport or in the vicinity thereof.
2. No operations from any use shall produce smoke, glare or other visual hazards within three (3) statute miles of any usable runway of the Storm Lake Municipal Airport.
3. No operations from any use in the City of Storm Lake, Buena Vista County or Sac County, shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.

### d. Lighting

1. Notwithstanding the provisions of Section 550 the owner of any structure over two hundred feet (200') above the ground level must install on the structure lighting in accordance with Federal Aviation Administration (FAA), Advisory Circular 70-7460-1K and amendments. Additionally, any structure, constructed after the effective date of this Chapter and exceeding nine hundred forty-nine feet (949') above ground level, must install on that structure high intensity white obstruction lights in accordance with Chapter 7 of the FAA Advisory Circular 70-7460-1K and amendments.
2. Any permit or variance granted may be so conditioned as to require the owner of the structure or growth in question to permit the City of Storm Lake, Buena Vista County, or Sac County, at its own expense to install, operate and maintain thereto such markers or lights as may be necessary to indicate to pilots the presence of an airspace hazard.

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e. Variances

Any person desiring to erect or increase the height of any structure, or to permit the growth of any tree, or otherwise use his property in violation of any Section of this Chapter, may apply to the Airport Board of Adjustment for variance from such regulations. No application for variance to the requirements of this Chapter may be considered by the Board of Adjustment unless a copy of the application has been submitted to the Storm Lake Airport Commission for its opinion as to the aeronautical effects of such a variance. If the Storm Lake Airport Commission does not respond to the Board of Adjustment within fifteen (15) days from receipt of the copy of application, the Board may make its decision to grant or deny the variance.

f. Airport Board of Adjustment

1. There is hereby created a Board of Adjustment to have and exercise the following powers:
  - (a) To hear and decide appeals from any order, requirement, decision, or determination made by the Airport Zoning Board in the enforcement of this Article;
  - (b) To hear and decide special exceptions to the terms of this Article upon which such Board of Adjustments under such regulations may be required to pass; and
  - (c) To hear and decide specific variances.
2. The Airport Board of Adjustment shall consist of seven (7) members appointed pursuant to the provisions of Section 329.12, Code of Iowa, and each shall serve for a term of five (5) years and until his/her successor is duly appointed and qualified.
3. The Airport Board of Adjustment shall adopt rules for its governance and in harmony with the provisions of this Article. Meetings of the Board shall be held at the call of the chairman and at such other times as the Board of Adjustment may determine. The chairman, or in his/her absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board of Adjustment shall be open to the public. The Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall immediately be filed in the office of the Storm Lake City Zoning Administrator, and on due cause shown.
4. The Airport Board of Adjustment shall have the powers established in Iowa Code, Section 414.12.
5. The concurring vote of a majority of the members of the Airport Board of Adjustment shall be sufficient to reverse any order, requirement, decision or determination of any administrative official or to decide in favor of the applicant on any matter upon which it is required to pass under this Article, or to effect variations of this Article.

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g. Judicial Review

Any person aggrieved, or any taxpayer affected, by decision of the Board of Adjustment, may appeal to the court as provided in Iowa Code, Section 414.15.

h. Administrative Agency

It shall be the duty of the Storm Lake City Zoning Administrator to administer the regulations prescribed herein. Applications for permits and variances shall be made to the Storm Lake City Zoning Administrator upon a form furnished by him/her. Applications required by this Article to be submitted to the Administrative Agency shall be promptly considered and granted or denied. Application for action by the Board of Adjustment shall be forthwith transmitted by the Storm Lake City Zoning Administrator.

i. Municipal Infraction

A violation of any of the provisions of this Article shall constitute a Municipal infraction subject to the penalties and alternative relief authorized by Title 1, Chapter 20 of the City Code of the City of Storm Lake, Iowa and by [Section 364.22 of the Code of Iowa](#).

## **ORDINANCE NO. 02-O-2022-2023**

ORDINANCE AMENDING ARTICLE V OF THE ZONING ORDINANCE OF THE CITY OF STORM LAKE, A PART OF THE STORM LAKE MUNICIPAL CODE, TO CLARIFY AND MODIFY CERTAIN REGULATIONS PERTAINING TO THE GATEWAY DISTRICT

WHEREAS, the City Staff has submitted proposed changes to the text of Article Five of the Storm Lake Zoning Ordinance and Subdivision Regulations to clarify and make less restrictive certain regulations pertaining to the Gateway District in the City of Storm Lake;

WHEREAS, the City's Planning and Zoning Commission has reviewed and recommended approval of the proposed changes to the text of Article V of the Zoning Ordinance.

WHEREAS, the proposed changes are consistent and in accordance with the comprehensive plan adopted by the City in Resolution No. 94-R-2012-2013 on February 18, 2013;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Storm Lake, Iowa, as follows:

Section 1. AMENDMENTS. Article V of The Zoning Ordinance of the City of Storm Lake, entitled "Special and Overlay Districts," is amended as follows:

- a. In Section 540, by deleting the sentence, "As a whole, the massing and details of the buildings and site landscaping material shall be the dominate visible features from the street, and not the parking."
- b. In Section 542, subsection (a), by deleting the phrase, "(including construction that is a result of new development)".
- c. In Section 542, by deleting subsections (c) and (d).
- d. In Section 543, subsection (a), by deleting paragraphs 1 and 2; re-numbering paragraph 3 as paragraph 1; and changing newly re-numbered paragraph 1 to read: "Buildings shall be set back a minimum of 10 feet from the front property line. The setback area shall be used for landscape areas, front entry enhancements, plaza space, or parking space."
- e. In Section 543, subsection (b), paragraph 1, by changing "25%" to "50%"; and by deleting the second period of the two periods at the end of the paragraph.
- f. In Section 543, subsection (b), by deleting paragraph 2; and re-numbering

paragraphs 3 through 6 as paragraphs 2 through 5, respectively.

g. In Section 543, subsection (c), by deleting paragraph 3; changing paragraph 4 to read: “Access to sites in the gateway overlay districts shall be limited to two accesses on to the primary arterial street.”; changing paragraph 6 to read: “Provide lighting along walkways into and out of parking lots to strengthen the sight line of the route of travel and increase security for nighttime use. This lighting shall be in addition to parking lot lighting.”; in Paragraph 7, by inserting, “storage buildings,” immediately after, “storage yards,”; and by re-numbering Paragraphs 4 through 7, as so amended, to be Paragraphs 3 through 6.

h. In Section 543, subsection (d), by deleting paragraphs 1, 2, and 3; in paragraph 5, by inserting, “storage buildings,” after “service yards”; and by re-numbering paragraphs 4 and 5, as amended, to be paragraphs 1 and 2 respectively.

i. In Section 544, by changing the first partial sentence preceding subsections (a) through (l) to read: “The following building regulations shall apply to all new development:”

j. In Section 544, subsection (d), by deleting the last sentence.

k. In Section 544, subsection (e), by deleting the last sentence.

l. By changing Section 544, subsection (g) to read: “Street fronting windows shall be no more than 48 inches above the sidewalk level.”

m. By changing Section 545, subsection (a) to read: “Every building or commercial complex shall incorporate sign design into the overall project design plan.”

n. By changing Section 545, subsection (e) to read: “Freestanding pole and pylon signs are prohibited. Monument signs are to be allowed. Monument signs may be placed in the ten-foot front yard setback. Monument signs shall be placed so as not to obstruct vision or create a traffic hazard.”

o. By changing Section 545, subsection (h) to read: “A freestanding monument sign may not exceed 140 square feet per side and not exceed 14 feet in height. Allowable monument sign area is based on 2 square feet of sign area per lineal foot of lot frontage.

p. In Section 545, subsection (j), by changing “one” to “two” and “25” to “50” in the first sentence and “25” to “50” in the last sentence.

q. In Section 545, by deleting subsections (k), (m), and (r) and re-lettering the

remaining subsections after subsection (j) as (k) through (p).

Section 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Michael Porsch, Mayor

ATTEST:

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

## Staff Summary

01/16/2023

Agenda Item # F.3.



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

**REPORT TO:** Honorable Mayor & Council

**FROM:** Lee Dutfield Development Services Sepcialist

**SUBJECT:** **Resolution No. 35-R-2022-2023 Authorizing Local Match for IEDA Rural Child Care Market Study Grant application**

### **BACKGROUND:**

The Rural Child Care Market Study Grant program aims to support the use of data and analysis by rural communities to determine specific needs and solutions. Through greater understanding of geography market, demographics, competition and other factors, communities can be armed with the information needed to make proactive steps towards addressing child care challenges.

#### Grant Details:

- Grant award is \$10,000 and on a reimbursement basis
- Includes one market study and strategic goals
- \$5,000 secured cash match requirement available at the time of application (City Resolution)
- Applicant must agree to contract with a professional third-party partner for completion of the market study and strategic goals
- Establish a local child care steering committee to guide the process (7-10 individuals)

Funding from the grant will empower us to partner with First Children's Finance, a trusted organization with the knowledge, resources and experience to assess our current child care market environment and develop strategies.

The City is applying through IowaGrants.gov to the Center for Rural Revitalization, a division of the Iowa Economic Development Authority (IEDA) for funding from the IEDA'S Rural Child Care Market Study Grant in the amount \$10,000.00 to partner with First Children's Finance for a market study.

Applicants are required to demonstrate investment in the project by providing a \$5,000.00 cash match.

**FISCAL IMPACT:**

The cost of the child care market study will be \$5,000.00 to meet the match requirement for the grant application.

**RECOMMENDATION:**

Motion to Approve Resolution No. 35-R-2022-2023 authorizing the local match for the Rural Child Care Market Study Grant application.

**ATTACHMENTS:**

[Proposal FCF\\_Storm Lake\\_CCMarket Analysis & Strategic Plan.pdf](#)  
[3520222023 - Resolution Rural Child Care Market Study.pdf](#)

# Consulting Proposal

TO:

Lee Dutfield

Development Services Specialist

City of Storm Lake

620 Erie Street

P.O. Box 1086

Storm Lake, IA 50588

January 11, 2023



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Heidi Schlueter  
Iowa Director  
(515) 575-9457  
Heidi@FirstChildrensFinance.org

FirstChildrensFinance.org  
866-562-6801



# First Children's Finance

January 11, 2023

Lee Dutfield  
Development Services Specialist  
City of Storm Lake  
620 Erie Street  
P.O. Box 1086  
Storm Lake, IA 50588

Dear Mr. Dutfield,

I am pleased to provide you with this proposal for First Children's Finance consulting services based on the recent phone conversation between you and our Senior Business Development Specialist, Angie Duncan. We believe that the proposed services will provide a high-quality Market Analysis and Strategic Plan for Storm Lake, Iowa.

Please let me know as soon as possible whether you wish to move forward with a formal agreement. We look forward to discussing possible project start dates at that time. I can be reached by email [Heidi@FirstChildrensFinance.org](mailto:Heidi@FirstChildrensFinance.org) or call and leave a message at (563) 271-9890.

Thank you for the opportunity to present you with this information. I look forward to hearing from you!

Sincerely,

Heidi Schlueter  
Iowa Regional Director



## **I. FIRST CHILDREN'S FINANCE**

Founded in 1991, First Children's Finance (FCF) is a national nonprofit organization with a mission to grow the supply and business sustainability of excellent child care. The FCF Iowa Branch Office has over 12 years of experience assisting child care programs and communities with business consulting, training, market analysis, financial analysis, and other services to help child care businesses start up, strengthen their viability, and grow.

## **II. BACKGROUND**

On 1/11/2023, Angie Rae Duncan, Senior Business Development Specialist, met by phone with Lee Dutfield and Dana Larsen, representing the City of Storm Lake, to discuss the need for a child care market study with strategic planning for the community.

First Children's Finance understands this proposal may be included in an application to the Iowa Rural Child Care Market Study Grant program available through the Iowa Economic Development Authority. Should this proposal be included, and the grant awarded, the client agrees First Children's Finance will be used as the contracted consultant for the grant project.

## **III. PROJECT TITLE**

Child Care Market Analysis and Strategic Plan for Storm Lake

## **IV. PROJECT PARTICIPANTS**

### FCF Project Lead

The FCF Project Lead provides leadership to the project and serves as the direct contact for the client. The FCF Project Lead coordinates FCF staff assigned to work on this project and oversees the performance of the project activities as described in the scope of work.

### Client Project Liaison

The Client Project Liaison is the representative designated to work and communicate with the FCF Project Lead as the single point of contact for the client. The Client Project Liaison assists in disseminating surveys and obtaining local information needed for the project. The Project Liaison is responsible for securing any meeting locations, inviting attendees, and communicating with attendees—including the FCF Project Lead—regarding meeting details.

### Child Care Steering Committee

The Steering Committee consists of local businesses and stakeholders who play a key role in building local awareness and engagement in the project. This group will disseminate surveys for the Market Analysis and encourage participation. Following the Market Analysis, the Steering Committee will help identify the appropriate participants for the strategic planning process.

## **V. PROJECT DESCRIPTION**

This project consists of two components: a Child Care Market Analysis and a Strategic Plan for Child Care.

### Child Care Market Analysis

The Child Care Market Analysis conducted by First Children's Finance is a third-party in-depth analysis of local child care needs and existing supply. The data used for this analysis is collected from FCF's research of local demographics and local child care supply, incorporating results from three surveys developed by First Children's Finance (FCF).

Demographic research includes a look at the market area population, fertility, family characteristics, and income levels. Information on working families including labor force participation, unemployment, employment by industry, and wages by industry are also included. The local child care supply research provides an overview of Iowa Department of Human Services requirements for child care providers in Iowa, inventories regulated child care providers, the number of child care spaces available, and average tuition rates.

Surveys are a deep dive into understanding the preferences and behaviors associated with local child care needs. First Children's Finance leads this process with assistance provided by members of the Steering Committee. The parent survey includes questions focused on learning from working parents, as well as those not working due to child care challenges. Questions get at the challenges working families face finding child care that meets their needs. Employers are surveyed about how child care impacts employee performance and time loss. Employers are also asked about supports they provide and supports they would be willing to provide in the future to their employees related to child care. Child care providers bring a unique perspective and knowledge of the industry locally including current waiting lists, staffing, and future plans. Providers are asked about challenges they have faced to become a child care provider and how the community could better support child care providers.

The Child Care Market Analysis report includes the key findings of First Children's Finance's research and analysis, including the community's child care gap, which details the number of child care spots that would be reasonable to meet the community's workforce needs. Once the final Child Care Market Analysis report is delivered, a presentation is made to an audience of the client's choice.

#### Strategic Plan for Child Care

After the market analysis is complete, First Children's Finance will facilitate a strategic planning process. This process consists of 4 strategic planning sessions during which the initial steering committee and strategic planning participants from the community identify priorities to address the child care needs identified in the market analysis. Participants will develop a vision and 5-year goals for child care, and then detailed strategies to provide a roadmap to achieve the goals. After the final Strategic Plan for Child Care report is delivered, a presentation is made to an audience of the client's choice.

### **VI. ACTIVITIES and TIMELINE**

The anticipated start date for the work of this project is some time after July 1, 2023; and the final deliverables will be provided to the client on or before June 30, 2024. The market analysis activities take approximately 3 months and the strategic planning activities take approximately 3 months. Details of the activities and timeline will be developed at the start of the project by the FCF Project Lead in consultation with the Project Liaison.

### **VII. FINAL DELIVERABLES**

In conjunction with this project, First Children's Finance will provide the following:

- Face-to-face and/or virtual meetings
- Ongoing consulting by email and phone
- Document: *Child Care Market Analysis*
- Document: *Strategic Plan for Child Care*

### **VIII. PROJECT FEE**

The fee for the work described in this proposal is \$15,000.

### **IX. AGREEMENT**

To move forward with this project, please contact Heidi Schlueter, Iowa Regional Director, at [Heidi@FirstChildrensFinance.org](mailto:Heidi@FirstChildrensFinance.org) or (515) 575-9457 and leave a message. This proposal is valid for 45 days. After that time, please contact Heidi to request an updated proposal.

**RESOLUTION NO. 35-R-2022-2023**

**A RESOLUTION AUTHORIZING AN APPLICATION TO THE RURAL CHILD CARE  
MARKET STUDY GRANT PROGRAM**

**WHEREAS**, the Iowa Economic Development Authority (IEDA) offers a Rural Child Care Market Study grant program that provides funding to rural communities to hire a professional third-party partner to conduct market data collection, analysis, and development of strategic goals for childcare needs and solutions of their community; and

**WHEREAS**, it is in the best interest of the City and Storm Lake residents to utilize this funding opportunity to use data and analysis to understand geographic market, demographics, and competition as it relates to childcare and take active steps towards addressing childcare challenges and develop strategies to meet the specific childcare needs in Storm Lake; and

**WHEREAS**, the City of Storm Lake must be the grant applicant and provide a \$5,000 cash match towards the market study; and

**WHEREAS**, the City of Storm Lake must contract with a professional third-party partner to complete the market study and strategic goals; and

**WHEREAS**, the City must establish a local childcare steering committee to guide the process; and

**NOW THEREFORE, BE IT RESOLVED** the City Council of Storm Lake, Iowa approves to apply for the Rural Child Care Market Study Grant Program, authorize a \$5,000 cash match towards the market study, contract with First Children's Finance, a professional third-party to conduct the market study and strategic goals and establish the aforementioned committee to guide the market study process.

ADOPTED AND PASSED by the City Council of the City of Storm Lake, Iowa this 16<sup>th</sup> day of January 2023.

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Michael Porsch, Mayor

Attest:

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Mayra A. Martinez, City Clerk

## Staff Summary

01/16/2023

Agenda Item # F.4.



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

**REPORT TO:** Honorable Mayor & Council

**FROM:** Brian Oakleaf Finance Director

**SUBJECT:** **Motion Setting Public Hearing on Setting Tax Levy Rate and Maximum Property Tax Dollars**

**BACKGROUND:**

This agenda item will set a Public Hearing for Setting the Tax Levy Rate and establishing the Maximum Property Tax Dollars as required by State Code stated in SF 634.

The Public Hearing will be Monday, February 6th, 2023 at 5:00 P.M. in City Council Chambers.

Notice of the Public Hearing will be published in the newspaper and added to the City's website and social media accounts as required by law.

**FISCAL IMPACT:** The fiscal impact to set the public hearing is the cost of publication.

**RECOMMENDATION:** Set the Public Hearing for February 6th, 2023 at 5:00 p.m. in Council Chambers

**ATTACHMENTS:**

## Staff Summary

01/16/2023

Agenda Item # F.5.



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:** Brian Oakleaf Finance Director

**SUBJECT:** **Motion Setting Public Hearing for Fiscal Year 2024-2028 Proposed Capital Improvement Plan**

**BACKGROUND:** Staff recommends setting a Public Hearing for February 6th, 2023 at 5:00 p.m. in City Council Chambers prior to approving the Capital Improvement Plan for Fiscal Years 2024-2028

**FISCAL IMPACT:** The Cost of Publication

**RECOMMENDATION:** Set a Public Hearing for February 6th, 2023 at 5:00 p.m. in City Council Chambers to be held prior to action on the Capital Improvement Plan for Fiscal Years 2024-2028

**ATTACHMENTS:**

[Notice of Public Hearing - CIP.pdf](#)

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City Council of the City of Storm Lake, Iowa will hold a public hearing to adopt the Fiscal Year 2024-2028 Capital Improvement Plan.

This public hearing will be held by the City Council at City Hall on February 6, 2023 at 5:00 pm. At said time and place, any person(s) interested is invited to appear to present their objections to or arguments for the proposed plan.

/s/ Mayra A. Martinez  
Mayra Martinez, City Clerk  
City of Storm Lake, Iowa

## Staff Summary

01/16/2023

Agenda Item # F.6.



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

**REPORT TO:** Honorable Mayor & Council

**FROM:** Mayra Martinez City Clerk

**SUBJECT:** City Council Requested Items

**BACKGROUND:**

**FISCAL IMPACT:**

**RECOMMENDATION:** Future work session or presentations.  
To Be Determined - Golf Cart Use on City Streets  
To Be Determined - Facility For Indoor Mini Pitch Soccer

**ATTACHMENTS:**