

**CITY OF STORM LAKE
REGULAR COUNCIL SESSION MEETING,
CITY HALL
COUNCIL CHAMBERS**



**AMENDED
JANUARY 3, 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 Update](#)
- E. **Unfinished Business**
 1. [Tax Increment Financing Revenue Update](#)
 2. [Motion To Untable Item to Change Family Season Pass Definition and Motion To Approve Change](#)
- F. **New Business**
 1. [Storm Lake United Annual Update](#)
 2. [Fiscal Year 2023-2024 Outside Agency Question And Answer Session](#)
 3. [Resolution No. 31-R-2022-2023 Approving Change Order No. 5 and Close Out for the Radio Park Lift Station Project](#)
 4. [Ordinance No. 02-O-2022-2023 Proposed Text Amendment To The Storm Lake Zoning Ordinance To Make Changes To The Gateway Overlay District](#)

5. 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
6. 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
7. Resolution No. 33-R-2022-2023 for Change Order No. 3 for the Storm Lake Library HVAC Project
8. Resolution No. 34-R-2022-2023 Authorizing Local Match for FEMA BRIC Grant Application
9. Fiscal Year 2024-2028 Proposed Capital Improvement Plan Work Session
10. Motion Setting Public Hearing for Fiscal Year 2024-2028 Proposed Capital Improvement Plan

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.*

Find us on Facebook <https://www.facebook.com/cityofstormlake> Follow us on Twitter [@Storm_Lake](https://twitter.com/Storm_Lake)
Find us on the Web at <http://www.stormlake.org>

Staff Summary

01/03/2023
Agenda Item # D.1.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
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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 December 19, 2022, City Council Minutes
- Approve Liquor Renewal Applications - N/A
- Approve Tax Abatement Application for 1512 W 10th St - Thomas Lane
- 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: \$355,019.76
- King's Pointe & Sunrise Pointe Golf Course Bills: \$135,319.72

The City Will Receive The Following Income:

- Renewal Liquor License Fees: N/A

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

- [01/03/2023 City Expense Report.pdf](#)
- [01/03/2023 King's Pointe Claims 12.15.2022 to 12.28.2022.pdf](#)
- [12/19/2022 City Council Minutes.pdf](#)
- [Tax Abatement Application - 1512 W 10th St - Thomas Lane.pdf](#)



Storm Lake, IA

My Buy Local_v1

Payment Date Range: 12/22/2022 - 01/05/2023

Vendor Name	Buy Local Info	Payable Description	Total Payments
BVC			
Buena Vista County Solid Waste	BVC	3rd Qtr FY2023 Assessment	95,786.50
Control System Specialists, LLC	BVC	Service Call	515.00
Buena Vista County Attorney	BVC	Forfeiture- 22-004441	181.35
Buena Vista County Solid Waste	BVC	Recycling	56.60
	BVC Total:	96,539.45	
Contract/Agreement			
SCE, LLC	Contract/Agreement	Oneida St Main Repairs	2,247.00
Christiansen Commercial Contracting, Inc	Contract/Agreement	Pay #9 of Radio Park LS	95.00
	Contract/Agreement Total:	2,342.00	
Local			
Bryce Martin Widman	Local	Hauling Services	4,160.00
Larson Oil & Distributing Co, Inc	Local	Fuel	3,929.05
Bomgaars Supply, Inc	Local	Supplies	3,689.93
Larson Oil & Distributing Co, Inc	Local	Propane	1,398.60
WalMart #01-1526	Local	Supplies	1,341.81
Larson Oil & Distributing Co, Inc	Local	Propane	1,039.50
Garbage Hauling Service Inc	Local	Garbage Service	854.75
Graham Tire	Local	New Tire	685.49
Stanton Electric, Inc	Local	Light Repairs	680.37
L & G Products, Inc	Local	Silt Socks	320.00
Qwest Corporation	Local	Phone Services	245.34
Storm Lake Industrial Corporation	Local	Wellness	200.00
Iowa Office Supply Inc	Local	Supplies	181.76
Storm Lake Candy Co	Local	Supplies	180.00
Deere Credit, Inc	Local	Supplies	157.13
Iowa Office Supply Inc	Local	Office Supplies	105.78
Visual Edge Inc	Local	Copier Maintenance Agreement	93.94
Vetter Equipment	Local	Equipment	91.97
Angelica C Reyes-Grime	Local	Wellness Services	80.00
North Lake Truck Repair	Local	Supplies	76.98
Iowa Office Supply Inc	Local	Planners	62.98
O'Reilly Automotive Inc	Local	Wipers	24.13
Iowa Office Supply Inc	Local	Deskpads	15.98
Hy-Vee, Inc	Local	Supplies	11.08
Storm Lake Hydraulics Co, Inc	Local	Bushings	7.08
	Local Total:	19,633.65	
Non-Local			
FM Controls, Inc	Non-Local	Control Valves	21,864.00
The Retail Coach, LLC	Non-Local	Contract Agreement	12,500.00
Siouxland Turf Products	Non-Local	Chemicals	8,681.62
Housby Heavy Equipment, LLC	Non-Local	Boom Suspension Installation	8,174.84
Mississippi Lime Company	Non-Local	Lime	20,150.75
FM Controls, Inc	Non-Local	Valve Replacements	5,346.00
Integrity Municipal Systems, LLC	Non-Local	Training	2,750.00
Sta-Mel Enterprises, Inc	Non-Local	Deicing Salt	4,468.88
Linde Inc	Non-Local	Carbon Dioxide	2,127.91
K & W Electric, Inc	Non-Local	Runway Light Repairs	1,930.57
Builders Sharpening & Service LLC	Non-Local	Rods, Bearings, Bristles	1,734.09
GCC Alliance Concrete Co, Inc	Non-Local	Concrete	891.50
Hallett Materials	Non-Local	Concrete Sand	805.68
W. W. Grainger, Inc	Non-Local	Equipment	722.54
Iowa Exterminator	Non-Local	Treatment	700.00

My Buy Local_v1
Payment Date Range: 12/22/2022 - 01/05/2023

Vendor Name	Buy Local Info	Payable Description	Total Payments
TNVC, Inc	Non-Local	Chemlights	634.50
Utility Equipment Co	Non-Local	Couplings	564.60
Getty Images (US), Inc.	Non-Local	Istock Subscription	518.75
Laurens House of Print Ltd	Non-Local	Water Books	392.00
Crysteel Truck Equipment, Inc	Non-Local	Plow Shoes	350.00
Mercy Medical Services	Non-Local	4/18/2022- Lundberg Physical	333.93
Dzine Products LLC	Non-Local	Mounts	303.21
Bend Mailing Services, LLC	Non-Local	Past Due Statements	275.18
Pitney Bowes	Non-Local	Postage Machine Agreement	249.99
Dale Vitito	Non-Local	Uniforms	209.84
Iowa Association of Building Officials	Non-Local	FY2023 Membership- Olesen/Chambers	150.00
Dale Vitito	Non-Local	Earpiece	136.84
Ed M. Feld Equipment Company, Inc	Non-Local	Battery Charger	116.00
Iowa Dept of Justice	Non-Local	Forfeiture- 22-004441	80.60
Ed M. Feld Equipment Company, Inc	Non-Local	Belt & Gloves	67.40
Steven A Beeck	Non-Local	Window Cleaning Services	41.00
Marcus Lumber Company Corp	Non-Local	Hammer Bit	35.96
		Non-Local Total:	97,308.18
Payroll/Refunds			
Travis Beeck	Payroll/Refunds	WD- Grade 1 Cert Fee	74.83
		Payroll/Refunds Total:	74.83
		Grand Total:	215,898.11

King's Pointe Resort

Claims Publication

From 12/15/2022 to 12/28/2022

Vendor	Description	Amount
A&D Technical Supply Co, Inc.	Supplies	\$ 1,382.44
Amazon Capital Services, Inc	Supplies	\$ 404.01
Amy Von Bank	Reimbursement	\$ 359.58
Bunkers Feed Supply Inc.	Supplies	\$ 14.80
BV Glass Co.	Services	\$ 1,350.33
Cintas Corporation	Supplies	\$ 1,174.92
City of Storm Lake	Utilities	\$ 30.41
COUNSEL	Services	\$ 168.00
Crescent Electric Supply Co	Supplies	\$ 199.34
DKOI INC	Services	\$ 500.00
Doll Distribution	Beverages	\$ 394.40
ECOLAB	Supplies	\$ 476.58
Elizabeth Catarino	Refund	\$ 200.00
Farm News	Services	\$ 425.00
Fastenal Company	Supplies	\$ 45.28
Garbage Hauling Services	Utilities	\$ 120.00
GuestSupply	Supplies	\$ 502.19
HyVee	Supplies	\$ 4.20
HyVee	Beverages	\$ 203.14
Imagine The Possibilities Inc	Services	\$ 120.00
Iowa Golf Association	Services	\$ 44.00
Iowa Sportsman	Advertising	\$ 400.00
Johnson Brothers	Beverages	\$ 617.05
Joyce's Greenhouse	Services	\$ 3,101.90
Kelli's Gift Shop Suppliers	Supplies	\$ 830.20
Loffredo Gardens	Food	\$ 1,378.54
M3 Accounting Services Inc.	Services	\$ 673.07
Mediacom	Utilities	\$ 482.90
Melanders	Supplies	\$ 759.69
MidAmerican Energy	Utilities	\$ 11,175.81
Nina Xamonty	Refund	\$ 200.00
Office Elements	Supplies	\$ 124.24
Pepsi Beverages Company	Beverages	\$ 648.03
Plumbing and Heating Wholesale, Inc.	Supplies	\$ 1,646.69
Quore Systems, LLC	Services	\$ 285.00
Rent-All Inc.	Services	\$ 1,007.50
Rolloff Dumpster Rental of Iowa INC.	Utilities	\$ 775.12
Shift 4	Services	\$ 596.00
Speed's Auto Supply Inc.	Services	\$ 326.42
Storm Lake Ace Hardware	Supplies	\$ 260.02
Storm Lake United	Services	\$ 50.00
Sysco Iowa, Inc.	Food	\$ 7,191.54

TCY Machine Inc.	Supplies	\$ 342.40
Vista Paints	Supplies	\$ 89.50
W-O Mgmt Fee- Oct 2022	Agreement	\$ 11,178.00
W-O Payroll 12/22/22	Payroll	\$ 83,061.48
		<u><u>\$ 135,319.72</u></u>

**CITY OF STORM LAKE CITY HALL COUNCIL CHAMBERS REGULAR COUNCIL
SESSION MEETING, DECEMBER 19, 2022, 5:00 PM**

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

Staff present: City Manager Keri Navratil, Assistant City Manager David Derragon, City Attorney Phil Havens, Police Chief Chris Cole, Fire Chief Glenn Schlessner, Public Works Director Matt Beckman, Building and Code Compliance Director Scott Olesen, Library Director Elizabeth Huff, Development Services Specialist Lee Dutfield, Communications Coordinator Dana Larsen, Public Services Supervisor Scott Bonebrake, Assistant Public Services Supervisor Brandon Ripke, Finance Director Brian Oakleaf via phone, Staff Accountant Tyler Gibbins and City Clerk Mayra Martinez.

Media Present: Ryan Thompson with KAYL Radio and Tom Cullen with The Storm Lake Times Pilot.

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

Pledge of Allegiance

Agenda - Moved by Council Member McKinney to approve setting the agenda with the following changes –move items E1, E2, F1 and F4 to the January 3, 2023, City Council meeting. Under Unfinished Business table both the Tax Increment Finance Revenue update and the Family Season Pass Definition remove and table until the January 3, 2023, City Council meeting. Under New Business remove and table the second reading of Zoning Ordinance No. 02-O-2022-2023 for the Proposed Text Amendment to make changes to the Gateway Overlay District until the January 3, 2023, City Council meeting. The work session for the Fiscal Year 2024-2028 CIP remove and table until the next City Council meeting on January 2, 2023. Seconded by Council Member Martinez. Vote: All ayes with Council Members Ramos and Ricklefs 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 McKinney to approve the List of Bills Check #'s 59876, 79271 through 79337, EFT #'s 992, 3624 through 3669, DFT #'s 1745 through 1756, King's Pointe & Sunrise Pointe Disbursements, Approve December 5, 2022, Special City Council Minutes and December 5, 2022, Regular City Council Minutes, acknowledge November 2022 Library and Airport minutes, approve New Liquor Application for Legendary Hospitality LLC dba Malarkys Pub, approve SGS LLC dba Carroll Refuse Service garbage application 2023, approve Buy Local information, and Storm Lake Police Department City Code Enforcement Update. Seconded by Council Member Martinez. Vote: All ayes with Council Members Ricklefs and Ramos absent. Motion carried.

New Business

The Retail Coach - Moved by Council Member Martinez to approve a contract with The Retail Coach in the amount not to exceed \$40,000. Seconded by Council Member Rice. Vote: All ayes with Council Member Ricklefs and Ramos absent. Motion carried.

Runway 17/35 Lighting Replacement - Moved by Council Member Martinez to approve a Professional Service Agreement with Bolton & Menk for Runway 17/35 lighting replacement in the amount not to exceed \$99,900 with 90% funded by FAA. Seconded by Council Member McKinney. Vote: All ayes with Council Member Ricklefs and Ramos absent. Motion carried.

Work Session - Snow Removal Plan – Assistant City Manager David Derragon reviewed the City's snow removal plan, explained the snow emergency declaration, and discussed downtown parking during a snow emergency.

City Council Requested Items - No items at this time.

Adjourn - Moved by Council Member McKinney to adjourn at 5:32 pm. Seconded by Council Member Rice. Vote: All ayes with Council Members Ricklefs and Ramos absent. Motion carried.



TAX ABATEMENT APPLICATION FORM

City of Storm Lake, Iowa Urban Revitalization Program is authorized under Iowa Code Chapter 404 and as adopted by the City's Urban Revitalization Program.

Tax exemptions are allowed as follows:

Residential Housing - Maximum five (5) year exemption of 100% on the first \$75,000 of actual value added.

Commercial Property - Maximum three (3) year exemption of 50% on the actual value added.

Multi-Residential (3 or more separate living quarters) - Maximum ten (10) year exemption of 100% on the actual value added.

Abandoned Property (per Iowa Code Section 657A.1) - Maximum five (5) year exemption of 100% on the actual value added.

NOTE: Minimum 20% increase on actual value required

☒ Prior Approval for Intended Improvements

☒ Approval of Improvements Completed

Property Address: 1512 W. 10th

Legal Description:

01-01 Storm Lake Corp Wash Seiler's S/D Lot 1C and addition Boettchers

Property Owner Name: Thomas Lane

Owner E-mail: lane@stormlake.org

Phone Number: 712 730 1661

Owner Address (If different than above)

☐ Check Box if there is a tenant on the property who has occupied the dwelling unit for at least 1 year prior to date of adoption of the plan (4-4-2005) AND will be displaced by the proposed improvements.

☐ Check Box if this property is or will be a rental unit

What is the existing use of the property? (Choose one)

☒ Residential ☐ Commercial ☐ Multi-Residential ☐ Industrial ☐ Vacant

What is the PROPOSED use of the property? (Choose one)

☒ Residential ☐ Commercial ☐ Multi-Residential ☐ Industrial ☐ Vacant

What is the nature of the improvements being completed?

☒ New Construction ☐ Addition ☐ General Improvements

Describe Improvements:

New

Estimated or Actual Date of Completion:

June 2021

Estimated or Actual costs of Improvements:

150,000

NOTE: For complete details regarding eligibility & requirements see the Urban Revitalization Plan (4-4-2005) and amendment #1 (2014) and Ordinance.

PAGE 1

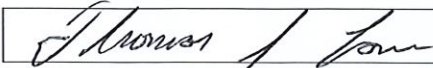
PLEASE CONTINUE APPLICATION ON BACK OF THIS PAGE

City of Storm Lake Building Official ~ 620 Erie Street ~ Storm Lake, IA 50588 ~ 712-732-8002

Tax Abatement is **NOT** allowed in any current or future Urban Renewal Area within the City limits of the City of Storm Lake. Your application for Tax Abatement must be filed with the City of Storm Lake by February 1st of the assessment year for which the exemption is first claimed but in no case not later than two (2) years after the February 1st following the year that the improvements are first assessed for taxation.

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

Please attach the approved building permit to your application.

Signature: 
 Print Name: Thomas J. Lane Date: 12/5/22
 Title: _____ Company: _____

City of Storm Lake ONLY

Date Received: 12/5/22 1st Year Fully Assessed: _____

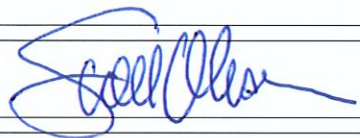
☒ Check Box if property is **NOT** in an existing Urban Renewal Area

Building Permit #: BLDR-2020-0130 ☐ For Rental Properties - Verified that property is on rental inspection registration list

☒ Check Box if application is approved

☐ Check Box if application is **NOT** approved

Disapproval Reason: _____

Authorized by Building Official: 

Date: 12-7-2022

Authorized by Mayor: _____

Date: _____

Attested by City Clerk: _____

Date: _____

☐ Application Scanned to Laserfiche

Delivered to BV County Assessor on: _____ By: _____

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

Buena Vista County Assessor ONLY

Present Value of Structure: _____

Assessed Value with Improvements: _____

☐ Check Box if property **IS** eligible for Tax Abatement

☐ Check Box if property is **NOT** eligible for Tax Abatement

Assessor Signature: _____

Date: _____

☐ Check Box once final copy returned to City of Storm Lake



City of Storm Lake

Building (Residential) Permit

Permit #: BLDR2020-0130
Issued Date: December 02, 2020
Project Address: 1512 W 10th ST
 Storm Lake, IA 50588

Parcel #:
Expiration Date: May 31, 2021
Project:

Owner: STORM LAKE SCHOOL DISTRICT
Address: 419 LAKE AVE
 Storm Lake, IA 50588
Phone: 7127328065

Contractor:
Address:
Phone:

SQ Ft: 0
Description: 1042 Sq Foot Split level home

Project Details
Valuation: \$0.00

Permit Fees

Totals:		\$1.00	\$1.00	\$0.00
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Tax Abatement Form

THIS PERMIT AUTHORIZES CONSTRUCTION OF IMPROVEMENTS SPECIFIED.

By signing below, the applicant hereby agrees, in consideration of the issuance of this permit, to assume responsibility for and to hold the City harmless in regard to any and all claims of injury or damage arising from the acts or omissions of the applicant or his/her agents while acting under the authority of this permit. The applicant further agrees to comply with the provisions of the Code of the City of Storm Lake, Iowa and 29 CFR Part 1926.650, 651 and 652 as adopted by the Iowa Division of Labor.

The owner agrees to inspections of all installations subject to all pertinent code requirements. Permit not valid unless signed by the Building Official. Permits must be kept on the job site.

Closure of city streets or parking will require a Right of Way (ROW) Permit. Please call 712-732-8002 at least two (2) business days prior to closure to obtain ROW permit.

INSPECTIONS REQUIRE 24 HOUR ADVANCED NOTICE.

Call before you dig: www.iowaonecall.com • 1-800-292-8989

Additional Information

Project Cost: 150000.00

 Building Official

 Date

 Property Owner or Contractor

 Date

Staff Summary

01/03/2023

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:	\$ 96,539.45
Contract/Agreement:	\$ 2,342.00

Local:	\$ 19,633.65
Non-Local:	\$ 97,308.18
<u>Payroll/Refunds/Payroll Tax & Ins:</u>	<u>\$139,196.48</u>
TOTAL EXPENSES:	\$355,019.76

RECOMMENDATION: Review Buy Local Information

ATTACHMENTS:

[01/03/2023 Project Report.pdf](#)

Summary

Project Summary							
Project Number	Project Name	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
01112-0019	WasteWater Treatment Facility Wetlan...	1,173,565.00	0.00	1,170,187.96	0.00	1,170,187.96	3,377.04
01112-0020	10th & Ontario StormWater Improvem...	1,753,734.33	0.00	1,752,412.45	0.00	1,752,412.45	1,321.88
01112-0021	4th & Oats StormWater Improvements	832,997.63	0.00	833,347.35	0.00	833,347.35	-349.72
OP1.122814	Richland Street, Phase 2 Improvements	174,107.75	174,107.75	174,095.25	0.00	174,095.25	12.50
OP1.124529	2021 Fiber Optic System Improvement	1,512,413.00	1,512,413.00	1,512,318.50	0.00	1,512,318.50	94.50
OP1.124889	2021 Cabin Construction	3,300.00	3,300.00	3,300.00	0.00	3,300.00	0.00
OP1.125106	BRIC	8,573,638.49	8,573,638.49	186,969.99	0.00	186,969.99	8,386,668.50
OP1.126252	Comprehansive Plan & Zoning Code Up...	125,880.00	125,880.00	98,932.50	0.00	98,932.50	26,947.50
16-19284	4th & Bartion Storm Water Improvemen...	760,113.88	0.00	757,662.80	0.00	757,662.80	2,451.08
19-22797	Memorial Lift Station Improvements	2,533,320.00	877.16	2,436,765.21	0.00	2,436,765.21	96,554.79
20-23848	Storm Lake WTP- Electrical MCC Replac...	268,494.81	0.00	285,519.75	0.00	285,519.75	-17,024.94
20-24387	Radio Park Lift Station Replacement	570,156.36	570,156.36	547,223.19	0.00	547,223.19	22,933.17
20-HSG-022	2021 Housing Sustainability Project	224,994.00	224,994.00	143,771.12	0.00	143,771.12	81,222.88
21-26215	Downtown Master Plan	113,000.00	113,000.00	97,550.00	0.00	97,550.00	15,450.00
22-26698	Storm Lake WTP- Well No. 21	199,028.00	199,028.00	115,474.00	0.00	115,474.00	83,554.00
22-26815	W 6th Street Utilities Extension	304,318.00	304,318.00	126,627.20	0.00	126,627.20	177,690.80
35665	1st & Mae Street	764,059.53	0.00	762,737.66	0.00	762,737.66	1,321.87
8406	7th & Geneseo St Sanitary Sewer Impro...	410,306.35	0.00	408,984.48	0.00	408,984.48	1,321.87
HTG322020	T-Mobile Hometown Grant Q-3-22	0.00	0.00	0.00	180.00	180.00	-180.00
IA0091	SL Elevated Water Storage- Tower #5	760,100.15	760,100.15	253,068.92	0.00	253,068.92	507,031.23
New	Lead Service Line Replacement Prelim E...	15,500.00	15,500.00	0.00	0.00	0.00	15,500.00
New 1	Storm Lake WTP- Well #22	129,200.00	129,200.00	11,400.00	0.00	11,400.00	117,800.00
OP1.125220	4th Street Watermain Improvement Pro...	486,673.86	486,673.86	433,746.32	0.00	433,746.32	52,927.54
P11.112742	North Central SW Phase II	1,854,441.25	0.00	1,853,147.38	0.00	1,853,147.38	1,293.87
P11.118940	Oneida Street Reconstruction from RR t...	2,590,080.20	5,176.36	2,479,614.28	0.00	2,479,614.28	110,465.92
P11.120411	Highway 7/110 Traffic Lane/Signalization	4,661,065.85	116,526.50	4,097,122.49	0.00	4,097,122.49	563,943.36
P11.120478	Tulip Lane SW Improvements	443,607.50	8,369.58	440,789.42	0.00	440,789.42	2,818.08
P11.120650	2020 Expansion Blvd Improvements	1,169,938.10	1,295.79	1,168,724.60	0.00	1,168,724.60	1,213.50
P11.122266	7th Street Sewer Lining/2021 CIPP	495,443.50	495,443.50	495,094.50	0.00	495,094.50	349.00
SP21122	SL Library CDBG- COVID (CV) Grant	679,480.00	679,480.00	144,024.37	0.00	144,024.37	535,455.63
TS1.119823	Runway 13/31 & Taxiway Lighting	459,190.70	0.00	459,190.70	0.00	459,190.70	0.00
Report Total:		34,042,148.24	14,499,478.50	23,249,802.39	180.00	23,249,982.39	10,792,165.85

Group Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	459,190.70	0.00	459,190.70	0.00	459,190.70	0.00
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	0.00	186,969.99	8,386,668.50
Economic Development	771,492.00	771,492.00	470,180.82	180.00	470,360.82	301,131.18

Staff Summary

01/03/2023
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 Update

BACKGROUND: 12/14/2022 to 12/27/2022

White Summons – 54

Accumulate Junk – 10

Parking Restricted to hard surfaces – 4

Junk Vehicle – 1

Accumulate Trash – 7

Snow Removal – 26

Total: 48

0 Citations

FISCAL IMPACT: None

RECOMMENDATION: None

ATTACHMENTS:

Staff Summary

01/03/2023

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: Nelda Kirkholm Deputy City Clerk

SUBJECT: Tax Increment Financing Revenue Update

BACKGROUND: We have not received a reconciliation of included parcels. Staff Accountant Gibbins manually listed all affected parcels and requested a comparative list from the County. We believe they are still working on it.

The County has reached out to Simmering Cory for information on the original work that was done when the Industrial Park Amendments were completed. We believe they have received all the relevant information that certifies the proper creation of the Areas.

While additional information continues to come in, we do not have any other substantial updates.

FISCAL IMPACT: I would like to take a quick look at the process of distribution to taxing entities and give a more detailed answer to where the funds went.

RECOMMENDATION: Review and discuss updated information.

ATTACHMENTS:

[1 Actual Miscalculation.pdf](#)

[2 Correct Regular.pdf](#)

[3 Correct TIF.pdf](#)

Actual Miscalculation Applied to Regular Tax Rolls

\$319,564.00

\$137,206.68	\$108,714.46	\$52,496.12	\$9,929.76	\$4,509.68	\$3,180.50	\$1,965.59	\$1,542.03	\$19.18
SLCSD	Storm Lake	County	ICCC	Assessor	BVRMC	Cemetary	Ag Extention	State BC/TB
\$89,800 Operating	\$64,721 General Fund	\$27,966 General	\$1,618 General Fund					
\$14,449 Management	\$4,030 Tort Insurance	\$18,377 Support	\$20 Unemployment					
\$2,089 B PPEL	\$2,157 Emergency	\$6,153 Debt	\$659 Tort Insurance					
\$8,483 V PPEL	\$15,439 Debt	\$0 MH-DD	\$1,302 Insurance					
\$15,541 Debt	\$22,367 Benefits		\$1,622 Early Retirement					
\$6,844 Other			\$719 Equipment					
			\$1,618 Plant					
			\$2,371 Debt					

Correct Calculation Applied to Regular Tax Rolls (Year)

\$8,890.00

\$3,786.97 SLCSD	\$3,029.74 Storm Lake	\$1,534.17 County	\$240.82 ICCC	\$120.17 Assessor	\$87.78 BVRMC	\$54.25 Cemetary	\$35.53 Ag Extention	\$0.06 State BC/TB
\$2,479 Operating	\$1,804 General Fund	\$817 General	\$39 General Fund					
\$399 Management	\$112 Tort Insurance	\$537 Support	\$0 Unemployment					
\$58 B PPEL	\$60 Emergency	\$180 Debt	\$16 Tort Insurance					
\$236 V PPEL	\$430 Debt	\$0 MH-DD	\$32 Insurance					
\$433 Debt	\$623 Benefits		\$39 Early Retirement					
\$182 Other			\$17 Equipment					
			\$39 Plant					
			\$57 Debt					

Correct Calculation Applied to TIF District (Year)

\$310,674.00

\$262,712.50

TIF

\$2,785.59

City Debt

\$4,840.37

SLCSD ISL

\$12,975.40

SLCSD PPEL

\$19,071.89

SLCSD Debt

\$5,983.06

County Debt

\$2,305.19

ICCC Debt

Staff Summary

01/03/2023

Agenda Item # E.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: Nelda Kirkholm Deputy 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:

Staff Summary

01/03/2023

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: Keri Navratil City Manager

SUBJECT: **Storm Lake United Annual Update**

BACKGROUND: Executive Director, Breanna Horsey will present Storm Lake United's Annual Update.

FISCAL IMPACT: N/A

RECOMMENDATION: No action necessary

ATTACHMENTS:

Staff Summary

01/03/2023

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: Brian Oakleaf Finance Director

SUBJECT: **Fiscal Year 2023-2024 Outside Agency Question And Answer Session**

BACKGROUND: This agenda item will open the Question and Answer Session for our Outside Agency funding requests. Each agency will have three minutes to explain their program/and or proposal to the City Council. The Council may then ask questions of the applicant. Determination of the level of funding will be made at the Budget Workshops next month. Before we get into the specific requests, it is important to review the rules, opinions and guidance given by the State of Iowa relating to private use of public funds, which has come under increased scrutiny in recent years.

Iowa Attorney General and Office of Auditor of State position on Public Funds going to Private Non-Profits:

1. Office of Auditor of State, November 2, 2021. "Governments are prohibited from making direct **donations and in-kind contributions** to non-profits under Article III, Section 31 of the Iowa Constitution. However, there are two situations in which public funds may be **provided** to a non-profit. First, as allowed for economic development purposes under Chapter 15A of the Code of Iowa. Second, when the government enters into a **contract for services** with the non-profit. The agreement should be reduced to a written contract, the public purpose for the expenditure of the tax dollars in question should be clearly documented in the minutes. The terms and conditions of each party to the contract should be plain, detailed and unambiguous. **There should be clear language as to what the government or the public is receiving in return.** All contracts should include a requirement for the non-profit to account to the government for the public funds and how they are spent.

2. State of Iowa Department of Justice, Director, Financial Audit Division, April 22, 2008: A government body can not irrevocably transfer public funds to a private non-profit organization. It can enter into a true joint or cooperative undertaking with a private agency under Iowa Code section 28E, as long as **the government body retains the ability to oversee and control expenditure** of the funds. Past opinions of the Financial Audit Division have consistently concluded that a governmental body may not **donate** public funds to a private entity, even if the entity is established for charitable or educational purposes,

more specifically, 1972 Iowa Op. Att'yGen. 395 (72-3-16) where it was ruled that a city council could not make a donation from city funds to a recreation center **operated** by private citizens. If **adequate oversight** provisions are included, it may be allowable.

3. Office of Auditor of State, May 2020: Generally speaking, any sort of allowable agreements would be better described as contracts with obligations upon and benefits to both parties. Proper procedures to document compliance include advance public notice, the public purpose served by the expenditure, and this communication should not show favoritism to particular businesses or nonprofits, and conflicts of interest should be avoided.

FISCAL IMPACT:

There is no fiscal impact for this Question and Answer Session.

RECOMMENDATION:

The requests are as follows:

Imagine the Possibilities: \$500 for covering half of the waterpark ticket cost for members with disabilities, giving them opportunities to engage in a variety of activity within their community.

SLCSC Lighthouse Project: \$12,000 for 10 fiberglass lighthouses to be painted by local artists and placed throughout the community, beautifying the City, promoting tourism and supporting local art.

Upper Des Moines Opportunity: \$10,000 to ensure the basic needs of eligible families are met, in turn this keeps individuals in their homes, in their communities contributing to the overall good of the Community of Storm Lake.

Witter Gallery: \$10,000 for a grant match for Mosaic Mural Project, replacement of the original 1972 flooring at \$15,000, establishing a hands-on area for adults and children to create their own art at \$2,000, and \$3,000 for the grant matching needed each year, providing an important component of a healthy community.

Storm Lake United: \$25,000 for a Membership number of 250, \$15,000 for Wood, Wine & Blues, \$7,000 for a Tourism Brochure, \$3,000 for live music. A total of \$50K to enhance tourism and visitor outreach, foster a strong sense of community for residents and businesses and provide additional valuable resources.

The requests total \$102,500. Any amounts agreed to by Council will be paid from the General Fund, which is solely funded through City property taxes. Last year's total requests were \$95,000, and while Council is under no constraint or direction from previous Council decisions, this line item has remained fairly consistent with those funding amounts.

ATTACHMENTS:

[Imagine the Possibilities.pdf](#)

[Storm Lake High School Art Department Lighthouse Program.pdf](#)

[UDMO Amended for City of Storm Lake Grant Funding Application for Storm Lake Funding FY24.pdf](#)

[Witter Gallery Application.pdf](#)

[SLU CITY FUNDING REQUEST PACKET.pdf](#)



City of Storm Lake
620 Erie Street P.O. Box 1086
Storm Lake, IA 50588
Phone #712-732-8000
Fax #712-732-4114
finance@stormlake.org

DUE DATE: December 16, 2022

4:00 P.M.

In Person: City Hall 620 Erie St. Email: oakleaf@stormlake.org or finance@stormlake.org

Please complete entire application, answering questions in the provided space with appropriate and concise answers.

Name of Organization: Imagine the Possibilities

Mailing Address: 1607 N Lake Ave Storm Lake IA 50588

Contact Person: Anita Schlender Title: Director or Services

(Available During the Day)

Phone Number: 712-371-2685 Tax/Corporate Status of Organization: Non-Profit 501 c 3

E-Mail Address: aschlender@imagineia.org Tax ID#: FEIN #23-7224698

Amount Requested Fiscal Year 23/24: \$ 500.00

Explain how these funds will serve a Public Purpose:

Funds will be used to cover 1/2 of the cost for King's Pointe Water Park passes for members in our services.

<u>Previous Funding from the City of Storm Lake</u>	FY 20/21	FY 21/22	FY 22/23
Requested Funding	\$0	\$0	\$0
Allocated Funding	\$0	\$0	\$0

Describe the problem your project/program is attempting to prevent/solve or the issue(s) your project will address.

This request would be put towards covering a portion of ticket prices for King's Pointe Waterpark passes for members in our services. The individuals we serve all have some type of disability and live on very limited incomes. It is important to them that they have opportunities to engage in a variety of activity within their community for their mental and physical wellbeing.

How many people does this project/program serve?

48 individuals with disabilities

Do any exclusions apply to who can participate in the project/program? If so, please explain.

No

If you received funding from the City during the previous year, please provide an explanation and documentation on how the funds were used.

What other ways does your organization raise funds for the operation and/or program/project you are requesting City funds for?

Imagine-Storm Lake host an annual Golf Tournament fundraiser in raise money to support activities and accessibility for community inclusion as well as partnered with United Community Travelers and Odd Fellows who have sponsored a portion of this project last year.

Organizational Budget

*** Please see attached financial statement.

(This budget should show all the expected revenues and expenditures for your **ORGANIZATION**. *Any Financial Statements or Budgets containing the requested information may be submitted in lieu of the following sections.*

☐ Calendar Year (Jan.-Dec.)

☐ Fiscal Year (July-June)

☐ Federal Fiscal Year (Oct.-Sept.)

	Revenues	Previous Year	Current Year	Next Year
1	Fees			
2	Federal Funding			
3	State Funding			
4	Buena Vista County Funding			
5	City of Storm Lake Funding			
6	Other Governmental Funding (list below)	XXXXXX	XXXXXX	XXXXXX
7	Fundraising			
8	Donations			
9	Other Funds (list below)	XXXXXX	XXXXXX	XXXXXX
	Total Revenue			
	Expenses			
10	Salaries, Wages, Benefits			
11	Contractual Costs			
12	Facilities Costs (Utilities/Rent)			
13	Materials/Supplies			
14	Other Expenses (list below)	XXXXXX	XXXXXX	XXXXXX
16	Total Expenses			
17	Net Gain (Loss)			

Organizations may submit additional documents supporting their request.

Projects/programs that are funded should be prepared to submit a year-end report to show how the money was used and if results were achieved.

CERTIFICATION:

- ☒ The undersigned is prepared to execute a 28E agreement with the City of Storm Lake.
- ☒ The undersigned will provide the City of Storm Lake current budget and last year's budget.
- ☒ The undersigned will provide any financial documents records or statements upon request to verify proper use of funds.
- ☒ The undersigned will not discriminate based on race, religion, age, sex, or natural origin.

The undersigned understands that payments on approval requests will be made only after receipt of a written request along with any required documentation and at a time that is in the best interest of the City of Storm Lake for purposes of cash flows.

Imagine the Possibilities
Applicant Organization

Acta Schlander
Representative Signature

12-14-22
Date

Completed Applications are due by **4:00 P.M. Friday, December 16, 2022**. Any applications received after this date will not be accepted.

The City of Storm Lake will hold a Question & Answer session on the grant application requests on **Tuesday, January 3rd, 2023**, at **5:00PM in the Storm Lake Council Chambers** located at 620 Erie Street, Storm Lake, Iowa. At that time applicants will be given three (3) minutes to explain their program and/or proposal to the City Council. At this time the Council may ask questions of the applicant. Determination of the level of funding will be made at the budget workshop in early 2023; the specific date will be announced later upon formal approval of the FY 2024 Budget.

Total - 63000 - OCCUPANCY EXPENSE	\$201.15
65000 - TRANSPORTATION EXPENSE	
65100 - FUEL EXPENSE	\$1,512.32
65200 - AUTO REPAIR & MAINT EXPENSE	\$1,034.49
65300 - LEASED / RENTED VEHICLE EXPENSE	\$28.00
65400 - AUTO INSURANCE EXPENSE	\$223.51
65600 - STAFF MILEAGE REIMBURSEMENT EXPENSE	\$0.00
Total - 65000 - TRANSPORTATION EXPENSE	\$2,798.32
66000 - TRAVEL AND ENTERTAINMENT	
66100 - EMPLOYEE MEALS EXPENSE	\$24.62
66200 - LODGING EXPENSE	\$0.00
Total - 66000 - TRAVEL AND ENTERTAINMENT	\$24.62
67000 - FUNDRAISING EXPENSE	\$0.00
Total - Expense	\$31,254.66
Net Ordinary Income	\$30,041.03
Other Income and Expenses	
Other Income	
94005 - REGIONAL ADMIN REVENUE ALLOCATION	\$1,678.23
Total - Other Income	\$1,678.23
Other Expense	
80000 - OTHER EXPENSE	
80100 - INTEREST EXPENSE	\$0.00
80400 - BANK FEES EXPENSE	\$0.00
Total - 80000 - OTHER EXPENSE	\$0.00
81000 - DEPRECIATION EXPENSE	\$1,332.02
92005 - REGIONAL ADMIN SALARY ALLOCATION	\$5,095.24
93000 - REGIONAL OFFICE ALLOCATION	\$2,360.59
Total - Other Expense	\$8,787.85
Net Other Income	(\$7,109.62)
Net Income	\$22,931.41

60000 - SALARIES / WAGES REGULAR WAGES EXPENSE	\$17,957.80
60020 - SALARIES / WAGES OVERTIME WAGES EXPENSE	\$3,893.89
60030 - SALARIES / WAGES OTHER WAGES EXPENSE	\$64.29
60100 - CLIENT WAGES EXPENSE	\$0.00
Total - 60000 - SALARIES / WAGES REGULAR WAGES EXPENSE	\$21,915.98
60200 - PAYROLL TAX EXPENSE	
60200 - PAYROLL TAX EXPENSE	\$1,585.77
60210 - CLIENT PAYROLL TAX EXP - FICA	\$0.00
60220 - STATE UNEMPLOYMENT TAX EXPENSE	\$128.85
Total - 60200 - PAYROLL TAX EXPENSE	\$1,714.62
60400 - WORKER'S COMP INSURANCE EXPENSE	\$394.53
60500 - EMPLOYEE BENEFITS EXPENSE	
60510 - GROUP HEALTH / DENTAL INS EXPENSE	\$2,529.70
60520 - HRA INS DEDUCTIBLE COVERAGE EXPENSE	\$302.35
60530 - EMPLOYEE BENEFITS EXPENSE- OTHER	\$56.05
60540 - EMPLOYEE BENEFITS EXPENSE- 401(K) MATCH	\$292.20
Total - 60500 - EMPLOYEE BENEFITS EXPENSE	\$3,180.30
61000 - ADMINISTRATIVE EXPENSE	
61200 - INSURANCE EXPENSE- UMBRELLA	\$143.10
61300 - OFFICE SUPPLIES EXPENSE	
61300 - OFFICE SUPPLIES EXPENSE	\$0.00
61310 - POSTAGE / SHIPPING EXPENSE	\$0.00
61320 - PRINTING EXPENSE	\$0.00
Total - 61300 - OFFICE SUPPLIES EXPENSE	\$0.00
61700 - NEW HIRE RECRUITMENT EXPENSE	\$0.00
61800 - STAFF RETENTION EXPENSE	\$0.00
61900 - PROF DEVELOPMENT / STAFF TRAINING EXPENSE	\$70.00
Total - 61000 - ADMINISTRATIVE EXPENSE	\$213.10
62000 - PROGRAM SERVICES EXPENSE	
62100 - FOOD EXPENSE	\$97.73
62200 - JANITORIAL SUPPLY EXPENSE	\$0.00
62300 - MEDICAL SUPPLIES EXPENSE	
62300 - MEDICAL SUPPLIES EXPENSE	\$0.00
62301 - MEDICAL SUPPLIES EXPENSE - COVID	\$0.00
Total - 62300 - MEDICAL SUPPLIES EXPENSE	\$0.00
62400 - PROGRAM SUPPORT EXPENSE	\$684.01
62600 - HOUSEHOLD SUPPLIES EXPENSE	\$30.30
62700 - MEDICAL SUPPORT FEES EXPENSE	\$0.00
Total - 62000 - PROGRAM SERVICES EXPENSE	\$812.04
63000 - OCCUPANCY EXPENSE	
63100 - BUILDING RENT EXPENSE	\$0.00
63200 - INSURANCE EXPENSE - PROPERTY & LIABILITY	\$128.38
63400 - BLDG REPAIR AND MAINT EXPENSE	\$0.00
63420 - GROUND MAINT EXPENSE	\$0.00
63440 - MAINT SERVICE AGREEMENTS EXPENSE	\$0.00
63500 - UTILITIES EXPENSE	
63500 - UTILITIES EXPENSE	\$0.00
63510 - GARBAGE EXPENSE	\$28.96
63520 - ELECTRIC EXPENSE	\$0.00
63530 - GAS / HEAT EXPENSE	\$0.00
63540 - WATER / SEWER EXPENSE	\$0.00
Total - 63500 - UTILITIES EXPENSE	\$28.96
63600 - INTERNET EXPENSE	\$0.00
63700 - TELEPHONE EXPENSE	\$0.00
63800 - CELLPHONE EXPENSE	\$43.81
63900 - CABLE EXPENSE	\$0.00

IMAGINE THE POSSIBILITIES, INC.
INCOME STATEMENT - NORTHWEST REGION
Aug 2022

Financial Row	DHAB STO - 1607 N LAKE AVE Amount
Ordinary Income/Expense	
Income	
41000 - HCBS 24 HOUR HOME REVENUE	
41010 - HCBS 24 HOUR HOME ID WAIVER REVENUE	\$0.00
41020 - HCBS 24 HOUR HOME BI WAIVER REVENUE	\$0.00
41030 - HCBS 24 HOUR HOME HABILITATION REVENUE	\$0.00
41050 - HCBS 24 HOUR HOME COUNTY REVENUE	\$0.00
Total - 41000 - HCBS 24 HOUR HOME REVENUE	\$0.00
41500 - HCBS HOURLY REVENUE	
41510 - HCBS HOURLY ID WAIVER REVENUE	\$0.00
41520 - HCBS HOURLY BI WAIVER REVENUE	\$0.00
41530 - HCBS HOURLY HABILITATION REVENUE	\$0.00
41550 - HCBS HOURLY COUNTY REVENUE	\$0.00
Total - 41500 - HCBS HOURLY REVENUE	\$0.00
42500 - RECYCLING/CONTRACT REVENUE	
42530 - COMMUNITY SUPPORTIVE EMPLOYMENT JOBS REVENUE	\$0.00
Total - 42500 - RECYCLING/CONTRACT REVENUE	\$0.00
43000 - SUPPORTIVE EMPLOYMENT REVENUE	
43010 - SUPPORTIVE EMPLOYMENT ID WAIVER REVENUE	\$0.00
43030 - SUPPORTIVE EMPLOYMENT HABILITATION REVENUE	\$0.00
43040 - SUPPORTED EMPLOYMENT PRIVATE PAY REVENUE	\$0.00
43050 - SUPPORTIVE EMPLOYMENT COUNTY REVENUE	\$0.00
43060 - SUPPORTIVE EMPLOYMENT REVENUE - OTHER	\$0.00
43110 - SUPPORTIVE EMPLOYMENT REVENUE - IVRS/DEPT OF BLIND	\$0.00
43200 - SUPPORTIVE EMPLOYMENT REVENUE - TRANSPORTATION	\$4,519.35
Total - 43000 - SUPPORTIVE EMPLOYMENT REVENUE	\$4,519.35
44000 - DAY HABILITATION REVENUE	
44010 - DAY HABILITATION ID WAIVER REVENUE	\$56,014.99
44030 - DAY HABILITATION HABILITATION REVENUE	\$277.60
44050 - DAY HABILITATION COUNTY REVENUE	\$0.00
Total - 44000 - DAY HABILITATION REVENUE	\$56,292.59
48500 - FUNDRAISING REVENUE	
48510 - FUNDRAISING REVENUE	\$0.00
48520 - DONATIONS REVENUE	\$483.75
Total - 48500 - FUNDRAISING REVENUE	\$483.75
49000 - RENTAL REVENUE	
49005 - PROPERTY RENT REVENUE	\$0.00
49010 - PROPERTY UTILITY REVENUE	\$0.00
Total - 49000 - RENTAL REVENUE	\$0.00
70000 - OTHER REVENUE	
71000 - MISCELLANEOUS REVENUE	\$0.00
71500 - OTHER SERVICE REVENUE	\$0.00
Total - 70000 - OTHER REVENUE	\$0.00
Total - Income	\$61,295.69
Gross Profit	\$61,295.69
Expense	
60000 - SALARIES / WAGES REGULAR WAGES EXPENSE	



City of Storm Lake
620 Erie Street P.O. Box 1086
Storm Lake, IA 50588
Phone #712-732-8000
Fax #712-732-4114
finance@stormlake.org

DUE DATE: December 16, 2022

4:00 P.M.

In Person: City Hall 620 Erie St. Email: oakleaf@stormlake.org or finance@stormlake.org

Please complete entire application, answering questions in the provided space with appropriate and concise answers.

Name of Organization: Storm Lake High School Art Department

Mailing Address: 621 Tornado Drive Storm Lake, IA 50588

Contact Person: Jess Huss
Libby Whyte

Title: High School Art Instructors

(Available During the Day)

Phone Number: (712)732-8065

Tax/Corporate Status of Organization: Exempt

E-Mail Address: jhuss@slcsd.org
ewhyte@slcsd.org

Tax ID#: 42-6040431

Amount Requested Fiscal Year 23/24: \$12,000

Explain how these funds will serve a Public Purpose:

The Lighthouse Project as a collaboration between Storm Lake Community Schools, the City of Storm Lake, and local artisans has been a great success with continued engagement and desire to see it grow. The funds for this fiscal year would go for the following in order to continue the project, give more artists the opportunity to participate, and place more sculptures throughout areas in the community:

10 – Fiberglass Lighthouses; approximately 6 ft. 6 in. tall; shipping from their place of origin to Storm Lake High School, plaques for each sculpture to commemorate the artist and the title of the piece, and other incidentals for public opening events.

Each lighthouse will be painted by a local artist to represent what they love about “The City Beautiful” and their experiences in Storm Lake. Lighthouses will then be placed throughout the community in popular outdoor locations that will be chosen once artists for each piece are selected so that the artwork represented on the lighthouse matches well with the location.

We see this project as not only a way to beautify our city even more, but as a way to promote tourism to Storm Lake, celebrate all that makes this town a wonderful place to live, and to support the arts within our community!

Previous Funding from the City of Storm Lake	FY 20/21	FY 21/22	FY 22/23
Requested Funding	\$25,000.00	\$10,000.00	\$12,000.00
Allocated Funding	\$10,000.00	\$10,000.00	

Describe the problem your project/program is attempting to prevent/solve or the issue(s) your project will address.

The “Lighthouses of Storm Lake” project is a community centered initiative created by the Storm Lake Community School District High School Art Educators to install 10 uniform, uniquely painted fiberglass lighthouse sculptures throughout the town. The sculptures will be placed at local city parks, cultural centers, outdoor arenas, and other places that are important to the heart of the people of Storm Lake.

Each individual lighthouse sculpture will be painted with an original scene on the entire façade of the sculpture by local artists selected by a committee of community leaders and trained artists. Artists will be encouraged by the High School Art Educators, who will be supervising the overall project, to create artwork that represents a number of different themes. Themes could include, but are not limited to, a representation of the particular area where the sculpture is installed, the people and feeling that the group where the sculpture is installed represents, or the cultural diversity that is a distinctive attribute of our city. For example, an artist creating the painted scene for a lighthouse that is to be installed at the City Waterworks may choose to create a scene that depicts the importance of water to our community.

It is the intention of the High School Art Educators that the “Lighthouses of Storm Lake” project be viewed by the public as a means of beautifying the city, installing public artworks that highlight local artists, adding to tourism as people are drawn to the town to explore all of the lighthouse locations and view the unique art represented on each, and to cultivate even more town pride.

How many people does this project/program serve?

As a project meant to beautify the city and promote tourism and town pride, the entire community of Storm Lake will be able to benefit from the “Lighthouses of Storm Lake” project. Members of our town, as well as tourists, will be able to view the sculptures as they go about their daily activities, gather with their friends and family, and enjoy a number of leisure activities the town already has to offer at popular sites. New tourists will be drawn to the area, hopefully increasing local revenue, as they hunt for each lighthouse and enjoy the artwork.

A lasting visual connection will be made between the location of the lighthouse and the artwork represented as local artists showcase their talents through their representations of different aspects of the community on each lighthouse. This not only benefits individual members of the community as they engage with the artwork, but it also benefits local artists whose work is commemorated on each piece.

The people of Storm Lake will have a deepened sense of pride in these locations within our community, from parks to community centers and areas of cultural importance.

Do any exclusions apply to who can participate in the project/program? If so, please explain.

No exclusions apply.

If you received funding from the City during the previous year, please provide an explanation and documentation on how the funds were used.

The Storm Lake Lighthouse project received money in the amount of \$10,000.00 from the City of Storm Lake in the fiscal year 2020/2021. These funds were used to purchase the first round of Lighthouses – 10 in total – from PolyIcon Studio and to cover expenses that went along with this project including shipping, ordering plaques for each sculpture and other incidentals for their “Grand Opening” ceremony. After they were purchased a Call for Entries was put out for local artists to apply to paint a lighthouse. Over 30 entries were received. A committee of community leaders was chosen to select the finalists. The finalists were given time to paint their lighthouses after which they were installed throughout town in August. A guided tour was held for anyone in the community to participate in and meet the artists.

The Lighthouse Project was lucky enough to continue the project in the fiscal year 2021/2022. The City of Storm Lake in collaboration with Storm Lake Community Schools were able to purchase 8 more lighthouse sculptures and ship them to Storm Lake High School with the \$10,000.00 allocated for the project in this year. The lighthouses have been delivered and given to the chosen artists as of November and are currently slated to be installed throughout the community in May of 2023. They will be placed throughout the community with 4 going to each of the 4 public schools in town.

What other ways does your organization raise funds for the operation and/or program/project you are requesting City funds for?

There are no other ways that Storm Lake Community Schools – who manage the accounts for this project – will raise funds for the project.

Organizational Budget

(This budget should show all the expected revenues and expenditures for your **ORGANIZATION**. *Any Financial Statements or Budgets containing the requested information may be submitted in lieu of the following sections.*

☐ Calendar Year (Jan.-Dec.)

☐ Fiscal Year (July-June)

☐ Federal Fiscal Year (Oct.-Sept.)

	Revenues	Previous Year	Current Year	Next Year
1	Fees			
2	Federal Funding			
3	State Funding			
4	Buena Vista County Funding			
5	City of Storm Lake Funding			
6	Other Governmental Funding (list below)	XXXXXX	XXXXXX	XXXXXX
7	Fundraising			
8	Donations			
9	Other Funds (list below)	XXXXXX	XXXXXX	XXXXXX

	Total Revenue			
	Expenses			
10	Salaries, Wages, Benefits			
11	Contractual Costs			
12	Facilities Costs (Utilities/Rent)			
13	Materials/Supplies			
14	Other Expenses (list below)	XXXXXX	XXXXXX	XXXXXX
16	Total Expenses			
17	Net Gain (Loss)			

- A. Organizations may submit additional documents supporting their request.
- B. Projects/programs that are funded should be prepared to submit a year-end report to show how the money was used and if results were achieved.

Please see our Itemized Budget Below:

Storm Lake Lighthouse Project Itemized Budget		
<i>Description of Item:</i>	<i>Individual Cost:</i>	<i>Total Cost:</i>
10 – Fiberglass Lighthouses created by PolyIcon Studio	\$953.17	\$9,531.70
Shipping and Handling from PolyIcon Studio		\$739.50
Additional costs (including plaques, ribbons, pins, certificates, other items as needed for public opening ceremonies)		\$1,000.00

costs are estimates as of December 2022

Total Expenses: \$11,217.20

Requesting \$12,000.00 to adjust for any differences in prices that may occur due to inflation or other factors before the product is ordered

CERTIFICATION:

- ☐ The undersigned is prepared to execute a 28E agreement with the City of Storm Lake.
- ☐ The undersigned will provide the City of Storm Lake current budget and last year's budget.
- ☐ **The undersigned will provide any financial documents records or statements upon request to verify proper use of funds.**
- ☐ The undersigned will not discriminate based on race, religion, age, sex, or natural origin.

The undersigned understands that payments on approval requests will be made only after receipt of a written request along with any required documentation and at a time that is in the best interest of the City of Storm Lake for purposes of cash flows.

Applicant Organization

Representative Signature

Date

Signatures: Jessica Huss Elizabeth Whyte Organization: Storm Lake Community School District 12/16/2022

Completed Applications are due by **4:00 P.M. Friday, December 16, 2022**. Any applications received after this date will not be accepted.

The City of Storm Lake will hold a Question & Answer session on the grant application requests on **Tuesday, January 3rd, 2023**, at **5:00PM in the Storm Lake Council Chambers** located at 620 Erie Street, Storm Lake, Iowa. At that time applicants will be given three (3) minutes to explain their program and/or proposal to the City Council. At this time the Council may ask questions of the applicant. Determination of the level of funding will be made at the budget workshop in early 2023; the specific date will be announced later upon formal approval of the FY 2024 Budget.



City of Storm Lake
620 Erie Street P.O. Box 1086
Storm Lake, IA 50588
Phone #712-732-8000
Fax #712-732-4114
finance@stormlake.org

DUE DATE: December 16, 2022

4:00 P.M.

In Person: City Hall 620 Erie St. Email: oakleaf@stormlake.org or finance@stormlake.org

Please complete entire application, answering questions in the provided space with appropriate and concise answers.

Name of Organization: Upper Des Moines Opportunity, Inc.

Mailing Address: 620 Michigan Street, Storm Lake, IA 50588

Contact Person: Alisa Schlieff Title: Family & Community Services Director
(Available During the Day)

Phone Number: 515-570-0767 Tax/Corporate Status of Organization: Tax-Exempt - Private

E-Mail Address: aschlieff@udmo.com Tax ID#: 42-0923424

Amount Requested Fiscal Year 23/24: \$10,000.00

Explain how these funds will serve a Public Purpose:

Upper Des Moines Opportunity, Inc. is respectfully requesting funds to support UDMO Outreach Services - Client Emergency Services for income eligible residents of Storm Lake. Specifically, the funds will provide emergency financial assistance to ensure the basic needs of families are met, in turn this keeps individuals in their homes, in their communities, employed with local business, their children enrolled in local schools, and the individuals contributing to the overall good of the community of Storm Lake.

<u>Previous Funding</u> from the City of Storm Lake	FY 20/21	FY 21/22	FY 22/23
Requested Funding	\$8,000	\$8,000	\$8,000
Allocated Funding	\$7,000	\$7,000	\$10,000

Describe the problem your project/program is attempting to prevent/solve or the issue(s) your project will address.

Upper Des Moines Opportunity, Inc. offers many core programs and services to meet the emerging needs of individuals and families in Buena Vista County who are challenged by low incomes and poverty. While, the number of individuals and families that need assistance varies from year to year, the overall demand for emergency client services remains high. Emergency client services may include, but are not limited to, assistance with rent payments, assistance with utility payments outside the LIHEAP moratorium season of November – April annually, assistance with food and non-food essentials (non-food includes hygiene and personal care items), etc.

How many people does this project/program serve?

During the UDMO FY22 (10/1/21 to 9/30/22) 2,235 individuals from nearly 800 households received assistance from one or more of the UDMO Outreach services. This included nearly 900 children (age 0-17), 1000 adults (age 18 to 59), and over 300 retirees and/or seniors (age 60+).

Do any exclusions apply to who can participate in the project/program? If so, please explain.

Participation in UDMO programs and services is subject to the Federal Poverty Levels. The maximum income for participation is currently set at 200% of FPL by UDMO Federal and State funders (200% FPL is a total annual household income ranging from \$27,180 for a single individual or up to \$55,000 for a family of 4; a full chart of UDMO programs and FPL can be found at <https://www.udmo.com/wp-content/uploads/2022/09/PovertyIncomeGuidelinesChart2022-11.22-Revised.pdf>).

If you received funding from the City during the previous year, please provide an explanation and documentation on how the funds were used.

Funding from the City of Storm Lake in the previous fiscal year was used to support the Back-to-School Program. This program ensures children are ready for school with the proper supplies and leads to children being prepared to enter the workforce when they graduate or to attend college to further their education. Please refer to the attached document for further explanation on what was spent for the Back-to-School Program.

What other ways does your organization raise funds for the operation and/or program/project you are requesting City funds for?

UDMO continually seeks out funding opportunities and accepts financial donations to meet emerging needs in the communities in our service area. The additional State and Federal funding to assist low-income individuals through the Pandemic over the past two years has ended. Therefore, we continue to strive to increase funding from other sources, such as foundations and donations so we can best serve those in need. Specifically, for the Emergency Client Services program in Buena Vista County, UDMO seeks funding through State grants, local foundation grants, donations and co-funds the remaining through the Community Services Block Grant (CSBG) that is from the Iowa Department of Human Rights. All funds raised in Buena Vista County and/or Storm Lake stay within the county or city.

Organizational Budget

(This budget should show all the expected revenues and expenditures for your **ORGANIZATION**. *Any Financial Statements or Budgets containing the requested information may be submitted in lieu of the following sections.*

☐ Calendar Year (Jan.-Dec.)

☐ Fiscal Year (July-June)

☒ Federal Fiscal Year (Oct.-Sept.)

	Revenues	Previous Year	Current Year	Next Year
1	Fees	–	–	–
2	Federal Funding	10,487,268	19,089,662	14,781,968
3	State Funding	1,249,534	1,327,994	1,046,534
4	Buena Vista County Funding	18,000	15,000	15,000
5	City of Storm Lake Funding	8,000	10,000	10,000
6	Other Governmental Funding (list below)	XXXXXX	XXXXXX	XXXXXX
	Other County Funding (Excluding BV)	140,812	157,879	157,879
	Other City Funding (Excluding Storm Lake)	48,538	26,243	26,243
7	Fundraising	–	–	–
8	Donations	227,386	563,911	563,911
9	Other Funds (list below)	XXXXXX	XXXXXX	XXXXXX
	Rent (HOME Apartments)	108,470	108,936	108,936
	Other	119,310	868,953	868,953
	In-Kind	1,200,057	2,114,474	2,114,474
	Total Revenue			
	Expenses			
10	Salaries, Wages, Benefits	7,562,233	9,679,089	9,291,420
11	Contractual Costs	64,347	597,085	1,414,535
12	Facilities Costs (Utilities/Rent)	294,058	445,659	564,208
13	Materials/Supplies	433,483	472,364	332,993
14	Other Expenses (list below)	XXXXXX	XXXXXX	XXXXXX
	Client Services	3,441,765	9,024,625	5,006,513
	Other Operational	572,654	1,948,002	985,003
	In-Kind (Head Start, Shared Visions, PUY)	1,200,057	2,097,226	2,097,226
16	Total Expenses	13,568,597	24,264,049	19,691,898
17	Net Gain (Loss)	34,778	19,003	0

- A. Organizations may submit additional documents supporting their request.
- B. Projects/programs that are funded should be prepared to submit a year-end report to show how the money was used and if results were achieved.

CERTIFICATION:

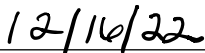
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The undersigned understands that payments on approval requests will be made only after receipt of a written request along with any required documentation and at a time that is in the best interest of the City of Storm Lake for purposes of cash flows.

Upper Des Moines Opportunity, Inc.

Applicant Organization


Representative Signature


Date

Completed Applications are due by **4:00 P.M. Friday, December 16, 2022**. Any applications received after this date will not be accepted.

The City of Storm Lake will hold a Question & Answer session on the grant application requests on **Tuesday, January 3rd, 2023**, at **5:00PM in the Storm Lake Council Chambers** located at 620 Erie Street, Storm Lake, Iowa. At that time applicants will be given three (3) minutes to explain their program and/or proposal to the City Council. At this time the Council may ask questions of the applicant. Determination of the level of funding will be made at the budget workshop in early 2023; the specific date will be announced later upon formal approval of the FY 2024 Budget.



City of Storm Lake
620 Erie Street P.O. Box 1086
Storm Lake, IA 50588
Phone #712-732-8000
Fax #712-732-4114
finance@stormlake.org

DUE DATE: December 16, 2022

4:00 P.M.

In Person: City Hall 620 Erie St. Email: oakleaf@stormlake.org or finance@stormlake.org

Please complete entire application, answering questions in the provided space with appropriate and concise answers.

Name of Organization: **Witter Gallery**

Mailing Address: **609 Cayuga Street, Storm Lake, IA 50588**

Contact Person: **Julie Steinfeld**

Title: **President of the Witter Gallery Board**

(Available During the Day)

Phone Number: **712.299.3216**

Tax/Corporate Status of Organization: **Tax-exempt**

E-Mail Address: **juliesteinfeld@gmail.com**

Tax ID#: **42-1165174**

Amount Requested Fiscal Year 23/24: **\$30,000**

Explain how these funds will serve a Public Purpose:

While the value of access to the fine arts is often overlooked, it is an important component of a healthy community. Throughout history, access to and appreciation of the arts has been a reliable indicator of a high quality of life. In more recent decades, many respected studies have shown the positive results of art and music on emotional and mental health. Many people are turning to the arts as a source of hope, comfort and calm during difficult times. Witter Gallery is the center for the creation, exhibition, preservation and appreciation of fine arts in the Storm Lake area.

<u>Previous Funding</u> from the City of Storm Lake	FY 20/21	FY 21/22	FY 22/23
Requested Funding	\$18,000	\$18,000	\$24,000
Allocated Funding	\$13,000	\$18,000	\$12,000

Describe the problem your project/program is attempting to prevent/solve or the issue(s) your project will address.

Witter Gallery is committed to continue to provide free admission to a wide range of art exhibitions, programs, and events to all local residents, as well as visitors to our area. Witter Gallery also provides art classes and encouragement to interested youth and adult students, of a kind that is not available elsewhere. In addition, we host free community and family-oriented events throughout the year. In particular, we need funding this upcoming year for the following:

- 1) Dick Davis gave us a \$10K grant for the Mosaic Mural Project, which we need to match before the project kicks off in May.
- 2) Our flooring is 50 years old and needs to be replaced. Projected cost is \$15K.
- 3) Establish a "maker's space" for children and adults, providing a venue for hand's-on activities and artistic projects. Projected cost for set-up and programming is \$2K.
- 4) Support from the City of Storm Lake also allows us to meet minimum criteria for applying for additional funding from other sources throughout the fiscal year. Estimated support is \$3K.

How many people does this project/program serve?

Witter Gallery has grown substantially over the past year. Visitors to the exhibits during our regular open hours and participants in our regular art classes and summer art camps for children have increased significantly. Witter sponsors activities at the Star Spangled Spectacular, Halloween, *Día de los Muertos*, and Holiday Wassail party – all free of charge to the community. Historically, Witter Gallery has served over 1000 people; this year, that number nearly doubled. We also provide personalized art activities for interested groups and partner with other community organizations throughout the year. Our potential reach is bounded only by the population of northwest Iowa.

Do any exclusions apply to who can participate in the project/program? If so, please explain.

There are no exclusions. Witter Gallery programs are all open to the public.

If you received funding from the City during the previous year, please provide an explanation and documentation on how the funds were used.

We received \$12,000 from the City of Storm Lake for the current fiscal year. This has allowed us to keep the doors open and to continue to expand our educational and community-centered classes, events, and exhibitions. We used this money for matching grants. We now have enough money to replace old carpeted walls for display of exhibits.

What other ways does your organization raise funds for the operation and/or program/project you are requesting City funds for?

More than 50% of our annual operating budget is covered by other sources. These include annual memberships, exhibit sponsors, small fees for art classes, individual donations, small grants and our multiple fundraising events during the year.

Organizational Budget

(This budget should show all the expected revenues and expenditures for your **ORGANIZATION**. *Any Financial Statements or Budgets containing the requested information may be submitted in lieu of the following sections.*

☐ Calendar Year (Jan.-Dec.)

☐ Fiscal Year (July-June)

☐ Federal Fiscal Year (Oct.-Sept.)

	Revenues	Previous Year	Current Year	Next Year
1	Fees			
2	Federal Funding			
3	State Funding			
4	Buena Vista County Funding			
5	City of Storm Lake Funding			
6	Other Governmental Funding (list below)	XXXXXX	XXXXXX	XXXXXX
7	Fundraising			
8	Donations			
9	Other Funds (list below)	XXXXXX	XXXXXX	XXXXXX
	Total Revenue			
	Expenses			
10	Salaries, Wages, Benefits			
11	Contractual Costs			
12	Facilities Costs (Utilities/Rent)			
13	Materials/Supplies			
14	Other Expenses (list below)	XXXXXX	XXXXXX	XXXXXX
16	Total Expenses			
17	Net Gain (Loss)			

- A. Organizations may submit additional documents supporting their request.
- B. Projects/programs that are funded should be prepared to submit a year-end report to show how the money was used and if results were achieved.

CERTIFICATION:

- ✓ The undersigned is prepared to execute a 28E agreement with the City of Storm Lake.
- ✓ The undersigned will provide the City of Storm Lake current budget and last year's budget.
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- ✓ The undersigned will not discriminate based on race, religion, age, sex, or natural origin.

The undersigned understands that payments on approval requests will be made only after receipt of a written request along with any required documentation and at a time that is in the best interest of the City of Storm Lake for purposes of cash flows.

Applicant Organization Witter Gallery

Representative Signature Julie Steinfeld

Date 12/16/2022

Completed Applications are due by **4:00 P.M. Friday, December 16, 2022**. Any applications received after this date will not be accepted.

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Witter Gallery

Year activities



Nerdy Night- Super Hero Mask
May 26, 2022

2022 Class Schedule

Class title	Date	Participants
Meet and Greet	March 12	10
Painting Party	April 28	16
Coffee and Canvas	April 23	16
Super Hero Mask	May 26	10
Paint Pour	May 22	9
Coffee and Canvas	June 18	16
Doodle Pins	June 11	6
Toon-Sculpture	June 10	6
The World is Doodle	June 9	5
Faces of Toons	June 8	5
Intro to Toons	June 7	7
Coffee and Canvas	July 23	6
Artist Reception	July 16	14
Pinata Painting	July 16	5
Dragon Eye	July 15	8
Texture Monsters	July 14	7
Boucherouite Tissue rug	July 13	6
Bubble Wrap portrait	July 12	10
Super Hero Mask	July 11	28

2022 Class schedule- continued

Coffee and Canvas	August 27	15
Painting Party	August 5	13
Wood, Wine, and, Blues	August 20	35
Artist reception- Guzman	August 20	43
Butterfly in the Sky	August 10	4
Paper Plane Challenge	August 9	4
Rock Painting w/Guzman	August 13	11
Multicultural event	Sept. 11	
Community Project-Mosaic	Sept 5-10	220
Gotas de Agua	Sept. 24	7
Fall Fun Days w/naturalist	Oct. 8	35
Wreath Making class	Nov. 19	8
Painting Party	Nov. 11	15
Halloween Party	Oct. 29	100
Art-Cuterie Fundraiser	Nov. 5	
Coffee and Canvas	Dec. 3	14
Acrylic Pour	Dec. 10	4
Coffee and Canvas	Dec. 17	N/A

2022 Exhibition

Dec 3-Jan 27	Quilt Sew-Ciety	48
Feb 1-24	BVU Retrospective	28
March 1-	All My Love Unto You- Dori Patrick	85
April 6-28	In the Studio	89
May 3-28	The Art of Ben and Joey Vazquez	144
June 1-30	Cedar River Artisan	191
July 2-29	Colors of my Imagination- Anderson	157
Aug 2-Sept 29	Preludio- Guzman	488
Oct 4-29	HallowHimsical Women	327
Nov- Dec	Remembering	130

Julie Steinfeld, President

Witter Gallery

Storm Lake, IA 50588

Re: Covid Closure and Reopening

March 19, 2020 through May 31, 2021, Witter Gallery was closed due to covid safety protocols and restrictions. We remained active online. In June of 2021 we slowly reopened. Our numbers reflected the community's desire to remain cautious.



December 15, 2022

City of Storm Lake
Attn: Brian Oakleaf
620 Erie Street
Storm Lake, IA 50588

RE: Application for City of Storm Lake Grant Funding

Dear Mr. Oakleaf:

Please find enclosed our completed Application for City of Storm Lake Grant Funding. If you have any questions or concerns, please feel free to contact me directly at 712.732.3780.

Respectfully,

Breanna Horsey
Executive Director
Storm Lake United



City of Storm Lake
620 Erie Street P.O. Box 1086
Storm Lake, IA 50588
Phone #712-732-8000
Fax #712-732-4114
finance@stormlake.org

DUE DATE: December 16, 2022

4:00 P.M.

In Person: City Hall 620 Erie St. Email: oakleaf@stormlake.org or finance@stormlake.org

Please complete entire application, answering questions in the provided space with appropriate and concise answers.

Name of Organization: **Storm Lake United**

Mailing Address: **PO Box 584 Storm Lake, IA 50588**

Contact Person: **Breanna Horsey or Gelder Pineda** Title: **Executive Director/Bookkeeping**

(Available During the Day)

Phone Number: **712-732-3780**

Tax/Corporate Status of Organization: **501 (C) (6)**

E-Mail Address: **director@stormlakeunited.com/
bookkeeping@stormlakeunited.com**

Tax ID#: **27-0436116**

Amount Requested Fiscal Year 23/24: **\$50,000**

Explain how these funds will serve a Public Purpose:

Please see attachment #1.

Previous Funding from the City of Storm Lake	FY 20/21	FY 21/22	FY 22/23
Requested Funding	\$50,000	\$48,000	\$50,000
Allocated Funding	\$49,999.98	\$48,000	

Describe the problem your project/program is attempting to prevent/solve or the issue(s) your project will address.

Please see attachment #2.

How many people does this project/program serve?

Please see attachment #3.

Do any exclusions apply to who can participate in the project/program? If so, please explain.

No exclusions apply.

If you received funding from the City during the previous year, please provide an explanation and documentation on how the funds were used.

Funds received from the City during the previous year were used for following public events; What's Not to Love About a Valentine's Day Giveaway, Walking Warehouse Sales, Fiesta Latina, Small Business Week Promotion, Mother's Day promotion, Father's Day promotion, Ridiculous Days, Star Spangled Spectacular, KidsFest, Summer Concert – John King, Wood, Wine & Blues, Storm Lake Proud Multicultural Festival, Oktoberfest, Chills and Thrills, Sassy Saturdays, Holiday Open House, TeeHee's Comedy Show, Small Business Week, and Miracle on Lake Avenue.

Advertising – television, radio, print and digital media. Production of commercials.

www.visitsstormlake.com Website

Like, Follow, Share Promotion

Signage, posters and marketing materials.

What other ways does your organization raise funds for the operation and/or program/project you are requesting City funds for?

Storm Lake United is a 501 (C) (6) non-profit organization and serves as the Chamber of Commerce for the City of Storm Lake. We are a membership organization and rely on membership dues as a primary source of revenue. Every member is required to pay dues which helps cover our organization's overall operating costs.

Organizational Budget

(This budget should show all the expected revenues and expenditures for your ORGANIZATION. Any Financial Statements or Budgets containing the requested information may be submitted in lieu of the following

sections. ☐ Calendar Year (Jan.-Dec.) ☐ Fiscal Year (July-June) ☐ Federal Fiscal Year (Oct.-Sept.)

	Revenues	Previous Year	Current Year	Next Year
1	Fees	107,725.00	113,730.00	119,280.00
2	Federal Funding	0	0	0
3	State Funding	0	0	0
4	Buena Vista County Funding	25,000	27,500.00	30,000.00
5	City of Storm Lake Funding	41,600	48,000.00	50,000.00
6	Other Governmental Funding (list below)	XXXXXX	XXXXXX	XXXXXX
7	Fundraising	0	0	0
8	Donations & Sponsorships	8,341.00	13,887.00	15,887
9	Other Funds (list below)	XXXXXX	XXXXXX	XXXXXX
	Farm Rent	1,370.00	1,370.00	1,370.00
	Miscellaneous Revenue	4752.22	9,759.31	10,000
	RL Interest & short-term CD	1,962.18	1,956.57	2,000.00
	Tourism	50,340.05	58,499.96	68,113.00
	PPP Forgiveness Loan	34,679.85	0	0
	Insurance Claim	0	31,897.60	0
	Total Revenue	275,770.30	306,600.44	296,650.00
	Expenses			
10	Salaries, Wages, Benefits	108,814.92	136,551.00	139,000.00
11	Contractual Costs	2,551.00	2,498.50	2,500.00
12	Facilities Costs (Utilities/Rent)	5,602	7,497.00	8,000.00
13	Materials/Supplies	35,360	62,898.05	38,000
14	Other Expenses (list below)	XXXXXX	XXXXXX	XXXXXX
	Advertising	66,519.00	51,000.00	55,000.00
	Insurance	8,469.00	8,844.00	8,900.00
	Housing Initiative	10,000.00	0	0
	Property Taxes	2,779.00	2,741.00	2,779.00
	Events	35,032.97	52,000.00	40,000.00
	Dues/Travel/Mileage	1,463.07	1,530.00	1,550.00
	Depreciation and disposal of assets			
16	Total Expenses	276,590.96	325,559.55	295,729.00
17	Net Gain (Loss)	-820.66	-18,959.11	921.00

CERTIFICATION:

- ☒ The undersigned is prepared to execute a 28E agreement with the City of Storm Lake.
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The undersigned understands that payments on approval requests will be made only after receipt of a written request along with any required documentation and at a time that is in the best interest of the City of Storm Lake for purposes of cash flows.

Storm Lake United
Applicant Organization

Pottersey
Representative Signature

12/15/22
Date

Completed Applications are due by **4:00 P.M. Friday, December 16, 2022**. Any applications received after this date will not be accepted.

The City of Storm Lake will hold a Question & Answer session on the grant application requests on **Tuesday, January 3rd, 2023**, at **5:00PM in the Storm Lake Council Chambers** located at 620 Erie Street, Storm Lake, Iowa. At that time applicants will be given three (3) minutes to explain their program and/or proposal to the City Council. At this time the Council may ask questions of the applicant. Determination of the level of funding will be made at the budget workshop in early 2023; the specific date will be announced later upon formal approval of the FY 2024 Budget.

CITY OF STORM LAKE GRANT FUNDING REQUEST
ATTACHMENT #1

Storm Lake United is the public face of not only our tourism and visitor outreach, but also our business community. It is our role to brand and position Storm Lake as a dynamic community in which entities – both large and small – can productively and successfully relocate or launch a business venture. As the tourism driver, SLU presents our community as an ideal destination for a day trip or vacation, supporting our hospitality, recreation, and retail segments. The organization is also charged with positioning Storm Lake as a viable and welcoming small city for new residents, and continually presenting a positive image of the community.

In Fiscal Year 22/23 we feel it is vital to promote The City of Storm Lake as a desirable location for recreation and as a great place to live and work. Storm Lake is a viable, affordable, and safe option for vacationing. We will coordinate outreach with campaigns that also promote relocation and business expansion. These campaigns need to be consistent and coordinated with the public, business members, local government, and stakeholders in the area.

We believe there is an opportunity to increase visitors to Storm Lake and the supporting funds they bring. We will continue to promote successful events that are free to attend such as the Wood, Wine, & Blues Festival, Chills & Thrills, Oktoberfest, the Storm Lake Proud Multicultural Festival, live music in the park, and Miracle on Lake Avenue. Supporting funds will allow us to adapt and develop new events that target vacationers and day-travelers – in 2023, we are planning to add entertainment and a new element to Ridiculous Days to give visitors a reason to come here to shop. We also plan to partner with the City of Storm Lake to celebrate our Sesquicentennial Anniversary throughout the year, support networking events, and once again provide entertainment at the City's KidsFest event. Funding will help continue to support other organizations' events as well. Storm Lake United partners with every event, whether it is led by SLU or another organization, to ensure they are successful. In 2022 we partnered with BVU to bring Fiesta Latina and Festival of Trees, organized the Career on Wheels Event for Iowa Central, promoted, and brought live music to the Farmer's Market, helped organize and promote SLAPT Theatre in the Park, and organized and officiated the SSS parade among other things. Our goal is to foster a strong sense of community for residents and encourage visitors to come back again and again.

We have and will continue to provide valuable resources such as a community calendar, job postings, weekly email updates, expanded web presence, and social media channels that provide an easy connection with the city and the public. Funding allows us to successfully run a targeted media campaign including print, billboard, digital and television advertising to promote Storm Lake as a tourist destination, as well as an ideal place to relocate a family or business.

We have new and innovative plans for fiscal year 2023 that focus on expanding our reach in the community. We will be launching a new membership software platform on March 1 that will help us track, connect, and communicate with new and existing members and modernize operational practices. We will be creating a new tourism brochure that will be available in print and digital forms. This piece will be free and available to the public and will be shared with the City of Storm Lake, King's Pointe Resort, Sunrise Pointe Campgrounds, and surrounding tourism bureaus.

Storm Lake United respectfully asks \$50,000 for Fiscal Year 23/24 based on the following:

Membership Dues \$25,000 - based on 250 SLU Members* projected (23/24) * CURRENT: 243
Wood, Wine & Blues \$15,000
Tourism Brochure \$7,000
Live music events: \$3,000

CITY OF STORM LAKE GRANT FUNDING REQUEST
ATTACHMENT #2

Storm Lake United continues to act as the voice of our members and a champion for our community. We have new and innovative plans for 2023 that focus on tourism, shopping, and community engagement. In short, our organization's mission is ensuring our community remains strong, dynamic, and focused on the future.

Through our leadership, programs, retail promotions, marketing, services, and advocacy we help to reduce business recession, stagnation, and negative growth by stimulating and supporting Storm Lake's economy.

Events have direct and indirect impacts on communities. They provide opportunities for participation, skills development, volunteering, and social cultural economic and environmental developments. Community events and festivals can attract tourists and visitors. Storm Lake United provides opportunities for community engagement which builds and sustains Storm Lake as a cohesive community. Harnessing a sense of community is important for several reasons, including individual mental well-being, the identity of our town and creating new business opportunities.

At the end of the day, the goal of hosting a community event is to create memorable moments for the public. Storm Lake United events not only showcase what the City of Storm Lake has to offer but connect members of the community forever from these shared experiences, no matter their background, gender, or age.

CITY OF STORM LAKE GRANT FUNDING REQUEST
ATTACHMENT #3

Enumerating the number of individuals served by SLU is quite challenging, but we know that in 2022, Storm Lake United received over 1,800 phone calls, over 50,000 website hits, gave 1250 referrals and had over 600 visitors to our office. We sold over \$13,000 in Storm Lake Bucks which is spent locally at Storm Lake United member businesses. We sponsored several shopping promotions, launched a shop local campaign for the fall and winter holidays, started two new annual events, and had record attendance at several events. For example, our summer concert brought a crowd of over 300 and Chills and Thrills served over 1000 children, exposing many families to our downtown district. Many of our events also bring overnigheters. Storm Lake United drives visitors and dollars to Storm Lake. As trends indicate a decline in brick-and-mortar retail, Storm Lake United retailers and retail centered events remain strong. When dollars are spent locally, they can in turn be re-spent locally, raising the overall level of economic activity, paying more salaries, and building the local tax base which supports over 12,000 Storm Lake residents.

Staff Summary

01/03/2023

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: Matt Beckman Public Works Director

SUBJECT: **Resolution No. 31-R-2022-2023 Approving Change Order No. 5 and Close Out for the Radio Park Lift Station Project**

BACKGROUND: This item includes Change Order No. 5 and close out of the Radio Park Lift Station Project. This Change Order increases the project cost by \$1,200.00 to rectify project quantities.

ISG recommends acceptance of Change Order No. 5 and close out of the project.

FISCAL IMPACT: Contract price increases \$1,292.00 from \$495,656.36 to \$496,948.36

RECOMMENDATION: Motion to Adopt Resolution No. 31-R-2022-2023 Approving Change Order No. 5 and close out for the Radio Park Lift Station Project

ATTACHMENTS:

[Notice of Acceptability Radio Park Lift Station pdf](#)

[Certificate of Substantial Completion - Radio Park Lift Station signed.pdf](#)

[Change Order No. 5 Radio Park Lift Station 2022-12-09 signed.pdf](#)

[Pay app No. 9 Radio Park Lift Station signed.pdf](#)

[Pay App No. 10 Radio Park Lift Station 2022-12-09 signed.pdf](#)

[Resolution No. 31-R-2022-2023 - Radio Park Lift Station Change Order No. 5 -- 1-3-2023.pdf](#)

NOTICE OF ACCEPTABILITY OF WORK

PROJECT: Radio Park Lift Station Replacement With Alternate Bid

OWNER: City of Storm Lake

CONTRACTOR: Christiansen Construction Company

OWNER'S CONSTRUCTION CONTRACT IDENTIFICATION: 20-24387

EFFECTIVE DATE OF THE CONSTRUCTION CONTRACT: March 22, 2021

ENGINEER: I + S GROUP, INC. (ISG)

NOTICE DATE: December 9, 2022

To: City of Storm Lake
Owner

And To: Christiansen Construction Company
Contractor

From: ISG
Engineer

The Engineer hereby gives notice to the above Owner and Contractor that Engineer has recommended final payment of Contractor, and that the Work furnished and performed by Contractor under the above Construction Contract is acceptable, expressly subject to the provisions of the related Contract Documents, the Agreement between Owner and Engineer for Professional Services dated July 20, 2020, and the following terms and conditions of this Notice:

CONDITIONS OF NOTICE OF ACCEPTABILITY OF WORK

The Notice of Acceptability of Work ("Notice") is expressly made subject to the following terms and conditions to which all those who receive said Notice and rely thereon agree:

1. This Notice is given with the skill and care ordinarily used by members of the engineering profession practicing under similar conditions at the same time and in the same locality.
2. This Notice reflects and is an expression of the Engineer's professional opinion.
3. This Notice is given as to the best of Engineer's knowledge, information, and belief as of the Notice Date.

4. This Notice is based entirely on and expressly limited by the scope of services Engineer has been employed by Owner to perform or furnish during construction of the Project (including observation of the Contractor's work) under Engineer's Agreement with Owner, and applies only to facts that are within Engineer's knowledge or could reasonably have been ascertained by Engineer as a result of carrying out the responsibilities specifically assigned to Engineer under such Agreement.
5. This Notice is not a guarantee or warranty of Contractor's performance under the Construction Contract, an acceptance of Work that is not in accordance with the related Contract Documents, including but not limited to defective Work discovered after final inspection, nor an assumption of responsibility for any failure of Contractor to furnish and perform the Work thereunder in accordance with the Construction Contract Documents, or to otherwise comply with the Construction Contract Documents or the terms of any special guarantees specified therein.
6. This Notice does not relieve Contractor of any surviving obligations under the Construction Contract, and is subject to Owner's reservations of rights with respect to completion and final payment.
- 7.

By: Amanda Hood

Title: Project Manager

Dated: December 9, 2022

CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner: City of Storm Lake	Owner's Contract No.:
Contractor: Christiansen Construction Company	Contractor's Project No.:
Engineer: I + S GROUP, INC. (ISG)	Engineer's Project No.: 20-24387
Project: Radio Park Lift Station Replacement With Alternate	Contract Name:

This final Certificate of Substantial Completion applies to:

☒ All Work ☐ The following specified portions of the Work:

September 28, 2022

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows:

Amendments to Owner's responsibilities: ☒ None ☐ As follows

Amendments to Contractor's responsibilities: ☒ None ☐ As follows:

The following documents are attached to and made a part of this Certificate:

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

EXECUTED BY ENGINEER:		RECEIVED:	
By: <u>Amanda Strode</u> (Authorized signature)	By: _____ Owner (Authorized Signature)	By: <u>Jason Behrendsen</u> nature)	
Title: <u>Project Manager</u>	Title: _____	Title: <u>Project Manager</u>	
Date: <u>12-9-2022</u>	Date: _____	Date: <u>12/27/22</u>	

Date of Issuance: December 9, 2022

Effective Date: Upon Signature

PROJECT: RADIO PARK LIFT STATION REPLACEMENT	ENGINEER'S PROJECT NUMBER: 20-24387
OWNER: CITY OF STORM LAKE	DATE OF CONTRACT: March 22, 2021
CONTRACTOR: CHRISTIANSEN CONSTRUCTION	OWNER'S CONTRACT NUMBER:

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Rectify quantities to correspond to actual quantities installed.

Attachments:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
----------------------------------	----------------------------------

Original Contract Price:

\$494,028.00

Increase from previously approved

Change Orders Number 1 to 4

\$1,628.36

Contract Price prior to this Change Order:

\$495,656.36

Increase of this Change Order:

\$1,292.00

Contract Price Incorporating this Change Order:

\$496,948.36

Original Contract Times: ☐ Working Days ☐ Calendar Days

Substantial Completion (day or dates): December 31, 2021

Ready for Final Payment (day or dates): January 31, 2021

Increase from previously approved

Change Orders Number 1 to 4

Substantial completion (day or dates): September 16, 2022

Ready for Final Payment (day or dates): October 17, 2022

Contract Times prior to this Change Order:

Substantial Completion (day or dates): September 16, 2022

Ready for Final Payment (day or dates): October 17, 2022

Increase of this Change Order:

Substantial Completion date: _____

Ready for Final Payment date: _____

Contract Times with all approved Change Orders:

Substantial Completion (day or dates): September 16, 2022

Ready for Final Payment (day or dates): October 17, 2022

RECOMMENDED:

I +S GROUP

By: Amanda Hood
Engineer (Authorized Signature)

Date: 12/9/2022

ACCEPTED:

CITY OF STORM LAKE

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

CHRIS

By: Jason Behrendson
Contra

Date: 12/27/22

[illegible]

TOTALS

NET CHANGE IN CONTRACT PRICE

INCREASE (DECREASE) IN CONTRACT TIME, days

\$1,632.00	\$340.00
\$1,292.00	

Justification For Changes:

CO4	Rectify quantities to correspond to actual quantities installed.
-----	--

Contractor's Application for Payment No.

9

Application Period: 12/9/2022		Application Date: 12/9/2022
To (Owner): City of Storm Lake	From (Contractor): Christiansen Construction Company	Via (Engineer): ISG
Project: Radio Park Lift Station Replacement With Alternate Bid	Contract: Radio Park Lift Station Replacement With Alternate Bid	
Owner's Contract No.:	Contractor's Project No.: 20002	Engineer's Project No.: 20-24387

Application For Payment

Change Order Summary

Approved Change Orders			
Number	Additions	Deductions	
1		\$1,245.08	1. ORIGINAL CONTRACT PRICE..... \$ \$494,028.00
2	\$1,356.76		2. Net change by Change Orders..... \$ \$1,628.36
3 - Dates			3. Current Contract Price (Line 1 ± 2)..... \$ \$495,656.36
4	\$1,516.68		4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)..... \$ \$496,948.36
			5. RETAINAGE:
			a. 5% X <u>\$496,948.36</u> Work Completed..... \$ \$24,847.42
			b. 5% X _____ Stored Material..... \$ _____
			c. Total Retainage (Line 5.a + Line 5.b)..... \$ \$24,847.42
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ \$472,100.94
TOTALS	\$2,873.44	\$1,245.08	7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ \$472,005.94
NET CHANGE BY CHANGE ORDERS	\$1,628.36		8. AMOUNT DUE THIS APPLICATION..... \$ \$95.00
			9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)..... \$ \$23,555.42

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Co

By:

Jason Behrendsen

Date: **12/27/22**

Payment of: \$ **\$95.00**

(Line 8 or other - attach explanation of the other amount)

is recommended by:

Amanda Hood

(Engineer)

12/9/2022

(Date)

Payment of:

\$ **\$95.00**

(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner)

(Date)

Approved by:

Funding or Financing Entity (if applicable)

(Date)

Progress Estimate - Lump Sum Work

Contractor's Application

[illegible]

Contractor's Application

-15

Stored Material Summary

Contractor's Application

[illegible]

Contractor's Application for Payment No. 10-Final

Application Period: 12/9/2022		Application Date: 12/9/2022	
To (Owner): City of Storm Lake	From (Contractor): Christiansen Construction Company	Via (Engineer): ISG	
Project: Radio Park Lift Station Replacement With Alternate Bid	Contract: Radio Park Lift Station Replacement With Alternate Bid		
Owner's Contract No.:	Contractor's Project No.: 20002	Engineer's Project No.: 20-24387	

**Application For Payment
Change Order Summary**

Approved Change Orders			
Number	Additions	Deductions	
1		\$1,245.08	1. ORIGINAL CONTRACT PRICE..... \$ \$494,028.00
2	\$1,356.76		2. Net change by Change Orders..... \$ \$2,920.36
3 - Dates			3. Current Contract Price (Line 1 ± 2)..... \$ \$496,948.36
4	\$1,516.68		4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)..... \$ \$496,948.36
5	\$1,292.00		5. RETAINAGE:
			a. 5% X <u>\$496,948.36</u> Work Completed..... \$
			b. 5% X <u> </u> Stored Material..... \$
			c. Total Retainage (Line 5.a + Line 5.b)..... \$
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ \$496,948.36
TOTALS	\$4,165.44	\$1,245.08	7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ \$472,100.94
NET CHANGE BY CHANGE ORDERS	\$2,920.36		8. AMOUNT DUE THIS APPLICATION..... \$ \$24,847.42
			9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)..... \$

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Cor

By:

Jason Behrendson

Date: 12/27/22

Payment of: \$ **\$24,847.42**
(Line 8 or other - attach explanation of the other amount)

is recommended by: *Amanda Hood* 12/21/2022
(Engineer) (Date)

Payment of: \$ **\$24,847.42**
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Lump Sum Work

Contractor's Application

[illegible]

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Radio Park Lift Station Replacement With Alternate Bid							Application Number: 10-Final					
Application Period: 12/9/2022							Application Date: 12/9/2022					
A						B	C	D	E	F		G
Item			Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)							
1	MOBILIZATION	1	LS	\$ 16,000.00	\$ 16,000.00	1	\$ 16,000.00		\$ 16,000.00	100.0%	\$ -	
2	TRAFFIC CONTROL	1	LS	\$ 4,000.00	\$ 4,000.00	1	\$ 4,000.00		\$ 4,000.00	100.0%	\$ -	
3	CLEARING & GRUBBING, BY TREE	1	EA	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00		\$ 3,000.00	100.0%	\$ -	
4	STRIP, SALVAGE, & SPREAD TOPSOIL	16	CY	\$ 175.00	\$ 2,800.00	16	\$ 2,800.00		\$ 2,800.00	100.0%	\$ -	
5	SUBGRADE PREPARATION	92	SY	\$ 50.00	\$ 4,600.00	92	\$ 4,600.00		\$ 4,600.00	100.0%	\$ -	
6	SANITARY SEWER GRAVITY MAIN, 8", SDR-26	135	LF	\$ 100.00	\$ 13,500.00	135	\$ 13,500.00		\$ 13,500.00	100.0%	\$ -	
7	SANITARY SEWER FORCE MAIN, 8", C900 PVC	111	LF	\$ 70.00	\$ 7,770.00	111	\$ 7,770.00		\$ 7,770.00	100.0%	\$ -	
8	REMOVE SANITARY SEWER PIPE	78	LF	\$ 18.00	\$ 1,404.00	78	\$ 1,404.00		\$ 1,404.00	100.0%	\$ -	
9	WATER SERVICE, 1" HDPE, OPEN CUT	1	EA	\$ 4,000.00	\$ 4,000.00	1	\$ 4,000.00		\$ 4,000.00	100.0%	\$ -	
10	CONNECT TO EXISTING SANITARY SEWER GRAVITY MAIN	4	EA	\$ 3,000.00	\$ 12,000.00	4	\$ 12,000.00		\$ 12,000.00	100.0%	\$ -	
11	CIRCULAR SANITARY SEWER MANHOLE, SW-301, 48"	1	EA	\$ 6,000.00	\$ 6,000.00	1	\$ 6,000.00		\$ 6,000.00	100.0%	\$ -	
12	CIRCULAR SANITARY SEWER MANHOLE, SW-303, 48"	1	EA	\$ 5,000.00	\$ 5,000.00	1	\$ 5,000.00		\$ 5,000.00	100.0%	\$ -	
13	SANITARY SEWER EXTERNAL DROP CONNECTION	1	EA	\$ 4,000.00	\$ 4,000.00	1	\$ 4,000.00		\$ 4,000.00	100.0%	\$ -	
14	CONNECT TO EXISTING SANITARY SEWER MANHOLE	1	EA	\$ 6,000.00	\$ 6,000.00	1	\$ 6,000.00		\$ 6,000.00	100.0%	\$ -	
15	REMOVE SANITARY MANHOLE	1	EA	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00		\$ 3,000.00	100.0%	\$ -	
16	ELECTRICAL	1	LS	\$ 21,000.00	\$ 21,000.00	1	\$ 21,000.00		\$ 21,000.00	100.0%	\$ -	
17	LIFT STATION W/ TWO 800 GPM SUBMERSIBLE PUMPS & ABOVE GROUND VALVE VAULT	1	LS	\$ 290,000.00	\$ 290,000.00	1	\$ 290,000.00		\$ 290,000.00	100.0%	\$ -	
18	ROOF STRUCTURE	1	LS	\$ 7,000.00	\$ 7,000.00	1	\$ 7,000.00		\$ 7,000.00	100.0%	\$ -	
19	ABANDON & DEMOLISH EXISTING LIFT STATION	1	LS	\$ 6,000.00	\$ 6,000.00	1	\$ 6,000.00		\$ 6,000.00	100.0%	\$ -	
20	GRANULAR SURFACE, 6"	97	SY	\$ 68.00	\$ 6,596.00	97	\$ 6,596.00		\$ 6,596.00	100.0%	\$ -	
21	FULL DEPTH PCC PATCH	390	SY	\$ 85.00	\$ 33,150.00	390	\$ 33,150.00		\$ 33,150.00	100.0%	\$ -	
22	SILT FENCE	50	LF	\$ 4.00	\$ 200.00	50	\$ 200.00		\$ 200.00	100.0%	\$ -	
23	INLET PROTECTION DEVICE	3	EA	\$ 100.00	\$ 300.00	3	\$ 300.00		\$ 300.00	100.0%	\$ -	
24	TESTING	1	LS	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00		\$ 2,000.00	100.0%	\$ -	
25	STATIONARY GENERATOR AND AUTOMATIC TRANSFER	1	LS	\$ 36,000.00	\$ 36,000.00	1	\$ 36,000.00		\$ 36,000.00	100.0%	\$ -	
CHANGE ORDER NO. 1												
26	REUSE EXISTING CONDUIT	-1	LS	\$ 1,245.08	\$ (1,245.08)	-1	\$ (1,245.08)		\$ (1,245.08)	100.0%	\$ -	
CHANGE ORDER NO. 2												
27	STAINLESS STEEL FUSE DISCONNECT	1	LS	\$ 1,356.76	\$ 1,356.76	1	\$ 1,356.76		\$ 1,356.76	100.0%	\$ -	
CHANGE ORDER NO.4												
28	UPGRADED NETWORK SWITCH	1	LS	\$ 1,516.68	\$ 1,516.68	1	\$ 1,516.68		\$ 1,516.68	100.0%	\$ -	
	Totals				\$496,948.36		\$496,948.36		\$496,948.36	100.0%		

Stored Material Summary

Contractor's Application

[illegible]

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 3rd day of January 2023.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

01/03/2023

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: Nelda Kirkholm

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.

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

- 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,

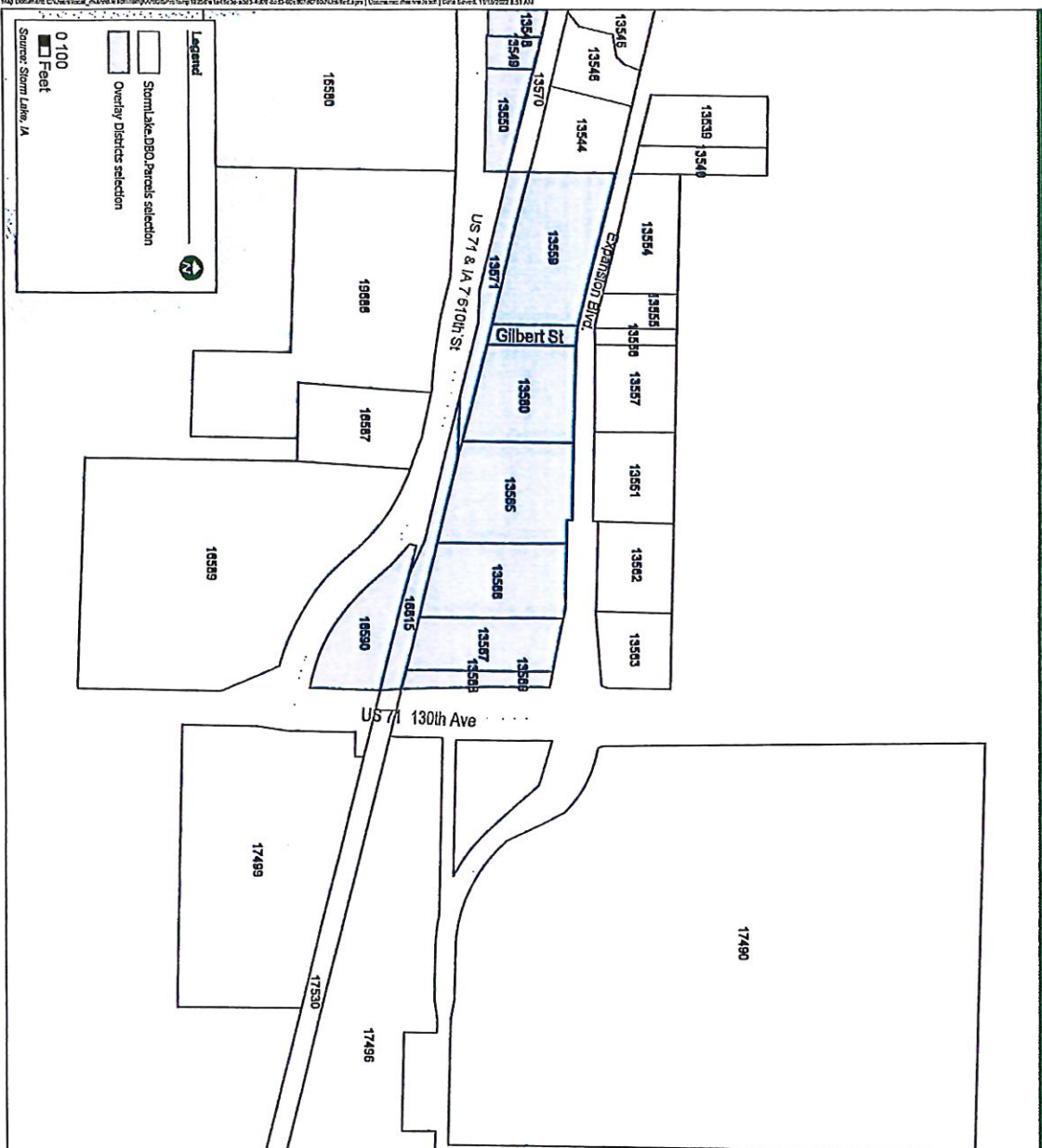
Scott Olesen
Zoning Administrator

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	IRAHEA 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

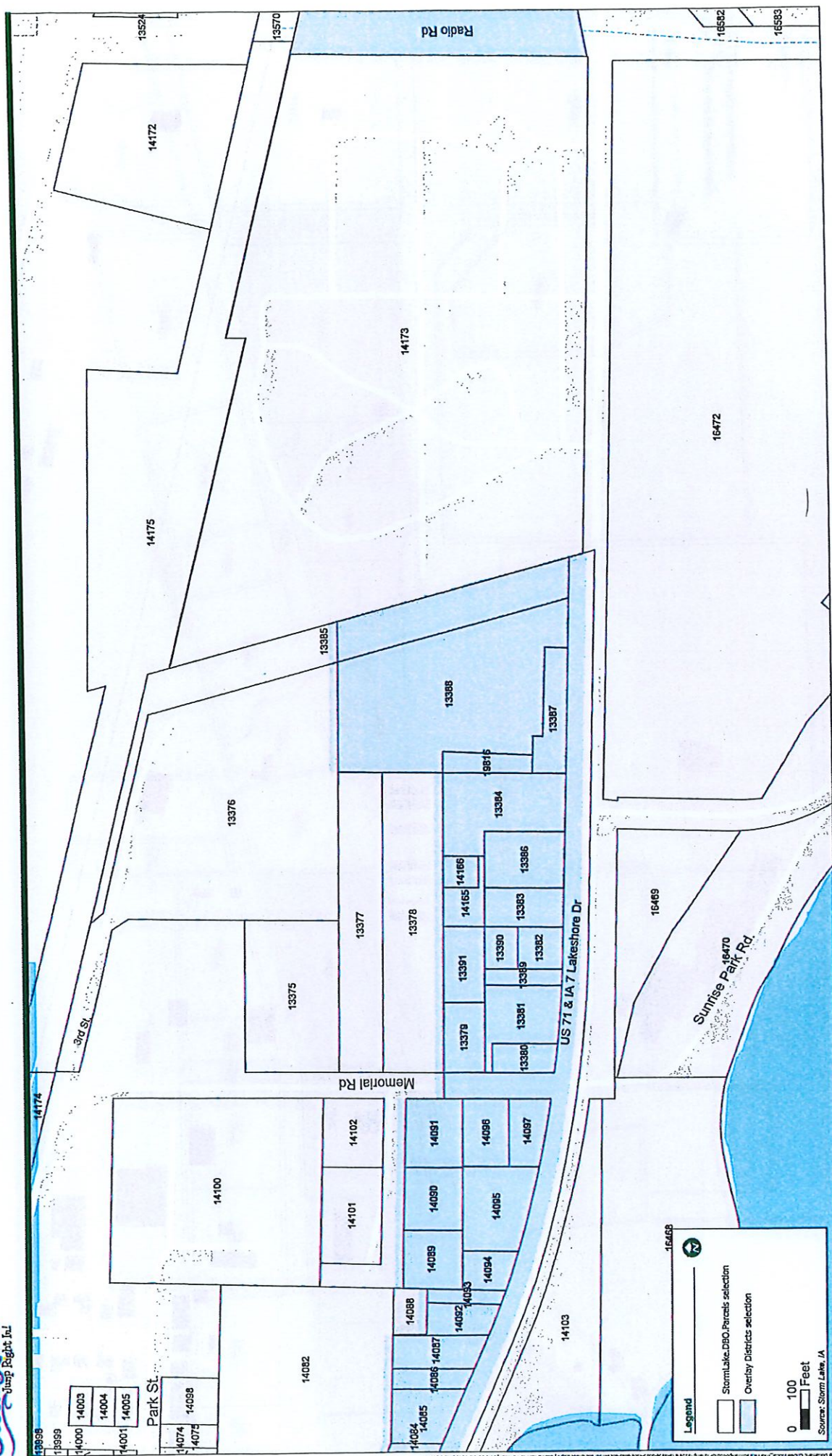
Map Key	Owner Name	Parcel Address
13377	NEUROTH KEVIN E	1402451005
14001	NHEK LEE	1305 Park
13991	OSEGARO JAMES	201 Flindt Vac
13972	PAENGVAEN KONGMY	1117 PARK
14000	PARKHURST DONALD D	210 Phillips
14041	PARSON MARY B	903 E LAKESHORE #2
13534	PHOMPHAENG THINH	116 MC KENNA DR
13969	PINEDA REGINALDA	1105 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

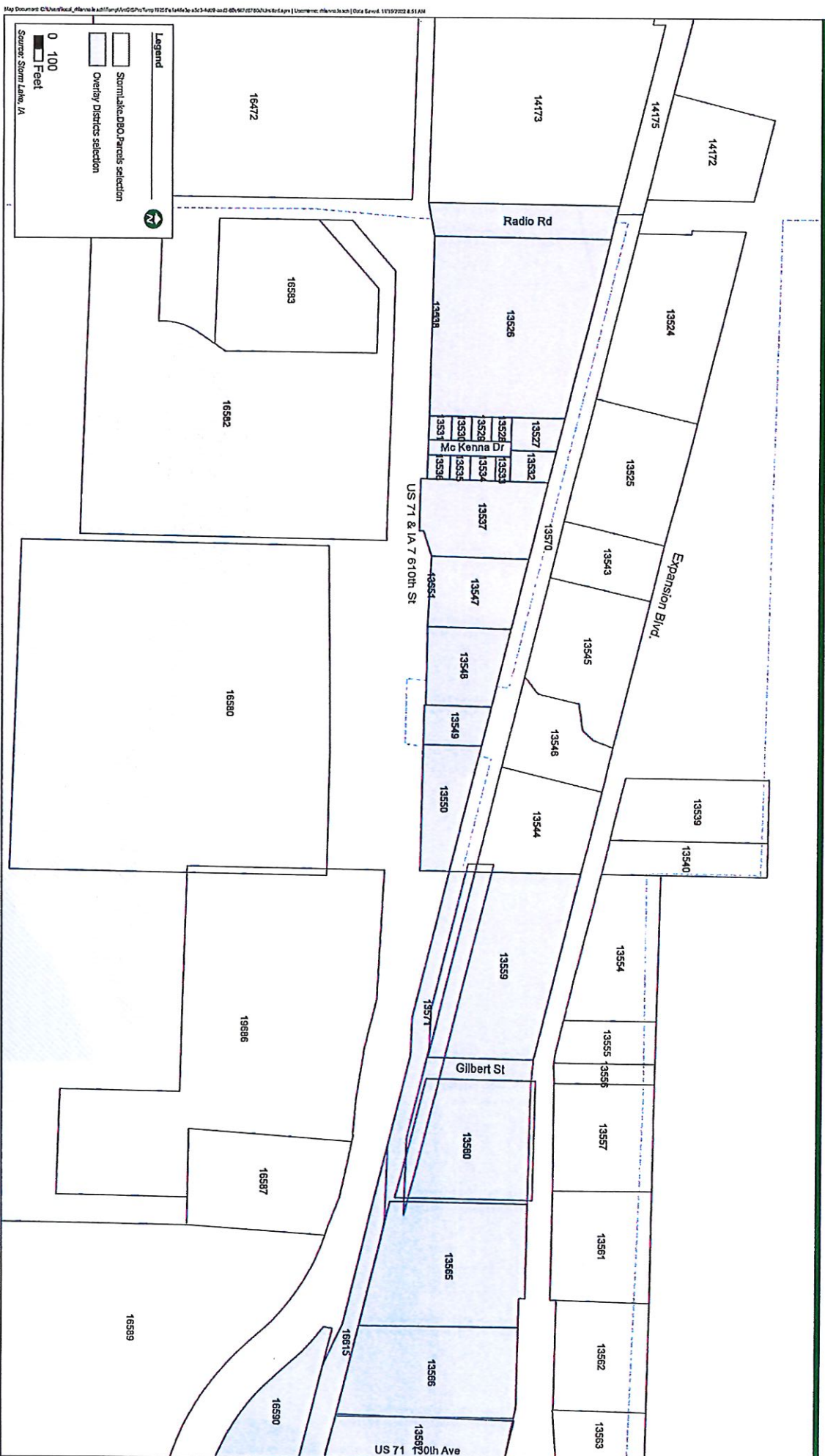


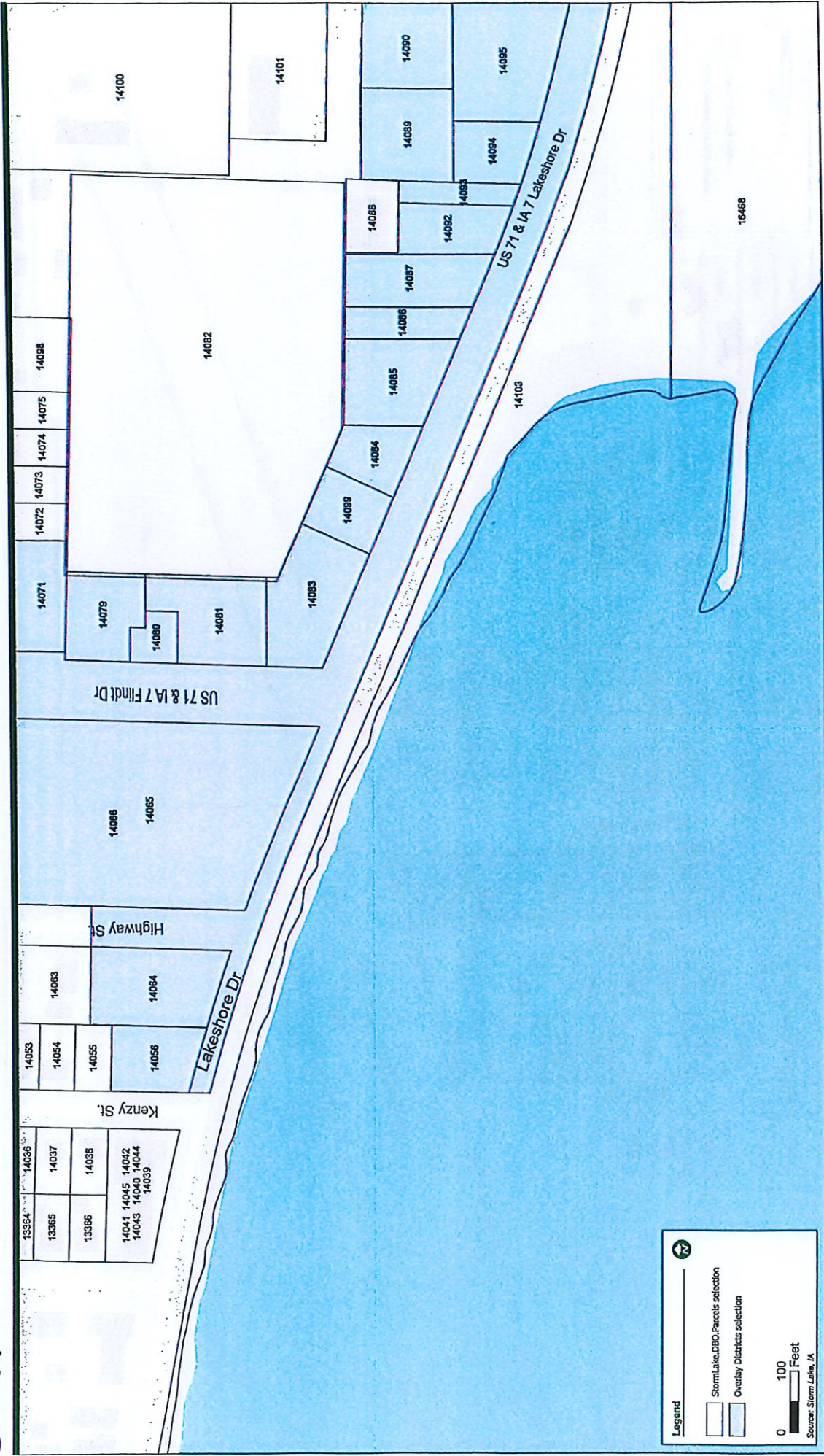
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Map Key	Owner Name	Parcel Address
13540	MERIDIAN MFG GROUP INC	2900 EXPANSION BLV
13554	MERIDIAN MFG GROUP INC	2897 Expansion Blvd.
13555	MERIDIAN MFG GROUP INC	28895 Expansion Blvd
13557	MERIDIAN MFG GROUP INC	1401451005
13375	NEUROTH KEVIN E	207 Memorial Rd.
13990	OSEGARO A JAMES	201 Flindt Vac
13989	OSEGARO JAMES	205 Flindt
13384	RATH LIGHTHOUSE INN LLC	1601 E Lakeshore Dr.
14166	RATH LIGHTHOUSE INN LLC	1601 E LAKESHORE DR
14055	SAIL INN LLC	109 Kenzy
14056	SAIL INN LLC	1015 E Lakeshore Dr.
14088	SAMSEL THOMAS A	1401 E Lakeshore Dr.
14086	SAMSEL THOMAS ALLEN	1315 E LAKESHORE DR
14087	SAMSEL THOMAS ALLEN	1317 E LAKESHORE DR
14092	SAMSEL THOMAS ALLEN	1403 E Lakeshore Dr.
13546	STORM LAKE CITY OF	1401377010
16580	STORM LAKE CITY OF	1412100002
16582	STORM LAKE CITY OF	1412100005
16583	STORM LAKE CITY OF	1270 HWY 7
13385	STORM LAKE CITY OF (ABAN RR ROW)	1402451018
16469	STORM LAKE CITY OF (KINGS POINTE WATERPK RESORT)	1524 E Lakeshore Dr.
13376	STORM LAKE CITY OF (OLD WATER TREATMENT PLANT)	1402451004
14065	STORM LAKE CITY OF (RADIO PARK)	1402355001
16472	STORM LAKE CITY OF (S L COUNTRY CLUB)	1528 E Lakeshore Dr.
16470	STORM LAKE CITY OF (SUNRISE PARK CAMPGROUND)	1001 Sunrise Park Rd
13566	STORM LAKE CYCLES INC	1401477002
13567	STORM LAKE CYCLES INC	1401477003
13543	STORM LAKE INDUSTRIAL CORP	1401377004
13562	STORM LAKE INDUSTRIAL CORP	1401476003
13563	STORM LAKE INDUSTRIAL CORP	1401476004
13556		
13570		
13571		
14039		
14058		
14103		
14174		
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16468		
16615		
17530		









BOLTON & MENK



SPECIAL AND OVERLAY DISTRICTS

5

ARTICLE FIVE – SPECIAL AND OVERLAY DISTRICTS

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.

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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.

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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

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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.

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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.

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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.

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- 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.

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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

01/03/2023

Agenda Item # F.5.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
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REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen Building & Code Compliance Director

SUBJECT: **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**

BACKGROUND: The Federal Emergency Management Agency (FEMA) and the Iowa Department of Natural Resources coordinate with one another on the establishment of floodplain areas and the associated regulations to control hazards to structures due to flooding issues as well as providing for flood insurance. It also helps to prevent future losses by controlling future development in the designated floodplain.

Official flood maps for the corporate limits just became effective on October 13th, 2022. Since the Storm Lake corporate limits were not previously identified on official maps, we were permitted to have final approval of our ordinance and resolution by October of 2023. Our previous plan was to provide this to Council and have it approved in February, well ahead of the October deadline. However, to be eligible to apply for FEMA grants for applicable City projects, the deadline for approval and publication of the Ordinance is January 6th, 2023. This is why we are asking for this Ordinance to be approved as an emergency. We have been very fortunate to have the 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.

Approximately 39 acres and 4 1-4 unit structures in the City Corporate limits are identified as being in a floodplain on the new floodplain maps, and would need to comply with FEMA floodplain construction requirements for future construction projects through the DNR, even if the Council would decide to not approve the attached Ordinance. However, by approving the attached Ordinance we are allowed to apply

for FEMA grants, which are substantial, as well as gaining access to the federally backed National Flood Insurance Program for our residents.

FISCAL IMPACT: Publication and legal fees are estimated to be \$1,500.00

RECOMMENDATION: Approve Ordinance No. 03-O-2022-2023

ATTACHMENTS:

[Ordinance No. 03-O-2022-2023 - Ordinance amending Chapter 2-10 and adding Chapter 3-14 to adopt a floodplain ordinance and empower the Board of Adjustment.pdf](#)

[Floodplain Management Ordinance-Home Rule b - Working](#)

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 _____ day of _____, 2023.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

CHAPTER 3-14

FLOODPLAIN MANAGEMENT

3-14-1 Definitions

3-14-2 Statutory Authority, Findings of Fact and Purpose

3-14-3 General Provisions

3-14-4 Administration

3-14-5 Floodplain Management Standards

3-14-6 Variance Procedures

3-14-7 Petition for Certiorari

3-14-8 Nonconforming Uses

3-14-9 Penalties for Violation

3-14-10 Amendments

3-14-1 DEFINITIONS. Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

1. “Appurtenant structure” means a structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.
2. “Base flood” means the flood having one percent chance of being equaled or exceeded in any given year (also commonly referred to as the “100-year flood”).
3. “Base flood elevation” (BFE) means the elevation floodwaters would reach at a particular site during the occurrence of a base flood event.
4. “Basement” means any enclosed area of a building which has its floor or lowest level below ground level (subgrade) on all sides. Also see “lowest floor.”
5. “Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. “Development” does not include minor projects or routine maintenance of existing buildings and facilities, as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.
6. “Enclosed area below lowest floor” means the floor of the lowest enclosed area in a building when all the following criteria are met:
 - A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of 3-14-5(4)(A) of this chapter; and
 - B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking, or storage; and
 - C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot above the base flood elevation; and
 - D. The enclosed area is not a basement, as defined in this section.
7. “Existing construction” means any structure for which the start of construction commenced before the effective date of the first floodplain management regulations adopted by the community.
8. “Existing factory-built home park or subdivision” means a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of

streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.

9. “Expansion of existing factory-built home park or subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

10. “Factory-built home” means any structure, designed for residential use which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For purposes of this chapter, factory-built homes include mobile homes, manufactured homes, and modular homes; and also includes recreational vehicles which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.

11. “Factory-built home park or subdivision” means a parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.

12. “500-year flood” means a flood, the magnitude of which has a two-tenths percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every 500 years.

13. “Flood” means a general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

14. “Flood insurance rate map” (FIRM) means the official map prepared as part of (but published separately from) the Flood Insurance Study which delineates both the flood hazard areas and the risk premium zones applicable to the community.

15. “Flood insurance study” (FIS) means a report published by FEMA for a community issued along with the community’s Flood Insurance Rate Maps. The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.

16. “Floodplain” means any land area susceptible to being inundated by water as a result of a flood.

17. “Floodplain management” means an overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

18. “Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

19. “Floodway” means the channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one foot.

20. “Floodway fringe” means those portions of the special flood hazard area outside the floodway.

21. “Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

22. “Historic structure” means any structure that is:
- A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;
 - B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
 - D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (i) by an approved state program as determined by the Secretary of the Interior; or (ii) directly by the Secretary of the Interior in states without approved programs.
23. “Lowest floor” means the floor of the lowest enclosed area in a building including a basement except when the criteria listed in the definition of “enclosed area below lowest floor” are met.
24. “Maximum damage potential development” means hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use.
25. “Minor projects” means small development activities (except for filling, grading, and excavating) valued at less than \$500.00.
26. “New construction” (new buildings, factory-built home parks) means those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.
27. “New factory-built home park or subdivision” means a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the effective date of the first floodplain management regulations adopted by the community.
28. “Recreational vehicle” means a vehicle which is:
- A. Built on a single chassis;
 - B. 400 square feet or less when measured at the largest horizontal projection;
 - C. Designed to be self-propelled or permanently towable by a light duty truck; and
 - D. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.
29. “Routine maintenance of existing buildings and facilities” means repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are

not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

- A. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
- B. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
- C. Basement sealing;
- D. Repairing or replacing damaged or broken window panes;
- E. Repairing plumbing systems, electrical systems, heating, or air conditioning systems and repairing wells or septic systems.

30. “Special flood hazard area” (SFHA) means the land within the City subject to the base flood. This land is identified on the City’s Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

31. “Start of construction” includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether that alteration affects the external dimensions of the building.

32. “Structure” means anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities, and/or other similar uses.

33. “Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

34. “Substantial improvement” means any improvement to a structure which satisfies either of the following criteria:

- A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either: (i) before the start of construction of the improvement; or (ii) if the structure has been substantially damaged and is being restored, before the damage occurred. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions. The term also does not include any alteration of a historic structure, provided the alteration will not preclude the structure’s designation as a historic structure.

B. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the first floodplain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

35. “Variance” means a grant of relief by a community from the terms of the floodplain management regulations.

36. “Violation” means the failure of a structure or other development to be fully compliant with the community’s floodplain management regulations.

3-14-2 STATUTORY AUTHORITY, FINDINGS OF FACT AND PURPOSE.

1. The Legislature of the State of Iowa has in Chapter 364 of the *Code of Iowa*, as amended, delegated the power to cities to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges, and property of the City or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents.

2. Findings of Fact.

A. The flood hazard areas of the City are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety, and general welfare of the community.

B. These flood losses, hazards, and related adverse effects are caused by: (i) the occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding; and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities.

C. The ordinance codified in this chapter relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.

3. Statement of Purpose. It is the purpose of this chapter to protect and preserve the rights, privileges and property of the City and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in Paragraph 2(A) of this section with provisions designed to:

A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially.

B. Restrict or prohibit uses which are dangerous to health, safety, or property in times of flood or which cause excessive increases in flood heights or velocities.

C. Require that uses vulnerable to floods, including public facilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.

D. Protect individuals from buying lands which may not be suited for intended purposes because of flood hazard.

E. Assure that eligibility is maintained for property owners in the community to purchase flood insurance through the National Flood Insurance Program.

3-14-3 GENERAL PROVISIONS.

1. Lands to Which Chapter Applies. The provisions of this chapter shall apply to all areas having special flood hazards within the jurisdiction of the City. For purposes of this chapter, the special flood hazard areas are those areas designated as Zone A on the Flood Insurance Rate Map (FIRM) for Buena Vista County and Incorporated Areas, City of Storm Lake, Panel(s) 19021C0312C, 19021C0313C, 19021C0314C, 19021C0318C, 19021C0319C, 19021C0325C, 19021C0431C, 19021C0450C, and 19021CIND0A, dated October 13, 2022, which were prepared as part of the Buena Vista County Flood Insurance Study, shall be used to identify such flood hazard areas, and all areas shown thereon to be within the boundaries of the base flood shall be considered as having significant flood hazards. The Flood Insurance Study for Buena Vista County is hereby adopted by reference and is made a part of this chapter for the purpose of administering floodplain management regulations.

2. Rules for Interpretation of Flood Hazard Boundaries. The boundaries of the Special Flood Hazard areas shall be determined by scaling distances on the official Flood Insurance Rate Map. When an interpretation is needed as to the exact location of a boundary, the Building and Code Compliance Director shall make the necessary interpretation. The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Building and Code Compliance Director in the enforcement or administration of this chapter.

3. Compliance. No structure or land shall hereafter be used, and no structure shall be located, extended, converted, or structurally altered, without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this chapter.

4. Abrogation and Greater Restrictions. It is not intended by this chapter to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter imposes greater restrictions, the provisions of this chapter shall prevail. All other ordinances inconsistent with this chapter are hereby repealed to the extent of the inconsistency only.

5. Interpretation. In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

6. Warning and Disclaimer of Liability. The standards required by this chapter are considered reasonable for regulatory purposes. This chapter does not imply that areas outside the designated special flood hazard areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

7. Severability. If any section, clause, provision, or portion of this chapter is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected thereby.

3-14-4 ADMINISTRATION.

1. Appointment, Duties and Responsibilities of Administrator.

A. The Building and Code Compliance Director is hereby appointed to implement and administer the provisions of this chapter and will herein be referred to as the Administrator.

B. Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:

(1) Review all floodplain development permit applications to assure that the provisions of this chapter will be satisfied.

(2) Review floodplain development applications to assure that all necessary permits have been obtained from federal, State and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.

(3) Record and maintain a record of: (i) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved structures; or (ii) the elevation to which new or substantially improved structures have been floodproofed.

(4) Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.

(5) Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this chapter.

(6) Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.

(7) Notify the Federal Insurance Administrator of any annexations or modifications to the community's boundaries.

(8) Review subdivision proposals to ensure such proposals are consistent with the purpose of this chapter and advise the City Council of potential conflict.

(9) Maintain the accuracy of the community's Flood Insurance Rate Maps when:

a. Development placed within the Floodway results in an increase in the base flood elevations or alteration to the floodway boundary.

b. Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base flood elevation; or

c. Development relocates or alters the channel.

Within six months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

(10) Perform site inspections to ensure compliance with the standards of this chapter.

(11) Forward all requests for variances to the Board of Adjustment for consideration. Ensure all requests include the information ordinarily submitted with applications, as well as any additional information deemed necessary to the Board of Adjustment.

2. Floodplain Development Permit.

A. Permit Required. A Floodplain Development Permit issued by the Administrator shall be secured prior to any floodplain development (any manmade change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, storage of material and equipment, excavation, or drilling operations), including the placement of factory-built homes.

B. Application for Permit. Application shall be made on forms furnished by the Administrator and shall include the following:

- (1) Description of the work to be covered by the permit for which application is to be made.
- (2) Description of the land on which the proposed work is to be done (e.g., lot, block, track, street address or similar description) that will readily identify and locate the work to be done.
- (3) Location and dimensions of all structures and additions.
- (4) Indication of the use or occupancy for which the proposed work is intended.
- (5) Elevation of the base flood.
- (6) Elevation (in relation to North American Vertical Datum 1988 of the lowest floor (including basement) of structures or of the level to which a structure is to be floodproofed.
- (7) For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.
- (8) Such other information as the Administrator deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this chapter.

C. Action on Permit Application. The Administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this chapter and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefor. The Administrator shall not issue permits for variances except as directed by the Board of Adjustment.

D. Construction and Use to Be as Provided in Application and Plans. Floodplain Development Permits based on approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement, or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this chapter. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, structure floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this chapter, prior to the use or occupancy of any structure.

3-14-5 FLOODPLAIN MANAGEMENT STANDARDS. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Where base flood elevations have not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to determine: (i) whether the land involved is either wholly or partly within the floodway or floodway fringe; and (ii) the base flood elevation. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where: (i) the bridge or culvert is located on a stream that drains less than two square miles; and (ii) the bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567 IAC 71.2(2).

1. All Development. All development within the special flood hazard areas shall:

- A. Be designed and adequately anchored to prevent flotation, collapse, or lateral movement.
- B. Use construction methods and practices that will minimize flood damage.
- C. Use construction materials and utility equipment that are resistant to flood damage.
- D. Obtain all other necessary permits from federal, State, and local governmental agencies including approval when required from the Iowa Department of Natural Resources.

2. Residential Structures. All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot above the base flood elevation and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers or extended foundations) may be allowed subject to favorable consideration by the City Council, where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

3. Nonresidential Structures. All new or substantially improved nonresidential structures shall have the lowest floor (including basement) elevated a minimum of one foot above the base flood elevation, or together with attendant utility and sanitary systems, be flood proofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the base flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator.

4. All New and Substantially Improved Structures.

A. Fully enclosed areas below the lowest floor (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

- (1) A minimum of two openings, with positioning on at least two walls, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- (2) The bottom of all openings shall be no higher than one foot above grade.
- (3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access and low damage potential storage.

- B. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - C. New and substantially improved structures must be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated or flood-proofed to a minimum of one foot above the base flood elevation.
 - D. New and substantially improved structures shall be constructed with plumbing, gas lines, water meters, gas meters, and other similar service utilities, either elevated (or, in the case of non-residential structures, optionally flood-proofed to) a minimum of one foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.
5. Factory-Built Homes.
- A. All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one foot above the base flood elevation.
 - B. All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.
6. Utility and Sanitary Systems.
- A. On-site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.
 - B. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one foot above the base flood elevation.
 - C. New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one foot above the base flood elevation.
 - D. Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.
7. Storage of Materials and Equipment. Storage of equipment and materials that are flammable, explosive, or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot above the base flood elevation. Other material and equipment must either be similarly elevated or: (i) not subject to major flood damage and be anchored to prevent movement due to flood waters; or (ii) readily removable from the area within the time available after flood warning.

8. Flood Control Structures. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of three feet of design freeboard and shall provide for adequate interior drainage. In addition, structural flood control works shall be approved by the Department of Natural Resources.

9. Watercourse Alterations. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

10. Subdivisions. Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this chapter. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the base flood. Proposals for subdivisions greater than five acres or 50 lots (whichever is less) shall include base flood elevation data for those areas located within the Special Flood Hazard Area.

11. Accessory Structures to Residential Uses. Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied.

A. The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 square feet in size. Those portions of the structure located less than one foot above the BFE must be constructed of flood-resistant materials.

B. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.

C. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

D. The structure shall be firmly anchored to resist flotation, collapse, and lateral movement.

E. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation.

F. The structure's walls shall include openings that satisfy the provisions of Subsection 4(A) of this section.

Exemption from the base flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

12. Recreational Vehicles.

A. Recreational vehicles are exempt from the requirements of Subsection 5 of this section regarding anchoring and elevation of factory-built homes when the following criteria are satisfied.

(1) The recreational vehicle shall be located on the site for less than 180 consecutive days; and

(2) The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

- B. Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of Subsection 5 of this section regarding anchoring and elevation of factory-built homes.
- 13. Pipeline Crossings. Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.
- 14. Maximum Damage Potential Development. All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood; and that the structure, below the base flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are flood proofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

3-14-6 VARIANCE PROCEDURES.

- 1. The Board of Adjustment, by a concurring vote of at least three of its members, may authorize upon request in specific cases such variances from the terms of this chapter that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship. Variances granted must meet the following applicable standards.
 - A. Variances shall only be granted upon: (i) a showing of good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local codes or ordinances.
 - B. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood would result. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.
 - C. Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - D. In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this chapter, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage; and (ii) such construction increases risks to life and property.
 - E. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

2. Factors upon Which the Decision of the Board of Adjustment Shall Be Based. In passing upon applications for variances, the Board of Adjustment shall consider all relevant factors specified in other sections of this chapter and:

- A. The danger to life and property due to increased flood heights or velocities caused by encroachments.
- B. The danger that materials may be swept on to other land or downstream to the injury of others.
- C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
- D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
- E. The importance of the services provided by the proposed facility to the City.
- F. The requirements of the facility for a floodplain location.
- G. The availability of alternative locations not subject to flooding for the proposed use.
- H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- I. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
- J. The safety of access to the property in times of flood for ordinary and emergency vehicles.
- K. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.
- L. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical, and water systems), facilities, streets, and bridges.
- M. Such other factors which are relevant to the purpose of this chapter.

3. Conditions Attached to Variances. Upon consideration of the factors listed above, the Board of Adjustment may attach such conditions to the granting of variances as it deems necessary to further the purpose of this chapter. Such conditions may include, but not necessarily be limited to:

- A. Modification of waste disposal and water supply facilities.
- B. Limitation of periods of use and operation.
- C. Imposition of operational controls, sureties, and deed restrictions.
- D. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this chapter.
- E. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, duration, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Council shall require that the applicant submit a plan or document certified by a registered

professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

3-14-7 PETITION FOR CERTIORARI. Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment under the provisions of this Chapter, or any taxpayer, or any officer, department, board, or bureau of the City of Storm Lake, Iowa, may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such Petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board of Adjustment.

3-14-8 NONCONFORMING USES.

1. A structure or the use of a structure or premises which was lawful before the passage or amendment of the ordinance codified in this chapter, but which is not in conformity with the provisions of this chapter, may be continued subject to the following conditions:
 - A. If such use is discontinued for six consecutive months, any future use of the building premises shall conform to this chapter.
 - B. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.
 - C. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this chapter. This limitation does not include the cost of any alteration to comply with existing State or local health, sanitary, building, or safety codes or regulations, or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.
2. Except as provided in Subsection 3-14-8(1)(B), any use which has been permitted as a variance shall be considered a conforming use.

3-14-9 PENALTIES FOR VIOLATION. A violation of the provisions of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of Variances) by any person shall constitute a municipal infraction subjecting the person to a civil penalty of not more than \$500.00 (FIVE HUNDRED DOLLARS) for each infraction and such other relief as is authorized by Title I, Chapter 20 of this Code and by Section 364.22 of the Code of Iowa. Each day such violation or failure to comply continues shall be considered a separate municipal infraction. Nothing herein contained shall prevent the City of Storm Lake from taking such other lawful action as is necessary to prevent or remedy a violation.

3-14-10 AMENDMENTS. The regulations and standards set forth in this chapter may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.

Staff Summary

01/03/2023

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: Scott Olesen Building & Code Compliance Director

SUBJECT: **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**

BACKGROUND: This resolution is required to be approved by the City Council in addition to the Floodplain Management Ordinance which appears later on this agenda. This resolution will have the City Council formally recognize that the official floodplain map will be taken into consideration during land use decisions and provides for enforcement authority with the Building and Code Compliance Director. It also will formally recognize that the City will coordinate and assist the appropriate Federal, State, and County agencies in the implementation and management of the Floodplain within our corporate limits.

FISCAL IMPACT: Approximately \$300.00 in legal fees.

RECOMMENDATION: Adopt Resolution No. 32-R-2022-2023

ATTACHMENTS:
[Resolution No. 32-R-2022-2023 - Floodplain Resolution.pdf](#)

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 3rd day of January, 2023.

Seal of City

Michael Porsch, Mayor

Attest:

Mayra A. Martinez, City Clerk

Staff Summary

01/03/2023
Agenda Item # F.7.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Resolution No. 33-R-2022-2023 for Change Order No. 3 for the Storm Lake Library HVAC Project**

BACKGROUND: The City entered into a contract with Woodruff Construction for the Storm Lake Library HVAC Project.

Woodruff has request that deducts be added to the contingency in lieu of subtracting from the contract total.

While the end result is the same; the accounting looks a little different.

This Change Order reflects the credit for the alternate carpet and the credit for the change in acoustical panels.

The architect, CMBA, agrees this change is justified.

FISCAL IMPACT: There will be no change to the total project cost of \$594,500.

RECOMMENDATION: Motion To Approve Resolution No. 33-R-2022-2023 for Change Order No. 3 for the Storm Lake Library HVAC Project

ATTACHMENTS:

[Change Order #003 - CMBA - Library HVAC Project](#)

[Resolution No. 33-R-2022-2023 - Change Order No. 3 Storm Lake Library HVAC Project CM 1.3.2022.pdf](#)

**AIA**[®]**Document G701™ – 2017****Change Order**

PROJECT: *(Name and address)*
 SP21122- Storm Lake Public Library
 Renovations
 609 Cayuga Street
 Storm Lake, Iowa 50588

CONTRACT INFORMATION:
 Contract For: Single Prime

 Date:

CHANGE ORDER INFORMATION:
 Change Order Number: 003

 Date: December 16, 2022

OWNER: *(Name and address)*
 City of Storm Lake
 PO Box 1086
 Storm Lake, Iowa 50588

ARCHITECT: *(Name and address)*
 CMBA Architects
 505 Grand Avenue
 Spencer, Iowa 51301

CONTRACTOR: *(Name and address)*
 Woodruff Construction

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

COR 1: Change of Carpet Tile	ADD	\$855.32
COR 2: Credit to remove color options for acoustical panels	ADD	\$3,016.00
	TOTAL	\$3,871.32

The Original Contingency Sum was	\$42,000.00
The Contingency Sum prior to this change order	\$42,000.00
The Contingency Sum will be increased by this Change Order in the amount of	\$3,871.32
The New Contingency Sum including this Change Order will be	\$45,871.32

The original Contract Sum was	\$	594,500.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	594,500.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	0.00
The new Contract Sum including this Change Order will be	\$	594,500.00

The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be Unchanged

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

CMBA Architects
ARCHITECT *(Firm name)*

SIGNATURE
 Angela McCauley, Project Architect
PRINTED NAME AND TITLE
 12/16/22
DATE

Woodruff Construction
CONTRACTOR *(Firm name)*

SIGNATURE
 Chad Lennon, West Region
 President
PRINTED NAME AND TITLE

DATE

City of Storm Lake
OWNER *(Firm name)*

SIGNATURE
 Michael Porsch, Mayor
PRINTED NAME AND TITLE

DATE

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

Staff Summary

01/03/2023

Agenda Item # F.8.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Resolution No. 34-R-2022-2023 Authorizing Local Match for FEMA BRIC Grant Application**

BACKGROUND: The City is applying through the Iowa Homeland Security and Emergency Management Division to the Federal Emergency Management Agency (FEMA) for funding from the FEMA BRIC grant program in the amount of \$65,502,807 for improvements to the City's Water Infrastructure.

The grant is based on a cost share basis with the federal share not exceeding 75%, state share not exceeding 10% and the local share being a minimum of 15% of the total project cost.

FISCAL IMPACT: The cost of this project of this project for the City will be up to \$ 9,825,421 to meet the minimum 15% match for the grant application.

RECOMMENDATION: Motion to Approve Resolution No. 34-R-2022-2023 authorizing the local match for the FEMA BRIC grant application

ATTACHMENTS:

[Resolution No. 34-R-2022-2023 - SMLK FEMA BRIC Local Match Resolution.pdf](#)

LOCAL MATCH RESOLUTION # 34-R-2022-2023
FOR THE
HAZARD MITIGATION ASSISTANCE PROGRAM

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

Staff Summary

01/03/2023

Agenda Item # F.9.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Fiscal Year 2024-2028 Proposed Capital Improvement Plan Work Session**

BACKGROUND: This work session is to discuss the Fiscal Year 2024-2028 Enterprise Fund and King's Pointe Capital Improvement Plan.

1. Wastewater Fund
2. Water Fund
3. Storm Water Fund
4. King's Pointe

FISCAL IMPACT:

RECOMMENDATION: N/A

ATTACHMENTS:

[Sewer Fund.pdf](#)
[Water Fund.pdf](#)
[Storm Water Fund.pdf](#)
[King's Pointe.pdf](#)

City of Storm Lake, Iowa
Capital Improvement Plan
 2024 thru 2028

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Sewer Collection								
Parkview Dr Sewer Line Replacement	SEWCL-24-04	1	200,000					200,000
1st Street CIPP	SEWCL-25-01	1				178,500	1,050,000	1,228,500
Force Main Evaluation	SEWCL-25-02	1				1,500	380,000	381,500
Sanitary Sewer Lining (CIPP)	SEWCL-25-03	1	950,000					950,000
Camera Van	SEWCL-25-04	3				220,000		220,000
Jet/Vac Truck	SEWCL-26-01	1					600,000	600,000
Sewer Line Replacement Set-A-Side	SEWCL-23-02	1	180,000	180,000	180,000	180,000	180,000	900,000
Sewer Collection Total			1,330,000	180,000	180,000	580,000	2,210,000	4,480,000
Wastewater Treatment Facility								
1st Street Lift Station Improvements	WWTP-18-05	1	100,000					100,000
Ice House Lift Station Replacement	WWTP-23-12	1	504,000					504,000
Scout Park Lift Station Full Replacement	WWTP-23-11	1	1,200,000					1,200,000
WWTP New Permit Requirement Set-A-Side	WWTP-23-09	1	150,000	150,000	150,000	150,000	150,000	750,000
A-Basin Diffusers	WWTP-23-05	2					80,000	80,000
Pickup Truck (#128 Replacement)	WWTP-24-01	2					65,000	65,000
Blowers	WWTP-19-01	1			200,000	200,000	200,000	600,000
Parking Lot Expansion	WWTP-24-04	4				40,000		40,000
Thickener Tanks (2)	WWTP-21-06	1				413,000	413,000	826,000
Protective Coating Application	WWTP-24-12	3	60,000	60,000				120,000
Storage/Vehicle Building	WWTP-26-01	3			300,000			300,000
Trailer Pump	WWTP-25-07	3	130,000					130,000
Pump Replacement	WWTP-25-06	3		90,000		90,000		180,000
Crane Truck	WWTP-25-05	3					185,000	185,000
Campground Lift Station Pumps	WWTP-25-04	1		109,560				109,560
Emerald Park LS Replacement	WWTP-23-17	1				195,000	972,000	1,167,000
A-Basin Mixer Replacements	WWTP-24-14	3		42,500		45,000		87,500
Clarifier Covers	WWTP-28-01	5					354,000	354,000
UV Building	WWTP-24-11	1	165,200					165,200
Clarifier Scraper Blades	WWTP-24-10	2	65,000					65,000
Lagoon Return Pit Rehab	WWTP-24-08	3	65,000					65,000
College & 3rd St Lift Station Replacement	WWTP-24-07	2	195,000	972,000				1,167,000
Sample Station/NW LS Comm	WWTP-24-06	1				50,000		50,000
Golf Course LS Replacement	WWTP-24-05	1		170,000	995,000			1,165,000
Sampler	WWTP-24-15	2	10,000					10,000
Wastewater Treatment Facility Total			2,644,200	1,594,060	1,645,000	1,183,000	2,419,000	9,485,260
GRAND TOTAL			3,974,200	1,774,060	1,825,000	1,763,000	4,629,000	13,965,260

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # SEWCL-24-04
Project Name Parkview Dr Sewer Line Replacement

Type Construction

Department Sewer Collection

Useful Life

Contact Matthew Beckman

Category Wastewater

Priority 1 Critical



Description **Total Project Cost:** \$200,000

Sewer Line Replacement at Parkview Drive. VCP sewer line is at the end of useful life and is failing

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

IDNR Sanitary Survey Findings

City Council Goal: Utility Infrastructure

Expenditures	2024	2025	2026	2027	2028	Total
Equip/Vehicles/Furnishings	200,000					200,000
Total	200,000					200,000

Funding Sources	2024	2025	2026	2027	2028	Total
Sewer Fund	200,000					200,000
Total	200,000					200,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2024

Project # SEWCL-25-03
Project Name Sanitary Sewer Lining (CIPP)

Type Maintenance **Department** Sewer Collection
Useful Life 25 years **Contact** Keri Navratil
Category Wastewater **Priority** 1 Critical



Description **Total Project Cost:** \$950,000

Documentation of Service from BMI and used for IDNR Survey Needs

These are main trunk lines and the construction material is VCP. Televising of these segments will be accomplished when city receives televising equipment, but given the age, criticality, and material - these need lined as soon as possible.

HMA Funded

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

IDNR Sanitary Survey Findings

City Council Goal: Utility Infrastructure

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	950,000					950,000
Total	950,000					950,000

Funding Sources	2024	2025	2026	2027	2028	Total
FEMA HMA Bond	237,500					237,500
FEMA HMA Grant	712,500					712,500
Total	950,000					950,000

Budget Impact/Other

If the FEMA grants are not awarded, the City will have to fund these projects internally. Additional grants will be investigated.

Budget Items	2024	2025	2026	2027	2028	Total
Sewer (Without Grant)					950,000	950,000
Total					950,000	950,000

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # SEWCL-23-02
Project Name Sewer Line Replacement Set-A-Side

Type Construction
Useful Life 40 years
Category Wastewater

Department Sewer Collection
Contact Matthew Beckman
Priority 1 Critical



Description

Total Project Cost: \$1,080,000

Replace sewer line set a side. VCP sewer lines are at the end of useful life and failing. Various locations throughout the City.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

IDNR Sanitary Survey Findings

Expenditures	2024	2025	2026	2027	2028	Total	Future
Construction/Maintenance	180,000	180,000	180,000	180,000	180,000	900,000	180,000
Total	180,000	180,000	180,000	180,000	180,000	900,000	Total

Funding Sources	2024	2025	2026	2027	2028	Total	Future
Sewer Fund	180,000	180,000	180,000	180,000	180,000	900,000	180,000
Total	180,000	180,000	180,000	180,000	180,000	900,000	Total

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WWTP-18-05**Project Name** 1st Street Lift Station Improvements**Type** Construction**Department** Wastewater Treatment Facility**Useful Life** 15 years**Contact** Mark Streed**Category** Wastewater**Priority** 1 Critical**Description****Total Project Cost:** \$100,000

Improvement of Lift Station, Full Replacement

Justification

Per LS Study for ISG.

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

IDNR Sanitary Survey Findings

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	100,000					100,000
Total	100,000					100,000

Funding Sources	2024	2025	2026	2027	2028	Total
Sewer Fund	100,000					100,000
Total	100,000					100,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2024

Project # WWTP-23-12
Project Name Ice House Lift Station Replacement

Type Construction
Useful Life 40 years
Category Wastewater Buildings

Department Wastewater Treatment Facility
Contact Scott Oleson
Priority 1 Critical



Description **Total Project Cost:** \$504,000

Full Replacement of Ice House Lift Station.

Justification

Per ISG LS study

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

IDNR Sanitary Survey Findings

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	450,000					450,000
Engineering	54,000					54,000
Total	504,000					504,000

Funding Sources	2024	2025	2026	2027	2028	Total
FEMA HMA Bond	126,000					126,000
FEMA HMA Grant	378,000					378,000
Total	504,000					504,000

Budget Impact/Other

If the FEMA grants are not awarded, the City will have to fund these projects internally. Additional grants will be investigated.

Budget Items	2024	2025	2026	2027	2028	Total
Sewer (Without Grant)					504,000	504,000
Total					504,000	504,000

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WWTP-23-11

Project Name Scout Park Lift Station Full Replacement

Type Construction

Department Wastewater Treatment Facility

Useful Life 20 years

Contact Scott Oleson

Category Wastewater

Priority 1 Critical

Description
Total Project Cost: \$1,200,000

Per the 2020 ISG Lift Station Study, the Scout Park Lift station will need a full replacement. City staff determined this project to be of highest priority and moved it up.

Justification

Per ISG LS study of 2020- HMA Funded

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

IDNR Sanitary Survey Findings

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	1,200,000					1,200,000
Total	1,200,000					1,200,000

Funding Sources	2024	2025	2026	2027	2028	Total
FEMA HMA Bond	300,000					300,000
FEMA HMA Grant	900,000					900,000
Total	1,200,000					1,200,000

Budget Impact/Other

If the FEMA grants are not awarded, the City will have to fund these projects internally. Additional grants will be investigated.

This project has to be completed in FY2024 & FY2025 due to the existing condition

Budget Items	2024	2025	2026	2027	2028	Total
Sewer (Without Grant)	600,000	600,000				1,200,000
Total	600,000	600,000				1,200,000

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2024

Project # WWTP-23-09
Project Name WWTP New Permit Requirement Set-A-Side

Type Building Maintenance

Department Wastewater Treatment Facility

Useful Life

Contact Mark Streed

Category Wastewater

Priority 1 Critical



Description

Total Project Cost: \$900,000

WWTP new permit requirements. Nutrient Reduction requires major plants to reduce nitrogen and phosphorus discharge, EPA & IDNR mandate

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

IDNR Sanitary Survey Findings

Expenditures	2024	2025	2026	2027	2028	Total	Future
Planning/Design	150,000	150,000	150,000	150,000	150,000	750,000	150,000
Total	150,000	150,000	150,000	150,000	150,000	750,000	Total

Funding Sources	2024	2025	2026	2027	2028	Total	Future
Sewer Fund	150,000	150,000	150,000	150,000	150,000	750,000	150,000
Total	150,000	150,000	150,000	150,000	150,000	750,000	Total

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WWTP-24-12
Project Name Protective Coating Application

Type Building Maintenance

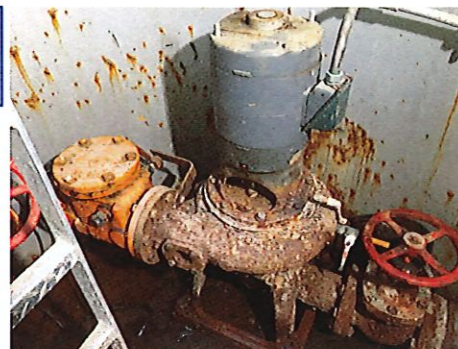
Department Wastewater Treatment Facility

Useful Life

Contact Matthew Beckman

Category Wastewater

Priority 3 Important



Description

Total Project Cost: \$120,000

Pipe, wall, floor coating. Preventative Maintenance Item

Adding protective coating to pipes, floors, and walls at different lift stations, A-basin, and anywhere else needed to help with corrosion and deterioration of floors and walls due to hydrogen sulfide and humid places.

Justification

Department Objective: Maintenance and upkeep of City owned Facilities

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	60,000	60,000				120,000
Total	60,000	60,000				120,000

Funding Sources	2024	2025	2026	2027	2028	Total
Sewer Fund	60,000	60,000				120,000
Total	60,000	60,000				120,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2024

Project # WWTP-25-07

Project Name Trailer Pump

Type Equipment

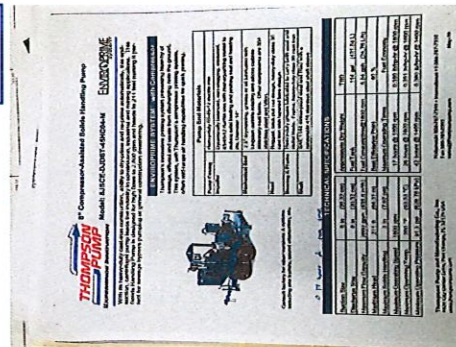
Useful Life

Category Wastewater

Department Wastewater Treatment Facility

Contact Matthew Beckman

Priority 3 Important



Description

Total Project Cost: \$130,000

8" trailer pump unit with hoses. trailer pump will help in case of emergency where we have to bypass at lift stations, storm drains, pit, memorial L.S., Tyson spills, and other emergency events

Justification

Department Objective: Provide and replace equipment for staff to service the public

Expenditures	2024	2025	2026	2027	2028	Total
Equip/Vehicles/Furnishings	130,000					130,000
Total	130,000					130,000

Funding Sources	2024	2025	2026	2027	2028	Total
Sewer Fund	130,000					130,000
Total	130,000					130,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WWTP-24-11

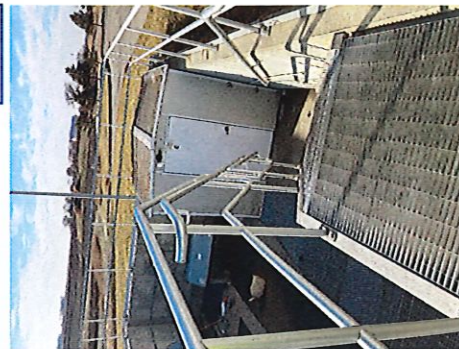
Project Name UV Building

Type Construction

Useful Life
Category Wastewater

Department Wastewater Treatment Facility

Contact Matthew Beckman

Priority 1 Critical

Description
Total Project Cost: \$165,200

UV Building. Increased budget and add engineering cost. This will help protect uv bulbs and system and sampler. Old building is falling a part. It will help in servicing the UV when needed and routine maintenance on it.

Justification

Department Objective: Maintenance and upkeep of City owned Facilities

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	140,000					140,000
Engineering	25,200					25,200
Total	165,200					165,200

Funding Sources	2024	2025	2026	2027	2028	Total
Sewer Fund	165,200					165,200
Total	165,200					165,200

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WWTP-24-10
Project Name Clarifier Scraper Blades

Type Maintenance
Useful Life 5 years
Category Wastewater

Department Wastewater Treatment Facility
Contact Matthew Beckman
Priority 2 Very Important



Description

Total Project Cost: \$130,000

Clarifier Scraper blades and rubber scrapers replacement. Replace old scrapers and rubbbers on clarifier arms. Need to replace every 5 to 6 years recommended

Justification

Department Objective: Provide and replace equipment for staff to service the public

Department Objective: Maintenance and upkeep of City owned Facilities

Expenditures	2024	2025	2026	2027	2028	Total	Future
Equip/Vehicles/Furnishings	65,000					65,000	65,000
Total	65,000					65,000	Total

Funding Sources	2024	2025	2026	2027	2028	Total	Future
Sewer Fund	65,000					65,000	65,000
Total	65,000					65,000	Total

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WWTP-24-08
Project Name Lagoon Retun Pit Rehab

Type Construction
Useful Life
Category Wastewater

Department Wastewater Treatment Facility
Contact Matthew Beckman
Priority 3 Important

**Description****Total Project Cost:** \$65,000

Lagoon Retun Pit Rehab. Needs to build a higher retaining wall so rain water doesn't seep in to pit causing further damage to check valve pit for the lagoon return pumps and replace broken gate valve for the equalization basins.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

IDNR Sanitary Survey Findings

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	65,000					65,000
Total	65,000					65,000

Funding Sources	2024	2025	2026	2027	2028	Total
Sewer Fund	65,000					65,000
Total	65,000					65,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WWTP-24-07
Project Name College & 3rd St Lift Station Replacement

Type Construction

Useful Life 20 years

Category Wastewater

Department Wastewater Treatment Facility

Contact Matthew Beckman

Priority 2 Very Important



Description

Total Project Cost: \$1,167,000

College & 3rd St Lift Station Replacement.

LS has reached and exceeded useful life and needs full replacement. A lot of smells coming for the lift station because of the high levels of hydrogen sulfide being produced at the L.S. The H2S is making the well weak and creating problems of breaking ,cracking, and possibly falling in on itself because of the weak concrete.

Includes Drum Scrubber

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

IDNR Sanitary Survey Findings

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance		972,000				972,000
Engineering	195,000					195,000
Total	195,000	972,000				1,167,000

Funding Sources	2024	2025	2026	2027	2028	Total
Sewer Fund	195,000	972,000				1,167,000
Total	195,000	972,000				1,167,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # **WWTP-24-15**Project Name **Sampler**Type **Equipment**

Useful Life

Category **Wastewater**Department **Wastewater Treatment Facility**Contact **Matthew Beckman**Priority **2 Very Important**

Description

Total Project Cost: \$10,000

New Sampler (Spare). We recently used the spare sampler we had on hand at Hillshire and we need to replace it back.

Justification

Department Objective: Provide and replace equipment for staff to service the public

Expenditures	2024	2025	2026	2027	2028	Total
Equip/Vehicles/Furnishings	10,000					10,000
Total	10,000					10,000

Funding Sources	2024	2025	2026	2027	2028	Total
Sewer Fund	10,000					10,000
Total	10,000					10,000

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2024 thru 2028

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Water Distribution								
Cast Main Replacement	WD-23-03	1	100,000	52,000	52,000	52,000	52,000	308,000
18" Water Line Installation	WD-23-05	1			100,000	18,000,000		18,100,000
Lead & Copper Line Replacement	WD-24-02	1	100,000	250,000	250,000	250,000		850,000
Water Line Replacement Set-A-Side	WD-17-01	1	180,000	180,000	180,000	180,000	180,000	900,000
Water Distribution Total			380,000	482,000	582,000	18,482,000	232,000	20,158,000
Water Meters								
Water Meter Truck	WM-21-01	2					55,000	55,000
Water Meters Total							55,000	55,000
Water Plant								
Water Tower #5	WP-22-04	1	7,937,117					7,937,117
CO2 System	WP-23-20	1	535,000					535,000
Filter Media	WP-23-19	1		165,000				165,000
Tower Mixers	WP-23-18	1	150,000				150,000	300,000
Well Rehab	WP-23-17	1	125,000	125,000	125,000	125,000	125,000	625,000
Well 15 Replacement (New Well 22)	WP-23-16	1	2,361,000					2,361,000
Well 11 Replacement	WP-23-15	1	91,680	764,000				855,680
Garage/Shop/Storage	WP-23-02	1					87,500	87,500
Wilden Pump	WP-24-04	1	13,000			13,000		26,000
Lime Sludge Press & Building with Storage	WP-21-01	1				100,000	100,000	200,000
Slaker Replacement	WP-20-01	1			160,000			160,000
Well 3 Replacement (New Well 21)	WP-23-14	1	1,543,376					1,543,376
Flygt Sludge Pump	WP-25-06	2		20,000				20,000
Water Plant Expansion Design	WP-28-01	1					9,520,000	9,520,000
Well 8 Replacement	WP-27-01	1	245,000	1,400,000				1,645,000
Tower Mgmt Set-A-Side	WP-26-07	1			85,000			85,000
Well 7 Replacement	WP-26-06	1		100,000	995,000			1,095,000
Truck Replacement #139	WP-26-05	2			60,000			60,000
Tower 4 Isolation Valve	WP-26-04	1			500,000			500,000
Basin 1 Repairs	WP-24-02	1		504,000				504,000
Tower 1 Removal	WP-26-01	3				1,300,000		1,300,000
Service Truck	WP-24-03	1		60,000				60,000
Security Gate Control Box	WP-25-05	3		16,000				16,000
Skid Loader	WP-25-04	2		100,000				100,000
Jordan Well (NEW)	WP-25-03	1	414,000	3,450,000				3,864,000
Clearwell 1 Maintenance	WP-25-02	1		50,000				50,000
Grant Matching Reserves	WP-24-07	1	100,000					100,000
Test Well Exploration	WP-24-06	1	65,000	65,000				130,000
Well 4 Replacement	WP-28-02	1		414,000	3,450,000			3,864,000
Tower 2 Recoating	WP-26-02	3		1,057,300				1,057,300
Water Plant Total			13,580,173	8,290,300	5,375,000	1,538,000	9,982,500	38,765,973

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
GRAND TOTAL			13,960,173	8,772,300	5,957,000	20,020,000	10,269,500	58,978,973

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2024

Project # WD-23-03
Project Name Cast Main Replacement

Type Construction
Useful Life 20 years
Category Water

Department Water Distribution
Contact Matthew Beckman
Priority 1 Critical



Description

Total Project Cost: \$308,000

Replace cast iron mains with C-900 plastic. cast iron mains are under-sized and have reached useful service life. Suspect many have lead joints.

Would replace 1200-1500 ft per year.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	98,000	50,000	50,000	50,000	50,000	298,000
Engineering	2,000	2,000	2,000	2,000	2,000	10,000
Total	100,000	52,000	52,000	52,000	52,000	308,000

Funding Sources	2024	2025	2026	2027	2028	Total
Water Fund	100,000	52,000	52,000	52,000	52,000	308,000
Total	100,000	52,000	52,000	52,000	52,000	308,000

Budget Impact/Other

Cast iron Water mains

Roughly around 55,000 feet of cast iron water mains in Storm Lake sizes including 4,6,8-,10-, 12- & 18-inch cast.

My records for main breaks only go back as far as 2008 and here are a few problem streets with numerous breaks, the streets that are listed are all cast iron.

N. Erie St. from 10th to 13th St. fourteen breaks in a 1,700 ft stretch

10th St. from Lake east to Seneca seven breaks covering 1,230 ft.

Walnut St. & Walnut Ln. sixteen breaks

Gran St. one block stretch five breaks

W. Shoreway 1,917 ft eighteen breaks

N. Michigan St. one block in length seven breaks

Cast iron pipe has a life span of anywhere between 25 and 80 years depending on the soil and the minerals in the water, the corrosion of our waterlines indicate that the need to start replacing water mains should have started 15 years ago.

David Huse, Distribution Supervisor City of Storm Lake

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2024

Project # WD-24-02
Project Name Lead & Copper Line Replacement

Type Construction

Useful Life

Category Water

Department Water Distribution

Contact Matthew Beckman

Priority I Critical



Description

Total Project Cost: \$850,000

Planning and construction for the upcoming lead and copper rule. The EPA's deadline for the lead/copper service line inventory is October of 2024. We are still awaiting details but we need to put money aside to repair items on our inventory list. Working with ISG to come up with plan and proceed with construction.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

Iowa Department of Natural Resources Requirement

Expenditures	2024	2025	2026	2027	2028	Total
Planning/Design	100,000					100,000
Construction/Maintenance		250,000	250,000	250,000		750,000
Total	100,000	250,000	250,000	250,000		850,000

Funding Sources	2024	2025	2026	2027	2028	Total
Undetermined	100,000	250,000	250,000	250,000		850,000
Total	100,000	250,000	250,000	250,000		850,000

Budget Impact/Other

This is an unfunded mandate by the EPA. Funding is uncertain and unavailable at this time.

The City could pay for these replacement cost, and pass the fees onto the property owners over the course of 7 years at 4%.

A City Wide Rate Increase would be an alternative funding source.

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2024

Project # WD-17-01
Project Name Water Line Replacement Set-A-Side

Type Construction
Useful Life 40 years
Category Water

Department Water Distribution
Contact Matthew Beckman
Priority 1 Critical



Description **Total Project Cost:** \$1,260,000

Replacement of water lines throughout the City. This sets aside \$\$\$ for large replacements

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

Expenditures	2024	2025	2026	2027	2028	Total	Future
Construction/Maintenance	180,000	180,000	180,000	180,000	180,000	900,000	360,000
Total	180,000	180,000	180,000	180,000	180,000	900,000	Total

Funding Sources	2024	2025	2026	2027	2028	Total	Future
Water Fund	180,000	180,000	180,000	180,000	180,000	900,000	360,000
Total	180,000	180,000	180,000	180,000	180,000	900,000	Total

Budget Impact/Other

It is estimated to cost \$35.00 per foot to install 6" water line.

It is estimated to cost \$55.00/foot to bore.

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2024

Project # WP-22-04
Project Name Water Tower #5

Type Construction
Useful Life 40 years
Category Buildings

Department Water Plant
Contact Matthew Beckman
Priority 1 Critical



Description **Total Project Cost:** \$7,937,117

Water Tower for Treated water storage

New 2.0 million gallon composite water tower

The capacity of the facility is close to its limit.

The City of Storm Lake Water System has an existing water storage deficit of 195,000 gallons and a projected increase to this deficit of 655,000 gallons over the next twenty years for a total deficit of 850,000 gallons. New elevated storage will be required to ensure a long-term water storage solution.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

Department Objective: Maintenance and upkeep of City owned Facilities

City Council Goal: Utility Infrastructure

IDNR Water Treatment Report

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	7,360,117					7,360,117
Engineering	577,000					577,000
Total	7,937,117					7,937,117

Funding Sources	2024	2025	2026	2027	2028	Total
CDBG	500,000					500,000
SRF Loan	7,401,117					7,401,117
Water Fund	36,000					36,000
Total	7,937,117					7,937,117

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WP-23-20
Project Name CO2 System

Type Construction
Useful Life 15 years
Category Water

Department Water Plant
Contact Matthew Beckman
Priority 1 Critical



Description

Total Project Cost: \$535,000

CO2 System Replacement. CO2 system is critical to the operation of the plant and has reached the end of its useful life and needs to be replaced and possibly upsized to meet the growing water demand

Justification

Department Objective: Maintenance and upkeep of City owned Facilities

Department Objective: Provide and replace equipment for staff to service the public

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	535,000					535,000
Total	535,000					535,000

Funding Sources	2024	2025	2026	2027	2028	Total
Water Fund	535,000					535,000
Total	535,000					535,000

Budget Impact/Other

Capital Improvement Plan

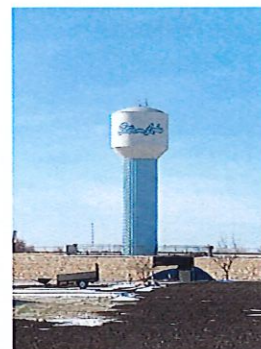
City of Storm Lake, Iowa

Data in Year 2024

Project # WP-23-18
Project Name Tower Mixers

Type Building Maintenance
Useful Life 15 years
Category Water

Department Water Plant
Contact Matthew Beckman
Priority 1 Critical



Description **Total Project Cost:** \$300,000

Water Tower Mixers on Tower 4 in 2024

Water Tower Mixers on Tower 2 in 2028

Mechanical mixing disperses old and new water throughout the tower bowl leading to better water quality. Mixing also reduces the possibility of tank condensation and ice formation.

Justification

Department Objective: Maintenance and upkeep of City owned Facilities

Department Objective: Provide and replace equipment for staff to service the public

City Council Goal: Utility Infrastructure

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	150,000				150,000	300,000
Total	150,000				150,000	300,000

Funding Sources	2024	2025	2026	2027	2028	Total
Water Fund	150,000				150,000	300,000
Total	150,000				150,000	300,000

Budget Impact/Other

Capital Improvement Plan

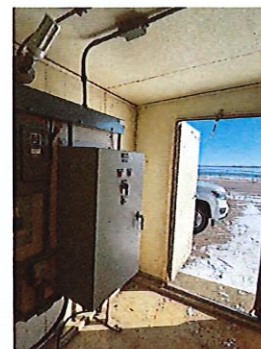
City of Storm Lake, Iowa

Data in Year 2024

Project # WP-23-17
Project Name Well Rehab

Type Construction
Useful Life 40 years
Category Water

Department Water Plant
Contact Matthew Beckman
Priority 1 Critical



Description **Total Project Cost:** \$750,000

Well rehab includes installing VFD controls on Wells 7, 18, & 19, installing a flow meter on Well 8, and basic upkeep on all wells moving forward.

These items were identified as deficient in the ISG Water System Study of 2021. The completion of these projects will assist in bringing the City's firm capacity up to meet existing demands.

Service two wells per year. Two per year would get each well serviced every five years. Each well is critical to production. Preventative/scheduled maintenance is cheaper and more logical than random failures during high flows. The idea would be to do a deep well and a shallow well per year to help keep the cost difference minimal.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

Department Objective: Maintenance and upkeep of City owned Facilities

City Council Goal: Utility Infrastructure

Expenditures	2024	2025	2026	2027	2028	Total	Future
Construction/Maintenance	125,000	125,000	125,000	125,000	125,000	625,000	125,000
Total	125,000	125,000	125,000	125,000	125,000	625,000	Total

Funding Sources	2024	2025	2026	2027	2028	Total	Future
Water Fund	125,000	125,000	125,000	125,000	125,000	625,000	125,000
Total	125,000	125,000	125,000	125,000	125,000	625,000	Total

Budget Impact/Other

Capital Improvement Plan

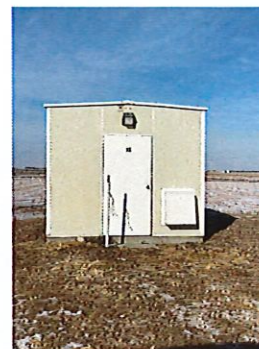
Data in Year 2024

City of Storm Lake, Iowa

Project # WP-23-16
Project Name Well 15 Replacement (New Well 22)

Type Construction
Useful Life 40 years
Category Water

Department Water Plant
Contact Matthew Beckman
Priority 1 Critical



Description **Total Project Cost:** \$2,361,000

Replace Well 15 with a new Dakota aquifer well and retire/decommission Well 15. Well price includes new parallel 12" raw water line from Well 15 to WTP.

Well 15 is a Dakota aquifer well that has been in service since 1990. It is currently rated at 800 gpm, has been decreasing in capacity, has already been relined, and needs to be replaced based on age and performance.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

Department Objective: Provide and replace equipment for staff to service the public

City Council Goal: Utility Infrastructure

IDNR Water Treatment Report

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	2,361,000					2,361,000
Total	2,361,000					2,361,000

Funding Sources	2024	2025	2026	2027	2028	Total
SRF Loan	2,361,000					2,361,000
Total	2,361,000					2,361,000

Budget Impact/Other

Capital Improvement Plan

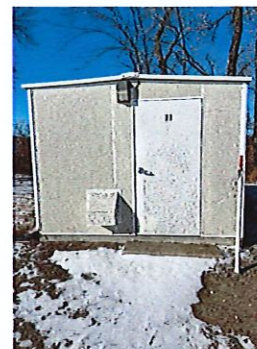
Data in Year 2024

City of Storm Lake, Iowa

Project # WP-23-15
Project Name Well 11 Replacement

Type Construction
Useful Life 40 years
Category Water

Department Water Plant
Contact Matthew Beckman
Priority 1 Critical



Description **Total Project Cost:** \$855,680

Replace Well 11 with a new sand & gravel well preferably near Frank Starr Park and retire/decommission Well 11. This improvement is subject to BRIC funding.

Need test well on Don Diehl property north of the existing water tower.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

Department Objective: Maintenance and upkeep of City owned Facilities

City Council Goal: Utility Infrastructure

IDNR Water Treatment Report

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance		764,000				764,000
Engineering	91,680					91,680
Total	91,680	764,000				855,680

Funding Sources	2024	2025	2026	2027	2028	Total
FEMA BRIC Bond	22,920	191,000				213,920
FEMA BRIC Grant	68,760	573,000				641,760
Total	91,680	764,000				855,680

Budget Impact/Other

If the FEMA grants are not awarded, the City will have to fund these projects internally. Additional grants will be investigated.

Budget Items	2024	2025	2026	2027	2028	Total
Water (Without Grant)					855,680	855,680
Total					855,680	855,680

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WP-24-04
Project Name Wilden Pump

Type Equipment
Useful Life 5 years
Category Water

Department Water Plant
Contact Matthew Beckman
Priority 1 Critical

**Description****Total Project Cost:** \$39,000

Wilden Pumps (lime sludge pumps for press). Sludge pumps that pump corrosive lime daily. Critical to our lime sludge removal. They need replaced every 3 years.

Justification

Department Objective: Provide and replace equipment for staff to service the public

City Council Goal: Utility Infrastructure

Expenditures	2024	2025	2026	2027	2028	Total	Future
Equip/Vehicles/Furnishings	13,000			13,000		26,000	13,000
Total	13,000			13,000		26,000	Total

Funding Sources	2024	2025	2026	2027	2028	Total	Future
Water Fund	13,000			13,000		26,000	13,000
Total	13,000			13,000		26,000	Total

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WP-23-14
Project Name Well 3 Replacement (New Well 21)

Type Construction
Useful Life 40 years
Category Water

Department Water Plant
Contact Matthew Beckman
Priority 1 Critical



Description **Total Project Cost:** \$1,543,376

Replace Well 3 (New #21, Frank Starr Park) with a new sand & gravel well on the raw water line with 8 & 18 and retire/decommission Well 3. This improvement is subject to BRIC funding.

Well 3 is a sand & gravel well that has been in service since 1949. It is currently rated at 350 gpm and needs to be replaced based on age and performance.

ARPA Funds will support this replacement.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

Department Objective: Provide and replace equipment for staff to service the public

City Council Goal: Utility Infrastructure

IDNR Water Treatment Report

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	1,543,376					1,543,376
Total	1,543,376					1,543,376

Funding Sources	2024	2025	2026	2027	2028	Total
Federal Grant- Other	1,543,376					1,543,376
Total	1,543,376					1,543,376

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WP-27-01
Project Name Well 8 Replacement

Type Construction

Useful Life 40 years

Category Water

Department Water Plant

Contact Matthew Beckman

Priority 1 Critical



Description

Total Project Cost: \$1,645,000

Well 8 Replacement. Well 8 was constructed in 1969 and is getting towards the end of its useful life. Well 8 is critical to daily water production for the city. Well 8 is critical to blending with our Dakota water for DNR permitting. BRIC funded

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

Department Objective: Maintenance and upkeep of City owned Facilities

City Council Goal: Utility Infrastructure

IDNR Water Treatment Report

Expenditures	2024	2025	2026	2027	2028	Total
Planning/Design	100,000					100,000
Construction/Maintenance		1,400,000				1,400,000
Engineering	145,000					145,000
Total	245,000	1,400,000				1,645,000

Funding Sources	2024	2025	2026	2027	2028	Total
FEMA BRIC Bond	61,250	350,000				411,250
FEMA BRIC Grant	183,750	1,050,000				1,233,750
Total	245,000	1,400,000				1,645,000

Budget Impact/Other

If the FEMA grants are not awarded, the City will have to fund these projects internally. Additional grants will be investigated.

Budget Items	2024	2025	2026	2027	2028	Total
Water (Without Grant)					1,645,000	1,645,000
Total					1,645,000	1,645,000

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WP-25-03
Project Name Jordan Well (NEW)

Type Construction

Department Water Plant

Useful Life

Contact Matthew Beckman

Category Water

Priority 1 Critical



Description

Total Project Cost: \$3,864,000

Install new Jordan well near Tower 4. Water system requires more supply capacity based on growing community needs. Per ISG Preliminary Engineering Report new Jordan well to be installed within 5-10 years. Included in the BRIC Grant.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

IDNR Water Treatment Report

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance		3,450,000				3,450,000
Engineering	414,000					414,000
Total	414,000	3,450,000				3,864,000

Funding Sources	2024	2025	2026	2027	2028	Total
FEMA BRIC Bond	103,500	862,500				966,000
FEMA BRIC Grant	310,500	2,587,500				2,898,000
Total	414,000	3,450,000				3,864,000

Budget Impact/Other

If the FEMA grants are not awarded, the City will have to fund these projects internally. Additional grants will be investigated.

Budget Items	2024	2025	2026	2027	2028	Total
Water (Without Grant)					3,864,000	3,864,000
Total					3,864,000	3,864,000

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # **WP-24-07**
 Project Name **Grant Matching Reserves**

Type Construction

Department Water Plant

Useful Life

Contact Keri Navratil

Category Unassigned

Priority 1 Critical

Description

Total Project Cost: \$100,000

Funds to match future grant applications.

Justification

Expenditures	2024	2025	2026	2027	2028	Total
Planning/Design	100,000					100,000
Total	100,000					100,000

Funding Sources	2024	2025	2026	2027	2028	Total
Water Fund	100,000					100,000
Total	100,000					100,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # WP-24-06
Project Name Test Well Exploration

Type Construction

Useful Life 2 years

Category Water

Department Water Plant

Contact Matthew Beckman

Priority 1 Critical



Description

Total Project Cost: \$130,000

Testing potential site location for a new well. The WTP will need additional wells, this service to to determine feasible locations.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

City Council Goal: Utility Infrastructure

IDNR Water Treatment Report

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	65,000	65,000				130,000
Total	65,000	65,000				130,000

Funding Sources	2024	2025	2026	2027	2028	Total
Water Fund	65,000	65,000				130,000
Total	65,000	65,000				130,000

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2024 *thru* 2028

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Storm Water								
N Seneca SW Improvements	STW-28-01	2					66,000	66,000
W 10th Street Drainage	STW-27-02	2				50,000		50,000
Vestal St SW Improvements	STW-27-01	2				109,000		109,000
NW & 5th SW System Improvements	STW-26-02	2	16,000					16,000
Lakeshore Dr Bio Swell Replacement	STW-26-01	3			50,000			50,000
Aux Engines	STW-22-02	n/a		15,000				15,000
Project Set-Aside	STW-17-01	n/a		30,000	30,000	30,000	30,000	120,000
Storm Water Total			16,000	45,000	80,000	189,000	96,000	426,000
GRAND TOTAL			16,000	45,000	80,000	189,000	96,000	426,000

Capital Improvement Plan

Data in Year 2024

City of Storm Lake, Iowa

Project # STW-26-02
Project Name NW & 5th SW System Improvements

Type Construction
Useful Life
Category Storm Sewer/Drainage

Department Storm Water
Contact Brandon Ripke
Priority 2 Very Important



Description

Total Project Cost: \$16,000

NW & 5th SW System Improvements. This project will repair a sinkhole that has appeared at the intersection of W5th and Northwestern.

Justification

Administrative Goal: Maintain City-wide Infrastructure improvements

MS4 Storm Water Requirements

City Council Goal: Utility Infrastructure

Expenditures	2024	2025	2026	2027	2028	Total
Construction/Maintenance	16,000					16,000
Total	16,000					16,000

Funding Sources	2024	2025	2026	2027	2028	Total
Storm Water	16,000					16,000
Total	16,000					16,000

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2024 thru 2028

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2024	2025	2026	2027	2028	Total
Kings Pointe								
Resort Remodel and Refresh	KP-17-04	1	690,000	186,250	186,250	186,250	186,250	1,435,000
Kings Pointe Total			690,000	186,250	186,250	186,250	186,250	1,435,000
Outdoor Water Park								
OWP Circulation Pump	OWP-20-02	1	5,000	5,000	5,000	5,000	5,000	25,000
Outdoor Water Park Total			5,000	5,000	5,000	5,000	5,000	25,000
GRAND TOTAL			695,000	191,250	191,250	191,250	191,250	1,460,000

Capital Improvement Plan

City of Storm Lake, Iowa

2024 *thru* 2028

Project # KP-17-04
Project Name Resort Remodel and Refresh

Type Unassigned
Useful Life 15 years
Category King's Pointe

Department Kings Pointe
Contact Amy Von Bank
Priority 1 Critical



Description **Total Project Cost:** \$2,774,246

Remodel and refresh of the resort. In order to stay competitive in the resort business, rooms will need to be refreshed and updated.

Justification

Department Objective: Maintenance and upkeep of City owned Facilities

City Council Goal: Community Recreation

Prior	Expenditures	2024	2025	2026	2027	2028	Total	Future
1,152,996	Construction/Maintenance	690,000	186,250	186,250	186,250	186,250	1,435,000	186,250
Total	Total	690,000	186,250	186,250	186,250	186,250	1,435,000	Total

Prior	Funding Sources	2024	2025	2026	2027	2028	Total	Future
1,152,996	Hotel Revenue	225,750					225,750	186,250
Total	Hotel/Motel	278,000					278,000	Total
	LOST	186,250	186,250	186,250	186,250	186,250	931,250	
	Total	690,000	186,250	186,250	186,250	186,250	1,435,000	

Budget Impact/Other

The intent is to remodel approximately 25 rooms per year at a cost of approximately \$8,000 per room.

FY 2017 includes new furniture for Regatta Grille

Capital Improvement Plan

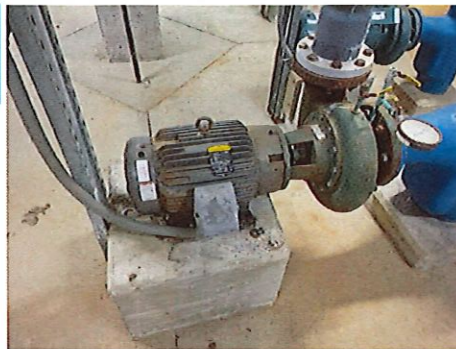
2024 *thru* 2028

City of Storm Lake, Iowa

Project # OWP-20-02
 Project Name OWP Circulation Pump

Type Equipment
 Useful Life
 Category Unassigned

Department Outdoor Water Park
 Contact Brian Oakleaf
 Priority 1 Critical



Description

Total Project Cost: \$45,000

Circulation Pumps

Justification

Prior	Expenditures	2024	2025	2026	2027	2028	Total	Future
15,000	Equip/Vehicles/Furnishings	5,000	5,000	5,000	5,000	5,000	25,000	5,000
Total	Total	5,000	5,000	5,000	5,000	5,000	25,000	Total

Prior	Funding Sources	2024	2025	2026	2027	2028	Total	Future
15,000	Franchise Fee	5,000	5,000	5,000	5,000	5,000	25,000	5,000
Total	Total	5,000	5,000	5,000	5,000	5,000	25,000	Total

Budget Impact/Other

Staff Summary

01/03/2023

Agenda Item # F.10.



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

REPORT TO: Honorable Mayor & Council

FROM: 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 January 16, 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 January 16, 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: