

**CITY OF STORM LAKE
REGULAR COUNCIL SESSION MEETING
CITY HALL - COUNCIL CHAMBERS
NOVEMBER 18, 2024
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**

A. Consideration of Changes in Agenda and Setting the Agenda

B. Disclosure by City Council Members

C. Hear the Public

D. Consent Agenda

1. **Consent Agenda**
2. **Buy Local Information**
3. **SLPD City Code Enforcement Summary**

E. Unfinished Business

1. **Motion To Consider Imagine the Possibilities Fee Waiver Request**

F. New Business

1. **Motion To Consider Corner Stone For Life Walk for Life Request**
2. **Public Hearing On The Authorization Of A Loan Agreement And The Issuance Of Notes To Evidence The Obligation Of The City Thereunder**
3. **Resolution No. 40-R-2024-2025 Instituting Proceedings To Take Additional Action For The Issuance Of Not To Exceed \$3,500,000 General Obligation Capital Loan Notes**
4. **Motion to Submit the FY2024 Annual Financial Report**
5. **Motion to Approve Proposal for Lobby Remodel at King's Pointe**
6. **Motion To Appoint Voting Member to the Storm Lake United Board**
7. **Ordinance No. 04-O-2024-2025 Amending Title VIII Of The 1994 Recodification Of The Municipal Code Of The City Of Storm Lake, Iowa, By Adding A New Subsection 8-1-1(A)(18) To Chapter 8-1, Nuisances, To Regulate The Keeping Of Domestic Pigeons Within The Corporate Limits Of Storm Lake, Iowa Second Reading**
8. **Work Session - General Overview of the Municipal Separate Storm Sewer System (MS4)**

9. Work Session - Proposed Storm Lake Comprehensive Plan
10. Motion Setting the Public Hearing for the Comprehensive Plan
11. City Council Requested Items / City Council Updates

G. Adjourn

Meeting Protocol

If you wish to speak today, please:

1. To speak on an agenda item, please approach the podium when that agenda item is called, and upon recognition by the Mayor, identify yourself by stating your name and address.
2. If your issue is not a topic on the agenda, please approach the podium under the "Hear the Public" agenda item, and upon recognition by the Mayor, identify yourself by stating your name and address.
3. Please keep your remarks to three (3) minutes or less.
4. If you require accommodation for this meeting, including but not limited to translation services, hearing assistance, or accessibility, please contact the City Clerk at least four (4) hours prior to the start of the meeting.

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

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

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at <http://www.stormlake.org>.

Staff Summary

11/18/2024

Agenda Item # D.1.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
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REPORT TO:

FROM: Mayra Martinez, City Clerk

SUBJECT: Consent Agenda

BACKGROUND: The Consent Agenda Includes:

- List of Bills
- King's Pointe & Sunrise Pointe Disbursements,
- Approve November 04, 2024, City Council Minutes
- Approve November 04, 2024 Special City Council Minutes
- Approve New Liquor License For Kwik Trip Inc (Upon State & Local Approvals)
- Approve New Tobacco Permits for Kyaw Family Inc dba Sichanh Inc and Kwik Trip Inc (Upon State & Local Approvals)
- Approve Renewal Taxi Cab License For Storm Lake Cab LLC
- Approve Buy Local Information
- Approve Storm Lake Police Department City Code Enforcement Update

FISCAL IMPACT: City Will Pay The Following Expenditures:

- List of Bills: \$ 1,094,930.77
- King's Pointe & Sunrise Pointe Golf Course Bills: \$224,560.71

City Will Receive The Following Revenue:

- Liquor License: \$1,170.00

RECOMMENDATION:**ATTACHMENTS:**

1. 11/18/2024 City Claims Expense Report
2. 11/18/2024 King's Pointe Claims 10.30.2024 to 11.14.2024
3. 11/04/2024 City Council Minutes
4. 11/04/2024 City Council Minutes - Special
5. Kwik Trip Inc Liquor Application 2024
6. Storm Lake Taxi Cab License Application
7. Kwik Star #1295 Cigarette Application 2024
8. Sichanh Asian Food Market (Kyaw Family Inc) Cigarette Application 2024



Storm Lake, IA

Buy Local_v1

Payment Date Range: 11/07/2024 - 11/20/2024

Vendor Name	Vendor Number	Payable Description	Total Payments
BVC			
4 Seasons Plumbing Heating & Cooling	002300	Fire Station - Toilet	98.00
Buena Vista County Attorney	001144	Forfeiture of 23-012372	144.92
Jeff Schultz	002549	11/06/2024 Damage Release	180.00
Joyce's Greenery LLC	001062	Fall Cleanup - Oct/Nov - Spooner Sign	825.00
Mike's Electronics Inc	001196	EFF5 Valve	973.37
Power Solutions, Inc	001465	Fire Alarm Inspection - Test Air & Smoke	285.00
		BVC Total:	2,506.29
Contract/Agreement			
Bolton & Menk, Inc	001024	Construction Services	65,345.20
King Contracting, LLC	001066	Pay #1 of Well 22	23,651.39
Landmark Structures I, LP	002489	Pay #6 of Tower 5 Construction	530,328.00
Midwestern Mechanical of Iowa, Inc	001819	Repair and Replace Needed Equipment	23,529.84
Reding's Gravel & Excavating Co., Inc	001132	Seneca St & E 13th St Valve Removal	2,048.29
Woodruff Construction, Inc	002132	Pay #7 (Final) of WWTP UV Building	7,574.60
		Contract/Agreement Total:	652,477.32
Local			
A & A Automotive	001022	Oil, Brakes - 2013 Chevy Impala Police	749.46
Buena Vista County Historical Society	001261	FY2025 Grant Agreement	1,900.00
Buena Vista Regional Medical Center	001124	Testing	659.00
Central Bank	001025	Services	3,127.13
Community First Broadcasting	001893	Open House Ads	418.50
Graham Tire	001093	Tire Repair - Street Saw Trailer	45.80
Iowa Office Supply Inc	001037	Shredder - Automax 550AC	1,995.98
Jim Bartholomew	001069	November 2024 Airport Contract	6,136.21
Lake Animal Hospital	001029	Bd & Disp - 3 cats, 1 dog	760.00
Long Lines	001077	Fax Line & Emergency Line Service	1,387.66
McCrea Eneterprises	001176	Add'l Gallon on Original	71.30
Michael P. Reinert	001079	Santa's Castle Hand Rail - Materials, Build, Ir	2,242.08
MidAmerican Energy Company	001074	91230-94002 Electric Services	53,131.42
North Lake Truck Repair	001177	Parts - Filter	86.16
O'Reilly Automotive Inc	001108	Supply - Motor TRT	22.98
Paxtons Jewelry	001143	Engraving for Police Dept	21.00
Plumbing & Heating Wholesale, Inc	001126	Supply - Drains, Grates, Pipe	249.02
Qwest Corporation	001070	11/2024 - Airport	90.93
Rebnord Technologies, Inc	001091	Monthly Recurring Services	16,270.31
Rent-All, Inc	001210	Brick & Block Saw Rental (Harmony Gardens	182.00
Siouxland Certified Testing Services, Inc	001190	Testing - Memorial Road	4,727.00
Smith Concrete Service Inc	001134	Concrete - Brashear's Duplex Approach	3,973.75
Stanton Electric, Inc	001264	Electrical - Harmony Gardens	757.01
Stille Pierce & Pertzborn	001294	Insurance Renewal	5,646.00
Storm City Auto Parts, Inc	001501	Hydraulic Hose Fittings	529.07
Storm Lake Ace Hardware	001216	Tools/Supplies/Hardware	617.50
Storm Lake Industrial Corporation	001198	FY2025 Membership	50,000.00
The Storm Lake Times	001214	October 2024 Publication	1,361.69
Verizon Wireless Services LLC	001075	Cell Phone Service	3,825.14
Vetter Equipment	001098	Air Filter (Stihl)	24.74
Visual Edge Inc	001063	Copier Maintenance Agreement	758.05
Wiese Plumbing & Heating, Inc	001302	Senior Center HVAC Reolacement	15,091.17
		Local Total:	176,858.06

Buy Local_v1

Vendor Name	Vendor Number	Payable Description	Total Payments
Non-Local			
ABC Pest Control, Inc	001078	Monthly Service	47.90
Ahlers & Cooney, P.C.	001023	Professional Serv. - Labor Relations	390.00
Alex Air Apparatus 2 LLC	002217	Hoses, Couplers - Green, Tan	1,924.97
American Water Works Association	001503	Membership - Iowa Section (CustSvc)	450.00
Applied Concepts, Inc	002398	Stalker II Stationary Radar & Accesories	1,570.00
Association Inc	002548	Advertising	1,395.00
Association of Concert Bands, Inc	001590	Membership Renewal - BMI/ASCAP License	290.00
Axon Enterprises, Inc	001049	Tactical Battery Pack (Pinky Extender)	296.48
Baker & Taylor, Inc	001957	Books	761.59
Barco Municipal Products, Inc	001517	Marking Paint	180.00
Barnes & Noble Booksellers, USA Inc	001274	Book - Impossible Creatures	17.99
BEC Enterprises, LLC	002484	Parts - Street Sweeper (Global)	2,626.31
Bend Mailing Services, LLC	002013	Bill Printing Services	3,464.91
Boji Portable Toilets Inc	001133	Portable Toilets - Rental/Service (9/18-10/16)	940.00
Brodart Co.	001009	Books	1,221.28
Central Iowa Distributing, Inc	001026	Supplies - Restroom Supplies	696.00
Cintas First Aid & Safety	001094	First Aid Cabinets - Streets & Golf	202.09
Civic Plus	001706	Live Streaming Video Closed Captioning - Cit	13.48
Dale Vitito	001061	Uniform - Shirts, Emblems, Hashmarks	273.60
Eastern Aviation Fuels, Inc	001030	Jet Fuel	20,734.60
Ed M. Feld Equipment Company, Inc	001031	Supplies - Hydrafusion Strut (16)	7,034.68
Electronic Engineering	001290	2 Way Radios - Inst/Rmvl/Programming	650.25
Fire Service Training Bureau	001483	Cert Fees For Hazmat - Reed Wunschel	100.00
Foundation Analytical Laboratory, Inc	001100	Testing - Drinking Water	271.00
Galls, LLC	001305	Millenium Gas Mask	6,202.24
General Traffic Controls, Inc	001128	Signal Light Battery Backup	63,432.00
Getty Images (US), Inc.	001206	Istock Subscription	597.00
Hawkins, Inc	001112	Chemicals	4,987.14
Heuss Printing, Inc	002496	Nov/Dec 2024 Iowan Magazine Ad - Tourism	200.00
Houchen Bindery, Ltd	001263	Books	247.90
Industrial Bearing Supply Company LLC	001947	Moline 1 1/2 M2000 Flange Cart	2,193.86
Ingram Library Services, Inc	001268	Books	446.25
Integra Chemical Co	002031	VITA D CHLOR Tablets	1,450.20
Iowa Central Community College	001375	Tuition - CDL Training/Testing (Jaden)	900.00
Iowa Department of Agriculture & Land S	001526	2025 Comm Pest App License Renewal	75.00
Iowa Dept of Justice	001350	Title Tsfr- Dodge Ram- Mancella-Gomez	261.70
Iowa Poetry Association	001484	Lyrical Iowa 2024	12.75
Iowa Rural Water Association	001202	Community Dues Membership - 01/01/2025	455.00
Iowa State University	001508	2024 Winter Maintenance Workshop-Franci	85.00
James M. Sweeney & Associates, Inc	001101	Criminal/Driving Records - Rosales	74.50
Karl Chevrolet, Inc	001505	2024 Chevrolet Tahoe (Black)	68,157.82
Kasperbauer Cleaners, Inc	002435	Rug Mats- City Hall	81.24
Keep Iowa Beautiful	002552	FY2025 Hometown Pride Support	11,759.28
Lakeview Veterinary Services	002550	Euthanasia Services- Ozzy	804.66
Language Line Services, Inc	001624	Over The Phone Interpretation	48.75
Laurens House of Print Ltd	002161	2024 Kids' Fest Wrist Bands	480.00
Marcus Lumber Company Corp	002011	Joist Hangers - Harmony Gardens	532.24
Midwest Tape, LLC	001275	Movies	272.11
Mississippi Lime Company	001095	Chemicals - Quicklime	29,707.69
Municipal Supply, Inc	001391	Smart Points	2,656.95
National Fire Protection Association	001300	NFPA Link - 1 Year	134.99
NCL of Wisconsin, Inc	001191	Buffer Solutions	438.57
Piper Sandler & Co	001422	11/15/2024- Well 22 Advisory Services	7,500.00
Reliant Fire Apparatus, Inc	002297	Engine 72 Spartan Engine - Pump	2,472.54
Response Graphics & Embroidery, LLC	002346	Sweatshirts	991.89
Schumacher Elevator Company	001200	Elevator Maintenance Agreement	477.56
Shield Technology Corporation	001431	Software - ShieldWare, SWTraCS	3,037.50

Buy Local_v1

Vendor Name	Vendor Number	Payable Description	Total Payments
Thompson Electric Company	001829	Water Plant - Automation & Robotics	312.50
Tometich Engineering, Inc	002187	Engineering/Drafting Services	1,294.00
ULINE	001609	Lockout/Tagout Kit	832.01
Value Line Publishing LLC	002408	Value Line Library Basic - 3 Simultaneous Us	2,055.00
Vessco, Inc	001458	Pumphead - 60 PSI	1,284.55
W. W. Grainger, Inc	001085	Key Rings	145.53
Workamper News, Inc	001185	Subscription (Employer Gold)	99.00
		Non-Local Total:	262,749.05
Payroll/Refunds			
Beth Ann Dawson McPherran	001434	October Homebound Deliveries	28.48
Custodian of Petty Cash	001272	Postage - Custodian Petty Cash	5.11
Custodian of Petty Cash- Jean Cashman	001470	11.6.2024 Postage	32.00
Eddie Morales	002551	9/26/2024 WIT Conference	30.82
Kimberly Kay Woltman	001896	10/31/2024 - IStorm Conference (ISWEP)	243.64
		Payroll/Refunds Total:	340.05
		Grand Total:	1,094,930.77

King's Pointe Resort

Claims Publication

From 10/30/2024 to 11/14/2024

Vendor	Description	Amount
ACCO Unlimited Corporation	Supplies	\$ 1,312.80
Amazon Capital Services Inc	Supplies	\$ 882.03
Amy Von Bank	Reimbursement	\$ 1,702.13
Bomgaars	Supplies	\$ 340.65
Bridgestone Golf Inc.	Supplies	\$ 329.49
Crescent Electric Supply Company	Supplies	\$ 69.67
Daniels Filter Service	Supplies	\$ 172.33
Doll Distribution	Beverages	\$ 219.05
Fintech, LLC	Services	\$ 64.46
HyVee	Supplies	\$ 179.97
Iowa Information Inc.	Supplies	\$ 35.00
Johnson Brothers	Beverages	\$ 174.05
King's Pointe Payroll- 10/30/2024	Payroll	\$ 88,058.11
King's Pointe Payroll- 11/13/2024	Payroll	\$ 88,371.28
Long Lines LLC	Utilities	\$ 172.99
Maestro PMS	Services	\$ 159.00
Marcus Lumber Co	Supplies	\$ 71.88
Martin Brothers	Food	\$ 5,667.88
MidAmerican Energy	Utilities	\$ 10,312.14
Mood Media North America Holding LLC	Services	\$ 125.17
Nelson's Vet Supply	Supplies	\$ 287.40
Northern Lights Distributing	Supplies	\$ 220.74
Party Productions Inc.	Supplies	\$ 502.24
Pepsi Beverages Company	Beverages	\$ 5,259.65
Pest Elimination Division	Services	\$ 230.39
Plumbing & Heating Wholesale Inc.	Supplies	\$ 248.58
Quore Systems LLC	Services	\$ 317.21
Rolloff Dumpster Rental of Iowa INC.	Utilities	\$ 345.48
S&L Hospitality LLC	Contract	\$ 5,725.68
Storm Lake Ace Hardware	Supplies	\$ 688.91
Symmetry Energy Solutions LLC	Services	\$ 3,606.49
Sysco Iowa Inc.	Food	\$ 7,352.41
Vizergy	Services	\$ 1,355.45
		<u>\$ 224,560.71</u>

#REF!

CITY OF STORM LAKE, REGULAR COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, NOVEMBER 4, 2024, 5:00 PM

Present: Mayor Michael Porsch, Council Members Matt Ricklefs, Maria Ramos, Maggie Martinez, Kevin McKinney and Meg McKeon. Absent: None.

Staff Present: City Manager Keri Navratil, Assistant City Manager David Derragon, Police Chief Chris Cole, King's Pointe Manager Amy VonBank, Library Director Elizabeth Huff, Communications Coordinator Dana Larsen, Public Services Supervisor Brandon Ripke, Program Manager/Sunrise Campground Manager Kim Woltman, Public Works Director Matt Beckman, Staff Accountant Tyler Gibbins, and City Clerk Mayra Martinez.

Media Present: Allison Moore with the Storm Lake Times Pilot (via Zoom) and Ryan Thompson with KAYL Radio.

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

Pledge of Allegiance

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

Disclosure by City Council Members – None at this time.

Hear the Public – No comments from the public.

Consent Agenda - Moved by Council Member Ramos to approve the consent agenda which included list of Bills Check #'s 79935, 102424, 82079 through 82137, EFT #'s 1490, 1491, 5805 through 5833, King's Pointe & Sunrise Pointe Disbursements, October 21, 2024, City Council Minutes, acknowledge the Library September 2024 minutes and the Airport September 2024 minutes, approve Renewal Liquor Licenses for Lake Avenue Lounge, Central Mart Inc dba Al's Liquor, approve New Liquor License for Kyaw Family Inc dba Sichanh Inc, adopt Resolution No. 36-R-2024-2025 approving the 2024 Street Finance Report, approve the Civil Service hiring list request, approve Buy Local Information, and approve Police Department City Code Enforcement Update. Seconded by Council Member Ricklefs. Vote: All ayes. Motion carried.

RESOLUTION NO. 36-R-2024-2025

RESOLUTION APPROVING THE 2024-2025 FISCAL YEAR STREET FINANCE REPORT

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

That the 2024-2025 Fiscal Year Street Finance Report be approved.

PASSED AND APPROVED this 4th day of November, 2024.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Unfinished Business

Easement Request – City Manager Navratil presented information gathered to approve an easement request for 425 W. 7th Street. The item died due to lack of motion.

New Business

Storm Lake Community Education and Recreation

- Joe Kucera presented to the council the annual update for the Storm Lake Community Education and Recreation programs.

Santa's Castle - Moved by Council Member McKeon to approve Santa's Castle fee waiver request for their Jingle Mingle event. Seconded by Council Member Ricklefs. Vote: All ayes. Motion carried.

Imagine the Possibilities - Anita Schlender presented a request from Imagine the Possibilities for the use of one side of Chautauqua Park shelter house three to four times a month and to waive the fees for the shelter house. The request has been postponed to be submitted via the outside agency request process.

Storm Lake Comprehensive Plan - Jane Kansierenk with Bolton and Menk presented to the council the proposed Storm Lake Comprehensive Plan.

2025 Season Water Park Pass Black Friday Sale - Moved by Council Member McKeon to approve the 2025 Season Pass Black Friday sale request. The sales will take place on November 28th, 29th, 30th and December 2nd to include Thanksgiving, Black Friday, Small Business Saturday and Cyber Monday. Outdoor waterpark specials include the 50 punch ticket for \$300 (\$6 per visit) that's regularly \$400, a 30 punch water-walking card for \$60 (\$2 each) - regularly \$3 (Good for outdoor or indoor use), 6 free waterpark tickets with each family pass purchased at \$375 (\$90 value), receive 4 free waterpark passes with every \$100 gift card purchased (\$60 value). Free tickets can be used for indoor or outdoor use and expire 1 year from date of purchase. For Sunrise Pointe Golf Course it includes 10 (9 hole) round green fee punch card for \$100 - regularly \$125, Green fees are currently \$15 weekdays and \$20 weekends for 9 holes.

Seconded by Council Member Ramos. Vote: All ayes. Motion carried.

New Production Well No. 22 Project - Moved by Council Member Ricklefs to adopt Resolution No. 37-R-2024-2025 approving Change Order No. 1 for the New Production Well No. 22 project with an increase to the contract with Sargent Drilling by \$59,793.10 for a total contract amount of \$2,440,708.10 and the project is being funded by a combination of SRF loan and CDBG grant proceeds. Seconded by Council Member McKinney. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 37-R-2024-2025

RESOLUTION APPROVING CHANGE ORDER NO. 1 FOR THE CITY OF STORM LAKE PRODUCTION WELL NO. 22

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 City of Storm Lake Production well No. 22; and

WHEREAS, the plans, specifications, form of contract and estimate of cost for said public improvements were published as required by law and approved by the City Council on August 5, 2024; and

WHEREAS, a contract in the amount of \$2,380,915.00 was awarded to King Construction for the project; and

WHEREAS, Change Order No. 1 for the City of Storm Lake Production Well No.22 was hereby approved in the amount of \$59,793.10 increasing the total contract price to \$2,440,708.10.

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

Section 1. That Change Order No. 1 for the City of Storm Lake Production Well No.22 is hereby approved in the amount of \$59,793.10 increasing the total contract price to \$2,440,708.10.

PASSED AND APPROVED this 4th day of November, 2024.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

\$1,259,000 Water Revenue Capital Loan Notes - Moved by Council Member Martinez to adopt Resolution No. 38-R-2024-2025 approving and authorizing a form of loan and disbursement agreement by and between the City of Storm Lake, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$1,259,000 Water Revenue Capital Loan Notes, Series 2024C, of the City of Storm Lake, Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of said notes and approving form of Tax Exemption Certificate. Seconded by Council Member Ricklefs. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 38-R-2024-2025

**A RESOLUTION APPROVING AND AUTHORIZING A
FORM OF LOAN AND DISBURSEMENT AGREEMENT BY
AND BETWEEN THE CITY OF STORM LAKE AND THE
IOWA FINANCE AUTHORITY, AND AUTHORIZING AND
PROVIDING FOR THE ISSUANCE AND SECURING THE
PAYMENT OF \$1,259,000 WATER REVENUE CAPITAL
LOAN NOTES, SERIES 2024C, OF THE CITY OF STORM
LAKE, IOWA, UNDER THE PROVISIONS OF THE CODE
OF IOWA, AND PROVIDING FOR A METHOD OF
PAYMENT OF SAID NOTES AND APPROVING FORM OF
TAX EXEMPTION CERTIFICATE**

WHEREAS, the City Council of the City of Storm Lake, Iowa, sometimes hereinafter referred to as the "Issuer", has heretofore established charges, rates and rentals for services which are and will continue to be collected as system revenues of the municipal water system, sometimes hereinafter referred to as the "System", and said revenues are available for the payment of Water Revenue Capital Loan Notes, Series 2024C, subject to the following premises; and

WHEREAS, the Issuer proposes to issue its Water Revenue Capital Loan Notes, Series 2024C, to the extent of \$1,259,000, for the purpose of defraying the costs of the Project as set forth in Section 1 of this Resolution; and, it is deemed necessary and advisable and in the best interests of the City that a form of Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority, be approved and authorized; and

WHEREAS, there have been heretofore issued \$2,185,000 Water Revenue Refunding Capital Loan Notes, Series 2019, dated September 26, 2019; \$4,258,000 Water Revenue Capital Loan Notes, Series 2024A, dated July 12, 2024; and \$3,630,000 Taxable Water Revenue Capital Loan Notes, Series 2024B, dated July 12, 2024 (the "Outstanding Obligations"), part of which remain outstanding and are a lien on the Net Revenues of the System

WHEREAS, in the resolution authorizing the issuance of the Outstanding Obligations (the "Prior Note Resolutions") it is provided that additional revenue notes or bonds may be issued on a parity with the Outstanding Obligations, for the costs of future improvements and extensions to the System, provided that there has been procured and placed on file with the City Clerk, a statement complying with the conditions and limitations therein imposed upon the issuance of said parity notes or bonds; and

WHEREAS, a statement of Piper Sandler & Co., an independent financial consultant, not in the regular employ of Issuer, has been placed on file in the office of the City Clerk prior to Closing, showing the conditions and limitations of the Prior Note Resolutions adopted September 16, 2019 and July 1, 2024, with regard to the sufficiency of the revenues of the System to permit the issuance of additional revenue notes or bonds ranking on a parity with the outstanding notes or bonds to have been met and satisfied as required; and

WHEREAS, simultaneously with this issue, the City intends to issue \$1,074,000 Taxable Water Revenue Capital Loan Notes, Series 2024D.

WHEREAS, the notice of intention of Issuer to take action for the issuance of \$1,259,000 Water Revenue Capital Loan Notes, Series 2024C, has heretofore been duly published and no objections to such proposed action have been filed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STORM LAKE, IN THE COUNTY OF BUENA VISTA, STATE OF IOWA:

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by necessary implication requires otherwise:

♦ "Additional Obligations" shall mean any water revenue bonds or notes or other obligations issued on a parity with the Notes in accordance with the provisions of Section 21 hereof.

♦ "Agreement" shall mean a Loan and Disbursement Agreement dated as of the Closing between the City and the Original Purchaser, relating to the Loan made to the City under the Program;

♦ "City Clerk" shall mean the City Clerk or such other officer of the successor Governing Body as shall be charged with substantially the same duties and responsibilities;

♦ "Closing" shall mean the date of delivery of the Note to the Original Purchaser and the funding of the Loan;

♦ "Corporate Seal" shall mean the official seal of Issuer adopted by the governing Body;

♦ "Fiscal Year" shall mean the twelve months' period beginning on July 1 of each year and ending on the last day of June of the following year, or any other consecutive twelve-month period adopted by the Governing Body or by law as the

official accounting period of the System; provided, that the requirements of a fiscal year as expressed in this Resolution shall exclude any payment of principal or interest falling due on the first day of the fiscal year and include any payment of principal or interest falling due on the first day of the succeeding fiscal year;

♦ "Governing Body" shall mean the City Council, or its successor in function with respect to the operation and control of the System;

♦ "Independent Auditor" shall mean an independent firm of certified public accountants or the Auditor of State;

♦ "Issuer" and "City" shall mean the City of Storm Lake, Iowa;

♦ "Loan" shall mean the principal amount allocated by the Original Purchaser to the City under the Program, equal in amount to the principal amount of the Notes;

♦ "Net Revenues" shall mean gross earnings of the System after deduction of Current Expenses; "Current Expenses" shall mean and include the reasonable and necessary cost of operating, maintaining, repairing and insuring the System, including purchases at wholesale, if any, salaries, wages, and costs of materials and supplies, but excluding depreciation and principal of and interest on the Notes and any Parity Obligations or payments to the various funds established herein; capital costs, depreciation and interest or principal payments are not System expenses;

♦ "Notes" or "Note" shall mean \$1,259,000 Water Revenue Capital Loan Notes, Series 2024C, authorized to be issued by this Resolution;

♦ "Original Purchaser" shall mean the Iowa Finance Authority, as the purchaser of the Notes from the Issuer at the time of their original issuance;

♦ "Outstanding Obligations" shall mean the Water Revenue Refunding Capital Loan Notes, Series 2019, dated September 26, 2019, issued in accordance with the Resolution adopted September 16, 2019, \$2,012,000 of which obligations are still outstanding and unpaid and remain a lien on the Net Revenues of the System; \$4,258,000 Water Revenue Capital Loan Notes, Series 2024A, dated July 12, 2024 issued in accordance with the Resolution adopted July 1, 2024, \$4,258,000 of which obligations are still outstanding and unpaid and remain a lien on the Net Revenues of the System; and \$3,630,000 Taxable Water Revenue Capital Loan Notes, Series 2024B, dated July 12, 2024, issued in accordance with the Resolution adopted July 1, 2024, \$3,630,000 of which obligations are still outstanding and unpaid and remain a lien on the Net Revenues of the System

♦ "Parity Obligations" shall mean notes or bonds payable solely from the Net Revenues of the System on an equal basis with the Notes herein authorized to be issued and shall include Additional Obligations as authorized to be issued under the terms of this Resolution and the Outstanding Obligations.

♦ "Paying Agent" shall mean the City Clerk, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein as Issuer's Agent to provide for the payment of principal of and interest on the Notes as the same shall become due;

♦ "Permitted Investments" shall mean:

- direct obligations of (including obligations issued or held in book entry form on the books of) the Department of the Treasury of the United States of America;

- cash (insured at all times by the Federal Deposit Insurance Corporation or otherwise collateralized with obligations described in the above paragraph);

- obligations of any of the following federal agencies which obligations represent full faith and credit of the United States of America, including:

- Export - Import Bank

- Farm Credit System Financial Assistance Corporation

- USDA - Rural Development

- General Services Administration

- U.S. Maritime Administration

- Small Business Administration

- Government National Mortgage Association (GNMA)

- U.S. Department of Housing & Urban Development (PHA's)

- Federal Housing Administration

- repurchase agreements whose underlying collateral consists of the investments set out above if the Issuer takes delivery of the collateral either directly or through an authorized custodian. Repurchase agreements do not include reverse repurchase agreements;

- senior debt obligations rated "AAA" by Standard & Poor's Corporation (S&P) or "Aaa" by Moody's Investors Service Inc. (Moody's) issued by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation;

- U.S. dollar denominated deposit accounts, federal funds and banker's acceptances with domestic commercial banks which have a rating on their short-term certificates of deposit on the date of purchase of "A-1" or "A-1+"

by S&P or "P-1" by Moody's and maturing no more than 360 days after the date of purchase (ratings on holding companies are not considered as the rating of the bank);

- commercial paper which is rated at the time of purchase in the single highest classification, "A-1+" by S&P or "P-1" by Moody's and which matures not more than 270 days after the date of purchase;

- investments in a money market fund rated "AAAm" or "AAAm-G" or better by S&P;

- pre-refunded Municipal Obligations, defined as any bonds or other obligations of any state of the United States of America or of any agency, instrumentality or local governmental unit of any such state which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice; and (a) which are rated, based on an irrevocable escrow account or fund (the "escrow"), in the highest rating category of S&P or Moody's or any successors thereto; or (b)(i) which are fully secured as to principal and interest and redemption premium, if any, by an escrow consisting only of cash or direct obligations of the Department of the Treasury of the United States of America, which escrow may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as appropriate; and (ii) which escrow is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates specified in the irrevocable instructions referred to above, as appropriate;

- tax exempt bonds as defined and permitted by section 148 of the Internal Revenue Code and applicable regulations and only if rated within the two highest classifications as established by at least one of the standard rating services approved by the superintendent of banking by rule adopted pursuant to chapter 17A Code of Iowa;

- an investment contract rated within the two highest classifications as established by at least one of the standard rating services approved by the superintendent of banking by rule adopted pursuant to chapter 17A Code of Iowa; and

- Iowa Public Agency Investment Trust.

◆ "Prior Note Resolution(s)" shall mean the resolution of the City Council adopted on September 16, 2019, authorizing the issuance of the Water Revenue Capital Loan Notes, Series 2019, dated September 26, 2019; the resolution of the City Council

adopted on July 1, 2024, authorizing the issuance of the Water Revenue Capital Loan Notes, Series 2024A, dated July 12, 2024; and the resolution of the City Council adopted on July 1, 2024, authorizing the issuance of the Taxable Water Revenue Capital Loan Notes, Series 2024B, dated July 12, 2024.

♦ "Program" shall mean the Iowa Drinking Water Facilities Financing Program undertaken by the Original Purchaser;

♦ "Project" shall mean the acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping of the System, including those costs associated with including those costs associated with the construction of a water well;

♦ "Project Fund" shall mean the Loan Account maintained under the Program for the benefit of the Issuer, into which the proceeds of the Loan and the Note shall be allocated and held until disbursed to pay Project costs;

♦ "Rebate Fund" shall mean the fund so defined in and established pursuant to the Tax Exemption Certificate;

♦ "Registrar" shall be the City Clerk, or such Interim or successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Notes. Unless otherwise specified, the Registrar shall also act as Transfer Agent for the Notes;

♦ "System" shall mean the municipal water utility of the Issuer and all properties of every nature hereinafter owned by the Issuer comprising part of or used as a part of the System, including all water treatment facilities, storage facilities, pumping stations and all related property and improvements and extensions made by Issuer while any of the Notes or Parity Obligations remain outstanding; all real and personal property; and all appurtenances, contracts, leases, franchises and other intangibles;

♦ "Tax Exemption Certificate" shall mean the Tax Exemption Certificate executed by the Treasurer and delivered at the time of issuance and delivery of the Notes;

♦ "Treasurer" shall mean the City Clerk or such other officer as shall succeed to the same duties and responsibilities with respect to the recording and payment of the Notes issued hereunder.

♦ "Yield Restricted" shall mean required to be invested at a yield that is not materially higher than the yield on the Notes under Section 148(a) of the Internal Revenue Code or regulations issued thereunder.

Section 2. Authority. The Agreement and the Notes authorized by this Resolution shall be issued pursuant to Sections 384.24A and 384.83 of the Code of Iowa, and in compliance with all applicable provisions of the Constitution and laws of the State of Iowa. The Agreement shall be substantially in the form attached to this Resolution and is authorized to be executed and issued on behalf of the Issuer by the Mayor and attested by the City Clerk.

Section 3. Authorization and Purpose. There are hereby authorized to be issued, negotiable, serial, fully registered Revenue Notes of the City of Storm Lake, in the County of Buena Vista, State of Iowa, each to be designated as "Water Revenue Capital Loan Note, Series 2024C", in the aggregate amount of \$1,259,000, for the purpose of paying costs of the Project. The City Council, pursuant to Sections 384.24A and 384.83 of the Code of Iowa, hereby finds and determines that it is necessary and advisable to issue said Notes authorized by the Agreement and this Resolution.

Section 4. Source of Payment. The Notes herein authorized and Parity Obligations and the interest thereon shall be payable solely and only out of the Net Revenues of the System and shall be a first lien on the future Net Revenues of the System. The Notes shall not be general obligations of the Issuer nor shall they be payable in any manner by taxation and the Issuer shall be in no manner liable by reason of the failure of the said Net Revenues to be sufficient for the payment of the Notes.

Section 5. Note Details. Water Revenue Capital Loan Notes, Series 2024C, of the City in the amount of \$1,259,000, shall be issued to evidence the obligations of the Issuer under the Agreement pursuant to the provisions of Sections 384.24A and 384.83 of the Code of Iowa for the aforesaid purpose. The Notes shall be designated "WATER REVENUE CAPITAL LOAN NOTE, SERIES 2024C", be dated the date of delivery, and bear interest at the rate of 2.430% per annum from the date of each advancement made under the Agreement, until payment thereof, at the office of the Paying Agent, said interest payable on June 1, 2025, and semi-annually thereafter on the 1st day of June and December in each year until maturity as set forth on the Debt Service Schedule attached to the Agreement as Exhibit A and incorporated herein by this reference. As set forth on said Debt Service Schedule, principal shall be payable on June 1, 2026 and annually thereafter on the 1st day of June in the amounts set forth therein until principal and interest are fully paid, except that the final installment of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2045. Notwithstanding the foregoing or any other provision hereof, principal and interest shall be payable as shown on said Debt Service Schedule until completion of the Project, at which time the final Debt Service Schedule shall be determined based upon actual advancements, final costs and completion of the Project, all as provided in the administrative rules governing the Program. Payment of principal and interest on the Notes shall at all times conform to said Debt Service Schedule and the rules of the Program.

The Notes shall be executed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the Clerk, and impressed or imprinted with the seal of the City and shall be fully registered as to both principal and interest as provided in this Resolution; principal, interest and premium, if any, shall be payable at the office of the Paying Agent by mailing of a check, wire transfer or automated clearing house system transfer to the registered owner of the Note. The Notes may be in the denomination of \$1,000 or multiples thereof and shall at the request of the Original Purchaser be initially issued as a single Note in the denomination of \$1,259,000 and numbered R-1.

Section 6. Initiation Fee and Servicing Fee. In addition to the payment of principal of and interest on the Notes, the Issuer also agrees to pay the Initiation Fee and the Servicing Fee as defined and in accordance with the terms of the Agreement.

Section 7. Redemption. The Notes are subject to optional redemption at a price of par plus accrued interest (i) on any date upon receipt of written consent of the Original Purchaser or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Notes may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity, by giving not less than thirty (30) days' notice of redemption by certified or registered mail to the Original Purchaser (or any other registered owner of the Note). The terms of redemption shall be par, plus accrued interest to date of call. The Notes are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

Section 8. Registration of Notes; Appointment of Registrar; Transfer; Ownership; Delivery; and Cancellation.

(a) Registration. The ownership of Notes may be transferred only by the making of an entry upon the books kept for the registration and transfer of ownership of the Notes, and in no other way. The City Clerk is hereby appointed as Note Registrar under the terms of this Resolution. Registrar shall maintain the books of the Issuer for the registration of ownership of the Notes for the payment of principal of and interest on the Notes as provided in this Resolution. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code subject to the provisions for registration and transfer contained in the Notes and in this Resolution.

(b) Transfer. The ownership of any Note may be transferred only upon the Registration Books kept for the registration and transfer of Notes and only upon surrender thereof at the office of the Registrar together with an assignment duly executed by the holder or his duly authorized attorney in fact in such form as shall be satisfactory to the Registrar, along with the address and social security number or federal employer identification number of such transferee (or, if registration is to be made in the name of multiple individuals, of all such transferees). In the event that the address of the registered owner of a Note (other than a registered owner which is the nominee of the broker or dealer in question) is that of a broker or dealer, there must be disclosed on the Registration Books the information pertaining to the registered owner required above. Upon the transfer of any such Note, a new fully registered Note, of any denomination or denominations permitted by this Resolution in aggregate principal amount equal to the unmatured and unredeemed principal amount of such transferred fully registered Note, and bearing interest at the same rate and maturing on the same date or dates shall be delivered by the Registrar.

(c) Registration of Transferred Notes. In all cases of the transfer of the Notes, the Registrar shall register, at the earliest practicable time, on the Registration Books, the Notes, in accordance with the provisions of this Resolution.

(d) Ownership. As to any Note, the person in whose name the ownership of the same shall be registered on the Registration Books of the Registrar shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Notes and the premium, if any, and interest thereon shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note, including the interest thereon, to the extent of the sum or sums so paid.

(e) Cancellation. All Notes which have been redeemed shall not be reissued but shall be cancelled by the Registrar. All Notes which are cancelled by the Registrar shall be destroyed and a Certificate of the destruction thereof shall be furnished promptly to the Issuer; provided that if the Issuer shall so direct, the Registrar shall forward the cancelled Notes to the Issuer.

(f) Non-Presentment of Notes. In the event any payment check, wire, or electronic transfer of funds representing payment of principal of or interest on the Notes is returned to the Paying Agent or if any note is not presented for payment of principal at the maturity or redemption date, if funds sufficient to pay such principal of or interest on Notes shall have been made available to the Paying Agent for the benefit of the owner thereof, all liability of the Issuer to the owner thereof for such interest or payment of such Notes shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the owner of such Notes who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Resolution or on, or with respect to, such interest or Notes. The Paying Agent's obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the Paying Agent shall surrender any remaining funds so held to the Issuer, whereupon any claim under this Resolution by the Owners of such interest or Notes of whatever nature shall be made upon the Issuer.

Section 9. Reissuance of Mutilated, Destroyed, Stolen or Lost Notes. In case any outstanding Note shall become mutilated or be destroyed, stolen or lost, the Issuer shall at the request of Registrar authenticate and deliver a new Note of like tenor and amount as the Note so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Note to Registrar, upon surrender of such mutilated Note, or in lieu of and substitution for the Note destroyed, stolen or lost, upon filing with the Registrar evidence satisfactory to the Registrar and Issuer that such Note has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Registrar and Issuer with satisfactory indemnity and complying with such other reasonable regulations as the Issuer or its agent may prescribe and paying such expenses as the Issuer may incur in connection therewith.

Section 10. Record Date. Payments of principal and interest, otherwise than upon full redemption, made in respect of any Note, shall be made to the registered holder thereof or to their designated Agent as the same appear on the books of the Registrar on the 15th day of the month preceding the payment date. All such payments shall fully discharge the obligations of the Issuer in respect of such Notes to the extent of the payments so made. Upon receipt of the final payment of principal, the holder of the Note shall surrender the Note to the Paying Agent.

Section 11. Execution, Authentication and Delivery of the Notes. Upon the adoption of this Resolution, the Mayor and City Clerk shall execute the Notes by their manual or authorized signature and deliver the Notes to the Registrar, who shall authenticate the Notes and deliver the same to or upon order of the Original Purchaser. No Note shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder unless the Registrar shall duly endorse and execute on such Note a Certificate of Authentication substantially in the form of the Certificate herein set forth. Such Certificate upon any Note executed on behalf of the Issuer shall be conclusive evidence that the Note so authenticated has been duly issued under this Resolution and that the holder thereof is entitled to the benefits of this Resolution.

Section 12. Right to Name Substitute Paying Agent or Registrar. Issuer reserves the right to name a substitute, successor Registrar or Paying Agent upon giving prompt written notice to each registered noteholder.

Section 13. Form of Note. Notes shall be printed in substantial compliance with standards proposed by the American Standards Institute substantially in the form as follows:

(6)	(6)		
(7)	(8)		
(1)			
(2)	(3)	(4)	(5)
(9)			
(9a)			
(10) (Continued on the back of this Bond)			
(11)(12)(13)	(14)	(15)	

FIGURE 1

(Front)

(10) (Continued)	15	(16)
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FIGURE 2

(Back)

The text of the Notes to be located thereon at the item numbers shown shall be as follows:

Item 1, figure 1 = "STATE OF IOWA"

"COUNTY OF BUENA VISTA"

"CITY OF STORM LAKE"

"WATER REVENUE CAPITAL LOAN NOTE"

"SERIES 2024C"

Item 2, figure 1 = Rate: 2.430%

Item 3, figure 1 = Final Maturity: _____

Item 4, figure 1 = Note Date: _____

Item 5, figure 1 = CUSIP # _____

Item 6, figure 1 = "Registered"

Item 7, figure 1 = Certificate No. R-1

Item 8, figure 1 = Principal Amount: \$_____

Item 9, figure 1 = The City of Storm Lake, Iowa, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, on the maturity date indicated above, to

IOWA FINANCE AUTHORITY

Item 10, figure 1 = or registered assigns, the principal sum of (principal amount written out) in lawful money of the United States of America, on the maturity dates and in the principal amounts set forth on the Debt Service Schedule attached hereto and incorporated herein by this reference, with interest on said sum from the date of each advancement made under a certain Loan and Disbursement Agreement dated as of the date hereof until paid at the rate of 2.430% per annum, payable on June 1, 2025, and semi-annually thereafter on the 1st day of June and December in each year. As set forth on said Debt Service Schedule, principal shall be payable

on June 1, 2026 and annually thereafter on the first day of June in the amounts set forth therein until principal and interest are fully paid, except that the final installment of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2045. Notwithstanding the foregoing or any other provision hereof, principal and interest shall be payable as shown on said Debt Service Schedule until completion of the Project, at which time the final Debt Service Schedule shall be determined and attached hereto based upon actual advancements, final costs and completion of the Project, all as provided in the administrative rules governing the Iowa Drinking Water Facilities Financing Program. Payment of principal and interest of this Note shall at all times conform to said Debt Service Schedule and the rules of the Drinking Water State Revolving Fund Program.

Interest and principal shall be paid to the registered holder of the Note as shown on the records of ownership maintained by the Registrar as of the 15th day of the month next preceding such interest payment date. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

This Note is issued pursuant to the provisions of Sections 384.24A and 384.83 of the Code of Iowa, for the purpose of paying costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the System, including those costs associated with the construction of a water well, and evidences amounts payable under a certain Loan and Disbursement Agreement dated as of the date hereof, in conformity to a Resolution of the City Council of said City duly passed and approved. For a complete statement of the revenues and funds from which and the conditions under which this Note is payable, a statement of the conditions under which additional notes or bonds of equal standing may be issued, and the general covenants and provisions pursuant to which this Note is issued, reference is made to the above-described Loan and Disbursement Agreement and Resolution.

This Note is subject to optional redemption at a price of par plus accrued interest (i) on any date upon receipt of written consent of the Iowa Finance Authority or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of this Note may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity, by lot by giving thirty (30) days' notice of redemption by certified or registered mail, to the Iowa Finance Authority (or any other registered owner of the Note). This Note is also subject to mandatory redemption as set forth in Section 5 of the Agreement.

Ownership of this Note may be transferred only by transfer upon the books kept for such purpose by the City Clerk, City of Storm Lake, Iowa the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Note at the office of the Registrar, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered Noteholders of such change. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and subject to the provisions for registration and transfer contained in the Note Resolution.

This Note and the series of which it forms a part, Outstanding Obligations ranking on a parity therewith and any Additional Obligations which may be hereafter issued and outstanding from time to time on a parity with said Notes, as provided in the Resolution and Loan and Disbursement Agreement of which notice is hereby given and which are hereby made a part hereof, are payable from and secured by a pledge of the Net Revenues of the municipal water utility (the "System"), as defined and provided in said Resolution. There has heretofore been established and the City covenants and agrees that it will maintain just and equitable rates or charges for the use of and service rendered by said System in each year for the payment of the proper and reasonable expenses of operation and maintenance of said System and for the establishment of a sufficient sinking fund to meet the principal of and interest on this series of Notes, and other obligations ranking on a parity therewith, as the same become due. This Note is not payable in any manner by taxation and under no circumstances shall the City be in any manner liable by reason of the failure of Net Revenues to be sufficient for the payment hereof.

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Note, have been existent, had, done and performed as required by law.

IN TESTIMONY WHEREOF, said City by its City Council has caused this Note to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, with the seal of said City impressed hereon, and authenticated by the manual or facsimile signature of an authorized representative of the Registrar, the City Clerk of the City of Storm Lake, Iowa, all as of the _____ day of _____, 2024.

Item 11, figure 1 = Date of authentication:

Item 12, figure 1 = This is one of the Notes described in the within mentioned Resolution, as registered by the City Clerk.

CITY CLERK

By: _____

Registrar

Item 13, figure 1 = Registrar and Transfer Agent: City Clerk

Paying Agent: City Clerk

SEE REVERSE FOR CERTAIN DEFINITIONS

Item 14, figure 1 = (Seal)

Item 15, figure 1 = (Signature Block)

CITY OF STORM LAKE, STATE OF IOWA

By: (manual or facsimile signature)

Mayor

ATTEST:

By: (manual or facsimile signature)

City Clerk

Item 17, figure 2 = [Assignment Block]

[Information Required for Registration]

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Note and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Note on the books kept for registration of the within Note, with full power of substitution in the premises.

Dated: _____

(Person(s) executing this Assignment sign(s) here)

SIGNATURE)

GUARANTEED) _____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the Certificate(s) or Note(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____

Address of Transferee(s) _____

Social Security or Tax Identification _____

Number of Transferee(s) _____

Transferee is a(n): _____

Individual*	Corporation
Partnership	Trust

*If the Note is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Note, shall be construed as though written out in full according to applicable laws or regulations:

TEN COM - as tenants in common

TEN ENT - as tenants by the entireties

JT TEN - as joint tenants with rights of survivorship and not as tenants in common

IA UNIF TRANS MIN ACT - Custodian

(Cust)

(Minor)

Under Iowa Uniform Transfers to Minors Act.....

(State)

Section 14. Equality of Lien. The timely payment of principal of and interest on the Notes and Parity Obligations shall be secured equally and ratably by the revenues of the System without priority by reason of number or time of sale or delivery; and the revenues of the System are hereby irrevocably pledged to the timely payment of both principal and interest as the same become due.

Section 15. Application of Note Proceeds - Project Fund. Proceeds of the Notes shall be credited to the Project Fund and expended therefrom for the purposes of issuance. Any amounts on hand in the Project Fund shall be available for the payment of the principal of or interest on the Notes at any time that other funds of the System shall be insufficient to the purpose, in which event such funds shall be repaid to the Project Fund at the earliest opportunity. Any balance on hand in the Project Fund and not immediately required for its purposes may be invested not inconsistent with limitations provided by law, the Internal Revenue Code and this Resolution.

Section 16. User Rates. There has heretofore been established and published as required by law, just and equitable rates or charges for the use of the service rendered by the System. Said rates or charges shall be paid by the owner of each and every lot, parcel of real estate, or building that is connected with and uses the System, by or through any part of the System or that in any way uses or is served by the System.

Any revenue paid and collected for the use of the System and its services by the Issuer or any department, agency or instrumentality of the Issuer shall be used and accounted for in the same manner as any other revenues derived from the operations of the System.

Section 17. Application of Revenues. From and after the delivery of any Notes, and as long as any of the Notes or Parity Obligations shall be outstanding and unpaid either as to principal or as to interest, or until all of the Notes and Parity Obligations then outstanding shall have been discharged and satisfied in the manner provided in this Resolution, the entire income and revenues of the System shall be deposited as collected in a fund to be known as the Water Revenue Fund (the "Revenue Fund"), and shall be disbursed only as follows:

The provisions in the Prior Note Resolutions heretofore adopted on September 16, 2019 and July 1, 2024, whereby there was created and is to be maintained a Water Revenue Note Principal and Interest Sinking Fund, and for the monthly payment into said fund from the future Net Revenues of the System such portion thereof as will be sufficient to meet the principal and interest of the Outstanding Obligations, are hereby ratified and confirmed, and all such provisions inure to and constitute the security for the payment of the principal and interest on Notes hereby authorized to be issued; provided, however, that the amounts to be set aside and paid into the Water Revenue Note Principal and Interest Sinking Fund in equal monthly installments from the earnings shall be sufficient to pay the principal and interest due each year, not only on the Outstanding Obligations, but also the principal and interest of the Notes herein authorized to be issued. Sections 16, 19 and 21 of the Prior Note Resolutions are hereby ratified, confirmed, adopted and incorporated herein as a part of this Resolution. Except as may be otherwise provided in the Prior Note Resolutions, proceeds of the Notes or other funds may be invested in Permitted Investments.

Nothing in this Resolution shall be construed to impair the rights vested in the Outstanding Obligations. The amounts herein required to be paid into the various funds named in this Section shall be inclusive of payments required in respect to the Outstanding Obligations. The provisions of the legislation authorizing the Outstanding Obligations and the provisions of this Resolution are to be construed wherever possible so that the same will not be in conflict. In the event such construction is not possible, the provisions of the resolution first adopted shall prevail until such time as the notes or bonds authorized by said resolution have been paid in full or otherwise satisfied as therein provided at which time the provisions of this Resolution shall again prevail.

At such time as the Outstanding Obligations are paid and so long as the Notes or Parity Obligations remain outstanding and unpaid the same are discharged and satisfied in the manner provided in this Resolution, the entire income and revenues of the system shall be deposited and collected in a fund to be known as the Revenue Fund, and shall be disbursed only as follows:

- Operation and Maintenance Fund. Money in the Revenue Fund shall first be disbursed to make deposits into a separate and special fund to pay current expenses. The fund shall be known as the Water Utility Operation and Maintenance Fund (the "Operation and Maintenance Fund"). There shall be deposited in the Operation and Maintenance Fund each month an amount sufficient to meet the current expenses of the month plus an amount equal to 1/12th of expenses payable on an annual basis such as insurance. After the first day of the month, further deposits may be made to this account from the Revenue Fund to the extent necessary to pay current expenses accrued and payable to the extent that funds are not available in the Surplus Fund.
- Sinking Fund. Money in the Revenue Fund shall next be disbursed to make deposits into a separate and special fund to pay principal of and interest on the Notes and Parity Obligations. The fund shall be known as the Water Revenue Note Principal and Interest Sinking Fund (the "Sinking Fund"). The required amount to be deposited in the Sinking Fund in any month shall be an amount equal to 1/6th of the

installment of interest coming due on the next interest payment date on the then outstanding Notes and Parity Obligations, plus 1/12th of the installment of principal coming due on such Notes on the next succeeding principal payment date until the full amount of such installment is on hand. If for any reason the amount on hand in the Sinking Fund exceeds the required amount, the excess shall forthwith be withdrawn and paid into the Revenue Fund. Money in the Sinking Fund shall be used solely for the purpose of paying principal of and interest on the Notes and Parity Obligations as the same shall become due and payable.

- Subordinate Obligations. Money in the Revenue Fund may next be used to pay principal of and interest on (including reasonable reserves therefor) any other obligations which by their terms shall be payable from the Net Revenues of the System, but subordinate to the Notes and Parity Obligations, and which have been issued for the purposes of extensions and improvements to the System or to retire the Notes or Parity Obligations in advance of maturity, or to pay for extraordinary repairs or replacements to the System.

- Surplus Revenue. All money thereafter remaining in the Revenue Fund at the close of each month may be deposited in any of the funds created by this Resolution, to pay for extraordinary repairs or replacements to the System, or may be used to pay or redeem the Notes or Parity Obligations, any of them, or for any lawful purpose.

Money in the Revenue Fund shall be allotted and paid into the various funds and accounts hereinbefore referred to in the order in which said funds are listed, on a cumulative basis on the 10th day of each month, or on the next succeeding business day when the 10th shall not be a business day; and if in any month the money in the Revenue Fund shall be insufficient to deposit or transfer the required amount in any of said funds or accounts, the deficiency shall be made up in the following month or months after payments into all funds and accounts enjoying a prior claim to the revenues shall have been met in full.

Section 18. Investments. Moneys on hand in the Project Fund and all of the funds provided by this Resolution may be invested only in Permitted Investments or deposited in financial institutions which are members of the Federal Deposit Insurance Corporation, or its equivalent successor, and the deposits of which are insured thereby and all such deposits exceeding the maximum amount insured from time to time by FDIC or its equivalent successor in any one financial institution shall be continuously secured in compliance with Iowa Code chapter 12C, or otherwise by a valid pledge of direct obligations of the United States Government having an equivalent market value. All investments shall mature before the date on which the moneys are required for the purposes for which the fund was created or otherwise as herein provided. The provisions of this Section shall not be construed to require the Issuer to maintain separate accounts for the funds created by this Resolution.

The Sinking Fund shall be segregated in a separate account but may be invested in the same manner as other funds of the Issuer but designated as a trust fund on the books and records

of the Issuer. The Sinking Fund shall not be available for any other purposes other than those specified in this Resolution.

All income derived from such investments shall be deposited in the Revenue Fund and shall be regarded as revenues of the System. Investments shall at any time necessary be liquidated and the proceeds thereof applied to the purpose for which the respective fund was created.

Section 19. Covenants Regarding the Operation of the System. The Issuer hereby covenants and agrees with each and every holder of the Notes and Parity Obligations:

(a) Maintenance and Efficiency. The Issuer will maintain the System in good condition and operate it in an efficient manner and at reasonable cost.

(b) Sufficiency of Rates. On or before the beginning of each Fiscal Year the Governing Body will adopt or continue in effect rates for all services rendered by the System determined to be sufficient to produce Net Revenues for the next succeeding Fiscal Year which are (i) adequate to pay the principal and interest requirements thereof and to create or maintain the reserves as provided in this Resolution, and (ii) not less than 110 percent of the principal and interest requirements of the next succeeding Fiscal Year. No free use of the System by the Issuer or any department, agency or instrumentality of the Issuer shall be permitted except upon the determination of the Governing Body that the rates and changes otherwise in effect are sufficient to provide Net Revenues at least equal to the requirements of this subsection.

(c) Insurance. The Issuer shall maintain insurance for the benefit of the Noteholders on the insurable portions of the System of a kind and in an amount which normally would be carried by private companies engaged in a similar kind of business. The proceeds of any insurance, except public liability insurance, shall be used to repair or replace the part or parts of the System damaged or destroyed, or if not so used shall be placed in an improvement fund for the benefit of the System.

(d) Accounting and Audits. The Issuer will cause to be kept proper books and accounts adapted to the System and in accordance with generally accepted accounting practices and will diligently act to cause the books and accounts to be audited and reported upon by an Independent Auditor and will provide copies of the audit report to the Department, all as provided in the Agreement. The Original Purchaser and holders of any of the Notes and Parity Obligations shall have at all reasonable times the right to inspect the System and the records, accounts and data of the Issuer relating thereto.

(e) State Laws. The Issuer will faithfully and punctually perform all duties with reference to the System required by the Constitution and laws of the State of Iowa, including the making and collecting of reasonable and sufficient rates for services rendered by the System as above provided, and will segregate the revenues of the System and apply said revenues to the funds specified in this Resolution.

(f) Property. The Issuer will not sell, lease, mortgage or in any manner dispose of the System, or any capital part thereof, including any and all extensions and additions that may be made thereto, until satisfaction and discharge of all of the Notes and Parity Obligations shall have been provided for in the manner provided in this Resolution; provided, however, this covenant shall not be construed to prevent the disposal by the Issuer of property which in the judgment of its Governing Body has become inexpedient or unprofitable to use in connection with the System, or if it is to the advantage of the System that other property of equal or higher value be substituted therefor, and provided further that the proceeds of the disposition of such property shall be placed in a revolving fund to be used in preference to other sources for capital improvements to the System. Any such proceeds of the disposition of property acquired with the proceeds of the Notes or Parity Obligations shall not be used to pay principal or interest on the Notes and Parity Obligations or for payments into the Sinking Fund.

(g) Fidelity Bond. That the Issuer shall maintain fidelity bond coverage in amounts which normally would be carried by private companies engaged in a similar kind of business on each officer or employee having custody of funds of the System.

(h) Additional Charges. The Issuer will require proper connecting charges and/or other security for the payment of service charges.

(i) Budget. The Governing Body of the Issuer shall approve and conduct operations pursuant to a system budget of revenues and current expenses for each Fiscal Year. Such budget shall take into account revenues and current expenses during the current and last preceding Fiscal Years. Copies of such budget and any amendments thereto shall be mailed to the Original Purchaser and to the Noteholders upon request.

(j) Loan and Disbursement Agreement. The Issuer will comply with the terms and conditions of the Loan and Disbursement Agreement and perform as provided thereunder.

Section 20. Remedies of Noteholders. Except as herein expressly limited the holder or holders of the Notes and Parity Obligations shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa, and of the United States of America, for the enforcement of payment of their Notes and interest thereon, and of the pledge of the Net Revenues made hereunder, and of all covenants of the Issuer hereunder.

Section 21. Prior Lien and Parity Obligations. The Issuer will issue no other notes, bonds or obligations of any kind or nature payable from or enjoying a lien or claim on the property or revenues of the System having priority over the Notes or Parity Obligations.

Additional Obligations may be issued on a parity and equality of rank with the Notes with respect to the lien and claim of such Additional Obligations to the Net Revenues of the

System and the money on deposit in the funds adopted by this Resolution, for the following purposes and under the following conditions, but not otherwise:

(a) For the purpose of refunding any of the Notes or Parity Obligations which shall have matured or which shall mature not later than three months after the date of delivery of such refunding obligation and for the payment of which there shall be insufficient money in the Sinking Fund;

(b) For the purpose of making extensions, additions, improvements or replacements to the System, or refunding any outstanding Notes, Parity Obligations or other obligations issued for such extensions, additions and improvements, if all of the following conditions shall have been met:

(i) before any such Additional Obligations ranking on a parity are issued, there will have been procured and filed with the Clerk, a statement of an Independent Auditor, independent consulting engineer or independent financial advisor, not a regular employee of the Issuer, reciting the opinion based upon necessary investigations that the Net Revenues of the System for the preceding Fiscal Year (with adjustments as hereinafter provided) were equal to at least 1.10 times the maximum amount that will be required in any Fiscal Year prior to the longest maturity of any of the then outstanding Notes or Parity Obligations for both principal of and interest on all Notes or Parity Obligations then outstanding which are payable from the Net Revenues of the System and the Additional Obligations then proposed to be issued.

For the purpose of determining the Net Revenues of the System for the preceding Fiscal Year as aforesaid, the amount of the gross revenues for such year may be adjusted by an independent consulting engineer, the Independent Auditor or the independent financial advisor, so as to reflect any changes in the amount of such revenues which would have resulted had any revision of the schedule of rates or charges imposed at or prior to the time of the issuance of any such Additional Obligations been in effect during all of such preceding Fiscal Year.

(ii) the Additional Obligations must be payable as to principal and as to interest on the same month and day as the Notes herein authorized.

(iii) for the purposes of this Section, principal and interest falling due on the first day of a Fiscal Year shall be deemed a requirement of the immediately preceding Fiscal Year.

(iv) for the purposes of this Section, general obligation bonds or notes shall be refunded only upon a finding of necessity by the Governing Body and only to the extent the general obligation bonds or notes were issued or the proceeds thereof were expended for the System.

(v) for purposes of this Section, "preceding Fiscal Year" shall be the most recently completed Fiscal Year for which audited financial statements

prepared by a certified public accountant are issued and available, but in no event a Fiscal Year which ended more than eighteen months prior to the date of issuance of the Additional Obligations.

Section 22. Disposition of Proceeds; Arbitrage Not Permitted. The Issuer reasonably expects and covenants that no use will be made of the proceeds from the issuance and sale of the Notes issued hereunder which will cause any of the Notes to be classified as arbitrage bonds within the meaning of Section 148(a) and (b) of the Internal Revenue Code of the United States, and that throughout the term of said Notes it will comply with the requirements of said statute and regulations issued thereunder.

To the best knowledge and belief of the Issuer, there are no facts or circumstances that would materially change the foregoing statements or the conclusion that it is not expected that the proceeds of the Notes will be used in a manner that would cause the Notes to be arbitrage bonds. The form of Tax Exemption Certificate attached is hereby approved. Without limiting the generality of the foregoing, the Issuer hereby agrees to comply with the provisions of the Tax Exemption Certificate and the provisions of the Tax Exemption Certificate are hereby incorporated by reference as part of this Resolution. The City Manager is hereby directed to make and insert all calculations and determinations necessary to complete the Tax Exemption Certificate in all respects and to execute and deliver the Tax Exemption Certificate at issuance of the Notes to certify as to the reasonable expectations and covenants of the Issuer at that date.

The Issuer covenants that it will treat as Yield Restricted any proceeds of the Notes remaining unexpended after three years from the issuance and any other funds required by the Tax Exemption Certificate to be so treated. If any investments are held with respect to the Notes and Parity Obligations, the Issuer shall treat the same for the purpose of restricted yield as held in proportion to the original principal amounts of each issue.

The Issuer covenants that it will exceed any investment yield restriction provided in this Resolution only in the event that it shall first obtain an opinion of recognized bond counsel that the proposed investment action will not cause the Notes to be classified as arbitrage bonds under Section 148(a) and (b) the Internal Revenue Code or regulations issued thereunder.

The Issuer covenants that it will proceed with due diligence to spend the proceeds of the Notes for the purpose set forth in this Resolution. The Issuer further covenants that it will make no change in the use of the proceeds available for the construction of facilities or change in the use of any portion of the facilities constructed therefrom by persons other than the Issuer or the general public unless it has obtained an opinion of bond counsel or a revenue ruling that the proposed project or use will not be of such character as to cause interest on any of the Notes not to be exempt from federal income taxes in the hands of holders other than substantial users of the project, under the provisions of Section 142(a) of the Internal Revenue Code of the United States, related statutes and regulations.

Section 23. Additional Covenants, Representations and Warranties of the Issuer. The Issuer certifies and covenants with the purchasers and holders of the Notes from time to time outstanding that the Issuer through its officers, (a) will make such further specific covenants,

representations and assurances as may be necessary or advisable; (b) comply with all representations, covenants and assurances contained in the Tax Exemption Certificate, which Tax Exemption Certificate shall constitute a part of the contract between the Issuer and the owners of the Notes; (c) consult with bond counsel (as defined in the Tax Exemption Certificate); (d) pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Notes; (e) file such forms, statements and supporting documents as may be required and in a timely manner; and (f) if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Issuer in such compliance.

Section 24. Amendment of Resolution to Maintain Tax Exemption. This Resolution may be amended without the consent of any owner of the Notes if, in the opinion of bond counsel, such amendment is necessary to maintain tax exemption with respect to the Notes under applicable Federal law or regulations.

Section 25. Discharge and Satisfaction of Notes. The covenants, liens and pledges entered into, created or imposed pursuant to this Resolution may be fully discharged and satisfied with respect to the Notes and Parity Obligations, or any of them, in any one or more of the following ways:

(a) By paying the Notes or Parity Obligations when the same shall become due and payable; and

(b) By depositing in trust with the City Clerk, or with a corporate trustee designated by the Governing Body, for the payment of said obligations and irrevocably appropriated exclusively to that purpose an amount in cash or direct obligations of the United States the maturities and income of which shall be sufficient to retire at maturity, or by redemption prior to maturity on a designated date upon which said obligations may be redeemed, all of such obligations outstanding at the time, together with the interest thereon to maturity or to the designated redemption date, premiums thereon, if any that may be payable on the redemption of the same; provided that proper notice of redemption of all such obligations to be redeemed shall have been previously published or provisions shall have been made for such publication.

Upon such payment or deposit of money or securities, or both, in the amount and manner provided by this Section, all liability of the Issuer with respect to the Notes or Obligations shall cease, determine and be completely discharged, and the holders thereof shall be entitled only to payment out of the money or securities so deposited.

Section 26. Resolution a Contract. The provisions of this Resolution shall constitute a contract between the Issuer and the holder or holders of the Notes and Parity Obligations, and after the issuance of any of the Notes no change, variation or alteration of any kind in the provisions of this Resolution shall be made in any manner, except as provided in the next succeeding Section, until such time as all of the Notes and Parity Obligations, and interest due thereon, shall have been satisfied and discharged as provided in this Resolution.

Section 27. Amendment of Resolution Without Consent. The Issuer may, without the consent of or notice to any of the holders of the Bonds and Parity Obligations, amend or supplement this Resolution for any one or more of the following purposes:

- (a) to cure any ambiguity, defect, omission or inconsistent provision in this Resolution or in the Notes or Parity Obligations; or to comply with any applicable provision of law or regulation of federal or state agencies; provided, however, that such action shall not materially adversely affect the interests of the holders of the Notes or Parity Obligations;
- (b) to change the terms or provisions of this Resolution to the extent necessary to prevent the interest on the Notes or Parity Obligations from being includable within the gross income of the holders thereof for federal income tax purposes;
- (c) to grant to or confer upon the holders of the Notes or Parity Obligations any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the holders of the Notes;
- (d) to add to the covenants and agreements of the Issuer contained in this Resolution other covenants and agreements of, or conditions or restrictions upon, the Issuer or to surrender or eliminate any right or power reserved to or conferred upon the Issuer in this Resolution; or
- (e) to subject to the lien and pledge of this Resolution additional pledged revenues as may be permitted by law.

Section 28. Amendment of Resolution Requiring Consent. This Resolution may be amended from time to time if such amendment shall have been consented to by holders of not less than two-thirds in principal amount of the Notes and Parity Obligations at any time outstanding (not including in any case any Notes which may then be held or owned by or for the account of the Issuer, but including such Refunding Obligations as may have been issued for the purpose of refunding any of such Notes if such Refunding Obligations shall not then be owned by the Issuer); but this Resolution may not be so amended in such manner as to:

- (a) Make any change in the maturity or interest rate of the Notes, or modify the terms of payment of principal of or interest on the Notes or any of them or impose any conditions with respect to such payment;
- (b) Materially affect the rights of the holders of less than all of the Notes and Parity Obligations then outstanding; and
- (c) Reduce the percentage of the principal amount of Notes, the consent of the holders of which is required to effect a further amendment.

Whenever the Issuer shall propose to amend this Resolution under the provisions of this Section, it shall cause notice of the proposed amendment to be filed with the Original Purchaser and to be mailed by certified mail to each registered owner of any Note as shown by the records

of the Registrar. Such notice shall set forth the nature of the proposed amendment and shall state that a copy of the proposed amendatory Resolution is on file in the office of the City Clerk.

Whenever at any time within one year from the date of the mailing of said notice there shall be filed with the City Clerk an instrument or instruments executed by the holders of at least two-thirds in aggregate principal amount of the Notes then outstanding as in this Section defined, which instrument or instruments shall refer to the proposed amendatory Resolution described in said notice and shall specifically consent to and approve the adoption thereof, thereupon, but not otherwise, the Governing Body of the Issuer may adopt such amendatory Resolution and such Resolution shall become effective and binding upon the holders of all of the Notes and Parity Obligations.

Any consent given by the holder of a Note pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of the instrument evidencing such consent and shall be conclusive and binding upon all future holders of the same Note during such period. Such consent may be revoked at any time after six months from the date of such instrument by the holder who gave such consent or by a successor in title by filing notice of such revocation with the City Clerk.

The fact and date of the execution of any instrument under the provisions of this Section may be proved by the certificate of any officer in any jurisdiction who by the laws thereof is authorized to take acknowledgments of deeds within such jurisdiction that the person signing such instrument acknowledged before him the execution thereof, or may be proved by an affidavit of a witness to such execution sworn to before such officer.

The amount and numbers of the Notes held by any person executing such instrument and the date of his holding the same may be proved by an affidavit by such person or by a certificate executed by an officer of a bank or trust company showing that on the date therein mentioned such person had on deposit with such bank or trust company the Notes described in such certificate.

Notwithstanding anything in this Section to the contrary, the holder or holders of 100% of the Notes and Parity Obligations may consent to any amendment of this Resolution, or waive any notices required hereunder, on such terms and under such conditions as said holders shall determine to be appropriate.

Section 29. Severability. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions.

Section 30. Repeal of Conflicting Ordinances or Resolutions and Effective Date. All other Ordinances, Resolutions and orders, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed; and this Resolution shall be in effect from and after its adoption.

Section 31. Rule of Construction. This Resolution and the terms and conditions of the Notes authorized hereby shall be construed whenever possible so as not to conflict with the terms

and conditions of the Loan and Disbursement Agreement. In the event such construction is not possible, or in the event of any conflict or inconsistency between the terms hereof and those of the Loan and Disbursement Agreement, the terms of the Loan and Disbursement Agreement shall prevail and be given effect to the extent necessary to resolve any such conflict or inconsistency.

PASSED AND APPROVED this 4th day of November, 2024.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

I, the undersigned City Clerk of the City of Storm Lake, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this _____ day of _____, 2024.

City Clerk, City of Storm Lake, State of Iowa

(SEAL)

Engine and Tower Ladder Replacement - Moved by Council Member McKeon to approve an Engine and Tower Ladder Replacement and authorize the City Manager and Fire Chief to sign where required. Seconded by Council Member Martinez. Vote: All ayes. Motion carried.

\$3,500,000 General Obligation Capital Loan Notes - Moved by Council Member Martinez to adopt Resolution No. 39-R-2024-2025 fixing date for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes of The City of Storm Lake, State of Iowa (For Essential Corporate Purposes), and providing for publication of notice thereof. Seconded by Council Member Ramos. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 39-R-2024-2025

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$3,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF STORM LAKE, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Storm Lake, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$3,500,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at 5:00 P.M., on the 18th day of November, 2024, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of equipping the fire department, including the acquisition of fire trucks.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$3,500,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

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

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: November 5, 2024 and November 13, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF STORM LAKE, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED AUTHORIZATION OF A
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO
EXCEED \$3,500,000 GENERAL OBLIGATION CAPITAL
LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE
PURPOSES), AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Storm Lake, State of Iowa, will hold a public hearing on the 18th day of November, 2024, at 5:00 P.M., in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of equipping the fire department, including the acquisition of fire trucks. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$56.48. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The note may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Storm Lake, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this 4th day of November, 2024.

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

(End of Notice)

PASSED AND APPROVED this 4th day of November, 2024.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, NOVEMBER 4, 2024, 5:00 PM

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

I, the undersigned City Clerk of the City of Storm Lake, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2024.

City Clerk, City of Storm Lake, State of Iowa

(SEAL)

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, NOVEMBER 4, 2024, 5:00 PM

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Storm Lake, in the County of Buena Vista, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING

(Not to Exceed \$3,500,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Storm Lake Times", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2024.

WITNESS my official signature this _____ day of _____, 2024.

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, NOVEMBER 4, 2024, 5:00 PM

City Clerk, City of Storm Lake, State of Iowa

(SEAL)

4865-5248-4851, v. 1

Piper Sandler & Co - Moved by Council Member McKinney to approve an engagement letter with Piper Sandler & Co. Seconded by Council Member Ricklefs. Vote: All ayes. Motion carried.

Ordinance New Subsection 8-1-1 To Regulate The Keeping Of Domestic Pigeons - Mayor Porsch opened the public hearing on an ordinance amending Title VIII of the 1994 recodification of the Municipal Code of the City of Storm Lake, Iowa, by adding a new Subsection 8-1-1(A)(18) to Chapter 8-1, Nuisances, to regulate the keeping of domestic pigeons within the corporate limits of Storm Lake, Iowa stating this was the time and place for any comments. Hearing no comments and no objections received prior to this public hearing from the Public or City Council, Mayor Porsch closed the public hearing.

Moved by Council Member Ramos to approve 1st reading of Ordinance No. 04-O-2024-2025 amending Title VIII of the 1994 recodification of The Municipal Code of the City of Storm Lake, Iowa, by adding a new Subsection 8-1-1(A)(18) to Chapter 8-1, Nuisances, to regulate the keeping of domestic pigeons within the corporate limits of Storm Lake, Iowa. Seconded by Council Member McKeon. Roll call vote: Ayes – Council Persons McKeon, Ramos, Ricklefs and Martinez. Nays – Council Person McKinney. Motion carried.

Work Session - Truck Routes

Assistant Manager Derragon presented information regarding City code pertaining to truck routes. Council Member McKeon clarified that her request was to re-install the 110 N directional sign.

City Council Requested Items / City Council Updates Council Member Martinez encouraged everyone to vote.

Adjourn - Moved by Council Member Ramos to adjourn at 06:59 pm. Seconded by Council Member McKinney. Vote: All ayes. Motion carried.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

SPECIAL COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, NOVEMBER 4, 2024, 4:00 PM

CITY OF STORM LAKE, SPECIAL COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, NOVEMBER 4, 2024, 4:00 PM

Present: Mayor Michael Porsch, Council Member Maria Ramos, Kevin McKinney, Meg McKeon, Maggie Martinez, and Matt Ricklefs

Mayor Porsch called the meeting to order at 4:00 pm

New Business

Closed Session Reference Iowa Code Chapter 21.5 (c) Matters of Litigation - Moved by Council Member Ricklefs to go into Closed Session Reference Iowa Code Chapter 21.5 (c) Matters of Litigation. Seconded by Council Member McKinney. Roll call vote: All ayes. Motion carried.

Those in closed session were the following: Mayor Porsch, Council Members McKeon, Ricklefs, Ramos, Martinez, and McKinney. Staff Present Tyler Gibbins, David Derragon, Keri Navratil, and Mayra Martinez

Moved by Council Member McKinney to go into open session at 4:50 pm. Seconded by Council Member Ramos. Roll call vote: All ayes. Motion carried.

Adjourn - Moved by Council Member McKinney to adjourn at 4:51 pm. Seconded by Council Member Ramos. Vote: All ayes. Motion carried

ATTEST:

Michael Porsch, Mayor

Mayra A. Martinez, City Clerk



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

KWIK TRIP, INC.

NAME OF BUSINESS(DBA)

Kwik Star #1295

BUSINESS

(712) 291-7014

ADDRESS OF PREMISES

1317 East Lakeshore Drive

PREMISES SUITE/APT NUMBER

CITY

Storm Lake

COUNTY

Buena Vista

ZIP

50588

MAILING ADDRESS

1626 Oak Street

CITY

La Crosse

STATE

Wisconsin

ZIP

54603

Contact Person

NAME

Maranda Oliver

PHONE

(608) 793-4741

EMAIL

moliver@kwiktrip.com

License Information

LICENSE NUMBER

LICENSE/PERMIT TYPE

Class E Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

EFFECTIVE DATE

EXPIRATION DATE

LAST DAY OF BUSINESS

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES

Status of Business



State of Iowa

Alcoholic Beverages Division

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Scott Zietlow	Rochester	Minnesota	55902	President	100.00	Yes
Thomas Reinhart	Onalaska	Wisconsin	54650	COO	0.00	Yes
David Wagner	Stoddard	Wisconsin	54658	CFO	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



CITY OF STORM LAKE
APPLICATION FOR TAXICAB LICENSE

Applicant's Name Jeff DeWall Date of Birth 10/2/64

DBA STORM LAKE CAB LLC

Address ~~1237 Highway 771~~ 110 McAllard Ave

Phone: 712-299-1684 Business Phone: 732-4420 Email: buni-taggar@yahoo.com

Address of Business or Base Operation 1237 High 771

Legal Description of Business or Base Operation: CAB company

For each taxicab to be used under this permit provide the following:

	Make /	Model /	License #/	Owner /	Date of last Inspection of Taxi
2019	Dodge	Grand Caravan	064 374	SL Cab	10/31/24
2016	Dodge	Caravan	KTH 180	SL Cab	10/29 24
2017	Dodge	Caravan	KLV 211	SL CAB	11/1 24
2012	Dodge	Caravan	MLB 484	SL Cab	11/1 24
2012	Dodge	Caravan	LAL 420	SL Cab	10/30 24

\$1,000,000 Liability Insurance Certificate on file with City yes

License Fee: First cab = \$100.00, plus \$10.00 for each additional cab. # of cabs Fee \$

Drivers Names & Driver's License Number:

Jeff DeWall 80122-5537 Rick Dubard 206 AD 9500

Boni DeWall 885 224626 RShawn Dubard 70744 0050

Haylee Lindquist 438 AF 471 Don Fitchett 885 225634

I hereby certify that all drivers will meet requirements of City Code 4-5-5 Personal Qualifications (see attached). I understand I am required to notify the City of Storm Lake of any changes to the list of drivers.

[Signature]
Signature of Applicant

Nov 14 2024
Date

Approved by City Council:

City Clerk

Date

**Additional instructions are on the final page.**For period (MM/DD/YYYY) 12 / 1 / 2024 through 06/30/ 25

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:Legal name/Doing business as (DBA): Kwik Star 1295Iowa sales and use tax account number: 0-00-006316Retail address: 1317 E. Lakeshore Dr. City: Storm Lake State: IA ZIP: 50588Mailing address: PO BOX 2107 City: La Crosse State: WI ZIP: 54602Phone: 712-291-7014**Legal Ownership Information:**Type of ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☒ LLC ☐ LLP ☐Name of sole proprietor, partnership, corporation, LLC, or LLP: Kwik Trip, Inc.Primary office address: PO BOX 2107 City: La Crosse State: WI ZIP: 54602Phone: 608-793-4741 Fax: 608-793-6120 Email: moliver@kwiktrip.com**Retail Information:**Types of Sales: Over-the-counter ☒ Vending machine ☐ Vending machine that assembles cigarettes ☐ Delivery sales of alternative nicotine/vapor products (see instructions) ☐
Mobile sales (see instructions) ☐ VIN: _____ License plate number: _____

Types of Products Sold: (Check all that apply)

Cigarettes ☒ Tobacco ☒ Alternative nicotine products ☒ Vapor products ☒**Type of Establishment: (Select the options that best describe the establishment)**Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☒ Drug store ☐
Grocery store ☐ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐
Other (provide description) ☐ _____

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s):

Yes, please see attached listing of Kwik Trip, Inc. Iowa retail store locations.

Do you intend to make retail sales to ultimate consumers? Yes ☐ No ☐

Include with this application a list of your suppliers of cigarettes, tobacco, alternative nicotine and vapor products ~~on a separate sheet~~. Kwik Trip, Inc. Distribution Center - License Numbers: 862100090 & 862600091

Identify partners or corporate officers (up to three) if the business is not a sole proprietorship.Name: Scott Paul Zietlow Title: PresidentAddress: 1301 7th St. SWCity: Rochester State: MN ZIP: 55902

Name: _____ Title: _____

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor, page 2

Address: _____

City: _____ State: _____ ZIP: _____

Name: _____ Title: _____

Address: _____

City: _____ State: _____ ZIP: _____

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Authorized Party

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title: Scott Paul Zietlow

Authorized Signature: Scott P. Zietlow

Date: 10/1/2024 Email: moliver@kwiktrip.com

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$ 56.25
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: FY-24-25-22
- Fill in the name of the city or county issuing the permit: City of Storm Lake, Iowa
- New ☒ Renewal ☐

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

Additional instructions are on the final page.

For period (MM/DD/YYYY) 08 / 24 through 06/30/ 2025

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:Legal name/Doing business as (DBA): Si Chanh Asian Food Market.

Iowa sales and use tax account number: _____

Retail address: 812 Flint Dr. City: Storm Lake State: IA ZIP: 50588Mailing address: Same. City: " State: " ZIP: "Phone: 515.299.0763**Legal Ownership Information:**Type of ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☒ LLC ☐ LLP ☐Name of sole proprietor, partnership, corporation, LLC, or LLP: Kyaw Family Inc.Primary office address: 812 Flint Dr. City: Storm Lake State: IA ZIP: 50588Phone: 515.299.0763 Fax: _____ Email: yelinnkyaw80@gmail.com**Retail Information:**Types of Sales: Over-the-counter ☒ Vending machine ☐ Vending machine that assembles cigarette: _____Delivery sales of alternative nicotine/vapor products (see instructions) ☐Mobile sales (see instructions) ☐ VIN: _____ License plate number: _____

Types of Products Sold: (Check all that apply)

Cigarettes ☒ Tobacco ☒ Alternative nicotine products ☐ Vapor products ☐**Type of Establishment: (Select the options that best describe the establishment)**Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☐ Drug store ☐Grocery store ☒ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐Other (provide description) ☐ _____

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s):

Will be applying for a liquor license, Food Establishment License #249049Do you intend to make retail sales to ultimate consumers? Yes ☐ No ☒

Include with this application a list of your suppliers of cigarettes, tobacco, alternative nicotine and vapor products on a separate sheet.

Identify partners or corporate officers (up to three) if the business is not a sole proprietorship.Name: ERIC ZHENG. Title: Owner.Address: 812 Flint Dr.City: Storm Lake State: IA ZIP: 50588

Name: _____ Title: _____

Address: _____

City: _____ State: _____ ZIP: _____

Name: _____ Title: _____

Address: _____

City: _____ State: _____ ZIP: _____

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Authorized Party

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title: Eric's Zheng PresidentAuthorized Signature: Eric's ZhengDate: 8-22-24 Email: yelinnkyaw80@gmail.com

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$56.25
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: FY-24-25-23
- Fill in the name of the city or county issuing the permit: City of Storm Lake, IA
- New ☒ Renewal ☐

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

Staff Summary

11/18/2024

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:

FROM:

SUBJECT: Buy Local Information

BACKGROUND:

In 2011 during a Study Session discussion Council asked staff to look at putting together some analysis information regarding the amount of purchases made locally. We have pulled that information together and a provided a summary of purchases identified in the current list of bills to be approved that are purchased locally (within the City of Storm Lake), within Buena Vista County, and outside of Buena Vista County are presented here for Council's review. This information is presented for both the City & King's 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:	<u>BREAKOUT</u>	<u>CACCULATED</u>
		<u>EXPENSES</u>
	Buena Vista	2,506.29
	County	
	Contract	652,477.32
	Agreement	
	Local	176,858,.06
	Non-Local	262,749.05
	Payroll/UB	148,154.65
	Refunds/Pyrl	
	Taxes & Ins	
	TOTAL	\$1,242,745.37
	EXPENSES:	

RECOMMENDATION:

ATTACHMENTS:

1. /11/18.2024 Project Expense

Summary

Project Summary

Project Number	Project Name	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
OP1.122814	Richland Street, Phase 2 Improvem...	174,107.75	0.00	174,095.25	0.00	174,095.25	12.50
OP1.125106	BRIC	212,709.99	212,709.99	212,709.99	0.00	212,709.99	0.00
OP1.126252	Comprehansive Plan & Zoning Code U...	125,880.00	0.00	125,824.50	0.00	125,824.50	55.50
OP1.131538	Memorial Road Street & Utility Impro...	4,120,595.00	4,120,595.00	3,940,719.45	50,060.30	3,990,779.75	129,815.25
OT5.128791	Runway 17/35 Lighting Replacement	410,741.68	410,741.68	378,592.23	1,483.50	380,075.73	30,665.95
19-22797	Memorial Lift Station Improvements	2,533,320.00	0.00	2,554,600.96	0.00	2,554,600.96	-21,280.96
20-HSG-022	2021 Housing Sustainability Project	224,994.00	0.00	181,283.12	0.00	181,283.12	43,710.88
21-26215	Downtown Master Plan	113,000.00	0.00	103,650.00	0.00	103,650.00	9,350.00
22-26698	Storm Lake WTP- Well No. 21	1,795,006.50	1,795,006.50	1,262,213.79	0.00	1,262,213.79	532,792.71
22-26815	W 6th Street Utilities Extension	314,241.49	314,241.49	318,517.58	0.00	318,517.58	-4,276.09
22-27926	Storm Lake WTP- Well #22	2,543,115.00	2,543,115.00	97,651.25	23,651.39	121,302.64	2,421,812.36
23-092	King's Pointe Remodel/Refresh	446,537.52	446,537.52	447,945.13	0.00	447,945.13	-1,407.61
23-29446	WWTP UV Disinfection Building	275,772.00	275,772.00	183,068.40	7,574.60	190,643.00	85,129.00
23-29447	College & 3rd St Lift Station Replacem...	185,000.00	185,000.00	132,435.00	0.00	132,435.00	52,565.00
24-31153	WWTP Blower Project (EECBG)	129,600.00	129,600.00	37,715.00	0.00	37,715.00	91,885.00
24-31751	Storm Lake WTP- Well #23	74,000.00	74,000.00	7,500.00	0.00	7,500.00	66,500.00
FEMA HMGP (HMA) 4483	FEMA HMGP (HMA) 4483	4,589,528.00	4,589,528.00	190,266.00	6,378.50	196,644.50	4,392,883.50
HTG322020	T-Mobile Hometown Grant Q-3-22	0.00	0.00	45,619.48	0.00	45,619.48	-45,619.48
IA0091	SL Elevated Water Storage- Tower #5	7,384,100.15	7,384,100.15	3,943,983.42	530,328.00	4,474,311.42	2,909,788.73
New	Lead Service Line Replacement Prelim...	15,500.00	0.00	0.00	0.00	0.00	15,500.00
OP1.125220	4th Street Watermain Improvement P...	553,406.16	0.00	581,342.16	0.00	581,342.16	-27,936.00
P11.118940	Oneida Street Reconstruction from RR...	2,526,433.98	0.00	2,513,334.28	0.00	2,513,334.28	13,099.70
P11.120411	Highway 7/110 Traffic Lane/Signalizat...	4,711,913.90	1,210.58	5,005,468.45	3,433.40	5,008,901.85	-296,987.95
SP21122	SL Library CDBG- COVID (CV) Grant	634,285.27	634,285.27	634,285.27	0.00	634,285.27	0.00
Report Total:		34,093,788.39	23,116,443.18	23,072,820.71	622,909.69	23,695,730.40	10,398,057.99

Group Summary

Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	410,741.68	410,741.68	378,592.23	1,483.50	380,075.73	30,665.95
ARPA Project	1,795,006.50	1,795,006.50	1,262,213.79	0.00	1,262,213.79	532,792.71
Building Resilient Infrastructure and C...	212,709.99	212,709.99	212,709.99	0.00	212,709.99	0.00
Economic Development	778,115.49	314,241.49	774,894.68	0.00	774,894.68	3,220.81
King's Pointe Resort Projects	446,537.52	446,537.52	447,945.13	0.00	447,945.13	-1,407.61
Library Project	634,285.27	634,285.27	634,285.27	0.00	634,285.27	0.00
Sanitary Sewer Projects	7,713,220.00	5,179,900.00	3,098,085.36	13,953.10	3,112,038.46	4,601,181.54
Street Construction	11,533,050.63	4,121,805.58	11,633,617.43	53,493.70	11,687,111.13	-154,060.50
Water Project	10,570,121.31	10,001,215.15	4,630,476.83	553,979.39	5,184,456.22	5,385,665.09
Report Total:	34,093,788.39	23,116,443.18	23,072,820.71	622,909.69	23,695,730.40	10,398,057.99

Staff Summary

11/18/2024

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: Keri Navratil, City Manager

SUBJECT: **Motion To Consider Imagine the Possibilities Fee Waiver Request**

BACKGROUND: Imagine the possibilities is requesting that City Council waive the Chautauqua Shelter House fee four times per month during weekday hours from 9:00 a.m.-2:30 p.m. The rental fee for the shelter house is \$110/day and \$200 refundable deposit.

FISCAL IMPACT: The value of the request is approximately:
\$440 per month rental fee or \$5,280 per year
\$800 deposit or \$9,600 per year (refundable)

RECOMMENDATION: City Council will consider request.

ATTACHMENTS:

1. [Imagine the Possibilities - Shelter House 2024](#)



Application for City of Storm Lake Grant Funding

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: November 12th, 2024

In Person: City Hall 620 Erie St. Email: gibbins@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

Contact Person:

Anita Schlender

(Available During the Day)

Title:

Director of Service

Phone Number:

712-371-2685

Tax/Corporate Status of Organization:

501 C 3

E-Mail Address:

aschlender@imagineia.org

Tax ID#:

FEIN # 23-7224698

Amount Requested Fiscal Year 24/25: Ø

Explain how these funds will serve a Public Purpose:

use of the Chataqua Park Shelter House 4 times a month for the Day Hub program.

Previous Funding from the City of Storm Lake	FY 22/23	FY 23/24	FY 24/25
Requested Funding	<u>Ø</u>	<u>\$500</u>	<u>\$500</u>
Allocated Funding	<u>Ø</u>	<u>\$500</u>	<u>Ø</u>

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

Need location that is accessible for adults with various disabilities to use 3-4 times a month for their Day Hub program b/w the hours of 9-2:30 pm.

How many people does this project/program serve?

52

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.

Did not receive

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

golf tournament + grants from other entities

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.
- ☒ 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

Anto Schlender
Representative Signature

11-8-24
Date

Completed Applications are due by **4:00 P.M. Tuesday, November 12th, 2024** to be considered at the November 18th, 2024 Council meeting.

2024-2025

Sept

30

Financial Row**Ordinary Income/Expense****Income**

Total - 41000 - HCBS 24 HOUR HOME REVENUE	\$0.00
Total - 41500 - HCBS HOURLY REVENUE	\$0.00
Total - 42500 - RECYCLING/CONTRACT REVENUE	\$0.00
Total - 43000 - SE REVENUE (transportaton)	\$4,649.04
Total - 44000 - DAY HABILITATION REVENUE	\$46,403.39
47000 - PAYEE SERVICES REVENUE	\$0.00
Total - 48500 - FUNDRAISING REVENUE	
Total - 49000 - RENTAL REVENUE	\$0.00
Total - Income	\$51,052.43
Gross Profit	\$51,052.43

Expense

Total - 60000 - SALARIES / WAGES REGULAR WAGES EXPENSE	\$25,181.07
Total - 60200 - PAYROLL TAX EXPENSE	\$2,002.76
Total - 60400 - WORK COMP	\$527.24
Total - 60500 - EMPLOYEE BENEFITS EXPENSE	\$4,131.12
Total - 61000 - ADMINISTRATIVE EXPENSE	\$150.96
Total - 62000 - PROGRAM SERVICES EXPENSE	\$133.07
Total - 63000 - OCCUPANCY EXPENSE	\$407.28
Total - 65000 - TRANSPORTATION EXPENSE	\$1,291.66
Total - 66000- TRAVEL AND ENTERTAINMENT	\$0.00
Total - Expense	\$33,825.16

Net Ordinary Income	\$17,227.27
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Other Income and Expenses**Other Income**

94000 - ADMIN REVENUE ALLOCATION (REG)	\$548.29
Total - Other Income	\$548.29

Other Expense

80100 - INTEREST EXPENSE	\$0.00
80200 - BED DEBIT	\$0.00
81000 - DEPRECIATION EXPENSE	\$1,486.10
92000 - REGIONAL ADMIN SALARY ALLOCATION	\$5,754.77
93000 - REGIONAL OFFICE ALLOCATION	\$3,306.62

Total - Other Expense	\$10,547.49
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Net Other Income & Expenses	(\$9,999.20)
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Net Income before Corporate Allocations	\$7,228.07
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Corporate Allocations

94000 - CORPORATE ADMIN REVENUE ALLOCATION	\$5,259.23
90000 - CORPORATE ALLOCATION	\$3,131.90
92000 - CORPORATE ADMIN SALARY ALLOCATION	\$4,953.72

Net Income	\$4,401.68
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Staff Summary

11/18/2024

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: Chris Cole, Police Chief

SUBJECT: **Motion To Consider Corner Stone For Life Walk for Life Request**

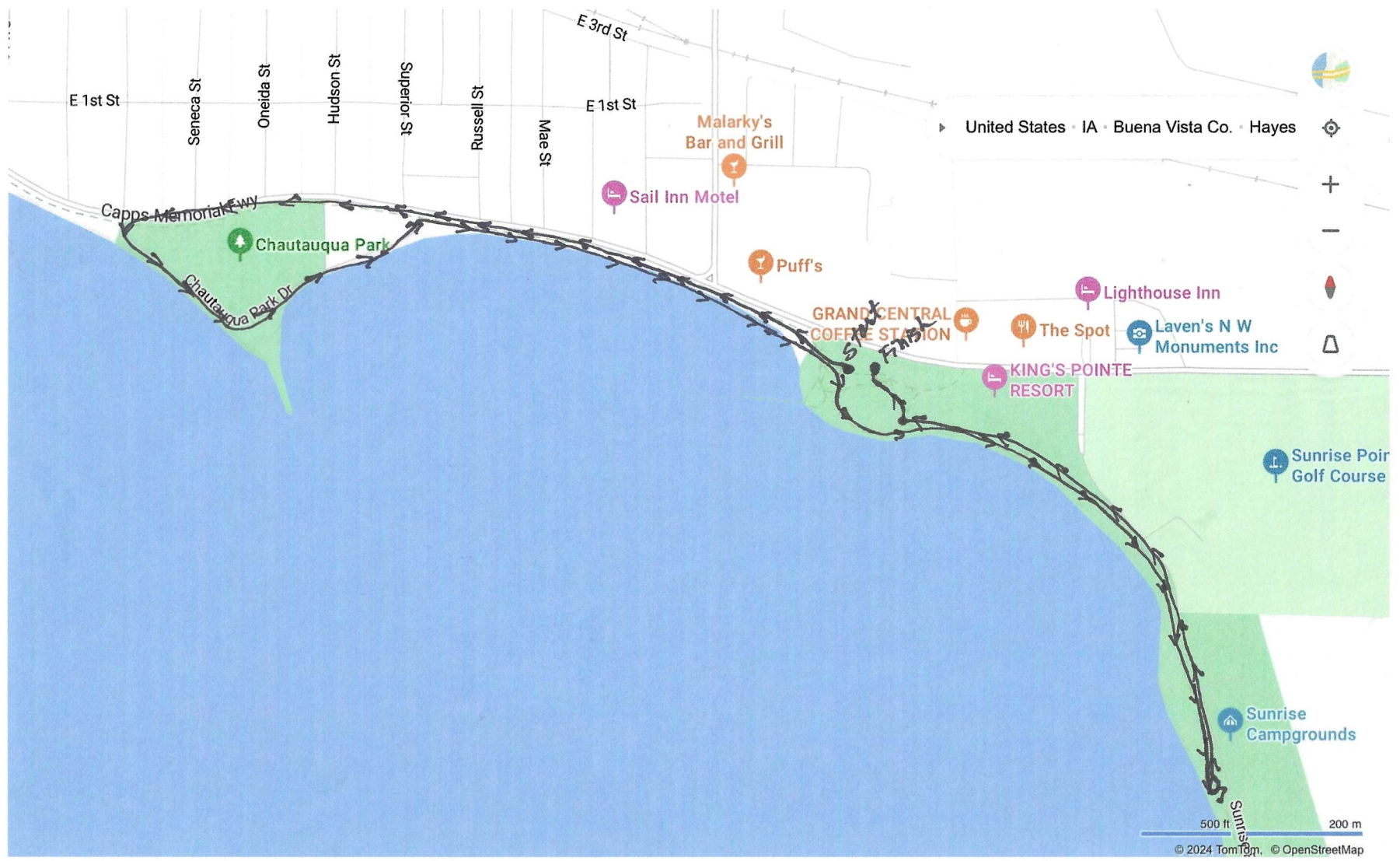
BACKGROUND: Misty Reid of Cornerstone For Life has requested usage of the lake trail for a fundraising walk event. This event, called "The Walk For Life" will be held on April 26th 2025 from 10AM to 2PM. Attached is a route map and certificate of insurance. The event calls for no road closures and will take place on the Lake Trail.

FISCAL IMPACT: None

RECOMMENDATION: Vote on event.

ATTACHMENTS:

1. CFL_Walk_Map_2025
2. ACORD Form 20240806-133721





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/06/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Donegan Insurance Agency, Inc. 314 N. Camp St. Seguin TX 78155		CONTACT NAME: Janelle Goedhart PHONE (A/C, No, Ext): (830) 303-8300 E-MAIL ADDRESS: jgoedhart@bdi-insurance.com FAX (A/C, No): (830) 303-8318	
INSURED Cornerstone For Life 800 Oneida Street Suite 4 Storm Lake IA 50588		INSURER(S) AFFORDING COVERAGE INSURER A: Liberty Surplus Ins Corp INSURER B: United States Liability Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 25895	

COVERAGES**CERTIFICATE NUMBER:** CL248606037**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			UPE-621-095008-034	04/01/2024	04/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			UPE-621-095008-034	04/01/2024	04/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below			N / A			PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Directors and Officers			NDO1570948D	08/12/2024	08/12/2025	Directors Officers Liab \$1,000,000 Employment-Related \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Event: Walk Fundraiser 4/26/2025. (A renewal certificate will be issued upon renewal of the policy.)

The General Liability and Auto policies provide provide blanket additional insured status and blanket waiver of subrogation for the certificate holder per attached form CG76350207.

CERTIFICATE HOLDER**CANCELLATION**

City of Storm Lake 620 Erie St Storm Lake IA 50588	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

LIABILITY PLUS ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

Pregnancy Resource Centers listed as certificate holders per scheduled attached.

ADDITIONAL CONTRACT, SCHEDULE	INSURED — AGREEMENT	OR	BY PERMIT,	WRITTEN OR
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The following paragraph is added to WHO IS AN INSURED (Section II):

4. Any person or organization shown in the Schedule or for whom you are required by written contract, agreement or permit to provide insurance is an insured, subject to the following additional provisions:

- a. The contract, agreement or permit must be in effect during the policy period shown in the Declarations, and must have been executed prior to the "bodily injury", "property damage", or "personal and advertising injury".
- b. The person or organization added as an insured by this endorsement is an insured only to the extent you are held liable due to:
 - (1) The ownership, maintenance or use of that part of premises you own, rent,

lease or occupy, subject to the following additional provisions:

- (a) This insurance does not apply to any "occurrence" which takes place after you cease to be a tenant in any premises leased to or rented to you;
- (b) This insurance does not apply to any structural alterations, new construction or demolition operations performed by or on behalf of the person or organization added as an insured;
- (2) Your ongoing operations for that insured, whether the work is performed by you or for you;
- (3) The maintenance, operation or use by you of equipment leased to you by such person or organization, subject to the following additional provisions:
 - (a) This insurance does not apply to any "occurrence" which takes place after the equipment lease expires;

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Copyright, Insurance Services, 2001

(b) This insurance does not apply to “bodily injury” or “property damage” arising out of the sole negligence of such person or organization;

(4) Permits issued by any state or political subdivision with respect to operations performed by you or on your behalf, subject to the following additional provision:

This insurance does not apply to “bodily injury”, “property damage”, or “personal and advertising injury” arising out of operations performed for the state or municipality.

c. The insurance with respect to any architect, engineer, or surveyor added as an insured by this endorsement does not apply to “bodily injury”, “property damage”, or “personal and advertising injury” arising out of the rendering of or the failure to render any professional services by or for you, including:

(1) The preparing, approving, or failing to prepare or approve maps, drawings, opinions, reports, surveys, change orders, designs or specifications; and

(2) Supervisory, inspection or engineering services.

d. This insurance does not apply to “bodily injury” or “property damage” included within the “products-completed operations hazard”.

A person’s or organization’s status as an insured under this endorsement ends when your operations for that insured are completed.

No coverage will be provided if, in the absence of this endorsement, no liability would be imposed by law on you. Coverage shall be limited to the extent of your negligence or fault according to the applicable principles of comparative fault.

NON-OWNED WATERCRAFT AND NON-OWNED AIRCRAFT LIABILITY

Exclusion **g.** of COVERAGE A (Section I) is replaced by the following:

g. “Bodily injury” or “property damage” arising out of the ownership, maintenance, use or entrustment to others of any aircraft, “auto” or watercraft owned or operated by or rented or loaned to any insured. Use includes operation and “loading or unloading”.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the “occurrence” which caused the “bodily injury” or “property damage” involved the ownership, maintenance, use or entrustment to others of any aircraft, “auto” or watercraft that is owned or operated by or rented or loaned to any insured.

This exclusion does not apply to:

(1) A watercraft while ashore on premises you own or rent;

(2) A watercraft you do not own that is:

(a) Less than 52 feet long; and

(b) Not being used to carry persons or property for a charge;

(3) Parking an “auto” on, or on the ways next to, premises you own or rent, provided the “auto” is not owned by or rented or loaned to you or the insured;

(4) Liability assumed under any “insured contract” for the ownership, maintenance or use of aircraft or watercraft; or

(5) “Bodily injury” or “property damage” arising out of:

(a) the operation of machinery or equipment that is attached to, or part of, a land vehicle that would qualify under the definition of “mobile equipment” if it were not subject to a compulsory or financial responsibility law or other motor vehicle insurance law in the state where it is licensed or principally garaged; or

(b) the operation of any of the machinery or equipment listed in Paragraph **f.(2)** or **f.(3)** of the definition of “mobile equipment”.

(6) An aircraft you do not own provided it is not operated by any insured.

TENANTS’ PROPERTY DAMAGE LIABILITY

When a Damage To Premises Rented To You Limit is shown in the Declarations, Exclusion **j.** of Coverage A, Section I is replaced by the following:

j. Damage To Property

“Property damage” to:

(1) Property you own, rent, or occupy, including any costs or expenses incurred by you, or

any other person, organization or entity, for repair, replacement, enhancement, restoration or maintenance of such property for any reason, including prevention of injury to a person or damage to another's property;

- (2) Premises you sell, give away or abandon, if the "property damage" arises out of any part of those premises;
- (3) Property loaned to you;
- (4) Personal property in the care, custody or control of the insured;
- (5) That particular part of real property on which you or any contractors or subcontractors working directly or indirectly on your behalf are performing operations, if the "property damage" arises out of those operations, or
- (6) That particular part of any property that must be restored, repaired or replaced because "your work" was incorrectly performed on it.

Paragraphs (1), (3) and (4) of this exclusion do not apply to "property damage" (other than damage by fire) to premises, including the contents of such premises, rented to you. A separate limit of insurance applies to Damage To Premises Rented To You as described in Section III — Limits Of Insurance.

Paragraph (2) of this exclusion does not apply if the premises are "your work" and were never occupied, rented or held for rental by you.

Paragraphs (3), (4), (5) and (6) of this exclusion do not apply to liability assumed under a side-track agreement.

Paragraph (6) of this exclusion does not apply to "property damage" included in the "products-completed operations hazard".

Paragraph 6. of LIMITS OF INSURANCE (Section III) is replaced by the following:

- 6. Subject to 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage A for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, while rented to you or temporarily occupied by you with permission of the owner.

The Damage To Premises Rented To You limit is the higher of the Each Occurrence Limit shown in the Declarations or the amount shown in the Declarations as Damage To Premises Rented To You Limit.

WHO IS AN INSURED — MANAGERS

The following is added to Paragraph 2.a. of WHO IS AN INSURED (Section II):

Paragraph (1) does not apply to executive officers, or to managers at the supervisory level or above.

SUPPLEMENTARY PAYMENTS — COVERAGES A AND B — BAIL BONDS — TIME OFF FROM WORK

Paragraph 1.b. of SUPPLEMENTARY PAYMENTS — COVERAGES A AND B is replaced by the following:

- b. Up to \$3,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

Paragraph 1.d. of SUPPLEMENTARY PAYMENTS — COVERAGES A AND B is replaced by the following:

- d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$500 a day because of time off from work.

EMPLOYEES AS INSURED — HEALTH CARE SERVICES

Provision 2.a.(1)(d) of WHO IS AN INSURED (Section II) is deleted, unless excluded by separate endorsement.

EXTENDED COVERAGE FOR NEWLY ACQUIRED ORGANIZATIONS

Provision 3.a. of WHO IS AN INSURED (Section II) is replaced by the following:

- a. Coverage under this provision is afforded only until the end of the policy period.

EXTENDED "PROPERTY DAMAGE"

Exclusion a. of COVERAGE A (Section I) is replaced by the following:

- a. "Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

EXTENDED DEFINITION OF BODILY INJURY

Paragraph **3.** of DEFINITIONS (Section V) is replaced by the following:

3. "Bodily injury" means bodily injury, sickness or disease sustained by a person, including mental anguish or death resulting from any of these at any time.

TRANSFER OF RIGHTS OF RECOVERY

The following is added to Paragraph **8.** Transfer Of Rights Of Recovery Against Others To Us of COMMERCIAL GENERAL LIABILITY CONDITIONS (Section IV):

We waive any rights of recovery we may have against any person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to a person or organization for whom you are required by written contract, agreement or permit to waive these rights of recovery.

AGGREGATE LIMITS OF INSURANCE — PER LOCATION

For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under COVERAGE A (Section I), and for all medical expenses caused by accidents under COVERAGE C (Section I), which can be attributed only to operations at a single "location":

Paragraphs **2.a.** and **2.b.** of Limits of Insurance (Section III) apply separately to each of your "locations" owned by or rented to you.

"Location" means premises involving the same or connecting lots, or premises whose connection is

interrupted only by a street, roadway, waterway, or right-of-way of a railroad.

INCREASED MEDICAL EXPENSE LIMIT

The Medical Expense Limit is amended to \$10,000.

KNOWLEDGE OF OCCURRENCE

The following is added to Paragraph **2.** Duties In The Event Of Occurrence, Offense, Claim Or Suit of COMMERCIAL GENERAL LIABILITY CONDITIONS (Section IV):

Knowledge of an "occurrence", claim or "suit" by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee.

UNINTENTIONAL FAILURE TO DISCLOSE ALL HAZARDS

The following is added to Paragraph **6.** Representations of COMMERCIAL GENERAL LIABILITY CONDITIONS (Section IV):

If you unintentionally fail to disclose any hazards existing at the inception date of your policy, we will not deny coverage under this Coverage Form because of such failure. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

LIBERALIZATION CLAUSE

The following paragraph is added to COMMERCIAL GENERAL LIABILITY CONDITIONS (Section IV):

10. If a revision to this Coverage Part, which would provide more coverage with no additional premium, becomes effective during the policy period in the state shown in the Declarations, your policy will automatically provide this additional coverage on the effective date of the revision.

Staff Summary

11/18/2024

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: Tyler Gibbins, Staff Accountant

SUBJECT: **Public Hearing On The Authorization Of A Loan Agreement And The Issuance Of Notes To Evidence The Obligation Of The City Thereunder**

BACKGROUND: This agenda item would hold the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, in order to provide funds to pay the costs of equipping the fire department, including the acquisition of fire trucks, for essential corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published as provided by Sections 384.24A and 384.25 of the Code of Iowa.

FISCAL IMPACT: None at this time.

RECOMMENDATION: Open Public Hearing
Receive any comments or objections
Close Public Hearing

ATTACHMENTS:

1. Storm Lake (144) - Hearing Proceedings 2025A GO CLN

**ITEMS TO INCLUDE ON AGENDA
FOR THE COUNCIL MEETING ON NOVEMBER 18, 2024**

CITY OF STORM LAKE, IOWA

Not to Exceed \$3,500,000 General Obligation Capital Loan Notes

- Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder.
- Resolution instituting proceedings to take additional action.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

November 18, 2024

The City Council of the City of Storm Lake, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 620 Erie Street, Storm Lake, Iowa, at _____ .M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, in order to provide funds to pay the costs of equipping the fire department, including the acquisition of fire trucks, for essential corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published as provided by Sections 384.24A and 384.25 of the Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections to the issuance of the Notes and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the authorization of entering into a Loan Agreement and the issuance of the Notes to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$3,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES", and moved:

- ☐ that the Resolution be adopted.
- ☐ to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2024, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$3,500,000 GENERAL OBLIGATION CAPITAL
LOAN NOTES

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for essential corporate purposes, in order to provide funds to pay the costs of equipping the fire department, including the acquisition of fire trucks, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for the foregoing essential corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 18th day of November, 2024.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2024.

(SEAL)

Staff Summary

11/18/2024

Agenda Item # F.3.



REPORT TO: Honorable Mayor & Council

FROM: Tyler Gibbins, Staff Accountant

SUBJECT: **Resolution No. 40-R-2024-2025 Instituting Proceedings To Take Additional Action For The Issuance Of Not To Exceed \$3,500,000 General Obligation Capital Loan Notes**

BACKGROUND: Pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for essential corporate purposes, in order to provide funds to pay the costs of equipping the fire department, including the acquisition of fire trucks, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and following action is now considered to be in the best interests of the City and residents thereof.

FISCAL IMPACT: This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

RECOMMENDATION: Approve Resolution No. 40-2024-2025 Instituting Proceedings To Take Additional Action For The Issuance Of Not To Exceed

\$3,500,000 General obligation Capital Loan Notes

ATTACHMENTS:

1. Resolution No. 40-R-2024-2025 - Not To Exceed \$3.5 General Obligation Capital Loan Note

RESOLUTION NO. 40-R-2024-2025

**RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$3,500,000 GENERAL OBLIGATION CAPITAL
LOAN NOTES**

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for essential corporate purposes, in order to provide funds to pay the costs of equipping the fire department, including the acquisition of fire trucks, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and following action is now considered to be in the best interests of the City and residents thereof.

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

- 1) That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for the foregoing essential corporate purposes.
- 2) This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 18th day of November 2024.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2024.

(SEAL)

Staff Summary

11/18/2024

Agenda Item # F.4.



REPORT TO: Honorable Mayor & Council

FROM: Tyler Gibbins, Staff Accountant

SUBJECT: **Motion to Submit the FY2024 Annual Financial Report**

BACKGROUND: Each year the State of Iowa requires cities to submit an Annual Financial Report before December 1st. Cities that fail to file this report are not allowed to submit a budget for the following year.

The report covers FY2024, July 1st, 2023 to June 30th, 2024. This would be the budget we began in November 2022 and adopted in March 2023.

Some items to note in the report:

- Per Iowa Code, each program line must not exceed Budgeted Expenditures.
- In total, revenues were \$39,177,340, expenses were \$44,443,942. Similar to each year's budget, the AFRs are no different. The major differences to budget are due to large capital projects and their timing of completion.
- There is a column throughout the report for debt service, but the overall total of \$2,643,858 in debt service makes up 5.94% of the overall budget. The majority of expenses approved for the claims report at each council meeting are paid from operations, not debt service.
- For the FY2024 end, the City had \$13,679,000 in GO debt and \$5,800,000 in TIF Revenue debt which go against the City's constitutional debt limit. The eligible constitutional limit of debt is \$31,003,665. This City is currently at 62.83% of the constitutional debt limit.
- \$5,334,610 for personnel, a 12% labor cost.

- \$1,824,744 in TIF revenue, up \$1,006,551 from FY2023.
- Business Type Activities, which includes King's Pointe, ended up with \$20,878,255 in expenditures including all capital projects and renovations.
- Our total Fund balance ended at \$19,692,867. Council's goal is a 40% fund balance for cash flow and reserves, we ended FY2024 at 44.31%.

FISCAL IMPACT: Fiscal year 2024, July 1st, 2023 to June 30th, 2024.

RECOMMENDATION: Approve Submission of the Annual Financial Report to the State of Iowa

ATTACHMENTS:

1. Full AFR FY-2024

STATE OF IOWA 2024 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2024 CITY OF STORM LAKE, IOWA DUE: December 1, 2024	
	16201100900000
	CITY OF STORM LAKE
	426005255
	STORM LAKE IA 50588
	POPULATION: 11269

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	4,559,587		4,559,587	4,272,141
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	4,559,587		4,559,587	4,272,141
Delinquent Property Taxes	0		0	0
TIF Revenues	1,824,744		1,824,744	1,779,145
Other City Taxes	3,405,560	0	3,405,560	3,217,668
Licenses and Permits	144,725	0	144,725	179,695
Use of Money and Property	598,596	683,508	1,082,104	7,195
Intergovernmental	3,552,584	0	3,552,584	5,930,554
Charges for Fees and Service	1,218,410	15,809,875	17,028,285	15,610,158
Special Assessments	0	0	0	0
Miscellaneous	308,222	0	308,222	32,700
Other Financing Sources	0	0	0	16,413,287
Transfers In	5,053,494	2,218,035	7,271,529	18,255,496
Total Revenues and Other Sources	20,465,922	18,711,418	39,177,340	65,698,037
Expenditures and Other Financing Uses				
Public Safety	3,757,473		3,757,473	3,844,373
Public Works	1,969,006		1,969,006	2,238,953
Health and Social Services	22,692		22,692	23,000
Culture and Recreation	1,739,428		1,739,428	1,761,081
Community and Economic Development	479,082		479,082	1,130,117
General Government	807,596		807,596	839,710
Debt Service	2,643,858		2,643,858	2,761,226
Capital Projects	4,875,023		4,875,023	12,338,909
Total Governmental Activities Expenditures	16,294,158	0	16,294,158	24,937,369
BUSINESS TYPE ACTIVITIES		20,878,255	20,878,255	25,019,466
Total All Expenditures	16,294,158	20,878,255	37,172,413	49,956,835
Other Financing Uses	0	0	0	
Transfers Out	5,515,691	1,755,838	7,271,529	18,255,496
Total All Expenditures/and Other Financing Uses	21,809,849	22,634,093	44,443,942	68,212,331
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-1,343,927	-3,922,675	-5,266,602	-2,514,294
Beginning Fund Balance July 1, 2023	10,076,194	14,883,275	24,959,469	20,928,562
Ending Fund Balance June 30, 2024	8,732,267	10,960,600	19,692,867	18,414,268

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds

241,684

Private Purpose Trust Funds

Pension Trust Funds

Agency Funds

Indebtedness at June 30, 2024	Amount	Indebtedness at June 30, 2024	Amount
General Obligation Debt	13,679,000	Other Long-Term Debt	0
Revenue Debt	4,915,000	Short-Term Debt	0
TIF Revenue Debt	5,800,000		
		General Obligation Debt Limit	31,003,665

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

Signature of Preparer Printed name of Preparer Tyler Gibbins	Publication
	Phone Number 712-732-8000
	Date Signed
Signature of Mayor or Mayor Pro Tem (Name and Title)	

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REVENUE P2

CITY OF STORMLAKE
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2024

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section A - Taxes	1										1
Taxes levied on property	2	2,825,759	1,065,360		668,468			4,559,587		4,559,587	2
Less: Uncollected Property Taxes - Levy Year	3							0		0	3
Net Current Property Taxes	4	2,825,759	1,065,360		668,468	0	0	4,559,587		4,559,587	4
Delinquent Property Taxes	5							0		0	5
Total Property Tax	6	2,825,759	1,065,360		668,468	0	0	4,559,587		4,559,587	6
TIF Revenues	7			1,824,744				1,824,744		1,824,744	7
Other City Taxes											
Utility Tax Replacement Excise Taxes	8	37,781	14,261		7,673			59,715		59,715	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9	1,075,000						1,075,000		1,075,000	9
Parimutuel Wager Tax	10							0		0	10
Gaming Wager Tax	11							0		0	11
Mobile Home Tax	12							0		0	12
Hotel / Motel Tax	13		431,866					431,866		431,866	13
Other Local Option Taxes	14		1,838,979					1,838,979		1,838,979	14
Total Other City Taxes	15	1,112,781	2,285,106		7,673	0	0	3,405,560	0	3,405,560	15
Section B - Licenses and Permits	16	144,725						144,725		144,725	16
Section C - Use of Money and Property	17										17
Interest	18	347,154	51,153				289	398,596	683,508	1,082,104	18
Rents and Royalties	19							0		0	19
Other Miscellaneous Use of Money and Property	20							0		0	20
	21							0		0	21
Total Use of Money and Property	22	347,154	51,153	0	0	0	289	398,596	683,508	1,082,104	22
Section D - Intergovernmental	24										24
Federal Grants and Reimbursements	26										26
Federal Grants	27					41,670		41,670		41,670	27
Community Development Block Grants	28					174,161		174,161		174,161	28
Housing and Urban Development	29					67,982		67,982		67,982	29
Public Assistance Grants	30							0		0	30
Payment in Lieu of Taxes	31							0		0	31
	32							0		0	32
Total Federal Grants and Reimbursements	33	0	0		0	283,813	0	283,813	0	283,813	33

REVENUE P3

CITY OF STORMLAKE
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2024

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41										41
State Shared Revenues	43										43
Road Use Taxes	44		1,591,776					1,591,776		1,591,776	44
Other state grants and reimbursements	48										48
State grants	49		249,926					249,926		249,926	49
Iowa Department of Transportation	50					944,615		944,615		944,615	50
Iowa Department of Natural Resources	51							0		0	51
Iowa Economic Development Authority	52							0		0	52
CEBA grants	53							0		0	53
C&I Replacement and Tier I Business Tax Replacement	54	80,005	35,415	10,518	9,503			135,441		135,441	54
	55							0		0	55
	56							0		0	56
	57							0		0	57
	58							0		0	58
	59							0		0	59
Total State	60	80,005	1,877,117	10,518	9,503	944,615	0	2,921,758	0	2,921,758	60
Local Grants and Reimbursements											
County Contributions	63	25,041				25,000		50,041		50,041	63
Library Service	64						5,697	5,697		5,697	64
Township Contributions	65							0		0	65
Fire/EMT Service	66	141,275						141,275		141,275	66
Paxton's Trust Playground	67					150,000		150,000		150,000	67
	68							0		0	68
	69							0		0	69
Total Local Grants and Reimbursements	70	166,316	0	0	0	175,000	5,697	347,013	0	347,013	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	246,321	1,877,117	10,518	9,503	1,403,428	5,697	3,552,584	0	3,552,584	71
Section E -Charges for Fees and Service	72										72
Water	73							0	5,184,002	5,184,002	73
Sewer	74							0	4,015,900	4,015,900	74
Electric	75							0		0	75
Gas	76							0		0	76
Parking	77							0		0	77
Airport	78	392,538						392,538		392,538	78
Land fill/garbage	79							0	487,596	487,596	79
Hospital	80							0		0	80

REVENUE P4

CITY OF
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81										81
Transit	82							0		0	82
Cable TV	83							0		0	83
Internet	84							0		0	84
Telephone	85							0		0	85
Housing Authority	86	12,630						12,630		12,630	86
Storm Water	87							0	425,690	425,690	87
Other:	88										88
Nursing Home	89							0		0	89
Police Service Fees	90	25,645						25,645		25,645	90
Prisoner Care	91							0		0	91
Fire Service Charges	92	5,546						5,546		5,546	92
Ambulance Charges	93							0		0	93
Sidewalk Street Repair Charges	94		14,486					14,486		14,486	94
Housing and Urban Renewal Charges	95							0		0	95
River Port and Terminal Fees	96							0		0	96
Public Scales	97							0		0	97
Cemetery Charges	98							0		0	98
Library Charges	99							0		0	99
Park, Recreation, and Cultural Charges	100	767,565						767,565		767,565	100
Animal Control Charges	101							0		0	101
Hotel 750-757 Revenues	102							0	5,696,687	5,696,687	102
	103							0		0	103
Total Charges for Service	104	1,203,924	14,486	0	0	0	0	1,218,410	15,809,875	17,028,285	104
Section F - Special Assessments	106							0		0	106
Section G - Miscellaneous	107										107
Contributions	108	86,624	17,018				121,115	224,757		224,757	108
Deposits and Sales/Fuel Tax Refunds	109							0		0	109
Sale of Property and Merchandise	110	71,000						71,000		71,000	110
Fines	111	10,745						10,745		10,745	111
Internal Service Charges	112							0		0	112
Impound	113	1,720						1,720		1,720	113
	114							0		0	114
	115							0		0	115
	116							0		0	116
	117							0		0	117
	118							0		0	118
	119							0		0	119
Total Miscellaneous	120	170,089	17,018	0	0	0	121,115	308,222	0	308,222	120

REVENUE P5

CITY OF
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121	6,050,753	5,310,240	1,835,262	685,644	1,403,428	127,101	15,412,428	16,493,383	31,905,811	121
Section H - Other Financing Sources	123										123
Proceeds of capital asset sales	124	0						0		0	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125							0		0	125
Proceeds of anticipatory warrants or other short-term debt	126							0		0	126
Regular transfers in and interfund loans	127	1,238,104	735,000		1,696,158	436,532		4,105,794	1,687,335	5,793,129	127
Internal TIF loans and transfers in	128				947,700			947,700	530,700	1,478,400	128
	129							0		0	129
	130							0		0	130
Total Other Financing Sources	131	1,238,104	735,000	0	2,643,858	436,532	0	5,053,494	2,218,035	7,271,529	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	7,288,857	6,045,240	1,835,262	3,329,502	1,839,960	127,101	20,465,922	18,711,418	39,177,340	132
Beginning Fund Balance July 1, 2023	134	3,501,742	4,806,475	-128,202	100,007	1,276,026	520,146	10,076,194	14,883,275	24,959,469	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	10,790,599	10,851,715	1,707,060	3,429,509	3,115,986	647,247	30,542,116	33,594,693	64,136,809	136

EXPENDITURES P6

CITY OF STORM LAKE
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2024

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	2,123,547	705,649				23,863	2,853,059		2,853,059	2
Jail	3							0		0	3
Emergency Management	4	10,079						10,079		10,079	4
Flood Control	5							0		0	5
Fire Department	6	488,643	148,739				20,186	657,568		657,568	6
Ambulance	7							0		0	7
Building Inspections	8	190,528	43,113					233,641		233,641	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	3,126						3,126		3,126	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	2,815,923	897,501		0	0	44,049	3,757,473		3,757,473	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16		1,083,459					1,083,459		1,083,459	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		179,040					179,040		179,040	18
Traffic Control Safety	19		29,495					29,495		29,495	19
Snow Removal	20		318,095					318,095		318,095	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23	358,917						358,917		358,917	23
Garbage (if not an enterprise)	24							0		0	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	358,917	1,610,089		0	0	0	1,969,006		1,969,006	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
U-MO	37	15,000						15,000		15,000	37
Transit Assistance	38	7,692						7,692		7,692	38
Total Health and Social Services	39	22,692	0		0	0	0	22,692		22,692	39
Section D - Culture and Recreation	40										40
Library Services	41	284,239	72,401				6,073	362,713		362,713	41
Museum, Band, Theater	42	27,130	40					27,170		27,170	42
Parks	43	390,142	55,452				35,121	480,715		480,715	43
Recreation	44	368,543	17,799				150,000	536,342		536,342	44
Cemetery	45							0		0	45
Community Center, Zoo, Marina, and Auditorium	46	106,364						106,364		106,364	46
Other Culture and Recreation	47							0		0	47
WaterPark & Cottages	48	220,124						220,124		220,124	48
	49							0		0	49
Total Culture and Recreation	50	1,402,542	145,692		0	0	191,194	1,739,428		1,739,428	50

EXPENDITURES P7

CITY OF
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52							0		0	52
Economic development	53	179,101	27,140					206,241		206,241	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55							0		0	55
Other community and economic development	56		32,171					32,171		32,171	56
TIF Rebates	57			215,670				215,670		215,670	57
Storm Lake United	58	25,000						25,000		25,000	58
Total Community and Economic Development	59	204,101	59,311	215,670	0	0	0	479,082		479,082	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	62,074	11,677					73,751		73,751	61
Clerk, Treasurer, Financial Administration	62	116,669	33,935					150,604		150,604	62
Elections	63	5,019						5,019		5,019	63
Legal Services and City Attorney	64	154,276						154,276		154,276	64
City Hall and General Buildings	65	28,009						28,009		28,009	65
Tort Liability	66	191,781						191,781		191,781	66
Other General Government	67	172,606						172,606		172,606	67
Audit	68	31,550						31,550		31,550	68
	69							0		0	69
Total General Government	70	761,984	45,612		0	0	0	807,596		807,596	70
Section G - Debt Service	71				2,643,858			2,643,858		2,643,858	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	2,643,858	0	0	2,643,858		2,643,858	74
Section H - Regular Capital Projects - Specify	75										75
	76	1,772,972	729,021			2,373,030		4,875,023		4,875,023	76
	77							0		0	77
Subtotal Regular Capital Projects	78	1,772,972	729,021		0	2,373,030	0	4,875,023		4,875,023	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	1,772,972	729,021		0	2,373,030	0	4,875,023		4,875,023	83
Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	84	7,339,131	3,487,226	215,670	2,643,858	2,373,030	235,243	16,294,158		16,294,158	84
	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

EXPENDITURES P8

CITY OF
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								4,310,604	4,310,604	88
Capital Outlay	89								668,312	668,312	89
Debt Service	90								569,597	569,597	90
Sewer and Sewage Disposal - Current Operation	91								2,858,039	2,858,039	91
Capital Outlay	92								93,024	93,024	92
Debt Service	93								575,805	575,805	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106								504,933	504,933	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120								324,796	324,796	120
Capital Outlay	121									0	121
Debt Service	122								47,660	47,660	122
Other Business Type - Current Operation	123								5,985,336	5,985,336	123
Capital Outlay	124								4,940,149	4,940,149	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								20,878,255	20,878,255	129

EXPENDITURES P9

CITY OF STORMLAKE
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2024 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	7,339,131	3,487,226	215,670	2,643,858	2,373,030	235,243	16,294,158	20,878,255	37,172,413	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	607,372	2,644,268		785,651			4,037,291	1,755,838	5,793,129	132
Internal TIF loans/repayments and transfers out	133			1,478,400				1,478,400		1,478,400	133
	134							0		0	134
Total Other Financing Uses	135	607,372	2,644,268	1,478,400	785,651	0	0	5,515,691	1,755,838	7,271,529	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	7,946,503	6,131,494	1,694,070	3,429,509	2,373,030	235,243	21,809,849	22,634,093	44,443,942	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						2,920	2,920		2,920	140
Restricted	141	663,241	4,720,221	12,990			409,084	5,805,536		5,805,536	141
Committed	142	19,439				742,956		762,395		762,395	142
Assigned	143							0		0	143
Unassigned	144	2,161,416						2,161,416		2,161,416	144
Total Governmental	145	2,844,096	4,720,221	12,990	0	742,956	412,004	8,732,267		8,732,267	145
Proprietary	146								10,960,600	10,960,600	146
Total Ending Fund Balance June 30,	147	2,844,096	4,720,221	12,990	0	742,956	412,004	8,732,267	10,960,600	19,692,867	147
Total Requirements (Sum of lines 136 and 147)	148	10,790,599	10,851,715	1,707,060	3,429,509	3,115,986	647,247	30,542,116	33,594,693	64,136,809	148

OTHER P10

Part III Intergovernmental Expenditures Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.										
Purpose		Amount paid to other local governments				Purpose		Amount paid to State		
Correction						Highways				
Health						All other				
Highways										
Transit Subsidies										
Libraries										
Police protection										
Sewerage										
Sanitation										
All other										
Part IV Wages & Salaries Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.										
YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID									Amount	
Total Salaries and Wages Paid									5,334,610	
Part V Debt Outstanding, Issued, and Retired										
Transit subsidies										
A. Long-Term Debt										
Debt During the Fiscal Year					Debt Outstanding JUNE 30, 2024					
Purpose	Line	Debt Outstanding JULY 1, 2023	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year	
Water Utility	1.	2,535,000		523,000			2,012,000		46,597	
Sewer Utility	2.	3,270,000		490,000			2,780,000		85,805	
Electric Utility	3.									
Gas Utility	4.									
Transit-Bus	5.									
Industrial Revenue	6.									
Mortgage Revenue	7.									
TIF Revenue	8.	5,800,000				5,800,000			200,583	
Other Purposes / Miscellaneous	9.									
GO	10.	15,520,000		1,841,000	13,679,000				602,275	
Parking	11.									
Airport	12.									
Stormwater	13.	167,000		44,000			123,000		3,660	
Section 108	14.									
Total Long-Term		27,292,000	0	2,898,000	13,679,000	5,800,000	4,915,000	0	938,920	
B. Short-Term Debt Amount										
Outstanding as of July 1, 2023										
Outstanding as of JUNE 30, 2024										
DEBT LIMITATION FOR GENERAL OBLIGATIONS						Amount				
Part VI Actual valuation -- January 1, 2022						620,073,314	x.05 = \$	31,003,665.7		
Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2024										
Type of asset		Amount								
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.		Bond and interest funds (a)		Bond construction funds (b)		Pension/retirement funds (c)		All other Funds (d)		Total (e)
								19,947,552		19,947,552
		If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds P1: Ending fund balance, column C PLUS the amounts in the shaded Note area.								

Staff Summary

11/18/2024

Agenda Item # F.5.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion to Approve Proposal for Lobby Remodel at King's Pointe**

BACKGROUND: The project is to design structural remediations for King's Pointe. As a part of the project, Jim Tometich is proposing new columns to support an existing walkway that is deflecting beyond acceptable tolerances. As a way to integrate the new columns, it the desire to create a colonnade from the front door, traveling through the lobby, and opening up to the view of the lake. Additionally, changes to the reception desk to allow for better customer service is desired. Also, the creation of family “hang out” space is desired by taking a portion of the lobby as well as a rarely used conference room.

FISCAL IMPACT: Not to exceed \$27,500

RECOMMENDATION: Approve agreement

ATTACHMENTS:

1. Kings Point Proposal-241021R1

October 21, 2024

Amy Von Bank
General Manager, King's Pointe
1520 E Lakeshore Drive
Storm Lake, IA 50588

RE: Proposal for a lobby remodel of at King's Pointe in Storm Lake

Dear Amy:

On behalf of Pelds Design Services, I am pleased to present a proposal for a lobby remodel of your facility in Storm Lake. This remodel is in conjunction with structural conditions being remedied by Tometich Engineering



On the following pages you will find a brief description of our firm, our proposed services, and our proposed fees.

We very much appreciate the opportunity to offer our services.

Sincerely,



Daniel Willrich
Director of Architecture, Business Development



Firm Information

Pelds Design Services has served as a civil engineering consulting and land surveying firm since 1969. In 2018, we added an architect to our team, and now offer more than 100 years of combined experience in architecture, engineering, construction management and land surveying. We currently employ one licensed architect, one intern architect, three licensed professional engineers, and an experienced field and office support staff to serve you with excellence.

Project Description and Scope of Work

The project is the remodel of the existing lobby at King's Pointe resort in Storm Lake, IA. This remodel is to be designed in conjunction with structural remediations being designed by Tometich Engineering. As a part of the project, Tometich is proposing new columns to support an existing walkway that is deflecting beyond acceptable tolerances. As a way to integrate the new columns, it is your desire to create a colonnade from the front door, traveling through the lobby, and opening up to the view of the lake. Additionally, changes to the reception desk to allow for better customer service is desired. Also, the creation of family "hang out" space is desired by taking a portion of the lobby as well as a rarely used conference room. Finally, a look at the color palette to update the feel of the space, but keep with the over arching theme of the facility.

Concept Design

- Develop conceptual design drawings for review and approval.
- Propose finish selections for updated space
- Provide 3d renderings of the space to help visualize the design.

Construction Documents

- Once a concept is approved, we will develop construction documents for bidding and permitting including:
 - Specifications
 - Floor plans
 - Wall Sections
 - Interior elevations
 - Millwork design and details
 - Door and finish schedules including finish selections.
 - Ceiling plans
- Issue drawings to your preferred contractor for bidding.
- Reply to questions from contractor and issue addenda.
- Submit drawings for building permit.
- Respond to city comments and issue revised drawings.

Construction Administration

- Respond to questions and RFIs from the contractor during construction.
- Review shop drawings.
- 2 trips to the site for construction observation. Additional visits will be billed on an hourly basis.



- One (1) final job site observation at the end of the construction period.

Fee Proposal and Schedule

The Pelds Design Services team proposes to provide the services outlined above for the following lump sum fee of **\$27,500 (twenty seven thousand five hundred dollars)**, to be billed monthly for work completed the previous month.

The fee breaks down as follows:

Concept design: \$12,000

Construction documents and construction administration: \$15,500

Notes and Exceptions

- 1) Permit, attorney, and submittal/review fees are **not included** in this proposal. These fees will be your responsibility.
- 2) This proposal is valid for 30 days from the date shown herein.



Thank you for considering Pelds Design Services to assist you with your project.
Please review the terms outlined herein, and, upon approval, sign, and date below, and return to my attention. Receipt of the signed proposal and retainer will constitute Notice to Proceed.

Should you have any questions, please feel free to contact me.

Respectfully,

PELDS DESIGN SERVICES



Daniel Willrich
Director of Architecture / Business Development

PROPOSAL/CONTRACT TERM ACCEPTANCE/Notice to Proceed
Proposal for a lobby remodel of at King's Pointe in Storm Lake

My signature serves to acknowledge my full understanding and acceptance of the terms outlined in this document. Returning this signed document along with the stated retainer to Pelds Design Services will act as notice to proceed.

Authorized Signature

Printed name

Date



Standard Terms and Conditions

STANDARD OF CARE - The Owner recognizes that the Architect/Engineer's services require decisions which are not based upon pure science, but rather upon judgmental considerations, including the economic feasibility of alternate designs. The Architect/Engineer shall perform its services in accordance with generally accepted engineering practices. Services are rendered without any other warranty, expressed, or implied and the Architect/Engineer shall be responsible only for its own negligence.

OWNER'S OBLIGATION - To assist the Architect/Engineer in performance of the services hereunder, the Owner shall cooperate in every reasonable manner with the Architect/Engineer and provide all available material, data and information which pertains to the Project, including all criteria, design, and construction standards and all other information relating to the Architect/Engineer's requirements of the project; consult with the Architect/Engineer; permit the Architect/Engineer reasonable access to Owner's location(s); provide prompt written notice of any defects or suspected defects in the Architect/Engineer's performance. The Architect/Engineer shall have the right to rely upon the accuracy and completeness of any and all material, data and information provided by the Owner.

CONSTRUCTION COSTS - The Owner shall advise the Architect/Engineer in writing before design commencement of any budgetary limitations for the overall cost of construction. The Architect/Engineer shall endeavor to work within such limitations and will, if requested and included within the scope of services, submit to the Owner an opinion of probable construction costs. Such estimates will represent the Architect/Engineer's best judgment as a design professional familiar with the construction industry but does not represent or warrant in any way that bids or negotiated prices will not vary from such construction cost estimates furnished by the Architect/Engineer. The Owner acknowledges that neither the Owner nor the Architect/Engineer has control over the cost of labor, materials, or methods by which the contractors determine prices for construction.

COMPENSATION - Compensation for services shall be in accordance with the method of charging for professional services specified in the Proposal Letter. Invoices will be issued monthly for services rendered and expenses to be reimbursed payable upon receipt of invoice. Service charges computed at a rate of 1½% per month of the unpaid balance (18% per year) will be added to all accounts for which full payment is not received within 30 days of invoice date. Changes affecting the scope of work initiated by the Owner or due to unforeseen project conditions will necessitate modification of the compensation charged.

FAILURE TO MAKE PAYMENT - If the Owner fails to make payment when due to the Architect/Engineer for services and expenses, the Architect/Engineer may, upon seven days' written notice to the Owner, suspend performance of services under this Agreement. Unless payment in full is received by the Architect/Engineer within seven days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services, the Architect/Engineer shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. In the event Architect/Engineer resorts to legal action to enforce Owner's payment obligations, the Owner shall be liable for all costs of such legal proceedings including all attorneys' fees.

RE-USE OF DOCUMENTS - All documents, including Drawings and Specifications, prepared by the Architect/Engineer pursuant to this project are instruments of service. They are not intended or represented to be suitable for re-use by the Owner or others on extensions of this project or any other project. Any re-use without written verification or adaptation by the Architect/Engineer for the specific purposes intended will be at the Owner's sole risk and without liability to the Architect/Engineer, and the Owner shall indemnify and hold harmless the Architect/Engineer from all claims, damages, losses, expenses and cost of defense (i.e.: any and all attorney fees, expert witness fees and other legal costs and expenses), including claims by third parties for serious bodily injury (including death) or property damage, whether such claims, damages, losses and expenses are alleged under theories of breach of contract, breach of warranty, negligence, misrepresentation or other tort, property damage or otherwise, arising out of or resulting from the Owner's re-use of the instruments of service without written verification or adaptation by the Architect/Engineer. Any such verification or adaptation will entitle the Architect/Engineer to further compensation at rates to be agreed upon by the Owner and the Architect/Engineer.

CHANGED CONDITIONS - The Architect/Engineer has used its professional judgment in establishing the scope of services and fee for this project, given the information provided by the Owner or known to the Architect/Engineer about the project's nature and risks and current laws, codes, regulations, standards and permit conditions in effect thirty (30) days prior to the date of this proposal/Agreement Occurrences or discoveries that were not originally contemplated by or known to the Architect/Engineer shall constitute changed conditions and shall require an equitable adjustment in scope, schedule and/or fee under this Agreement. If the Architect/Engineer should request an adjustment to this Agreement, the Architect/Engineer shall identify the changed conditions and the Owner shall promptly and in good faith enter into a renegotiation of this Agreement. If the Owner refuses to renegotiate, the Architect/Engineer may terminate this Agreement.

ADDITIONAL WORK - The Owner or the Architect/Engineer may, from time to time, during the course of the work, request changes or modifications in the "Scope of Services" to be performed hereunder. Such changes and/or modifications, including any increase or decrease in the amount of the Architect/Engineer's compensation, which are mutually agreed upon between the Owner and the Architect/Engineer, shall be incorporated in written amendments to this Agreement. In



the event the Owner desires additional work performed, which is not covered by the proposal and/or Agreement, the parties shall execute an amendment to this Agreement, and the Architect/Engineer shall be paid for the additional work in accordance with the terms and conditions for extra work as set forth in the Agreement.

DELAYS – The Architect/Engineer is not liable for delays in the project due to the actions or omissions of third parties. In the event of delays through no fault of the Architect/Engineer, the Owner shall pay all costs which have been reasonably incurred by the Architect/Engineer in suspending the services including all costs incurred in reactivating the services. This is in addition to compensation for services performed and costs incurred prior to suspension.

CONSEQUENTIAL DAMAGES - Neither the Architect/Engineer nor Owner shall be liable to the other for any consequential damages incurred due to the fault of the other party, regardless of the nature of this fault or whether it was committed by the Architect/Engineer or the Owner, their employees, agents, sub-consultants, or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.

PATENTS - The Architect/Engineer will not conduct patent searches in the performances of its services and assumes no responsibility or liability for any patent or copyright infringement arising therefrom. Nothing contained herein shall be construed as a warranty or representation that anything made, used, or sold arising out of the services provided for the project will be free from infringement of patents.

SEVERABILITY AND REFORMATION - Any provision or part thereof of this Agreement held to be void or unenforceable under any law or order of court shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and the Architect/Engineer. In addition, the parties agree that this Agreement shall be reformed to replace such stricken provision(s) or part(s) thereof with a valid and enforceable provision(s) which comes as close as possible to expressing the intention of the stricken provision(s).

EMPLOYEE LIABILITY - The Owner acknowledges that the Architect/Engineer is a corporation and agrees that any claim made by the Owner arising out of any act or omission of any director, officer, or employee of the Architect/Engineer in the execution or performance of this Agreement, shall be made only against the Architect/Engineer and not against such director, officer, or employee.

FORCE MAJEURE - Owner and the Architect/Engineer agree that there shall be no liability on the part of either party for any failure or delay in the performance of any obligations hereunder resulting from any cause beyond their reasonable control, including, but not limited to: acts of God; acts or omissions of civil or military authority; acts or omissions of contractors or suppliers; fires; floods; epidemics; quarantine restrictions; severe weather; strikes; embargoes; wars; political strife; riots; delays in transportation; compliance with any regulations or directives of any national, state, local, or municipal governments or any department thereof; fuel, power, materials or labor shortages.

THIRD PARTY BENEFICIARY - Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or the Architect/Engineer. The Architect/Engineer's services under this Agreement are being performed solely for the Owner's benefit, and no other entity shall have any claim against the Architect/Engineer because of this Agreement or the performance or nonperformance of services hereunder. The Owner agrees to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph. Further, the Agreement between the Owner and Contractor or other Contract Documents or information supplied to the Contractor in connection with this Project, including any deficiency, inconsistency or misrepresentation therein, shall not create any cause of action in favor of the Contractor against the Architect/Engineer or its consultants, employees, officers or representatives, whether such action may be asserted under theories of breach of contract, breach of warranty, negligence, misrepresentation or other tort, or otherwise.

INDEMNIFICATION - To the fullest extent permitted by law, Owner shall indemnify and hold harmless the Architect/Engineer, its officers, directors, shareholders or agents, employees, consultants and subcontractors from and against any and all claims, liabilities, damages, expenses or cost of defense, including, without limitation, any and all attorney fees, expert witness fees and other legal costs and expenses, whatsoever in connection with any personal injury or property damage arising out of or in any way connected with the negligence, reckless or intentional acts or omissions by Owner, its officers, directors, shareholders or agents, employees, consultants, contractors and subcontractors whether said acts or omissions are negligent, reckless, intentional or unintentional.

Notwithstanding any other term or condition of the Proposal, to the fullest extent permitted by law, Architect/Engineer shall defend, indemnify and hold Owner, its officers, directors, shareholders or agents, employees, consultants and subcontractors from and against any and all claims, liabilities, damages, expenses or cost of defense, including, without limitation, any and all attorney fees, expert witness fees and other legal costs and expenses (collectively, "Losses"), whatsoever in connection with any bodily injury or property damage arising out of or in any way connected with the negligence, reckless or intentional acts or omissions by Architect/Engineer, its officers, directors, shareholders or agents, employees, consultants, contractors and subcontractors, as well as any Losses arising from or relating to breaches by Architect/Engineer of the standard of performance under the Proposal.

ALTERATIONS TO EXISTING STRUCTURES - Inasmuch as the remodeling and/or rehabilitation of an existing building requires that certain assumptions be made regarding existing conditions, and because some of these assumptions cannot be verified without expending large sums of additional money, or destroying otherwise adequate or serviceable portions of the building, the Owner agrees that, except for negligence on the part of the Architect/Engineer, the Owner shall hold



harmless and indemnify the Architect/Engineer for and against any and all claims, liabilities, damages, expenses and/or cost of defense, including, without limitation, any and all attorney fees, expert witness fees and other legal costs and expenses arising out of the professional services provided under this document.

HAZARDOUS MATERIALS - The Architect/Engineer and Architect/Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal, or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances. The Architect/Engineer and Architect/Engineer's consultants shall be entitled to rely on manufacturer's product literature and representations regarding hazardous or toxic substances in such products when preparing drawings and specifications. Therefore, the Architect/Engineer and Architect/Engineer's consultants shall not be liable for future damages resulting from materials specified by the Architect/Engineer's and Architect/Engineer's consultants in drawings and specifications for the project, so long as such materials are not reported to be hazardous or toxic at the time such drawings and specifications are prepared.

INSURANCE COVERAGE – The Architect/Engineer will provide insurance as described in the table below:

Commercial General Liability	Each occurrence	\$1,000,000
	Damage to rented premises (each occurrence)	\$1,000,000
	Medical expense (any one person)	\$10,000
	Personal & adv injury	\$1,000,000
	General aggregate	\$2,000,000
	Products – comp/op agg	\$2,000,000
Automobile Liability	Combined single limit (each accident)	\$1,000,000
	Bodily injury (per person)	\$1,000,000
	Bodily injury (per accident)	\$1,000,000
	Property damage (per accident)	\$1,000,000
Umbrella Liability - commercial	Each occurrence	\$2,000,000
	Aggregate	
Workers Compensation and Employers' Liability	E.L Each accident	\$1,000,000
	E.L. Disease – ea employee	\$1,000,000
	E.L. Disease – policy limit	\$1,000,000
Professional Liability	Per claim	\$1,000,000
	Aggregate	\$2,000,000

LIMITATION OF LEGAL LIABILITY – The Architect/Engineer, and its consultants, partners, agents, and employees, shall not be liable to the owner, its members, or its agents in excess of the compensation paid to the Design Professional under this Agreement, as a result of any act or omission not amounting to a willful or intentional wrong.

The Owner agrees to limit the Architect/Engineer's liability to the Owner, and to all construction Contractors and Subcontractors on the project, due to the Architect/Engineer's negligent acts, errors, or omissions such that the total aggregate liability of the Architect/Engineer, its affiliates, its subconsultants and its insurer, to all those named shall not exceed the fees paid by the Owner to the Architect/Engineer for the project. If the fees paid by the Owner to the Architect/Engineer exceed the remaining limits of the Architect/Engineer's professional liability insurance policy, then the Architect/Engineer's liability shall be limited to the remaining limits on the Architect/Engineer's professional liability insurance policy.

BUILDER'S RISK COVERAGE - Should Owner obtain a builder's risk policy for the construction phase of this Project; CLIENT shall name the Architect/Engineer as an additional insured.

WAIVER OF SUBROGATION - Owner hereby waives all rights and claims against the Architect/Engineer or its agents, subcontractors, subconsultants or employees for damages caused to the extent covered by property insurance. The Owner shall require similar waivers from any contractor, subcontractor or other entity performing any work on the project.

DISPUTE RESOLUTION - With the consent of both parties, all matters in dispute under this agreement may be referred to arbitration. No person shall be appointed to act as an arbitrator who has an interest, financial or otherwise, in the conduct of the work on the project, or the business of other affairs of either the client of the engineer. The arbitrator's award shall be final and binding upon the parties. If the parties do not consent to arbitration, the cost of any litigation, including reasonable attorney fees, shall be paid by the non-prevailing party.

TERMINATION - The obligation to provide further services under this document may be terminated by either party upon



seven (7) days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, the Architect/Engineer shall be paid for all services rendered to the date of termination, all reimbursable expenses and termination expenses.

SUCCESSORS AND ASSIGNS - The Owner and the Architect/Engineer each bind himself and his partners, successors, executors, administrators, assigns and legal representatives to the other party and to the partners, successors, executors, administrators, assigns and legal representatives of other such party in respect to all covenants, agreements, and obligations of this document.

During the term of this agreement, or upon its expiration or termination for any reason, or in conjunction with any claim or litigation arising out of this agreement, neither the Owner nor the Architect/Engineer shall assign, sublet or transfer any rights, claims, causes of action, duties or obligations hereunder or interest in (including, but without limitation, moneys that are or may become due) this document without the written consent of the other, except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this document. Nothing contained in this paragraph shall prevent the Architect/Engineer from employing such independent consultants, associates, and subcontractors as it may deem appropriate to assist in the performance of services hereunder.

Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than the Owner and the Architect/Engineer.

GOVERNING LAW - The laws of the State of Iowa shall govern the validity of this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the Courts of Iowa having jurisdiction.

ENTIRE AGREEMENT - This Agreement, upon its acceptance by the Owner, shall constitute the entire and integrated understanding between the parties and supersedes all prior and contemporaneous negotiations and agreements including Owner issued Purchase Orders, whether oral or written, with respect to the subject matter herein. This Agreement may be amended only by a written instrument signed by both parties.



Staff Summary

11/18/2024

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: Keri Navratil, City Manager

SUBJECT: **Motion To Appoint Voting Member to the Storm Lake United Board**

BACKGROUND: Storm Lake United recently updated their By-laws allowing the City of Storm Lake and Buena Vista County to appoint an elected official to be a voting member of the Storm Lake United Board.

FISCAL IMPACT: N/A

RECOMMENDATION: City Council appoint one elected official to be a voting member on the Storm Lake United Board.

ATTACHMENTS:

None

Staff Summary

11/18/2024

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: **Ordinance No. 04-O-2024-2025 Amending Title VIII Of The 1994 Recodification Of The Municipal Code Of The City Of Storm Lake, Iowa, By Adding A New Subsection 8-1-1(A)(18) To Chapter 8-1, Nuisances, To Regulate The Keeping Of Domestic Pigeons Within The Corporate Limits Of Storm Lake, Iowa**
Second Reading

BACKGROUND: The City Council of the City of Storm Lake, Iowa will consider a proposed ordinance amending Title VIII of the 1994 Recodification of the Municipal Code of the City of Storm Lake, Iowa, by adding a new Subsection 8-1-1(A)(18) to Chapter 8-1, Nuisances, to regulate the keeping of domestic pigeons within the corporate limits of Storm Lake.

The proposed ordinance would add a new nuisance control provision pertaining to the keeping of domestic pigeons to the Municipal Code to improve regulation and abatement of nuisances within the corporate limits of the City of Storm Lake.

~~First Reading- November 4~~
Second Reading- November 18
Third Reading- December 2

FISCAL IMPACT: N/A

RECOMMENDATION: Approve first reading of Ordinance No. 04-R-2024-2025 Amending Title VIII Of The 1994 Recodification Of The Municipal Code Of The City Of Storm Lake, Iowa, By Adding A New Subsection 8-1-1(A)(18) To Chapter 8-1, Nuisances, To Regulate The Keeping Of Domestic Pigeons Within The Corporate Limits Of Storm Lake, Iowa

ATTACHMENTS:

1. Ordinance No. 04-2024-2025 - Pigeon Ordinance - Nuisance Code (10.17.24) (Clean)

ORDINANCE NO. __-O-2024-2025

**AN ORDINANCE AMENDING TITLE VIII OF THE 1994
RECODIFICATION OF THE MUNICIPAL CODE OF THE CITY
OF STORM LAKE, IOWA, BY ADDING A NEW SUBSECTION 8-1-
1(A)(18) TO CHAPTER 8-1, NUISANCES, TO REGULATE THE
KEEPING OF DOMESTIC PIGEONS WITHIN THE CORPORATE
LIMITS OF STORM LAKE, IOWA**

WHEREAS, Title VIII, Chapter 8-1, Nuisances, of the 1994 Recodification of the Municipal Code of the City of Storm Lake, Iowa ("City Code") regulates the health, safety, and welfare of the citizens of Storm Lake, Iowa, through the defining and prohibition of various nuisances; and

WHEREAS, the City Council of the City of Storm Lake ("Council" or "City," respectively) finds it proper and necessary to adopt an ordinance amending City Code Title VIII, Chapter 8-1, by adding a new Subsection, 8-1-1(A)(18), concerning the maintenance of certain domestic pigeons as a nuisance within the corporate limits of the City; and

WHEREAS, the Council hereby determines the provisions set out herein are in the public's best interests to adopt and enforce henceforth.

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

SECTION ONE. Title VIII of the 1994 Recodification of the Municipal Code of the City of Storm Lake, Iowa, is hereby amended by adding a new Subsection 8-1-1(A)(18) to Chapter 8-1, Nuisances, as follows:

18. The keeping, maintaining, or harboring of all pigeons, except as provided as follows:

- a. The keeping, maintaining, or harboring of seamless banded, domestic pigeons will not constitute a nuisance if the owner of such domestic pigeon(s) demonstrates and complies with the following:
 - i. No pigeons shall be brought to or kept on private premises until an approved permit with terms and conditions recommended by the City Manager is obtained from the City Council. Persons who have violated this Chapter or the terms of a previous domestic pigeon permit shall be denied a permit;
 - ii. The permitted domestic pigeons shall be banded by a recognized association of pigeon fanciers;
 - iii. The maximum number of domestic pigeons kept on the premises shall not exceed one hundred (100);
 - iv. Other than the time that domestic pigeons are permitted to exercise, train, or perform, as set forth in this section, the seamless banded pigeons shall be confined to fully enclosed cages or pens;

- v. During periods of permitted release for exercise, training, or performance, the owner or persons who have possession of authorized pigeons shall not permit them to occupy or interfere with the building or property of others;
 - vi. Seamless banded, domestic pigeons may be released to exercise, train, or perform for no more than two (2) hours per occasion each day. One release occasion shall be permitted in the morning hours and one occasion shall be permitted in the afternoon or evening hours for a total daily maximum release time of four (4) hours; and
 - vii. Any permitted release occasion of seamless banded, domestic pigeons shall only occur four (4) or more hours prior to their next regular feeding. For example, if a pigeon is scheduled to eat at 12:00 p.m. (noon), then the pigeon shall not be released later than 8:00 a.m.
- b. For purposes of this Chapter, “pigeons” include both male and female members of the *Columbia livia*. “Domestic pigeons” shall include pigeons kept for exhibition or show purposes, or aerial performance purposes, including carrier, homing, racing, high-flying, rolling, and diving.

SECTION TWO. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

SECTION THREE. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR. Effective. This Ordinance shall be in full force and effect, from and after its passage, adoption, and approval and publication as required by law, unless a subsequent effective date is set out hereinabove.

SECTION FIVE. When this ordinance is in effect, it shall automatically supplement, amend, and become a part of the said Recodification of the Municipal Code of the City of Storm Lake, Iowa.

PASSED on its first consideration the _____ day of _____, 2024.

PASSED on its second consideration the _____ day of _____, 2024.

Requirement of consideration and vote at two (2) prior Council meetings suspended the _____ day of _____, 2024.

PASSED AND APPROVED on its third consideration this _____ day of _____, 2024.

CITY OF STORM LAKE, IOWA

By: _____

Micheal Porsch, Mayor

_____ No action taken by Mayor.

_____ Vetoed this _____ day of _____, 2024.

Michael Porsch, Mayor

ATTEST:

Mayra A, Martinez, City Clerk

_____ Repassed and adopted over the veto this _____ day of _____, 2024.

_____ Veto affirmed this _____ day of _____, 2024 by failure of vote taken to repass.

_____ Veto affirmed no timely vote taken to repass over veto.

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

11/18/2024

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:

FROM: Kim Woltman, Program Manager

SUBJECT: **Work Session - General Overview of the Municipal Separate Storm Sewer System (MS4)**

BACKGROUND: Overview and history of the MS4 regarding storm water features in Storm Lake

FISCAL IMPACT:

RECOMMENDATION: Review the information given.

ATTACHMENTS:

None

Staff Summary

11/18/2024

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: Scott Olesen, Building Official

SUBJECT: **Work Session - Proposed Storm Lake Comprehensive Plan**

SUGGESTED ACTION: The Storm Lake Comprehensive Plan is the document that provides a forward view of how the City of Storm Lake could develop in the future, taking into consideration our past history and developing trends. It is a document that provides guidance in making Zoning decisions and also helps to determine what infrastructure needs could be in the future. Adoption of this document does not cause immediate changes in the way new development is approved. The Storm Lake Zoning Ordinance is the document which contains the regulatory language which we use when reviewing and approving new development. We are first required to approve an updated Comprehensive Plan, and then we will go through the process of updating the existing Zoning Ordinance to reflect the recommendations of the new Comprehensive Plan.

Since the community changes over time, it is expected that Comprehensive Plans (and subsequently Zoning Ordinances) will be updated every 10–15 years. The frequency of these updates depends on the amount of change that has occurred or is expected to occur. Not updating the Comprehensive Plan will place us in a position of not taking into consideration the changes that we have seen and possibly not having rules which reflect the evolving needs of the community. Some examples could be changes in the needs for housing or daycare.

The proposed plan is a result of input from multiple community meetings, review of the existing plan, and review of local and national trends. The process for approving the Comprehensive Plan is the review and approval of the Comprehensive Plan draft

document by the Planning and Zoning Commission, a public work session by the City Council, and then a public hearing and approval of the document.

The State of Iowa mandates that cities have Comprehensive Plans and Zoning Ordinances.

In reviewing the existing Storm Lake Comprehensive Plan, to determine its support of a new Comprehensive Plan, Chapter One indicates- "Purpose and Role Of A Comprehensive Plan" on page 1-2: "The Comprehensive Plan is the primary guide for community growth. It is a collection of goals and policies designed to achieve a community-wide vision and guide local decisions. The plan is intended to be a dynamic document that is regularly reviewed and updated."

BACKGROUND: The cost for the Consultant developing the Comprehensive Plan and Zoning Ordinance is \$125,880.

COMPREHENSIVE PLAN RELATIONSHIP: The Storm Lake Planning and Zoning Commission met on October 22nd, 2024, and recommended approval of the draft Comprehensive Plan, subject to correction of typographical errors in the document.

FISCAL IMPACT: Cost of Consultant developing the Comprehensive Plan.

ATTACHMENTS:

1. 11.15.24 Storm Lake Comp Plan



STORM LAKE

2030 COMPREHENSIVE PLAN

Approved December 2, 2024



ACKNOWLEDGMENTS

With special thanks to the all of the Citizens of Storm Lake who participated in public events for the Comprehensive Plan and who contributed to their ideas via the online portal.

Prepared for the City of Storm Lake
620 Erie Street
Storm Lake, IA 50588



Prepared by:
Bolton & Menk, Inc.
218 7th Street SW Plaza
Spencer, IA 51301



**BOLTON
& MENK**

Real People. Real Solutions.

STORM LAKE CITY COUNCIL

Mike Porsch, Mayor
Maggie Martinez, Council Member
Matt Ricklefs, Council Member
Kevin McKinney, Council Member
Maria Ramos, Council Member
Meg McKeon, Council Member

PLANNING AND ZONING COMMISSION

Andriette Wickstrom, Chairwoman
Angie Andrade, Commissioner
Wilmer Flores, Commissioner
Duane Miller, Commissioner
Ruth Whitmore, Commissioner

STORM LAKE CITY STAFF

Keri Navratil, City Manager
David Derragon, Assistant City Manager
Scott Olesen, Building & Code Compliance Director

STEERING COMMITTEE MEMBERS

Jerilyn Sahr, Buena Vista County Deputy Assessor
Cynthia Turner, City of Storm Lake Resident
Cynthia Trujillo, City of Storm Lake Resident
Don Altena, Buena Vista County Supervisor
Joanne Follon, Iowa Lakes Corridor Development Corp.
Aimee Barritt, Buena Vista County Emergency Management Agency
Rob Colerick, Buena Vista Regional Medical Center
Pastor Dave Kebschull, St. Mark Lutheran Church
Chris Cleveland, Iowa Central Community College
Jeff Schultz, Storm Lake Honda
Nick Mathistad, MidAmerican Energy
Dr. Brian Lenzmeier, President, Buena Vista University
and in memory of Mark Kirkholm,
Conservationist, for contributions to this plan.



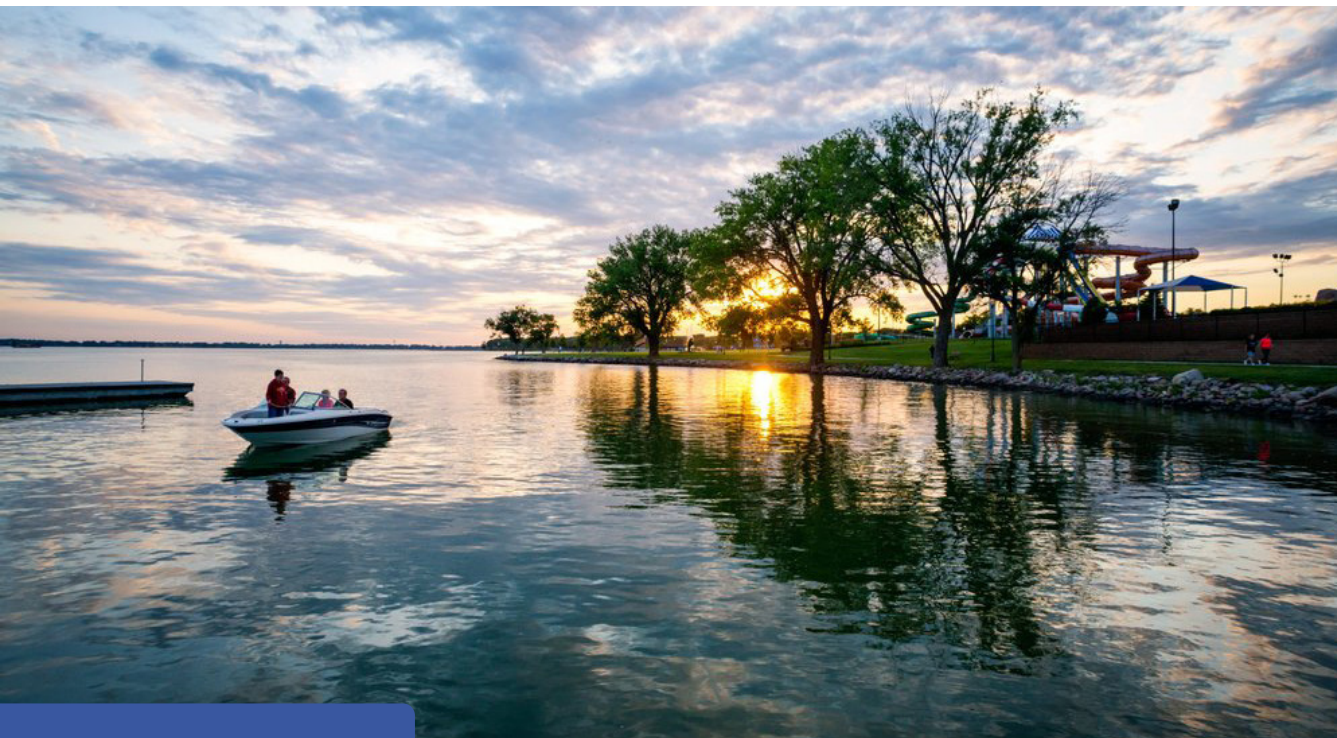
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SETTING THE STAGE





INTRODUCTION

A comprehensive plan identifies the vision and goals of a community while acting as a guide and reference for a community's growth and development. It outlines changes of the landscape and built environment for many years into the future. A comprehensive plan also provides guidance on the implementation of a community's goals and focuses on sustainability, progress, and successful implementation. "Storm Lake 2030: A Beacon for a Better Tomorrow" is a living document meant to be continuously updated and edited to fit the everchanging needs of the community. The plan is intended to outline future land use and transportation patterns, the community's housing and amenity needs, and public and private partnerships for infrastructure investments.

Storm Lake's previous comprehensive plan was completed in 2013. Many things have changed since then, including the COVID-19 pandemic, the avian flu, and the Tyson Poultry fire. It serves as a reminder of what rapid changes can happen to communities. The comprehensive plan is an opportunity to help create a resilient, forward-thinking, and transformative plan for Storm Lake.

Storm Lake 2030: A Beacon for a Better Tomorrow begins with a historical context of Storm Lake, followed by the goals and aspirations for the community's long-term development. Individual chapters address land use, housing, public infrastructure, transportation, economic development, natural resources, parks and recreation, community character, and implementation strategies.



IOWA'S SMART PLANNING PRINCIPLES

Iowa's Smart Planning Legislation outlines the principles communities should follow in creating and updating comprehensive plans. These principles are listed below with information regarding how Storm Lake 2030 has implemented these standards.

PRINCIPLE 1: COLLABORATION

Governmental, community, and individual stakeholders, including those outside the jurisdiction, are encouraged to be involved and provide comments during the deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions.

Storm Lake's Approach: Development of the plan focused on actively seeking input from a variety of stakeholders. Input was gathered throughout the process with community meetings, online surveys, focus groups, workshops, and a project website.

PRINCIPLE 2: EFFICIENCY, TRANSPARENCY, AND CONSISTENCY

Planning, zoning, development, and resource management should be undertaken to provide efficient, transparent, and consistent outcomes. Individuals, communities, regions, and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.

Storm Lake's Approach: Storm Lake 2030 builds upon previous plans and projects to carefully plan for the future. Information for and about the plan was widely available through a variety of sources to allow input from all community members. The policies within this plan have clear and direct information that reflects Storm Lake's vision for the future.

PRINCIPLE 3: CLEAN, RENEWABLE, AND EFFICIENT ENERGY

Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

Storm Lake's Approach: The plan looks at sustainability in multiple aspects. The physical characteristics of developments such as infill and redevelopment opportunities, increasing the quality of the existing housing stock, and increasing the mix of housing densities will lower Storm Lake's carbon footprint. Reducing the reliance on single occupancy gas powered vehicles is vital.

PRINCIPLE 4: OCCUPATIONAL DIVERSITY

Planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

Storm Lake's Approach: The community character of Storm Lake builds on the principle of inclusivity. The plan promotes diverse occupations within Storm Lake and looks to improve the retainment and attraction of jobs. The plan focuses on supporting and expanding businesses, entrepreneurial services, and training with area colleges and universities, along with building on the community's existing tourism and service base.



PRINCIPLE 5: REVITALIZATION

Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

Storm Lake's Approach: The plan encourages investment in underutilized sites within Storm Lake with policies and strategies aimed at increasing the vibrancy of the city. Downtown Storm Lake is an essential part of the community as the location of many local businesses. This plan incorporates information, policies, values, and strategies included in Storm Lake's 2022 Downtown Master Plan.

PRINCIPLE 6: HOUSING DIVERSITY

Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

Storm Lake's Approach: The Housing section of the plan focuses on the availability of diverse housing stock for all ages and price ranges. The housing stock must meet the needs of the growing and diverse community and increase the strength of the community's built environment. The housing section includes a housing stock assessment, identifies key infill development/redevelopment areas, and provides strategies for housing development.

PRINCIPLE 7: COMMUNITY CHARACTER

Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

Storm Lake's Approach: Both the physical and non-physical aspects of Storm Lake are essential to its continued development. The plan looks at all areas of the public realm, focusing on corridors, gateways, and culturally significant areas and activities. The plan incorporates tourism and arts in Storm Lake, building on the year-round experience of festivals, artwork, and trails within the community.

PRINCIPLE 8: NATURAL RESOURCES AND AGRICULTURAL PROTECTION

Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

Storm Lake's Approach: Storm Lake is the most recognizable natural resource within the community. It is vital to protect natural resources and enhance the quality of greenspace. The plan inventories and assesses the existing parks and recreational facilities and provides recommendations on the preservation and enhancements of these facilities. The plan focuses on environmental stewardship and recommends ways to improve water quality and to protect the nature areas within Storm Lake.



PRINCIPLE 9: SUSTAINABLE DESIGN

Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through the efficient use of land, energy, water, air, and materials.

Storm Lake's Approach: Storm Lake's Comprehensive Plan encourages a sustainable land use pattern, infrastructure system, and built environment. Each section of the plan incorporates strategies promoting the continued advancement of Storm Lake through sound economic and environmentally-friendly design.

PRINCIPLE 10: TRANSPORTATION DIVERSITY

Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.

Storm Lake's Approach: The nature of transportation is constantly evolving. The plan highlights dangerous areas, the capacity of different roadways, and preparation for changes in transportation.



COMMUNITY PARTICIPATION

An update to a comprehensive plan does not change everything about the previous plan. Rather, the update builds on the previous planning efforts. It provides an opportunity to reevaluate the vision, goals and priorities, and set the course of the future in a new and positive direction. The community engagement process provides a platform to think big without the fiscal and physical limitations.



PROCESS

The compilation of Storm Lake's comprehensive plan began in the spring of 2022 and was completed in 2023.

STEERING COMMITTEE

A Steering Committee was established to guide the planning process. Committee members represented various institutions to provide perspective on different areas that help mold the city, including local businesses, institutional leaders, and community interest members such as schools and city staff. Four Steering Committee meetings were held overall to gather necessary input from key areas and stakeholders in Storm Lake. The first meeting began with a round of introductions within the team, provided an overview of what the comprehensive plan will entail and what to expect throughout the process. Other topics discussed were the project scope and approach that will be adopted, the visioning process, techniques and transformative projects (which drew on inputs from the committee members), and introduced the SWOT or Strengths, Weaknesses, Opportunities, and Threat analysis for the city.

The second Steering Committee meeting included a brief review of the comprehensive plan and SWOT analysis. Demographics, land use, housing and public engagement are aspects of the comprehensive plan process that were also discussed during the meeting. The land use section which looked at zoning, existing land uses, and future land uses offered an avenue to conduct an exercise to identify areas on the map to locate housing, commercial, open or green spaces, and industrial uses in Storm Lake. The Steering Committee members were given a preview of the project website which included the online survey and InputID™. The identified public engagements events and tools were also provided at the meeting.

At the third meeting, the Steering Committee reviewed the drafts of the introduction, demographics, land use, housing, and parks sections. Each section's goals were reviewed and discussed. The Steering Committee emphasized the common thread of broad goals outlined in the introduction should be carried through each section's goals and policies. The Steering Committee was given an overview of the economic development section and public engagement recaps of the pop-up meetings.

At its fourth and final meeting, the Steering Committee reviewed the complete draft of the Comprehensive Plan. The discussion focused on the Future Land Use map. The Steering Committee clarified the area directly adjacent to Storm Lake is park, and should remain as such. The Committee also looked at areas for commercial and industrial development. The Steering Committee recommended the plan move forward for public comment.

PUBLIC OPEN HOUSE

The city held a public open house at King's Pointe on September 12, 2023. The open house was combined with a volunteer appreciation dinner where attendees received a first look at the Comprehensive Plan. The public open house provided a platform for community members to engage, discuss, and contribute input on various aspects of the plan, fostering a collaborative approach to urban development. Residents explored proposed strategies and exchanged ideas with planning officials, enhancing transparency and inclusivity in the planning process.

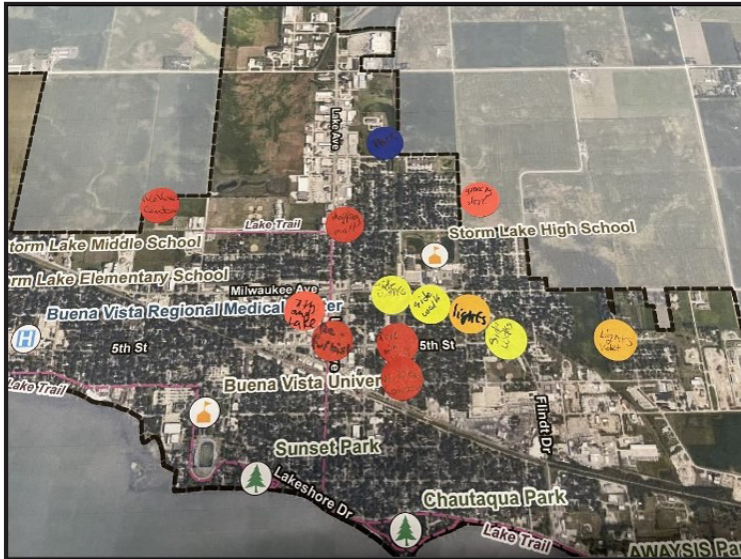
FOCUS GROUPS & POP-UP MEETINGS

The Wood, Wine, and Blues Festival and the Meet the Mayor event allowed participants to visualize Storm Lake and identify where they would like it to go in the future. Maps of Storm Lake were displayed, and residents were encouraged to label places they liked and places they thought could be improved. Each person was asked what their personal vision was for Storm Lake and what should be done to help complete their vision. Surveys and Meeting-in-a-Box kits were handed out at each event.

The Wood, Wine, and Blues Festival had many members of the community eating local food and watching the quick carve event, in spite of the rainy weather conditions. The festival coincided with meet your teacher night, so many Storm Lake Community School District students walking along the trails to see their teachers also stopped by. Different interactive tools for community engagement such as giant Jenga with questions on pulled blocks, stickers where residents were given the opportunity to place stickers on their favorite places in Storm Lake, and a price is right



game where each person was given the opportunity to guess the existing percentages of major land uses within Storm Lake. We heard that residents wanted more affordable housing and retail opportunities, along with more recreation programs for youth.



Meet the Mayor Input Map

SURVEY

A community survey was posted on the City of Storm Lake's website and on the comprehensive plan's website in both English and Spanish. The overall results of the survey provided valuable input and insight into what the stakeholders were concerned about, what they valued, and their thoughts on what could and should improve in the city. There were 53 total responses. Input from the survey is placed in relevant sections throughout the comprehensive plan, along with the full dataset in Appendix A.



Wood, Wine, and Blues Booth

The Meet the Mayor event involved various Storm Lake department heads who were able to answer questions from the public about current priorities for Storm Lake and status updates. At this meeting, we heard a desire for better pedestrian amenities such as sidewalks and lighting, greater variety of park amenities such as accessible park equipment, a wellness center, dog park, and a pool, and wanting more initiatives for affordable housing and childcare.

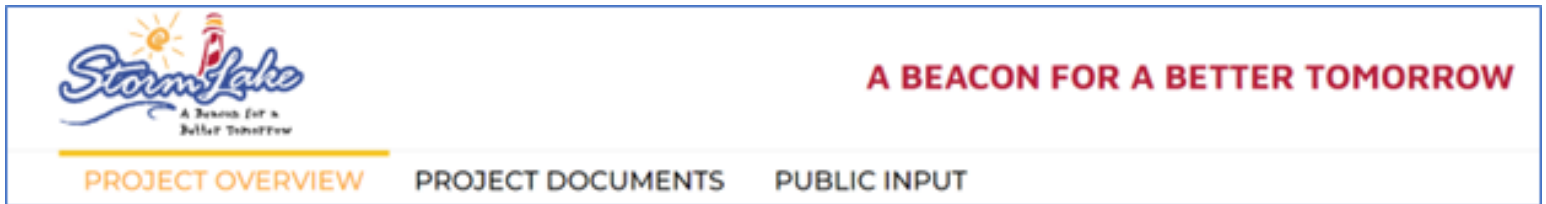


Meet the Mayor, October 11, 2022



WEBSITES AND INPUTID

The project website contained all information related to the comprehensive plan. It explained what a comprehensive plan is, outlined strategic goals, included a link to the survey, and InputID™, an interactive mapping software which allows citizens to post comments describing strengths, weaknesses, opportunities, and threats to the City of Storm Lake. Community members are able to use the language of their choice on the City's website.



Project Website

COMMUNITY BACKGROUND

REGIONAL SETTING

Storm Lake serves as the county seat and regional economic and cultural center for Buena Vista County and northwest Iowa. Located in the center of northwest Iowa, it is the second largest city in the Iowa Lakes Region encompassing Buena Vista, Dickinson, and Emmet counties. Storm Lake is located a few hours from Des Moines, Iowa, Omaha, Nebraska, and Sioux Falls, South Dakota. It provides an estimated 75% of all employment opportunities in Buena Vista County due to its position as the county seat. Storm Lake is also home to Buena Vista University, Iowa Central Community College, AWAYSIS Park, King's Pointe Waterpark Resort, Witter Gallery, Buena Vista County Historical Society, and Santa's Castle Holiday attraction.



HISTORY

Storm Lake is located in northwest Iowa, on the banks of its namesake, Storm Lake. It was incorporated in 1873. There are many different accounts about how Storm Lake gained its name. One story is about a trapper who experienced a severe storm; Storm Lake earned its name from that experience. Another, more romantic account claims two-star crossed lovers from opposing Native American tribes paddled out for a secret rendezvous, only to be drowned when a storm blew in; the chief named the lake, Storm Lake.

A small settlement was started by pioneers in the late 1860s on the shores of Storm Lake. In 1870, the arrival of the railroad marked the official settlement of the community on the north shore of the lake. The city started off as an independent community supporting the production of area agriculture. The first census conducted in 1880 recorded a population of 1,000 in Storm Lake. Storm Lake has since continued its growth and now sits at 11,269 people as of 2020.



DEMOGRAPHICS & DATA ANALYSIS

The following demographic data is primarily based on US Census data, along with other sources, including Esri Business Analyst and other city studies. Every ten years the U.S. Census completes a count of all households within the United States. Storm Lake has some concerns about the accuracy of the census data collected in the city. Issues affecting the census data collection included the compressed timeframe, collection during the COVID-19 pandemic, and the inability to contact many of the immigrant population of the city. All of these factors combined may have resulted in inaccurate data and projections. To accommodate these potential inaccuracies, we have made some adjustments to population estimates and projections based on the experience and perceptions of city officials.

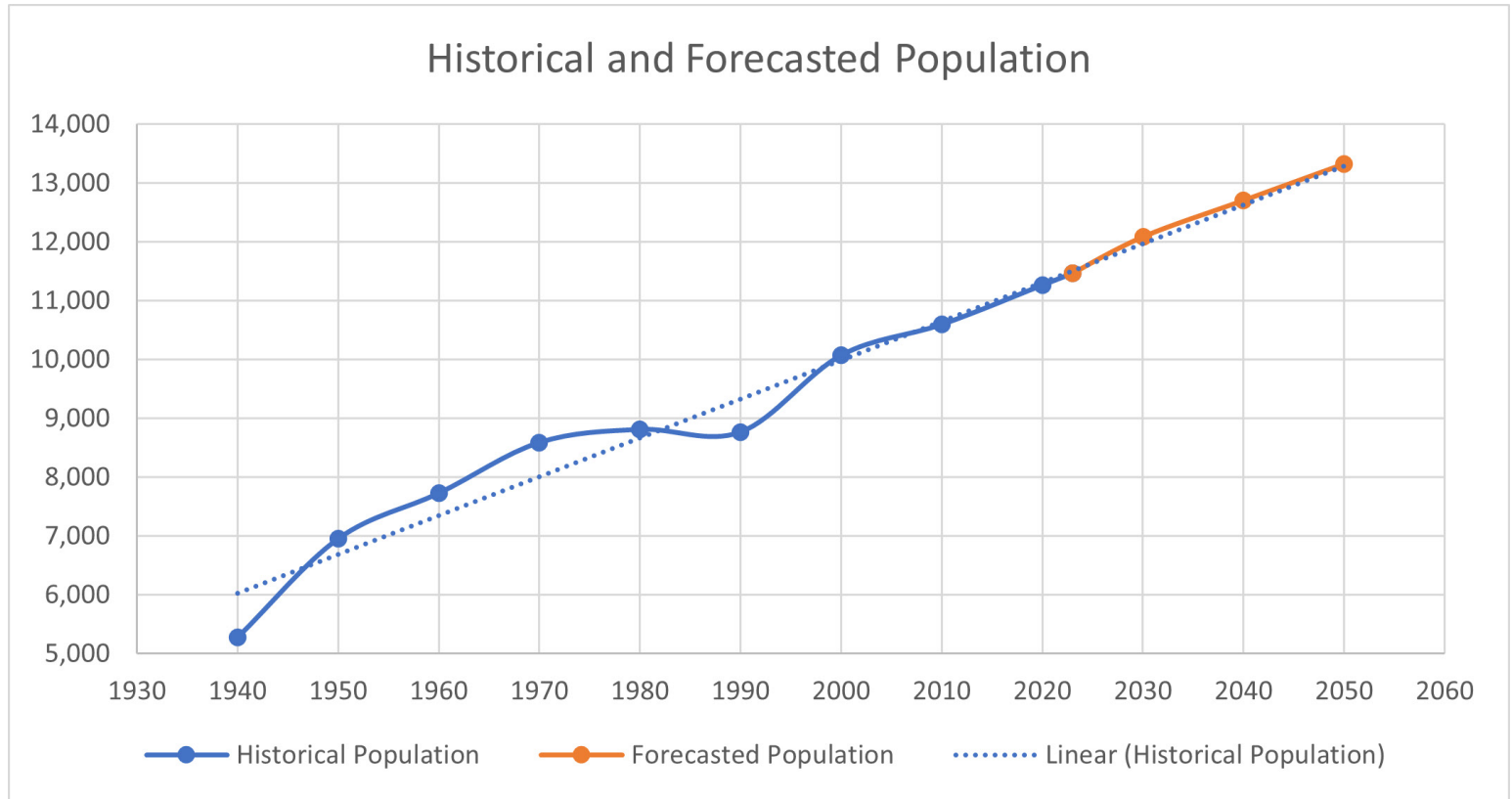
POPULATION

For most of the 20th century, Storm Lake saw a gradual, positive increase in population. In 1990, however, there was a slight decline in population from 8,814 to 8,769 (-45) residents. A decade later, Storm Lake's population had increased by 1,307 people to hit the 10,000-mark in population. By 2020, the population of Storm Lake was more than 11,000, and by 2023, the estimated population is 11,470.

Storm Lake's population is projected to continue to increase to more than 12,000 people by 2030 and more than 13,000 people by 2050. Figure 1.1 below identifies historical and forecasted population from 1940 through 2050.

HISTORICAL AND FORECASTED

FIGURE 1.1: HISTORICAL AND FORECASTED POPULATION



Source: US Census



HOUSEHOLD SIZE AND QUANTITY

The number of households in Storm Lake has continued to increase, along with the population. The household size, or the average number of persons per households, also continues to increase.

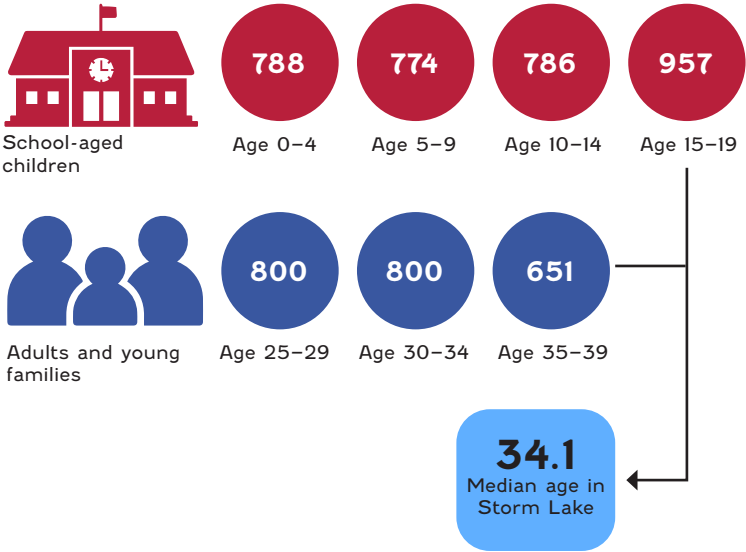
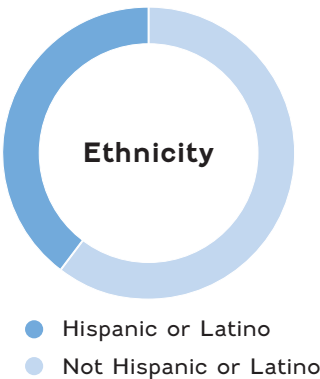
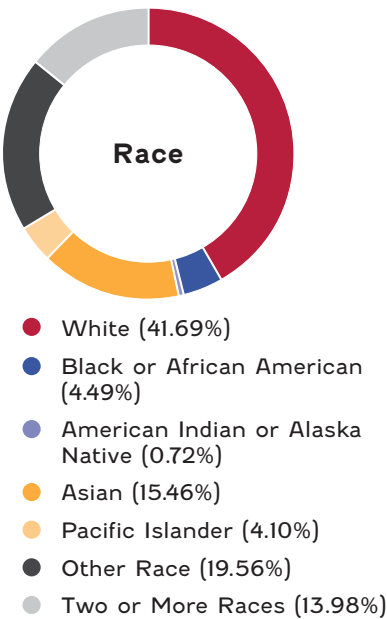
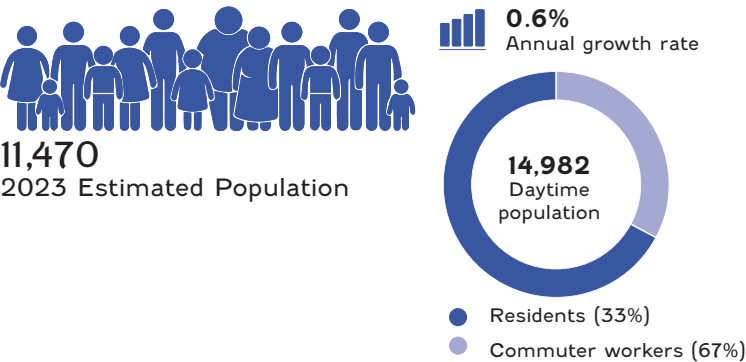
TABLE 1.1: HOUSEHOLD SIZE AND QUANTITY

	2000	2010	2020
Households	3,480	3,553	3,521
Average Household Size	2.61	2.75	2.79

COMMUNITY DEMOGRAPHICS

As Storm Lake's population has grown, the make-up of the community has also evolved. As of the 2020 census, Storm Lake was the most ethnically diverse community in the state; nearly 60% of the population and over 80% of the students in the Storm Lake school district identify as non-white.

Storm Lake's population grew from the 2000 Census record of 10,076 to 11,269 in the 2020 Census, with the current population estimated at 11,470 residents.



Source: Storm Lake Downtown Master Plan

VISION AND GOALS

A comprehensive plan establishes a vision for the city, provides policy guidance for growth and development, and contains action items directed at the city to implement the vision. The purpose of the vision statement is to inspire community members to work towards a common vision. A thoughtful vision statement is a key element to form a forward looking strategic framework that gives elected officials the long-term-comprehensive perspective necessary to make rational and disciplined decisions on community issues as they arise.

VISION STATEMENT

The input gathered from the community was used to create the vision statement for the community. The vision statement illustrates the planned future of the City of Storm Lake. This essentially becomes the foundation of the community goals and aspirations and creates an environment in which the city has a focused priority it can continue to strive towards.

“Storm Lake is a vibrant, unique, and welcoming community that is an attractive place for living and workforce development. Storm Lake strives to continue developing healthy neighborhoods, parks, and amenities.”

OVERALL PLAN GOALS

Goal 1: Maintain vibrant, welcoming, and local character of the city and enhance its aesthetic value.



Dolores Cullen, Storm Lake Times Pilot, KCUR.org

Goal 2: Plan for areas of new growth.

Goal 3: Strive to create a more equitable and inclusive community.

Goal 4: Invest in local businesses to diversify the tax base.

Goal 5: Provide an efficient, safe, and connective transportation system that meets existing needs and accommodates future needs.

Goal 6: Encourage the most desirable and efficient use of land and enhancing the physical and economic viability of the city.

Goal 7: Provide adequate local infrastructure that serves existing and future development.

Goal 8: Foster a positive, interactive relationship with the public.

Goal 9: Provide for housing diversity throughout the City.



BUILT ENVIRONMENT



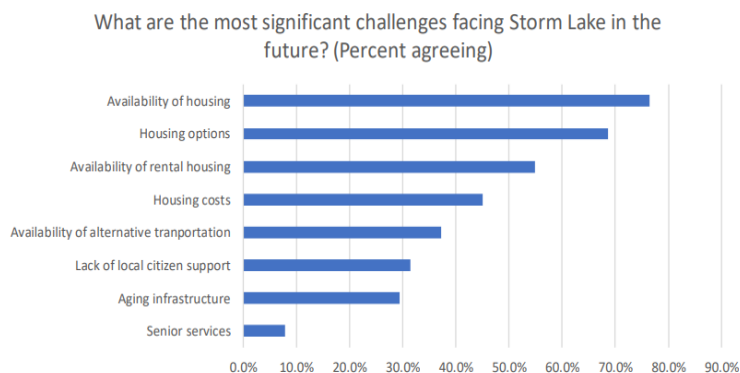
OVERVIEW

Land use, infrastructure, and related elements fit together within the geographic context of the City of Storm Lake. The land use chapter of the Comprehensive Plan provides direction and guidance for development and redevelopment in the city, including character, scale, and intensity. It also serves as a guide for new development and redevelopment investments within Storm Lake.

COMPREHENSIVE PLAN SURVEY

According to survey responses, the four most significant challenges facing Storm Lake in the future are housing related. Specifically, 76.5% of respondents believe availability of housing is the most significant challenge for Storm Lake. Other significant challenges identified by respondents include housing options (68.6%), availability of rental housing (54.9%), and the cost of housing (45.1%).

FIGURE 2.1: CHALLENGES FACING STORM LAKE



Source: Comprehensive Plan Survey

Respondents were asked to identify the three priorities most important to the future of Storm Lake.

The three most common responses were:

- Low density housing
- Youth development
- Parks and recreation

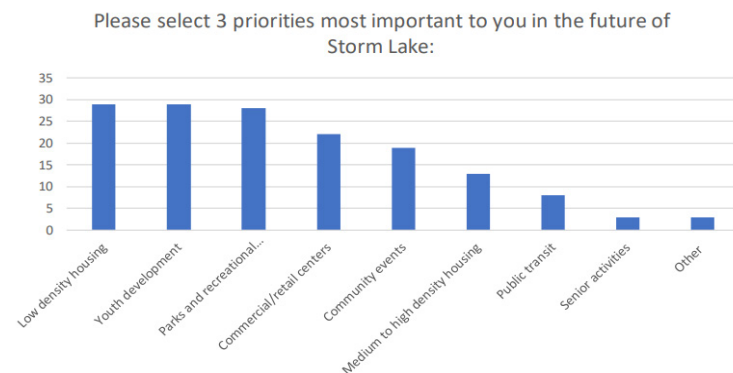
LAND USE GOALS

2022 STRATEGIC PLAN

The City Council prioritized the following land use-related goals within its 2022 Strategic Plan:

- High/Medium Priority
 - Keep Building Houses (especially single-family dwellings)
 - Grow the Community in an Outward Direction
 - Develop a Recreation Plan for the Spoils Site
- Low Priority
 - Upgrade and Improve Distressed Properties (Infills)
 - Implement recommendations from the Downtown Master Plan

FIGURE 2.2: FUTURE PRIORITIES



Source: Comprehensive Plan Survey



COMPREHENSIVE PLAN GOALS

The Comprehensive Plan Land Use goals were created based on existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee.

Goal 1: Establish the future of Storm Lake in a way that respects the community's historical context, offers a variety of land uses, is affordable, is sustainable, and improves Storm Lake's vibrancy and appeal.

Preserve the existing institutions and housing within Storm Lake.

Increase the amount of infill and greenfield housing development.



Goal 2: Continue efforts to improve Downtown Storm Lake's unique sense of place, economy, and social vibrancy.

Review downtown requirements to ensure flexibility to promote stores and small businesses.

Continue offering incentives to downtown businesses for remodeling and façade upgrades.

Redevelop locations found in the downtown plan to allow for a more walkable and activated downtown.

Implement the Downtown Master Plan

Goal 3: Encourage the development and redevelopment of areas with dilapidated or old structures and enhance community entrances.

Carefully plan where changes in uses will take place in the future.

Allow more housing development on the outer fringes of Storm Lake to help relieve housing pressure.

Promote orderly development. Specifically, new developments occur adjacent to existing development or services (sewer and water).

Promote development where infrastructure is present.

Goal 4: Build quality public places for the community.

Create areas that promote community interaction through placemaking, such as plazas.





prior to the current zoning classification being put in place. This means that the current use can continue but cannot be expanded or changed unless the use is changed to comply with the present zoning classification.

EXISTING LAND USE CATEGORIES

AGRICULTURE

Agriculture is the dominant existing land use in Storm Lake with approximately 846 acres of land used actively. In the long term, most agricultural areas are expected to be replaced by urban development.

PARKS AND OPEN SPACE

These account for 413 acres of park land in Storm Lake. On the north side of Storm Lake, a popular trail for walking and jogging creates a connection for many residents to the city's older parks including Chautauqua and ALWAYSIS Park.

SINGLE-FAMILY RESIDENTIAL

Single-family residential uses in Storm Lake account for approximately 592 acres of the supply of land. Single-family residential development is found throughout the city.

MULTI-FAMILY RESIDENTIAL

Multi-family residential uses account for approximately 79 acres of land. Multi-family residential promotes a shared living environment with amenities and common spaces.

COMMERCIAL

Commercial use includes retail, office, and service businesses. This accounts for 300 acres of Storm Lake's existing land use. Most concentrations of commercial uses are found in the Central Business District.

INDUSTRIAL

Industrial land use in Storm Lake accounts for 205 acres of land. Storm Lake has a wide variety of industrial uses at various locations in the community. Most of the industrial uses in Storm Lake can be found in historic, corridor-oriented locations such as along the Canadian National railroad. Three concentrations of industrial uses

DEVELOPING THE LAND USE PLAN

Land Use plans protect the health, safety, and welfare of a community and its residents. It prepares for future scenarios and ensures wise investment of public and private dollars by providing the framework for the growth and development of the community. It guides the character and intensity of development and supports strong residential neighborhoods, a thriving industrial base, a vibrant downtown core, prosperous commercial areas, and valued recreational opportunities.

The Land Use Plan consists of three elements.

- Existing Land Use provides a snapshot of the current land uses in Storm Lake.
- The Zoning Map identifies the current zoning designation of parcels within the city. The zoning designation may or may not align with the existing land use.
- Future Land Use provides a description and explanation of the character and qualities of each future land use designation. These descriptions provide the framework for evaluating land use decisions and guiding public actions. The Future Land Use Map shows how these land uses are assigned to each parcel of land in the current city limits and in planned growth areas.

EXISTING LAND USES

The Existing Land Use map shows how the land is presently being used. This can differ from the present zoning in different ways. In some cases, there are legal non-conforming uses that existed



primarily exist in Storm Lake. The two main employers in Storm Lake, Tyson Fresh Meats, Inc. and Tyson Foods, Inc. and Hillshire Brands, are situated close to the intersection of Flindt Drive and East 4th Street. A second area with industrial use can be found north of County Road C-49 (590th Street), in a development along the northern reaches of Lake Avenue known as the Bargloff Addition. The third industrial area can be found along Expansion Boulevard.

PUBLIC AND INSTITUTIONAL

Public and institutional uses cover 320 acres of land including city- and other publicly-owned sites and buildings. Some of these sites and buildings include Buena Vista University, Iowa Central Community College, local public schools, and local parochial schools. This existing land use category also includes churches, private secondary schools, and the Buena Vista Regional Medical Center.

PUBLIC RIGHT-OF-WAY

Public Right-of-Way existing land use category consists of 561 acres of land and is the third largest use in the city. This existing land use category includes public and private utilities, sidewalks, stormwater management infrastructure, landscaping, and other streetscape amenities.

RAILROAD

Land under the jurisdiction of the Canadian National Railroad make up 58 acres of Storm Lake. This includes tracks and specific railroad uses.

VACANT

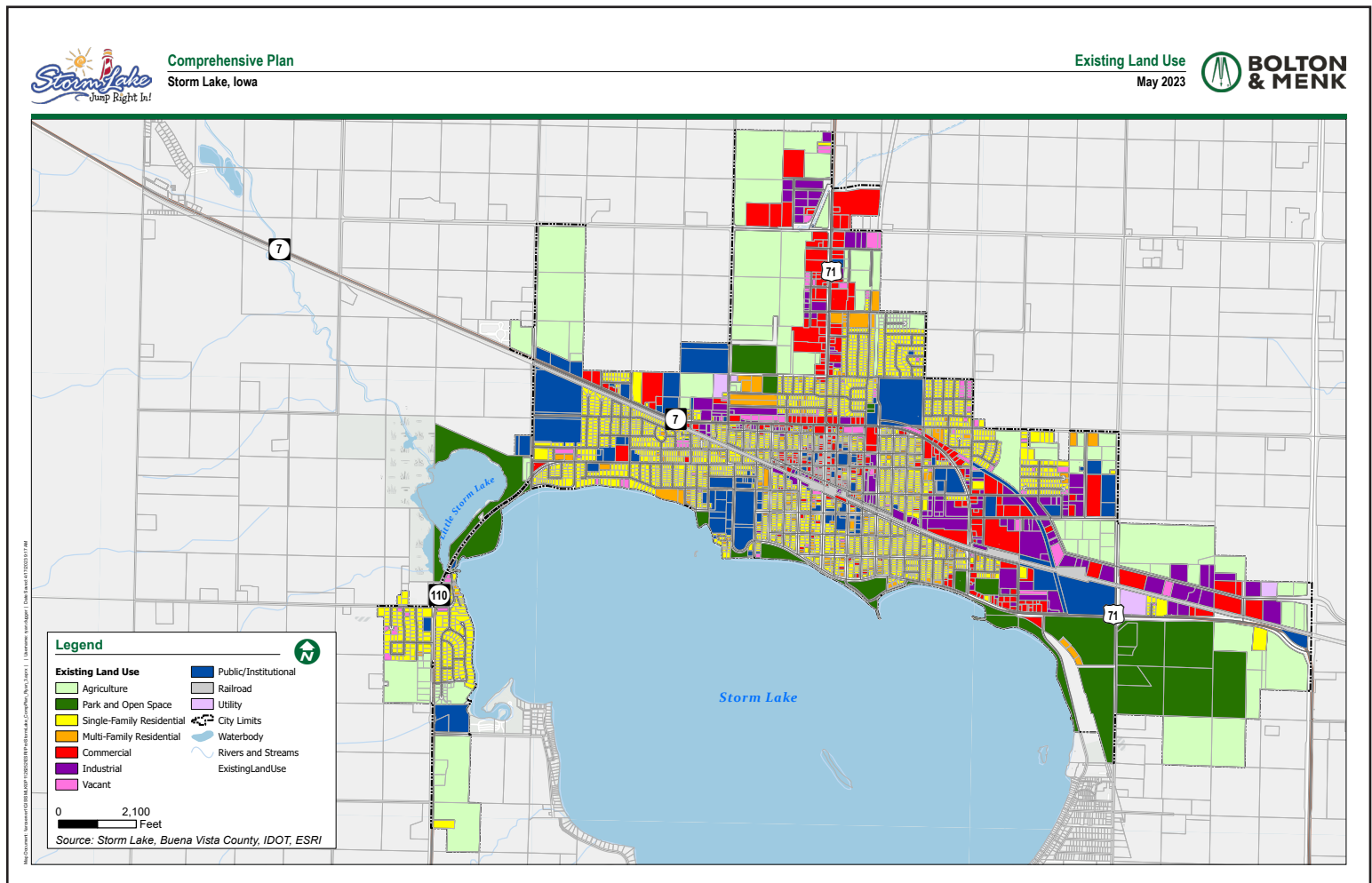
This use consists of 57 acres. Previous uses vary greatly, but there are no current uses at the parcel.



TABLE 2.1: EXISTING LAND USE CATEGORIES

LAND USE	ACRES	PERCENTAGES
Agriculture	846	24.5%
Parks and Open Space	413	12.0%
Single-Family Residential	592	17.1%
Multi-Family Residential	79	2.3%
Commercial	300	8.7%
Industrial	205	5.9%
Public and Institutional	320	9.3%
Public Right-of-Way	561	16.3%
Railroad	58	1.7%
Utility	21	0.6%
Vacant	57	1.7%
Total	3452	100%

FIGURE 2.3: EXISTING LAND USE



THE ZONING MAP

A property's future land use designation and current zoning designation are two separate classification types. The Zoning Map establishes a zoning district classification for each parcel of land, and the Zoning Ordinance regulates what can and cannot be built on a parcel. Zoning not only regulates land use, but also regulates building height, size, setbacks from property boundaries, and other provisions associated with the specific development/redevelopment of a parcel. These regulations remain in place from the time the Zoning Ordinance is adopted by the city until the Zoning Ordinance is changed, or until the specific classification on the Zoning Map is changed.

CURRENT CITY ZONING DEFINITIONS

RES: RESERVE

The Reserve District serves as a temporary zone for annexed areas into the city that do not have plans for development.

R-1: LOW DENSITY RESIDENTIAL

The Low-Density Residential District is intended to provide for low density residential neighborhoods, characterized by single-family dwellings on larger lots.

R-2: LOW MEDIUM DENSITY RESIDENTIAL

The Low Medium Density Residential District is intended to provide for low to medium-density residential neighborhoods, characterized predominantly by single family dwellings on moderately sized lots. It may also incorporate some multi-family residential uses with lower densities.

R-3: MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential District is intended to provide locations primarily for medium density housing, with supporting and appropriate community facilities. The predominant housing pattern consists of small lot single family and attached townhome/rowhouse units.

R-4: HIGH DENSITY RESIDENTIAL

The High-Density Residential District is intended to provide locations primarily for multi-family housing, characterized by stacked (3-4 story) apartment or condominium type housing.

IN-1: PUBLIC SERVICES

The Public Services District is intended to accommodate uses which are available to or are necessary to serve the general public and are located throughout the community.

IN-2: INSTITUTIONAL FACILITIES

The Institutional Facilities District reserves areas for educational and religious purposes in a campus setting.

IN-3: HOSPITAL MEDICAL FACILITIES

The Hospital Medical Facilities District accommodates commercial and professional uses associated with the community's role as a regional medical center.

PO: PARK, RECREATION, AND OPEN SPACE

The Park, Recreation, and Open Space District accommodates areas for recreation and open space.

LC: LIMITED COMMERCIAL

The Limited Commercial District reserves areas for offices and a limited variety of low-impact commercial facilities serving the needs of residents in surrounding residential areas.

CC: COMMUNITY COMMERCIAL

The Community Commercial District is intended for commercial facilities serving the needs of markets ranging from neighborhoods to the overall region.

CBD: CENTRAL BUSINESS DISTRICT

The Central Business District provides appropriate development regulations, including mixed uses, to strengthen Downtown Storm Lake's role as a center for trade, service, and civic life.



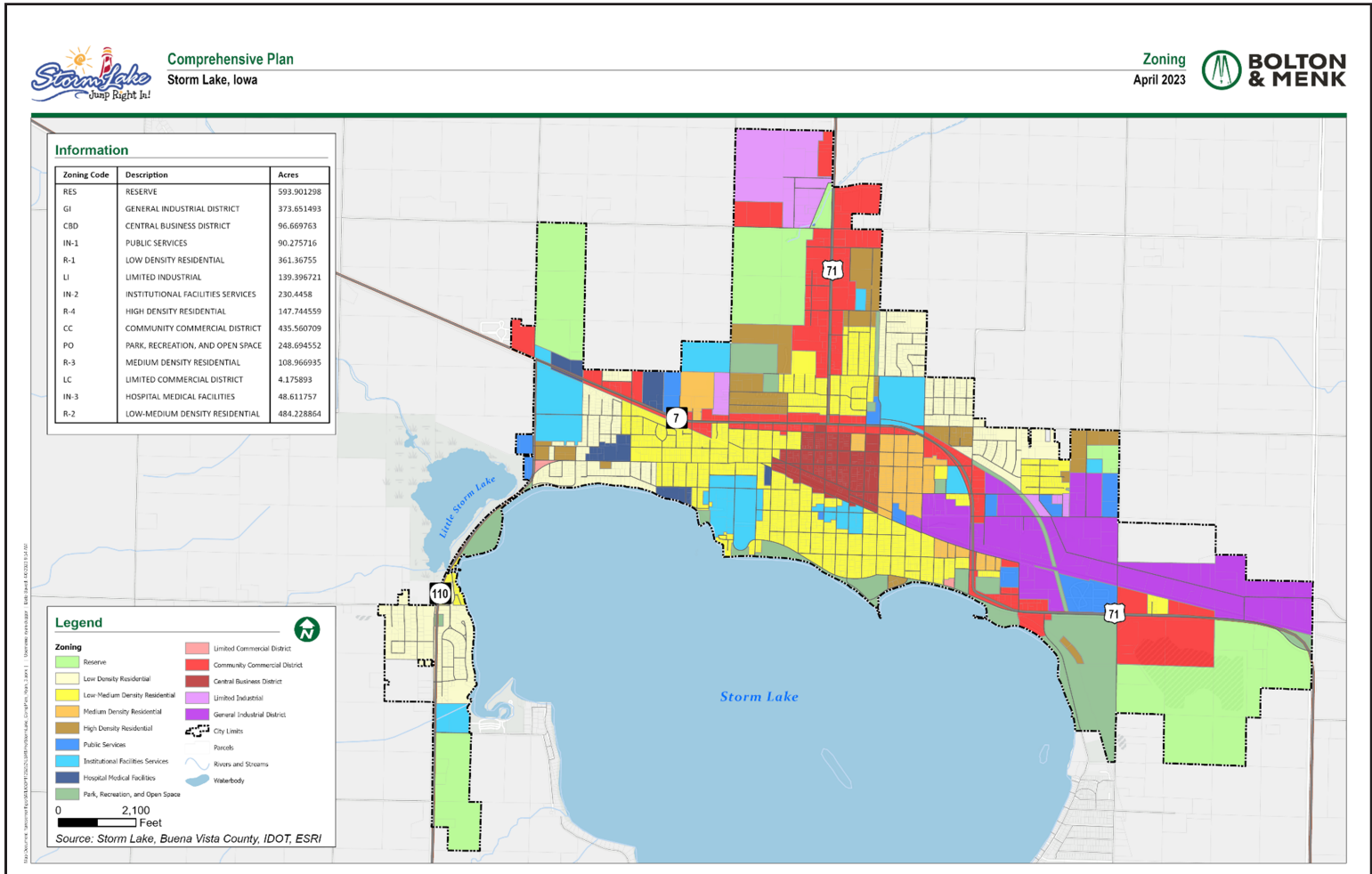
LI: LIMITED INDUSTRIAL

The Limited Industrial District reserves areas for industrial and office uses that have limited effects on the environment.

CI: GENERAL INDUSTRIAL

The General Industrial District contains a variety of industrial uses with may have greater, significant external effects on the area.

FIGURE 2.4: ZONING



FUTURE LAND USES

Future land use designation identifies the ultimate land use deemed most appropriate for the property. The Future Land Use map is intended to be a picture of the ultimate long term land use the city envisions for the site. This may not align with the current land use or even zoning on the property. For example, there may be an existing land use, such as a mining operation, that is not the ideal future land use, but is unlikely to change in the next 10-20 years. However, the future land use map may designate this parcel for its ultimate use.

The Future Land Use map was developed based on careful consideration of social needs, population projections, housing and commercial trends, market information, and economic needs. This information allows the city to determine the types of land uses needed to meet future needs, the amount of land needed for each type of use, and where those uses are best located. The map is intended to be flexible and should be periodically reviewed and updated in response to changing conditions within the City of Storm Lake.

FUTURE LAND USE CATEGORIES

PARKS & OPEN SPACE

This land use category identifies planned areas for developed and undeveloped recreational use or managed for passive and active natural resources and open space.

RESIDENTIAL

This category is predominantly detached single-family homes that have low to moderate density housing. Dwellings are generally under three stories with private driveways and open space.

URBAN RESIDENTIAL

This land use category allows for moderate density with a mixture of detached single-family, duplex housing, townhomes, and senior housing. These areas transition from neighborhood and downtown mixed uses and allow for a shift from higher intensity uses to lower intensity uses.

NEIGHBORHOOD MIXED USE

This category occurs primarily along arterial roadways radiating out of the center of Storm Lake's downtown. The land use category allows for a mixture of moderate density housing (detached single-family, townhomes attached single-family and duplex housing units) and small-scale commercial businesses.

DOWNTOWN MIXED USE

This category covers Storm Lake's downtown and allows for moderate to high intensity housing such as apartments and condominiums, commercial businesses, and entertainment uses. Within this category, buildings placed close together promote high activity, economic vitality, and walkability.

HIGHWAY COMMERCIAL & INDUSTRIAL

This land use category allows for a wide variety of businesses in terms of size, scale, and types of commercial and industrial uses that are best suited near a highway. These areas are traditionally located away from residential areas.

INDUSTRIAL

This land use category allows for manufacturing, assembling, warehousing, and related uses located in areas with adequate access to infrastructure. Industrial use is typically removed from residential areas to avoid potential conflicts with noise, light pollution, traffic, and other nuisances.

INSTITUTIONAL

This land use category allows for government uses, public services, and institutional related uses.



FIGURE 2.5: FUTURE LAND USE

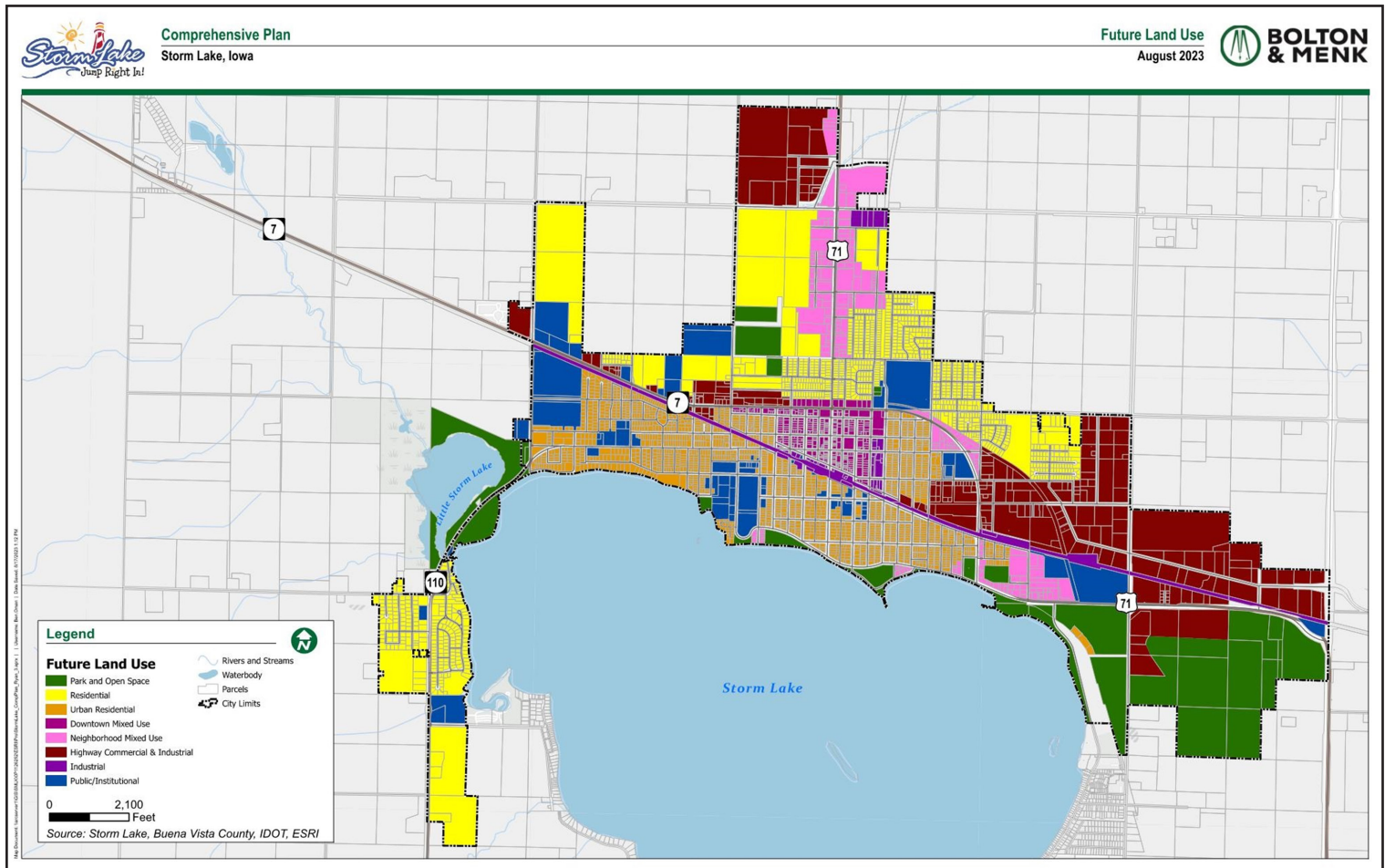


TABLE 2.2: FUTURE LAND USE CATEGORIES

LAND USE	ACRES	PERCENTAGES
Parks & Open Space	565	16.0%
Single-Family Residential	757	21.4%
Urban Residential	235	9.2%
Neighborhood Mixed Use	227	6.4%
Downtown Mixed Use	62	1.8%
Highway Commercial & Industrial	602	17.0%
Industrial	82	2.3%
Public/Institutional	279	7.9%
Public Right-of-Way	561	15.9%
Railroad	58	1.6%
Utility	21	0.6%
Total	3539	100%



CITY GROWTH

Storm Lake is experiencing continued growth and economic viability. As a lake community and home to Buena Vista University as well as a branch of Iowa Central Community College, there is a desirability to live in Storm Lake. The national trend of increased costs of construction, has resulted in rising prices of housing in Storm Lake.

To accommodate housing needs, the Future Land Use map has designated much of the current agricultural land for residential uses. To combat rising housing and development costs, the city is taking a number of steps, including ensuring development takes place in an orderly pattern that takes advantage of existing infrastructure to make it more efficient and cost-effective. Storm Lake is also prioritizing redevelopment and infill projects and greenfield development projects continuous with the existing development.

DOWNTOWN

Storm Lake's downtown is the heart of the city with shopping and amenities located along Lake Avenue and Erie Street. The Future Land Use map designates a specific area for Downtown Mixed Uses to protect and enhance the downtown area. Storm Lake has completed a downtown master plan to explore how to best enhance existing features and amenities, improve streetscapes, and better connect downtown to adjacent neighborhoods.



Downtown Master Plan Study Area (ISG)

CREATING COMPLETE NEIGHBORHOODS

In the past, many cities were deliberately planned and designed to separate different uses as much as possible. The intent was to keep residential areas (and the people who live there) away from nuisances such as loud noises and foul smells. These restrictions have also been applied to many frequently used locations such as grocery stores or post offices, making it more difficult for residents to easily complete daily tasks.

In Storm Lake, the location of residential neighborhoods was often driven by proximity to the packing plants. Many workers, both historically and currently, preferred housing locations allowing them to walk to work. The location of the railroad in Storm Lake also influenced the location of residential areas.

Neighborhoods are the basic building blocks that make up Storm Lake. They provide essential services, foster community interaction, and establish the community's character. Neighborhood character is a combination of architecture, historic or cultural resources, community members, unique geography or topography, local services, and community facilities located within an area.



Creating complete neighborhoods is consistent with Land Use Goal 1 to “establish the future of Storm Lake in a way that respects the community’s historical context, offers a variety of land uses, is affordable, is sustainable, and improves Storm Lake’s vibrancy and appeal.” Strategies to create and maintain complete neighborhoods include:

- Promote preservation of unique or culturally significant items in each neighborhood;
- Create new amenities.
- Develop a list and mapping of key neighborhood amenities. The list will identify where certain amenities should be preserved and new investments should be made.
- Allow small scale commercial development in all neighborhoods to allow for essential services to be located near everyone. Tools such as zoning, site design and building size can allow compatible, mixed land uses throughout the city.

Key neighborhood amenities may include:

- Grocery Store
- Green Space
- Employment
- Retail
- Healthy food
- Sidewalk
- Bike Paths
- Affordable Housing
- Serves All Ages

KEY CORRIDORS

Key corridors are both linear roadways (and pathways) connecting places and key places where goods and services are exchanged. Corridors must balance mobility, livability, and economic output. Storm Lake has many corridors vital to neighborhoods in all these aspects.

When asked in the survey if the aesthetic quality of street corridors in Storm Lake creates a pleasant experience for walking, biking or driving, 35.3% agreed, 49.0% were neutral, and 15.7% disagreed.

The following corridors have been identified as needing more in-depth analysis. These analyses will evaluate neighborhood connectivity improvements and how to promote more complete neighborhoods.

Lake Avenue

5th Street

Lakeshore Drive

Flindt Drive



HOUSING AND NEIGHBORHOODS

OVERVIEW

Housing is a critical part of every community. The existence of a wide range of housing options is key to economic growth. Businesses need workers in order to thrive and grow; and those workers in turn need a range of housing options. Quality housing also helps to anchor and support neighborhoods. Finally, housing provides a critical foundation for individual health, well-being and educational success. This matters because healthier and more educated residents benefit a city's economy by forming a more robust and productive workforce.

Housing and Neighborhoods explores current and past housing trends, and historical information, to identify how Storm Lake will grow its housing market. This section will review where current housing is situated, the types of housing currently available, and future needs. Considerations for future housing development in Storm include the cost of housing within the city, the different housing environments faced by renters versus owners, and the types of housing the community wants in the future. Housing goals were created based on existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee recommendations.

COMPREHENSIVE PLAN SURVEY

Respondents to the Comprehensive Plan survey recognized the importance of housing choice in the city. When asked if "there is an adequate supply of quality housing choices for people of all



ages and incomes," 85% of respondents disagreed. When asked to indicate if they agreed, disagreed, or were neutral about the need for various types of housing, respondents agreed on the need for more single family housing (88%), more affordable housing (85%) and more rental housing (78%). Figure 2.6 indicates the survey responses to housing needs.

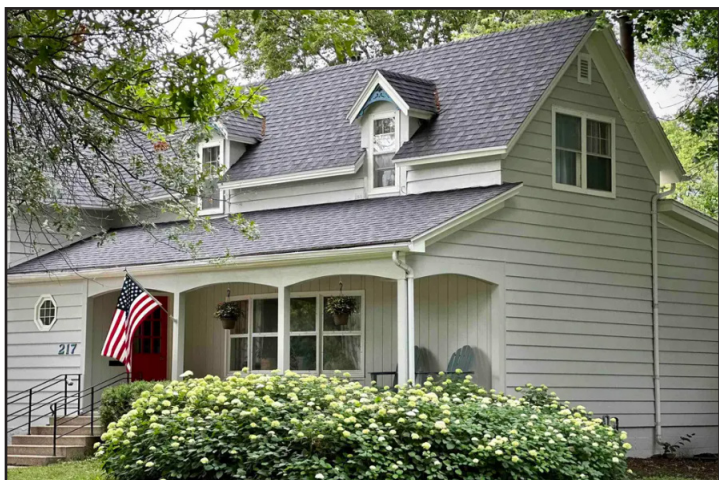
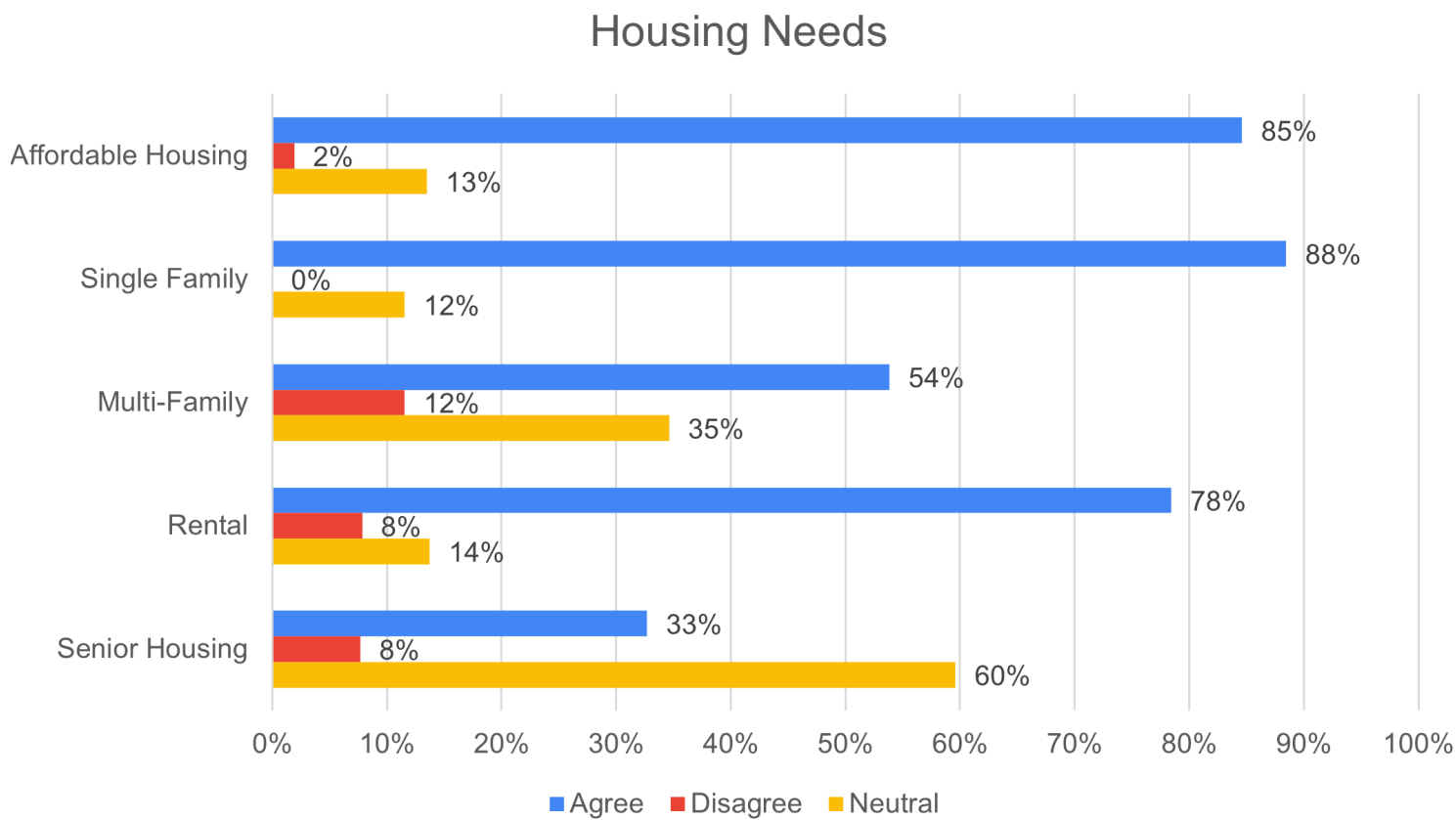
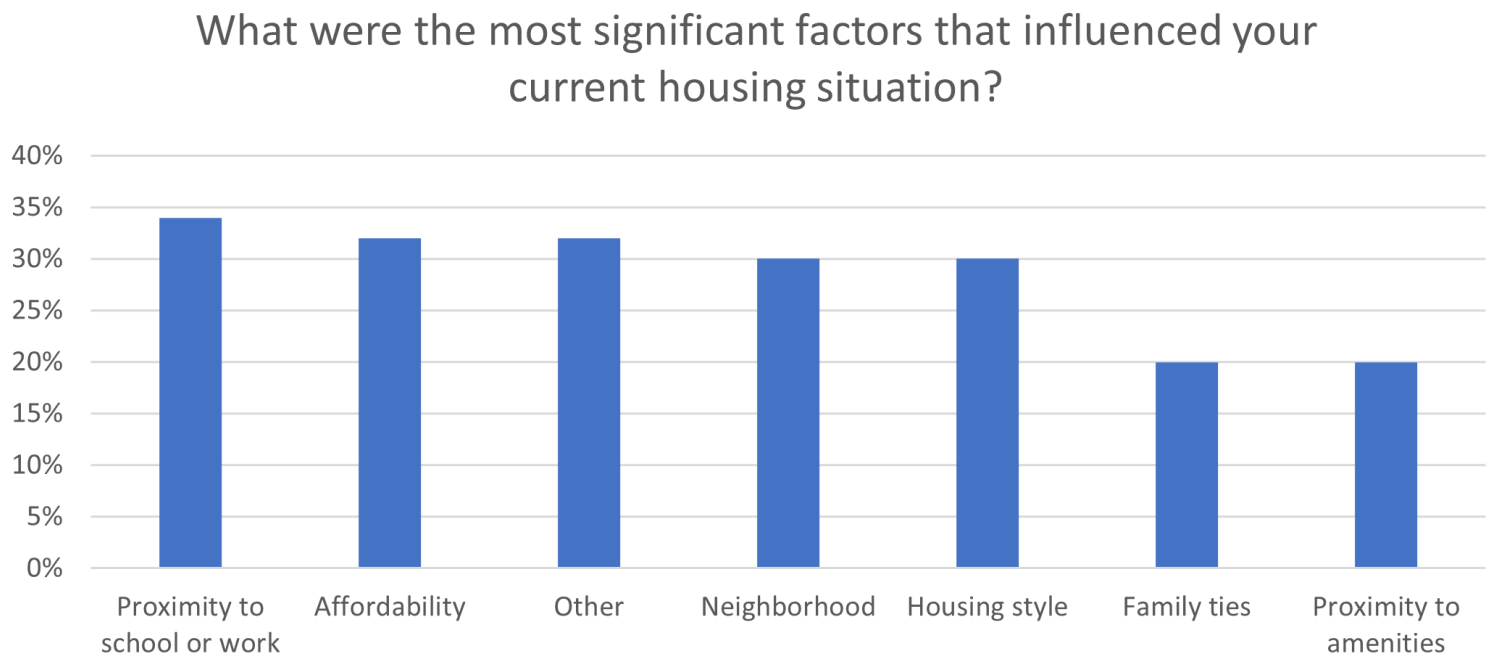


FIGURE 2.6: HOUSING NEEDS



Source: Comprehensive Plan Survey

FIGURE 2.7: FACTORS INFLUENCING HOUSING CHOICE



Source: Comprehensive Plan Survey

HOUSING AND NEIGHBORHOOD GOALS

2022 STRATEGIC PLAN

The City Council prioritized the following housing-related goals within its 2022 Strategic Plan:

- Keep Building Houses (especially single-family dwellings)
- Explore New Incentives
- Examine Properties for Potential Redevelopment (e.g., refer to Downtown Master Plan)
- Upgrade and Improve Distressed Properties (Infills)
- Utilize (and Enhance) the Nuisance Abatement Fund
- Grow the Community in an Outward Direction
- Utilize the FDA Loan Fund

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan Housing and Neighborhood goals were created based on existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee.

Goal 1: Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs.

Develop new housing types to meet the needs of residents

Improve existing housing stock to meet the needs of contemporary residents, home-owners, and renters alike.

Encourage infill and redevelopment projects while maintaining the integrity of neighborhoods and adherence to zoning requirements.

Update zoning code to allow “missing middle” housing by right in all residential zones.

Prioritize accessibility in existing and new housing to allow residents to age in place.

Goal 2: Improve Storm Lake’s reputation as a place with solid, appealing neighborhoods.

Promote the use of design elements to create more connectivity and appeal in the neighborhoods of Storm Lake. Such design elements include landscaping to create safer streets which in turn facilitates social interaction between neighbors and enhances neighborhood character.

Foster neighborhood pride.

Cultivate neighborhoods as distinctive places and celebrate unique features.

Enhance the “public realm” through beautification and safety improvements.

Continue using code enforcement to keep track of distressed properties and move the properties towards compliance.

Goal 3: Encourage environmentally conscious new construction and renovation of housing.

Encourage the use of high quality, robust and energy efficient materials in renovations and new construction to promote reduced energy utilization, resource efficiency, indoor environmental quality, and water conservation.

Educate the public about preserving neighborhoods and housing stocks.

Place an adequate number of parks near dense housing developments and supply them with proper recreation programming.



CURRENT HOUSING

HOUSING OCCUPANCY

Nearly 94% of housing units within Storm Lake are occupied which is slightly higher when compared to the state and national averages of 90.3% and 91.2% respectively. Vacant units in Storm Lake make up 6.4% of the total housing units. The State of Iowa and United States both have vacant housing units at 8.8% and 9.7 percent. This shows housing occupancy within Storm Lake is higher than that of both the current state and national averages. The local pressure on the housing market in Storm Lake is a direct result of the lack of vacant housing within Storm Lake and the fact that Storm Lake is a regional employment center.



HOUSING TYPES

The dominant housing type in Storm Lake are single-family homes, which makes up 58.6% of the housing stock in the city. There are other types of housing units found in Storm Lake ranging from 1-unit attached homes such as townhomes to 20 or more unit dwellings. These other housing types, however, do not have a strong presence within the community. The second largest housing type consists of multifamily buildings with 20 or more units; these units are 10% of the housing type in Storm Lake.

FIGURE 2.8: OCCUPANCY STATUS

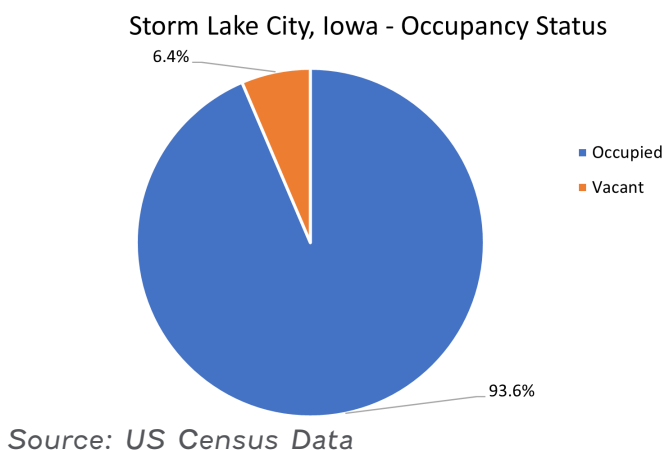
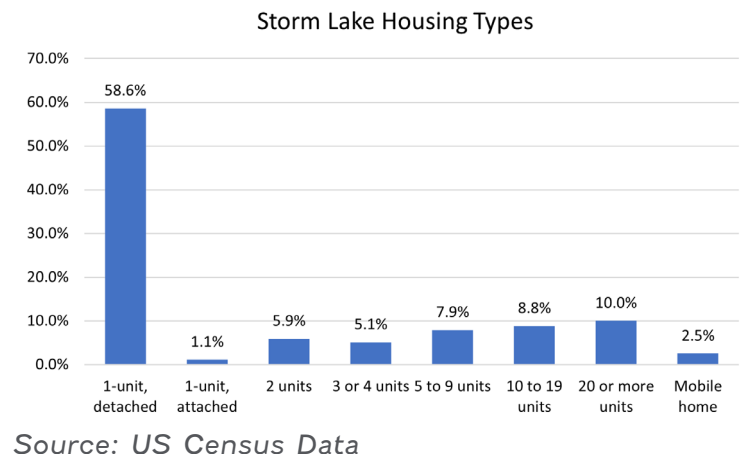


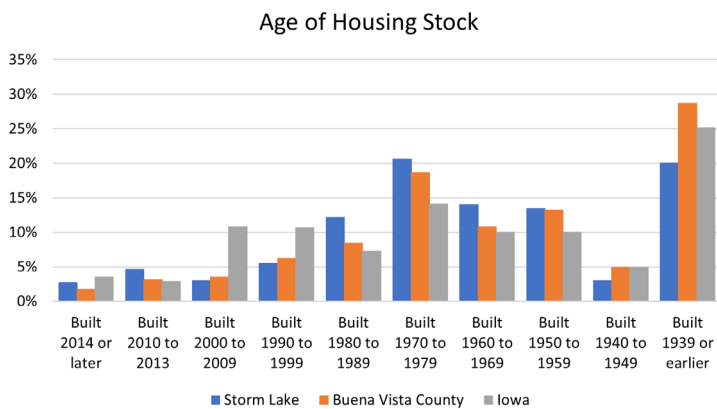
FIGURE 2.9: HOUSING TYPE



YEAR BUILT

A majority of Storm Lake's housing stock was built before 1979. This coincides closely with the State of Iowa and Buena Vista County housing stocks. Homes built between 1970 and 1979 make up 21% of the housing stock in Storm Lake. Since 1980, new home construction has slowed down. Only 28.3% of Storm Lake's housing stock is younger than 40 years old. The majority of the housing stock is older than 40 years old which may lead to lower utility efficiency and increased need for rehabilitation due to age.

FIGURE 2.10: AGE OF HOUSING STOCK

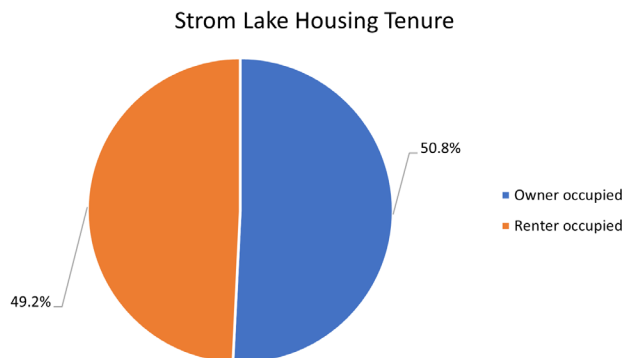


Source: US Census Data

HOUSING TENURE

Storm Lake's housing is almost equally split between owners and renters with 50.8% being owner occupied and 49.2% being renter occupied. Seventy-eight percent (78%) of respondents to the comprehensive plan survey agree more rental housing is needed.

FIGURE 2.11: HOUSING TENURE



Source: US Census Data

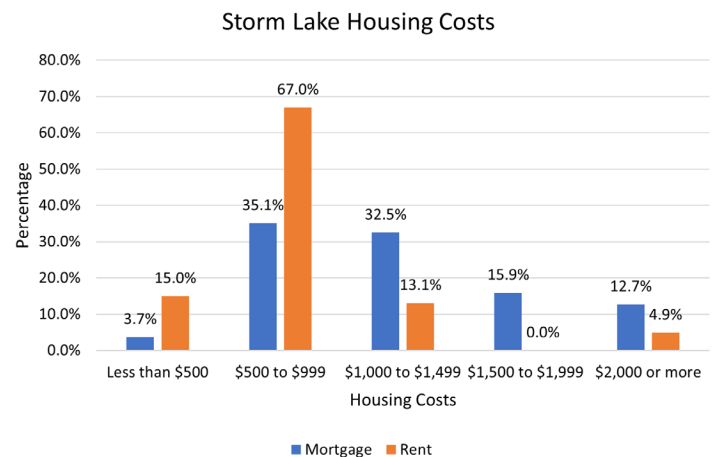
HOUSING VALUE

The median housing value in Storm Lake is approximately \$163,000 which is about 20% lower than the median housing value of \$194,756 in Iowa.

MONTHLY HOUSING COSTS

Eighty-two percent (82%) of renters in Storm Lake pay under \$1,000 a month in housing costs, whereas only 38.8% of homeowners pay under \$1,000. More than 71% of homeowners pay less than \$1,500 a month in total housing costs. Even with the relatively lower amount of monthly rent, 31.6% of renters pay over 30% of their income into housing costs. Only 18.5% of homeowners with a mortgage pay over 30% of their income into housing costs.

FIGURE 2.12: HOUSING COST



Source: US Census Data

HOUSING COST BURDEN

Housing cost burden identifies the number of people who spend more than 30% of their income on housing alone. This factors in the amount of income left after housing costs are taken care of. Approximately 31.6% of both homeowners and renters are cost burdened in Storm Lake, spending more than 30% of their income on housing and its associated costs.

During the 2017-2021 period, over 40% (19 million) of renter households nationwide allocated more than 30% of their income towards housing expenses. Storm Lake is overall less cost burdened than the nation.



FIGURE 2.13: COST BURDENED

Gross Rent as Percent of Household Income

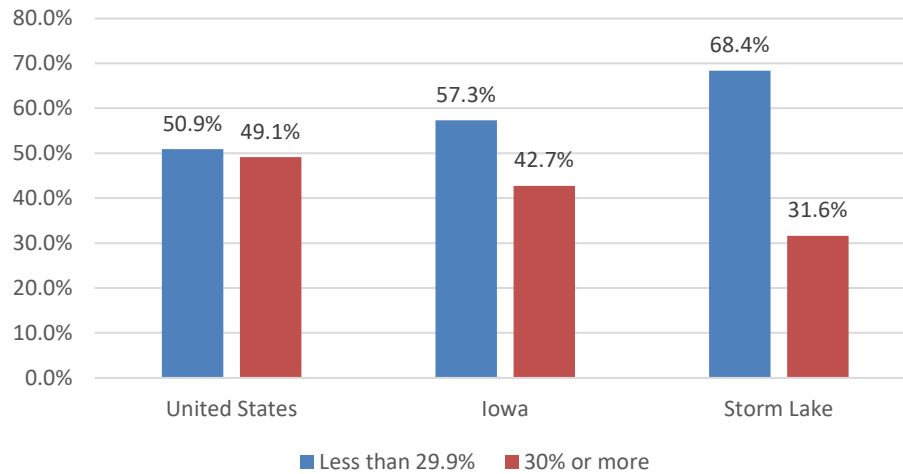
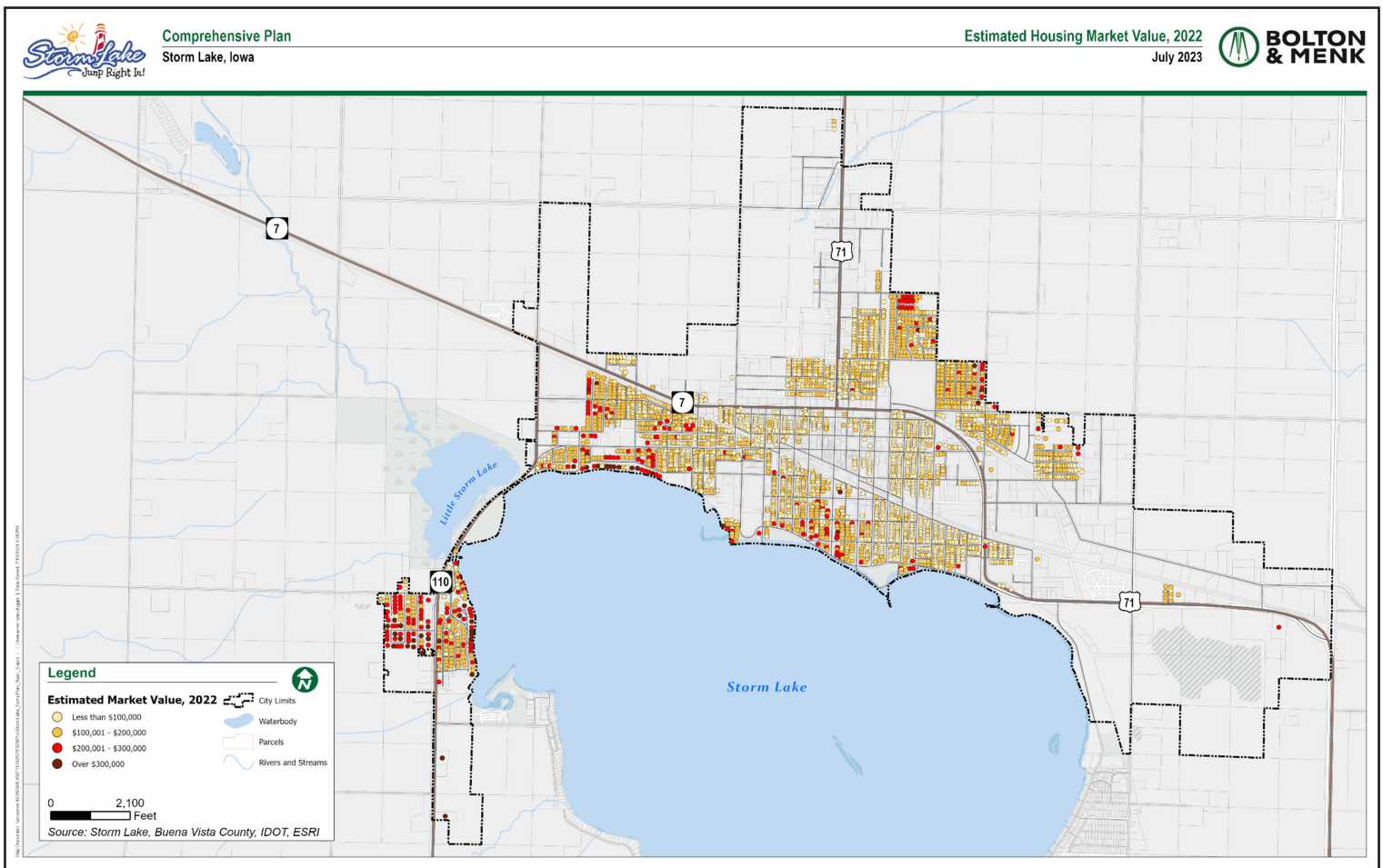


FIGURE 2.14: ESTIMATED HOUSING MARKET VALUE

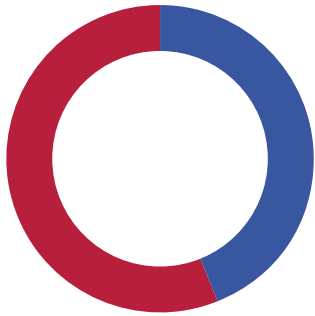


Source: Buena Vista County Parcel Data



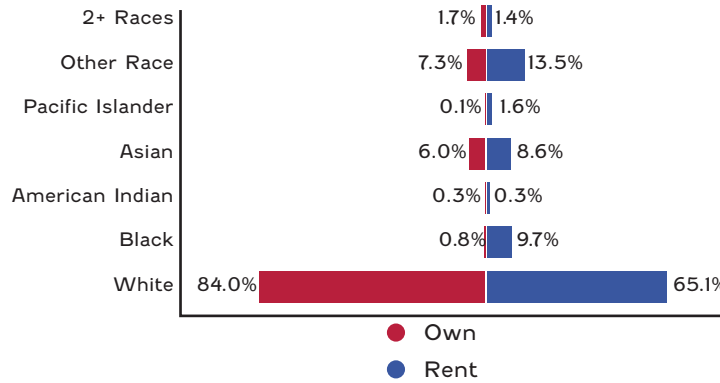
HOUSEHOLD CHARACTERISTICS, RENTING, AND HOME OWNERSHIP

HOME OWNERSHIP



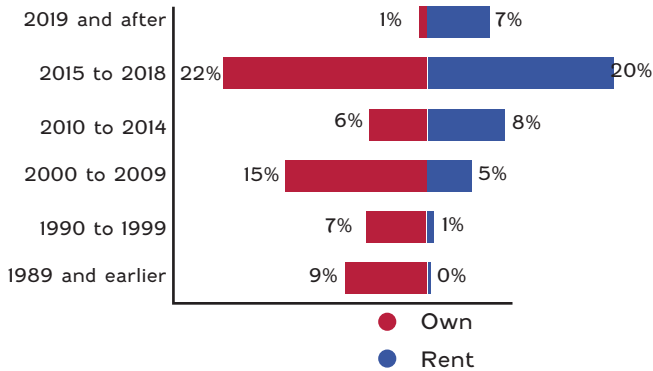
● Own (44.0%)
● Rent (56.0%)

2010 HOUSING BY RACE AND ETHNICITY

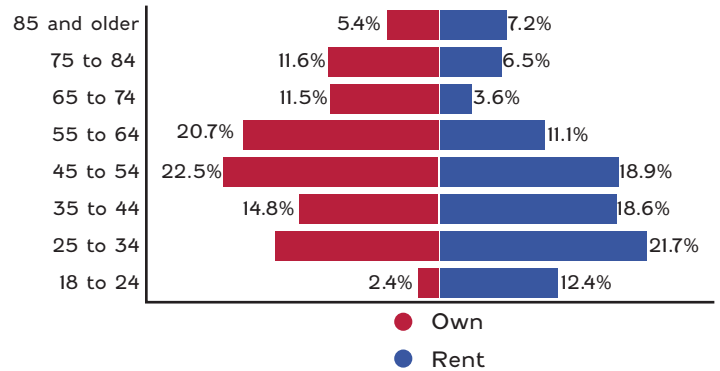


● Own (27.3%)
● Rent (20.5%)

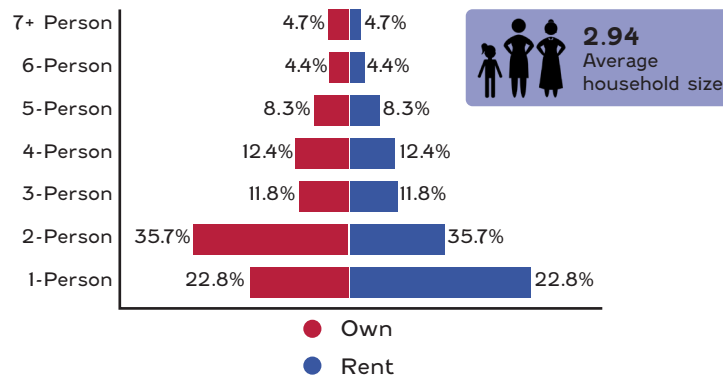
YEAR MOVED IN



HOUSING BY AGE OF HOUSEHOLDER



2010 CENSUS BY HOUSING SIZE

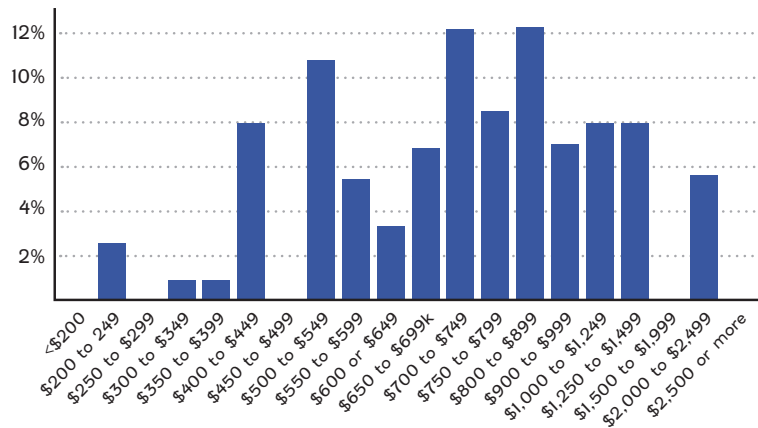


Source: ESRI, ACS, U.S. Census: 2023, 2017-2021, 2010

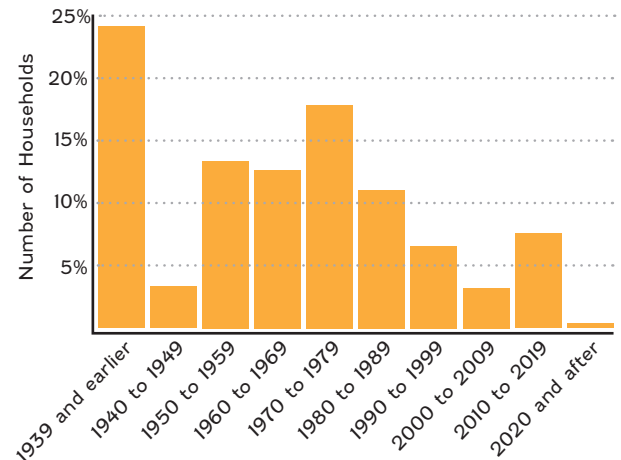


HOUSING MARKET CHARACTERISTICS

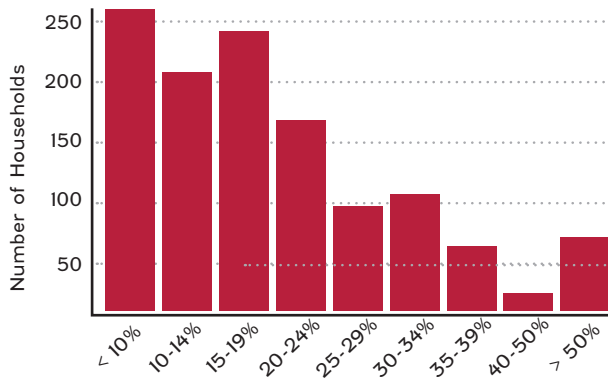
GROSS RENT



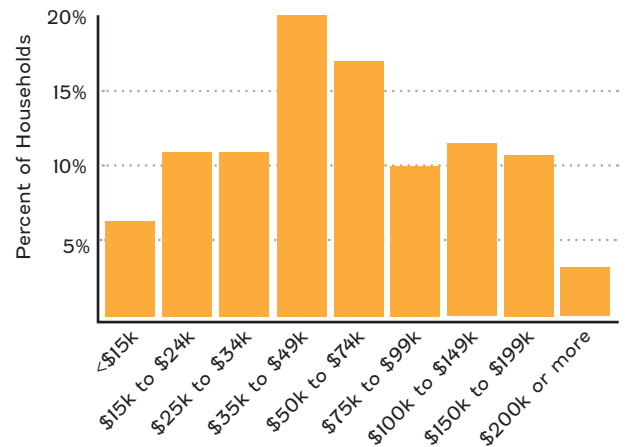
YEAR PROPERTY BUILT



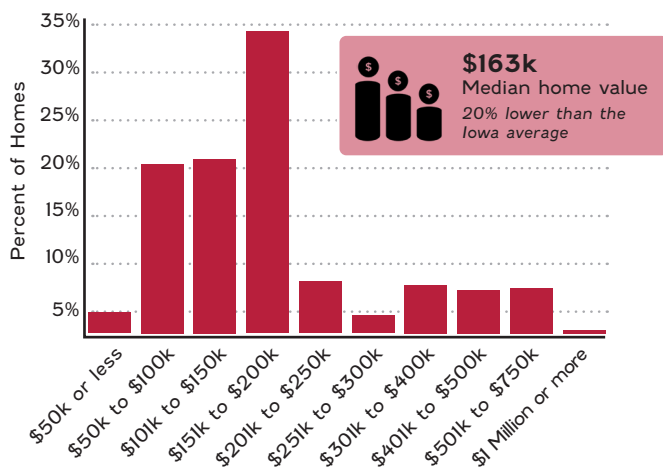
MORTGAGE AS A PERCENT OF SALARY



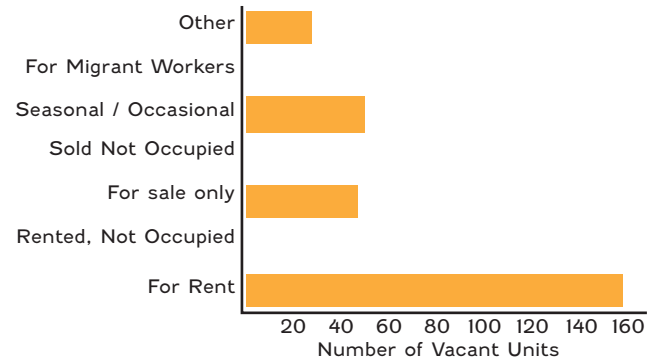
HOUSEHOLD INCOME



HOME VALUE



HOUSING VACANCIES



Source: ESRI, ACS, U.S. Census: 2023, 2017-2021, 2010



FUTURE HOUSING NEEDS

To sufficiently provide housing for anticipated growth, Storm Lake will need to continue to protect and grow its housing stock. Over the last several decades, the national average household size has decreased; however, this is not the case in Storm Lake, where the average household size is increasing. Presuming this trend continues, Storm Lake should anticipate an average household size just under three people per household over the coming decades.

TABLE 2.3: HOUSEHOLD POPULATION PROJECTIONS

	2010	2020	2023	2030	2040	2050
Population	10,600	11,269	11,470	12,088	12,706	13,324
Households	3,561	3,597	3,579	3,647	4,322	4,352
Average Household Size (persons per unit)	2.76	2.94	2.94	2.94	2.94	2.94

To accommodate growth, Storm Lake will need to see construction of about 27 housing units per year through 2050 just to maintain its existing rate of growth. By way of comparison, between 2015 and 2022, an average of 32 new units per year were constructed in Storm Lake. The table below identifies new residential building permits.

TABLE 2.4: STORM LAKE BUILDING PERMITS

	2015	2016	2017	2018	2019	2020	2021	2022	AVERAGE/ YEAR
SF/TH Units	4	3	7	16	8	15	9	5	8
Multifamily					6	32	98	72	52
Total	4	3	7	16	14	47	107	77	34

Source: City of Storm Lake

In the last 5 years, a significant number of multifamily housing units have been built. This trend will need to continue in order for Storm Lake to reach its population projections.

Continued city growth is closely connected to its ability to protect and grow its housing stock, creating options for people of all ages, abilities, and incomes to live in Storm Lake. The Future Land Use Map designates 44.6% of the land in Storm Lake for residential uses. While much of this is developed, the plan provides for growth and infill development. Additionally, there is potential for areas currently outside of the city limits to be annexed and developed with new residential units.



MISSING MIDDLE HOUSING

Many municipalities are looking towards missing middle housing to help provide affordability for their communities. Missing middle housing, as shown in the graphic below, are often small-scale multi-family developments, traditionally between 2-4 units per building. These developments can look similar to traditional single family homes and are often the same size or smaller. For instance, a 2,000 square foot four-bedroom, two bath single family house could instead be two 1,000 square foot units in the same footprint, thus reducing the cost per unit. The survey found 84.3% of respondents believe more affordable housing options are needed; the construction of middle housing can be a good way to develop affordable housing. More than 58% of housing within Storm Lake is single-family detached housing, and 12.1% are single-family attached in 4-unit buildings.

Another way to promote the development of missing middle housing and increase infill development is to review minimum lot size requirements in residential districts. Decreasing minimum lot sizes will, in many cases, increase the allowable density. Another option is to allow non-traditional housing types, such as “tiny homes.” When constructed in conformance with the International Residential Code, this housing type can be a viable, affordable housing option. Focusing on infill housing in developed areas of the community can also increase the tax base with minimal increases on infrastructure.



AGING IN PLACE

According to the US Census, Storm Lake has a higher percentage of occupied housing units than both state and national averages. This makes it very difficult for aging members of the community to find smaller housing units within Storm Lake. Many will be forced to look for housing outside the community, or to simply never downsize. Nearly 90% of seniors want to stay in their own homes as they age, because they don't want to leave their community and support system. The American Association of Retired People, or AARP, has five main housing principles.

1. Secure Affordability - communities should offer a range of housing sizes and types located

across neighborhoods. Adequate subsidies should be available for all who qualify.

2. Ensure Equity - affordable, accessible, high quality housing should be available to people of all incomes and backgrounds, including those from groups that historically have faced discrimination. Policies should be developed and implemented that alleviate the impact of past discriminatory housing practices.
3. Prioritize Accessibility - housing should be designed for people of all ages and ability levels, including those with disabilities. This empowers community residents to age in their homes and communities as well as live in the setting of their choice.

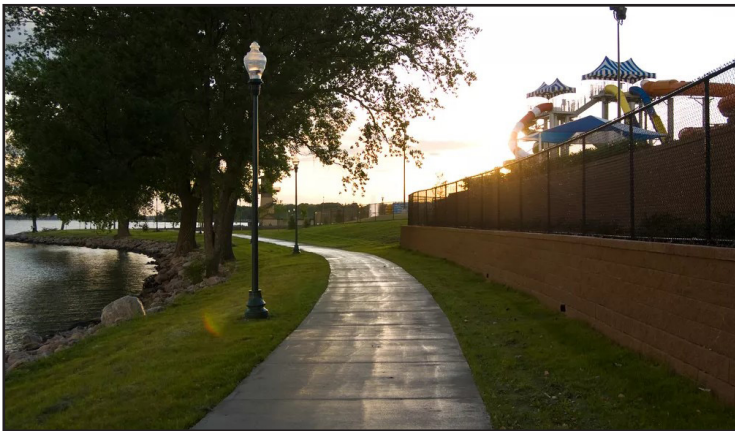


4. Ensure Health & Safety - housing should be designed and maintained to ensure the health and safety of all residents, including older adults.
5. Foster Service Delivery in Housing - older adults should have access to convenient home and community-based services to allow them to remain safely in their homes and communities as their needs change.
6. Storm Lake's housing goals are very similar to these principles.

NEIGHBORHOOD DESIGN

The City of Storm Lake is largely comprised of residential neighborhoods. Two of the goals of this plan include “Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs” and “Improve Storm Lake’s reputation as a place with solid, appealing neighborhoods.”

Neighborhood design can have different forms, from traditional (grid street patterns) to suburban (larger lots on cul-de-sacs and curvilinear streets) to conservation or cluster (cluster lots to preserve open space and natural features). In any design, what makes these neighborhoods livable and sustainable is the ability to connect to other areas through trails and sidewalks, and the ability to access open space and play areas through walking or biking. Zoning and subdivision ordinances requiring, whenever possible, street connections, sidewalks, consideration for natural features, and the provision of open space will further facilitate sustainable and accessible neighborhoods.



Elk Rapids streetscape, Antrim County, MI



Source: Alise O'Brien, Garden Spot Village, seniorhousingnews.com



OVERVIEW

Transportation provides safe and efficient access to neighborhoods, commercial and employment districts, institutions, and recreational facilities and opportunities. Road networks and street systems should be designed to handle changing traffic demands. Identifying those needs and demands is an essential part of the transportation chapter of a comprehensive plan. A successful transportation system, however, is multimodal, and includes automobile, freight, bicycle, and pedestrian systems. The transportation chapter describes how each of these systems function separately and in unison.

COMPREHENSIVE PLAN SURVEY

The top priorities identified by survey respondents were winter roadway maintenance, roadway maintenance in general, bicycle and pedestrian safety, public transit options, and roadway safety in general.

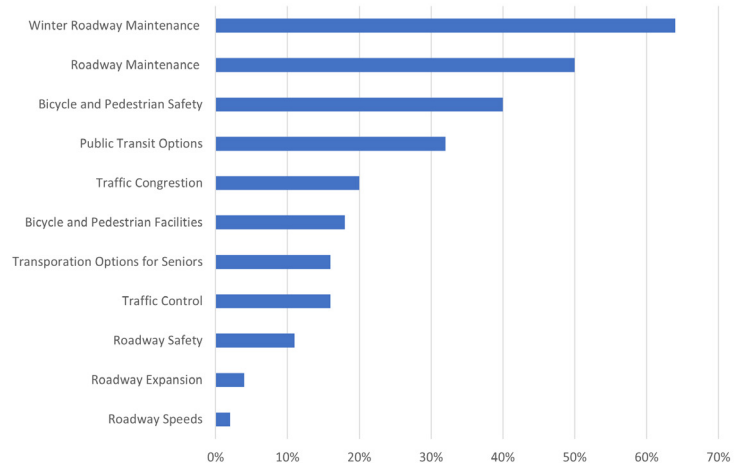
Only 12% of respondents agreed there were adequate transportation options for all community members; 50% of respondents were neutral, while 38% disagreed.

More than 25% of respondents thought Storm Lake's roads are in good condition, while 27.5% disagreed and 47.1% were neutral on the subject.



FIGURE 2.15: TRANSPORTATION PRIORITIES

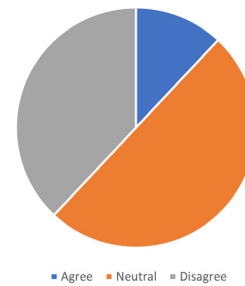
What are your top three priorities for transportation in Storm Lake?



Source: Comprehensive Plan Survey

FIGURE 2.16: TRANSPORTATION OPTIONS

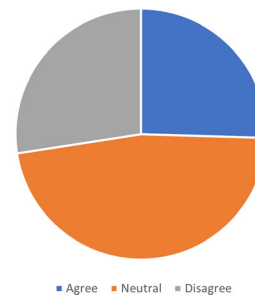
There are adequate transportation options for all community members.



Source: Comprehensive Plan Survey

FIGURE 2.17: ROAD CONDITION

Storm Lake's roads are in good condition



Source: Comprehensive Plan Survey



TRANSPORTATION GOALS

2022 STRATEGIC PLAN

The goals outlined in the 2022 Strategic Plan relating to transportation are to:

- Continue Trail Connections and Enhancements
- Update the Sign Ordinance, Improve Wayfinding

COMPREHENSIVE PLAN GOALS

The goals identified in the comprehensive plan are a result of feedback from the community and the Comprehensive Plan Steering Committee.

Goal 1: Effectively and safely move traffic and people through and around the City.

Focus on improving the operation of key intersections and critical road sections.

Continue promoting connectivity of roadways and local street networks, so that are multiple connections and direct routes in lieu of cul-de-sacs, looping streets, and dead-end streets.

Follow access management guidelines and reduce curb cuts to allow for safer and more efficient traffic flow, and bike and pedestrian safety.

Manage access to the roadway network to enhance pedestrian and bicycle safety, reduce crashes, maximize traffic flow, and support strong and vital business districts.

Goal 2: Proactively assess current facility needs and evaluate future needs.

Continue using a pavement management system for repairing, resurfacing, and rehabilitating existing local roads in the city.

Prioritize filling in gaps in network before upgrading existing infrastructure network.

Proactively seek out state funding to support maintenance and planned growth.

Regularly evaluate roadway width and adjust roadway configurations as opportunities or needs arise.

Upgrade airport zoning overlays to meet existing airport standards.

Ensure all infrastructure is installed properly and up to design standards.

Ensure investments are fiscally sound and maximize financial resources.

Goal 3: Create a multi-modal transportation system that provides a safe and efficient means of movement through the community.

Promote the expansion of the existing trail system.

Support efforts to provide additional transit opportunities, both public and private, in Storm Lake.

When infill development occurs, ensure connective infrastructure for safe and comfortable walking and biking between destinations.

Provide pedestrians and other non-motorized vehicles with links to existing trail systems.

Educate citizens about proper use of trails, shared-use paths, and bikes on general roadways.

FUNCTIONAL CLASSIFICATION

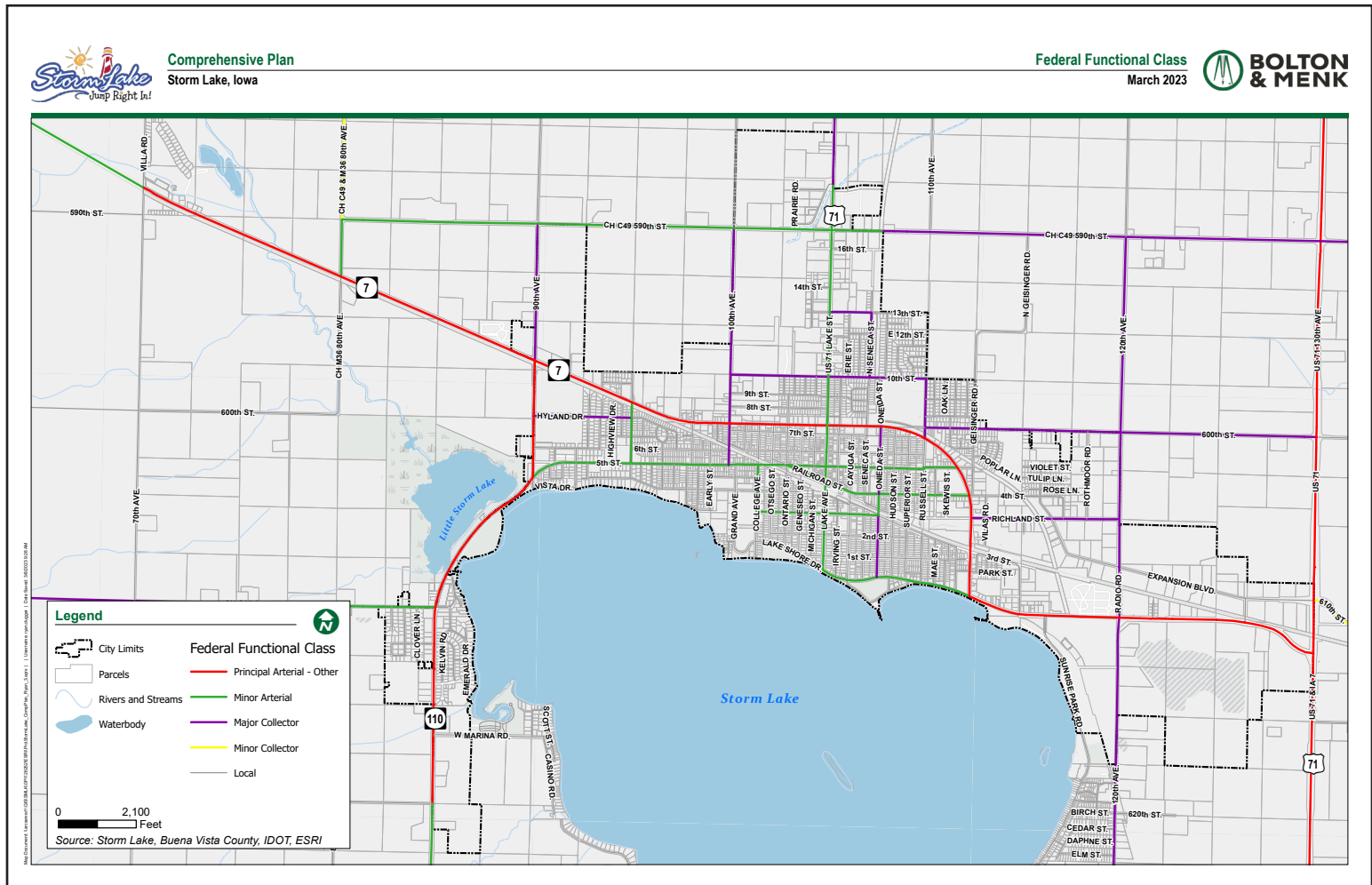
Road networks are designed using hierarchies to indicate streets that collect and distribute traffic safely and efficiently. Roads are assigned their functional categories based on the primary roles they play. Some provide access to residents and businesses while others serve mobility needs which, in turn, allows the flow of traffic through and within the community. Storm Lake's roads and streets have been classified under the functional system of road networks and includes arterials, collectors, and local streets. Classifications are typically established by the roadway authority.

ARTERIALS

An arterial road is a high-capacity urban or suburban thoroughfare designed for the efficient movement of heavy traffic between major destinations. Arterial roads typically connect different areas within a city or region and often feature multiple lanes, controlled intersections,



FIGURE 2.18: FEDERAL FUNCTIONAL CLASS



and higher speed limits. These roads primarily serve major activity centers including commercial corridors or districts and provide connections to the regional or state road system. Arterials usually carry most traffic entering and leaving urban areas. Access onto arterials is controlled or limited to allow for high volumes of traffic and high speeds. Arterials that can be found in Storm Lake include the following: West Milwaukee Avenue (Highway 7), Flindt Drive (Highway 7), East Lakeshore Drive (Highway 7), East Milwaukee Avenue (600th Street), North Lake Avenue, Abner Bell Road (Highway 110) and Radio Road (120th Avenue).

COLLECTORS

Collectors are major and minor roads that serve as a connection between local streets and arterials. They sometimes perform the function of both. They are spaced at intervals to collect traffic from local roads and bring developed areas within a reasonable distance of a collector road. They tend to provide services to the remaining connected

communities. Collector streets in Storm Lake include the following:

Lakeshore Drive (east of Flindt drive), Expansion Boulevard, Richland Street, East 4th Street/ Railroad Street, East 5th Street, West 5th Street, Hyland Drive, West/East 10th Street, West/East 13th Street, West/East 16th Street, Northwestern Drive, Vestal Street (100th Avenue), College Avenue, Lake Avenue (downtown), Seneca Street (north of East 10th Street), Oneida Street (south of East 10th Street), Russel Street, Geisinger Road and Gilbert Street.

LOCAL STREETS

A local street is a low-traffic roadway primarily intended to serve local residential or commercial areas. These streets prioritize access to individual properties and are characterized by lower speed limits, minimal through-traffic, and a focus on providing a safe and quiet environment for local residents. Local streets are typically part of



neighborhood or community road networks. All other public roads are classified as local streets which provide direct access to properties, and carry the lowest traffic volumes at the lowest speeds. They are not typically identified on functional classification maps.

Table 2.5 defines specific standards for streets in the various functional classifications.

TABLE 2.5: FUNCTIONAL CLASSIFICATION STANDARDS

	ARTERIAL	COLLECTOR	LOCAL
Location	At neighborhood edges	On edges or within neighborhoods	Within neighborhoods
Propoerty access to street	Limited	Spaced access	Direct Access
Traffic control	Signals & stops signs where warranted	Signals & stop signs where warranted	Traffic control/calming where warranted
On-street parking	Not permitted	Restricted by width	Restricted by width
Land use connections	Intercity	Connects neighborhoods	Connects blocks
Systems connections	To arterials	To arterials/ collectors	To collectors/locals
Service performed	Long trips	Within city – links to rural county	Short trips within city
Traffic volume (trips/day)	3,000-10,000	500-3,000	<500

ANNUAL AVERAGE DAILY TRAFFIC COUNT

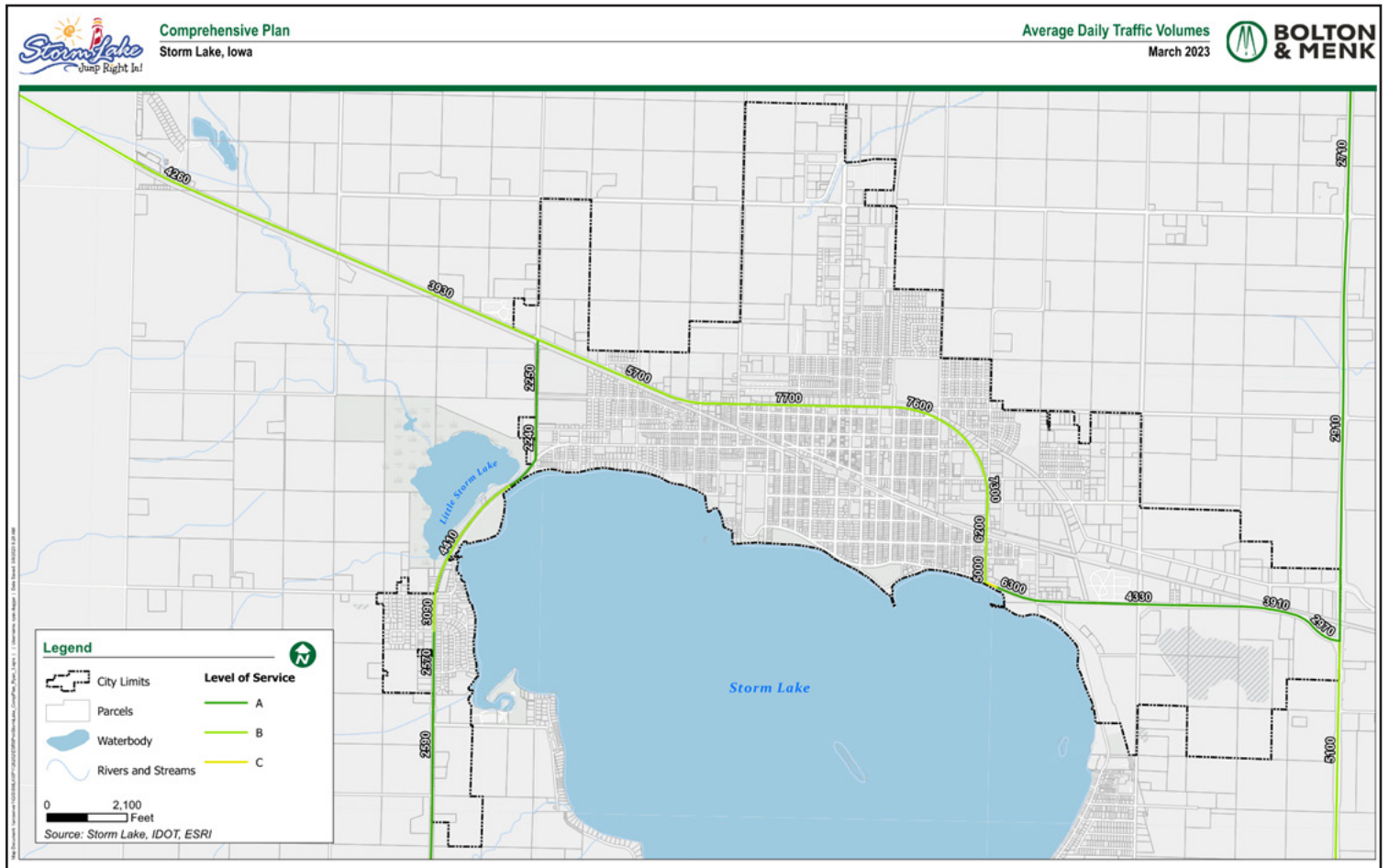
The Annual Average Daily Traffic (AADT) map shows traffic volumes for major thoroughfares in Storm Lake. AADT takes a mean number of expected vehicles traveling on any given road section on a day though the year. The Level of Service (LOS) classification, shown in the map below is an example of how traffic will be on most days, but does not take into account turning interactions or dwelling time at intersections. According to the AADT volumes, traffic is at A or B level of service on all major roadways in

Storm Lake. The LOS can be broken down into the following categories:

- A – Free Flow
- B – Reasonably Free Flow
- C – Stable Flow, or Near Free Flow
- D – Approaching Unstable Flow
- E – Unstable Flow, Operating at Capacity
- F – Forced or Breakdown Flow



FIGURE 2.19: AVERAGE DAILY TRAFFIC VOLUMES



FREIGHT

Since Storm Lake's main employment industry is manufacturing, it is fair to say many of the industries in the city require large semi-trucks. In order to solve issues of noise and slow-moving trucks, the city must work hand-in-hand with the industries. The presence of Tyson Foods, a company predominantly engaged in meat packing and the significant agricultural sector, requires roads to handle truck and tractor traffic to accommodate trips from farms to marketplaces.

PAVEMENT CONDITIONS

The Pavement Condition Index is a numerical index used to indicate the general condition of a pavement section. Assigning each segment of road a numerical value assists a community in prioritizing road maintenance and replacement projects.

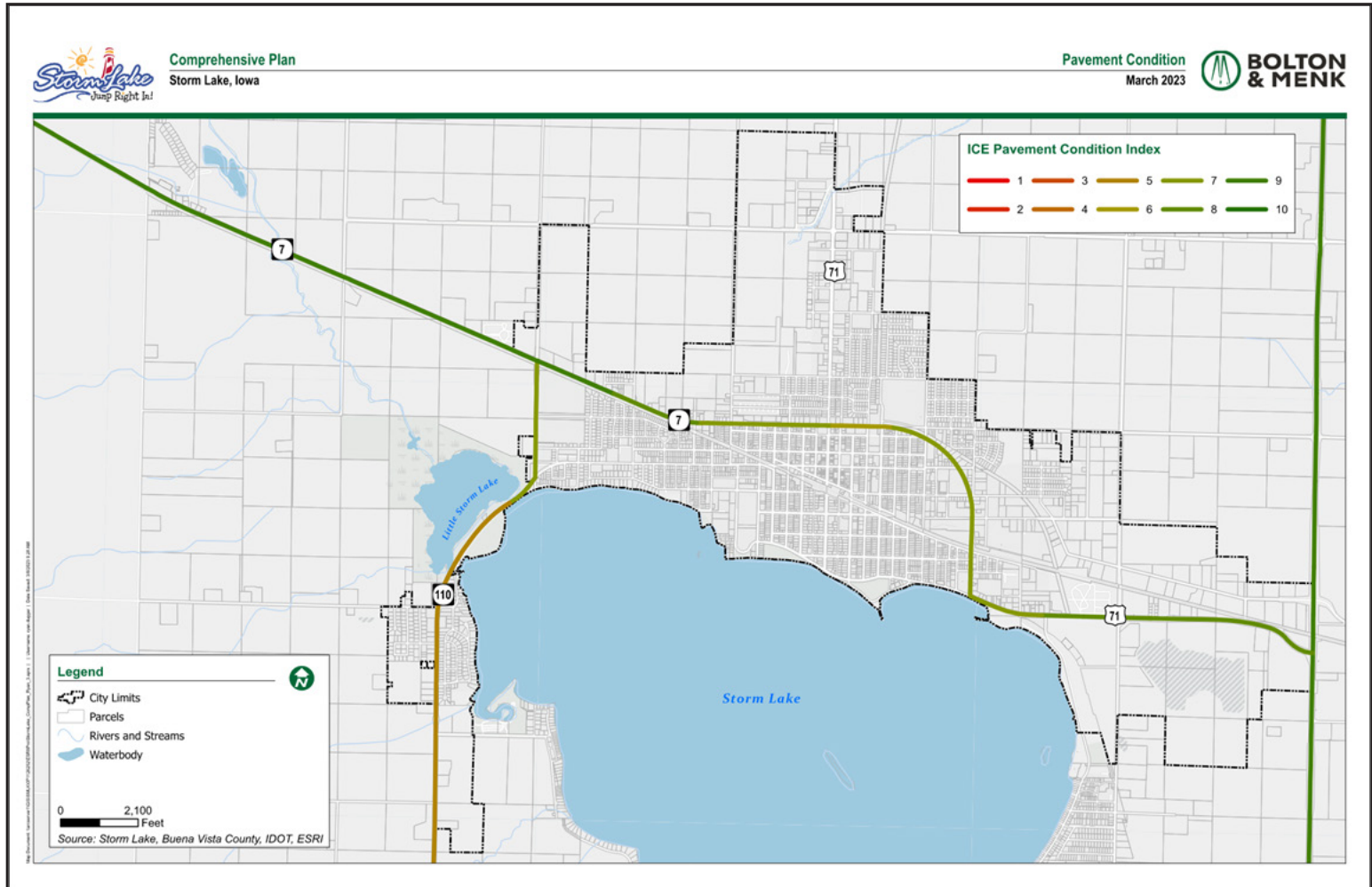
The Iowa Department of Transportation's Systems Planning Bureau developed its own tool to measure the most recent known performance and condition data related to the roadway network. This tool generates a composite rating that is calculated from the weighted scores of seven different criteria. The map below illustrates the value assigned to state highways in and around the City of Storm Lake.

Additionally, an Infrastructure Management Plan for the City of Storm Lake was developed in 2021. This plan provided an assessment of pavement and utility conditions and provided maintenance and replacement for guidance for future budgeting and capital improvements planning.

The city aims to optimize resources through sustainable pavement management practices, ensuring a resilient and well-maintained transportation network for the community.



FIGURE 2.20: PAVEMENT CONDITION



SIDEWALKS

Storm Lake has an extensive network of sidewalks in the older neighborhoods, but the more recently developed neighborhoods are lacking in sidewalks. There has been an increasing preference to have more neighborhoods with sidewalks that connect to the trails. Missing sidewalks in some neighborhoods and lack of lighting discourage people from walking and don't allow parts of the public realm to be accessible.

Storm Lake has adopted a Sidewalk Inspection Program to ensure pedestrian pathways are maintained. This program also helps to alert property owners when sidewalks need improvements. The program also highlights the responsibility of the adjoining property owners to maintain the sidewalk adjacent to or in front of their property. [The Sidewalk Inspection Program](#) specifies the purpose, inspection process and inspection violations.

CYCLING

Transportation networks with safe cycling systems promote public health, provide affordable transportation options, and reduce environmental concerns associated with automotive use. Ease of safe travel, regardless of mode, plays a large role in the overall success of mobility city wide.

The existing dedicated off-road cycling system is primarily along Storm Lake, but there are some gaps that require on-street riding. Two of the 2022 strategic plan priorities are wayfinding and increased trail connections. It is vital to continue expanding the trail system around Storm Lake, to complete missing connections along the lake, and to continue making on-street or off-street connections North-South off the lake. The North-South connections, such as the proposed North Central shared use path, allow safe active transportation within neighborhoods and can eventually connect to the broader trail network by the lake.



PUBLIC TRANSIT

Limited ridership and the fiscal challenge involved in running a public transit in a small community are the primary reason there are limited public transit opportunities in Storm Lake. There is a private taxi service in Storm Lake provided by Storm Lake Cab and a regional non-profit transit service, Regional Transit Authorities (RIDES), which maintains a Hub in Storm Lake and provides taxi



like service. Storm Lake maintains a coupon fund of 4,000 coupons that provide a \$1 discount for riders who complete their journey within Storm Lake City limits. Rising gas prices and increasing college and immigrant populations create the need to expand the existing transit services.

Rides



AVIATION

Storm Lake Municipal Airport is located outside of the city limits, southwest of the City. The airport is primarily used for business owners, agricultural sprayers, and recreational pilots for smaller aircraft. There are currently 36 based aircraft at the airport. There is an A/D building that has a hangar for Fixed Base Operators, three public T-hangars, one public conventional hangar, three private hangars, and six tie-downs. There are three runways. The primary runway is 17/35, a concrete runway 5,000 feet long by 75 feet wide. Runway 13/31 is a concrete runway 3,035 feet long by 50 feet wide. Runway 6/24 is a turf runway 1,962 feet long by 95 feet wide. See Appendix B for the 2017 Storm Lake Airport Master Plan.

FUTURE TRANSPORTATION PROJECTS



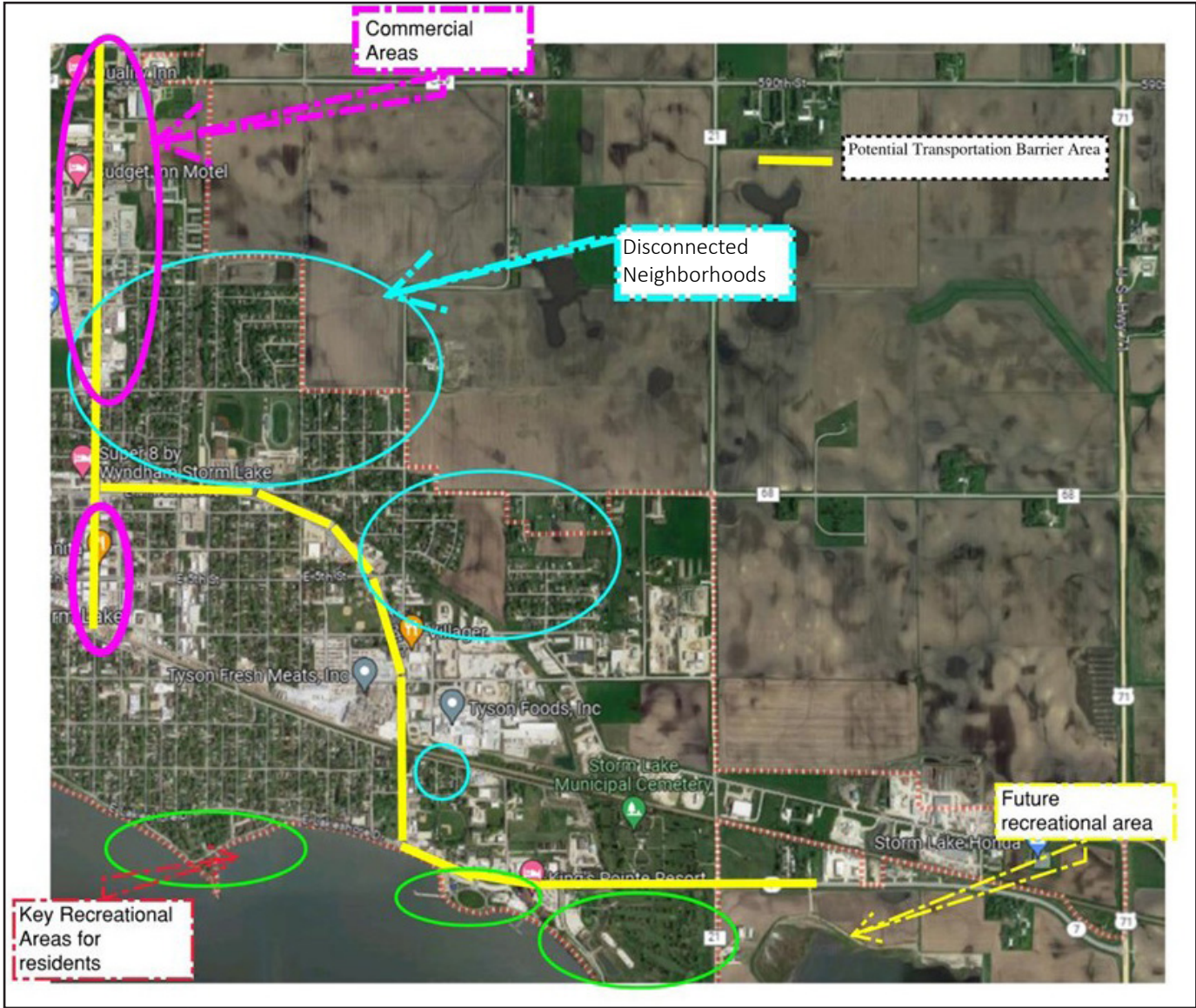
Highway 7 and Lake Avenue through the City of Storm Lake separate several neighborhoods from the northern Storm Lake shoreline, commercial areas in the downtown, and key existing and future recreational areas south of the City. Both roadways are major activity hubs within the city, hosting a variety of retail, business, recreational, and nature amenities for Storm Lake residents and visitors. The city is aware of the transportation barrier that these roadways create, especially for vulnerable roadway users like pedestrians and bicyclists. The city has committed to studying ways the barriers can be addressed using public input and Complete Streets policies and strategies.

Addressing these barriers is highly supported by the local community. The proposed project was initially



presented at the Comprehensive Plan open house on September 12, 2023. The city plans to continue to ask for public feedback on the project.

FIGURE 2.21: HIGHWAY 7 AND LAKE AVENUE GENERAL CONCEPT DISCUSSION MAP



Source: City of Storm Lake and Bolton & Menk

FUTURE TRANSPORTATION PROJECTS MATRIX

The City of Storm Lake has identified roadway improvements and other future transportation projects to consider over the next several years. The tables below outlines the current transportation funding document. It is important to note the costs are estimates and may change over time.

TABLE 2.6: ROADWAY RESURFACING PLAN

PROJECT NAME	DOT FUNDING COST*	NON-DOT FUNDING COST*	OVERVIEW
Vestal Street Roadway and Utility Improvements	\$3,442,000	\$1,592,000	Street, sidewalk, storm sewer, and watermain improvements from 5 th Street to 10 th Street.
East 4 th Street Improvements	\$3,135,000	\$2,099,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Cayuga Street to Flindt Road.
Oneida Street Improvements	\$2,280,000	\$1,638,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Bair Street to Lakeshore Drive.
Hyland & Northwestern Drive Improvements	\$2,522,000	\$1,063,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Angier Drive to Sunset Drive.
5 th Street Improvements	\$2,232,000	\$1,127,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Ontario Street to Erie Street.
Seneca Street & 13 th Street Improvements	\$1,660,000	\$1,105,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Erie Street to 12 th Street.
Milwaukee Avenue & Russell Street Improvements	\$2,250,000	\$1,506,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Flindt Road to Geisinger Road.
Lake Avenue Improvements 1	\$1,094,000	\$509,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Lake Avenue to 8 th Street.
College Avenue Improvements	\$1,094,000	\$509,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Lake Avenue to 8 th Street.
Lake Avenue Improvements 2	\$649,000	\$364,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Bair Street to Railroad Street.
10 th Street Improvements	\$817,000	\$548,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Erie Street to Seneca Street.
5 th Street Improvements	\$1,281,000	\$765,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Russell Street to Flindt Road.

*All cost estimates come directly from previous studies and may have changed since publication.



TABLE 2.7: FUTURE TRANSPORTATION PROJECTS

PROJECT NAME	PROJECT TYPE	TYPE	COST*	OVERVIEW
90th Street Reconstruction and Utility Extension	Future Project	Utility & Transportation	TBD	Multiple options exist for extending sanitary sewers, watermain, and storm sewers. Variables include the side of watermain, 8" or 10" and if storm sewers are designed. Option 1: 90th Street with 8" Watermain Option 2: 90th Street with 10" Watermain Option 3: 590th Street with 8" Watermain Option 4: 590th Street with 10" Watermain
Evergreen Ave Improvements	Future Project	Transportation	\$230,800	Sidewalk improvements centering along Evergreen Ave, including improved pedestrian ramps, adding missing sidewalk, and stub outs of evergreen into 10th St.
East Central Trails	Future Project	Transportation	\$1,018,300	Two phases of trails, trail lighting, and minor sewer upgrades that follow the rail ROW. Phase 1: Geisner Rd to Richland St. Phase 2: Richland St. to Lakeshore Dr.
Memorial Road Improvements	Future Project	Transportation	\$2,769,194	Memorial road replacement from East 3rd To Lakeshore Dr. with forcemain replacement, replacement and extension of 8" sanitary sewer, and storm sewer upgrades.
Airport Master Plan	Future Project	Transportation	TBD	Extension of Runway 17/35 upgraded lighting system and construction of a full parallel taxiway. Extension of runway 13/31, relocate an additional 210 feet of threshold, installation of approach path indicators and construction of a full parallel taxiway. Expand to include 11 more tie-down spaces, add T-anger space, and update airport zoning to address the changes to each runway identified.
Radio Road Access Road	Future Project?	Utility & Transportation	\$157,716	The addition of an access road, sanitary sewer extension and watermain updates on the dredge spoil site.
Airport Layout	Complete?	Transportation	TBD	Upgrades to the airport runways as outlined in the airport master plan.

*All cost estimates come directly from previous studies and may have changed since publication.



Infrastructure Management Plan	Future Project	Utility & Transportation	\$23,100,000	Implement an on-going pavement maintenance and rehabilitation program, implement a sanitary sewer rehabilitation program, implement a street and utility reconstruction program, update the water distribution model, develop a sanitary sewer collection model.
North Central Shared Use Path	Future Project	Transportation	TBD	Add onto the existing trail system that will run along Seneca up to 590th St.
Lake Avenue and Trunk Highway 7 Transportation Barrier Elimination Project	Future Project	Planning & Transportation	TBD	Major transportation barriers exist between residential neighborhoods, commercial areas, and recreational areas in Storm Lake. The city recognizes the need to connect low to moderate-income neighborhoods on the northeast side of Trunk Highway 7 to the economic and cultural destinations of Downtown and the northern Storm Lake shoreline. Existing transportation barriers will be addressed using Complete Streets policies and strategies.

**All cost estimates come directly from previous studies and may have changed since publication.*



PUBLIC INFRASTRUCTURE AND FACILITIES

OVERVIEW

The Infrastructure and Facilities chapter delves into the existing utility systems and future planning efforts for aging infrastructure and potential future growth and development. Public utilities that provide water resources and sanitation collection are essential in community life and future community development. In the City of Storm Lake, a small amount of potential residential growth has been identified during this planning period, though the primary immediate focus on utility infrastructure is identifying what exists and possible deficiencies within the public utility systems.

The City of Storm Lake is responsible for providing and maintaining the public water supply, sanitary sewer and storm water management. Other utilities, such as gas and electricity, are an important part of the city's development and infrastructure. However, these services are provided and maintained by a variety of private companies.

This chapter will analyze existing conditions, existing capacity, and assess future needs of the water, sewer, and storm drainage utilities. The primary goal of this plan is to establish local policies, standards, and guidelines to guide major utility investments and policy decisions.

Broadly defined, public infrastructure and facilities also include other public services, including public safety (police and fire) and city buildings. This chapter includes a brief description of those facilities. The parks facilities are discussed in Section 4.

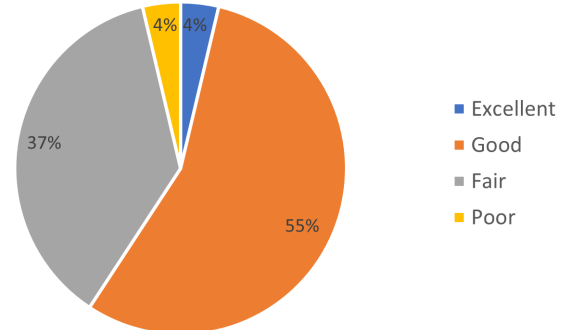
COMPREHENSIVE PLAN SURVEY

The comprehensive plan survey asked residents to rate the quality of various public utilities. Not all utilities are provided by the city; however, the survey asked respondents to rate both city utilities and other utilities, such as gas and electric. A majority of respondents rated the overall quality of

publicly provided services as good or excellent. The chart below illustrates the responses

FIGURE 2.22: RATING OF QUALITY OF PUBLICLY PROVIDED SERVICES

How would you rate the quality of publicly provided services in Storm Lake?



Source: Comprehensive Plan Survey

INFRASTRUCTURE AND FACILITIES GOALS

2022 STRATEGIC PLAN

The City Council goals outlined in its 2022 Strategic Plan relating to infrastructure are to:

High/Medium Priority

- Keep Building Houses (especially single-family dwellings)
- Grow the Community in an Outward Direction
- Pursue Water Regionalization Efforts
- Reinforce Storm Lake as a Safe Community

Low Priority



- Upgrade and Improve Distressed Properties (Infills)
- Implement Recommendations from the Downtown Master Plan

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan goals are based on existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee. The Infrastructure and Facilities goals emphasize the management and maintenance of public systems. Proper management of infrastructure is a key to efficiently and cost-effectively maintaining the system.

Goal 1: Rehabilitate or replace aging infrastructure within the sanitary collection system, water distribution system, and water supply.

Rehabilitate or replace sanitary collection system to reduce inflow and infiltration (I&I).

Replace undersized watermain and cast-iron pipes to reduce watermain breaks and increase fire flow capacity.

Provide watermain looping for systems supply redundancy and a water balanced system.

Eliminate long shared services for both water supply and sanitation collection.

Increase water production capabilities to serve current and future water supply demands.

Minimize water system losses and promote water reuse to lower water supply demand.

Regularly update the Storm Lake Infrastructure Management Plan.

Couple roadway improvements with utility upgrades when possible.

Goal 2: Effectively manage, maintain, and improve the existing stormwater management system to support the existing systems and any potential growth within the Community.

Identify areas prone to flooding and improve drainage systems within these areas.

Provide stormwater drainage systems that enhance the natural environment.

Promote low impact development features where possible.

Goal 3: Solidify partnerships and policies regarding sewer and water systems.

Maintain the existing system integrity.

Ensure that all systems meet State and Federal requirements.

Develop a sanitary sewer collection model.

Address future system needs using a regional perspective and partner with other jurisdictions to achieve shared utility goals.

WATER SUPPLY AND DISTRIBUTION

Storm Lake's water system currently serves the City of Storm Lake, as well as several bordering systems, including the City of Lakeside, Lake Creek Homeowners Association, the City of Truesdale, and homes outside of municipal boundaries. The current estimated population served is 12,503 and the region is expected to continue to grow in the coming years.

In addition to the residential needs, the City serves as the home to two large industrial users, a pork processing plant and a turkey processing plant. These two industries are the top two water users and use approximately 70-80% of the water produced by the water system each year. They are also a major source of employment and economic growth within the area. The City's existing water source consists of 10 wells. The City is currently in the process of constructing two additional wells to replace two existing wells at the end of their useful lives. The following table summarizes the well characteristics:



TABLE 2.8: SUMMARY OF EXISTING WELL SYSTEM

WELL	YEAR DRILLED	WELL DEPTH	AQUIFER	CAPACITY
Well 3*	1949	110 ft	Pleistocene	0 gpm
Well 4	1959	1,690 ft	Jordan	600 gpm
Well 7	1968	110 ft	Pleistocene	600 gpm
Well 8	1969	89 ft	Pleistocene	600 gpm
Well 11	1972	90 ft	Pleistocene	350 gpm
Well 14	1988	464 ft	Dakota	1,000 gpm
Well 15	1990	488 ft	Dakota	700 gpm
Well 18	2007	96 ft	Pleistocene	600 gpm
Well 19	2010	115 ft	Alluvial	350 gpm
Well 20	2015	497 ft	Dakota	1,100 gpm
Well 21*	2022	110 ft expected	Alluvial	--
Well 22*	2023	490 ft expect	Dakota	--
Total Capacity				5,900 gpm
Maximum Usable Capacity				4,600 gpm
Firm Usable Capacity				3,500 gpm
*Well 3 is out of service due to age and equipment issues. Wells 21 and 22 are under construction and are intended to replace Wells 3 and 15 which are at the end of their useful lives. Their flow rate is not included in the current capacity calculation.				

The table below shows the City's available source capacity compared to projected demands.

TABLE 2.9: CAPACITY AND PROJECTED DROUGHT DEMAND

CAPACITY AND PROJECTED DROUGHT DEMAND ⁽¹⁾	
Existing Firm Usable Capacity	3,500 gpm
Existing Peak Day Demand	5,783 gpm
Historical Peak Day Drought Demand ⁽²⁾	5,006 gpm (drought periods 2011-2021)
Projected Peak Day Demand	7,200 gpm
Projected Peak Day Drought Demand	6,207 gpm
⁽¹⁾ All gpm flowrates calculated assume a 20-hour pump run time to allow pumps time to rest and aquifers time to recharge.	
⁽²⁾ Peak day drought demand is lower than peak day non-drought demand due to conservation measures in place during drought periods.	



All wells are pumped to water treatment facility. The City of Storm Lake's existing water treatment plant is designed to provide safe, palatable drinking water in accordance with regulations created by the Environmental Protection Agency (EPA) and enforced by the Iowa Department of Natural Resources (IDNR). The City's current water treatment goals include reducing hardness to 250-300 mg/L as CaCO₃ (to meet industrial customer goals), meeting all National Primary Drinking Water Standards, and meeting Secondary Drinking Water Goals for iron and manganese. An assessment of the treatment facility was performed in 2021 and it was recommended the facility be replaced based on the age and condition of the facility and treatment process, as well as projected capacity requirements.

The City's water infrastructure system also currently includes two ground storage reservoirs at the water treatment facility and three elevated water storage tanks. Clearwell 1 was constructed in 1978 and Clearwell 2 was constructed in 1980. These ground storage reservoirs combine to provide 1.675 MG water storage at the water treatment facility. Tower 1 is located south of the Ontario Street and 5th Street intersection in the City's downtown. It has a 750,000 gallon capacity and was constructed in 1956. Tower 2 has a 500,000 gallon capacity and was constructed in 1974. It is located approximately 1,000 feet south of Milwaukee Avenue in the eastern portion of the community. Tower 4 is located in the western portion of the City and south of the West Lake Estates development. It has a 500,000 gallon capacity and was constructed in 1991. An additional 1.75 MGD storage tank will be constructed in 2024 at the intersection of 3rd and Mae Street and Tower 1 will be decommissioned shortly thereafter. Upon completion of these efforts, the City's storage capacity will be sufficient to meet its needs and the IDNR's storage requirements.

The City's water distribution system consists of approximately 228,200 linear feet of pipe sizes ranging from 1" to 18" and composed of plastic, cast iron, ductile iron, and copper materials. Over half of the system (approximately 144,700 linear feet) is comprised of pipes which are 6" or smaller in diameter.

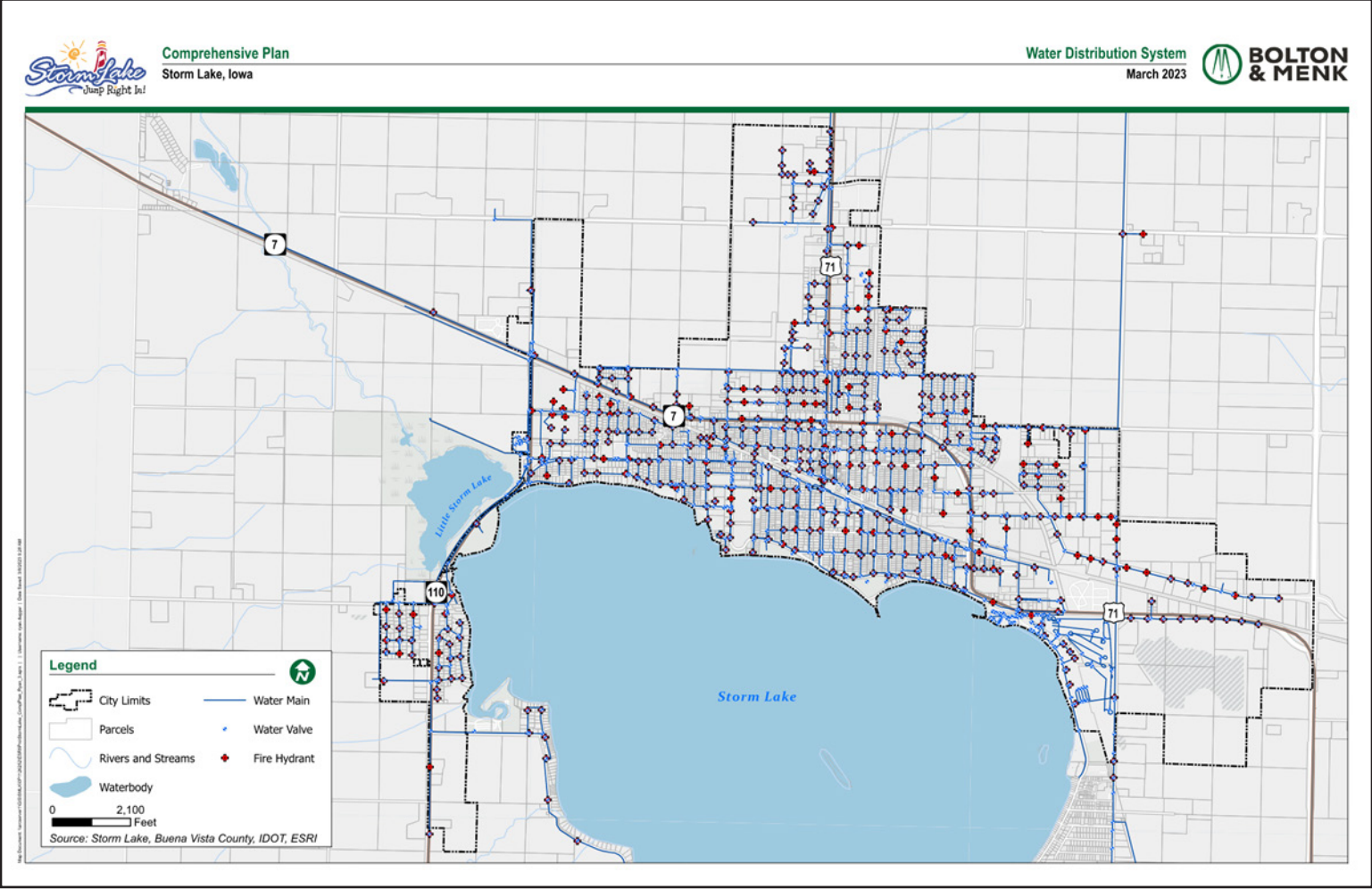
The City generally has two trunk water mains which supply water to the majority of the City, ultimately conveying potable water to Tower 2. The primary trunk consists of an 18" cast iron main which generally traverses the community from the water treatment facility at the west end of the City

along 10th Street, Geisinger Road, East Milwaukee Avenue, and Rothmoor Road to Tower 2. The secondary trunk consists of a 12" main comprised of plastic and cast-iron segments. This water main traverses the community from the water treatment facility on the City's west side along 5th Street, 3rd Street, and Richland Street to Tower 2.

Nearly 218,400 linear feet of the system is believed to be original, with approximately 127,900 of these original mains being composed of cast iron. Based on the age of the structures served by cast iron mains coupled with the predominant vintage of cast iron use within the United States, it is concluded that the original cast iron pipes were primarily installed between 1900 and 1960. The cast iron portion of the system has also been observed to contain lead packed joints. The City should implement within its capital improvements plan the replacement of the aging water distribution system, specifically focusing on the cast iron and undersized water mains.



FIGURE 2.23: WATER DISTRIBUTION SYSTEM



SANITARY SEWER SYSTEM

The City of Storm Lake's sanitary system serves the cities of Storm Lake and Lakeside, which had a combined population of 11,969 at the 2020 Census and have had continued growth since 1990. Wastewater in the City of Storm Lake is generated from residential, commercial, and industrial users. Current significant industrial users (SIU) include Buena Vista County Solid Waste Commission and Meridian Manufacturing. Wastewater flows are also affected by the inflow and infiltration (I&I) in the system. Inflow refers to stormwater that enters the wastewater system during rain events, through things like manholes or sump pumps. Infiltration is when groundwater enters the wastewater system through cracks or leaking pipes and manholes. Wastewater flows are dependent on the time of day, day of the week, season, and weather conditions.

With the variable nature of wastewater flows, several different flow types are evaluated to design or improve facilities. These include Average Dry Weather (ADW), Average Wet Weather (AWW), Maximum Wet Weather (MWW), and Peak Hourly Wet Weather (PHWW) flow.

The City of Storm Lake's wastewater treatment facility was constructed in 1984. The existing facility is an activated sludge system with UV disinfection. Since its original construction, improvements were completed in 2009, 2013, and 2014. Major

improvements in 2013 included: a new 21-million-gallon equalization basin, headworks building, grit removal and grit washing system, rotating cylindrical plate screen, flow meters, conversion of intrachannel clarifiers to aeration basins, new aeration equipment, two new final clarifiers, and a standby generator. The addition of a UV disinfection system occurred in 2014. The wastewater treatment facility with the following characteristics:

TABLE 2.10: WASTEWATER TREATMENT FACILITY CHARACTERISTICS

WASTEWATER TREATMENT FACILITY CHARACTERISTICS	
Average Dry Weather Flow (mgd)	2.30
Average Wet Weather Flow, AWW (mgd)	6.45
Peak Hourly Wet Weather Flow (mgd)	25.0
Carbonaceous Biochemical Oxygen Demand, CBOD5 (lbs/day)	6,480
Total Suspended Solids, TSS (lbs/day)	7,972
Total Kjeldahl Nitrogen, TKN (lbs/day)	1,293

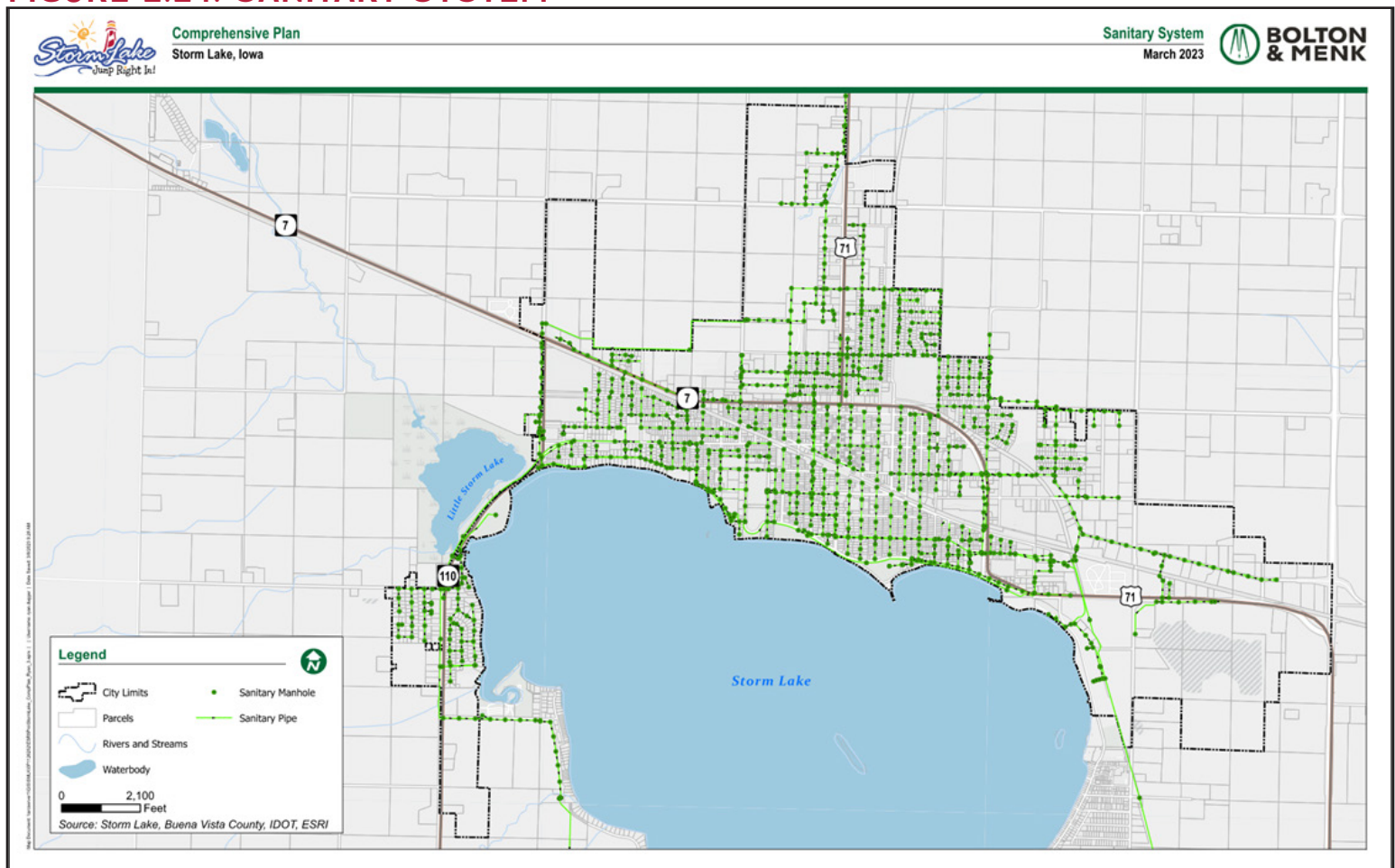


It is expected that the wastewater treatment facility is in adequate condition and does not need immediate improvements. The City should continue monitoring the condition of the treatment facility and its ability to achieve current and future wastewater treatment standards.

The existing sanitary collection system is comprised of approximately 270,000 linear feet of pipe sizes ranging from 8 to 30-inch diameter pipe and composed of vitrified clay pipe (VCP), steel, and plastic pipe materials. Additionally, the system contains 17 lift stations with approximately 70,000 linear feet of forcemain pipe ranging from 2 to 24 inch diameter pipe and composed of cast iron and plastic materials. It is estimated that approximately 80% of the sanitary mainline pipe is VCP. VCP is susceptible to infiltration through deteriorated joints, as well as cracks and broken pipe segments. The existing collection system is susceptible to

excessive inflow and infiltration. For this reason, infiltration of groundwater into VCP sanitary mains and services is expected to be a significant source of clear-water into the system. The City should implement within its capital improvements plan the replacement of the aging sanitary collection system. Replacing the aged VCP pipe will reduce clear-water entering the system and can reduce cost of treatment as well as minimizing sewer backups into private property.

FIGURE 2.24: SANITARY SYSTEM



STORM WATER

Most Iowa cities have existing pipe networks that were only designed to relieve ponding in the original plat. These stormwater systems were not designed with effects to downstream properties in mind. At the time of construction, the goal was to provide efficient and cost effective removal of stormwater runoff from developed areas. Within the City of Storm Lake, this resulted in the construction of stormwater pipes that ultimately convey runoff to the North Racoon River. The community is essentially split into two independent watersheds by the Canadian National Railroad, with the parts to the north and east draining to Poor Farm Creek and eventually to the North Racoon River. Areas to the east and south drain to Storm Lake which outfalls to Outlet Creek and ultimately the North Racoon River.

Based on the existing storm system, the effects of unmitigated growth can cause flooding of downstream systems. One of the best methods of mitigating the effects of growth is through the construction of stormwater retention basins. These basins are designed to store excess runoff at elevations where there is no adjacent property damage. The runoff is stored until the existing storm sewer can take it away. Studies have shown that these basins not only provide flood protection but can also help to remove stormwater pollutants.

The City currently has approximately 100 stormwater ponds and raingardens as part of the stormwater system. Additional stormwater ponds and infiltration practices should be considered for rate control and water quality in areas of new development and redevelopment. It should be noted, there are soils throughout the City that are impervious and do not promote infiltration. Other BMPs, such as filtration basins, may be necessary to achieve rate control and water quality in those areas.

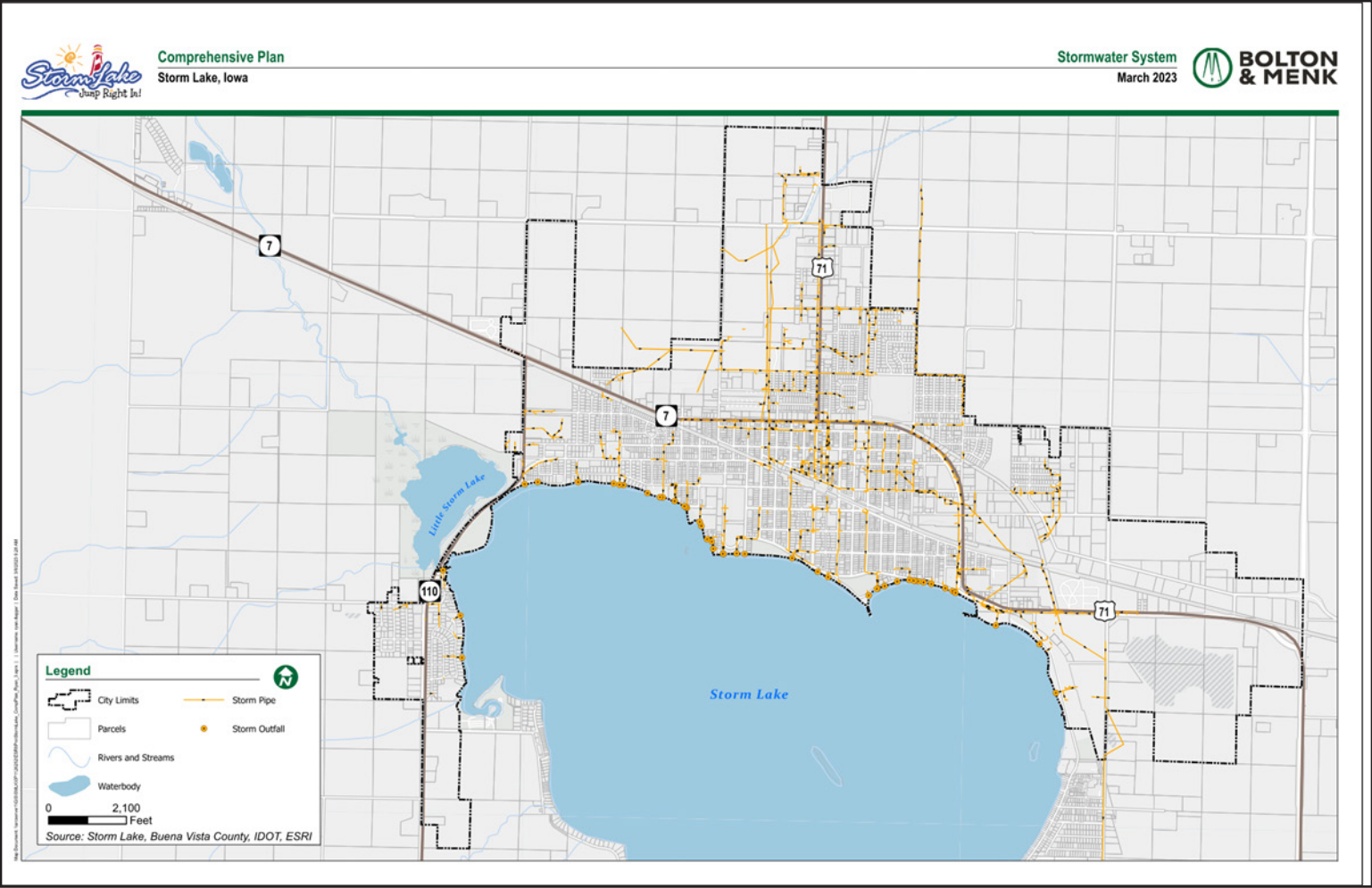
The existing storm sewer system within Storm Lake is comprised of generally 10 to 72-inch diameter pipe, along with various ditches and channels that convey water to Poor Farm Creek or Storm Lake. Pipe materials vary greatly and include metal (CMP or DIP), plastic (PVC), and concrete (RCP). Much of the storm water system is undersized. It is recommended that the City consider providing a storm sewer network capable of providing a level of service that accommodates the 10-year storm event for all new development and redevelopment. Such a system would be able

to sufficiently drain the 10-year event with minimal to no ponding in the streets. Beyond a 10-year event, intermittent ponding could be anticipated. Simultaneously, it is also recommended that the storm sewer network be able to provide a level of protection accommodating the 100-year storm. The level of protection could be achieved by providing detention ponds and emergency overflow pathways as well as other methods to minimize the likelihood of a 100-year event causing flooding to businesses and residential properties. It is suggested that such consideration be evaluated each time a street is to be reconstructed.

In 1987, the US Congress amended the Clean Water Act to include stormwater pollution and directed the Environmental Protection Agency (EPA) to initiate rulemaking. The first round of EPA rules were implemented in 1991 when NPDES Phase I permits were required for all cities exceeding 100,000 in population. Phase II was implemented in 2003 and targeted all cities with populations exceeding 10,000. In 2008, the Phase II rulemaking expanded the list of targeted cities to include cities with populations exceeding 5,000 and that discharge into an impaired water. The Iowa Department of Natural Resources (IDNR) assumed responsibility for implementing the rules and issuing all Phase II permits. The NPDES Phase II rules apply to all construction disturbances of one acre or more. As part of a larger urban region, the City of Storm Lake is recognized as an MS4 (Municipal Separate Storm Sewer Systems) municipality and must comply with the NPDES Phase II rules. The City is in compliance with the permit criteria and has created a storm water prevention and management plan for the community. To continue achieving compliance, the City likewise should continue to incorporate various measures which enhance water quality and minimize water runoff quantity. The City should consider periodically revisiting its stormwater utility fee structure to generate revenue for the implementation of improvements.



FIGURE 2.25: STORMWATER SYSTEM



FACILITIES OVERVIEW

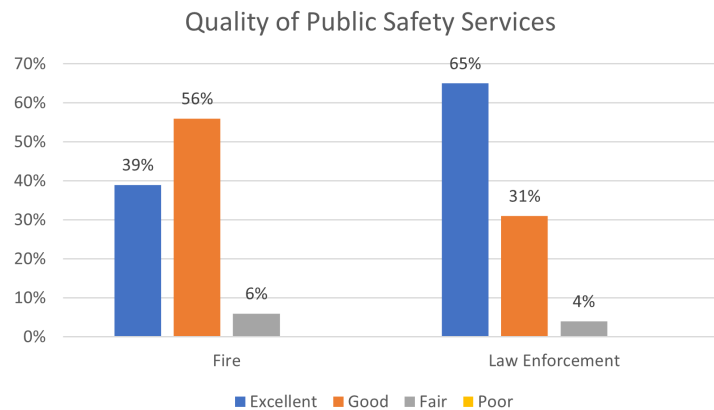
An important part of any city is the facilities and services it provides to its residents, businesses and visitors. This section focuses on three of the most important facilities in Storm Lake: Police and Fire, the Library, and City Hall.

PUBLIC SAFETY

The Police and Fire Departments are located in the East Milwaukee Commercial corridor area. To provide safety and emergency services to areas close to the community and Highway 71 users, the city works together with the county and local institutions in serving those needs.

Respondents to the Comprehensive Plan survey overwhelmingly described the quality of public safety services in Storm Lake as excellent or good.

FIGURE 2.26: QUALITY OF PUBLIC SAFETY SERVICES



Source: Comprehensive Plan Community Survey

POLICE

Sworn officers, civilian community service officers, managerial personnel, and administrative support staff make up the police force. All five of the Public Safety department's branches are supported administratively by the offices located in the Police Department building. The Department has an authorized strength of 19 sworn officers, which breaks down by rank as follows: 1-Police Chief, 1-Assistant Police Chief, 4-Lieutenants, 2-Detectives, 1-K-9 Officer, and 10-Patrol Officers.

FIRE

Residents of the City of Storm Lake and the townships that surround it can get emergency response services from the Fire Department. These services include fire prevention, fire response, hazardous materials, inspections, and rescue operations. The Fire Department also assists the Building Department with rental inspections. The Fire Department in Storm Lake is authorized for 31 volunteer Fire Fighters, it currently has 18. There is a paid full-time Fire Chief and a paid full time Fire Fighter.

PUBLIC LIBRARY

The library which currently sits at an approximately 9,350 square feet, provides a library catalog circulation, a meeting space and is home to the Witter Art Gallery. The library currently has 6 members on staff. Aside the provision of books the library provides several other services to the public which include library cards, wireless hotspot, inter-library loan, faxes, scans and copies, public computers, home delivery and a meeting room. The section for the library on the website also provides eBooks and audio options.



CITY HALL

Storm Lake City Hall is the center of city government. Located in downtown Storm Lake, City Hall provides access to staff and services provided by the city, such as administration, building inspections, utility billing, business information and many more. City Council and other community meetings are held in the Council chambers at City Hall.



Source: City of Storm Lake Website



ECONOMIC ENVIRONMENT



OVERVIEW

Storm Lake aims to encourage positive economic benefits and opportunities that will create more amenities for the community, its residents, and visitors and tourists. This is in line with creating a thriving community that others can move to for comfortable living and work.

This chapter looks at the existing economic conditions in Storm Lake, which provide the basis for locating businesses and industries within the community. The existing conditions contribute to the recommendations concerning economic development and future endeavors. These also help show market realities, which, in turn, inform the city about specific businesses or industries they would like to attract.



ECONOMIC DEVELOPMENT GOALS

2022 STRATEGIC PLAN

The City Council goals outlined in its 2022 Strategic Plan relating to economic development are to:

High/Medium Priority

- Keep Building Houses (especially single-family dwellings)
- Grow the Community in an Outward Direction
- Update the Sign Ordinance, Improve Wayfinding

Low Priority

- Upgrade and Improve Distressed Properties (Infills)
- Implement Recommendations from the Downtown Master Plan
- Develop Apprenticeship Programs
- Identify Jobs for Young People to Keep them in Storm Lake
- Solicit Assistance from the University for Marketing Help



COMPREHENSIVE PLAN GOALS

When it comes to the economic goals, the Comprehensive Plan emphasizes goals that will help generate and attain economic benefits and possibilities for the city. Storm Lake is a major employment area for all of Buena Vista County and within the Iowa Lakes Corridor region. These goals help realize the overall vision of the city and take into context the overall larger region. The objectives that will fuel the expansion of the city are shown by the recommendations.

Goal 1: Support and expand the City's existing economic base.

Ensure city processes and regulations related to land development, permits, and construction are easy to understand.

Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites.

Increase the amount of workforce housing within Storm Lake.

Continue developing and improving the downtown core.

Leverage the railroad that runs through town to attract development.

Goal 2: Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses.

Ensure an adequate supply of land for business locations and target new areas for businesses in the Land Use Plan.

Plan for and expand public utilities and streets when needed and when appropriately financially feasible.

Increase the number of retail and restaurant options within the City.

Goal 3: Provide an environment that supports the successful and continued employment of all residents.

Provide business financing options for new or struggling businesses.

Plan for the development and integration of transit services and housing options

in the community while also maintaining other supports required to ensure the success of business and labor.

Work with Iowa Lakes Corridor Development Corporation to attract and retain businesses.

Study the existing childcare deficiencies and provide incentives to lower the price of childcare and increase the number of providers.

COMPREHENSIVE PLAN SURVEY

COMMERCIAL ADDITIONS

The survey found there is a large desire for an increase in retail and restaurants within Storm Lake. Thirty-six percent (36%) of respondents said they shop for goods online, 22% shop downtown, 38% shop in commercial areas outside of downtown, and 4% said they shop outside of Storm Lake. When asked what types of businesses and services should be added the top two choices were restaurants and retail stores at 78.4% and 70.6% respectively.



FIGURE 3.1: WHERE DO YOU SHOP FOR GOODS AND SERVICES



Source: Comprehensive Plan Community Survey

CHILDCARE

The survey found only 2% of respondents believe there are adequate childcare options in Storm Lake. Nearly 16% were neutral and 82.3% thought there weren't adequate childcare options. The City of Storm Lake received a Rural Child Care Market Study Grant to analyze this issue. The study will provide a needs assessment of existing conditions and a roadmap to address the current deficiency. The tools include ways for local community groups and childcare organizations to obtain grants, feasibility for a childcare center, expansion of existing facilities, and ways to support in-home providers.

The analysis is scheduled to begin in August, 2023, with a final report and strategic plan in early 2024.

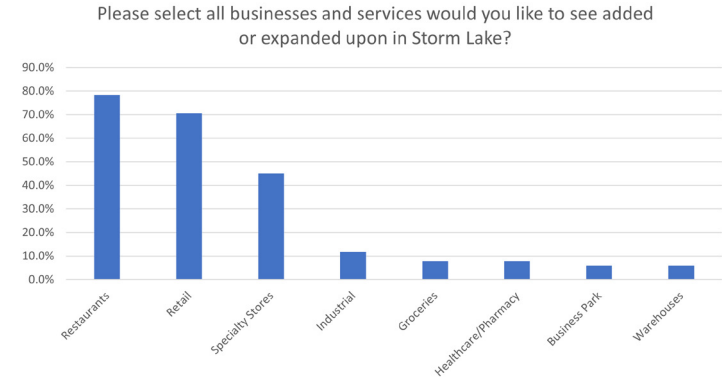
CURRENT CONDITIONS

The following paragraphs provide data on several factors influencing economic development in the city. The data included in this section is derived from a variety of sources, including US Census Data, Esri ArcGIS Business Analyst, and the Storm Lake, Iowa, Laborshed Area Study prepared by Iowa Workforce Development. In some cases, there is conflicting data. The reasons for these conflicts are discussed below.

EMPLOYMENT OVERVIEW

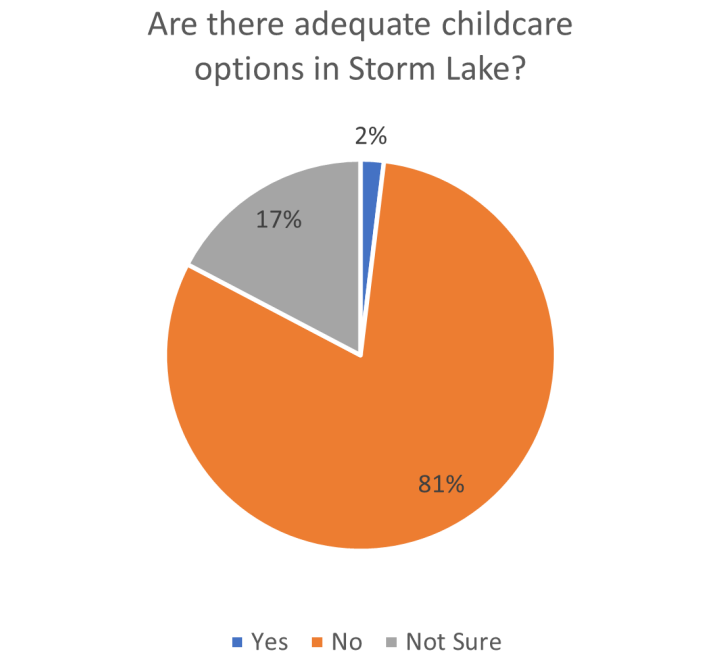
Figure 3.4 is an infographic showing a general overview of employment in Storm Lake. The infographic is generally based on US Census data. As noted earlier, Storm Lake has some concerns about the accuracy of the census data collected in the city. Issues affecting the census data collection included the compressed timeframe, collection during the COVID-19 pandemic, and the inability

FIGURE 3.2: BUSINESSES TO BE ADDED OR EXPANDED



Source: Comprehensive Plan Community Survey

FIGURE 3.3: ADEQUATE CHILDCARE



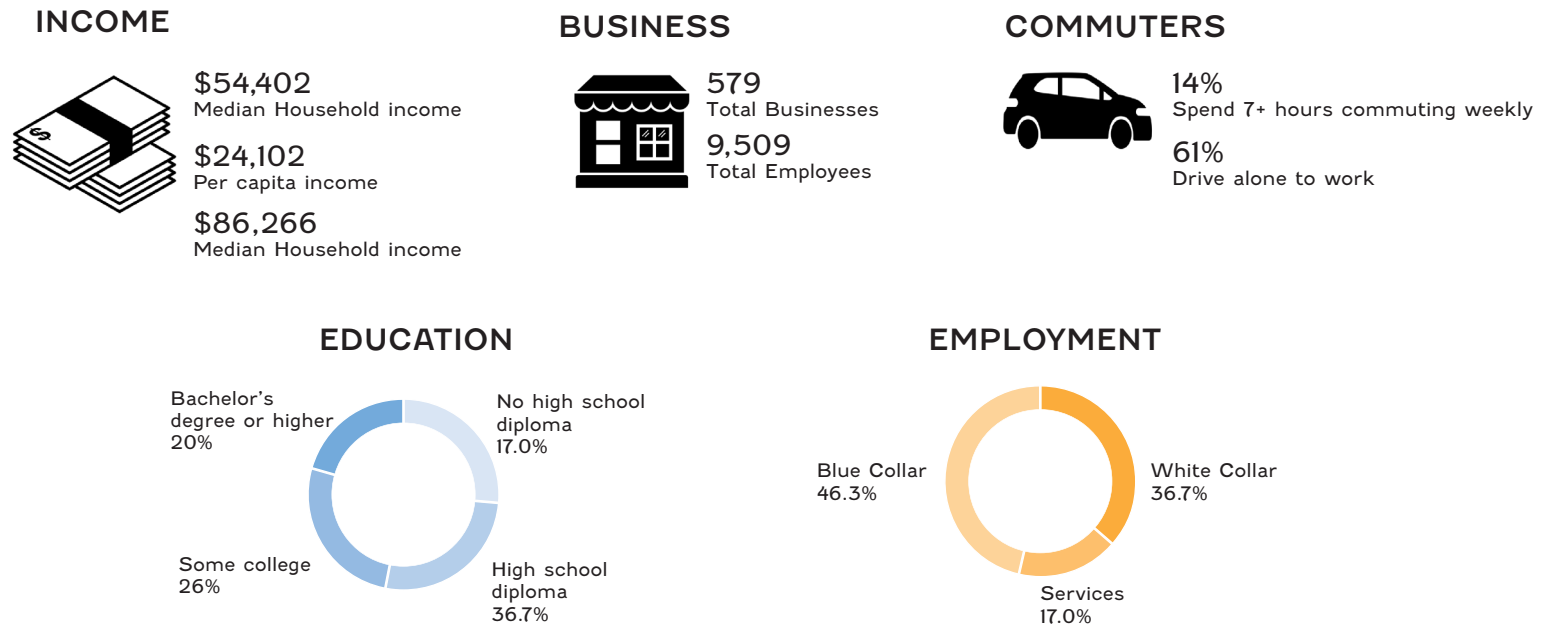
Source: Comprehensive Plan Community Survey

to contact many of the immigrant population of the city. All of these factors combined may have resulted in inaccurate data and projections. The data depicting a high percentage of those without a high school diploma appears to be particularly inaccurate. The 2022 Storm Lake Area Laborshed Study indicates only 3.9% of employed workers have less than a high school diploma.

OCCUPATIONS

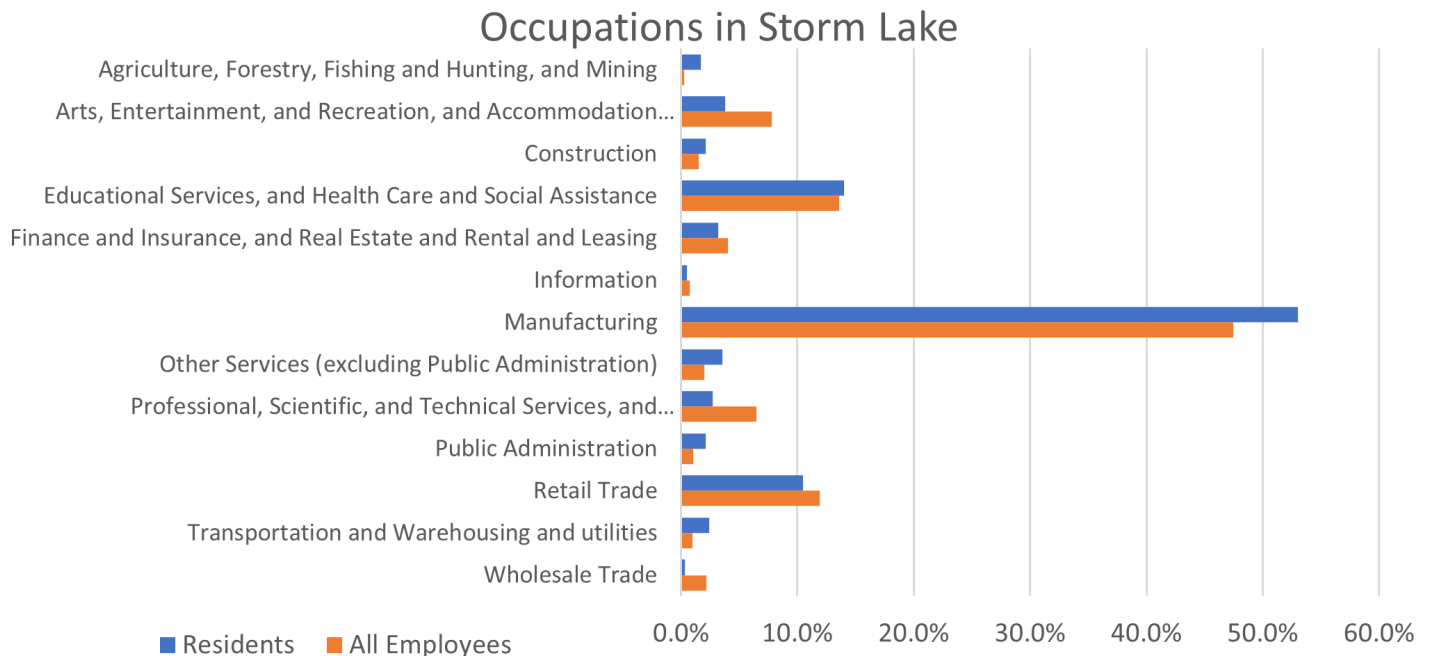
Figure 3.5 looks at the jobs held by Storm Lake residents 16 years and older in comparison to those held by all employees. All employees includes both residents and those who commute to work from outside the city. The single largest occupation category in Storm Lake is manufacturing, which employs 53% of residents and 47.5% of all employees.

FIGURE 3.4: EMPLOYMENT OVERVIEW



Source: Esri ArcGIS Business Analyst

FIGURE 3.5: OCCUPATIONS IN STORM LAKE

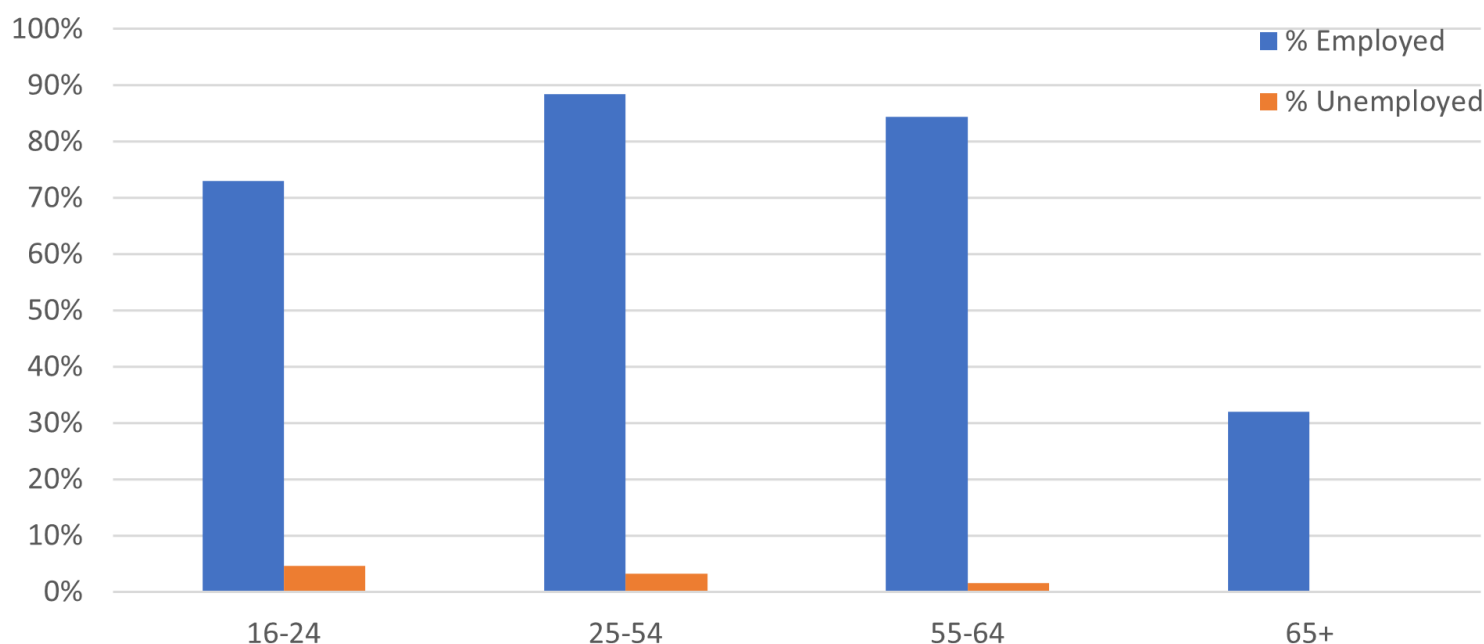


Source: US Census and OnTheMap



FIGURE 3.6: EMPLOYMENT BY AGE GROUP

Employment Status by Age



Source: Esri ArcGIS Business Analyst

EMPLOYMENT BY AGE GROUP

In 2022, Storm Lake had an estimated overall unemployment rate of 3.4% which is slightly higher than the state average of 3% but consistent with the overall US unemployment rate. A low unemployment rate means more people have jobs and are working, but it may also mean there are fewer workers available to fill job openings.

The unemployment rate measures the share of workers in the labor force who do not currently have a job but are actively looking for work. Unemployment rates are often measured in age groups to separate those new to the workforce (ages 16-24) and those who are more established in the workforce. In general, the unemployment rate is usually higher for the younger population. This is true in Storm Lake, where the unemployment rate for the 16-24 age group is 6%, while in the 25-54 age group it is 3.5 % and 1.9% in the 55-64 age group.

INDUSTRY SECTOR WITH LOCATION QUOTIENT

The table below uses a location quotient (LQ) to compare the concentration of business and industry within Storm Lake to the concentration in Buena Vista County. If an LQ is equal to 1, then the industry has the same share of its area employment as it does in the county. An LQ greater than 1 indicates an industry with a greater share of the Storm Lake employment than is the case countywide.

The location quotient is often utilized to illustrate surpluses and leakages in a market area. In this case, Buena Vista County is considered the market area and Storm Lake is compared to the overall market area. The City of Storm Lake has a relative advantage in the sectors of manufacturing, retail trade, information, arts, entertainment, recreation, and accommodation and food services, and other services, except Public Administration.



TABLE 3.1: INDUSTRY SECTOR

	STORM LAKE		BUENA VISTA COUNTY		
INDUSTRY	EMPLOYED	PERCENT	EMPLOYED	PERCENT	LOCATION QUOTIENT
Agriculture, forestry, fishing and hunting, and mining	59	1.7%	544	7.8%	0.22
Construction	73	2.1%	316	4.6%	0.47
Manufacturing	1822	53.0%	2672	38.5%	1.38
Wholesale trade	12	0.3%	161	2.3%	0.15
Retail trade	361	10.5%	666	9.6%	1.09
Transportation and warehousing, and utilities	82	2.4%	305	4.4%	0.54
Information	18	0.5%	25	0.4%	1.45
Finance and insurance, and real estate and rental and leasing	110	3.2%	302	4.4%	0.74
Professional, scientific, and management, and administrative and waste management services	93	2.7%	248	3.6%	0.76
Educational services, and health care and social assistance	482	14.0%	1151	16.6%	0.85
Arts, entertainment, and recreation, and accommodation and food services	130	3.8%	186	2.7%	1.41
Other services, except public administration	121	3.5%	226	3.3%	1.08
Public administration	72	2.1%	132	1.9%	1.10
Total Full-time employed	3435	100.0%	6934	100.0%	1.00



PLACE OF EMPLOYMENT (ON THE MAP)

The majority of Storm Lake residents work within Storm Lake. Furthermore, more people commute to work in Storm Lake than leave the city for work. Figure 3.7 illustrates the inflow and outflow of workers in Storm Lake. The arrows do not reflect the direction of travel; rather they illustrate the numbers commuting into and out of the city, and those workers who both live and work in Storm Lake. The Storm Lake Laborshed Study also indicates 68% of Storm Lake's workforce live and work in Storm Lake, while 32 % of Storm Lake's workforce live outside of Storm Lake.

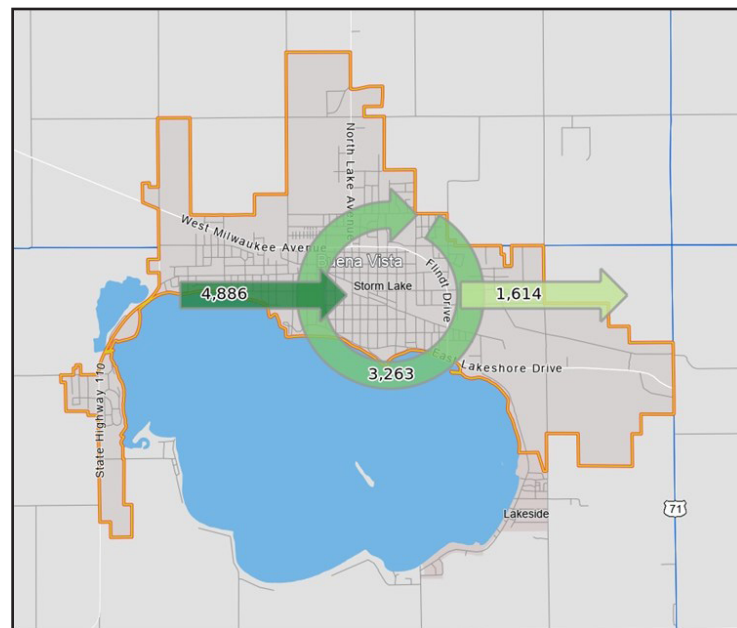
STORM LAKE LABORSHED AREA STUDY

The Iowa Workforce Development released the Storm Lake, Iowa, Laborshed Area Study in 2022. It is a supply-side labor availability study based upon current commuting patterns which are not restricted by political boundaries such as county or state lines. The Laborshed Study reports the workforce characteristics that are unique to Storm Lake's Laborshed area including: employment status; likeliness to change or accept employment; occupation & industry; job search resources used; current & desired wages and benefits; age; education; and distance willing to travel for work, among others.

The Storm Lake laborshed includes an area much larger than Storm Lake, as shown in Figure 3.8.

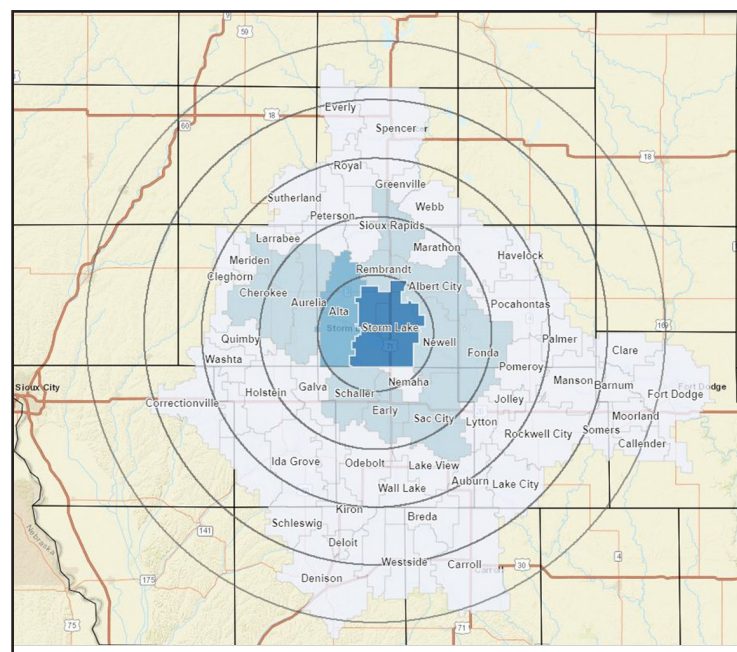
A copy of this study is available at <https://www.iowaworkforcedevelopment.gov/laborshed-studies>.

FIGURE 3.7: INFLOW/OUTFLOW ANALYSIS



Source: OnTheMap (US Census), 2020

FIGURE 3.8: STORM LAKE LABORSHED AREA



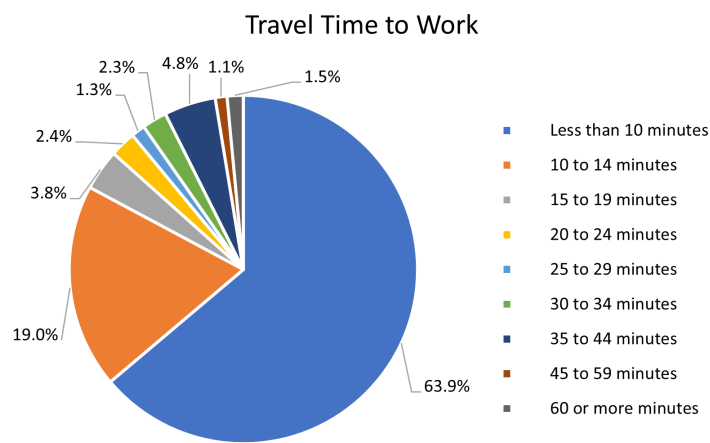
Source: Iowa Workforce Development



COMMUTING TIME

Figure 3.9 shows the travel time of residents of Storm Lake. This defines the time they take to get to work within and outside of the city. The ideal commute time has been said to be 16 minutes, any time taken beyond that could be considered counterproductive for individuals and workplaces. Approximately 63.9% of residents take less than 10 minutes to travel to work. Roughly 1.5% of Storm Lake residents take 60 or more minutes to get to work. According to the Storm Lake Laborshed Analysis, 93% of Storm Lake’s workforce live within 24 miles of the city.

FIGURE 3.9: TRAVEL TIME TO WORK



Source: US Census, 2020 American Community Survey, 5-year Estimates

DOWNTOWN

Storm Lake’s downtown is the heart of the city with shopping and amenities located along Lake Avenue and Erie Street. The Future Land Use map designates a specific area for Downtown Mixed Uses to protect and enhance the downtown area. Storm Lake has completed a downtown master plan to explore how to best enhance existing features and amenities, improve streetscapes, and better connect downtown to adjacent neighborhoods.

The downtown has many assets, including the Storm Lake Library, Harmony Gardens, Witter Gallery, Buena Vista County Historical Society, Santa’s Castle, City Hall, and the County Courthouse. These spaces draw in community members and enhance the downtown. There are also vacant and underutilized parcels, such as the vacant properties along Railroad Street, the Meta Bank building, and the West 6th and Michigan Street parcel. The downtown plan found that community members desire the following amenities downtown:

Entertainment and Community Spaces

- Façade Improvements
- Lighting Improvements
- Parking Considerations
- Plantings
- Public Art
- Retail
- Restaurants
- Housing
- Seating
- Bike Racks
- Trash Receptacles
- Streetscape Improvements
- Walkability
- Connectivity
- Wayfinding

FIGURE 3.10: DOWNTOWN MASTER PLAN BEFORE & AFTER VISUALIZATION



 Source: City of Storm Lake Website



ECONOMIC DEVELOPMENT PARTNERS

The Iowa Lakes Corridor Development Corporation is Storm Lake's economic partner. The Iowa Lakes Corridor Development Corporation is a regional development organization that works primarily within the four county region of Buena Vista, Clay, Dickinson, and Emmet. The city and Iowa Lakes Corridor Development Corporation work in tandem to advance the amount and quality of business development within the region.

ATTRACTING BUSINESS

Storm Lake currently works through the typical economic development approach of proactively contacting companies that are seeking business sites. These recruitment efforts often include ways to incentivize the company to come to the community. This approach often turns into a race to the bottom with limited gains made for the municipality that gets the company.

Establishing a local business retention and expansion program can help Storm Lake's economy thrive. Existing research shows local companies generate much higher economic value to their local community than national chain stores which transfer money out of the community. Potential barriers that Storm Lake can help local business owners overcome are management expertise, marketing, branding, and workforce training.

The typical economic development approach will continue to be an appropriate tool to attract businesses in Storm Lake. There are also other types of tools the city may find useful, especially if used in conjunction with other incentives. Storm Lake can utilize its strengths to attract



new businesses and retain existing businesses. For example, the city could establish partnerships with Buena Vista University to develop job training programs. The city could also consider programs to address the lack of childcare, an issue facing communities nationwide.



IOWA LAKES CORRIDOR

DEVELOPMENT CORPORATION



NATURAL ENVIRONMENT



PARKS, RECREATION, AND TRAILS

OVERVIEW

Parks are a great addition to communities: they provide necessary space for activities and are vital to a community's quality of life; they play a role in the economic development of a community; and parks and open spaces provide recreational opportunities while ultimately contributing to the environmental health of communities. When maintained properly, parks, recreational facilities, and trail systems are a great community asset.

The goals for Parks, Recreation and Trails were created based on existing data, surveys, pop-up events, and recommendations from the Storm Lake Comprehensive Plan Steering Committee.

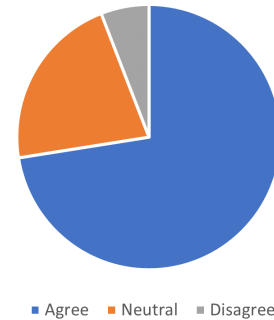
COMPREHENSIVE PLAN SURVEY

The comprehensive plan survey found that 72.5% of respondents believe Storm Lake's existing parks and trails meet their daily recreational needs. When asked how often they use Storm Lake's parks or open space the most common response (41.5%) was every few weeks.

There were many different ideas for how existing parks could be improved. The most common answers involved the desire for more courts or pitches and pickleball. Multiple respondents would like more indoor recreation opportunities, including an indoor recreation center, swimming pools, and summer camps.

FIGURE 4.1: PARKS AND TRAILS MEET NEEDS

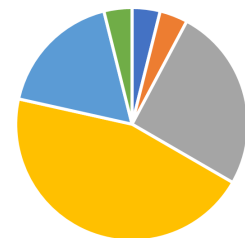
Storm Lake's parks and trails meet my household's daily recreational needs.



Source: Comprehensive Plan Survey

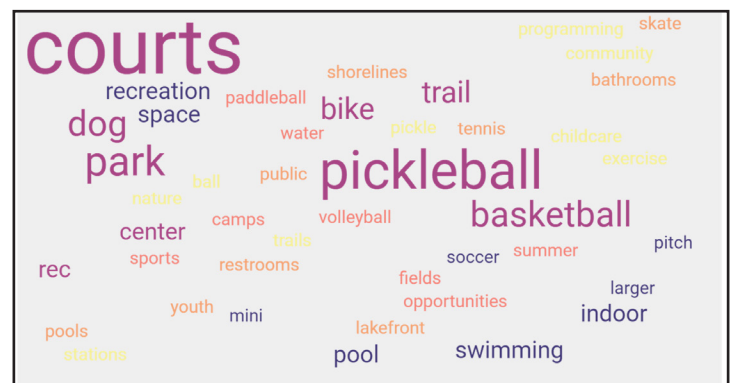
FIGURE 4.2: USE OF PARKS

How often do you use Storm Lake's parks and open space?



Source: Comprehensive Plan Survey

FIGURE 4.3: IMPROVING EXISTING PARKS



Source: Comprehensive Plan Survey



PARK, RECREATION AND TRAILS GOALS

The goals outlined in the 2022 Strategic Plan relating to recreation are to:

- Develop a Recreation Plan for the Spoils Site
- Initiate a Recreation Feasibility Study
- Market City Properties for Sale
- Investigate New Pickle Ball Courts
- Solicit Assistance from the University for Marketing Help
- Pursue More Indoor Soccer Facilities
- Continue Trail Connections and Enhancements
- Update the Sign Ordinance, Improve Wayfinding

COMPREHENSIVE PLAN GOALS

The goals for Parks, Recreation and Trails were created based on existing data, surveys, pop-up events, and recommendations from the Storm Lake Comprehensive Plan Steering Committee.

Goal 1: Ensure parks meet the needs of the diverse Storm Lake population and strengthen the image of the city as a premier destination. Identify areas where neighborhood parks & larger parks should be placed.

Provide park facilities that range in types and sizes to accommodate a wide variety of recreational activities.

Continuously evaluate and analyze the relevancy of park amenities and recreational programming within Storm Lake.

Create a plan that will better connect Storm Lake to state parks and wildlife management areas to provide better recreational opportunities for its community members.

Periodically survey community preferences and needs regarding parks and recreation. Using this information, update CIP programs, the comprehensive plan, and strategic plan to reflect the needs of the community.

Ensure park equipment is ADA accessible and allows for the elderly to be able to access it in its entirety.

Goal 2: Maintain an environmentally and economically sustainable park, recreation, and trail system that meets the needs of current and future residents and visitors.

Promote the linkage of open space and natural resources.

Acquire land in natural areas to contribute to maintaining high quality natural resources.

Encourage environmental awareness among citizens.

Expand Storm Lake's tree canopy and update regulations to promote the addition of more trees.

Ensure that parks and recreation facilities are built in the most cost efficient manner and coordinated with other city projects.

Goal 3: Park improvements shall respond to the needs and preferences of a diverse community. This includes accommodating people of different ages, cultures, abilities, and incomes.

Continue adding park land so all residents are within a 15 minute walk of a park.

Goal 4: Provide a safe, convenient, and comprehensive trail and sidewalk system that

FIGURE 4.4: CHAUTAUQUA PARK



Source: City of Storm Lake



supports walking and bicycling for both recreation and transportation.

Continue the Storm Lake Trail to the west to connect to Frank Starr Park.

Map out future locations for parks and trails.

Develop parks and open space near commercial areas, residential areas and the university to link areas together with parks.

Parks should be integrated into the city's bike and pedestrian system.

EXISTING PARKS AND TRAILS

Storm Lake currently has eleven city parks, four public school sites, and two private school sites. The city has one private recreation area called the Field of Dreams.

AWAYSIS PARK

AWAYSIS Park is located on the shore of Storm Lake to the west of King's Pointe Resort. It has a family playground, swimming beach, picnic area, public restrooms, an open shelter, and a lighthouse to add to its uniqueness. Within AWAYSIS is Kolb Gardens, a flower garden in memory of Robert Kolb. There is an off-street trail located along the edge of the lake with on-street connections to Lakeshore Drive and Sunrise Road.

CHAUTAUQUA PARK

Chautauqua Park, Storm Lake's largest park by area, is located on the north shore of the lake. Chautauqua Park contains a veteran's monument, U.S Navy fighting ship anchor, tennis courts, basketball court, playground, mini-pitch, public restroom, and an enclosed shelter house.

CIRCLE PARK

Circle Park is located south of the Buena Vista University. The park has a picnic area, park benches, a dock, and an off-street trail at the shore.

EMERALD PARK

Emerald Park is located on the western edge of Storm Lake near Frank Starr Park, and has a

multipurpose court, tennis courts, play equipment, and tables.

FIELD OF DREAMS

Field of Dreams is a private non-profit sports complex that hosts a variety of youth recreation including flag football, baseball, and soccer.

FRANK STARR PARK

This park lies on the west shore of the lake along Highway 110. It is one of the larger parks found in Storm Lake. Its amenities include a playground, an open shelter, restrooms, sand volleyball court, butterfly garden, and an ADA accessible public dock. The Storm Lake Trail runs along the lake front and near Highway 110.

KIWANIS PARK

Situated in the central part of the city, this authentic neighborhood park embodies the Kiwanis International motto, "Serving the Children of the World." Both the Hy-Noon Kiwanis and Kiwanis Beavers clubs of Storm Lake collaborated to fundraise for the development of a playground, reflecting Kiwanis' commitment to community service. In alignment with Kiwanis values, future enhancements for the park include a half-basketball court, grilling area and an open shelter, fostering a space for recreational activities and community gatherings.

OSCAR BAUMANN PARK

Oscar Baumann is a small park along Highway 110 near Frank Starr Park which has benches, a lakefront trail and a maintained flower garden.

RADIO PARK

Radio Park is located at the intersection of Flindt Drive and Lakeshore Drive across from the lake. This park features playground equipment and an area for open space for outdoor recreation. It also has a large detention pond for storm water runoff.

SENECA PARK

It is located just north of the police station. It has a playground, picnic area, and the Hoop Dreams basketball court.



SCOUT PARK

Scout Park is located west of the Buena Vista University along the lake. The park has a swimming beach, a picnic area, a playground, public restrooms, and public docks. Buena Vista University also maintains an ice-skating rink during the winter.

STORM LAKE TRAIL

Storm Lake Trail runs along Storm Lake and connects Circle Park with the town of Lakeside.

SUNRISE PARK

Sunrise Park is located along the east shore of the lake. The park has a boat ramp and picnic tables along the lake. The park has a volleyball court, boat ramp, fish cleaning station, lake trail, open shelter, picnic area, playground, public docks, and public restrooms. Across from the park, is the Sunrise Campground to the west and Sunrise Golf Course to the north.

SUNSET PARK

Sunset Park is home to the Heritage Tree Museum as well as a band shell, public restrooms and public dock.

WEST NINTH STREET PARK

West Ninth Street Park is primarily used to host youth baseball games, but also includes a playground and a picnic area.

FIGURE 4.5: EXISTING PARK AND TRAILS MAP

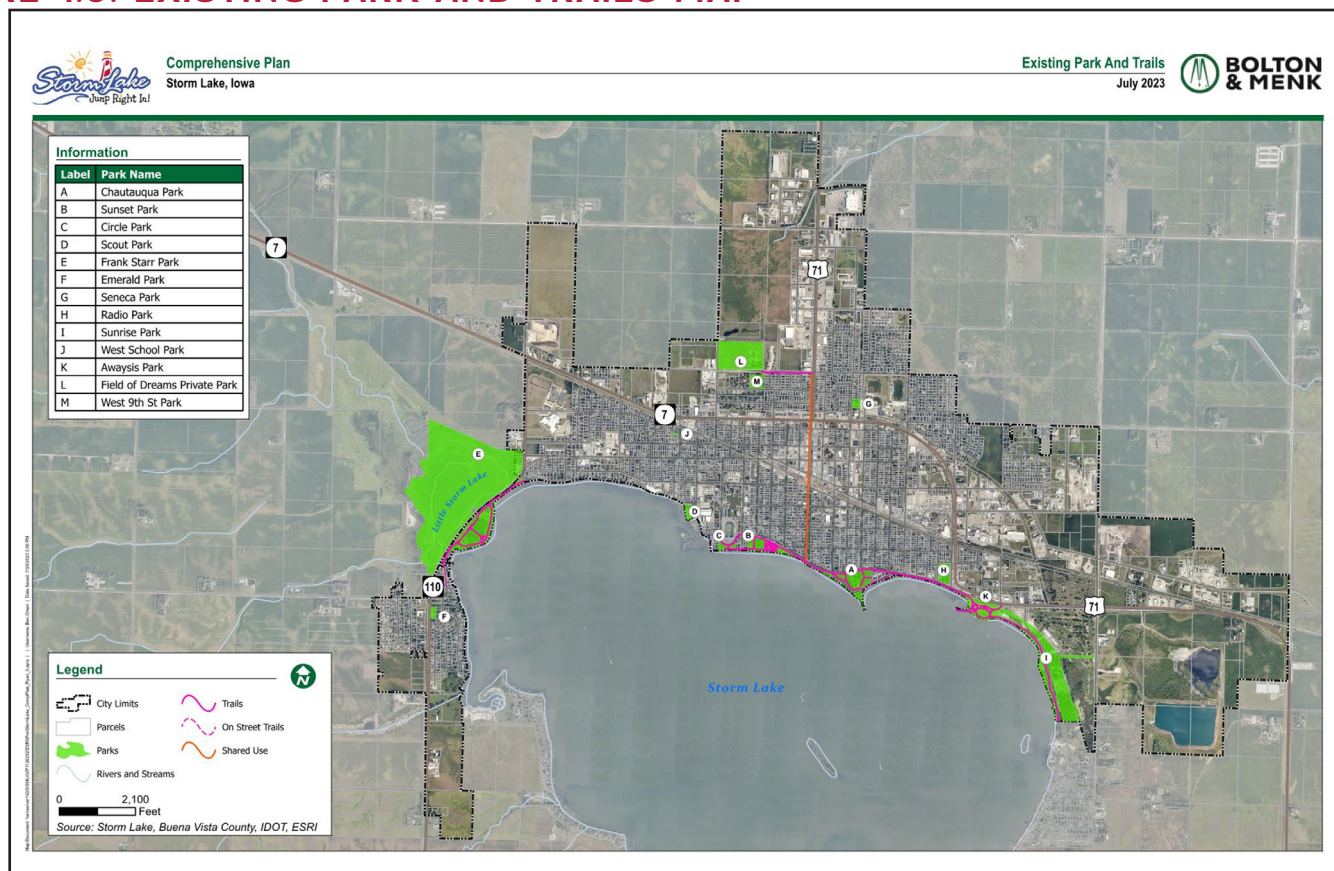


TABLE 4.1: PARK AND AMENITIES

AMENITIES & FEATURES	AWAYSIS	CHAUTAUQUA	CIRCLE	EMERALD	FRANK STARR	KIWANIS	OSCAR BAUMANN	RADIO	SCOUT	SENECA	SUNSET	WEST 9TH	SUNRISE
Bandshell											X		
Baseball Diamond												X	
Basketball Court		X		X		X				X			
Boat Ramp													X
Boat Rentals	X												
Butterfly Garden					X								
Campground													X
Concessions	X												
Disc Golf													X
Enclosed/All Season Shelter		X											
Fish Cleaning Station													X
Gaga Ball Pit					X					X			X
Lake Trail	X	X	X	X	X		X		X		X		X
Open Shelter	X				X								X
Pickleball		X		X									
Picnic Area	X	X	X	X	X		X		X	X	X	X	X
Playground	X	X		X	X	X		X	X	X	X	X	X
Public Docks	X	X	X		X				X		X		X
Public Restrooms	X	X			X				X		X		X
Soccer Mini Pitch		X											
Swimming Beach	X	X			X								
Tennis Courts				X									
Tree Museum											X		
Volleyball					X								X

FUTURE PARK, RECREATION AND TRAIL OPPORTUNITIES

ABNER BELL WETLAND

The Abner Bell Wetland was once a lime lagoon that was transformed into a wetland and bioretention cell. This innovative project works by removing pollutants through settling and through biological uptake, slowing down storm water, and supporting wildlife habitat. The wetland is in a Wildlife Management Area, and is a place to enjoy wildlife and a variety of plant species.



TRAIL EXPANSIONS

Trails were a common theme identified within the survey and community engagement. The trail system is primarily around the lake with few shared use paths located elsewhere in the city. The lake paths are also not completely continuous and have various breaks throughout. There are plans for trails being built off the lake including the East Central Trail and the North Central Shared Use path.

DREDGE SPOIL SITE

The existing dredge spoil site is on the eastern edge of Storm Lake. This area was created when sediment from the lake was removed after water scrubbing devices were added to the lake to reduce sediment loading. By 2017 the dredging was complete, and the site was no longer needed to store the sediment. The site has a unique landscape with dramatic differences in topography and land cover and is near one of the entrances to Storm Lake.

The Dredge Spoil Site Study explores the possibilities of the site with the vision of community stakeholders. The proposed site includes commercial areas. Bike trails, hiking trails, natural play areas, soccer fields, pickleball and tennis courts.

FIGURE 4.6: CITY TRAIL



Source: City of Storm Lake

FIGURE 4.7: DREDGE SPOIL SITE FEASIBILITY STUDY



Source: City of Storm Lake





NATURAL RESOURCES

OVERVIEW

The most prominent natural feature in Storm Lake is the lake, but there are other natural resources, such as plants and animal habitats, located around Storm Lake. Wildlife, water, and soil do not recognize political boundaries, and as such, it is vital a regional approach be taken on the natural environment. The value of conservation of water resources, green spaces, and wildlife can be seen in economic, ecological, cultural, health, and recreational benefits.

This section outlines existing natural resources within Storm Lake, strategies which lessen the impact of future development to natural resources, and actions that can be implemented to increase the vitality of natural land through conservation and protection. Future growth of the region can have significant impacts on the natural areas in and around Storm Lake. Investing in green infrastructure, infill development, biodiversity, and wildlife habitats can mitigate potential impacts.



NATURAL RESOURCE GOALS

2022 STRATEGIC PLAN

The City Council goals outlined in its 2022 Strategic Plan relating to natural resources are to:

High/Medium Priority

- Pursue Water Regionalization Efforts
- Develop a Recreation Plan for the Spoils Site

Low Priority

- Upgrade and Improve Distressed Properties

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan goals are based on existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee. The Comprehensive Plan Natural Resources goals emphasize conservation and sustainability, which are consistent with the overall vision to develop healthy neighborhoods and parks. These goals will help generate multiple benefits, both environmental and economic, by attracting residents and visitors.

Goal 1: Promote sustainable resource management and a quality natural environment within and surrounding Storm Lake.

Prioritize investments that protect undeveloped land and critical plant and animal habitats.

Update watershed management policies and practices to minimize flooding and reduce environmental impacts such as sediment deposition.

Restore sensitive land such as flood-prone areas, wildlife habitats, viewsheds, and wetlands to their natural state.

Create a network of open space hubs serving humans and wildlife along and between streams and other corridors.

Communicate the economic benefits of green infrastructure and an ecologically sensitive approach to planning and development.

Goal 2: Strive towards creating an environmentally and economically sustainable built environment throughout the city and region.

Upgrade existing lake access points with additional amenities including boating access, and, where feasible, create additional lake access points.

Increase tree canopy throughout the city, targeting main corridors, key gateways, and community gathering places.

Preserve functional green spaces.

Goal 3: Improve sustainability on city projects and facilities through investments and policies.

Identify and prioritize investments in green infrastructure as part of transportation and other infrastructure projects.

Develop metrics to assess the impact of projects and the impacts of investment in sustainability on city projects and financial benefits.

Coordinate policies and investment across jurisdictions regionally.

Review land use codes and add policies/incentive to promote low impact development.

Assess the feasibility and ecological impact of burying electrical utilities.

Evaluate projects to ensure impacts do not adversely impact any segment of the population.

Goal 4: Create productive green assets from existing brownfields or underutilized land.

Develop programs to sensitively reuse brownfields and underutilized properties.

Advocate for the reduction in impervious surfaces.

NATURAL RESOURCE PROJECTS – PAST, PRESENT AND FUTURE

Storm Lake is very active in promoting environmental sustainability. Currently, Storm Lake owns/operates nearly 100 rain gardens/bioreactors.



The city recently completed a dredging project in Storm Lake, has adopted and implemented a regionally-robust stormwater management ordinance, and is active in the North Raccoon Watershed Management Coalition. In February, 2022, the city completed the Dredge Spoil Site Master Plan Study, to develop a recreation master plan for the dredge site, more fully described in Chapter 3.

The city continues to plan projects focusing on sustainable practices and managing its natural resources, including consideration of water reuse, water regionalization, and other related measures to lessen the water draw from available aquifers.



SOCIAL ENVIRONMENT



COMMUNITY CHARACTER

OVERVIEW

The City of Storm Lake can be seen in many different lights. Storm Lake is an economic hub in northwestern Iowa and Buena Vista County. Storm Lake is a vacation getaway with a popular resort and an expansive park system. Storm Lake is a diverse community that works to make all feel included. Storm Lake is a connection of neighborhoods with a vibrant downtown. Each of these elements combine to give Storm Lake its unique identity within Iowa.

The concept of a community character can be found in both the built environment and in the interactions between individuals. It is often difficult to measure how the character of the community changes, but in this section the city has made efforts to do so.

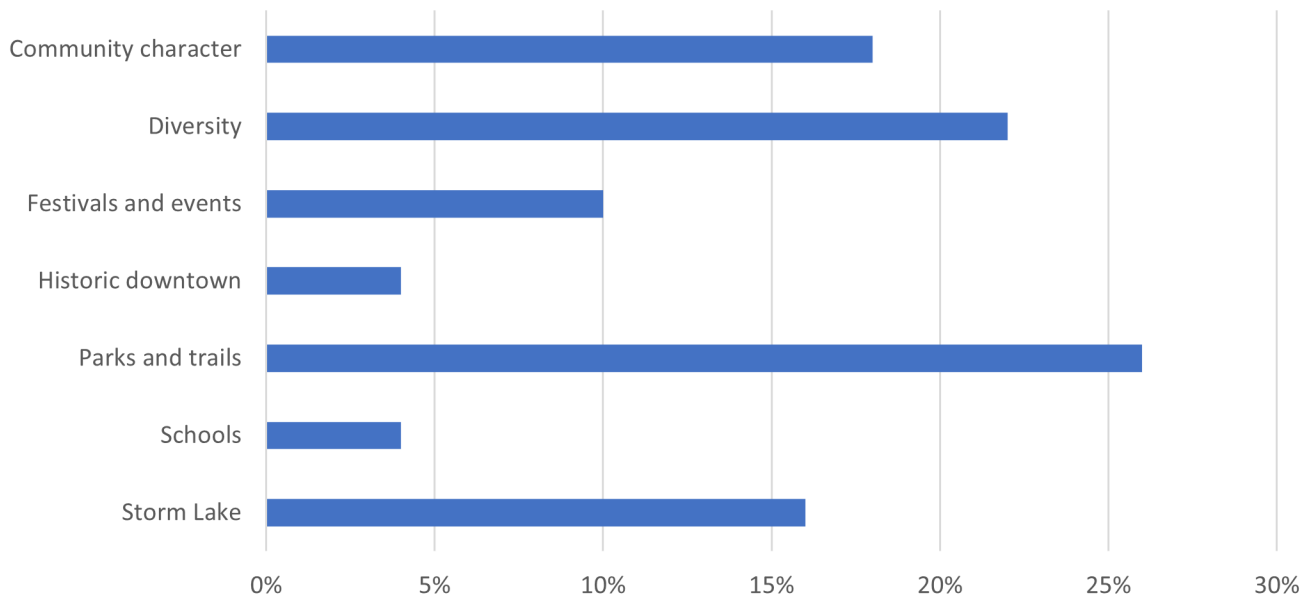


COMPREHENSIVE PLAN SURVEY

The survey asked, “What is your favorite component about Storm Lake?” Responses: Most respondents (26%) chose parks and trails. Diversity (22%) and community character (8%) were the next most frequent responses.

FIGURE 5.1: FAVORITE COMPONENT OF STORM LAKE

What is your favorite component about Storm Lake?



Source: Comprehensive Plan Survey



The survey asked if respondents felt welcome and/or safe in the community. The vast majority of respondents always or often felt both welcome and safe, while 15% sometimes felt welcome and safe. Only 4% rarely felt welcome, and no one responded they never felt welcome and safe.

When asked if Storm Lake has an inclusive and diverse community and treats everyone with respect and dignity, 50% agreed, 32% were neutral, and 18% disagreed.

COMMUNITY CHARACTER GOALS

2022 STRATEGIC PLAN

The goals outlined in the 2022 Strategic Plan relating to community character are to:

- Redefine the Downtown Business District
- Improve and Expand Community Outreach Efforts
- Strengthen and Enhance Public Information Efforts
- Support Neighborhood Night Outs

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan goals were created based off existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee.

Goal 1: Support a strong, connected, inclusive vision for the city.

Prioritize participation in public events and processes for all residents.

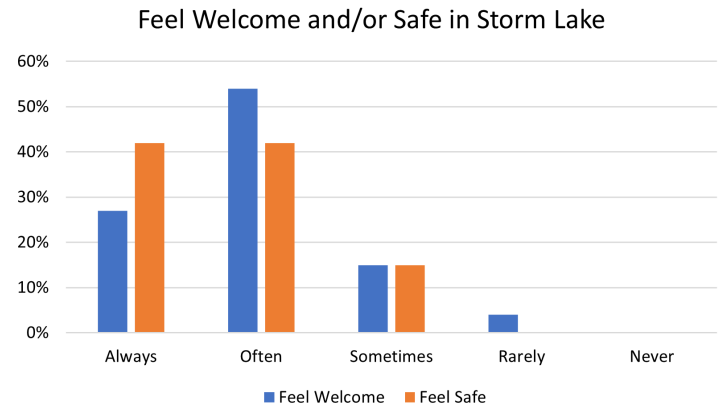
Maintain a system of public places and events that allow for more interaction between community members.

Celebrate, respect, and represent the diverse social and cultural backgrounds of the city.

Seek to address any disparities in outcomes through dedicated resources and partnerships.

Goal 2: Strengthen the built environment and increase the design and amenities of the city.

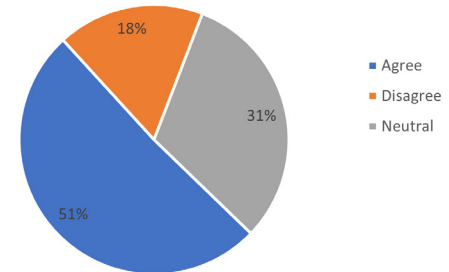
FIGURE 5.2: FEELING WELCOME AND/OR SAFE



Source: Comprehensive Plan Survey

FIGURE 5.3: INCLUSIVENESS

Storm Lake has an inclusive and diverse community and treats everyone with respect and dignity.



Source: Comprehensive Plan Survey

Increase tree canopy throughout the city, targeting main corridors, key gateways, and community gathering places.

Include public art as elements of public projects, including infrastructure projects.

Maintain and improve existing public infrastructure, buildings, equipment, and parks.

Identify facility and infrastructure needs associated with future development.

Goal 3: Invest in people within Storm Lake.

Identify and prioritize investments in people where there are critical gaps using work programs.

Pursue initiatives and opportunities that direct more resources to affordable housing.



Assist small businesses with affordable commercial space and connecting them with job seekers.

Continue to promote transparency of community investment.

Support the presence of an educational system that meets the needs of students, future job seekers, and lifelong learning.

art, streetscape materiality, lighting, and wayfinding all total up and contribute to the sense of place. Telling the story of your community and reinforcing that message in overt and subtle ways is the art of creating a sense of place.

PLACEMAKING

Placemaking is a broad term often defined as a reimagining of public spaces to be the active centers of a community; akin to thinking of a house as a home. Placemaking is different than just quality urban design; it takes a community-based look at the public realm, such as an underutilized plaza or parking lot, and works to maximize the shared value.

Constructing and reinforcing community identity happens at every layer of development. Each project, development, or key intersection is a stage in which to communicate your brand to residents and visitors. Well-maintained planting areas, public

Project
for Public
Spaces

OVERVIEW

Tourism covers a wide range of activities for Storm Lake including leisure, shopping, and business. Storm Lake is exceptional in that it has a wonderful waterfront and a unique resort destination within the city. As a whole tourism is often resilient; however, the tourism industry is also fragile due to market fluctuations on the local level and, as a result of public health events, including the COVID-19 pandemic. It is important for the city to not only focus on the needs of visitors, but also to evaluate how new tourist attractions will affect residents. A community driver approach incorporating concepts of sound economics, natural and cultural resource stewardship is critical to developing plans for tourism. To be successful, tourism projects and investments must have buy-in from the community, most importantly the businesses and local entrepreneurs that create and contribute to the tourism within Storm Lake.

This section identifies existing tourism within Storm Lake and outlines strategies for continued improvement of the sector within the city.

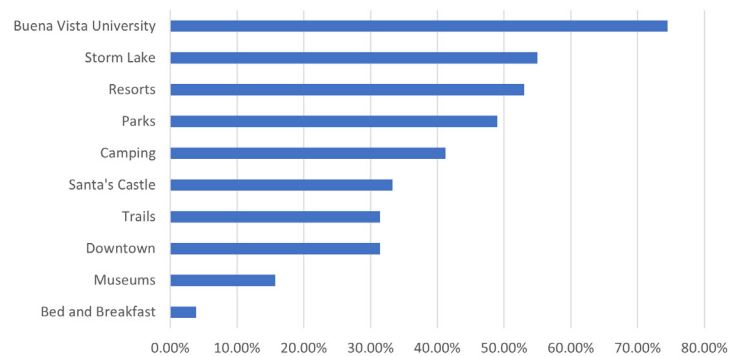
COMPREHENSIVE PLAN SURVEY

Respondents to the survey identified the biggest destinations in Storm Lake as Buena Vista University, the lake, a resort and parks.



FIGURE 5.4: DESTINATION PLACES

What places located in Storm Lake would you consider a destination? Select all that apply.



Source: Comprehensive Plan Survey



TOURISM GOALS

2022 STRATEGIC PLAN

The goals outlined in the 2022 Strategic Plan relating to tourism are:

- Implement Recommendations from the Downtown Master Plan
- Redefine the Downtown Business District
- Develop a Recreation Plan for the Spoils Site
- Update the City's Web Site
- Focus on Quality over Quantity
- Upgrade and Improve Distressed Properties
- Solicit Assistance from the University for Marketing Help

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan goals were created based off existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee.

Goal 1: Continue making downtown a more vibrant and attractive location.

Prioritize investments outlined in the downtown master plan.

Increase the width and availability of sidewalks along heavily trafficked areas.

Slow automobile speeds, and promote alternate modes of travel.

Create quick build placemaking strategies and create long-term implementation for popular projects.

Promote the development of vacant and brownfield sites within downtown.

Goal 2: Utilize existing environmental assets.

Fully connect the trail along the lake front and develop branches of the trail into downtown.

Create more access points to the lake and upgrade existing access points with additional amenities including boating access.

Increase the amount of water based programming.

Complete the dredge spoil site plan and create a vibrant gateway to Storm Lake.

Goal 3: Increase tourism based infrastructure.

Work with Buena Vista University and Iowa Central Community College to increase programs designed for college students.

Support existing tourism based businesses with marketing and infrastructure beautification.

Develop a tourism master plan.

Increase the availability of key attractions and assets such as restaurants, cultural attractions, recreational amenities, shopping, and restrooms.

Create a beautification plan to formalize improvements to gateways to the city, public art, streetscape improvements, urban furniture, lighting, natural areas and sustainability.

Keep the Storm Lake visitor's section of website updated with current events.

Continue working with Storm Lake United and Buena Vista University for marketing and promotion.



EXISTING TOURIST ATTRACTIONS

BEACHES

Storm Lake beaches include the beaches in Sunrise park and AWAYSIS park, and the Bel Air beach that allows for leisure, fishing, and swimming.

BUENA VISTA HISTORICAL SOCIETY AND MUSEUM

The Buena Vista Historical Society and Museum has information and items about Buena Vista County's history.

BUENA VISTA UNIVERSITY

Buena Vista University is a cultural hub within Storm Lake. The university hosts a variety of events throughout the year and the students bring a wave of activity to the city.

CHAINSAW WOOD SCULPTURES

Throughout Storm Lake parks and downtown there are many different wood carvings. Many are completed at the annual Wood, Wine, and Blues festival which holds wood carving competition.

THE HARKER HOUSE

The 1875 Victorian house has been preserved. Tours of the house highlight accounts of the United States Civil War.

KING'S POINTE WATERPARK & RESORT

King's Pointe offers indoor and outdoor water parks, and dining. The resort is located within walking distance to beaches, mini-golf, disc golf, and a nine-hole golf course.

LIGHTHOUSES

Storm Lake has lighthouse of various sizes located throughout the City from the lighthouse located at the Highway 7 and 71 intersection to multiple individually decorated seven-foot-high lighthouse located throughout the community

LIVING HERITAGE TREE MUSEUM

The Living Heritage Tree Museum has over fifty trees with connections from around the world.

PARKS

Storm Lake has a variety of parks spread out in the city.

SANTA'S CASTLE

Santa's Castle is located in a historic former Carnegie Library. It hosts a display of unique antique animated Christmas decorations as well as a retail shop. It is open to the public during the holidays.



SUNRISE CAMPGROUND

The sunrise campground offers cottages, RVs spots, and primitive camping near the lake. The campground hosts a golf course, fishing, and is within walking distant of King's Pointe Waterpark, mini golf, disc golf, sand volleyball, and public beaches.

WITTER GALLERY

The Witter Galley is an exhibition hall within Storm Lake that has permanent art exhibits and host rotating galleries free to the public year round.



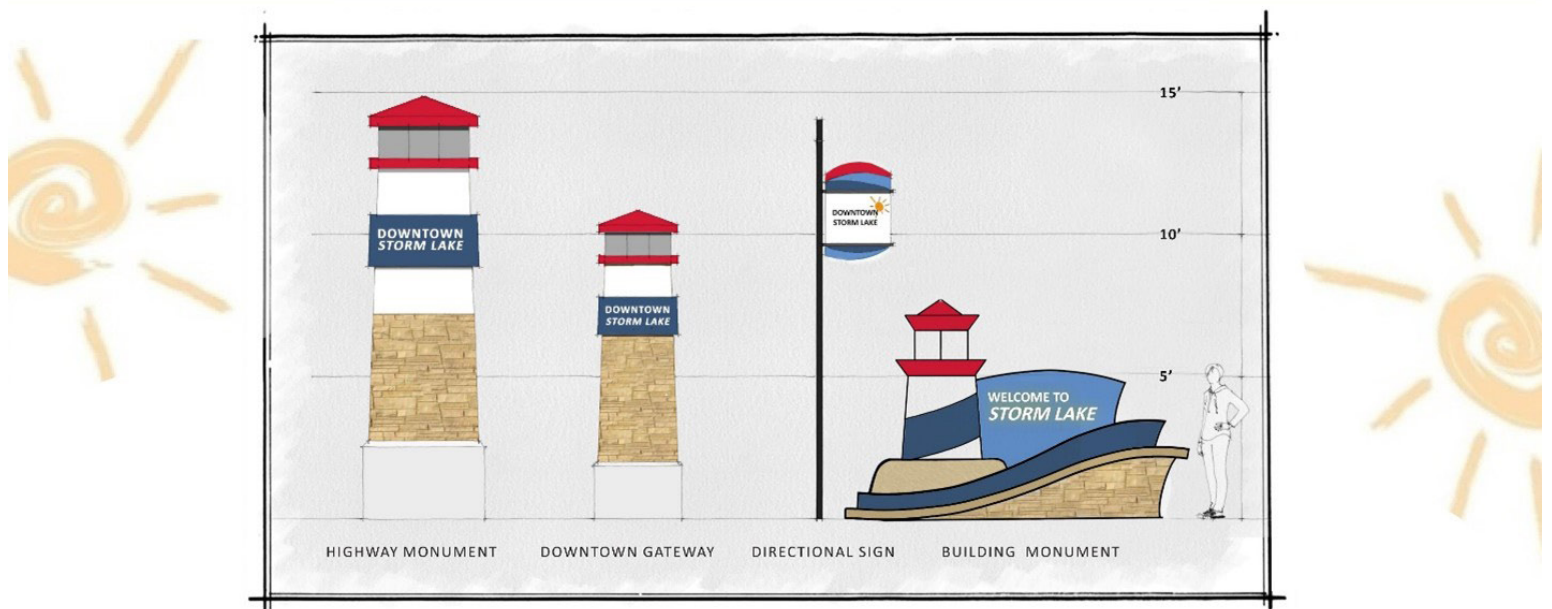
WAYFINDING

Community wayfinding signage is generally a system of signs intended to direct tourists and other users to key civic, cultural, visitor and recreational attractions (or other destinations) within a city, district or downtown area. These signs can be designed and intended for use by both pedestrian and vehicular traffic, with sizing and design varying depending on the intended user group. Often, people think of directional sign panels when they think of wayfinding, but other components of a comprehensive wayfinding package may include entrance signs,

gateway monuments, trail signage, parking signs, informational kiosks, interpretive signage, banners, park signs, and more.

Wayfinding is key for navigation and providing a tourist with a welcome and comfort and they begin to explore your community. Identifying when you are in a community is important. Utilizing an effective system, or family of signage, will welcome, direct, and reassure visitors to all the key amenities you wish to share.

COMMUNITY WAYFINDING EXAMPLE



CONSTRUCTING AND REINFORCING COMMUNITY IDENTITY HAPPENS AT EVERY LAYER OF DEVELOPMENT. EACH PROJECT, DEVELOPMENT, OR KEY INTERSECTION IS A STAGE IN WHICH TO COMMUNICATE YOUR BRAND TO RESIDENTS AND VISITORS. WELL-MAINTAINED PLANTING AREAS, PUBLIC ART, STREETScape MATERIALITY, LIGHTING, AND WAYFINDING ALL TOTAL UP AND CONTRIBUTE TO THE SENSE OF PLACE. TELLING THE STORY OF YOUR COMMUNITY AND REINFORCING THAT MESSAGE IN OVERT AND SUBTLE WAYS IS THE ART OF CREATING A SENSE OF PLACE.

WAYFINDING IS KEY FOR NAVIGATION AND PROVIDING A TOURIST WITH A WELCOME AND COMFORT AND THEY BEGIN TO EXPLORE YOUR COMMUNITY. IDENTIFYING WHEN YOU ARE IN A COMMUNITY IS IMPORTANT. UTILIZING AN EFFECTIVE SYSTEM, OR FAMILY OF SIGNAGE, WILL WELCOME, DIRECT, AND REASSURE VISITORS TO ALL THE KEY AMENITIES YOU WISH TO SHARE.

WAYFINDING SIGNAGE CONCEPTS
CITY OF STORM LAKE, IA



JUNE 2023



IMPLEMENTATION



OVERVIEW

The Comprehensive plan creates a vision for the City of Storm Lake and guides land use and infrastructure improvements so the city can meet the community's future needs. However, the vision can only be realized if the plan is used. Tools to implement the plan will vary in that some will be reactive such as zoning and subdivision ordinances that guide private developments and others will be proactive, such as the city's Capital Improvement Program (CIP) for undertaking public improvement projects.

Implementation of the Plan is a process involving both short term and long-term steps. Implementation will occur in three ways: as a guiding tool for decision-making, as a marketing and funding tool and as a to-do list. This process ensures zoning, subdivisions and other regulatory methods are up to date and effectively used. The Action Plan establishes priorities and timelines for specific tasks and actions. Since some actions can have definitive start and end points, while other do not, the creation of a 'report card' aids in tracking the progress of the actions and overall plan on an annual basis.

ACTION PLAN

Implementing the vision and goals of the comprehensive plan requires an action plan, and the coordination and investments of many stakeholders. This gives citizens and officials clear goals and steps to completing what is outlined in the Comprehensive Plan. The Action Plan's Implementation Matrix presents a concise summary of the goals along with specific action steps, organized by chapter. The table includes:

Goals: A restatement of the specific goal.

Action Step: Specific action items intended to help meet the goals.

Timeline: The timeline is divided into 4 categories: Short-Term, Mid-Term, Long-

Term, and Ongoing. The applied categories indicate when the action item might begin and is advisory in nature.

Short-Term: Actions that should be initiated within 1-2 years.

Mid-Term: Actions that should be initiated within 3-5 years.

Long-Term: Actions that should be initiated within 5-10 years, or more.

Ongoing: Actions that should be initiated immediately and that will require constant periodic attention.

The Action Plan will be updated regularly as part of other city processes, such as annual budgeting or project prioritization sessions. The Implementation Matrix Worksheets are intended to be flexible and adaptable over short periods, so changes to these sections do not require a formal amendment to the comprehensive plan. The goals, however, are high-level, long-term goals. Changes to the specific goals will require an amendment to the overall plan.



TABLE 6.1: IMPLEMENTATION MATRIX

GOALS	ACTION STEPS	TIMELINE
LAND USE		
Establish the future of Storm Lake in a way that respects the community's historical context, offers a variety of land uses, is affordable, is sustainable, and improves Storm Lake's vibrancy and appeal.	Encourage the preservation and enhancement of the city's single-family housing stock using city programs that incentivize upkeep and maintenance of private property.	Ongoing
	Encourage new development in infill areas.	Ongoing
	Promote development where infrastructure is present.	Ongoing
Continue efforts to improve Downtown Storm Lake's unique sense of place, economy, and social vibrancy.	Implement the Downtown Master Plan.	Mid-Term
	Review the zoning ordinance to allow more flexibility in development in the downtown.	Short-Term
Build quality public places for the community.	Create areas that promote community interaction through placemaking, such as plazas and pocket parks.	Long-Term
HOUSING		
Provide an array of housing options to attract and retain households, residents and families of varying sizes, ages, diversities, incomes, and needs.	Update existing housing regulations to allow for a greater diversity of housing types.	Mid-Term
	Update zoning code to allow "missing middle" housing by right in all residential zones.	Mid-Term
Improve Storm Lake's reputation as a place with solid, appealing neighborhoods.	Promote the use of design elements to create more connectivity and appeal in the neighborhoods of Storm Lake.	Ongoing
	Enforce existing standards for housing and yard maintenance.	Ongoing



Encourage environmentally conscious new construction and renovation of housing.	Consider incentives to utilize high quality, robust and energy efficient materials in renovations and new construction.	Long-Term
	Produce education materials about construction and maintenance.	Short-Term
	Ensure new development includes new parks, or is located near existing parks.	Ongoing
TRANSPORTATION		
Effectively and safely move traffic and people through and around the City.	Maintain an annual improvements program to improve key intersections and critical road sections.	Ongoing
	Require new developments connect with existing street networks.	Ongoing
	Partner with IDOT on maintenance and improvements on state-run roadways.	Long-Term
Proactively assess current transportation facility needs and evaluate future needs.	Maintain a pavement management system for repairing, resurfacing, and rehabilitating existing local roads in the city.	Ongoing
	As new transportation projects are considered, prioritize filling in the gaps and missing linkages to the existing transportation network.	Ongoing
	Proactively seek out county and state funding to support maintenance and planned growth.	Short-Term
	Review subdivision ordinance requirements as they pertain to roadway width and configurations.	Long-Term
Create a multi-modal transportation system that provides a safe and efficient means of movement through the community.	Include trails and sidewalks with new street projects where feasible.	Mid-Term
	Look for transit opportunities, both public and private, in Storm Lake.	Long-Term
	Expand bike and pedestrian trails that route from residential uses to destinations such as schools, parks, or commercial corridors.	Mid-Term



PUBLIC INFRASTRUCTURE AND FACILITIES

Rehabilitate or replace aging infrastructure within the sanitary collection system, water distribution system, and water supply.	Develop a program to identify and reduce inflow and infiltration (I&I).	Mid-Term
	Maintain an annual capital improvement program to replace and upgrade sanitary sewer and water systems.	Ongoing
	Require watermain looping with new development.	Ongoing
	Regularly update the Storm Lake Infrastructure Management Plan.	Ongoing
	Couple roadway improvements with utility upgrades when possible.	Ongoing
Effectively manage, maintain, and improve the existing stormwater management system to support the existing systems and any potential growth within the Community.	Map areas prone to flooding and improve drainage systems within these areas.	Mid-Term
	Promote low impact development features where possible.	Ongoing
Solidify partnerships and policies regarding sewer and water systems.	Continue to monitor the existing system to maintain its integrity.	Ongoing
	Ensure that all systems meet State and Federal requirements.	Ongoing
	Develop a sanitary sewer collection model.	Mid-Term



ECONOMIC DEVELOPMENT

Support and expand the City's existing economic base.	Review existing city processes and regulations related to land development, permits, and construction to identify changes that will make requirements easy to understand.	Mid-Term
	Develop an improvement incentive program to assist existing businesses with maintaining or expanding their current sites.	Mid-Term
	Identify suitable locations for workforce housing within Storm Lake.	Long-Term
Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses.	Review Future Land Use map and Zoning Map to ensure an adequate supply of land for business locations and target new areas for businesses in the Land Use Plan.	Ongoing
	Identify where utilities and streets should be expanded.	Ongoing
Provide an environment that supports the successful and continued employment of all residents.	Develop an incubator program to assist new or struggling businesses.	Mid-Term
	Partner with Iowa Lakes Corridor Development Corporation to attract and retain businesses.	Short-Term

PARKS, RECREATION AND TRAILS

Ensure parks meet the needs of the diverse Storm Lake population and strengthen the image of the city as a premier destination. Identify areas where neighborhood parks & larger parks should be placed.	Review the need for new park facilities with all new development.	Long-Term
	Initiate a recreation feasibility study.	Mid-Term
	Inventory existing park equipment to ensure it is ADA compliant.	Long-Term
Maintain an environmentally and economically sustainable park, recreation, and trail system that meets the needs of current and future residents and visitors.	Develop educational materials and programs to foster environmental awareness among citizens.	Mid-Term
	Review existing tree planting and preservation policies to promote the addition of more trees.	Short-Term



Park improvements shall respond to the needs and preferences of a diverse community. This includes accommodating people of different ages, cultures, abilities, and incomes.	Develop a park master plan to identify the need for additional parks as development occurs.	Long-Term
	Pursue the creation of pocket parks and community gardens throughout the city.	Mid-Term
Provide a safe, convenient, and comprehensive trail and sidewalk system that supports walking and bicycling for both recreation and transportation.	Continue the Storm Lake Trail to the west to connect to Frank Starr Park.	Mid-Term
NATURAL RESOURCES		
Promote sustainable resource management and a quality natural environment within and surrounding Storm Lake.	Inventory critical plant and animal habitats.	Mid-Term
	Review and update watershed management policies and practices to minimize flooding and reduce environmental impacts such as sediment deposition.	Short-Term
	Develop a capital improvement program to fund restoration of flood-prone areas, wildlife habitats, viewsheds, and wetlands to their natural state.	Long-Term
Strive towards creating an environmentally and economically sustainable built environment throughout the city and region	Create a capital improvement program to upgrade existing lake access points with additional amenities including boating access.	Mid-Term
Improve sustainability on city projects and facilities through investments and policies	Identify and prioritize investments in green infrastructure as part of transportation and other infrastructure projects.	Short-Term
	Develop metrics to assess the impact of projects and the impacts of investment in sustainability on city projects and financial benefits.	Short-Term
	Review land use codes and add policies/incentive to promote low impact development.	Mid-Term



Create productive green assets from existing brownfields or underutilized land.	Develop programs to sensitively reuse brownfields and underutilized properties.	Long-Term
	Review city regulations to help reduce impervious surface.	Long-Term
COMMUNITY CHARACTER		
Support a strong, connected, inclusive vision for the city	Advertise and promote public events in multiple languages to encourage broad participation.	Short-Term
	Develop a placemaking master plan.	Mid-Term
Strengthen the built environment and increase design amenities in the city	Look at the possibility of including public art in all public projects	Long-Term
	Review the potential for additional landscaping as part of infrastructure projects	On-Going
Invest in people in Storm Lake	Look for grants and other incentives and opportunities to increase affordable housing.	Long-Term
Curb incorrect perceptions of the city	Create educational materials to explain city investment projects	Short-Term
TOURISM		
Continue making downtown a more vibrant and attractive location.	Implement the downtown master plan.	Mid-Term
Utilize existing environmental assets	Fully connect the trail along the lake front and develop branches of the trail into downtown.	Long-Term
	Identify potential new access points to the lake.	Long-Term
	Implement the dredge spoil site plan and create a vibrant gateway to Storm Lake.	Long-Term



Increase tourism based infrastructure	Partner with Buena Vista University to increase programs designed for college students.	Short-Term
	Develop a wayfinding plan to direct visitors to key attractions and amenities.	Mid-Term
	Develop a tourism master plan.	Long-Term



Staff Summary

11/18/2024

Agenda Item # F.10.



REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building Official

SUBJECT: **Motion Setting the Public Hearing for the Comprehensive Plan**

BACKGROUND: A comprehensive plan identifies the vision and goals of a community while acting as a guide and reference for a community's growth and development. It outlines changes to the landscape and built environment for many years into the future. A comprehensive plan also provides guidance on the implementation of a community's goals and focuses on successful implementation. "Storm Lake 2030: A Beacon for a Better Tomorrow" is a living document meant to be continuously updated and edited to fit the ever changing needs of the community. The plan is intended to outline future land use and transportation patterns, the community's housing and amenity needs, and public and private partnerships for infrastructure investments.

The Planning and Zoning Commission recommended approval of the plan at its October 22, 2024 meeting and a City Council work session occurred at its November 4, 2024 meeting. Since these meetings, updates have been made to the document based on the feedback received from each entity.

To move forward with the approval process, a public hearing is planned for December 2, 2024 at 5:00 p.m. in City Council Chambers to present the comprehensive plan and solicit input.

FISCAL IMPACT: Cost of publication

RECOMMENDATION: Approve setting a Public Hearing for 5:00 p.m. on December 2, 2024 in City Council Chambers.

ATTACHMENTS:

1. Notice of Public Hearing
2. 11.15.24 Storm Lake Comp Plan

NOTICE OF PUBLIC HEARING

Storm Lake Comprehensive Plan City of Storm Lake

A public hearing will be held by the City Council of City of Storm Lake on the proposed comprehensive plan at its meeting at 5:00 P.M. on December 2, 2024, at 620 Erie Street, in Storm Lake, Iowa.

The proposed comprehensive plan has been recommended for adoption by the Planning and Zoning Commission of City of Storm Lake. The City Council will consider the adoption of the proposed comprehensive plan following the public hearing.

This Notice is given by authority of the
City of Storm Lake

Mayra Martinez
City Clerk



STORM LAKE

2030 COMPREHENSIVE PLAN

Approved December 2, 2024



ACKNOWLEDGMENTS

With special thanks to the all of the Citizens of Storm Lake who participated in public events for the Comprehensive Plan and who contributed to their ideas via the online portal.

Prepared for the City of Storm Lake
620 Erie Street
Storm Lake, IA 50588



Prepared by:
Bolton & Menk, Inc.
218 7th Street SW Plaza
Spencer, IA 51301



**BOLTON
& MENK**

Real People. Real Solutions.

STORM LAKE CITY COUNCIL

Mike Porsch, Mayor
Maggie Martinez, Council Member
Matt Ricklefs, Council Member
Kevin McKinney, Council Member
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Wilmer Flores, Commissioner
Duane Miller, Commissioner
Ruth Whitmore, Commissioner

STORM LAKE CITY STAFF

Keri Navratil, City Manager
David Derragon, Assistant City Manager
Scott Olesen, Building & Code Compliance Director

STEERING COMMITTEE MEMBERS

Jerilyn Sahr, Buena Vista County Deputy Assessor
Cynthia Turner, City of Storm Lake Resident
Cynthia Trujillo, City of Storm Lake Resident
Don Altena, Buena Vista County Supervisor
Joanne Follon, Iowa Lakes Corridor Development Corp.
Aimee Barritt, Buena Vista County Emergency Management Agency
Rob Colerick, Buena Vista Regional Medical Center
Pastor Dave Kebschull, St. Mark Lutheran Church
Chris Cleveland, Iowa Central Community College
Jeff Schultz, Storm Lake Honda
Nick Mathistad, MidAmerican Energy
Dr. Brian Lenzmeier, President, Buena Vista University
and in memory of Mark Kirkholm,
Conservationist, for contributions to this plan.



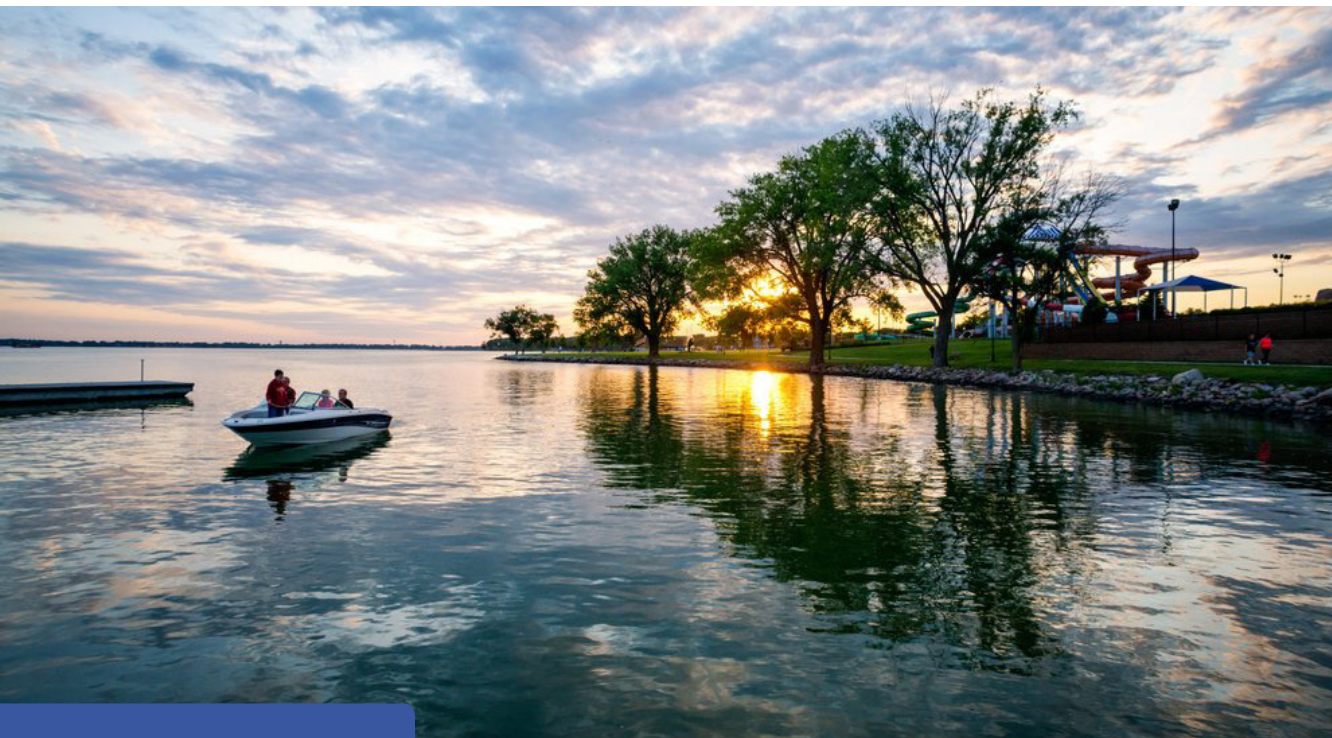
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SETTING THE STAGE





INTRODUCTION

A comprehensive plan identifies the vision and goals of a community while acting as a guide and reference for a community's growth and development. It outlines changes of the landscape and built environment for many years into the future. A comprehensive plan also provides guidance on the implementation of a community's goals and focuses on sustainability, progress, and successful implementation. "Storm Lake 2030: A Beacon for a Better Tomorrow" is a living document meant to be continuously updated and edited to fit the everchanging needs of the community. The plan is intended to outline future land use and transportation patterns, the community's housing and amenity needs, and public and private partnerships for infrastructure investments.

Storm Lake's previous comprehensive plan was completed in 2013. Many things have changed since then, including the COVID-19 pandemic, the avian flu, and the Tyson Poultry fire. It serves as a reminder of what rapid changes can happen to communities. The comprehensive plan is an opportunity to help create a resilient, forward-thinking, and transformative plan for Storm Lake.

Storm Lake 2030: A Beacon for a Better Tomorrow begins with a historical context of Storm Lake, followed by the goals and aspirations for the community's long-term development. Individual chapters address land use, housing, public infrastructure, transportation, economic development, natural resources, parks and recreation, community character, and implementation strategies.



IOWA'S SMART PLANNING PRINCIPLES

Iowa's Smart Planning Legislation outlines the principles communities should follow in creating and updating comprehensive plans. These principles are listed below with information regarding how Storm Lake 2030 has implemented these standards.

PRINCIPLE 1: COLLABORATION

Governmental, community, and individual stakeholders, including those outside the jurisdiction, are encouraged to be involved and provide comments during the deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions.

Storm Lake's Approach: Development of the plan focused on actively seeking input from a variety of stakeholders. Input was gathered throughout the process with community meetings, online surveys, focus groups, workshops, and a project website.

PRINCIPLE 2: EFFICIENCY, TRANSPARENCY, AND CONSISTENCY

Planning, zoning, development, and resource management should be undertaken to provide efficient, transparent, and consistent outcomes. Individuals, communities, regions, and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.

Storm Lake's Approach: Storm Lake 2030 builds upon previous plans and projects to carefully plan for the future. Information for and about the plan was widely available through a variety of sources to allow input from all community members. The policies within this plan have clear and direct information that reflects Storm Lake's vision for the future.

PRINCIPLE 3: CLEAN, RENEWABLE, AND EFFICIENT ENERGY

Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

Storm Lake's Approach: The plan looks at sustainability in multiple aspects. The physical characteristics of developments such as infill and redevelopment opportunities, increasing the quality of the existing housing stock, and increasing the mix of housing densities will lower Storm Lake's carbon footprint. Reducing the reliance on single occupancy gas powered vehicles is vital.

PRINCIPLE 4: OCCUPATIONAL DIVERSITY

Planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

Storm Lake's Approach: The community character of Storm Lake builds on the principle of inclusivity. The plan promotes diverse occupations within Storm Lake and looks to improve the retainment and attraction of jobs. The plan focuses on supporting and expanding businesses, entrepreneurial services, and training with area colleges and universities, along with building on the community's existing tourism and service base.



PRINCIPLE 5: REVITALIZATION

Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

Storm Lake's Approach: The plan encourages investment in underutilized sites within Storm Lake with policies and strategies aimed at increasing the vibrancy of the city. Downtown Storm Lake is an essential part of the community as the location of many local businesses. This plan incorporates information, policies, values, and strategies included in Storm Lake's 2022 Downtown Master Plan.

PRINCIPLE 6: HOUSING DIVERSITY

Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

Storm Lake's Approach: The Housing section of the plan focuses on the availability of diverse housing stock for all ages and price ranges. The housing stock must meet the needs of the growing and diverse community and increase the strength of the community's built environment. The housing section includes a housing stock assessment, identifies key infill development/redevelopment areas, and provides strategies for housing development.

PRINCIPLE 7: COMMUNITY CHARACTER

Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

Storm Lake's Approach: Both the physical and non-physical aspects of Storm Lake are essential to its continued development. The plan looks at all areas of the public realm, focusing on corridors, gateways, and culturally significant areas and activities. The plan incorporates tourism and arts in Storm Lake, building on the year-round experience of festivals, artwork, and trails within the community.

PRINCIPLE 8: NATURAL RESOURCES AND AGRICULTURAL PROTECTION

Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

Storm Lake's Approach: Storm Lake is the most recognizable natural resource within the community. It is vital to protect natural resources and enhance the quality of greenspace. The plan inventories and assesses the existing parks and recreational facilities and provides recommendations on the preservation and enhancements of these facilities. The plan focuses on environmental stewardship and recommends ways to improve water quality and to protect the nature areas within Storm Lake.



PRINCIPLE 9: SUSTAINABLE DESIGN

Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through the efficient use of land, energy, water, air, and materials.

Storm Lake's Approach: Storm Lake's Comprehensive Plan encourages a sustainable land use pattern, infrastructure system, and built environment. Each section of the plan incorporates strategies promoting the continued advancement of Storm Lake through sound economic and environmentally-friendly design.

PRINCIPLE 10: TRANSPORTATION DIVERSITY

Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.

Storm Lake's Approach: The nature of transportation is constantly evolving. The plan highlights dangerous areas, the capacity of different roadways, and preparation for changes in transportation.



COMMUNITY PARTICIPATION

An update to a comprehensive plan does not change everything about the previous plan. Rather, the update builds on the previous planning efforts. It provides an opportunity to reevaluate the vision, goals and priorities, and set the course of the future in a new and positive direction. The community engagement process provides a platform to think big without the fiscal and physical limitations.



PROCESS

The compilation of Storm Lake's comprehensive plan began in the spring of 2022 and was completed in 2023.

STEERING COMMITTEE

A Steering Committee was established to guide the planning process. Committee members represented various institutions to provide perspective on different areas that help mold the city, including local businesses, institutional leaders, and community interest members such as schools and city staff. Four Steering Committee meetings were held overall to gather necessary input from key areas and stakeholders in Storm Lake. The first meeting began with a round of introductions within the team, provided an overview of what the comprehensive plan will entail and what to expect throughout the process. Other topics discussed were the project scope and approach that will be adopted, the visioning process, techniques and transformative projects (which drew on inputs from the committee members), and introduced the SWOT or Strengths, Weaknesses, Opportunities, and Threat analysis for the city.

The second Steering Committee meeting included a brief review of the comprehensive plan and SWOT analysis. Demographics, land use, housing and public engagement are aspects of the comprehensive plan process that were also discussed during the meeting. The land use section which looked at zoning, existing land uses, and future land uses offered an avenue to conduct an exercise to identify areas on the map to locate housing, commercial, open or green spaces, and industrial uses in Storm Lake. The Steering Committee members were given a preview of the project website which included the online survey and InputID™. The identified public engagements events and tools were also provided at the meeting.

At the third meeting, the Steering Committee reviewed the drafts of the introduction, demographics, land use, housing, and parks sections. Each section's goals were reviewed and discussed. The Steering Committee emphasized the common thread of broad goals outlined in the introduction should be carried through each section's goals and policies. The Steering Committee was given an overview of the economic development section and public engagement recaps of the pop-up meetings.

At its fourth and final meeting, the Steering Committee reviewed the complete draft of the Comprehensive Plan. The discussion focused on the Future Land Use map. The Steering Committee clarified the area directly adjacent to Storm Lake is park, and should remain as such. The Committee also looked at areas for commercial and industrial development. The Steering Committee recommended the plan move forward for public comment.

PUBLIC OPEN HOUSE

The city held a public open house at King's Pointe on September 12, 2023. The open house was combined with a volunteer appreciation dinner where attendees received a first look at the Comprehensive Plan. The public open house provided a platform for community members to engage, discuss, and contribute input on various aspects of the plan, fostering a collaborative approach to urban development. Residents explored proposed strategies and exchanged ideas with planning officials, enhancing transparency and inclusivity in the planning process.

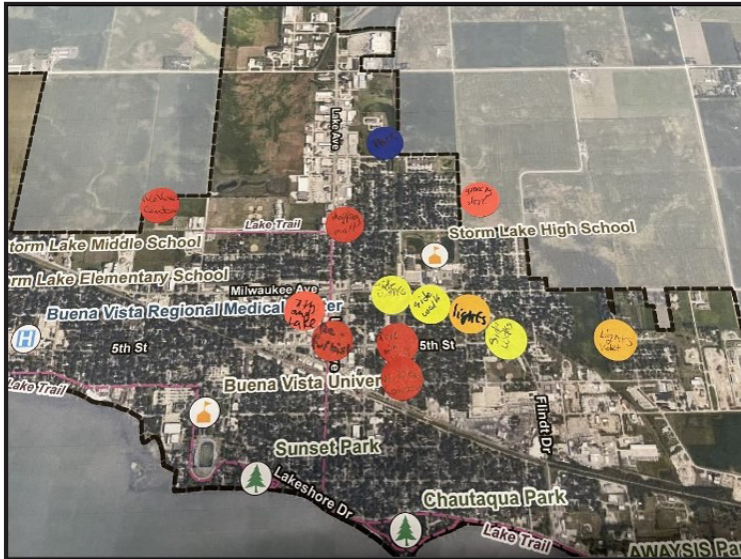
FOCUS GROUPS & POP-UP MEETINGS

The Wood, Wine, and Blues Festival and the Meet the Mayor event allowed participants to visualize Storm Lake and identify where they would like it to go in the future. Maps of Storm Lake were displayed, and residents were encouraged to label places they liked and places they thought could be improved. Each person was asked what their personal vision was for Storm Lake and what should be done to help complete their vision. Surveys and Meeting-in-a-Box kits were handed out at each event.

The Wood, Wine, and Blues Festival had many members of the community eating local food and watching the quick carve event, in spite of the rainy weather conditions. The festival coincided with meet your teacher night, so many Storm Lake Community School District students walking along the trails to see their teachers also stopped by. Different interactive tools for community engagement such as giant Jenga with questions on pulled blocks, stickers where residents were given the opportunity to place stickers on their favorite places in Storm Lake, and a price is right



game where each person was given the opportunity to guess the existing percentages of major land uses within Storm Lake. We heard that residents wanted more affordable housing and retail opportunities, along with more recreation programs for youth.



Meet the Mayor Input Map

SURVEY

A community survey was posted on the City of Storm Lake's website and on the comprehensive plan's website in both English and Spanish. The overall results of the survey provided valuable input and insight into what the stakeholders were concerned about, what they valued, and their thoughts on what could and should improve in the city. There were 53 total responses. Input from the survey is placed in relevant sections throughout the comprehensive plan, along with the full dataset in Appendix A.



Wood, Wine, and Blues Booth

The Meet the Mayor event involved various Storm Lake department heads who were able to answer questions from the public about current priorities for Storm Lake and status updates. At this meeting, we heard a desire for better pedestrian amenities such as sidewalks and lighting, greater variety of park amenities such as accessible park equipment, a wellness center, dog park, and a pool, and wanting more initiatives for affordable housing and childcare.



Meet the Mayor, October 11, 2022



WEBSITES AND INPUTID

The project website contained all information related to the comprehensive plan. It explained what a comprehensive plan is, outlined strategic goals, included a link to the survey, and InputID™, an interactive mapping software which allows citizens to post comments describing strengths, weaknesses, opportunities, and threats to the City of Storm Lake. Community members are able to use the language of their choice on the City’s website.



Project Website

COMMUNITY BACKGROUND

REGIONAL SETTING

Storm Lake serves as the county seat and regional economic and cultural center for Buena Vista County and northwest Iowa. Located in the center of northwest Iowa, it is the second largest city in the Iowa Lakes Region encompassing Buena Vista, Dickinson, and Emmet counties. Storm Lake is located a few hours from Des Moines, Iowa, Omaha, Nebraska, and Sioux Falls, South Dakota. It provides an estimated 75% of all employment opportunities in Buena Vista County due to its position as the county seat. Storm Lake is also home to Buena Vista University, Iowa Central Community College, AWAYSIS Park, King’s Pointe Waterpark Resort, Witter Gallery, Buena Vista County Historical Society, and Santa’s Castle Holiday attraction.



HISTORY

Storm Lake is located in northwest Iowa, on the banks of its namesake, Storm Lake. It was incorporated in 1873. There are many different accounts about how Storm Lake gained its name. One story is about a trapper who experienced a severe storm; Storm Lake earned its name from that experience. Another, more romantic account claims two-star crossed lovers from opposing Native American tribes paddled out for a secret rendezvous, only to be drowned when a storm blew in; the chief named the lake, Storm Lake.

A small settlement was started by pioneers in the late 1860s on the shores of Storm Lake. In 1870, the arrival of the railroad marked the official settlement of the community on the north shore of the lake. The city started off as an independent community supporting the production of area agriculture. The first census conducted in 1880 recorded a population of 1,000 in Storm Lake. Storm Lake has since continued its growth and now sits at 11,269 people as of 2020.

DEMOGRAPHICS & DATA ANALYSIS

The following demographic data is primarily based on US Census data, along with other sources, including Esri Business Analyst and other city studies. Every ten years the U.S. Census completes a count of all households within the United States. Storm Lake has some concerns about the accuracy of the census data collected in the city. Issues affecting the census data collection included the compressed timeframe, collection during the COVID-19 pandemic, and the inability to contact many of the immigrant population of the city. All of these factors combined may have resulted in inaccurate data and projections. To accommodate these potential inaccuracies, we have made some adjustments to population estimates and projections based on the experience and perceptions of city officials.

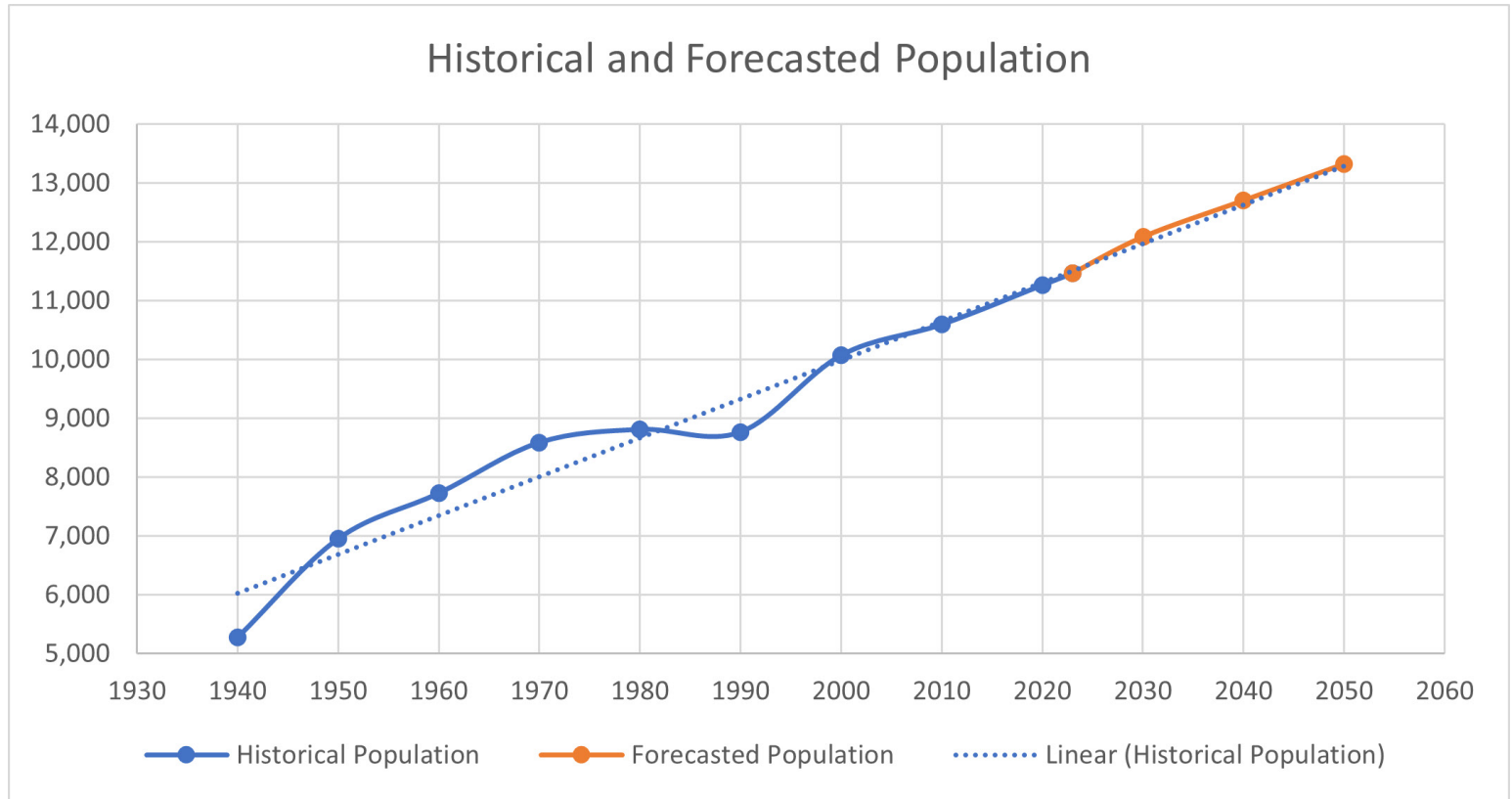
POPULATION

For most of the 20th century, Storm Lake saw a gradual, positive increase in population. In 1990, however, there was a slight decline in population from 8,814 to 8,769 (-45) residents. A decade later, Storm Lake's population had increased by 1,307 people to hit the 10,000-mark in population. By 2020, the population of Storm Lake was more than 11,000, and by 2023, the estimated population is 11,470.

Storm Lake's population is projected to continue to increase to more than 12,000 people by 2030 and more than 13,000 people by 2050. Figure 1.1 below identifies historical and forecasted population from 1940 through 2050.

HISTORICAL AND FORECASTED

FIGURE 1.1: HISTORICAL AND FORECASTED POPULATION



Source: US Census



HOUSEHOLD SIZE AND QUANTITY

The number of households in Storm Lake has continued to increase, along with the population. The household size, or the average number of persons per households, also continues to increase.

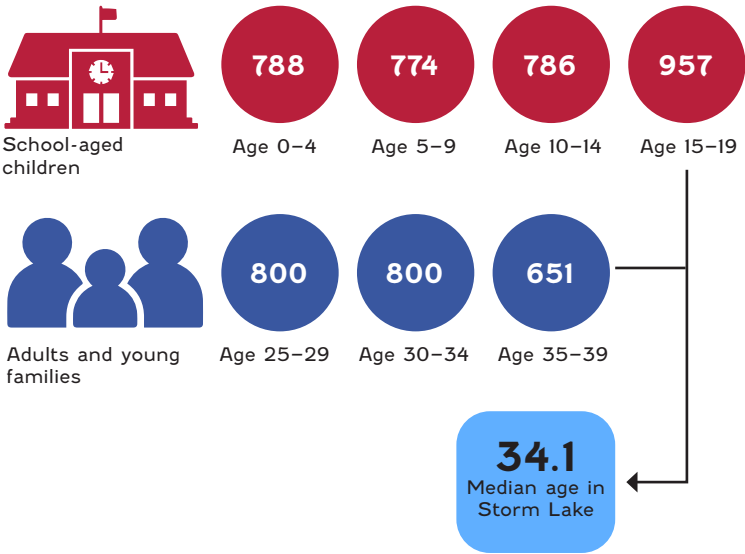
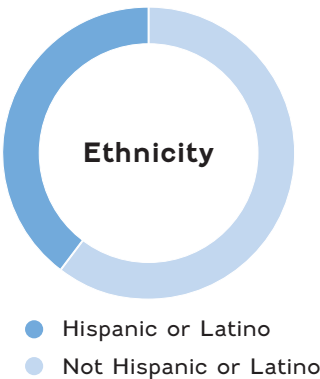
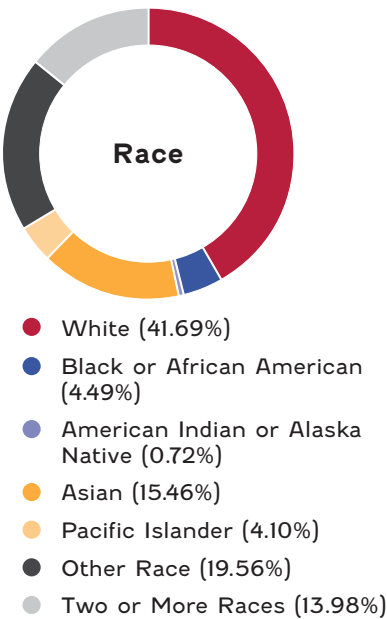
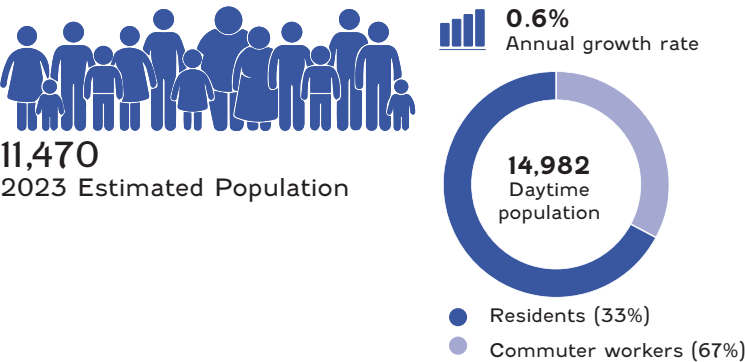
TABLE 1.1: HOUSEHOLD SIZE AND QUANTITY

	2000	2010	2020
Households	3,480	3,553	3,521
Average Household Size	2.61	2.75	2.79

COMMUNITY DEMOGRAPHICS

As Storm Lake's population has grown, the make-up of the community has also evolved. As of the 2020 census, Storm Lake was the most ethnically diverse community in the state; nearly 60% of the population and over 80% of the students in the Storm Lake school district identify as non-white.

Storm Lake's population grew from the 2000 Census record of 10,076 to 11,269 in the 2020 Census, with the current population estimated at 11,470 residents.



Source: Storm Lake Downtown Master Plan

VISION AND GOALS

A comprehensive plan establishes a vision for the city, provides policy guidance for growth and development, and contains action items directed at the city to implement the vision. The purpose of the vision statement is to inspire community members to work towards a common vision. A thoughtful vision statement is a key element to form a forward looking strategic framework that gives elected officials the long-term-comprehensive perspective necessary to make rational and disciplined decisions on community issues as they arise.

VISION STATEMENT

The input gathered from the community was used to create the vision statement for the community. The vision statement illustrates the planned future of the City of Storm Lake. This essentially becomes the foundation of the community goals and aspirations and creates an environment in which the city has a focused priority it can continue to strive towards.

“Storm Lake is a vibrant, unique, and welcoming community that is an attractive place for living and workforce development. Storm Lake strives to continue developing healthy neighborhoods, parks, and amenities.”

OVERALL PLAN GOALS

Goal 1: Maintain vibrant, welcoming, and local character of the city and enhance its aesthetic value.



Dolores Cullen, Storm Lake Times Pilot, KCUR.org

Goal 2: Plan for areas of new growth.

Goal 3: Strive to create a more equitable and inclusive community.

Goal 4: Invest in local businesses to diversify the tax base.

Goal 5: Provide an efficient, safe, and connective transportation system that meets existing needs and accommodates future needs.

Goal 6: Encourage the most desirable and efficient use of land and enhancing the physical and economic viability of the city.

Goal 7: Provide adequate local infrastructure that serves existing and future development.

Goal 8: Foster a positive, interactive relationship with the public.

Goal 9: Provide for housing diversity throughout the City.



BUILT ENVIRONMENT



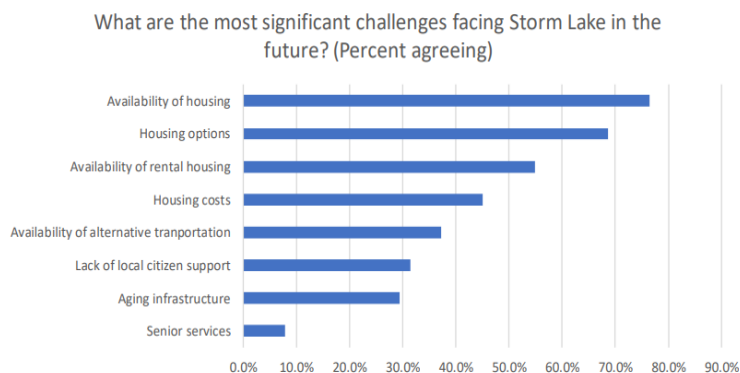
OVERVIEW

Land use, infrastructure, and related elements fit together within the geographic context of the City of Storm Lake. The land use chapter of the Comprehensive Plan provides direction and guidance for development and redevelopment in the city, including character, scale, and intensity. It also serves as a guide for new development and redevelopment investments within Storm Lake.

COMPREHENSIVE PLAN SURVEY

According to survey responses, the four most significant challenges facing Storm Lake in the future are housing related. Specifically, 76.5% of respondents believe availability of housing is the most significant challenge for Storm Lake. Other significant challenges identified by respondents include housing options (68.6%), availability of rental housing (54.9%), and the cost of housing (45.1%).

FIGURE 2.1: CHALLENGES FACING STORM LAKE



Source: Comprehensive Plan Survey

Respondents were asked to identify the three priorities most important to the future of Storm Lake.

The three most common responses were:

- Low density housing
- Youth development
- Parks and recreation

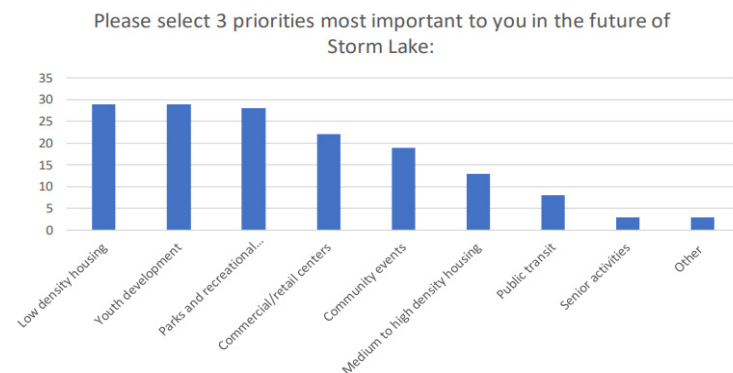
LAND USE GOALS

2022 STRATEGIC PLAN

The City Council prioritized the following land use-related goals within its 2022 Strategic Plan:

- High/Medium Priority
 - Keep Building Houses (especially single-family dwellings)
 - Grow the Community in an Outward Direction
 - Develop a Recreation Plan for the Spoils Site
- Low Priority
 - Upgrade and Improve Distressed Properties (Infills)
 - Implement recommendations from the Downtown Master Plan

FIGURE 2.2: FUTURE PRIORITIES



Source: Comprehensive Plan Survey



COMPREHENSIVE PLAN GOALS

The Comprehensive Plan Land Use goals were created based on existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee.

Goal 1: Establish the future of Storm Lake in a way that respects the community's historical context, offers a variety of land uses, is affordable, is sustainable, and improves Storm Lake's vibrancy and appeal.

Preserve the existing institutions and housing within Storm Lake.

Increase the amount of infill and greenfield housing development.



Goal 2: Continue efforts to improve Downtown Storm Lake's unique sense of place, economy, and social vibrancy.

Review downtown requirements to ensure flexibility to promote stores and small businesses.

Continue offering incentives to downtown businesses for remodeling and façade upgrades.

Redevelop locations found in the downtown plan to allow for a more walkable and activated downtown.

Implement the Downtown Master Plan

Goal 3: Encourage the development and redevelopment of areas with dilapidated or old structures and enhance community entrances.

Carefully plan where changes in uses will take place in the future.

Allow more housing development on the outer fringes of Storm Lake to help relieve housing pressure.

Promote orderly development. Specifically, new developments occur adjacent to existing development or services (sewer and water).

Promote development where infrastructure is present.

Goal 4: Build quality public places for the community.

Create areas that promote community interaction through placemaking, such as plazas.





prior to the current zoning classification being put in place. This means that the current use can continue but cannot be expanded or changed unless the use is changed to comply with the present zoning classification.

EXISTING LAND USE CATEGORIES

AGRICULTURE

Agriculture is the dominant existing land use in Storm Lake with approximately 846 acres of land used actively. In the long term, most agricultural areas are expected to be replaced by urban development.

PARKS AND OPEN SPACE

These account for 413 acres of park land in Storm Lake. On the north side of Storm Lake, a popular trail for walking and jogging creates a connection for many residents to the city's older parks including Chautauqua and ALWAYSIS Park.

SINGLE-FAMILY RESIDENTIAL

Single-family residential uses in Storm Lake account for approximately 592 acres of the supply of land. Single-family residential development is found throughout the city.

MULTI-FAMILY RESIDENTIAL

Multi-family residential uses account for approximately 79 acres of land. Multi-family residential promotes a shared living environment with amenities and common spaces.

COMMERCIAL

Commercial use includes retail, office, and service businesses. This accounts for 300 acres of Storm Lake's existing land use. Most concentrations of commercial uses are found in the Central Business District.

INDUSTRIAL

Industrial land use in Storm Lake accounts for 205 acres of land. Storm Lake has a wide variety of industrial uses at various locations in the community. Most of the industrial uses in Storm Lake can be found in historic, corridor-oriented locations such as along the Canadian National railroad. Three concentrations of industrial uses

DEVELOPING THE LAND USE PLAN

Land Use plans protect the health, safety, and welfare of a community and its residents. It prepares for future scenarios and ensures wise investment of public and private dollars by providing the framework for the growth and development of the community. It guides the character and intensity of development and supports strong residential neighborhoods, a thriving industrial base, a vibrant downtown core, prosperous commercial areas, and valued recreational opportunities.

The Land Use Plan consists of three elements.

- Existing Land Use provides a snapshot of the current land uses in Storm Lake.
- The Zoning Map identifies the current zoning designation of parcels within the city. The zoning designation may or may not align with the existing land use.
- Future Land Use provides a description and explanation of the character and qualities of each future land use designation. These descriptions provide the framework for evaluating land use decisions and guiding public actions. The Future Land Use Map shows how these land uses are assigned to each parcel of land in the current city limits and in planned growth areas.

EXISTING LAND USES

The Existing Land Use map shows how the land is presently being used. This can differ from the present zoning in different ways. In some cases, there are legal non-conforming uses that existed



primarily exist in Storm Lake. The two main employers in Storm Lake, Tyson Fresh Meats, Inc. and Tyson Foods, Inc. and Hillshire Brands, are situated close to the intersection of Flindt Drive and East 4th Street. A second area with industrial use can be found north of County Road C-49 (590th Street), in a development along the northern reaches of Lake Avenue known as the Bargloff Addition. The third industrial area can be found along Expansion Boulevard.

PUBLIC AND INSTITUTIONAL

Public and institutional uses cover 320 acres of land including city- and other publicly-owned sites and buildings. Some of these sites and buildings include Buena Vista University, Iowa Central Community College, local public schools, and local parochial schools. This existing land use category also includes churches, private secondary schools, and the Buena Vista Regional Medical Center.

PUBLIC RIGHT-OF-WAY

Public Right-of-Way existing land use category consists of 561 acres of land and is the third largest use in the city. This existing land use category includes public and private utilities, sidewalks, stormwater management infrastructure, landscaping, and other streetscape amenities.

RAILROAD

Land under the jurisdiction of the Canadian National Railroad make up 58 acres of Storm Lake. This includes tracks and specific railroad uses.

VACANT

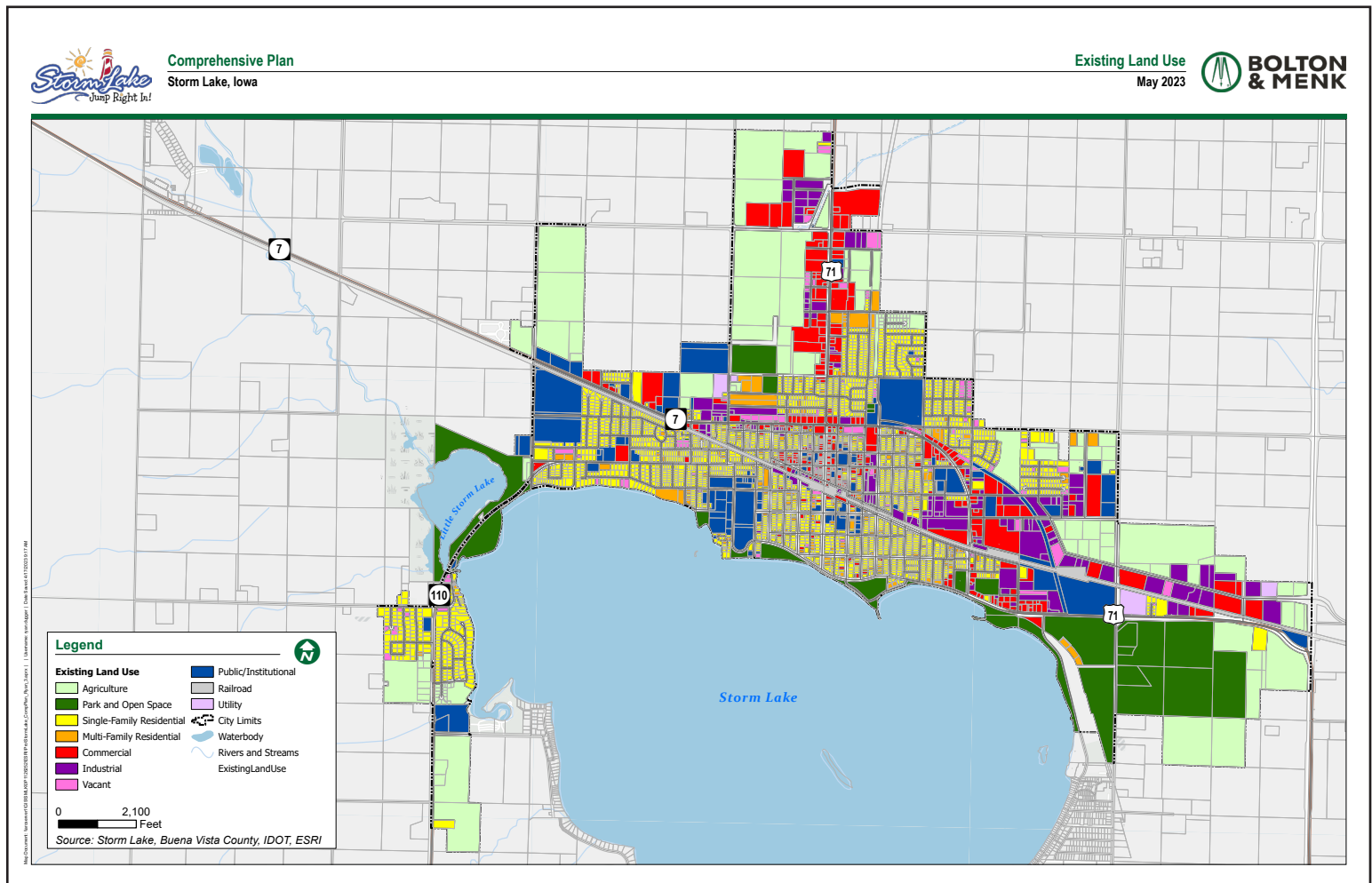
This use consists of 57 acres. Previous uses vary greatly, but there are no current uses at the parcel.



TABLE 2.1: EXISTING LAND USE CATEGORIES

LAND USE	ACRES	PERCENTAGES
Agriculture	846	24.5%
Parks and Open Space	413	12.0%
Single-Family Residential	592	17.1%
Multi-Family Residential	79	2.3%
Commercial	300	8.7%
Industrial	205	5.9%
Public and Institutional	320	9.3%
Public Right-of-Way	561	16.3%
Railroad	58	1.7%
Utility	21	0.6%
Vacant	57	1.7%
Total	3452	100%

FIGURE 2.3: EXISTING LAND USE



THE ZONING MAP

A property's future land use designation and current zoning designation are two separate classification types. The Zoning Map establishes a zoning district classification for each parcel of land, and the Zoning Ordinance regulates what can and cannot be built on a parcel. Zoning not only regulates land use, but also regulates building height, size, setbacks from property boundaries, and other provisions associated with the specific development/redevelopment of a parcel. These regulations remain in place from the time the Zoning Ordinance is adopted by the city until the Zoning Ordinance is changed, or until the specific classification on the Zoning Map is changed.

CURRENT CITY ZONING DEFINITIONS

RES: RESERVE

The Reserve District serves as a temporary zone for annexed areas into the city that do not have plans for development.

R-1: LOW DENSITY RESIDENTIAL

The Low-Density Residential District is intended to provide for low density residential neighborhoods, characterized by single-family dwellings on larger lots.

R-2: LOW MEDIUM DENSITY RESIDENTIAL

The Low Medium Density Residential District is intended to provide for low to medium-density residential neighborhoods, characterized predominantly by single family dwellings on moderately sized lots. It may also incorporate some multi-family residential uses with lower densities.

R-3: MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential District is intended to provide locations primarily for medium density housing, with supporting and appropriate community facilities. The predominant housing pattern consists of small lot single family and attached townhome/rowhouse units.

R-4: HIGH DENSITY RESIDENTIAL

The High-Density Residential District is intended to provide locations primarily for multi-family housing, characterized by stacked (3-4 story) apartment or condominium type housing.

IN-1: PUBLIC SERVICES

The Public Services District is intended to accommodate uses which are available to or are necessary to serve the general public and are located throughout the community.

IN-2: INSTITUTIONAL FACILITIES

The Institutional Facilities District reserves areas for educational and religious purposes in a campus setting.

IN-3: HOSPITAL MEDICAL FACILITIES

The Hospital Medical Facilities District accommodates commercial and professional uses associated with the community's role as a regional medical center.

PO: PARK, RECREATION, AND OPEN SPACE

The Park, Recreation, and Open Space District accommodates areas for recreation and open space.

LC: LIMITED COMMERCIAL

The Limited Commercial District reserves areas for offices and a limited variety of low-impact commercial facilities serving the needs of residents in surrounding residential areas.

CC: COMMUNITY COMMERCIAL

The Community Commercial District is intended for commercial facilities serving the needs of markets ranging from neighborhoods to the overall region.

CBD: CENTRAL BUSINESS DISTRICT

The Central Business District provides appropriate development regulations, including mixed uses, to strengthen Downtown Storm Lake's role as a center for trade, service, and civic life.



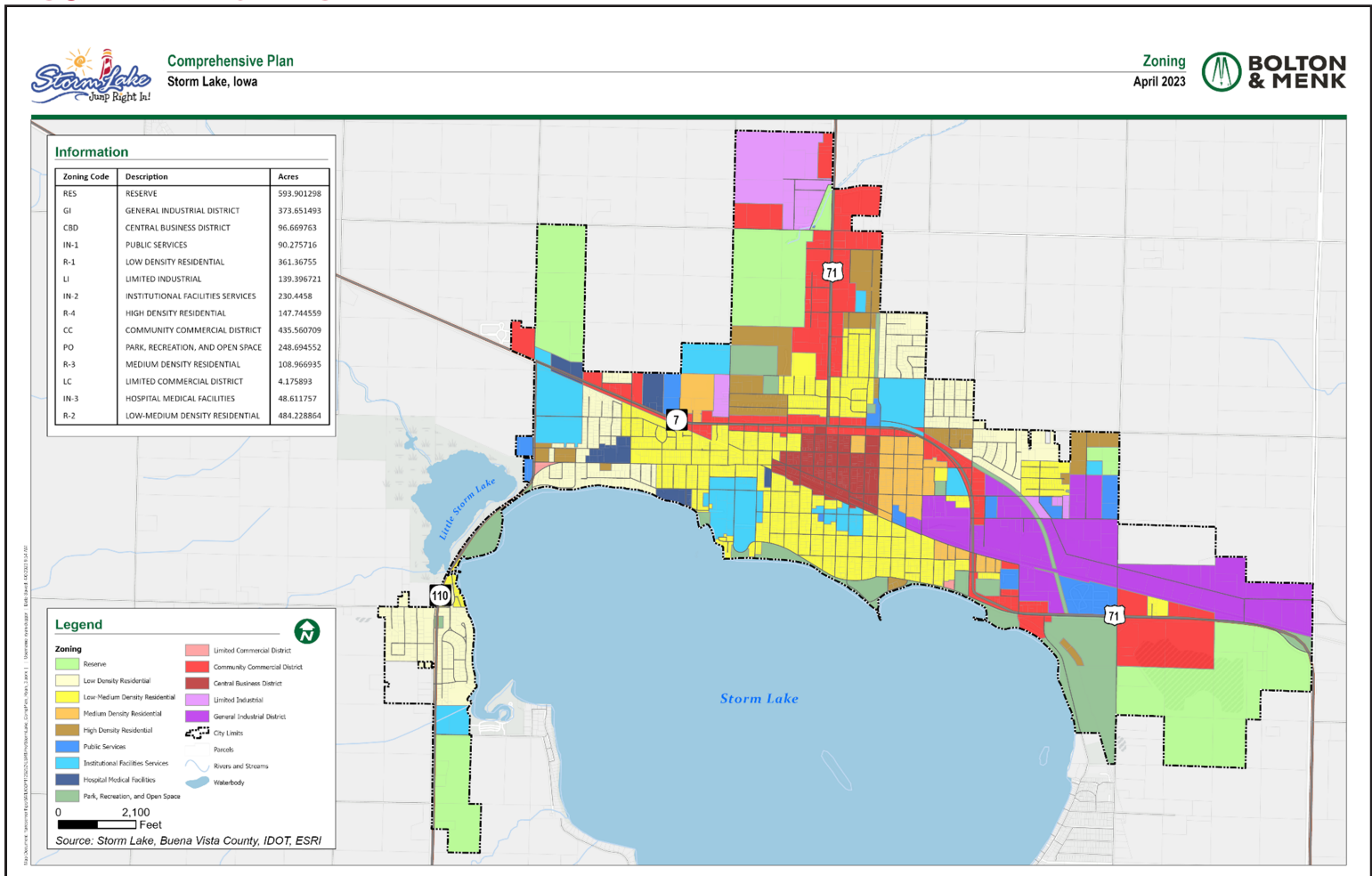
LI: LIMITED INDUSTRIAL

The Limited Industrial District reserves areas for industrial and office uses that have limited effects on the environment.

CI: GENERAL INDUSTRIAL

The General Industrial District contains a variety of industrial uses with may have greater, significant external effects on the area.

FIGURE 2.4: ZONING



FUTURE LAND USES

Future land use designation identifies the ultimate land use deemed most appropriate for the property. The Future Land Use map is intended to be a picture of the ultimate long term land use the city envisions for the site. This may not align with the current land use or even zoning on the property. For example, there may be an existing land use, such as a mining operation, that is not the ideal future land use, but is unlikely to change in the next 10-20 years. However, the future land use map may designate this parcel for its ultimate use.

The Future Land Use map was developed based on careful consideration of social needs, population projections, housing and commercial trends, market information, and economic needs. This information allows the city to determine the types of land uses needed to meet future needs, the amount of land needed for each type of use, and where those uses are best located. The map is intended to be flexible and should be periodically reviewed and updated in response to changing conditions within the City of Storm Lake.

FUTURE LAND USE CATEGORIES

PARKS & OPEN SPACE

This land use category identifies planned areas for developed and undeveloped recreational use or managed for passive and active natural resources and open space.

RESIDENTIAL

This category is predominantly detached single-family homes that have low to moderate density housing. Dwellings are generally under three stories with private driveways and open space.

URBAN RESIDENTIAL

This land use category allows for moderate density with a mixture of detached single-family, duplex housing, townhomes, and senior housing. These areas transition from neighborhood and downtown mixed uses and allow for a shift from higher intensity uses to lower intensity uses.

NEIGHBORHOOD MIXED USE

This category occurs primarily along arterial roadways radiating out of the center of Storm Lake's downtown. The land use category allows for a mixture of moderate density housing (detached single-family, townhomes attached single-family and duplex housing units) and small-scale commercial businesses.

DOWNTOWN MIXED USE

This category covers Storm Lake's downtown and allows for moderate to high intensity housing such as apartments and condominiums, commercial businesses, and entertainment uses. Within this category, buildings placed close together promote high activity, economic vitality, and walkability.

HIGHWAY COMMERCIAL & INDUSTRIAL

This land use category allows for a wide variety of businesses in terms of size, scale, and types of commercial and industrial uses that are best suited near a highway. These areas are traditionally located away from residential areas.

INDUSTRIAL

This land use category allows for manufacturing, assembling, warehousing, and related uses located in areas with adequate access to infrastructure. Industrial use is typically removed from residential areas to avoid potential conflicts with noise, light pollution, traffic, and other nuisances.

INSTITUTIONAL

This land use category allows for government uses, public services, and institutional related uses.



FIGURE 2.5: FUTURE LAND USE

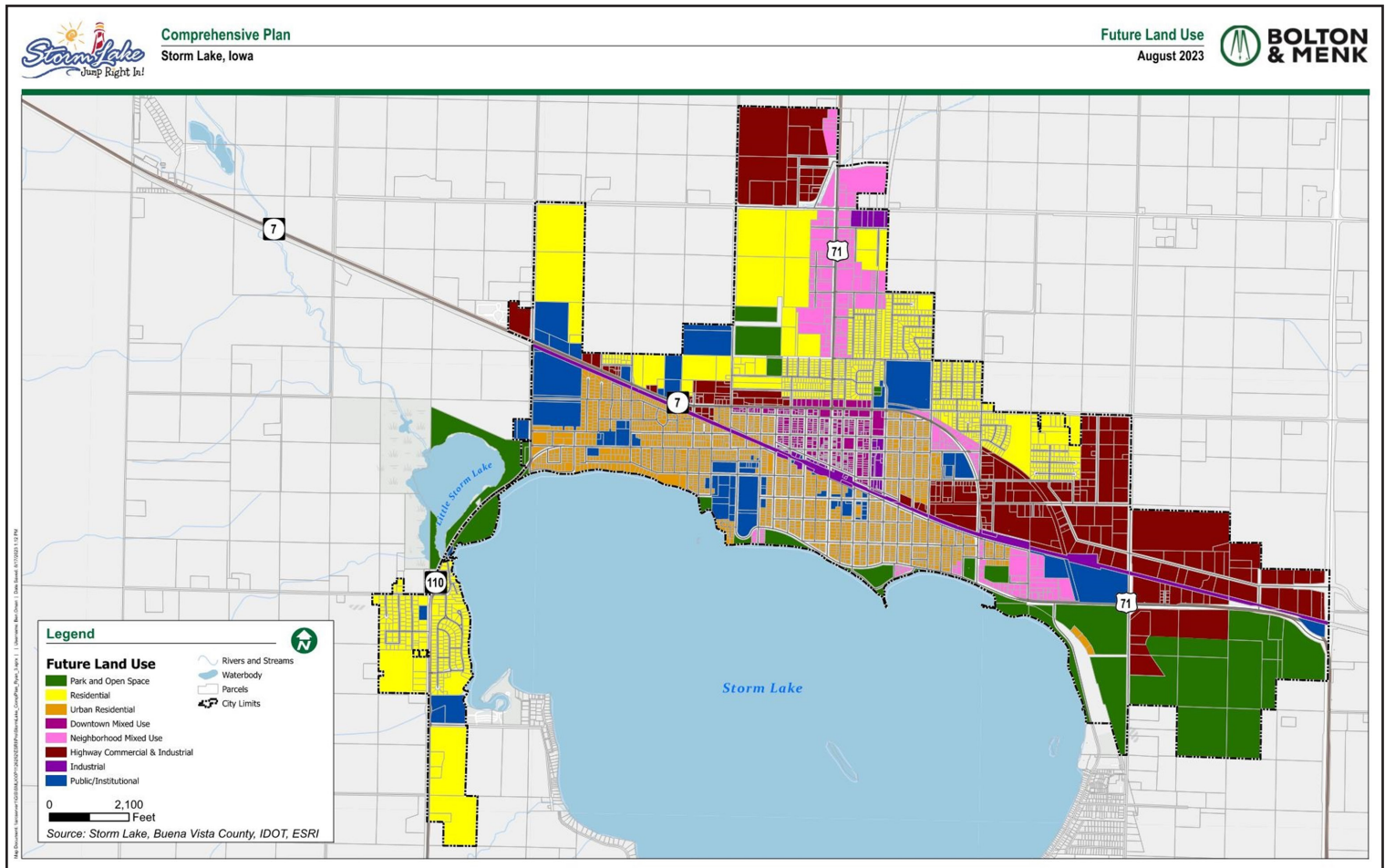


TABLE 2.2: FUTURE LAND USE CATEGORIES

LAND USE	ACRES	PERCENTAGES
Parks & Open Space	565	16.0%
Single-Family Residential	757	21.4%
Urban Residential	235	9.2%
Neighborhood Mixed Use	227	6.4%
Downtown Mixed Use	62	1.8%
Highway Commercial & Industrial	602	17.0%
Industrial	82	2.3%
Public/Institutional	279	7.9%
Public Right-of-Way	561	15.9%
Railroad	58	1.6%
Utility	21	0.6%
Total	3539	100%



CITY GROWTH

Storm Lake is experiencing continued growth and economic viability. As a lake community and home to Buena Vista University as well as a branch of Iowa Central Community College, there is a desirability to live in Storm Lake. The national trend of increased costs of construction, has resulted in rising prices of housing in Storm Lake.

To accommodate housing needs, the Future Land Use map has designated much of the current agricultural land for residential uses. To combat rising housing and development costs, the city is taking a number of steps, including ensuring development takes place in an orderly pattern that takes advantage of existing infrastructure to make it more efficient and cost-effective. Storm Lake is also prioritizing redevelopment and infill projects and greenfield development projects continuous with the existing development.

DOWNTOWN

Storm Lake's downtown is the heart of the city with shopping and amenities located along Lake Avenue and Erie Street. The Future Land Use map designates a specific area for Downtown Mixed Uses to protect and enhance the downtown area. Storm Lake has completed a downtown master plan to explore how to best enhance existing features and amenities, improve streetscapes, and better connect downtown to adjacent neighborhoods.



Downtown Master Plan Study Area (ISG)

CREATING COMPLETE NEIGHBORHOODS

In the past, many cities were deliberately planned and designed to separate different uses as much as possible. The intent was to keep residential areas (and the people who live there) away from nuisances such as loud noises and foul smells. These restrictions have also been applied to many frequently used locations such as grocery stores or post offices, making it more difficult for residents to easily complete daily tasks.

In Storm Lake, the location of residential neighborhoods was often driven by proximity to the packing plants. Many workers, both historically and currently, preferred housing locations allowing them to walk to work. The location of the railroad in Storm Lake also influenced the location of residential areas.

Neighborhoods are the basic building blocks that make up Storm Lake. They provide essential services, foster community interaction, and establish the community's character. Neighborhood character is a combination of architecture, historic or cultural resources, community members, unique geography or topography, local services, and community facilities located within an area.



Creating complete neighborhoods is consistent with Land Use Goal 1 to “establish the future of Storm Lake in a way that respects the community’s historical context, offers a variety of land uses, is affordable, is sustainable, and improves Storm Lake’s vibrancy and appeal.” Strategies to create and maintain complete neighborhoods include:

- Promote preservation of unique or culturally significant items in each neighborhood;
- Create new amenities.
- Develop a list and mapping of key neighborhood amenities. The list will identify where certain amenities should be preserved and new investments should be made.
- Allow small scale commercial development in all neighborhoods to allow for essential services to be located near everyone. Tools such as zoning, site design and building size can allow compatible, mixed land uses throughout the city.

Key neighborhood amenities may include:

- Grocery Store
- Green Space
- Employment
- Retail
- Healthy food
- Sidewalk
- Bike Paths
- Affordable Housing
- Serves All Ages

KEY CORRIDORS

Key corridors are both linear roadways (and pathways) connecting places and key places where goods and services are exchanged. Corridors must balance mobility, livability, and economic output. Storm Lake has many corridors vital to neighborhoods in all these aspects.

When asked in the survey if the aesthetic quality of street corridors in Storm Lake creates a pleasant experience for walking, biking or driving, 35.3% agreed, 49.0% were neutral, and 15.7% disagreed.

The following corridors have been identified as needing more in-depth analysis. These analyses will evaluate neighborhood connectivity improvements and how to promote more complete neighborhoods.

Lake Avenue

5th Street

Lakeshore Drive

Flindt Drive



HOUSING AND NEIGHBORHOODS

OVERVIEW

Housing is a critical part of every community. The existence of a wide range of housing options is key to economic growth. Businesses need workers in order to thrive and grow; and those workers in turn need a range of housing options. Quality housing also helps to anchor and support neighborhoods. Finally, housing provides a critical foundation for individual health, well-being and educational success. This matters because healthier and more educated residents benefit a city's economy by forming a more robust and productive workforce.

Housing and Neighborhoods explores current and past housing trends, and historical information, to identify how Storm Lake will grow its housing market. This section will review where current housing is situated, the types of housing currently available, and future needs. Considerations for future housing development in Storm include the cost of housing within the city, the different housing environments faced by renters versus owners, and the types of housing the community wants in the future. Housing goals were created based on existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee recommendations.

COMPREHENSIVE PLAN SURVEY

Respondents to the Comprehensive Plan survey recognized the importance of housing choice in the city. When asked if "there is an adequate supply of quality housing choices for people of all



ages and incomes," 85% of respondents disagreed. When asked to indicate if they agreed, disagreed, or were neutral about the need for various types of housing, respondents agreed on the need for more single family housing (88%), more affordable housing (85%) and more rental housing (78%). Figure 2.6 indicates the survey responses to housing needs.

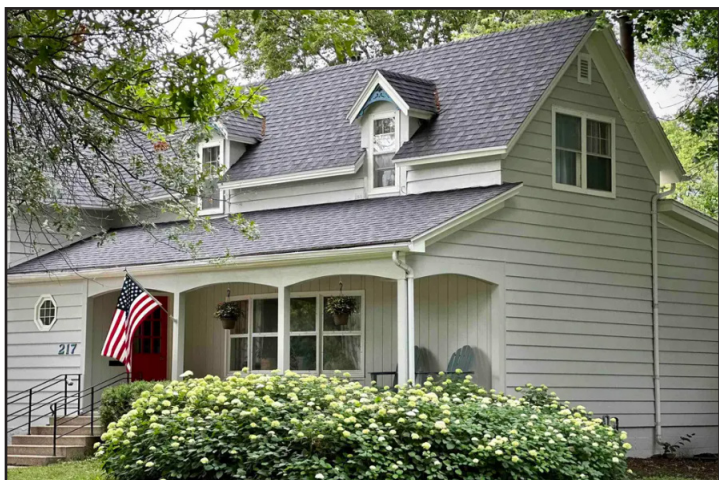
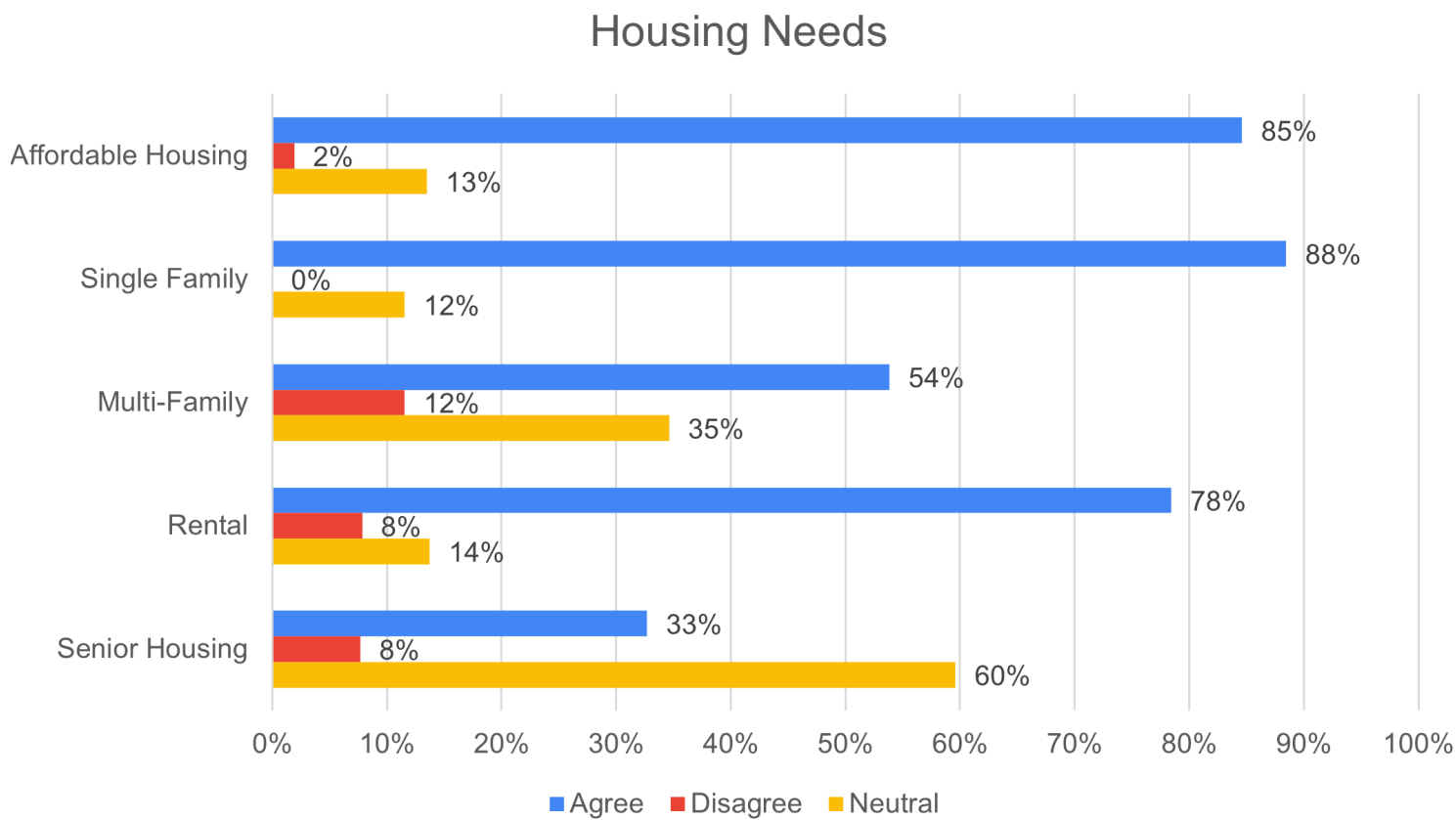
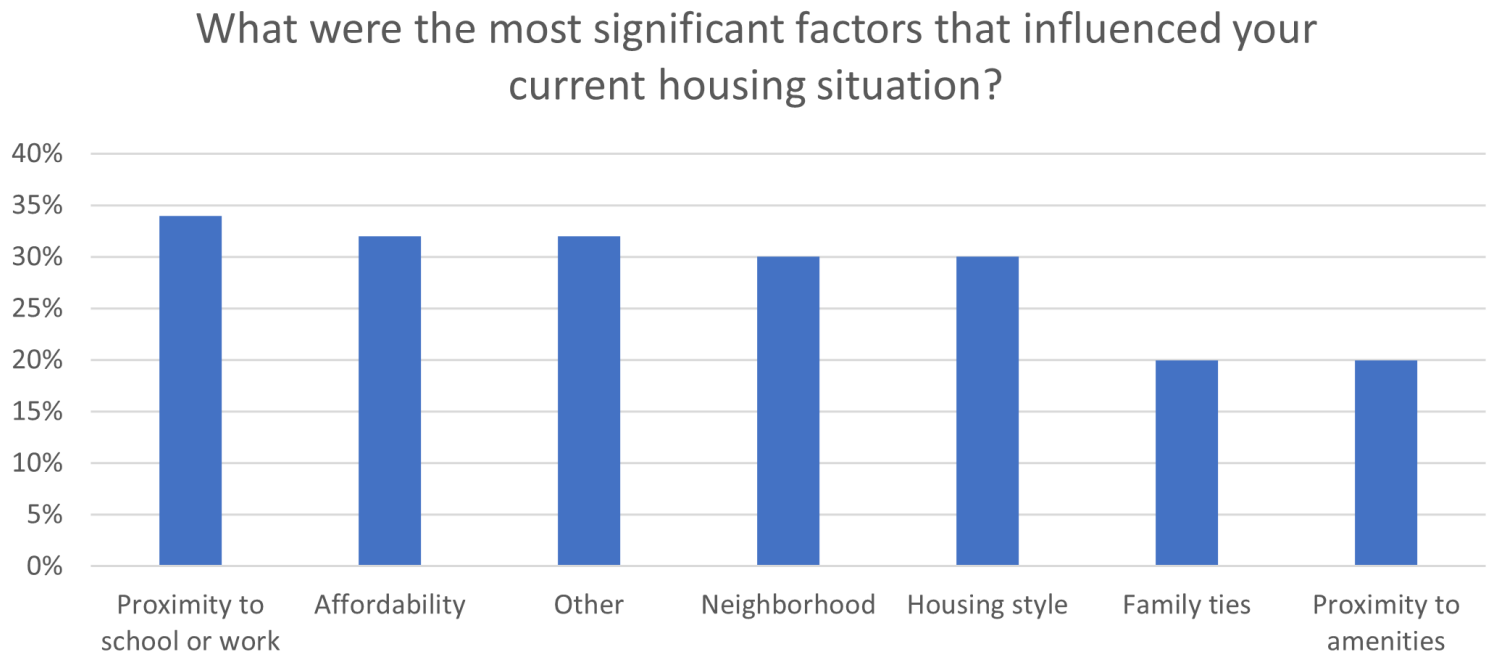


FIGURE 2.6: HOUSING NEEDS



Source: Comprehensive Plan Survey

FIGURE 2.7: FACTORS INFLUENCING HOUSING CHOICE



Source: Comprehensive Plan Survey

HOUSING AND NEIGHBORHOOD GOALS

2022 STRATEGIC PLAN

The City Council prioritized the following housing-related goals within its 2022 Strategic Plan:

- Keep Building Houses (especially single-family dwellings)
- Explore New Incentives
- Examine Properties for Potential Redevelopment (e.g., refer to Downtown Master Plan)
- Upgrade and Improve Distressed Properties (Infills)
- Utilize (and Enhance) the Nuisance Abatement Fund
- Grow the Community in an Outward Direction
- Utilize the FDA Loan Fund

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan Housing and Neighborhood goals were created based on existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee.

Goal 1: Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs.

Develop new housing types to meet the needs of residents

Improve existing housing stock to meet the needs of contemporary residents, home-owners, and renters alike.

Encourage infill and redevelopment projects while maintaining the integrity of neighborhoods and adherence to zoning requirements.

Update zoning code to allow “missing middle” housing by right in all residential zones.

Prioritize accessibility in existing and new housing to allow residents to age in place.

Goal 2: Improve Storm Lake’s reputation as a place with solid, appealing neighborhoods.

Promote the use of design elements to create more connectivity and appeal in the neighborhoods of Storm Lake. Such design elements include landscaping to create safer streets which in turn facilitates social interaction between neighbors and enhances neighborhood character.

Foster neighborhood pride.

Cultivate neighborhoods as distinctive places and celebrate unique features.

Enhance the “public realm” through beautification and safety improvements.

Continue using code enforcement to keep track of distressed properties and move the properties towards compliance.

Goal 3: Encourage environmentally conscious new construction and renovation of housing.

Encourage the use of high quality, robust and energy efficient materials in renovations and new construction to promote reduced energy utilization, resource efficiency, indoor environmental quality, and water conservation.

Educate the public about preserving neighborhoods and housing stocks.

Place an adequate number of parks near dense housing developments and supply them with proper recreation programming.



CURRENT HOUSING

HOUSING OCCUPANCY

Nearly 94% of housing units within Storm Lake are occupied which is slightly higher when compared to the state and national averages of 90.3% and 91.2% respectively. Vacant units in Storm Lake make up 6.4% of the total housing units. The State of Iowa and United States both have vacant housing units at 8.8% and 9.7 percent. This shows housing occupancy within Storm Lake is higher than that of both the current state and national averages. The local pressure on the housing market in Storm Lake is a direct result of the lack of vacant housing within Storm Lake and the fact that Storm Lake is a regional employment center.



HOUSING TYPES

The dominant housing type in Storm Lake are single-family homes, which makes up 58.6% of the housing stock in the city. There are other types of housing units found in Storm Lake ranging from 1-unit attached homes such as townhomes to 20 or more unit dwellings. These other housing types, however, do not have a strong presence within the community. The second largest housing type consists of multifamily buildings with 20 or more units; these units are 10% of the housing type in Storm Lake.

FIGURE 2.8: OCCUPANCY STATUS

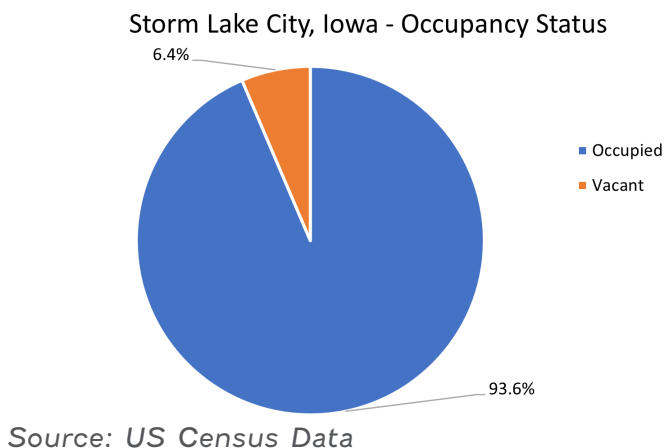
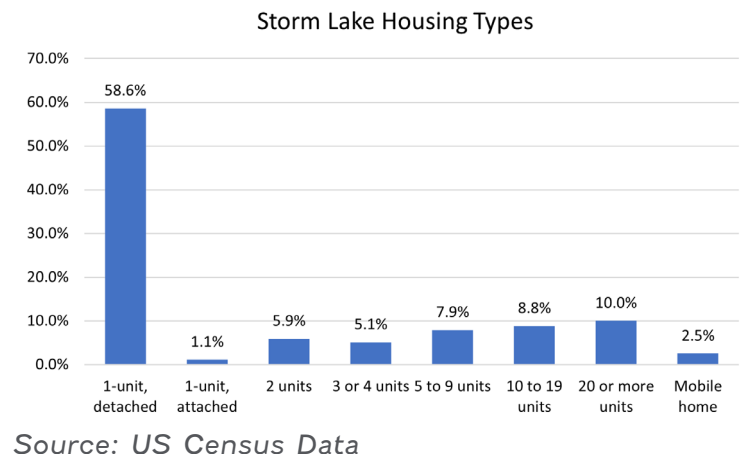


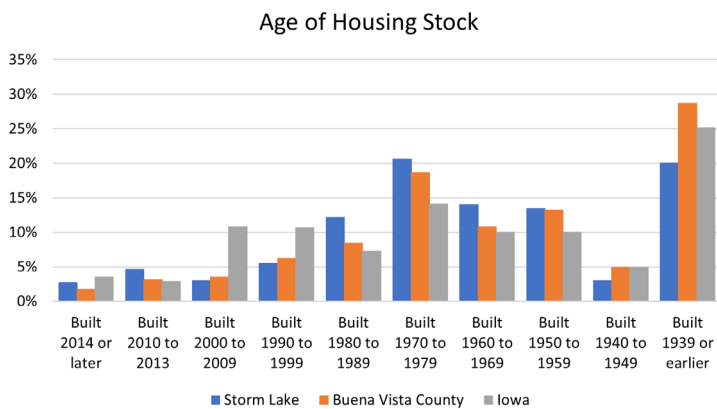
FIGURE 2.9: HOUSING TYPE



YEAR BUILT

A majority of Storm Lake's housing stock was built before 1979. This coincides closely with the State of Iowa and Buena Vista County housing stocks. Homes built between 1970 and 1979 make up 21% of the housing stock in Storm Lake. Since 1980, new home construction has slowed down. Only 28.3% of Storm Lake's housing stock is younger than 40 years old. The majority of the housing stock is older than 40 years old which may lead to lower utility efficiency and increased need for rehabilitation due to age.

FIGURE 2.10: AGE OF HOUSING STOCK

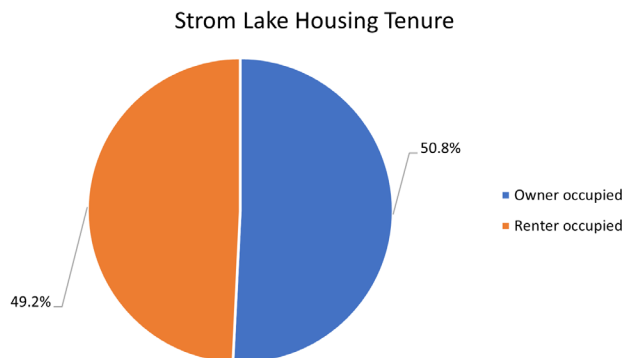


Source: US Census Data

HOUSING TENURE

Storm Lake's housing is almost equally split between owners and renters with 50.8% being owner occupied and 49.2% being renter occupied. Seventy-eight percent (78%) of respondents to the comprehensive plan survey agree more rental housing is needed.

FIGURE 2.11: HOUSING TENURE



Source: US Census Data

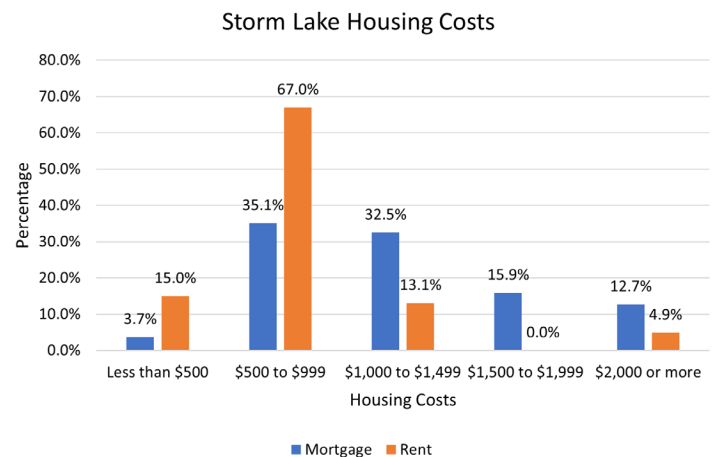
HOUSING VALUE

The median housing value in Storm Lake is approximately \$163,000 which is about 20% lower than the median housing value of \$194,756 in Iowa.

MONTHLY HOUSING COSTS

Eighty-two percent (82%) of renters in Storm Lake pay under \$1,000 a month in housing costs, whereas only 38.8% of homeowners pay under \$1,000. More than 71% of homeowners pay less than \$1,500 a month in total housing costs. Even with the relatively lower amount of monthly rent, 31.6% of renters pay over 30% of their income into housing costs. Only 18.5% of homeowners with a mortgage pay over 30% of their income into housing costs.

FIGURE 2.12: HOUSING COST



Source: US Census Data

HOUSING COST BURDEN

Housing cost burden identifies the number of people who spend more than 30% of their income on housing alone. This factors in the amount of income left after housing costs are taken care of. Approximately 31.6% of both homeowners and renters are cost burdened in Storm Lake, spending more than 30% of their income on housing and its associated costs.

During the 2017-2021 period, over 40% (19 million) of renter households nationwide allocated more than 30% of their income towards housing expenses. Storm Lake is overall less cost burdened than the nation.



FIGURE 2.13: COST BURDENED

Gross Rent as Percent of Household Income

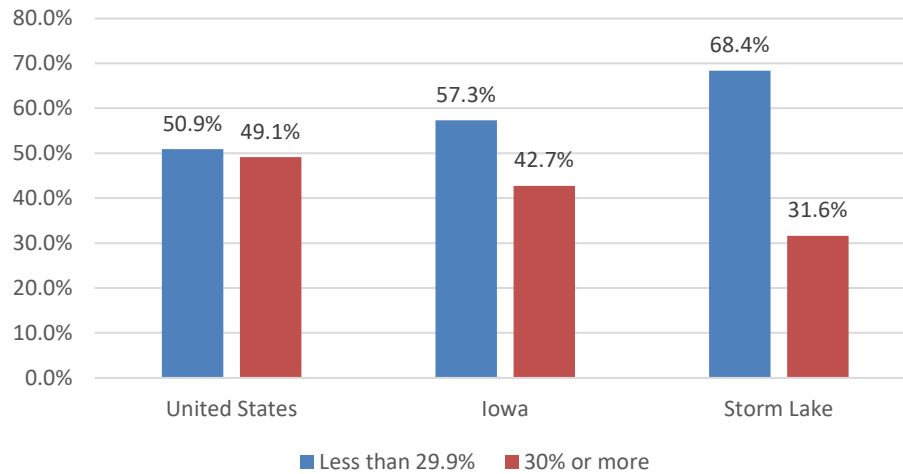
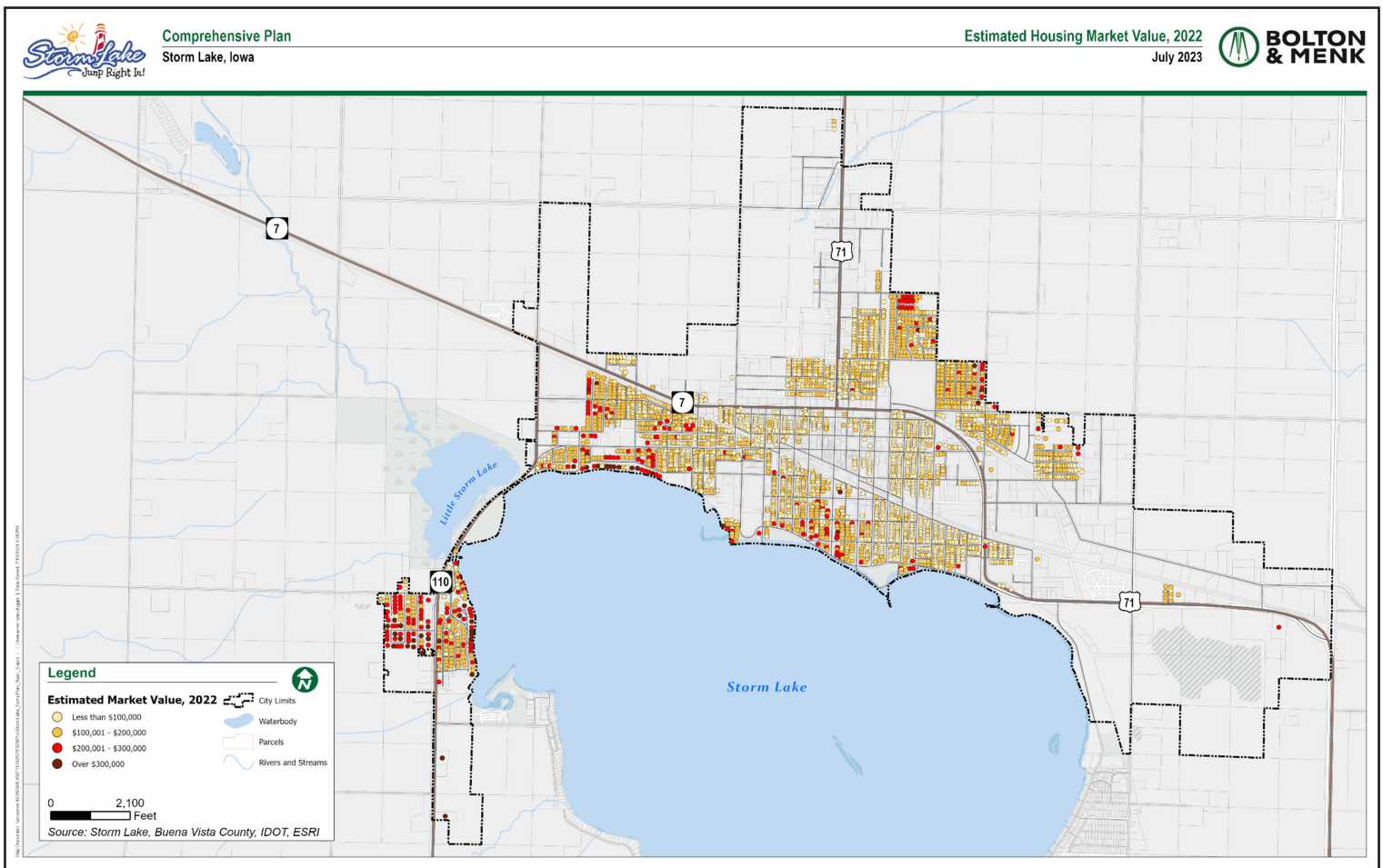


FIGURE 2.14: ESTIMATED HOUSING MARKET VALUE

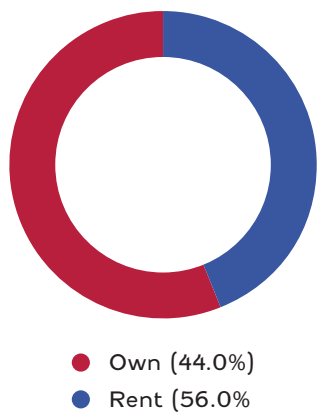


Source: Buena Vista County Parcel Data

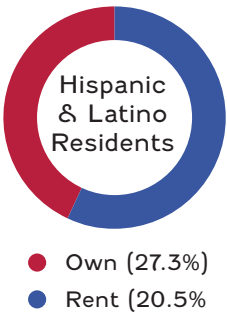
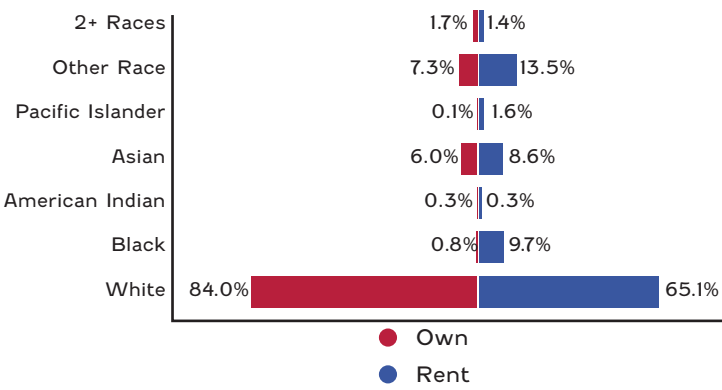


HOUSEHOLD CHARACTERISTICS, RENTING, AND HOME OWNERSHIP

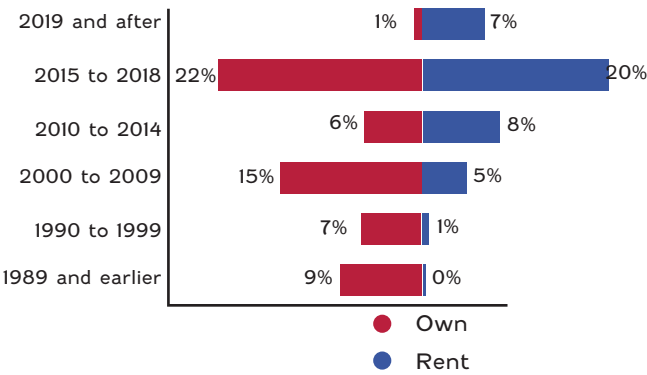
HOME OWNERSHIP



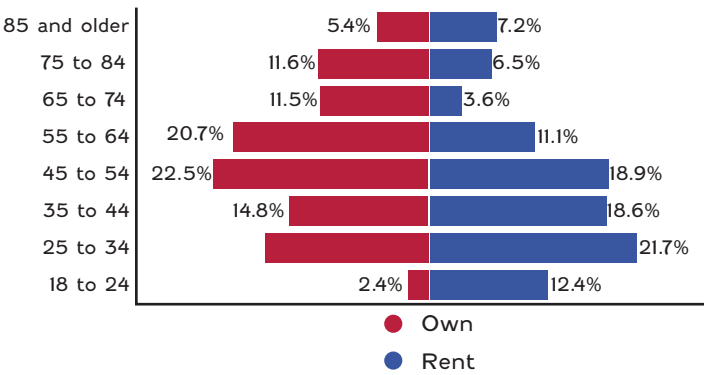
2010 HOUSING BY RACE AND ETHNICITY



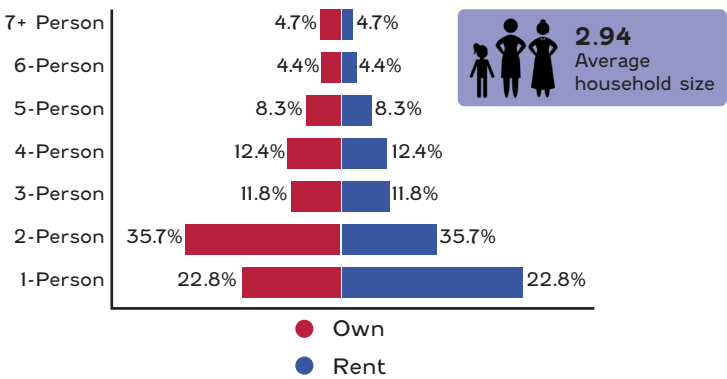
YEAR MOVED IN



HOUSING BY AGE OF HOUSEHOLDER



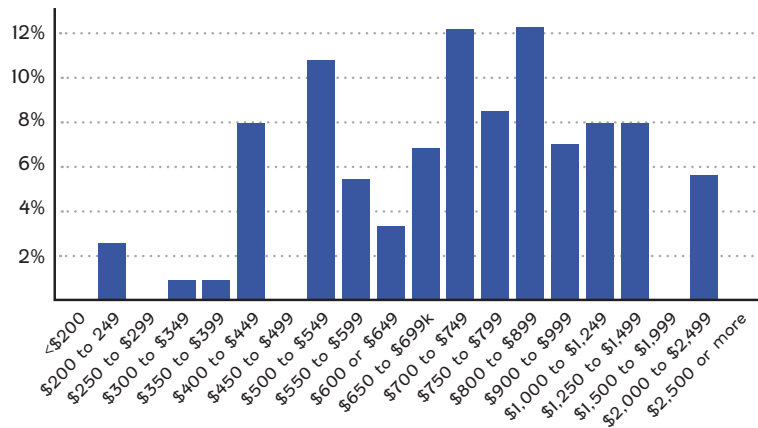
2010 CENSUS BY HOUSING SIZE



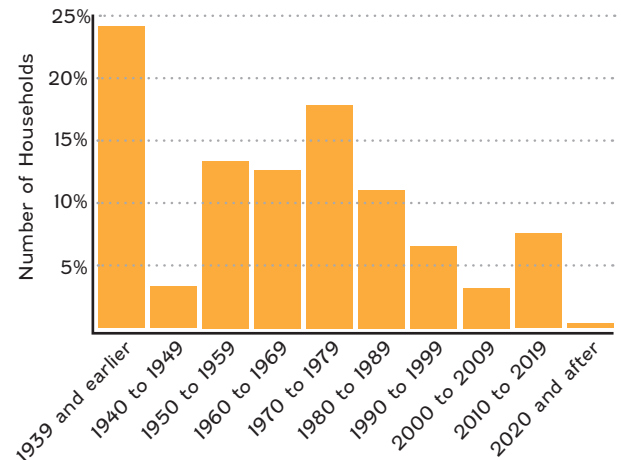
Source: ESRI, ACS, U.S. Census: 2023, 2017-2021, 2010

HOUSING MARKET CHARACTERISTICS

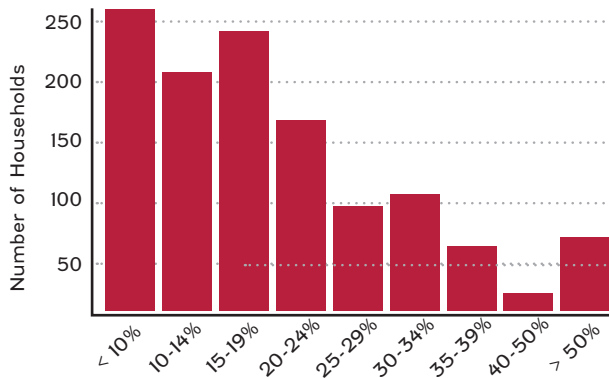
GROSS RENT



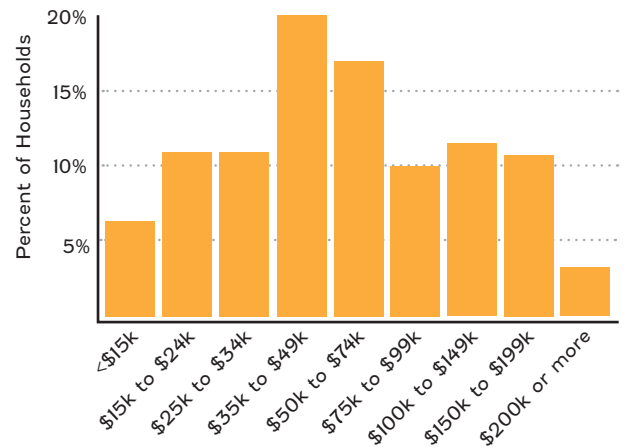
YEAR PROPERTY BUILT



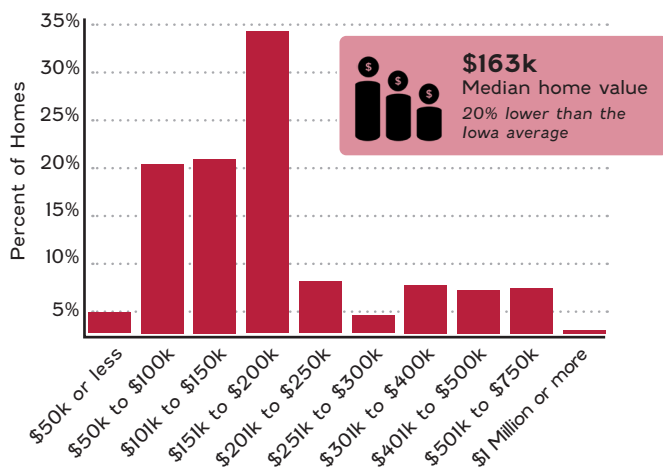
MORTGAGE AS A PERCENT OF SALARY



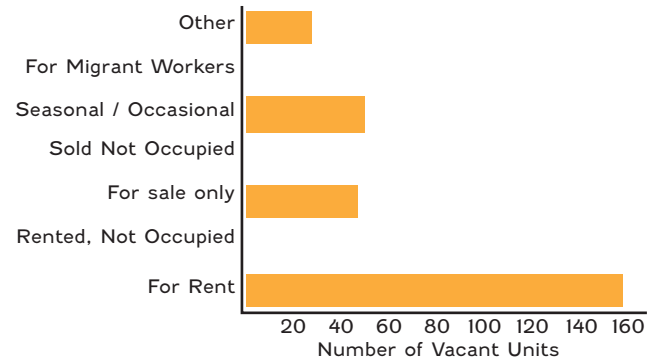
HOUSEHOLD INCOME



HOME VALUE



HOUSING VACANCIES



Source: ESRI, ACS, U.S. Census: 2023, 2017-2021, 2010



FUTURE HOUSING NEEDS

To sufficiently provide housing for anticipated growth, Storm Lake will need to continue to protect and grow its housing stock. Over the last several decades, the national average household size has decreased; however, this is not the case in Storm Lake, where the average household size is increasing. Presuming this trend continues, Storm Lake should anticipate an average household size just under three people per household over the coming decades.

TABLE 2.3: HOUSEHOLD POPULATION PROJECTIONS

	2010	2020	2023	2030	2040	2050
Population	10,600	11,269	11,470	12,088	12,706	13,324
Households	3,561	3,597	3,579	3,647	4,322	4,352
Average Household Size (persons per unit)	2.76	2.94	2.94	2.94	2.94	2.94

To accommodate growth, Storm Lake will need to see construction of about 27 housing units per year through 2050 just to maintain its existing rate of growth. By way of comparison, between 2015 and 2022, an average of 32 new units per year were constructed in Storm Lake. The table below identifies new residential building permits.

TABLE 2.4: STORM LAKE BUILDING PERMITS

	2015	2016	2017	2018	2019	2020	2021	2022	AVERAGE/ YEAR
SF/TH Units	4	3	7	16	8	15	9	5	8
Multifamily					6	32	98	72	52
Total	4	3	7	16	14	47	107	77	34

Source: City of Storm Lake

In the last 5 years, a significant number of multifamily housing units have been built. This trend will need to continue in order for Storm Lake to reach its population projections.

Continued city growth is closely connected to its ability to protect and grow its housing stock, creating options for people of all ages, abilities, and incomes to live in Storm Lake. The Future Land Use Map designates 44.6% of the land in Storm Lake for residential uses. While much of this is developed, the plan provides for growth and infill development. Additionally, there is potential for areas currently outside of the city limits to be annexed and developed with new residential units.



MISSING MIDDLE HOUSING

Many municipalities are looking towards missing middle housing to help provide affordability for their communities. Missing middle housing, as shown in the graphic below, are often small-scale multi-family developments, traditionally between 2-4 units per building. These developments can look similar to traditional single family homes and are often the same size or smaller. For instance, a 2,000 square foot four-bedroom, two bath single family house could instead be two 1,000 square foot units in the same footprint, thus reducing the cost per unit. The survey found 84.3% of respondents believe more affordable housing options are needed; the construction of middle housing can be a good way to develop affordable housing. More than 58% of housing within Storm Lake is single-family detached housing, and 12.1% are single-family attached in 4-unit buildings.

Another way to promote the development of missing middle housing and increase infill development is to review minimum lot size requirements in residential districts. Decreasing minimum lot sizes will, in many cases, increase the allowable density. Another option is to allow non-traditional housing types, such as “tiny homes.” When constructed in conformance with the International Residential Code, this housing type can be a viable, affordable housing option. Focusing on infill housing in developed areas of the community can also increase the tax base with minimal increases on infrastructure.



AGING IN PLACE

According to the US Census, Storm Lake has a higher percentage of occupied housing units than both state and national averages. This makes it very difficult for aging members of the community to find smaller housing units within Storm Lake. Many will be forced to look for housing outside the community, or to simply never downsize. Nearly 90% of seniors want to stay in their own homes as they age, because they don't want to leave their community and support system. The American Association of Retired People, or AARP, has five main housing principles.

1. Secure Affordability - communities should offer a range of housing sizes and types located

across neighborhoods. Adequate subsidies should be available for all who qualify.

2. Ensure Equity - affordable, accessible, high quality housing should be available to people of all incomes and backgrounds, including those from groups that historically have faced discrimination. Policies should be developed and implemented that alleviate the impact of past discriminatory housing practices.
3. Prioritize Accessibility - housing should be designed for people of all ages and ability levels, including those with disabilities. This empowers community residents to age in their homes and communities as well as live in the setting of their choice.

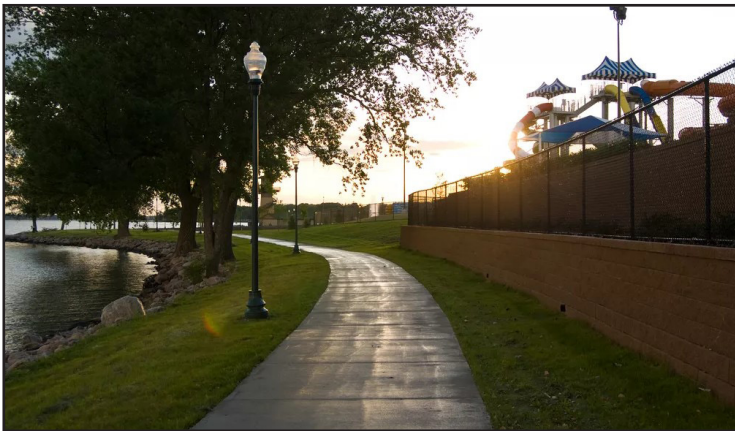


4. Ensure Health & Safety - housing should be designed and maintained to ensure the health and safety of all residents, including older adults.
5. Foster Service Delivery in Housing - older adults should have access to convenient home and community-based services to allow them to remain safely in their homes and communities as their needs change.
6. Storm Lake's housing goals are very similar to these principles.

NEIGHBORHOOD DESIGN

The City of Storm Lake is largely comprised of residential neighborhoods. Two of the goals of this plan include “Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs” and “Improve Storm Lake’s reputation as a place with solid, appealing neighborhoods.”

Neighborhood design can have different forms, from traditional (grid street patterns) to suburban (larger lots on cul-de-sacs and curvilinear streets) to conservation or cluster (cluster lots to preserve open space and natural features). In any design, what makes these neighborhoods livable and sustainable is the ability to connect to other areas through trails and sidewalks, and the ability to access open space and play areas through walking or biking. Zoning and subdivision ordinances requiring, whenever possible, street connections, sidewalks, consideration for natural features, and the provision of open space will further facilitate sustainable and accessible neighborhoods.



Elk Rapids streetscape, Antrim County, MI



Source: Alise O'Brien, Garden Spot Village, seniorhousingnews.com



OVERVIEW

Transportation provides safe and efficient access to neighborhoods, commercial and employment districts, institutions, and recreational facilities and opportunities. Road networks and street systems should be designed to handle changing traffic demands. Identifying those needs and demands is an essential part of the transportation chapter of a comprehensive plan. A successful transportation system, however, is multimodal, and includes automobile, freight, bicycle, and pedestrian systems. The transportation chapter describes how each of these systems function separately and in unison.

COMPREHENSIVE PLAN SURVEY

The top priorities identified by survey respondents were winter roadway maintenance, roadway maintenance in general, bicycle and pedestrian safety, public transit options, and roadway safety in general.

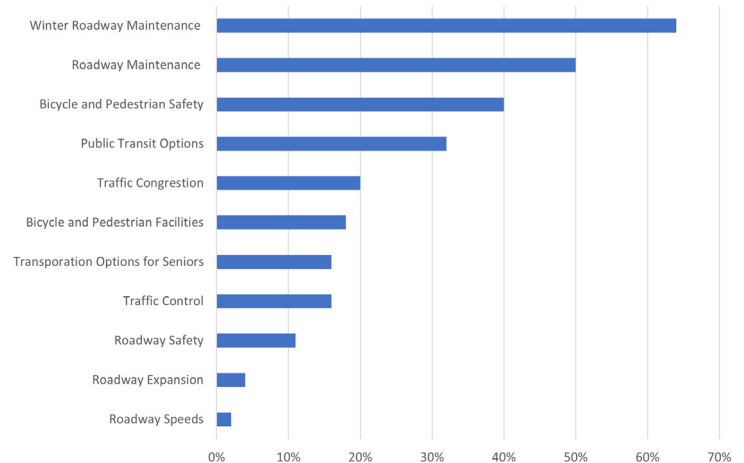
Only 12% of respondents agreed there were adequate transportation options for all community members; 50% of respondents were neutral, while 38% disagreed.

More than 25% of respondents thought Storm Lake's roads are in good condition, while 27.5% disagreed and 47.1% were neutral on the subject.



FIGURE 2.15: TRANSPORTATION PRIORITIES

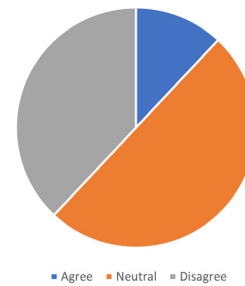
What are your top three priorities for transportation in Storm Lake?



Source: Comprehensive Plan Survey

FIGURE 2.16: TRANSPORTATION OPTIONS

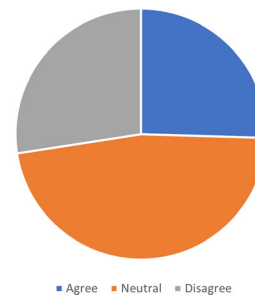
There are adequate transportation options for all community members.



Source: Comprehensive Plan Survey

FIGURE 2.17: ROAD CONDITION

Storm Lake's roads are in good condition



Source: Comprehensive Plan Survey



TRANSPORTATION GOALS

2022 STRATEGIC PLAN

The goals outlined in the 2022 Strategic Plan relating to transportation are to:

- Continue Trail Connections and Enhancements
- Update the Sign Ordinance, Improve Wayfinding

COMPREHENSIVE PLAN GOALS

The goals identified in the comprehensive plan are a result of feedback from the community and the Comprehensive Plan Steering Committee.

Goal 1: Effectively and safely move traffic and people through and around the City.

Focus on improving the operation of key intersections and critical road sections.

Continue promoting connectivity of roadways and local street networks, so that are multiple connections and direct routes in lieu of cul-de-sacs, looping streets, and dead-end streets.

Follow access management guidelines and reduce curb cuts to allow for safer and more efficient traffic flow, and bike and pedestrian safety.

Manage access to the roadway network to enhance pedestrian and bicycle safety, reduce crashes, maximize traffic flow, and support strong and vital business districts.

Goal 2: Proactively assess current facility needs and evaluate future needs.

Continue using a pavement management system for repairing, resurfacing, and rehabilitating existing local roads in the city.

Prioritize filling in gaps in network before upgrading existing infrastructure network.

Proactively seek out state funding to support maintenance and planned growth.

Regularly evaluate roadway width and adjust roadway configurations as opportunities or needs arise.

Upgrade airport zoning overlays to meet existing airport standards.

Ensure all infrastructure is installed properly and up to design standards.

Ensure investments are fiscally sound and maximize financial resources.

Goal 3: Create a multi-modal transportation system that provides a safe and efficient means of movement through the community.

Promote the expansion of the existing trail system.

Support efforts to provide additional transit opportunities, both public and private, in Storm Lake.

When infill development occurs, ensure connective infrastructure for safe and comfortable walking and biking between destinations.

Provide pedestrians and other non-motorized vehicles with links to existing trail systems.

Educate citizens about proper use of trails, shared-use paths, and bikes on general roadways.

FUNCTIONAL CLASSIFICATION

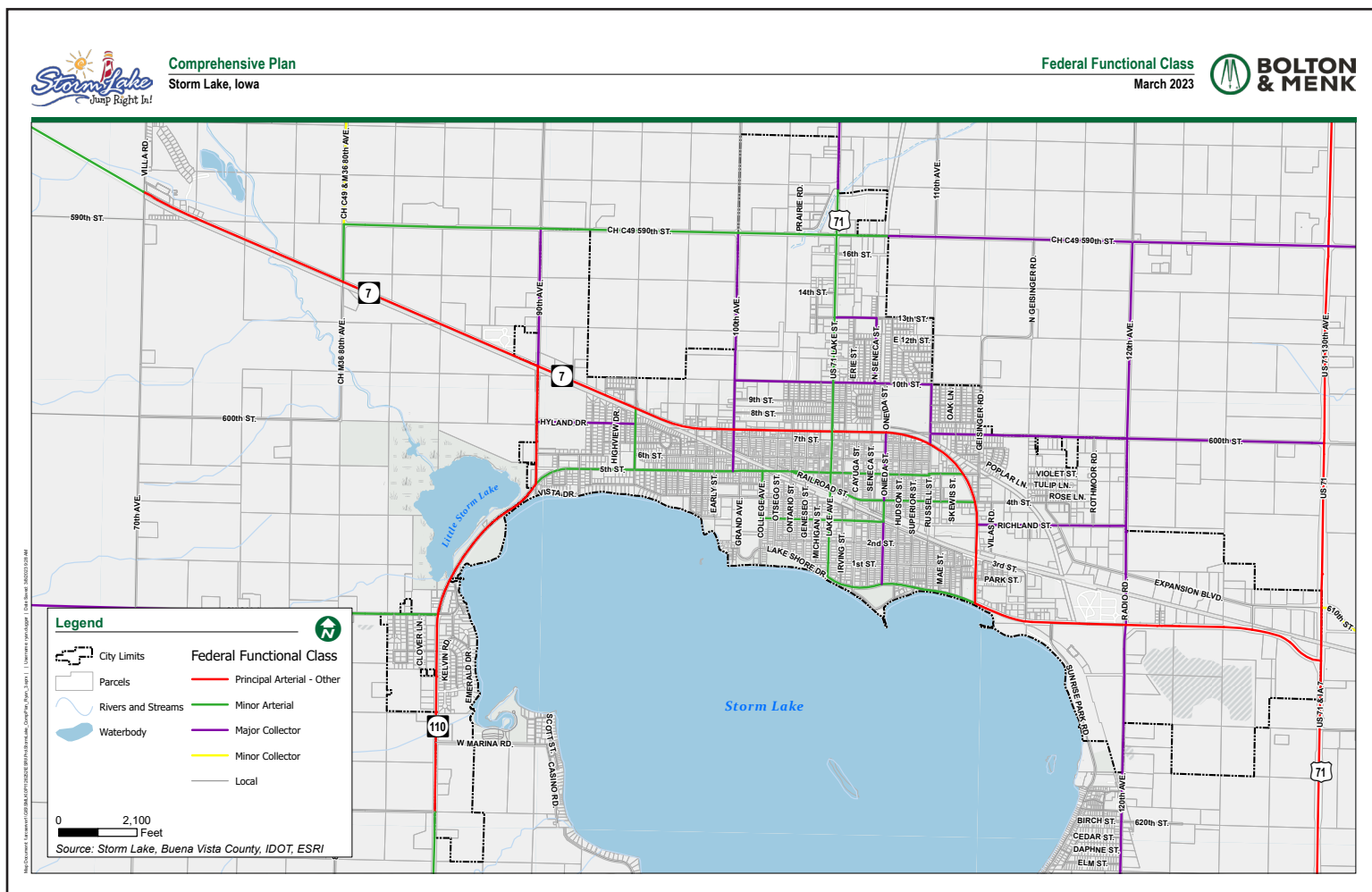
Road networks are designed using hierarchies to indicate streets that collect and distribute traffic safely and efficiently. Roads are assigned their functional categories based on the primary roles they play. Some provide access to residents and businesses while others serve mobility needs which, in turn, allows the flow of traffic through and within the community. Storm Lake's roads and streets have been classified under the functional system of road networks and includes arterials, collectors, and local streets. Classifications are typically established by the roadway authority.

ARTERIALS

An arterial road is a high-capacity urban or suburban thoroughfare designed for the efficient movement of heavy traffic between major destinations. Arterial roads typically connect different areas within a city or region and often feature multiple lanes, controlled intersections,



FIGURE 2.18: FEDERAL FUNCTIONAL CLASS



and higher speed limits. These roads primarily serve major activity centers including commercial corridors or districts and provide connections to the regional or state road system. Arterials usually carry most traffic entering and leaving urban areas. Access onto arterials is controlled or limited to allow for high volumes of traffic and high speeds. Arterials that can be found in Storm Lake include the following: West Milwaukee Avenue (Highway 7), Flindt Drive (Highway 7), East Lakeshore Drive (Highway 7), East Milwaukee Avenue (600th Street), North Lake Avenue, Abner Bell Road (Highway 110) and Radio Road (120th Avenue).

COLLECTORS

Collectors are major and minor roads that serve as a connection between local streets and arterials. They sometimes perform the function of both. They are spaced at intervals to collect traffic from local roads and bring developed areas within a reasonable distance of a collector road. They tend to provide services to the remaining connected

communities. Collector streets in Storm Lake include the following:

Lakeshore Drive (east of Flindt drive), Expansion Boulevard, Richland Street, East 4th Street/ Railroad Street, East 5th Street, West 5th Street, Hyland Drive, West/East 10th Street, West/East 13th Street, West/East 16th Street, Northwestern Drive, Vestal Street (100th Avenue), College Avenue, Lake Avenue (downtown), Seneca Street (north of East 10th Street), Oneida Street (south of East 10th Street), Russel Street, Geisinger Road and Gilbert Street.

LOCAL STREETS

A local street is a low-traffic roadway primarily intended to serve local residential or commercial areas. These streets prioritize access to individual properties and are characterized by lower speed limits, minimal through-traffic, and a focus on providing a safe and quiet environment for local residents. Local streets are typically part of



neighborhood or community road networks. All other public roads are classified as local streets which provide direct access to properties, and carry the lowest traffic volumes at the lowest speeds. They are not typically identified on functional classification maps.

Table 2.5 defines specific standards for streets in the various functional classifications.

TABLE 2.5: FUNCTIONAL CLASSIFICATION STANDARDS

	ARTERIAL	COLLECTOR	LOCAL
Location	At neighborhood edges	On edges or within neighborhoods	Within neighborhoods
Propoerty access to street	Limited	Spaced access	Direct Access
Traffic control	Signals & stops signs where warranted	Signals & stop signs where warranted	Traffic control/calming where warranted
On-street parking	Not permitted	Restricted by width	Restricted by width
Land use connections	Intercity	Connects neighborhoods	Connects blocks
Systems connections	To arterials	To arterials/ collectors	To collectors/locals
Service performed	Long trips	Within city – links to rural county	Short trips within city
Traffic volume (trips/day)	3,000-10,000	500-3,000	<500

ANNUAL AVERAGE DAILY TRAFFIC COUNT

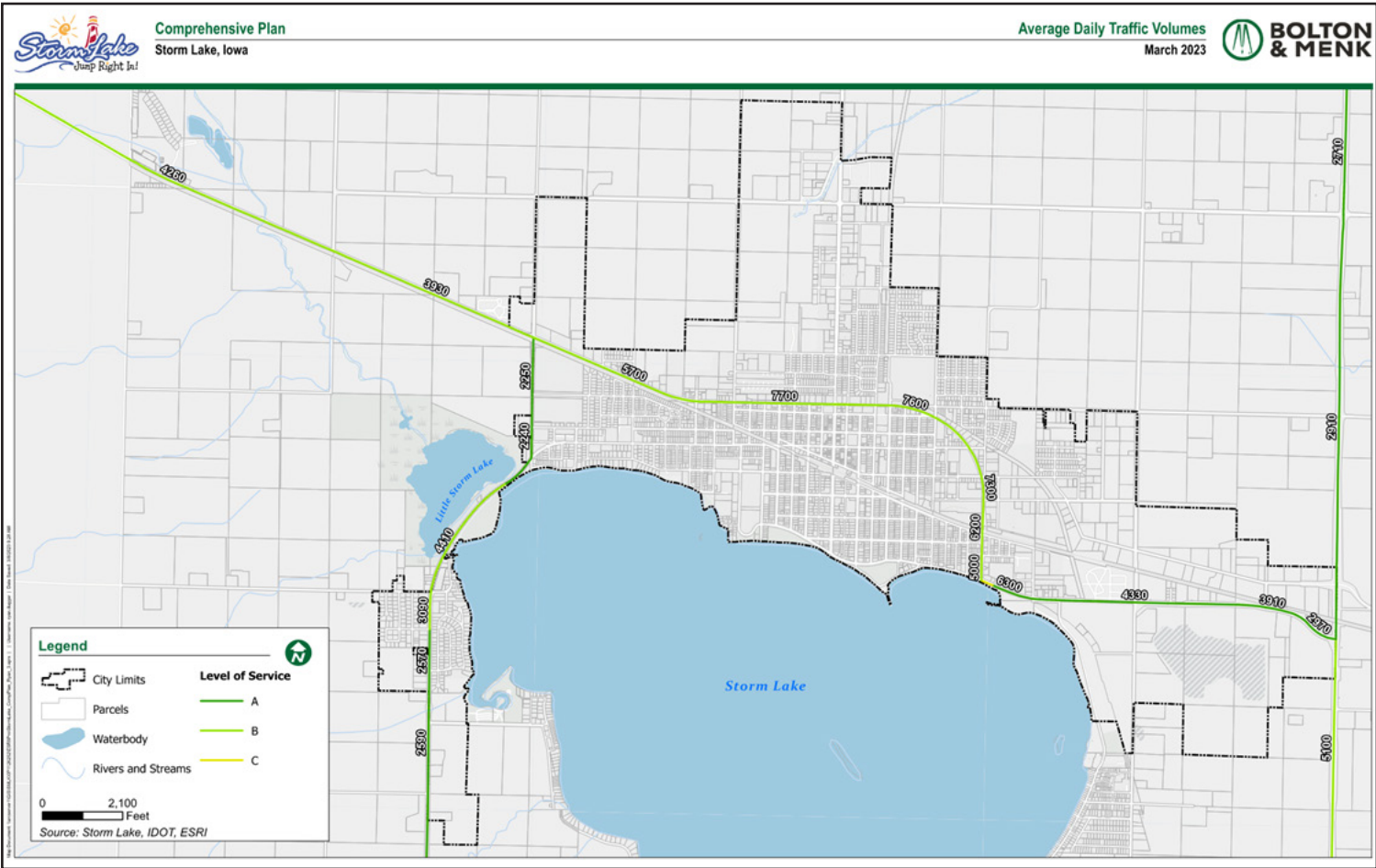
The Annual Average Daily Traffic (AADT) map shows traffic volumes for major thoroughfares in Storm Lake. AADT takes a mean number of expected vehicles traveling on any given road section on a day though the year. The Level of Service (LOS) classification, shown in the map below is an example of how traffic will be on most days, but does not take into account turning interactions or dwelling time at intersections. According to the AADT volumes, traffic is at A or B level of service on all major roadways in

Storm Lake. The LOS can be broken down into the following categories:

- A – Free Flow
- B – Reasonably Free Flow
- C – Stable Flow, or Near Free Flow
- D – Approaching Unstable Flow
- E – Unstable Flow, Operating at Capacity
- F – Forced or Breakdown Flow



FIGURE 2.19: AVERAGE DAILY TRAFFIC VOLUMES



FREIGHT

Since Storm Lake’s main employment industry is manufacturing, it is fair to say many of the industries in the city require large semi-trucks. In order to solve issues of noise and slow-moving trucks, the city must work hand-in-hand with the industries. The presence of Tyson Foods, a company predominantly engaged in meat packing and the significant agricultural sector, requires roads to handle truck and tractor traffic to accommodate trips from farms to marketplaces.

PAVEMENT CONDITIONS

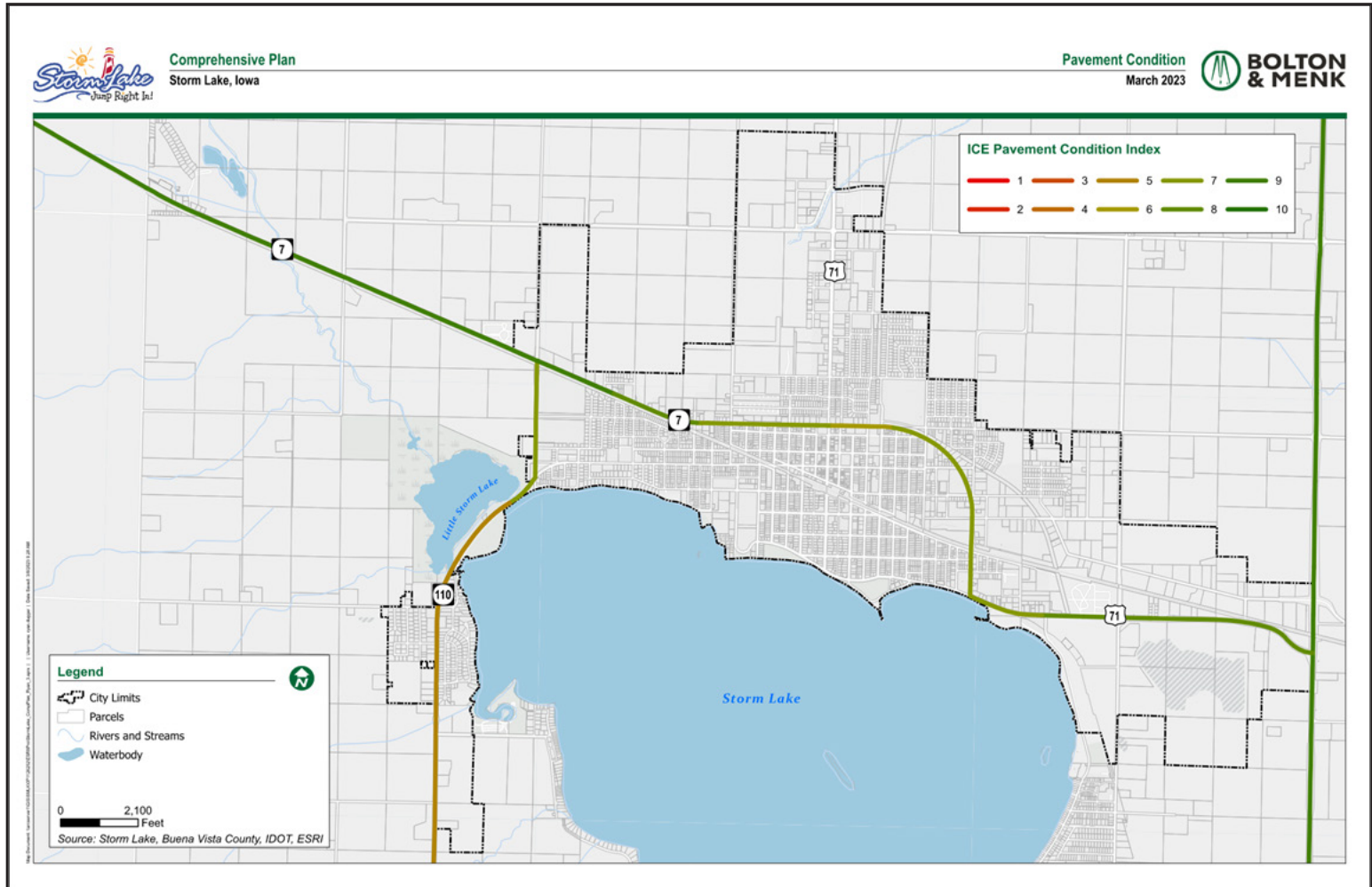
The Pavement Condition Index is a numerical index used to indicate the general condition of a pavement section. Assigning each segment of road a numerical value assists a community in prioritizing road maintenance and replacement projects.

The Iowa Department of Transportation’s Systems Planning Bureau developed its own tool to measures the most recent known performance and condition data related to the roadway network. This tool generates a composite rating that is calculated from the weighted scores of seven different criteria. The map below illustrates the value assigned to state highways in and around the City of Storm Lake.

Additionally, an Infrastructure Management Plan for the City of Storm Lake was developed in 2021. This plan provided an assessment of pavement and utility conditions and provided maintenance and replacement for guidance for future budgeting and capital improvements planning.

The city aims to optimize resources through sustainable pavement management practices, ensuring a resilient and well-maintained transportation network for the community.

FIGURE 2.20: PAVEMENT CONDITION



SIDEWALKS

Storm Lake has an extensive network of sidewalks in the older neighborhoods, but the more recently developed neighborhoods are lacking in sidewalks. There has been an increasing preference to have more neighborhoods with sidewalks that connect to the trails. Missing sidewalks in some neighborhoods and lack of lighting discourage people from walking and don't allow parts of the public realm to be accessible.

Storm Lake has adopted a Sidewalk Inspection Program to ensure pedestrian pathways are maintained. This program also helps to alert property owners when sidewalks need improvements. The program also highlights the responsibility of the adjoining property owners to maintain the sidewalk adjacent to or in front of their property. [The Sidewalk Inspection Program](#) specifies the purpose, inspection process and inspection violations.

CYCLING

Transportation networks with safe cycling systems promote public health, provide affordable transportation options, and reduce environmental concerns associated with automotive use. Ease of safe travel, regardless of mode, plays a large role in the overall success of mobility city wide.

The existing dedicated off-road cycling system is primarily along Storm Lake, but there are some gaps that require on-street riding. Two of the 2022 strategic plan priorities are wayfinding and increased trail connections. It is vital to continue expanding the trail system around Storm Lake, to complete missing connections along the lake, and to continue making on-street or off-street connections North-South off the lake. The North-South connections, such as the proposed North Central shared use path, allow safe active transportation within neighborhoods and can eventually connect to the broader trail network by the lake.



PUBLIC TRANSIT

Limited ridership and the fiscal challenge involved in running a public transit in a small community are the primary reason there are limited public transit opportunities in Storm Lake. There is a private taxi service in Storm Lake provided by Storm Lake Cab and a regional non-profit transit service, Regional Transit Authorities (RIDES), which maintains a Hub in Storm Lake and provides taxi



like service. Storm Lake maintains a coupon fund of 4,000 coupons that provide a \$1 discount for riders who complete their journey within Storm Lake City limits. Rising gas prices and increasing college and immigrant populations create the need to expand the existing transit services.

Rides

AVIATION

Storm Lake Municipal Airport is located outside of the city limits, southwest of the City. The airport is primarily used for business owners, agricultural sprayers, and recreational pilots for smaller aircraft. There are currently 36 based aircraft at the airport. There is an A/D building that has a hangar for Fixed Base Operators, three public T-hangars, one public conventional hangar, three private hangars, and six tie-downs. There are three runways. The primary runway is 17/35, a concrete runway 5,000 feet long by 75 feet wide. Runway 13/31 is a concrete runway 3,035 feet long by 50 feet wide. Runway 6/24 is a turf runway 1,962 feet long by 95 feet wide. See Appendix B for the 2017 Storm Lake Airport Master Plan.

FUTURE TRANSPORTATION PROJECTS



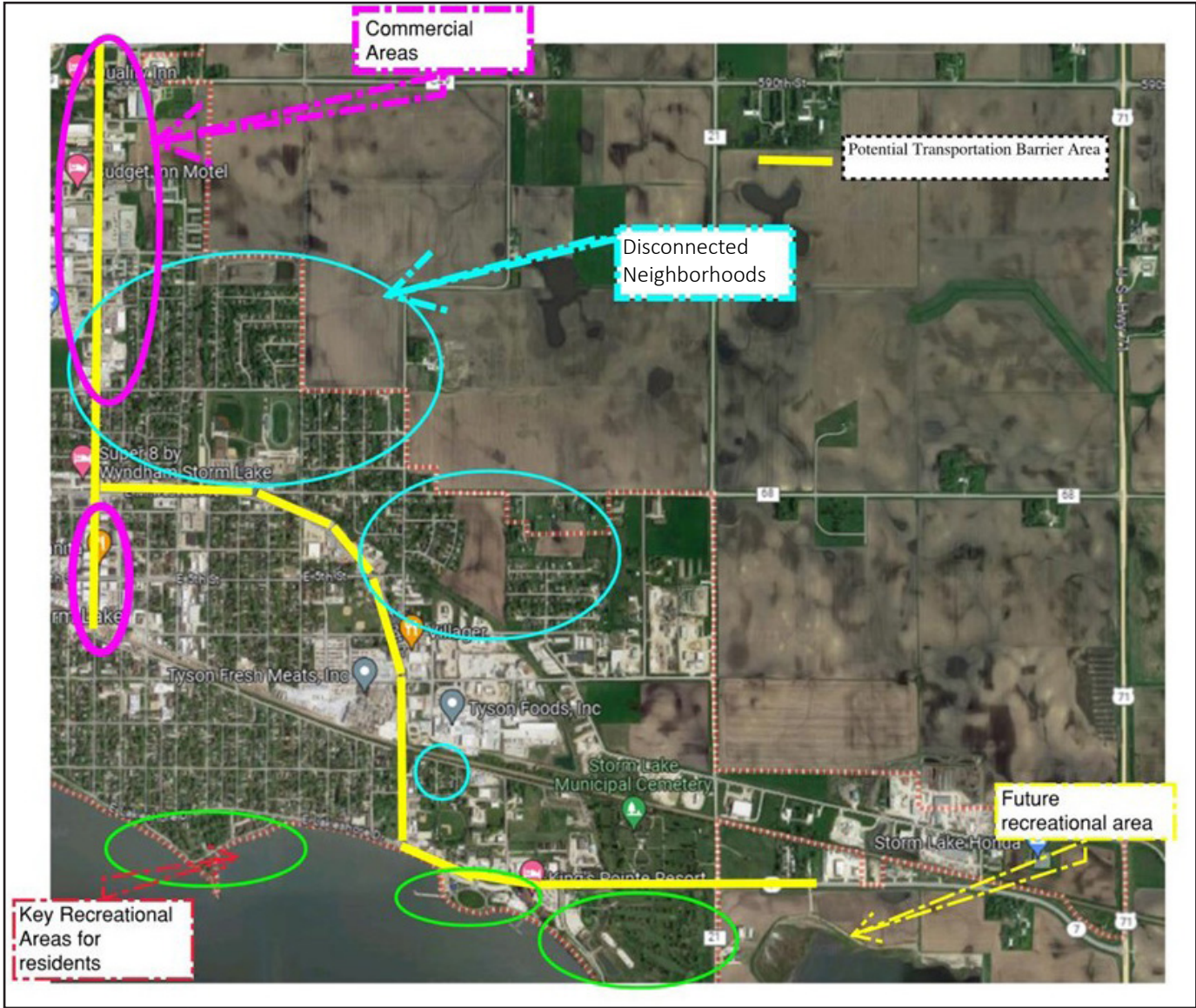
Highway 7 and Lake Avenue through the City of Storm Lake separate several neighborhoods from the northern Storm Lake shoreline, commercial areas in the downtown, and key existing and future recreational areas south of the City. Both roadways are major activity hubs within the city, hosting a variety of retail, business, recreational, and nature amenities for Storm Lake residents and visitors. The city is aware of the transportation barrier that these roadways create, especially for vulnerable roadway users like pedestrians and bicyclists. The city has committed to studying ways the barriers can be addressed using public input and Complete Streets policies and strategies.

Addressing these barriers is highly supported by the local community. The proposed project was initially



presented at the Comprehensive Plan open house on September 12, 2023. The city plans to continue to ask for public feedback on the project.

FIGURE 2.21: HIGHWAY 7 AND LAKE AVENUE GENERAL CONCEPT DISCUSSION MAP



Source: City of Storm Lake and Bolton & Menk

FUTURE TRANSPORTATION PROJECTS MATRIX

The City of Storm Lake has identified roadway improvements and other future transportation projects to consider over the next several years. The tables below outlines the current transportation funding document. It is important to note the costs are estimates and may change over time.

TABLE 2.6: ROADWAY RESURFACING PLAN

PROJECT NAME	DOT FUNDING COST*	NON-DOT FUNDING COST*	OVERVIEW
Vestal Street Roadway and Utility Improvements	\$3,442,000	\$1,592,000	Street, sidewalk, storm sewer, and watermain improvements from 5 th Street to 10 th Street.
East 4 th Street Improvements	\$3,135,000	\$2,099,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Cayuga Street to Flindt Road.
Oneida Street Improvements	\$2,280,000	\$1,638,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Bair Street to Lakeshore Drive.
Hyland & Northwestern Drive Improvements	\$2,522,000	\$1,063,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Angier Drive to Sunset Drive.
5 th Street Improvements	\$2,232,000	\$1,127,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Ontario Street to Erie Street.
Seneca Street & 13 th Street Improvements	\$1,660,000	\$1,105,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Erie Street to 12 th Street.
Milwaukee Avenue & Russell Street Improvements	\$2,250,000	\$1,506,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Flindt Road to Geisinger Road.
Lake Avenue Improvements 1	\$1,094,000	\$509,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Lake Avenue to 8 th Street.
College Avenue Improvements	\$1,094,000	\$509,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Lake Avenue to 8 th Street.
Lake Avenue Improvements 2	\$649,000	\$364,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Bair Street to Railroad Street.
10 th Street Improvements	\$817,000	\$548,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Erie Street to Seneca Street.
5 th Street Improvements	\$1,281,000	\$765,000	Street, sidewalk, storm sewer, sanitary sewer, and watermain improvements from Russell Street to Flindt Road.

*All cost estimates come directly from previous studies and may have changed since publication.



TABLE 2.7: FUTURE TRANSPORTATION PROJECTS

PROJECT NAME	PROJECT TYPE	TYPE	COST*	OVERVIEW
90th Street Reconstruction and Utility Extension	Future Project	Utility & Transportation	TBD	Multiple options exist for extending sanitary sewers, watermain, and storm sewers. Variables include the side of watermain, 8" or 10" and if storm sewers are designed. Option 1: 90th Street with 8" Watermain Option 2: 90th Street with 10" Watermain Option 3: 590th Street with 8" Watermain Option 4: 590th Street with 10" Watermain
Evergreen Ave Improvements	Future Project	Transportation	\$230,800	Sidewalk improvements centering along Evergreen Ave, including improved pedestrian ramps, adding missing sidewalk, and stub outs of evergreen into 10th St.
East Central Trails	Future Project	Transportation	\$1,018,300	Two phases of trails, trail lighting, and minor sewer upgrades that follow the rail ROW. Phase 1: Geisner Rd to Richland St. Phase 2: Richland St. to Lakeshore Dr.
Memorial Road Improvements	Future Project	Transportation	\$2,769,194	Memorial road replacement from East 3rd To Lakeshore Dr. with forcemain replacement, replacement and extension of 8" sanitary sewer, and storm sewer upgrades.
Airport Master Plan	Future Project	Transportation	TBD	Extension of Runway 17/35 upgraded lighting system and construction of a full parallel taxiway. Extension of runway 13/31, relocate an additional 210 feet of threshold, installation of approach path indicators and construction of a full parallel taxiway. Expand to include 11 more tie-down spaces, add T-anger space, and update airport zoning to address the changes to each runway identified.
Radio Road Access Road	Future Project?	Utility & Transportation	\$157,716	The addition of an access road, sanitary sewer extension and watermain updates on the dredge spoil site.
Airport Layout	Complete?	Transportation	TBD	Upgrades to the airport runways as outlined in the airport master plan.

*All cost estimates come directly from previous studies and may have changed since publication.



Infrastructure Management Plan	Future Project	Utility & Transportation	\$23,100,000	Implement an on-going pavement maintenance and rehabilitation program, implement a sanitary sewer rehabilitation program, implement a street and utility reconstruction program, update the water distribution model, develop a sanitary sewer collection model.
North Central Shared Use Path	Future Project	Transportation	TBD	Add onto the existing trail system that will run along Seneca up to 590th St.
Lake Avenue and Trunk Highway 7 Transportation Barrier Elimination Project	Future Project	Planning & Transportation	TBD	Major transportation barriers exist between residential neighborhoods, commercial areas, and recreational areas in Storm Lake. The city recognizes the need to connect low to moderate-income neighborhoods on the northeast side of Trunk Highway 7 to the economic and cultural destinations of Downtown and the northern Storm Lake shoreline. Existing transportation barriers will be addressed using Complete Streets policies and strategies.

**All cost estimates come directly from previous studies and may have changed since publication.*



PUBLIC INFRASTRUCTURE AND FACILITIES

OVERVIEW

The Infrastructure and Facilities chapter delves into the existing utility systems and future planning efforts for aging infrastructure and potential future growth and development. Public utilities that provide water resources and sanitation collection are essential in community life and future community development. In the City of Storm Lake, a small amount of potential residential growth has been identified during this planning period, though the primary immediate focus on utility infrastructure is identifying what exists and possible deficiencies within the public utility systems.

The City of Storm Lake is responsible for providing and maintaining the public water supply, sanitary sewer and storm water management. Other utilities, such as gas and electricity, are an important part of the city's development and infrastructure. However, these services are provided and maintained by a variety of private companies.

This chapter will analyze existing conditions, existing capacity, and assess future needs of the water, sewer, and storm drainage utilities. The primary goal of this plan is to establish local policies, standards, and guidelines to guide major utility investments and policy decisions.

Broadly defined, public infrastructure and facilities also include other public services, including public safety (police and fire) and city buildings. This chapter includes a brief description of those facilities. The parks facilities are discussed in Section 4.

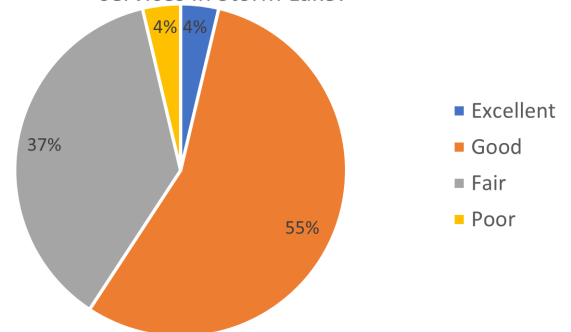
COMPREHENSIVE PLAN SURVEY

The comprehensive plan survey asked residents to rate the quality of various public utilities. Not all utilities are provided by the city; however, the survey asked respondents to rate both city utilities and other utilities, such as gas and electric. A majority of respondents rated the overall quality of

publicly provided services as good or excellent. The chart below illustrates the responses

FIGURE 2.22: RATING OF QUALITY OF PUBLICLY PROVIDED SERVICES

How would you rate the quality of publicly provided services in Storm Lake?



Source: Comprehensive Plan Survey

INFRASTRUCTURE AND FACILITIES GOALS

2022 STRATEGIC PLAN

The City Council goals outlined in its 2022 Strategic Plan relating to infrastructure are to:

High/Medium Priority

- Keep Building Houses (especially single-family dwellings)
- Grow the Community in an Outward Direction
- Pursue Water Regionalization Efforts
- Reinforce Storm Lake as a Safe Community

Low Priority



- Upgrade and Improve Distressed Properties (Infills)
- Implement Recommendations from the Downtown Master Plan

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan goals are based on existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee. The Infrastructure and Facilities goals emphasize the management and maintenance of public systems. Proper management of infrastructure is a key to efficiently and cost-effectively maintaining the system.

Goal 1: Rehabilitate or replace aging infrastructure within the sanitary collection system, water distribution system, and water supply.

Rehabilitate or replace sanitary collection system to reduce inflow and infiltration (I&I).

Replace undersized watermain and cast-iron pipes to reduce watermain breaks and increase fire flow capacity.

Provide watermain looping for systems supply redundancy and a water balanced system.

Eliminate long shared services for both water supply and sanitation collection.

Increase water production capabilities to serve current and future water supply demands.

Minimize water system losses and promote water reuse to lower water supply demand.

Regularly update the Storm Lake Infrastructure Management Plan.

Couple roadway improvements with utility upgrades when possible.

Goal 2: Effectively manage, maintain, and improve the existing stormwater management system to support the existing systems and any potential growth within the Community.

Identify areas prone to flooding and improve drainage systems within these areas.

Provide stormwater drainage systems that enhance the natural environment.

Promote low impact development features where possible.

Goal 3: Solidify partnerships and policies regarding sewer and water systems.

Maintain the existing system integrity.

Ensure that all systems meet State and Federal requirements.

Develop a sanitary sewer collection model.

Address future system needs using a regional perspective and partner with other jurisdictions to achieve shared utility goals.

WATER SUPPLY AND DISTRIBUTION

Storm Lake's water system currently serves the City of Storm Lake, as well as several bordering systems, including the City of Lakeside, Lake Creek Homeowners Association, the City of Truesdale, and homes outside of municipal boundaries. The current estimated population served is 12,503 and the region is expected to continue to grow in the coming years.

In addition to the residential needs, the City serves as the home to two large industrial users, a pork processing plant and a turkey processing plant. These two industries are the top two water users and use approximately 70-80% of the water produced by the water system each year. They are also a major source of employment and economic growth within the area. The City's existing water source consists of 10 wells. The City is currently in the process of constructing two additional wells to replace two existing wells at the end of their useful lives. The following table summarizes the well characteristics:



TABLE 2.8: SUMMARY OF EXISTING WELL SYSTEM

WELL	YEAR DRILLED	WELL DEPTH	AQUIFER	CAPACITY
Well 3*	1949	110 ft	Pleistocene	0 gpm
Well 4	1959	1,690 ft	Jordan	600 gpm
Well 7	1968	110 ft	Pleistocene	600 gpm
Well 8	1969	89 ft	Pleistocene	600 gpm
Well 11	1972	90 ft	Pleistocene	350 gpm
Well 14	1988	464 ft	Dakota	1,000 gpm
Well 15	1990	488 ft	Dakota	700 gpm
Well 18	2007	96 ft	Pleistocene	600 gpm
Well 19	2010	115 ft	Alluvial	350 gpm
Well 20	2015	497 ft	Dakota	1,100 gpm
Well 21*	2022	110 ft expected	Alluvial	--
Well 22*	2023	490 ft expect	Dakota	--
Total Capacity				5,900 gpm
Maximum Usable Capacity				4,600 gpm
Firm Usable Capacity				3,500 gpm
*Well 3 is out of service due to age and equipment issues. Wells 21 and 22 are under construction and are intended to replace Wells 3 and 15 which are at the end of their useful lives. Their flow rate is not included in the current capacity calculation.				

The table below shows the City's available source capacity compared to projected demands.

TABLE 2.9: CAPACITY AND PROJECTED DROUGHT DEMAND

CAPACITY AND PROJECTED DROUGHT DEMAND ⁽¹⁾	
Existing Firm Usable Capacity	3,500 gpm
Existing Peak Day Demand	5,783 gpm
Historical Peak Day Drought Demand ⁽²⁾	5,006 gpm (drought periods 2011-2021)
Projected Peak Day Demand	7,200 gpm
Projected Peak Day Drought Demand	6,207 gpm
⁽¹⁾ All gpm flowrates calculated assume a 20-hour pump run time to allow pumps time to rest and aquifers time to recharge.	
⁽²⁾ Peak day drought demand is lower than peak day non-drought demand due to conservation measures in place during drought periods.	



All wells are pumped to water treatment facility. The City of Storm Lake's existing water treatment plant is designed to provide safe, palatable drinking water in accordance with regulations created by the Environmental Protection Agency (EPA) and enforced by the Iowa Department of Natural Resources (IDNR). The City's current water treatment goals include reducing hardness to 250-300 mg/L as CaCO₃ (to meet industrial customer goals), meeting all National Primary Drinking Water Standards, and meeting Secondary Drinking Water Goals for iron and manganese. An assessment of the treatment facility was performed in 2021 and it was recommended the facility be replaced based on the age and condition of the facility and treatment process, as well as projected capacity requirements.

The City's water infrastructure system also currently includes two ground storage reservoirs at the water treatment facility and three elevated water storage tanks. Clearwell 1 was constructed in 1978 and Clearwell 2 was constructed in 1980. These ground storage reservoirs combine to provide 1.675 MG water storage at the water treatment facility. Tower 1 is located south of the Ontario Street and 5th Street intersection in the City's downtown. It has a 750,000 gallon capacity and was constructed in 1956. Tower 2 has a 500,000 gallon capacity and was constructed in 1974. It is located approximately 1,000 feet south of Milwaukee Avenue in the eastern portion of the community. Tower 4 is located in the western portion of the City and south of the West Lake Estates development. It has a 500,000 gallon capacity and was constructed in 1991. An additional 1.75 MGD storage tank will be constructed in 2024 at the intersection of 3rd and Mae Street and Tower 1 will be decommissioned shortly thereafter. Upon completion of these efforts, the City's storage capacity will be sufficient to meet its needs and the IDNR's storage requirements.

The City's water distribution system consists of approximately 228,200 linear feet of pipe sizes ranging from 1" to 18" and composed of plastic, cast iron, ductile iron, and copper materials. Over half of the system (approximately 144,700 linear feet) is comprised of pipes which are 6" or smaller in diameter.

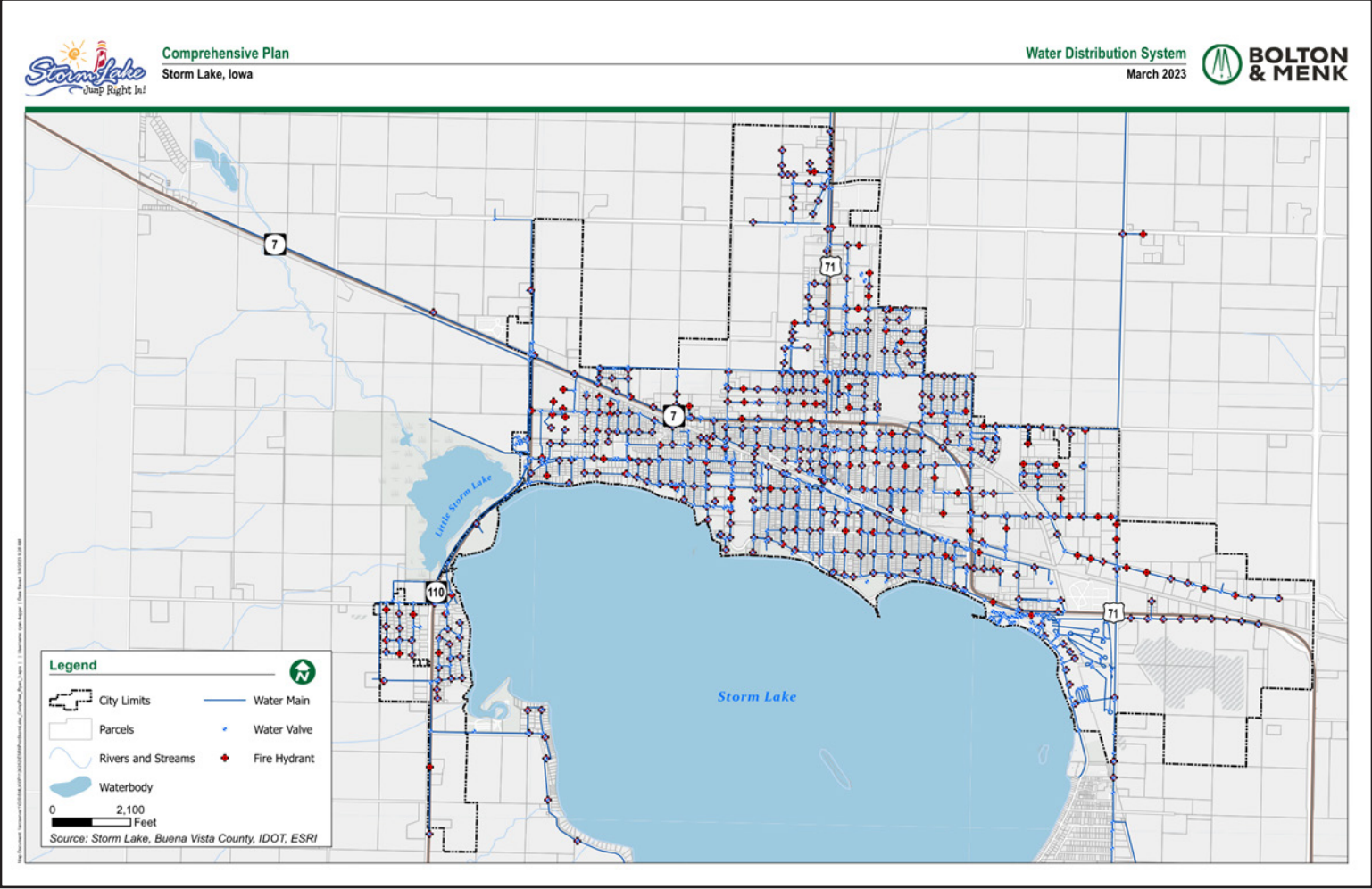
The City generally has two trunk water mains which supply water to the majority of the City, ultimately conveying potable water to Tower 2. The primary trunk consists of an 18" cast iron main which generally traverses the community from the water treatment facility at the west end of the City

along 10th Street, Geisinger Road, East Milwaukee Avenue, and Rothmoor Road to Tower 2. The secondary trunk consists of a 12" main comprised of plastic and cast-iron segments. This water main traverses the community from the water treatment facility on the City's west side along 5th Street, 3rd Street, and Richland Street to Tower 2.

Nearly 218,400 linear feet of the system is believed to be original, with approximately 127,900 of these original mains being composed of cast iron. Based on the age of the structures served by cast iron mains coupled with the predominant vintage of cast iron use within the United States, it is concluded that the original cast iron pipes were primarily installed between 1900 and 1960. The cast iron portion of the system has also been observed to contain lead packed joints. The City should implement within its capital improvements plan the replacement of the aging water distribution system, specifically focusing on the cast iron and undersized water mains.



FIGURE 2.23: WATER DISTRIBUTION SYSTEM



SANITARY SEWER SYSTEM

The City of Storm Lake's sanitary system serves the cities of Storm Lake and Lakeside, which had a combined population of 11,969 at the 2020 Census and have had continued growth since 1990. Wastewater in the City of Storm Lake is generated from residential, commercial, and industrial users. Current significant industrial users (SIU) include Buena Vista County Solid Waste Commission and Meridian Manufacturing. Wastewater flows are also affected by the inflow and infiltration (I&I) in the system. Inflow refers to stormwater that enters the wastewater system during rain events, through things like manholes or sump pumps. Infiltration is when groundwater enters the wastewater system through cracks or leaking pipes and manholes. Wastewater flows are dependent on the time of day, day of the week, season, and weather conditions.

With the variable nature of wastewater flows, several different flow types are evaluated to design or improve facilities. These include Average Dry Weather (ADW), Average Wet Weather (AWW), Maximum Wet Weather (MWW), and Peak Hourly Wet Weather (PHWW) flow.

The City of Storm Lake's wastewater treatment facility was constructed in 1984. The existing facility is an activated sludge system with UV disinfection. Since its original construction, improvements were completed in 2009, 2013, and 2014. Major

improvements in 2013 included: a new 21-million-gallon equalization basin, headworks building, grit removal and grit washing system, rotating cylindrical plate screen, flow meters, conversion of intrachannel clarifiers to aeration basins, new aeration equipment, two new final clarifiers, and a standby generator. The addition of a UV disinfection system occurred in 2014. The wastewater treatment facility with the following characteristics:

TABLE 2.10: WASTEWATER TREATMENT FACILITY CHARACTERISTICS

WASTEWATER TREATMENT FACILITY CHARACTERISTICS	
Average Dry Weather Flow (mgd)	2.30
Average Wet Weather Flow, AWW (mgd)	6.45
Peak Hourly Wet Weather Flow (mgd)	25.0
Carbonaceous Biochemical Oxygen Demand, CBOD5 (lbs/day)	6,480
Total Suspended Solids, TSS (lbs/day)	7,972
Total Kjeldahl Nitrogen, TKN (lbs/day)	1,293

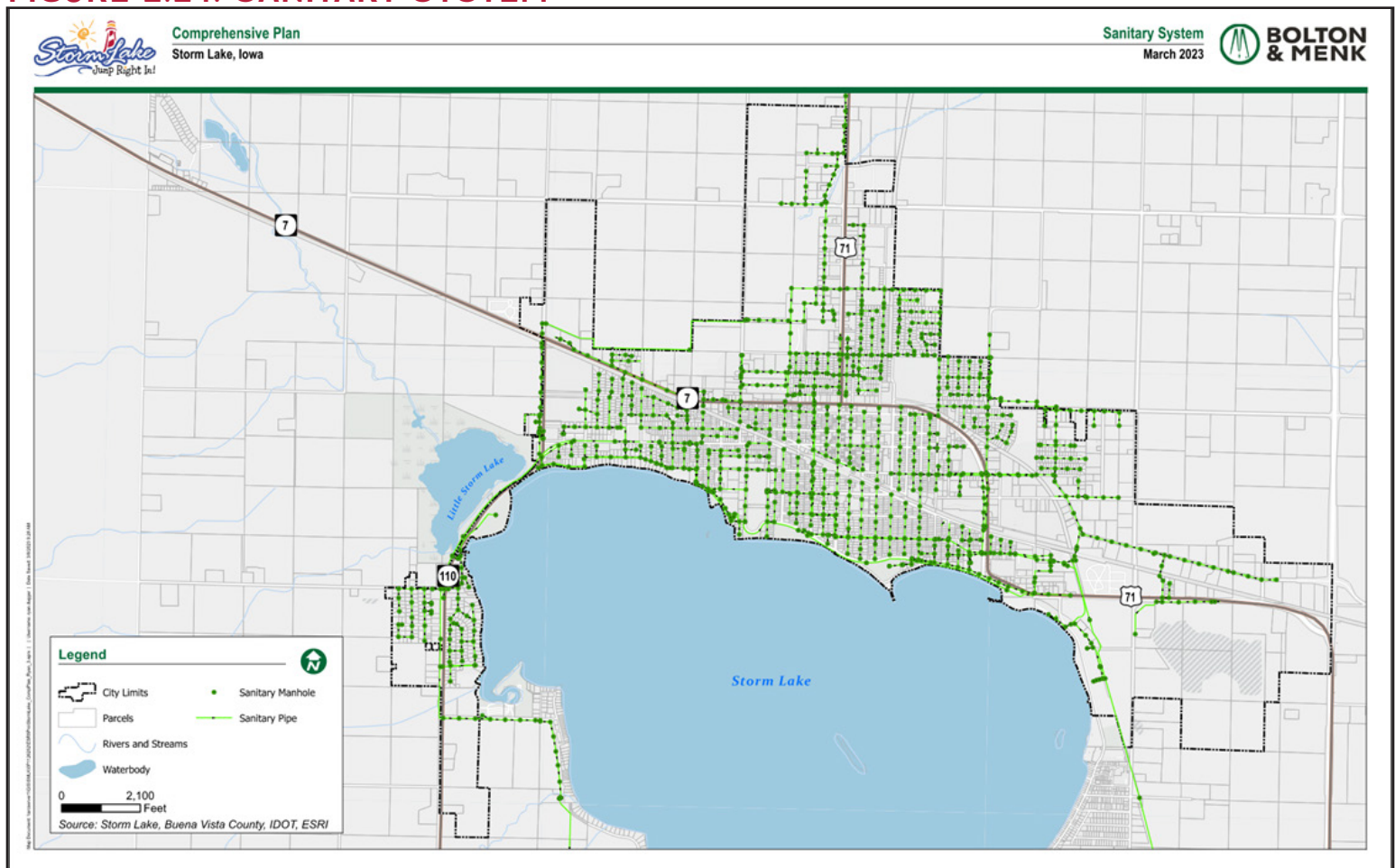


It is expected that the wastewater treatment facility is in adequate condition and does not need immediate improvements. The City should continue monitoring the condition of the treatment facility and its ability to achieve current and future wastewater treatment standards.

The existing sanitary collection system is comprised of approximately 270,000 linear feet of pipe sizes ranging from 8 to 30-inch diameter pipe and composed of vitrified clay pipe (VCP), steel, and plastic pipe materials. Additionally, the system contains 17 lift stations with approximately 70,000 linear feet of forcemain pipe ranging from 2 to 24 inch diameter pipe and composed of cast iron and plastic materials. It is estimated that approximately 80% of the sanitary mainline pipe is VCP. VCP is susceptible to infiltration through deteriorated joints, as well as cracks and broken pipe segments. The existing collection system is susceptible to

excessive inflow and infiltration. For this reason, infiltration of groundwater into VCP sanitary mains and services is expected to be a significant source of clear-water into the system. The City should implement within its capital improvements plan the replacement of the aging sanitary collection system. Replacing the aged VCP pipe will reduce clear-water entering the system and can reduce cost of treatment as well as minimizing sewer backups into private property.

FIGURE 2.24: SANITARY SYSTEM



STORM WATER

Most Iowa cities have existing pipe networks that were only designed to relieve ponding in the original plat. These stormwater systems were not designed with effects to downstream properties in mind. At the time of construction, the goal was to provide efficient and cost effective removal of stormwater runoff from developed areas. Within the City of Storm Lake, this resulted in the construction of stormwater pipes that ultimately convey runoff to the North Racoon River. The community is essentially split into two independent watersheds by the Canadian National Railroad, with the parts to the north and east draining to Poor Farm Creek and eventually to the North Racoon River. Areas to the east and south drain to Storm Lake which outfalls to Outlet Creek and ultimately the North Racoon River.

Based on the existing storm system, the effects of unmitigated growth can cause flooding of downstream systems. One of the best methods of mitigating the effects of growth is through the construction of stormwater retention basins. These basins are designed to store excess runoff at elevations where there is no adjacent property damage. The runoff is stored until the existing storm sewer can take it away. Studies have shown that these basins not only provide flood protection but can also help to remove stormwater pollutants.

The City currently has approximately 100 stormwater ponds and raingardens as part of the stormwater system. Additional stormwater ponds and infiltration practices should be considered for rate control and water quality in areas of new development and redevelopment. It should be noted, there are soils throughout the City that are impervious and do not promote infiltration. Other BMPs, such as filtration basins, may be necessary to achieve rate control and water quality in those areas.

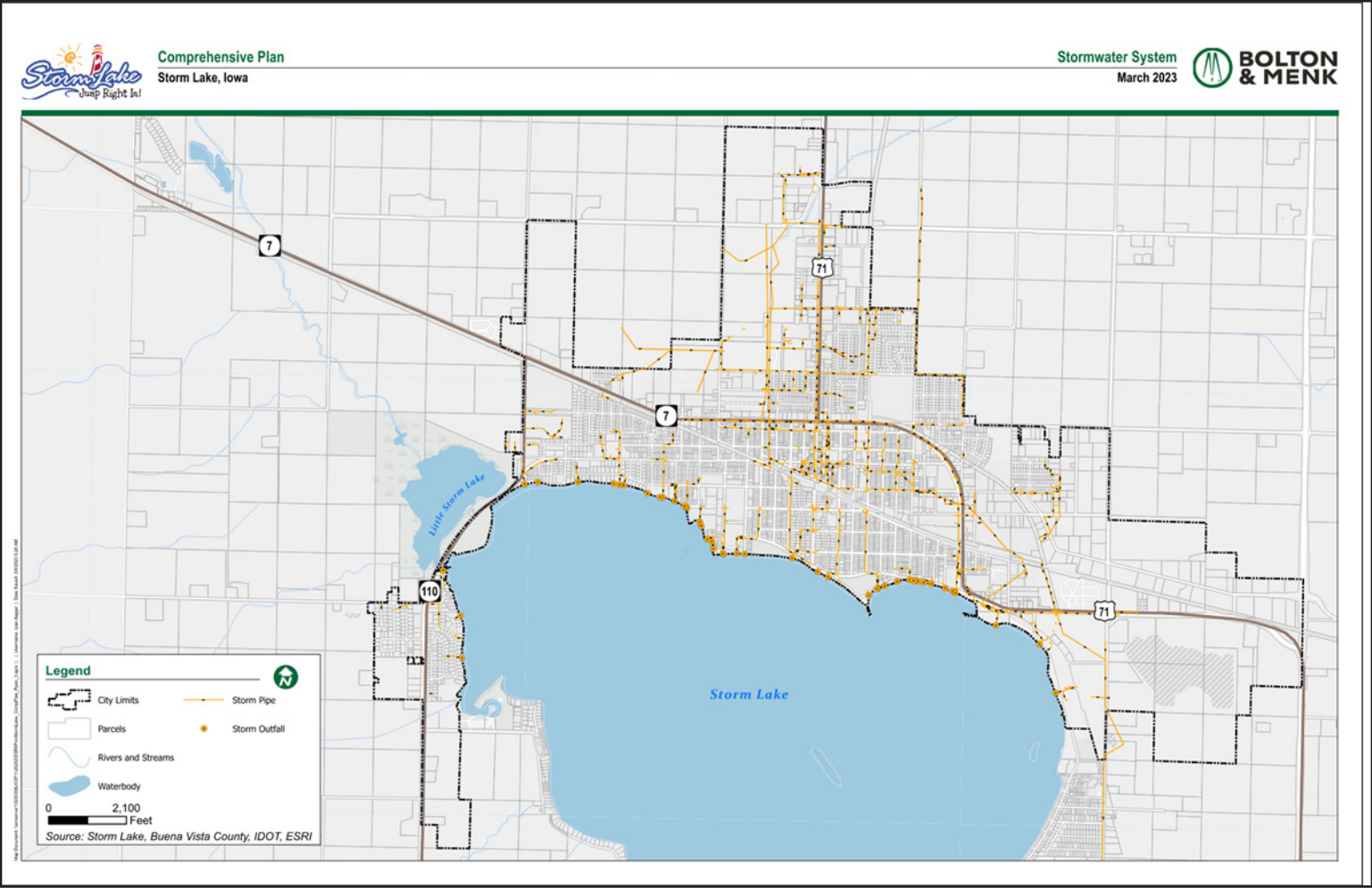
The existing storm sewer system within Storm Lake is comprised of generally 10 to 72-inch diameter pipe, along with various ditches and channels that convey water to Poor Farm Creek or Storm Lake. Pipe materials vary greatly and include metal (CMP or DIP), plastic (PVC), and concrete (RCP). Much of the storm water system is undersized. It is recommended that the City consider providing a storm sewer network capable of providing a level of service that accommodates the 10-year storm event for all new development and redevelopment. Such a system would be able

to sufficiently drain the 10-year event with minimal to no ponding in the streets. Beyond a 10-year event, intermittent ponding could be anticipated. Simultaneously, it is also recommended that the storm sewer network be able to provide a level of protection accommodating the 100-year storm. The level of protection could be achieved by providing detention ponds and emergency overflow pathways as well as other methods to minimize the likelihood of a 100-year event causing flooding to businesses and residential properties. It is suggested that such consideration be evaluated each time a street is to be reconstructed.

In 1987, the US Congress amended the Clean Water Act to include stormwater pollution and directed the Environmental Protection Agency (EPA) to initiate rulemaking. The first round of EPA rules were implemented in 1991 when NPDES Phase I permits were required for all cities exceeding 100,000 in population. Phase II was implemented in 2003 and targeted all cities with populations exceeding 10,000. In 2008, the Phase II rulemaking expanded the list of targeted cities to include cities with populations exceeding 5,000 and that discharge into an impaired water. The Iowa Department of Natural Resources (IDNR) assumed responsibility for implementing the rules and issuing all Phase II permits. The NPDES Phase II rules apply to all construction disturbances of one acre or more. As part of a larger urban region, the City of Storm Lake is recognized as an MS4 (Municipal Separate Storm Sewer Systems) municipality and must comply with the NPDES Phase II rules. The City is in compliance with the permit criteria and has created a storm water prevention and management plan for the community. To continue achieving compliance, the City likewise should continue to incorporate various measures which enhance water quality and minimize water runoff quantity. The City should consider periodically revisiting its stormwater utility fee structure to generate revenue for the implementation of improvements.



FIGURE 2.25: STORMWATER SYSTEM



FACILITIES OVERVIEW

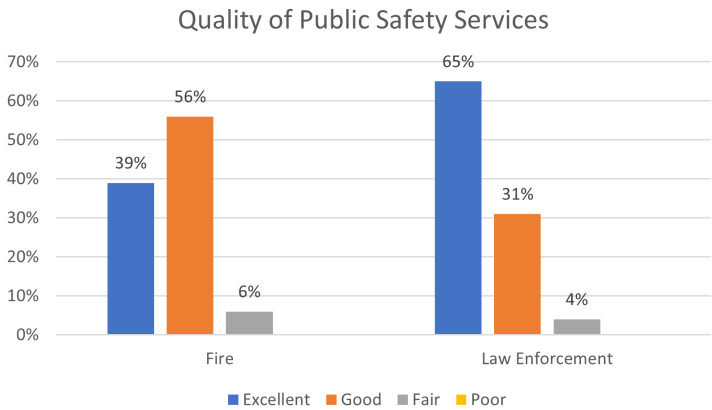
An important part of any city is the facilities and services it provides to its residents, businesses and visitors. This section focuses on three of the most important facilities in Storm Lake: Police and Fire, the Library, and City Hall.

PUBLIC SAFETY

The Police and Fire Departments are located in the East Milwaukee Commercial corridor area. To provide safety and emergency services to areas close to the community and Highway 71 users, the city works together with the county and local institutions in serving those needs.

Respondents to the Comprehensive Plan survey overwhelmingly described the quality of public safety services in Storm Lake as excellent or good.

FIGURE 2.26: QUALITY OF PUBLIC SAFETY SERVICES



Source: Comprehensive Plan Community Survey

POLICE

Sworn officers, civilian community service officers, managerial personnel, and administrative support staff make up the police force. All five of the Public Safety department’s branches are supported administratively by the offices located in the Police Department building. The Department has an authorized strength of 19 sworn officers, which breaks down by rank as follows:1-Police Chief, 1-Assistant Police Chief, 4-Lieutenants, 2-Detectives, 1-K-9 Officer, and 10-Patrol Officers.

FIRE

Residents of the City of Storm Lake and the townships that surround it can get emergency response services from the Fire Department. These services include fire prevention, fire response, hazardous materials, inspections, and rescue operations. The Fire Department also assists the Building Department with rental inspections. The Fire Department in Storm Lake is authorized for 31 volunteer Fire Fighters, it currently has 18. There is a paid full-time Fire Chief and a paid full time Fire Fighter.

PUBLIC LIBRARY

The library which currently sits at an approximately 9,350 square feet, provides a library catalog circulation, a meeting space and is home to the Witter Art Gallery. The library currently has 6 members on staff. Aside the provision of books the library provides several other services to the public which include library cards, wireless hotspot, inter-library loan, faxes, scans and copies, public computers, home delivery and a meeting room. The section for the library on the website also provides eBooks and audio options.

CITY HALL

Storm Lake City Hall is the center of city government. Located in downtown Storm Lake, City Hall provides access to staff and services provided by the city, such as administration, building inspections, utility billing, business information and many more. City Council and other community meetings are held in the Council chambers at City Hall.



Source: City of Storm Lake Website



ECONOMIC ENVIRONMENT



OVERVIEW

Storm Lake aims to encourage positive economic benefits and opportunities that will create more amenities for the community, its residents, and visitors and tourists. This is in line with creating a thriving community that others can move to for comfortable living and work.

This chapter looks at the existing economic conditions in Storm Lake, which provide the basis for locating businesses and industries within the community. The existing conditions contribute to the recommendations concerning economic development and future endeavors. These also help show market realities, which, in turn, inform the city about specific businesses or industries they would like to attract.



ECONOMIC DEVELOPMENT GOALS

2022 STRATEGIC PLAN

The City Council goals outlined in its 2022 Strategic Plan relating to economic development are to:

High/Medium Priority

- Keep Building Houses (especially single-family dwellings)
- Grow the Community in an Outward Direction
- Update the Sign Ordinance, Improve Wayfinding

Low Priority

- Upgrade and Improve Distressed Properties (Infills)
- Implement Recommendations from the Downtown Master Plan
- Develop Apprenticeship Programs
- Identify Jobs for Young People to Keep them in Storm Lake
- Solicit Assistance from the University for Marketing Help



COMPREHENSIVE PLAN GOALS

When it comes to the economic goals, the Comprehensive Plan emphasizes goals that will help generate and attain economic benefits and possibilities for the city. Storm Lake is a major employment area for all of Buena Vista County and within the Iowa Lakes Corridor region. These goals help realize the overall vision of the city and take into context the overall larger region. The objectives that will fuel the expansion of the city are shown by the recommendations.

Goal 1: Support and expand the City's existing economic base.

Ensure city processes and regulations related to land development, permits, and construction are easy to understand.

Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites.

Increase the amount of workforce housing within Storm Lake.

Continue developing and improving the downtown core.

Leverage the railroad that runs through town to attract development.

Goal 2: Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses.

Ensure an adequate supply of land for business locations and target new areas for businesses in the Land Use Plan.

Plan for and expand public utilities and streets when needed and when appropriately financially feasible.

Increase the number of retail and restaurant options within the City.

Goal 3: Provide an environment that supports the successful and continued employment of all residents.

Provide business financing options for new or struggling businesses.

Plan for the development and integration of transit services and housing options

in the community while also maintaining other supports required to ensure the success of business and labor.

Work with Iowa Lakes Corridor Development Corporation to attract and retain businesses.

Study the existing childcare deficiencies and provide incentives to lower the price of childcare and increase the number of providers.

COMPREHENSIVE PLAN SURVEY

COMMERCIAL ADDITIONS

The survey found there is a large desire for an increase in retail and restaurants within Storm Lake. Thirty-six percent (36%) of respondents said they shop for goods online, 22% shop downtown, 38% shop in commercial areas outside of downtown, and 4% said they shop outside of Storm Lake. When asked what types of businesses and services should be added the top two choices were restaurants and retail stores at 78.4% and 70.6% respectively.



FIGURE 3.1: WHERE DO YOU SHOP FOR GOODS AND SERVICES



Source: Comprehensive Plan Community Survey

CHILDCARE

The survey found only 2% of respondents believe there are adequate childcare options in Storm Lake. Nearly 16% were neutral and 82.3% thought there weren't adequate childcare options. The City of Storm Lake received a Rural Child Care Market Study Grant to analyze this issue. The study will provide a needs assessment of existing conditions and a roadmap to address the current deficiency. The tools include ways for local community groups and childcare organizations to obtain grants, feasibility for a childcare center, expansion of existing facilities, and ways to support in-home providers.

The analysis is scheduled to begin in August, 2023, with a final report and strategic plan in early 2024.

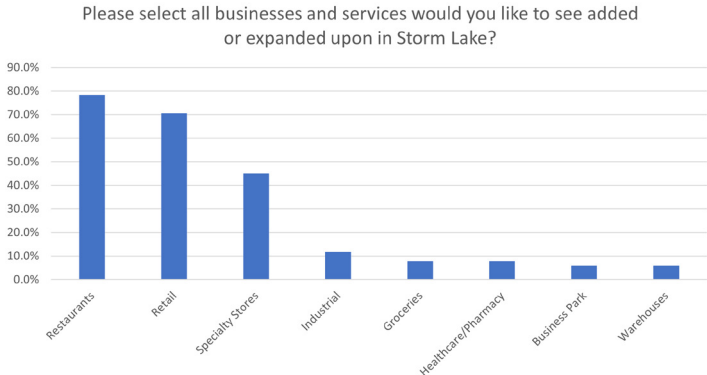
CURRENT CONDITIONS

The following paragraphs provide data on several factors influencing economic development in the city. The data included in this section is derived from a variety of sources, including US Census Data, Esri ArcGIS Business Analyst, and the Storm Lake, Iowa, Laborshed Area Study prepared by Iowa Workforce Development. In some cases, there is conflicting data. The reasons for these conflicts are discussed below.

EMPLOYMENT OVERVIEW

Figure 3.4 is an infographic showing a general overview of employment in Storm Lake. The infographic is generally based on US Census data. As noted earlier, Storm Lake has some concerns about the accuracy of the census data collected in the city. Issues affecting the census data collection included the compressed timeframe, collection during the COVID-19 pandemic, and the inability

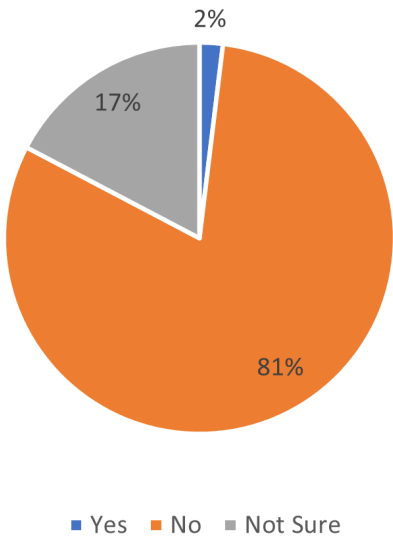
FIGURE 3.2: BUSINESSES TO BE ADDED OR EXPANDED



Source: Comprehensive Plan Community Survey

FIGURE 3.3: ADEQUATE CHILDCARE

Are there adequate childcare options in Storm Lake?



Source: Comprehensive Plan Community Survey

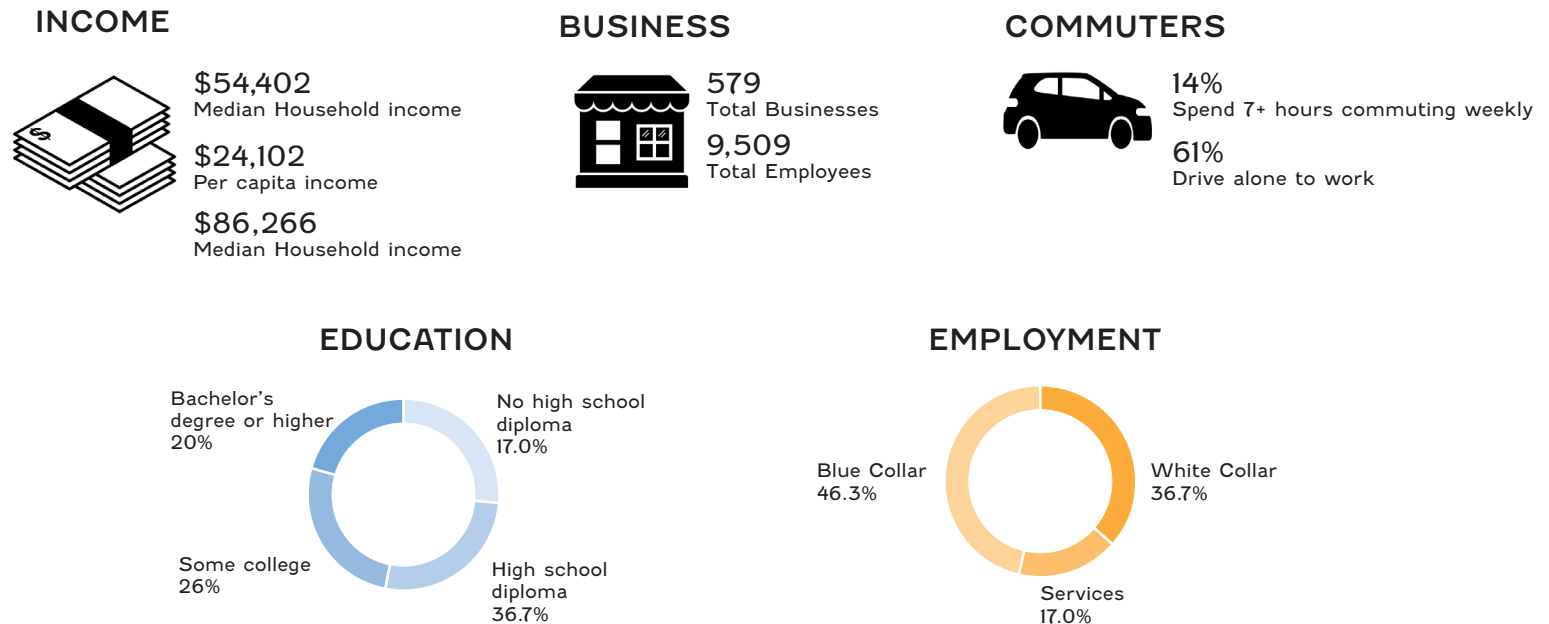
to contact many of the immigrant population of the city. All of these factors combined may have resulted in inaccurate data and projections. The data depicting a high percentage of those without a high school diploma appears to be particularly inaccurate. The 2022 Storm Lake Area Laborshed Study indicates only 3.9% of employed workers have less than a high school diploma.



OCCUPATIONS

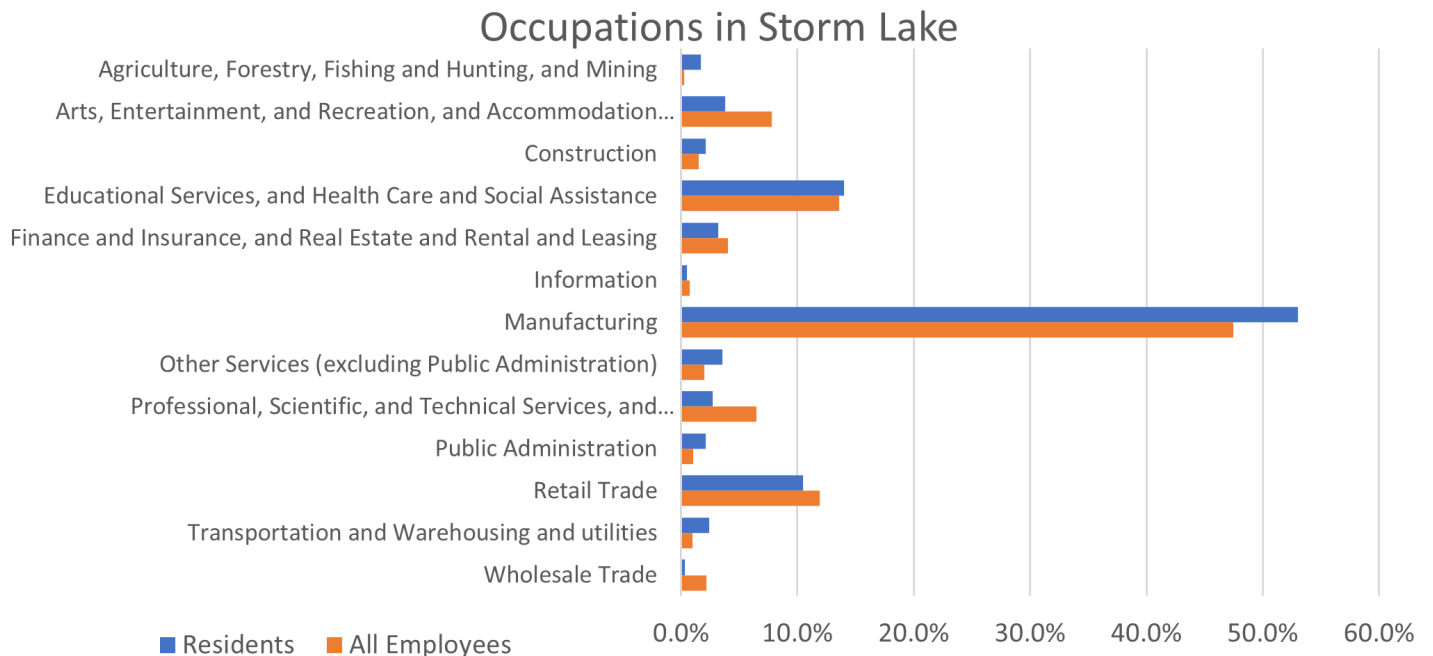
Figure 3.5 looks at the jobs held by Storm Lake residents 16 years and older in comparison to those held by all employees. All employees includes both residents and those who commute to work from outside the city. The single largest occupation category in Storm Lake is manufacturing, which employs 53% of residents and 47.5% of all employees.

FIGURE 3.4: EMPLOYMENT OVERVIEW



Source: Esri ArcGIS Business Analyst

FIGURE 3.5: OCCUPATIONS IN STORM LAKE

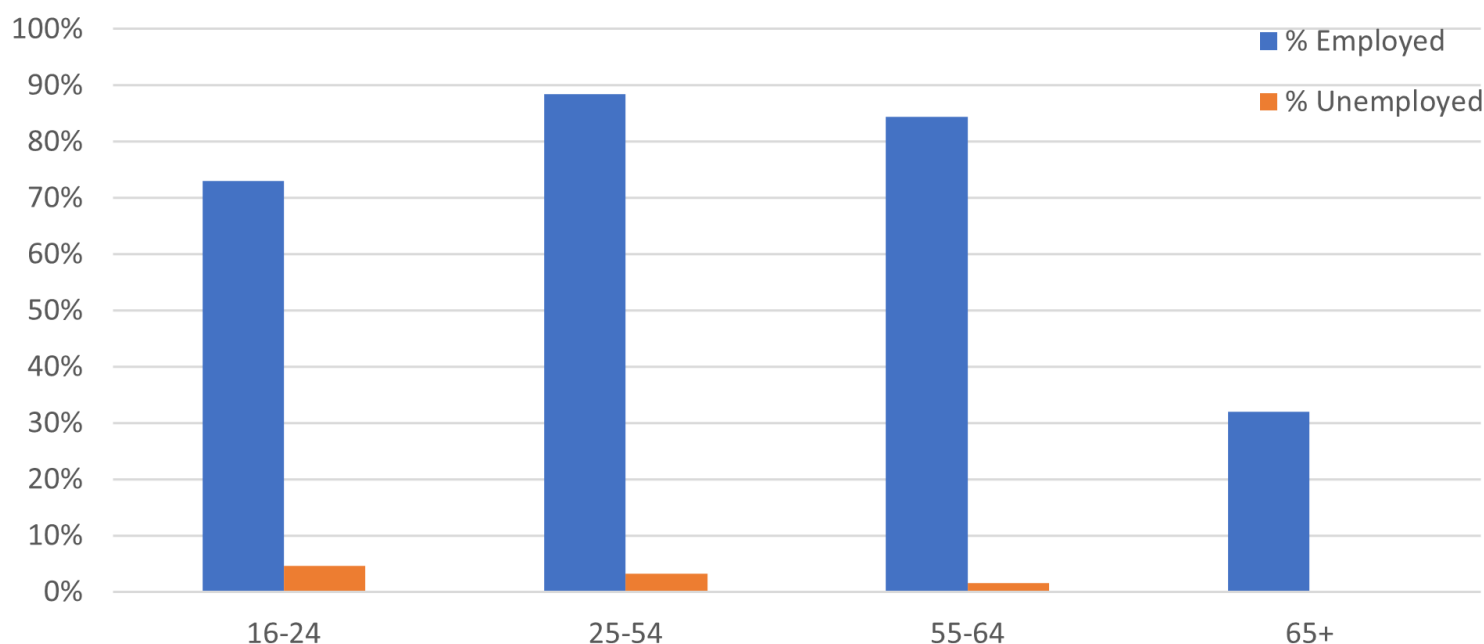


Source: US Census and OnTheMap



FIGURE 3.6: EMPLOYMENT BY AGE GROUP

Employment Status by Age



Source: Esri ArcGIS Business Analyst

EMPLOYMENT BY AGE GROUP

In 2022, Storm Lake had an estimated overall unemployment rate of 3.4% which is slightly higher than the state average of 3% but consistent with the overall US unemployment rate. A low unemployment rate means more people have jobs and are working, but it may also mean there are fewer workers available to fill job openings.

The unemployment rate measures the share of workers in the labor force who do not currently have a job but are actively looking for work. Unemployment rates are often measured in age groups to separate those new to the workforce (ages 16-24) and those who are more established in the workforce. In general, the unemployment rate is usually higher for the younger population. This is true in Storm Lake, where the unemployment rate for the 16-24 age group is 6%, while in the 25-54 age group it is 3.5 % and 1.9% in the 55-64 age group.

INDUSTRY SECTOR WITH LOCATION QUOTIENT

The table below uses a location quotient (LQ) to compare the concentration of business and industry within Storm Lake to the concentration in Buena Vista County. If an LQ is equal to 1, then the industry has the same share of its area employment as it does in the county. An LQ greater than 1 indicates an industry with a greater share of the Storm Lake employment than is the case countywide.

The location quotient is often utilized to illustrate surpluses and leakages in a market area. In this case, Buena Vista County is considered the market area and Storm Lake is compared to the overall market area. The City of Storm Lake has a relative advantage in the sectors of manufacturing, retail trade, information, arts, entertainment, recreation, and accommodation and food services, and other services, except Public Administration.



TABLE 3.1: INDUSTRY SECTOR

	STORM LAKE		BUENA VISTA COUNTY		
INDUSTRY	EMPLOYED	PERCENT	EMPLOYED	PERCENT	LOCATION QUOTIENT
Agriculture, forestry, fishing and hunting, and mining	59	1.7%	544	7.8%	0.22
Construction	73	2.1%	316	4.6%	0.47
Manufacturing	1822	53.0%	2672	38.5%	1.38
Wholesale trade	12	0.3%	161	2.3%	0.15
Retail trade	361	10.5%	666	9.6%	1.09
Transportation and warehousing, and utilities	82	2.4%	305	4.4%	0.54
Information	18	0.5%	25	0.4%	1.45
Finance and insurance, and real estate and rental and leasing	110	3.2%	302	4.4%	0.74
Professional, scientific, and management, and administrative and waste management services	93	2.7%	248	3.6%	0.76
Educational services, and health care and social assistance	482	14.0%	1151	16.6%	0.85
Arts, entertainment, and recreation, and accommodation and food services	130	3.8%	186	2.7%	1.41
Other services, except public administration	121	3.5%	226	3.3%	1.08
Public administration	72	2.1%	132	1.9%	1.10
Total Full-time employed	3435	100.0%	6934	100.0%	1.00



PLACE OF EMPLOYMENT (ON THE MAP)

The majority of Storm Lake residents work within Storm Lake. Furthermore, more people commute to work in Storm Lake than leave the city for work. Figure 3.7 illustrates the inflow and outflow of workers in Storm Lake. The arrows do not reflect the direction of travel; rather they illustrate the numbers commuting into and out of the city, and those workers who both live and work in Storm Lake. The Storm Lake Laborshed Study also indicates 68% of Storm Lake's workforce live and work in Storm Lake, while 32 % of Storm Lake's workforce live outside of Storm Lake.

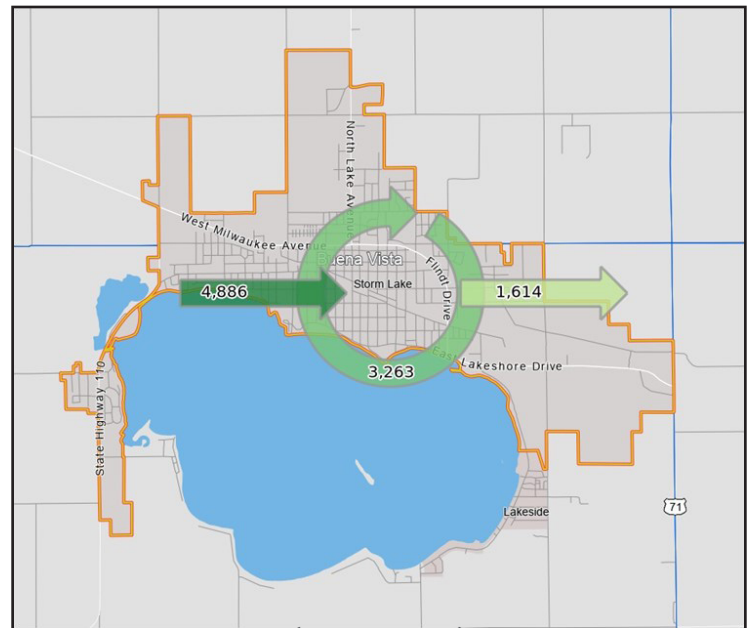
STORM LAKE LABORSHED AREA STUDY

The Iowa Workforce Development released the Storm Lake, Iowa, Laborshed Area Study in 2022. It is a supply-side labor availability study based upon current commuting patterns which are not restricted by political boundaries such as county or state lines. The Laborshed Study reports the workforce characteristics that are unique to Storm Lake's Laborshed area including: employment status; likeliness to change or accept employment; occupation & industry; job search resources used; current & desired wages and benefits; age; education; and distance willing to travel for work, among others.

The Storm Lake laborshed includes an area much larger than Storm Lake, as shown in Figure 3.8.

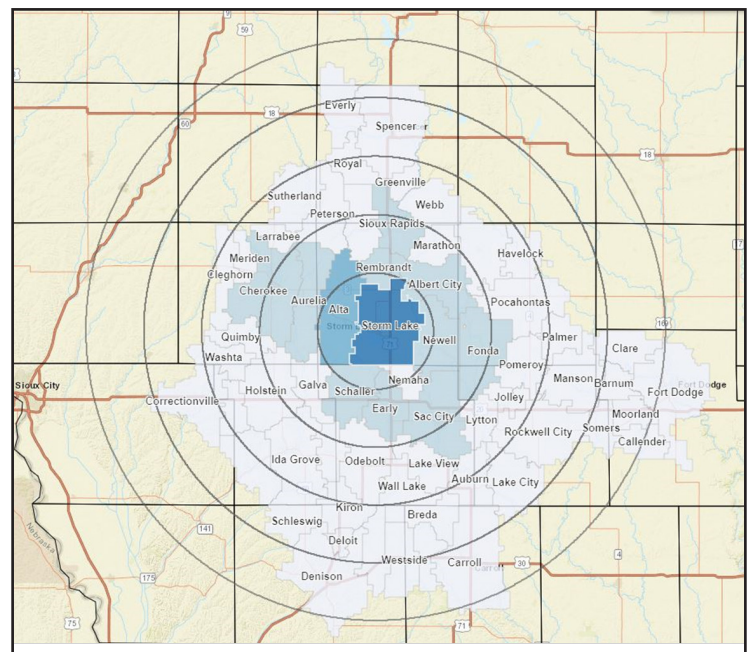
A copy of this study is available at <https://www.iowaworkforcedevelopment.gov/laborshed-studies>.

FIGURE 3.7: INFLOW/OUTFLOW ANALYSIS



Source: OnTheMap (US Census), 2020

FIGURE 3.8: STORM LAKE LABORSHED AREA



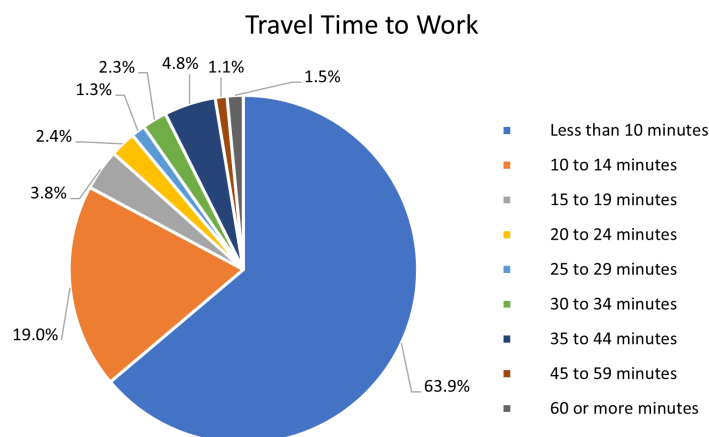
Source: Iowa Workforce Development



COMMUTING TIME

Figure 3.9 shows the travel time of residents of Storm Lake. This defines the time they take to get to work within and outside of the city. The ideal commute time has been said to be 16 minutes, any time taken beyond that could be considered counterproductive for individuals and workplaces. Approximately 63.9% of residents take less than 10 minutes to travel to work. Roughly 1.5% of Storm Lake residents take 60 or more minutes to get to work. According to the Storm Lake Laborshed Analysis, 93% of Storm Lake's workforce live within 24 miles of the city.

FIGURE 3.9: TRAVEL TIME TO WORK



Source: US Census, 2020 American Community Survey, 5-year Estimates

DOWNTOWN

Storm Lake's downtown is the heart of the city with shopping and amenities located along Lake Avenue and Erie Street. The Future Land Use map designates a specific area for Downtown Mixed Uses to protect and enhance the downtown area. Storm Lake has completed a downtown master plan to explore how to best enhance existing features and amenities, improve streetscapes, and better connect downtown to adjacent neighborhoods.

The downtown has many assets, including the Storm Lake Library, Harmony Gardens, Witter Gallery, Buena Vista County Historical Society, Santa's Castle, City Hall, and the County Courthouse. These spaces draw in community members and enhance the downtown. There are also vacant and underutilized parcels, such as the vacant properties along Railroad Street, the Meta Bank building, and the West 6th and Michigan Street parcel. The downtown plan found that community members desire the following amenities downtown:

Entertainment and Community Spaces

Façade Improvements

Lighting Improvements

Parking Considerations

Plantings

Public Art

Retail

Restaurants

Housing

Seating

Bike Racks

Trash Receptacles

Streetscape Improvements

Walkability

Connectivity

Wayfinding

FIGURE 3.10: DOWNTOWN MASTER PLAN BEFORE & AFTER VISUALIZATION



Source: City of Storm Lake Website



ECONOMIC DEVELOPMENT PARTNERS

The Iowa Lakes Corridor Development Corporation is Storm Lake's economic partner. The Iowa Lakes Corridor Development Corporation is a regional development organization that works primarily within the four county region of Buena Vista, Clay, Dickinson, and Emmet. The city and Iowa Lakes Corridor Development Corporation work in tandem to advance the amount and quality of business development within the region.

ATTRACTING BUSINESS

Storm Lake currently works through the typical economic development approach of proactively contacting companies that are seeking business sites. These recruitment efforts often include ways to incentivize the company to come to the community. This approach often turns into a race to the bottom with limited gains made for the municipality that gets the company.

Establishing a local business retention and expansion program can help Storm Lake's economy thrive. Existing research shows local companies generate much higher economic value to their local community than national chain stores which transfer money out of the community. Potential barriers that Storm Lake can help local business owners overcome are management expertise, marketing, branding, and workforce training.

The typical economic development approach will continue to be an appropriate tool to attract businesses in Storm Lake. There are also other types of tools the city may find useful, especially if used in conjunction with other incentives. Storm Lake can utilize its strengths to attract



new businesses and retain existing businesses. For example, the city could establish partnerships with Buena Vista University to develop job training programs. The city could also consider programs to address the lack of childcare, an issue facing communities nationwide.



IOWA LAKES CORRIDOR

DEVELOPMENT CORPORATION



NATURAL ENVIRONMENT



PARKS, RECREATION, AND TRAILS

OVERVIEW

Parks are a great addition to communities: they provide necessary space for activities and are vital to a community's quality of life; they play a role in the economic development of a community; and parks and open spaces provide recreational opportunities while ultimately contributing to the environmental health of communities. When maintained properly, parks, recreational facilities, and trail systems are a great community asset.

The goals for Parks, Recreation and Trails were created based on existing data, surveys, pop-up events, and recommendations from the Storm Lake Comprehensive Plan Steering Committee.

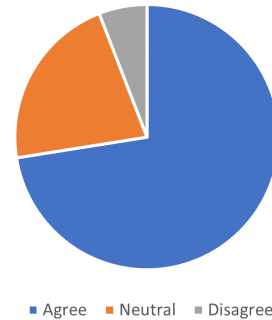
COMPREHENSIVE PLAN SURVEY

The comprehensive plan survey found that 72.5% of respondents believe Storm Lake's existing parks and trails meet their daily recreational needs. When asked how often they use Storm Lake's parks or open space the most common response (41.5%) was every few weeks.

There were many different ideas for how existing parks could be improved. The most common answers involved the desire for more courts or pitches and pickleball. Multiple respondents would like more indoor recreation opportunities, including an indoor recreation center, swimming pools, and summer camps.

FIGURE 4.1: PARKS AND TRAILS MEET NEEDS

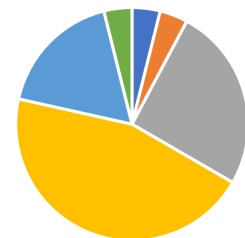
Storm Lake's parks and trails meet my household's daily recreational needs.



Source: Comprehensive Plan Survey

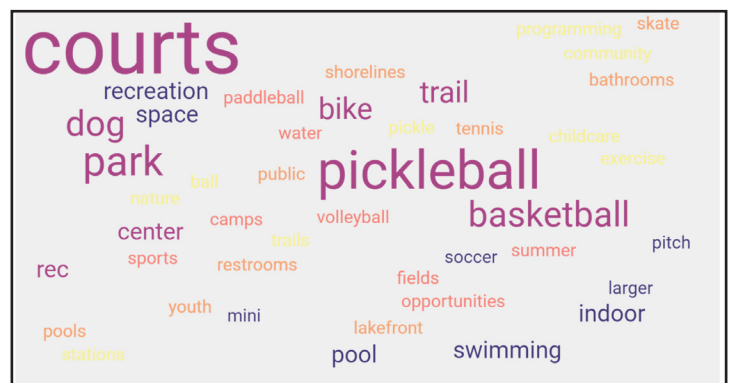
FIGURE 4.2: USE OF PARKS

How often do you use Storm Lake's parks and open space?



Source: Comprehensive Plan Survey

FIGURE 4.3: IMPROVING EXISTING PARKS



Source: Comprehensive Plan Survey



PARK, RECREATION AND TRAILS GOALS

The goals outlined in the 2022 Strategic Plan relating to recreation are to:

- Develop a Recreation Plan for the Spoils Site
- Initiate a Recreation Feasibility Study
- Market City Properties for Sale
- Investigate New Pickle Ball Courts
- Solicit Assistance from the University for Marketing Help
- Pursue More Indoor Soccer Facilities
- Continue Trail Connections and Enhancements
- Update the Sign Ordinance, Improve Wayfinding

COMPREHENSIVE PLAN GOALS

The goals for Parks, Recreation and Trails were created based on existing data, surveys, pop-up events, and recommendations from the Storm Lake Comprehensive Plan Steering Committee.

Goal 1: Ensure parks meet the needs of the diverse Storm Lake population and strengthen the image of the city as a premier destination. Identify areas where neighborhood parks & larger parks should be placed.

Provide park facilities that range in types and sizes to accommodate a wide variety of recreational activities.

Continuously evaluate and analyze the relevancy of park amenities and recreational programming within Storm Lake.

Create a plan that will better connect Storm Lake to state parks and wildlife management areas to provide better recreational opportunities for its community members.

Periodically survey community preferences and needs regarding parks and recreation. Using this information, update CIP programs, the comprehensive plan, and strategic plan to reflect the needs of the community.

Ensure park equipment is ADA accessible and allows for the elderly to be able to access it in its entirety.

Goal 2: Maintain an environmentally and economically sustainable park, recreation, and trail system that meets the needs of current and future residents and visitors.

Promote the linkage of open space and natural resources.

Acquire land in natural areas to contribute to maintaining high quality natural resources.

Encourage environmental awareness among citizens.

Expand Storm Lake's tree canopy and update regulations to promote the addition of more trees.

Ensure that parks and recreation facilities are built in the most cost efficient manner and coordinated with other city projects.

Goal 3: Park improvements shall respond to the needs and preferences of a diverse community. This includes accommodating people of different ages, cultures, abilities, and incomes.

Continue adding park land so all residents are within a 15 minute walk of a park.

Goal 4: Provide a safe, convenient, and comprehensive trail and sidewalk system that

FIGURE 4.4: CHAUTAUQUA PARK



Source: City of Storm Lake



supports walking and bicycling for both recreation and transportation.

Continue the Storm Lake Trail to the west to connect to Frank Starr Park.

Map out future locations for parks and trails.

Develop parks and open space near commercial areas, residential areas and the university to link areas together with parks.

Parks should be integrated into the city's bike and pedestrian system.

EXISTING PARKS AND TRAILS

Storm Lake currently has eleven city parks, four public school sites, and two private school sites. The city has one private recreation area called the Field of Dreams.

AWAYSIS PARK

AWAYSIS Park is located on the shore of Storm Lake to the west of King's Pointe Resort. It has a family playground, swimming beach, picnic area, public restrooms, an open shelter, and a lighthouse to add to its uniqueness. Within AWAYSIS is Kolb Gardens, a flower garden in memory of Robert Kolb. There is an off-street trail located along the edge of the lake with on-street connections to Lakeshore Drive and Sunrise Road.

CHAUTAUQUA PARK

Chautauqua Park, Storm Lake's largest park by area, is located on the north shore of the lake. Chautauqua Park contains a veteran's monument, U.S Navy fighting ship anchor, tennis courts, basketball court, playground, mini-pitch, public restroom, and an enclosed shelter house.

CIRCLE PARK

Circle Park is located south of the Buena Vista University. The park has a picnic area, park benches, a dock, and an off-street trail at the shore.

EMERALD PARK

Emerald Park is located on the western edge of Storm Lake near Frank Starr Park, and has a

multipurpose court, tennis courts, play equipment, and tables.

FIELD OF DREAMS

Field of Dreams is a private non-profit sports complex that hosts a variety of youth recreation including flag football, baseball, and soccer.

FRANK STARR PARK

This park lies on the west shore of the lake along Highway 110. It is one of the larger parks found in Storm Lake. Its amenities include a playground, an open shelter, restrooms, sand volleyball court, butterfly garden, and an ADA accessible public dock. The Storm Lake Trail runs along the lake front and near Highway 110.

KIWANIS PARK

Situated in the central part of the city, this authentic neighborhood park embodies the Kiwanis International motto, "Serving the Children of the World." Both the Hy-Noon Kiwanis and Kiwanis Beavers clubs of Storm Lake collaborated to fundraise for the development of a playground, reflecting Kiwanis' commitment to community service. In alignment with Kiwanis values, future enhancements for the park include a half-basketball court, grilling area and an open shelter, fostering a space for recreational activities and community gatherings.

OSCAR BAUMANN PARK

Oscar Baumann is a small park along Highway 110 near Frank Starr Park which has benches, a lakefront trail and a maintained flower garden.

RADIO PARK

Radio Park is located at the intersection of Flindt Drive and Lakeshore Drive across from the lake. This park features playground equipment and an area for open space for outdoor recreation. It also has a large detention pond for storm water runoff.

SENECA PARK

It is located just north of the police station. It has a playground, picnic area, and the Hoop Dreams basketball court.



SCOUT PARK

Scout Park is located west of the Buena Vista University along the lake. The park has a swimming beach, a picnic area, a playground, public restrooms, and public docks. Buena Vista University also maintains an ice-skating rink during the winter.

STORM LAKE TRAIL

Storm Lake Trail runs along Storm Lake and connects Circle Park with the town of Lakeside.

SUNRISE PARK

Sunrise Park is located along the east shore of the lake. The park has a boat ramp and picnic tables along the lake. The park has a volleyball court, boat ramp, fish cleaning station, lake trail, open shelter, picnic area, playground, public docks, and public restrooms. Across from the park, is the Sunrise Campground to the west and Sunrise Golf Course to the north.

SUNSET PARK

Sunset Park is home to the Heritage Tree Museum as well as a band shell, public restrooms and public dock.

WEST NINTH STREET PARK

West Ninth Street Park is primarily used to host youth baseball games, but also includes a playground and a picnic area.

FIGURE 4.5: EXISTING PARK AND TRAILS MAP

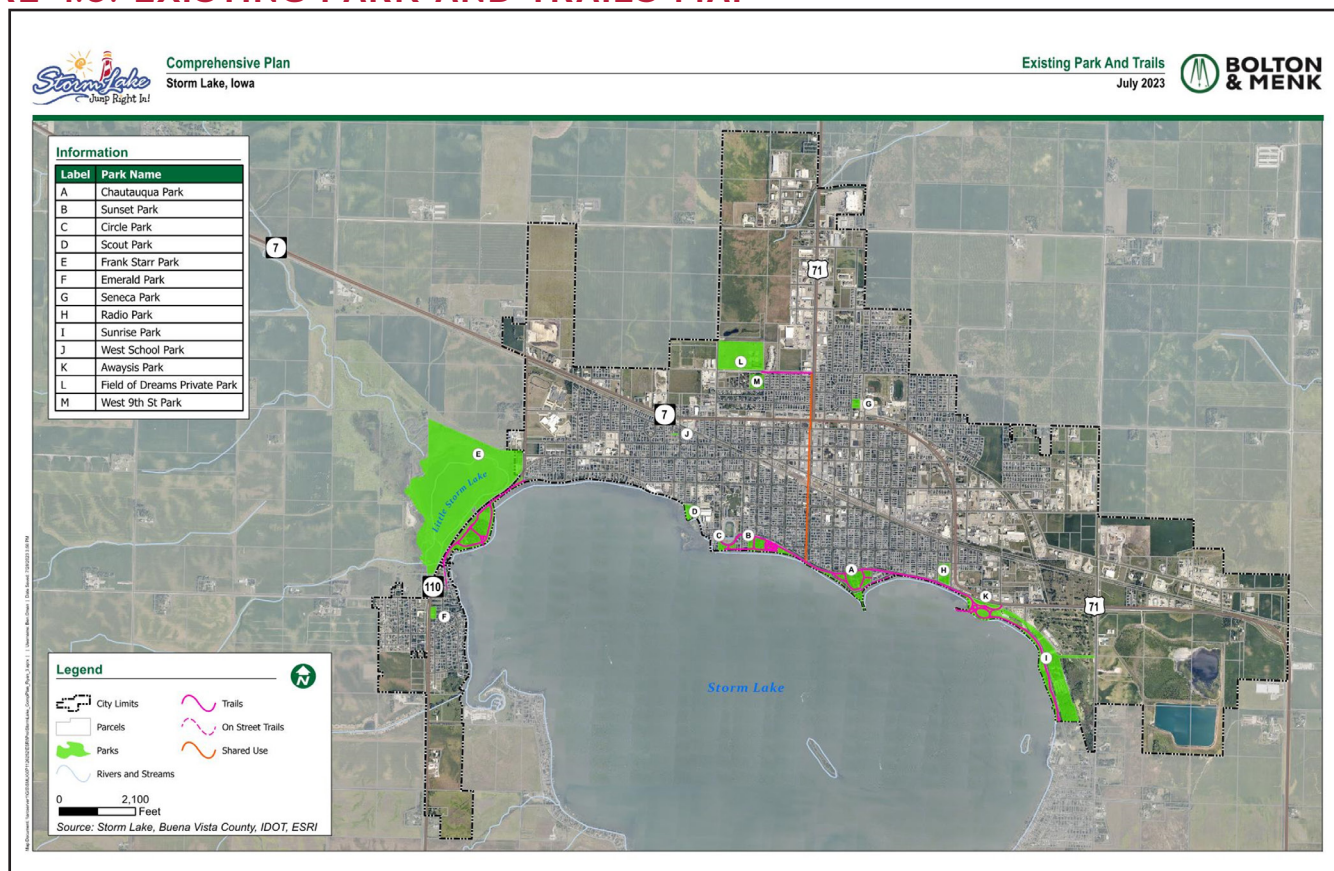


TABLE 4.1: PARK AND AMENITIES

AMENITIES & FEATURES	AWAYSIS	CHAUTAUQUA	CIRCLE	EMERALD	FRANK STARR	KIWANIS	OSCAR BAUMANN	RADIO	SCOUT	SENECA	SUNSET	WEST 9TH	SUNRISE
Bandshell											X		
Baseball Diamond												X	
Basketball Court		X		X		X				X			
Boat Ramp													X
Boat Rentals	X												
Butterfly Garden					X								
Campground													X
Concessions	X												
Disc Golf													X
Enclosed/All Season Shelter		X											
Fish Cleaning Station													X
Gaga Ball Pit					X					X			X
Lake Trail	X	X	X	X	X		X		X		X		X
Open Shelter	X				X								X
Pickleball		X		X									
Picnic Area	X	X	X	X	X		X		X	X	X	X	X
Playground	X	X		X	X	X		X	X	X	X	X	X
Public Docks	X	X	X		X				X		X		X
Public Restrooms	X	X			X				X		X		X
Soccer Mini Pitch		X											
Swimming Beach	X	X			X								
Tennis Courts				X									
Tree Museum											X		
Volleyball					X								X

FUTURE PARK, RECREATION AND TRAIL OPPORTUNITIES

ABNER BELL WETLAND

The Abner Bell Wetland was once a lime lagoon that was transformed into a wetland and bioretention cell. This innovative project works by removing pollutants through settling and through biological uptake, slowing down storm water, and supporting wildlife habitat. The wetland is in a Wildlife Management Area, and is a place to enjoy wildlife and a variety of plant species.



TRAIL EXPANSIONS

Trails were a common theme identified within the survey and community engagement. The trail system is primarily around the lake with few shared use paths located elsewhere in the city. The lake paths are also not completely continuous and have various breaks throughout. There are plans for trails being built off the lake including the East Central Trail and the North Central Shared Use path.

DREDGE SPOIL SITE

The existing dredge spoil site is on the eastern edge of Storm Lake. This area was created when sediment from the lake was removed after water scrubbing devices were added to the lake to reduce sediment loading. By 2017 the dredging was complete, and the site was no longer needed to store the sediment. The site has a unique landscape with dramatic differences in topography and land cover and is near one of the entrances to Storm Lake.

The Dredge Spoil Site Study explores the possibilities of the site with the vision of community stakeholders. The proposed site includes commercial areas. Bike trails, hiking trails, natural play areas, soccer fields, pickleball and tennis courts.

FIGURE 4.6: CITY TRAIL



Source: City of Storm Lake

FIGURE 4.7: DREDGE SPOIL SITE FEASIBILITY STUDY



Source: City of Storm Lake





NATURAL RESOURCES

OVERVIEW

The most prominent natural feature in Storm Lake is the lake, but there are other natural resources, such as plants and animal habitats, located around Storm Lake. Wildlife, water, and soil do not recognize political boundaries, and as such, it is vital a regional approach be taken on the natural environment. The value of conservation of water resources, green spaces, and wildlife can be seen in economic, ecological, cultural, health, and recreational benefits.

This section outlines existing natural resources within Storm Lake, strategies which lessen the impact of future development to natural resources, and actions that can be implemented to increase the vitality of natural land through conservation and protection. Future growth of the region can have significant impacts on the natural areas in and around Storm Lake. Investing in green infrastructure, infill development, biodiversity, and wildlife habitats can mitigate potential impacts.



NATURAL RESOURCE GOALS

2022 STRATEGIC PLAN

The City Council goals outlined in its 2022 Strategic Plan relating to natural resources are to:

High/Medium Priority

- Pursue Water Regionalization Efforts
- Develop a Recreation Plan for the Spoils Site

Low Priority

- Upgrade and Improve Distressed Properties

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan goals are based on existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee. The Comprehensive Plan Natural Resources goals emphasize conservation and sustainability, which are consistent with the overall vision to develop healthy neighborhoods and parks. These goals will help generate multiple benefits, both environmental and economic, by attracting residents and visitors.

Goal 1: Promote sustainable resource management and a quality natural environment within and surrounding Storm Lake.

Prioritize investments that protect undeveloped land and critical plant and animal habitats.

Update watershed management policies and practices to minimize flooding and reduce environmental impacts such as sediment deposition.

Restore sensitive land such as flood-prone areas, wildlife habitats, viewsheds, and wetlands to their natural state.

Create a network of open space hubs serving humans and wildlife along and between streams and other corridors.

Communicate the economic benefits of green infrastructure and an ecologically sensitive approach to planning and development.

Goal 2: Strive towards creating an environmentally and economically sustainable built environment throughout the city and region.

Upgrade existing lake access points with additional amenities including boating access, and, where feasible, create additional lake access points.

Increase tree canopy throughout the city, targeting main corridors, key gateways, and community gathering places.

Preserve functional green spaces.

Goal 3: Improve sustainability on city projects and facilities through investments and policies.

Identify and prioritize investments in green infrastructure as part of transportation and other infrastructure projects.

Develop metrics to assess the impact of projects and the impacts of investment in sustainability on city projects and financial benefits.

Coordinate policies and investment across jurisdictions regionally.

Review land use codes and add policies/incentive to promote low impact development.

Assess the feasibility and ecological impact of burying electrical utilities.

Evaluate projects to ensure impacts do not adversely impact any segment of the population.

Goal 4: Create productive green assets from existing brownfields or underutilized land.

Develop programs to sensitively reuse brownfields and underutilized properties.

Advocate for the reduction in impervious surfaces.

NATURAL RESOURCE PROJECTS – PAST, PRESENT AND FUTURE

Storm Lake is very active in promoting environmental sustainability. Currently, Storm Lake owns/operates nearly 100 rain gardens/bioreactors.



The city recently completed a dredging project in Storm Lake, has adopted and implemented a regionally-robust stormwater management ordinance, and is active in the North Raccoon Watershed Management Coalition. In February, 2022, the city completed the Dredge Spoil Site Master Plan Study, to develop a recreation master plan for the dredge site, more fully described in Chapter 3.

The city continues to plan projects focusing on sustainable practices and managing its natural resources, including consideration of water reuse, water regionalization, and other related measures to lessen the water draw from available aquifers.



SOCIAL ENVIRONMENT



COMMUNITY CHARACTER

OVERVIEW

The City of Storm Lake can be seen in many different lights. Storm Lake is an economic hub in northwestern Iowa and Buena Vista County. Storm Lake is a vacation getaway with a popular resort and an expansive park system. Storm Lake is a diverse community that works to make all feel included. Storm Lake is a connection of neighborhoods with a vibrant downtown. Each of these elements combine to give Storm Lake its unique identity within Iowa.

The concept of a community character can be found in both the built environment and in the interactions between individuals. It is often difficult to measure how the character of the community changes, but in this section the city has made efforts to do so.

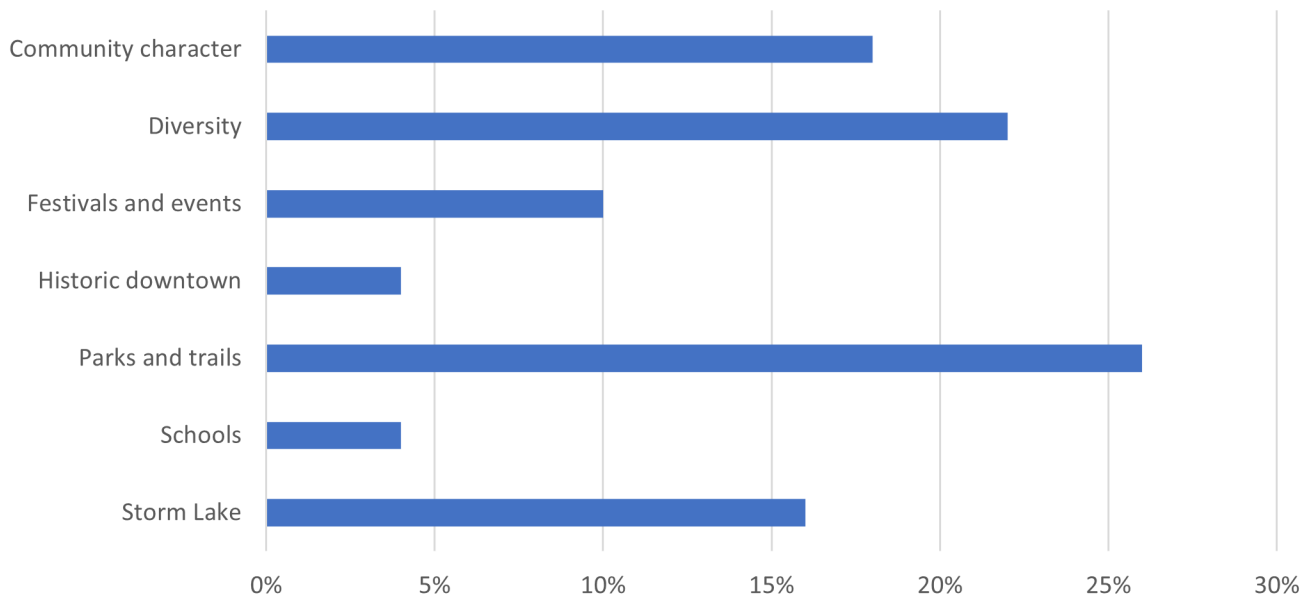


COMPREHENSIVE PLAN SURVEY

The survey asked, “What is your favorite component about Storm Lake?” Responses: Most respondents (26%) chose parks and trails. Diversity (22%) and community character (8%) were the next most frequent responses.

FIGURE 5.1: FAVORITE COMPONENT OF STORM LAKE

What is your favorite component about Storm Lake?



Source: Comprehensive Plan Survey



The survey asked if respondents felt welcome and/or safe in the community. The vast majority of respondents always or often felt both welcome and safe, while 15% sometimes felt welcome and safe. Only 4% rarely felt welcome, and no one responded they never felt welcome and safe.

When asked if Storm Lake has an inclusive and diverse community and treats everyone with respect and dignity, 50% agreed, 32% were neutral, and 18% disagreed.

COMMUNITY CHARACTER GOALS

2022 STRATEGIC PLAN

The goals outlined in the 2022 Strategic Plan relating to community character are to:

- Redefine the Downtown Business District
- Improve and Expand Community Outreach Efforts
- Strengthen and Enhance Public Information Efforts
- Support Neighborhood Night Outs

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan goals were created based off existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee.

Goal 1: Support a strong, connected, inclusive vision for the city.

Prioritize participation in public events and processes for all residents.

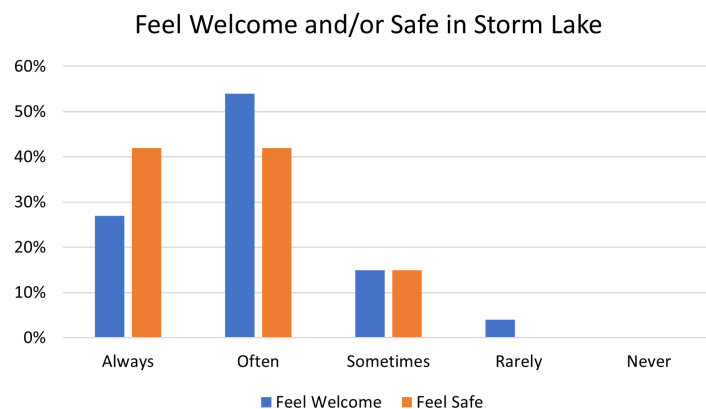
Maintain a system of public places and events that allow for more interaction between community members.

Celebrate, respect, and represent the diverse social and cultural backgrounds of the city.

Seek to address any disparities in outcomes through dedicated resources and partnerships.

Goal 2: Strengthen the built environment and increase the design and amenities of the city.

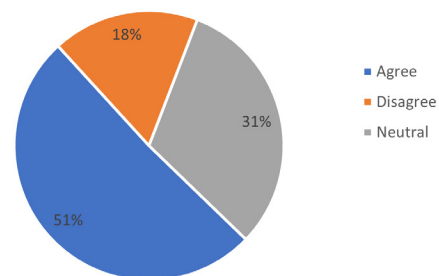
FIGURE 5.2: FEELING WELCOME AND/OR SAFE



Source: Comprehensive Plan Survey

FIGURE 5.3: INCLUSIVENESS

Storm Lake has an inclusive and diverse community and treats everyone with respect and dignity.



Source: Comprehensive Plan Survey

Increase tree canopy throughout the city, targeting main corridors, key gateways, and community gathering places.

Include public art as elements of public projects, including infrastructure projects.

Maintain and improve existing public infrastructure, buildings, equipment, and parks.

Identify facility and infrastructure needs associated with future development.

Goal 3: Invest in people within Storm Lake.

Identify and prioritize investments in people where there are critical gaps using work programs.

Pursue initiatives and opportunities that direct more resources to affordable housing.



Support work opportunities for nontraditional employees, including youth and seniors.

Assist small businesses with affordable commercial space and connecting them with job seekers.

Goal 4: Curb incorrect perceptions of the city.

Continue to promote transparency of community investment.

Educate residents regarding current outcomes within the city.

Support the presence of an educational system that meets the needs of students, future job seekers, and lifelong learning.

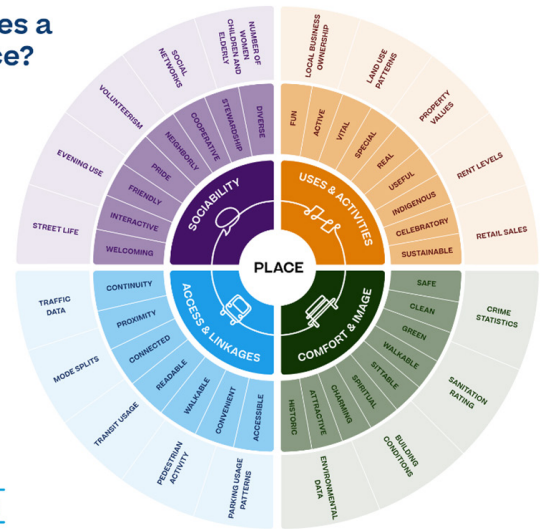
art, streetscape materiality, lighting, and wayfinding all total up and contribute to the sense of place. Telling the story of your community and reinforcing that message in overt and subtle ways is the art of creating a sense of place.

PLACEMAKING

Placemaking is a broad term often defined as a reimagining of public spaces to be the active centers of a community; akin to thinking of a house as a home. Placemaking is different than just quality urban design; it takes a community-based look at the public realm, such as an underutilized plaza or parking lot, and works to maximize the shared value.

Constructing and reinforcing community identity happens at every layer of development. Each project, development, or key intersection is a stage in which to communicate your brand to residents and visitors. Well-maintained planting areas, public

What Makes a Great Place?



Project
for Public
Spaces



OVERVIEW

Tourism covers a wide range of activities for Storm Lake including leisure, shopping, and business. Storm Lake is exceptional in that it has a wonderful waterfront and a unique resort destination within the city. As a whole tourism is often resilient; however, the tourism industry is also fragile due to market fluctuations on the local level and, as a result of public health events, including the COVID-19 pandemic. It is important for the city to not only focus on the needs of visitors, but also to evaluate how new tourist attractions will affect residents. A community driver approach incorporating concepts of sound economics, natural and cultural resource stewardship is critical to developing plans for tourism. To be successful, tourism projects and investments must have buy-in from the community, most importantly the businesses and local entrepreneurs that create and contribute to the tourism within Storm Lake.

This section identifies existing tourism within Storm Lake and outlines strategies for continued improvement of the sector within the city.

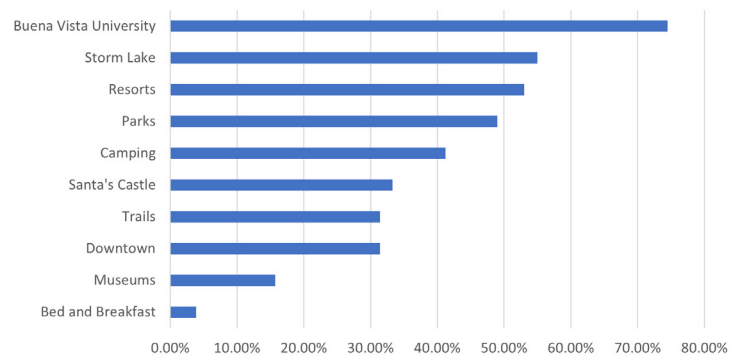
COMPREHENSIVE PLAN SURVEY

Respondents to the survey identified the biggest destinations in Storm Lake as Buena Vista University, the lake, a resort and parks.



FIGURE 5.4: DESTINATION PLACES

What places located in Storm Lake would you consider a destination? Select all that apply.



Source: Comprehensive Plan Survey



TOURISM GOALS

2022 STRATEGIC PLAN

The goals outlined in the 2022 Strategic Plan relating to tourism are:

- Implement Recommendations from the Downtown Master Plan
- Redefine the Downtown Business District
- Develop a Recreation Plan for the Spoils Site
- Update the City's Web Site
- Focus on Quality over Quantity
- Upgrade and Improve Distressed Properties
- Solicit Assistance from the University for Marketing Help

COMPREHENSIVE PLAN GOALS

The Comprehensive Plan goals were created based off existing data, surveys, pop-up events, and the Storm Lake Comprehensive Plan Steering Committee.

Goal 1: Continue making downtown a more vibrant and attractive location.

Prioritize investments outlined in the downtown master plan.

Increase the width and availability of sidewalks along heavily trafficked areas.

Slow automobile speeds, and promote alternate modes of travel.

Create quick build placemaking strategies and create long-term implementation for popular projects.

Promote the development of vacant and brownfield sites within downtown.

Goal 2: Utilize existing environmental assets.

Fully connect the trail along the lake front and develop branches of the trail into downtown.

Create more access points to the lake and upgrade existing access points with additional amenities including boating access.

Increase the amount of water based programming.

Complete the dredge spoil site plan and create a vibrant gateway to Storm Lake.

Goal 3: Increase tourism based infrastructure.

Work with Buena Vista University and Iowa Central Community College to increase programs designed for college students.

Support existing tourism based businesses with marketing and infrastructure beautification.

Develop a tourism master plan.

Increase the availability of key attractions and assets such as restaurants, cultural attractions, recreational amenities, shopping, and restrooms.

Create a beautification plan to formalize improvements to gateways to the city, public art, streetscape improvements, urban furniture, lighting, natural areas and sustainability.

Keep the Storm Lake visitor's section of website updated with current events.

Continue working with Storm Lake United and Buena Vista University for marketing and promotion.



EXISTING TOURIST ATTRACTIONS

BEACHES

Storm Lake beaches include the beaches in Sunrise park and ALWAYSIS park, and the Bel Air beach that allows for leisure, fishing, and swimming.

BUENA VISTA HISTORICAL SOCIETY AND MUSEUM

The Buena Vista Historical Society and Museum has information and items about Buena Vista County's history.

BUENA VISTA UNIVERSITY

Buena Vista University is a cultural hub within Storm Lake. The university hosts a variety of events throughout the year and the students bring a wave of activity to the city.

CHAINSAW WOOD SCULPTURES

Throughout Storm Lake parks and downtown there are many different wood carvings. Many are completed at the annual Wood, Wine, and Blues festival which holds wood carving competition.

THE HARKER HOUSE

The 1875 Victorian house has been preserved. Tours of the house highlight accounts of the United States Civil War.

KING'S POINTE WATERPARK & RESORT

King's Pointe offers indoor and outdoor water parks, and dining. The resort is located within walking distance to beaches, mini-golf, disc golf, and a nine-hole golf course.

LIGHTHOUSES

Storm Lake has lighthouse of various sizes located throughout the City from the lighthouse located at the Highway 7 and 71 intersection to multiple individually decorated seven-foot-high lighthouse located throughout the community

LIVING HERITAGE TREE MUSEUM

The Living Heritage Tree Museum has over fifty trees with connections from around the world.

PARKS

Storm Lake has a variety of parks spread out in the city.

SANTA'S CASTLE

Santa's Castle is located in a historic former Carnegie Library. It hosts a display of unique antique animated Christmas decorations as well as a retail shop. It is open to the public during the holidays.



SUNRISE CAMPGROUND

The sunrise campground offers cottages, RVs spots, and primitive camping near the lake. The campground hosts a golf course, fishing, and is within walking distant of King's Pointe Waterpark, mini golf, disc golf, sand volleyball, and public beaches.

WITTER GALLERY

The Witter Galley is an exhibition hall within Storm Lake that has permanent art exhibits and host rotating galleries free to the public year round.



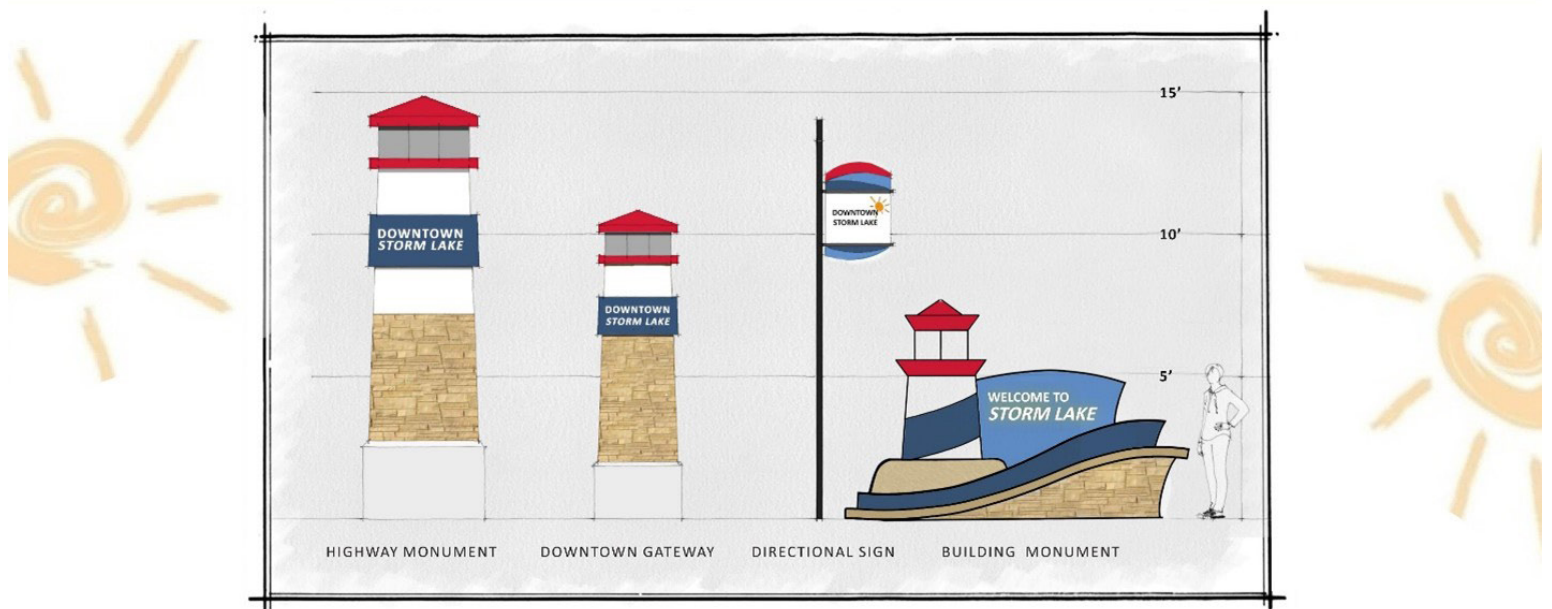
WAYFINDING

Community wayfinding signage is generally a system of signs intended to direct tourists and other users to key civic, cultural, visitor and recreational attractions (or other destinations) within a city, district or downtown area. These signs can be designed and intended for use by both pedestrian and vehicular traffic, with sizing and design varying depending on the intended user group. Often, people think of directional sign panels when they think of wayfinding, but other components of a comprehensive wayfinding package may include entrance signs,

gateway monuments, trail signage, parking signs, informational kiosks, interpretive signage, banners, park signs, and more.

Wayfinding is key for navigation and providing a tourist with a welcome and comfort and they begin to explore your community. Identifying when you are in a community is important. Utilizing an effective system, or family of signage, will welcome, direct, and reassure visitors to all the key amenities you wish to share.

COMMUNITY WAYFINDING EXAMPLE



CONSTRUCTING AND REINFORCING COMMUNITY IDENTITY HAPPENS AT EVERY LAYER OF DEVELOPMENT. EACH PROJECT, DEVELOPMENT, OR KEY INTERSECTION IS A STAGE IN WHICH TO COMMUNICATE YOUR BRAND TO RESIDENTS AND VISITORS. WELL-MAINTAINED PLANTING AREAS, PUBLIC ART, STREETScape MATERIALITY, LIGHTING, AND WAYFINDING ALL TOTAL UP AND CONTRIBUTE TO THE SENSE OF PLACE. TELLING THE STORY OF YOUR COMMUNITY AND REINFORCING THAT MESSAGE IN OVERT AND SUBTLE WAYS IS THE ART OF CREATING A SENSE OF PLACE.

WAYFINDING IS KEY FOR NAVIGATION AND PROVIDING A TOURIST WITH A WELCOME AND COMFORT AND THEY BEGIN TO EXPLORE YOUR COMMUNITY. IDENTIFYING WHEN YOU ARE IN A COMMUNITY IS IMPORTANT. UTILIZING AN EFFECTIVE SYSTEM, OR FAMILY OF SIGNAGE, WILL WELCOME, DIRECT, AND REASSURE VISITORS TO ALL THE KEY AMENITIES YOU WISH TO SHARE.

WAYFINDING SIGNAGE CONCEPTS
CITY OF STORM LAKE, IA



JUNE 2023



IMPLEMENTATION



OVERVIEW

The Comprehensive plan creates a vision for the City of Storm Lake and guides land use and infrastructure improvements so the city can meet the community's future needs. However, the vision can only be realized if the plan is used. Tools to implement the plan will vary in that some will be reactive such as zoning and subdivision ordinances that guide private developments and others will be proactive, such as the city's Capital Improvement Program (CIP) for undertaking public improvement projects.

Implementation of the Plan is a process involving both short term and long-term steps. Implementation will occur in three ways: as a guiding tool for decision-making, as a marketing and funding tool and as a to-do list. This process ensures zoning, subdivisions and other regulatory methods are up to date and effectively used. The Action Plan establishes priorities and timelines for specific tasks and actions. Since some actions can have definitive start and end points, while other do not, the creation of a 'report card' aids in tracking the progress of the actions and overall plan on an annual basis.

ACTION PLAN

Implementing the vision and goals of the comprehensive plan requires an action plan, and the coordination and investments of many stakeholders. This gives citizens and officials clear goals and steps to completing what is outlined in the Comprehensive Plan. The Action Plan's Implementation Matrix presents a concise summary of the goals along with specific action steps, organized by chapter. The table includes:

Goals: A restatement of the specific goal.

Action Step: Specific action items intended to help meet the goals.

Timeline: The timeline is divided into 4 categories: Short-Term, Mid-Term, Long-

Term, and Ongoing. The applied categories indicate when the action item might begin and is advisory in nature.

Short-Term: Actions that should be initiated within 1-2 years.

Mid-Term: Actions that should be initiated within 3-5 years.

Long-Term: Actions that should be initiated within 5-10 years, or more.

Ongoing: Actions that should be initiated immediately and that will require constant periodic attention.

The Action Plan will be updated regularly as part of other city processes, such as annual budgeting or project prioritization sessions. The Implementation Matrix Worksheets are intended to be flexible and adaptable over short periods, so changes to these sections do not require a formal amendment to the comprehensive plan. The goals, however, are high-level, long-term goals. Changes to the specific goals will require an amendment to the overall plan.



TABLE 6.1: IMPLEMENTATION MATRIX

GOALS	ACTION STEPS	TIMELINE
LAND USE		
Establish the future of Storm Lake in a way that respects the community's historical context, offers a variety of land uses, is affordable, is sustainable, and improves Storm Lake's vibrancy and appeal.	Encourage the preservation and enhancement of the city's single-family housing stock using city programs that incentivize upkeep and maintenance of private property.	Ongoing
	Encourage new development in infill areas.	Ongoing
	Promote development where infrastructure is present.	Ongoing
Continue efforts to improve Downtown Storm Lake's unique sense of place, economy, and social vibrancy.	Implement the Downtown Master Plan.	Mid-Term
	Review the zoning ordinance to allow more flexibility in development in the downtown.	Short-Term
Build quality public places for the community.	Create areas that promote community interaction through placemaking, such as plazas and pocket parks.	Long-Term
HOUSING		
Provide an array of housing options to attract and retain households, residents and families of varying sizes, ages, diversities, incomes, and needs.	Update existing housing regulations to allow for a greater diversity of housing types.	Mid-Term
	Update zoning code to allow "missing middle" housing by right in all residential zones.	Mid-Term
Improve Storm Lake's reputation as a place with solid, appealing neighborhoods.	Promote the use of design elements to create more connectivity and appeal in the neighborhoods of Storm Lake.	Ongoing
	Enforce existing standards for housing and yard maintenance.	Ongoing



Encourage environmentally conscious new construction and renovation of housing.	Consider incentives to utilize high quality, robust and energy efficient materials in renovations and new construction.	Long-Term
	Produce education materials about construction and maintenance.	Short-Term
	Ensure new development includes new parks, or is located near existing parks.	Ongoing
TRANSPORTATION		
Effectively and safely move traffic and people through and around the City.	Maintain an annual improvements program to improve key intersections and critical road sections.	Ongoing
	Require new developments connect with existing street networks.	Ongoing
	Partner with IDOT on maintenance and improvements on state-run roadways.	Long-Term
Proactively assess current transportation facility needs and evaluate future needs.	Maintain a pavement management system for repairing, resurfacing, and rehabilitating existing local roads in the city.	Ongoing
	As new transportation projects are considered, prioritize filling in the gaps and missing linkages to the existing transportation network.	Ongoing
	Proactively seek out county and state funding to support maintenance and planned growth.	Short-Term
	Review subdivision ordinance requirements as they pertain to roadway width and configurations.	Long-Term
Create a multi-modal transportation system that provides a safe and efficient means of movement through the community.	Include trails and sidewalks with new street projects where feasible.	Mid-Term
	Look for transit opportunities, both public and private, in Storm Lake.	Long-Term
	Expand bike and pedestrian trails that route from residential uses to destinations such as schools, parks, or commercial corridors.	Mid-Term



PUBLIC INFRASTRUCTURE AND FACILITIES

Rehabilitate or replace aging infrastructure within the sanitary collection system, water distribution system, and water supply.	Develop a program to identify and reduce inflow and infiltration (I&I).	Mid-Term
	Maintain an annual capital improvement program to replace and upgrade sanitary sewer and water systems.	Ongoing
	Require watermain looping with new development.	Ongoing
	Regularly update the Storm Lake Infrastructure Management Plan.	Ongoing
	Couple roadway improvements with utility upgrades when possible.	Ongoing
Effectively manage, maintain, and improve the existing stormwater management system to support the existing systems and any potential growth within the Community.	Map areas prone to flooding and improve drainage systems within these areas.	Mid-Term
	Promote low impact development features where possible.	Ongoing
Solidify partnerships and policies regarding sewer and water systems.	Continue to monitor the existing system to maintain its integrity.	Ongoing
	Ensure that all systems meet State and Federal requirements.	Ongoing
	Develop a sanitary sewer collection model.	Mid-Term



ECONOMIC DEVELOPMENT

Support and expand the City's existing economic base.	Review existing city processes and regulations related to land development, permits, and construction to identify changes that will make requirements easy to understand.	Mid-Term
	Develop an improvement incentive program to assist existing businesses with maintaining or expanding their current sites.	Mid-Term
	Identify suitable locations for workforce housing within Storm Lake.	Long-Term
Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses.	Review Future Land Use map and Zoning Map to ensure an adequate supply of land for business locations and target new areas for businesses in the Land Use Plan.	Ongoing
	Identify where utilities and streets should be expanded.	Ongoing
Provide an environment that supports the successful and continued employment of all residents.	Develop an incubator program to assist new or struggling businesses.	Mid-Term
	Partner with Iowa Lakes Corridor Development Corporation to attract and retain businesses.	Short-Term

PARKS, RECREATION AND TRAILS

Ensure parks meet the needs of the diverse Storm Lake population and strengthen the image of the city as a premier destination. Identify areas where neighborhood parks & larger parks should be placed.	Review the need for new park facilities with all new development.	Long-Term
	Initiate a recreation feasibility study.	Mid-Term
	Inventory existing park equipment to ensure it is ADA compliant.	Long-Term
Maintain an environmentally and economically sustainable park, recreation, and trail system that meets the needs of current and future residents and visitors.	Develop educational materials and programs to foster environmental awareness among citizens.	Mid-Term
	Review existing tree planting and preservation policies to promote the addition of more trees.	Short-Term



Park improvements shall respond to the needs and preferences of a diverse community. This includes accommodating people of different ages, cultures, abilities, and incomes.	Develop a park master plan to identify the need for additional parks as development occurs.	Long-Term
	Pursue the creation of pocket parks and community gardens throughout the city.	Mid-Term
Provide a safe, convenient, and comprehensive trail and sidewalk system that supports walking and bicycling for both recreation and transportation.	Continue the Storm Lake Trail to the west to connect to Frank Starr Park.	Mid-Term
NATURAL RESOURCES		
Promote sustainable resource management and a quality natural environment within and surrounding Storm Lake.	Inventory critical plant and animal habitats.	Mid-Term
	Review and update watershed management policies and practices to minimize flooding and reduce environmental impacts such as sediment deposition.	Short-Term
	Develop a capital improvement program to fund restoration of flood-prone areas, wildlife habitats, viewsheds, and wetlands to their natural state.	Long-Term
Strive towards creating an environmentally and economically sustainable built environment throughout the city and region	Create a capital improvement program to upgrade existing lake access points with additional amenities including boating access.	Mid-Term
Improve sustainability on city projects and facilities through investments and policies	Identify and prioritize investments in green infrastructure as part of transportation and other infrastructure projects.	Short-Term
	Develop metrics to assess the impact of projects and the impacts of investment in sustainability on city projects and financial benefits.	Short-Term
	Review land use codes and add policies/incentive to promote low impact development.	Mid-Term



Create productive green assets from existing brownfields or underutilized land.	Develop programs to sensitively reuse brownfields and underutilized properties.	Long-Term
	Review city regulations to help reduce impervious surface.	Long-Term
COMMUNITY CHARACTER		
Support a strong, connected, inclusive vision for the city	Advertise and promote public events in multiple languages to encourage broad participation.	Short-Term
	Develop a placemaking master plan.	Mid-Term
Strengthen the built environment and increase design amenities in the city	Look at the possibility of including public art in all public projects	Long-Term
	Review the potential for additional landscaping as part of infrastructure projects	On-Going
Invest in people in Storm Lake	Look for grants and other incentives and opportunities to increase affordable housing.	Long-Term
Curb incorrect perceptions of the city	Create educational materials to explain city investment projects	Short-Term
TOURISM		
Continue making downtown a more vibrant and attractive location.	Implement the downtown master plan.	Mid-Term
Utilize existing environmental assets	Fully connect the trail along the lake front and develop branches of the trail into downtown.	Long-Term
	Identify potential new access points to the lake.	Long-Term
	Implement the dredge spoil site plan and create a vibrant gateway to Storm Lake.	Long-Term



Increase tourism based infrastructure	Partner with Buena Vista University to increase programs designed for college students.	Short-Term
	Develop a wayfinding plan to direct visitors to key attractions and amenities.	Mid-Term
	Develop a tourism master plan.	Long-Term

