

**CITY OF STORM LAKE
REGULAR COUNCIL SESSION MEETING
CITY HALL - COUNCIL CHAMBERS
MARCH 3, 2025
5:00 PM**



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

AGENDA

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

BY TELEPHONE

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

Zoom Meeting ID: 933 2006 3301

BY COMPUTER:

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

Open the Meeting

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

A. Consideration of Changes in Agenda and Setting the Agenda

B. Disclosure by City Council Members

C. Hear the Public

D. Consent Agenda

1. [Consent Agenda](#)
2. [Buy Local Information](#)
3. [SLPD City Code Enforcement Summary](#)

E. Unfinished Business

F. New Business

1. [Motion to Approve Contract with The Retail Coach](#)
2. [Motion to Set a Public Hearing for A Text Amendment To The Post-Construction Stormwater Control Ordinance](#)
3. [Public Hearing for Fiscal Year 2026-2030 Capital Improvement Plan](#)
4. [Resolution No. 55-R-2024-2025 Approving FY2026-2030 Capital Improvement Plan](#)
5. [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.

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

Staff Summary

3/3/2025

Agenda Item # D.1.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: **Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

- List of Bills
- King's Pointe & Sunrise Pointe Disbursements
- Approve February 17, 2025, City Council Minutes
- Approve Renewal Liquor Licenses For Lakeshore Cafe, Jimmy's Bar & Grill, Puffs, Wal-Mart Store #1526, King's Pointe, Sunrise Pointe Golf Course,
- Approve Buy Local Information
- Approve Storm Lake Police Department City Code Enforcement Update

FISCAL IMPACT: City Will Pay The Following Expenditures:

- List of Bills: \$ 630,011.92
- King's Pointe & Sunrise Pointe Golf Course Bills: \$ 486,674.44

City Will Receive The Following Revenue:

- Liquor License Renewals: \$2,340.0

RECOMMENDATION:

ATTACHMENTS:

1. 3/3/2025 City Claims Expense Report

2. 3/3/2025 King's Pointe Claims 2.14.2025 to 2.27.2025
3. 02/17/2025 City Council Minutes
4. Lakeshore Cafe and Zimmys Bar and Grill Liquor Application 2025
5. Puff's Liquor Application 2025
6. King's Pointe Waterpark Resort Liquor Application 2025
7. Sunrise Pointe Golf Course Liquor Application 2025
8. Wal-Mart Store #1526 Liquor Application 2025



Storm Lake, IA

Buy Local_v1

Payment Date Range: 02/20/2025 - 03/05/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
BVC			
Buena Vista County Solid Waste	001035	Commercial Waste	56.68
Mike's Electronics Inc	001196	Scout Park Multrode	468.02
		BVC Total:	524.70
Contract/Agreement			
Charles Sargent Irrigation Company, Inc	001209	Pay #8 of Well 21	175,160.14
Grell Roofing, LLC	001923	Pay #5 (FINAL) of KP Roof Replacement	12,582.90
I & S Group, Inc	001103	Well Design	63,853.70
Reding's Gravel & Excavating Co., Inc	001132	3/4" Roadstone - Water leak	236.22
		Contract/Agreement Total:	251,832.96
Local			
A & A Automotive	001022	2008 Chevy Impala - Battery	575.23
Arnold Motor Supply, LLP	001007	Supplies	282.25
Bomgaars Supply, Inc	001151	Jan/Feb Supplies	4,130.37
Graham Tire	001093	Tire - #1	592.00
Iowa Office Supply Inc	001037	Office Supplies	160.25
King's Pointe Resort	001110	Services	4,489.40
Larson Oil & Distributing Co, Inc	001178	Fuel / Oil	2,957.50
McCrea Eneterprises	001176	Paint Can	5.25
MidAmerican Energy Company	001074	91230-94002 Electric Services	55,052.10
North Lake Truck Repair	001177	Starter - Truck #60	440.80
O'Reilly Automotive Inc	001108	Wiper Blade	20.39
Qwest Corporation	001070	Phone Service	264.24
Rebnord Technologies, Inc	001091	WWTP - Wall TV	250.00
Stanton Electric, Inc	001264	Light Repair	148.30
Stille Pierce & Pertzborn	001294	Add 2025 Silverado	463.00
Storm Lake Hydraulics Co, Inc	001089	#16 - Cylinder Repair	135.00
Vetter Equipment	001098	Pole Saw - Repair/Part	416.98
Visual Edge Inc	001063	Printer Contract	188.48
WalMart #01-1526	001153	Supplies	153.19
Wiese Plumbing & Heating, Inc	001302	City Hall Urinal/Faucet	800.75
		Local Total:	71,525.48
Non-Local			
ABC Pest Control, Inc	001078	Pest Control Services	143.33
Ahlers & Cooney, P.C.	001023	General Urban Renewal Matters	28.50
Alpha Wireless Communications	001105	Battery, Speaker Mic	1,052.32
Boji Portable Toilets Inc	001133	Portable Toilet Rental	835.00
C & B Operations, LLC	002588	Turf-Gard Oil	27.40
Central Iowa Televising LLC	002049	FY 2025 Maintenance Contract - Pay #3	25,310.15
Cintas First Aid & Safety	001094	First Aid Cabinet	232.50
Core & Main LP	002000	Supply - 1/2 REP CLP	2,053.64
Dennis Scott Watters	002162	Reel Sharpening	4,450.00
Dick Ahlers Clocks	002585	Paxton Family Grandfather Clock Repair	150.00
Dorsey & Whitney LLP	001954	TIF Legal Services	8,270.50
Eagle Engraving, Inc	002147	ID Tags	21.00
Eastern Aviation Fuels, Inc	001030	Jet Fuel	20,882.95
Elliot Equipment Company	001681	Tools / Poles	837.33
Foundation Analytical Laboratory, Inc	001100	Testing	4,625.50
Golf Course Superintendents Association	001490	IGCSAA Membership - thru 03/15/26	150.00
Hach Company	001034	Repair / Loaner Equipment	1,333.00
Hallett Materials	001428	Cold Patch	1,883.25

Buy Local_v1

Vendor Name	Vendor Number	Payable Description	Total Payments
Hiway Truck Equipment	002450	Truck Accessories	17,315.27
Hog Slat, Inc	002350	Well Thermostats	118.50
Interstate Industrial Instrumentation, Inc	001953	Supplies - Rkl Instruments	2,288.09
Iowa Lakes Regional Water	001073	Water Service	72.31
Iowa Municipal Finance Officers Associat	001333	2025 Membership- Gibbins	50.00
Jones & Bartlett Learning, LLC	002568	Fire & Emergency Services Inst	93.90
Kasperbauer Cleaners, Inc	002435	Entrance Mat Service	42.36
Laurens House of Print Ltd	002161	Name Plate	19.35
Liberty Doors, Inc	002401	Door / Accessories	2,033.00
Linde Inc	001111	Chemicals - CO2	2,985.74
Marcus Lumber Company Corp	002011	Concrete Block	563.79
Mississippi Lime Company	001095	Chemicals - Quicklime	32,300.16
Motorola Solutions, Inc	001937	Remote Speaker	29.93
MW Watermark, LLC	001772	Cloth 1200 NG	8,681.19
National Fire Protection Association	001300	One Year Membership - Schlesser	225.00
Outdoor Recreation Products	001135	Goalsetter Basketball Outfit - Kiwanis Park	3,214.00
Schumacher Elevator Company	001200	Quarterly Elevator Maintenance	1,675.14
Secretary of State	001207	Nelda Kirkholm Notary Renewal	30.00
Seneca Companies, Inc	001086	Service, travel, battery	4,343.75
SGS, LLC	002126	Garbage Services	1,352.62
Sirchie Acquisition Company, LLC	001437	Specimen Kit	149.25
Sta-Mel Enterprises, Inc	001183	Road Salt	4,634.70
The Home City Ice Company	002471	Ice	275.00
UPS	001121	Postage / Shipping	10.68
W. W. Grainger, Inc	001085	1st Aid Kit w/ House	758.68
Workamper News, Inc	001185	Subscription (Employer Gold)	99.00
Ziegler, Inc	001097	Well #14 - Control Panel	5,934.44
		Non-Local Total:	161,582.22
Payroll/Refunds			
Christopher Chambers	002016	Upper Great Plains Region 3 Seminar Meals	340.12
Glenn Schlesser	002077	ISFSI Conference & Awardds - Meals	31.00
Scott Olesen	001563	Education Seminars	513.06
TrueNorth Companies	001402	2025 VFF Group AD&D Renewal	324.90
		Payroll/Refunds Total:	1,209.08
		Grand Total:	486,674.44

King's Pointe Resort

Claims Publication

From 2/14 to 2/27/2025

Vendor	Description	Amount
360 Custom Designs	Services	\$ 722.32
Alliant Energy	Utilities	\$ 4,060.53
Alpha Media	Advertising	\$ 400.00
Amazon Capital Services Inc	Supplies	\$ 1,233.95
Arnold Motor Supply	Supplies	\$ 41.94
Bomgaars	Supplies	\$ 7.99
Bruce Corgiat	Reimbursement	\$ 638.40
Doll Distribution	Beverages	\$ 2,168.45
Feld Fire	Supplies	\$ 112.35
Grell Roofing	Services	\$ 855.00
Guest Supply	Supplies	\$ 2,429.97
HyVee	Supplies	\$ 198.92
HyVee	Beverages	\$ 538.66
Iowa Information Inc	Advertising	\$ 107.10
Johnson Brothers	Beverages	\$ 1,030.15
King's Pointe Resort	Reimbursement	\$ 331.89
King's Pointe Resort Payroll- 2/21	Payroll	\$ 85,281.30
KTIV Inc	Advertising	\$ 1,391.00
Laurens House of Print	Supplies	\$ 195.00
Long Lines LLC	Utilities	\$ 2,129.39
Marcus Lumber Co	Supplies	\$ 160.88
Martin Brothers	Food	\$ 16,280.24
MidAmerican Energy	Utilities	\$ 15,191.75
Party Production Inc	Supplies	\$ 498.53
Pepsi Beverages Co	Beverages	\$ 1,763.07
Pest Elimination Division	Services	\$ 358.70
Plumbing & Heating Wholesale	Supplies	\$ 2,676.66
Rebnord Technologies	Services	\$ 3,188.33
Rent-All Inc	Services	\$ 143.00
S&L Hospitality	Contract	\$ 12,664.21
Sceptre Hospitality Resources	Services	\$ 13,750.81
SGS LLC	Utilities	\$ 2,480.21
Stanton Electric	Services	\$ 262.52
Storm City Auto Parts	Supplies	\$ 8.54
Storm Lake Ace Hardware	Supplies	\$ 920.34
Symmetry Energy Solutions LLC	Utilities	\$ 9,656.40
Sysco Iowa Inc	Food	\$ 10,956.53
Verde Outdoor Media	Services	\$ 1,850.00
Verizon Wireless	Utilities	\$ 329.47
Visual Edge IT	Services	\$ 411.90
Vizergy	Services	\$ 1,355.45
		<u>\$ 198,781.85</u>

#REF!

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, FEBRUARY 17, 2025, 5:00 PM

CITY OF STORM LAKE, REGULAR COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, FEBRUARY 17, 2025, 5:00 PM

Present: Mayor Pro-Tem Matt Ricklefs, Council, Mayor Michael Porsch (via Zoom) and Members Maria Ramos, Maggie Martinez, and Meg McKeon. Absent: Council Member Kevin McKinney.

Staff Present: City Manager Keri Navratil, Assistant City Manager David Derragon, Police Chief Chris Cole, King's Pointe Manager Amy VonBank, Fire Chief Glenn Schlessler, Building and Code Compliance Director Scott Olesen, Library Director Elizabeth Huff, Communications Coordinator Dana Larsen, Public Services Superintendent Brandon Ripke, Public Works Director Matt Beckman, Development Services Specialist Lee Dutfield, City Treasurer Tyler Gibbins, and City Clerk Mayra Martinez.

Media Present: Allison Moore (via Zoom) with the Storm Lake Times Pilot.

Mayor Pro-Tem Ricklefs called the meeting to order at 5:00 pm.

Pledge of Allegiance

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

Disclosure by City Council Members - None at this time.

Hear the Public – No comments at this time.

Consent Agenda - Moved by Council Member Martinez to approve the Consent Agenda with the removal of the Carrol Refuse application and to be added as new business for consideration. Consent Agenda includes list of bills Check #'s 82507 through 82554, EFT #'s 1558, and 6127 through 6172, DFT #'s 2538 through 2555, approve February 3, 2025, Regular City Council Minutes, approve Buy Local Information, and approve Police Department City Code Enforcement Update. Seconded by Council Member McKeon. Vote: All ayes with Council Member McKinney absent. Motion carried.

Unfinished Business – No items at this time.

New Business

Carroll Refuse Contract - Moved by Council Member McKeon to approve the Carroll Refuse annual garbage collection application. Seconded by Council Member Martinez. Vote: All ayes with Council Member McKinney absent. Motion carried.

Fiscal Year 2026-2030 Proposed Capital Improvement Plan - Moved by Council Member Ramos to approve a motion setting a Public Hearing for March 3, 2025, at 5:00 pm at City Council Chambers for the Fiscal Year 2026-2030 Proposed Capital Improvement Plan.

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, FEBRUARY 17, 2025, 5:00 PM

Seconded by Council Member Martinez. Vote: All ayes with Council Member McKinney absent. Motion carried.

Airport Apron Expansion Project – Moved by Council Member Martinez to approve a professional service agreement with Bolton & Menk for a Documented CATEx on the Airport Apron Expansion Project. Seconded by Council Member McKeon. Vote: All ayes with Council Member McKinney absent. Motion carried.

City Council Requested Items / City Council Updates - E-bikes discussion will be held once the Council has finished the budget process.

Fiscal Year 2025-2026 Budget Work Session - City Council members and staff met and discussed the FY 2025-2026 enterprise funds for water, wastewater, storm water, and landfill funds.

Work Session - Building and Code Compliance Director Scott Olesen reviewed with City Council the Post Construction Control ordinance updates.

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

Matt Ricklefs, Mayor Pro-Tem

ATTEST:

Mayra A. Martinez, City Clerk



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Lakeshore Cafe Inc.	Lakeshore Cafe & Zimmy's Bar & Grill	(712) 732-9800		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1520 N. Lake Ave.		Storm Lake	Buena Vista	50588
MAILING ADDRESS	CITY	STATE	ZIP	
1520 N. Lake Ave.	Storm Lake	Iowa	50588	

Contact Person

NAME	PHONE	EMAIL
Terry Zimmerman	(712) 299-9800	lkshore1@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0040713	Class C Retail Alcohol License	12 Month	Pending Dramshop Review

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Mar 18, 2025	Mar 17, 2026	

SUB-PERMITS
Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Catering

Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Terry Zimmerman	Storm Lake	Iowa	50588	Manager	49.00	Yes
Lesa Eddie	Storm Lake	Iowa	50588	none	29.00	Yes
Kyle Eddie	Storm Lake	Iowa	50588	Asst. Manager	7.00	Yes
David Lange	Storm Lake	Iowa	50588	none	15.00	Yes

Insurance Company Information

INSURANCE COMPANY

Columbia National Insurance Company

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

Three S LLC

NAME OF BUSINESS(DBA)

Puffs

BUSINESS

(712) 732-9820

ADDRESS OF PREMISES

1205 East Lakeshore Dr

PREMISES SUITE/APT NUMBER

CITY

Storm Lake

COUNTY

Buena Vista

ZIP

50588

MAILING ADDRESS

1205 East Lakeshore Dr

CITY

Storm Lake

STATE

Iowa

ZIP

50588

Contact Person

NAME

Lance Bellinghausen

PHONE

(712) 301-3174

EMAIL

puffs.lance@gmail.com

License Information

LICENSE NUMBER

LC0038399

LICENSE/PERMIT TYPE

Class C Retail Alcohol License

TERM

12 Month

STATUS

Pending
Dramshop
Review

TENTATIVE EFFECTIVE DATE

Apr 20, 2025

TENTATIVE EXPIRATION DATE

Apr 19, 2026

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Lance Bellinghausen	Storm Lake	Iowa	50588	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Badger Mutual Insurance
Company

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
City of Storm Lake	King's Pointe Waterpark Resort	(712) 213-4500		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
1520 E. Lakeshore Drive		Storm Lake	Buena Vista	50588
MAILING ADDRESS	CITY	STATE	ZIP	
PO Box 1086	Storm Lake	Iowa	50588	

Contact Person

NAME	PHONE	EMAIL
Keri Navratil	(712) 732-8000	cityhall@stormlake.org

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0048994	Class C Retail Alcohol License	12 Month	In Progress

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Apr 1, 2025	Mar 31, 2026	

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Catering, Outdoor Service

Status of Business

BUSINESS TYPE

Municipality

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Michael Porsch	Storm Lake	Iowa	50588	Mayor	0.00	Yes
Nelda Kirkholm	Storm Lake	Iowa	50588			Yes
Amy Von Bank						Yes

Insurance Company Information

INSURANCE COMPANY

Scottsdale Insurance Company

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

City of Storm Lake

NAME OF BUSINESS(DBA)

Sunrise Pointe Golf Course

BUSINESS

(712) 213-4500

ADDRESS OF PREMISES

1528 Lakeshore Dr

PREMISES SUITE/APT NUMBER

CITY

Storm Lake

COUNTY

Buena Vista

ZIP

50588

MAILING ADDRESS

PO Box 1086

CITY

Storm Lake

STATE

Iowa

ZIP

50588

Contact Person

NAME

Keri Navratil

PHONE

(712) 732-8000

EMAIL

cityhall@stormlake.org

License Information

LICENSE NUMBER

LC0030489

LICENSE/PERMIT TYPE

Class C Retail Alcohol License

TERM

12 Month

STATUS

Pending
Dramshop
Review

TENTATIVE EFFECTIVE DATE

Apr 1, 2025

TENTATIVE EXPIRATION DATE

Mar 31, 2026

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Municipality

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Amy Von Bank						Yes
Michael Porsch	Storm Lake	Iowa	50588	Mayor	0.00	Yes
Keri Navratil	Storm Lake	Iowa	50588	City Manager	0.00	Yes
Nelda Kirkholm	Storm Lake	Iowa	50588			Yes

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE



State of Iowa

Alcoholic Beverages Division

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

Walmart Inc.

NAME OF BUSINESS(DBA)

Wal-Mart Supercenter #1526

BUSINESS

(712) 732-7940

ADDRESS OF PREMISES

1831 Lake Ave NW

PREMISES SUITE/APT NUMBER

CITY

COUNTY

ZIP

Storm Lake

Buena Vista

50588

MAILING ADDRESS

702 SW 8th Street Dept 8916

CITY

Bentonville

STATE

Arkansas

ZIP

72716-0500

Contact Person

NAME

Maria Garcia

PHONE

(479) 371-8476

EMAIL

complic@wal-mart.com

License Information

LICENSE NUMBER

LE0001135

LICENSE/PERMIT TYPE

Class E Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

TENTATIVE EFFECTIVE DATE

May 1, 2025

TENTATIVE EXPIRATION DATE

Apr 30, 2026

LAST DAY OF BUSINESS

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Sarah Little	Springdale	Arkansas	72764	Assistant Secretary	0.00	Yes
Emma Waddell	Bentonville	Arkansas	72712	Vice President	0.00	No
Matthew Allen	Rogers	Arkansas	72758	Assistant Treasurer	0.00	Yes
Carl Doug McMillon	Bentonville	Arkansas	72712	President & CEO	0.00	Yes
Walmart Licensing						
Walmart Licensing						

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

Staff Summary

3/3/2025

Agenda Item # D.2.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: Buy Local Information

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

concerns please don't hesitate to contact city staff.

FISCAL IMPACT:	<u>BREAKOUT</u>	<u>CALCULATED EXPENSES</u>
	Buena Vista County	524.70
	Contract Agreement	251,832.96
	Local	71,525.48
	Non-Local	161,582.22
	Payroll/UB Refunds/Tax&Ins	144,546.56
	TOTAL EXPENSES:	\$ 630,011.92

RECOMMENDATION:

ATTACHMENTS:

1. [3/3/2025 Project Report](#)

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
OP1.126252	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...	4,126,579.75	4,126,579.75	4,199,902.90	0.00	4,199,902.90	-73,323.15
OT5.128791	Runway 17/35 Lighting Replacement	403,870.58	403,870.58	388,946.73	0.00	388,946.73	14,923.85
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	1,356,658.88	177,161.54	1,533,820.42	261,186.08
22-26815	W 6th Street Utilities Extension	314,241.49	0.00	318,517.58	0.00	318,517.58	-4,276.09
22-27926	Storm Lake WTP- Well #22	2,601,908.10	2,601,908.10	1,175,117.82	7,499.80	1,182,617.62	1,419,290.48
23-092	King's Pointe Remodel/Refresh	446,537.52	446,537.52	426,545.09	0.00	426,545.09	19,992.43
23-29446	WWTP UV Disinfection Building	275,138.00	0.00	191,768.00	0.00	191,768.00	83,370.00
23-29447	College & 3rd St Lift Station Replacem...	185,000.00	185,000.00	132,435.00	11,487.50	143,922.50	41,077.50
24-31153	WWTP Blower Project (EECBG)	129,600.00	129,600.00	66,445.00	3,800.00	70,245.00	59,355.00
24-31751	Storm Lake WTP- Well #23	74,000.00	74,000.00	34,330.00	29,235.00	63,565.00	10,435.00
24-31828	WTP Prelim Engineering Report	83,000.00	83,000.00	2,600.00	2,100.00	4,700.00	78,300.00
FEMA HMGP (HMA) 4483	FEMA HMGP (HMA) 4483	4,589,528.00	4,589,528.00	245,553.50	0.00	245,553.50	4,343,974.50
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	5,370,621.43	2,780.00	5,373,401.43	2,010,698.72
New	Lead Service Line Replacement Prelim...	15,500.00	0.00	0.00	0.00	0.00	15,500.00
OP1.125106	BRIC	212,709.99	212,709.99	212,709.99	0.00	212,709.99	0.00
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...	4,776,040.38	1,491.46	5,105,090.89	0.00	5,105,090.89	-329,050.51
SP21122	SL Library CDBG- COVID (CV) Grant	634,285.27	0.00	634,285.27	0.00	634,285.27	0.00
Report Total:		34,298,187.62	22,033,332.05	26,141,277.83	234,063.84	26,375,341.67	7,922,845.95

Group Summary

Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	403,870.58	403,870.58	388,946.73	0.00	388,946.73	14,923.85
ARPA Project	1,795,006.50	1,795,006.50	1,356,658.88	177,161.54	1,533,820.42	261,186.08
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	0.00	774,894.68	0.00	774,894.68	3,220.81
King's Pointe Resort Projects	446,537.52	446,537.52	426,545.09	0.00	426,545.09	19,992.43
Library Project	634,285.27	0.00	634,285.27	0.00	634,285.27	0.00
Sanitary Sewer Projects	7,712,586.00	4,904,128.00	3,190,802.46	15,287.50	3,206,089.96	4,506,496.04
Street Construction	11,603,161.86	4,128,071.21	11,992,423.32	0.00	11,992,423.32	-389,261.46
Water Project	10,711,914.41	10,143,008.25	7,164,011.41	41,614.80	7,205,626.21	3,506,288.20
Report Total:	34,298,187.62	22,033,332.05	26,141,277.83	234,063.84	26,375,341.67	7,922,845.95

Staff Summary

3/3/2025

Agenda Item # D.3.



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

REPORT TO: Honorable Mayor & Council
FROM: Chris Cole, Police Chief
SUBJECT: SLPD City Code Enforcement Summary
BACKGROUND: 2/13/2025 to 2/25/2025

Snow on Sidewalk – 42
Accumulate Junk – 9
Accumulate Trash – 3
Commercial Vehicle in Residential – 1
Citations: 0

Total: 55

White Summons – 144

FISCAL IMPACT: None

RECOMMENDATION: None

ATTACHMENTS:

None

Staff Summary

3/3/2025

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: Lee Dutfield, Development Services Specialist

SUBJECT: **Motion to Approve Contract with The Retail Coach**

BACKGROUND: For over 25 years, The Retail Coach has been dedicated to helping municipalities enhance their retail markets as an integral part of their economic development and community growth efforts. Their services include conducting mobile data surveys to analyze consumer demographics and trade areas, fully utilizing the reports and data that drives retail site selection. They proactively connect with national, regional, and local retailers that align with community needs while supporting commercial development by providing developers with detailed site profiles and valuable insights from retail prospects. The Retail Coach drives economic growth through their retail recruitment strategies.

The City of Storm Lake first partnered with The Retail Coach in 2023. The scope of work during the first year consisted primarily of data collection, community and trade area research, a guided tour of our city and region, market analysis and the development of our Retail 360 webpage.

In 2024, we focused on retail attraction and identification of prime retail sites for potential development. In April, during a downtown assessment, Project Director Kyle Cofer visited with local stakeholders, bankers and developers and discussed prospective retail and development opportunities, some of which would require a franchisee.

Throughout 2024 The Retail Coach continued to bring awareness and visibility of Storm Lake to national retailers through one-on-one meetings, trade shows and networking. They are well respected

among retail chains and retail site locators. A strategic planning meeting was held at least once per month to discuss ongoing and new retail opportunities in our market. Mr. Cofer scheduled meetings for us with retailers and developers that we would have been unable to reach on our own. These meetings have been productive and are ongoing.

The services included in the contract are as follows:

- Updated Research, Analysis, and Reports (2025)
- Continued Recruitment of Retailers
- Retail Trade Show Representation
- Expert Guidance and Tailored Strategies
- Designated Point of Contact for Recruitment and Data Needs

FISCAL IMPACT: \$20,000 plus \$2,500 in reimbursable travel expenses. Not to exceed \$22,500

RECOMMENDATION: Staff recommends authorizing the City Manager to sign the contract with the The Retail Coach for their Retail Market Analysis and Recruitment Services.

ATTACHMENTS:

1. [TRC+StormLakeIA_Renewal_2025](#)
2. [Signed Annual Contract Extension 24](#)
3. [RetailCoachProposal_StormLakeIA](#)

ONGOING SUPPORT

Storm Lake, Iowa
Contract Extension

Because we believe retail recruitment is an ongoing process, and not an event, we offer the ability to extend a standard project agreement for additional years. Your agreement can be extended at any time to ensure you have the tools and resources you need to successfully recruit retailers.

Annual Contract Extension

\$20,000

Extends your agreement by an additional 12 months. During the 12 month period, you will continue to receive the following:

Plus \$2,500 in reimburseable travel expenses Not to exceed \$22,500

- Updated Research, Analysis, and Reports (2025)
- Continued Recruitment of Retailers
- Retail Trade Show Representation
- Coaching and Support from the The Retail Coach Team
- Designated Point of Contact for Recruitment and Data Needs
- Access to GIS Mapping and Data Resources

Payments

Payment One - \$10,000 upon execution of contract
Payment Two - \$10,000 at 180 days following execution of contract

Signatures

Aaron Farrer, Partner, The Retail Coach, LLC. Date_____

Keri Navratil, City Manager, City of Storm Lake Date_____

—

ONGOING SUPPORT

City of Storm Lake, Iowa Year 2 Contract Extension

Because we believe retail recruitment is an ongoing process, and not an event, we offer the ability to extend a standard project agreement for additional years. Your agreement can be extended at any time to ensure you have the tools and resources you need to successfully recruit retailers.

Annual Contract Extension

\$25,000

Extends your agreement by an additional 12 months from previous contract execution. During that 12 month period, you will continue to receive the following:

Plus \$2,000 in reimburseable travel expenses
Not to exceed \$27,000

- Updated Research, Analysis, and Reports
- Continued Recruitment of Retailers and Developers
- Retail Trade Show Representation
- Coaching and Support from the The Retail Coach Team
- Designated Point of Contact for Recruitment and Data Needs
- Access to GIS Mapping and Data Resources

Payments

Payment One - \$12,500 Upon execution of contract

Payment Two - \$12,500 At 180 days following execution of contract

Signatures

 Date 2/8/24
Aaron Farmer, President, The Retail Coach, LLC.

 Date 2/19/24
Matthew Ricklefs, Mayor ProTem, City of Storm Lake

OCTOBER 2022



Retail Market Analysis & Recruitment Services

Proposal for:

City of Storm Lake, Iowa

Submitted by:



TheRetailCoach.net | Austin, TX & Tupelo, MS | (800) 851-0962





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Bringing the Right Retail Mix to Storm Lake

The Retail Coach is submitting this proposal for Retail Market Analysis & Recruitment Services for the City of Storm Lake.

Our goal is not only to aid the City in preparing and executing a Retail Market Analysis and comprehensive Recruitment Strategy, but to also assist the City in its efforts to capture sales tax leakage and further improve quality of life for residents by bringing in new retail, restaurant, entertainment, and service options.

The most important aspect of any Retail Market Analysis is its ultimate application and resulting impacts. Our approach has always been action-oriented to ensure that market reports are not placed on a shelf to collect dust. Working with all project team members, local stakeholders, and public officials is a critical component in which The Retail Coach is experienced and well-equipped to execute.

Goals & Objectives:

- Research and analyze the Storm Lake retail market to identify retail gaps and growth opportunities.
- Determine Storm Lake's unique, viable retail market potential.
- Identify key retail and restaurant targets that align with the City's vision for growth.
- Recruit targeted retailers and restaurants through proactive outreach efforts and retail conference representation.
- Act as an extension of City staff to provide recruitment services and coaching for retail economic development initiatives.

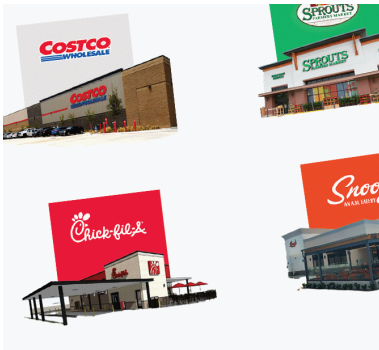
We Recruit Retail.

For more than 20 years, The Retail Coach has been the premier national retail recruitment partner for municipalities, economic development organizations, and development firms.

We are the nation's leading retail recruitment, market analysis, and development firm. Our approach combines **strategy, technology, and creative marketing** to execute high-impact retail recruitment strategies for local governments, chambers of commerce, and economic development organizations.

Having worked more than 650 assignments in more than 40 states, our recruitment approach is simple - **do what you say you are going to do, do it at the highest level possible, and constantly communicate findings and results to our clients.** This approach has proven successful, leading to multiple assignments with more than 90% of our clients.

PROVEN SUCCESS FOR CLIENT COMMUNITIES



6 Million +

**SQUARE FEET OF
NEW RETAIL RECRUITED**

We have recruited more than 6 million square feet of new retail to client communities in the past 5 years.



\$600 Million

**IN NEW SALES TAX
GENERATED**

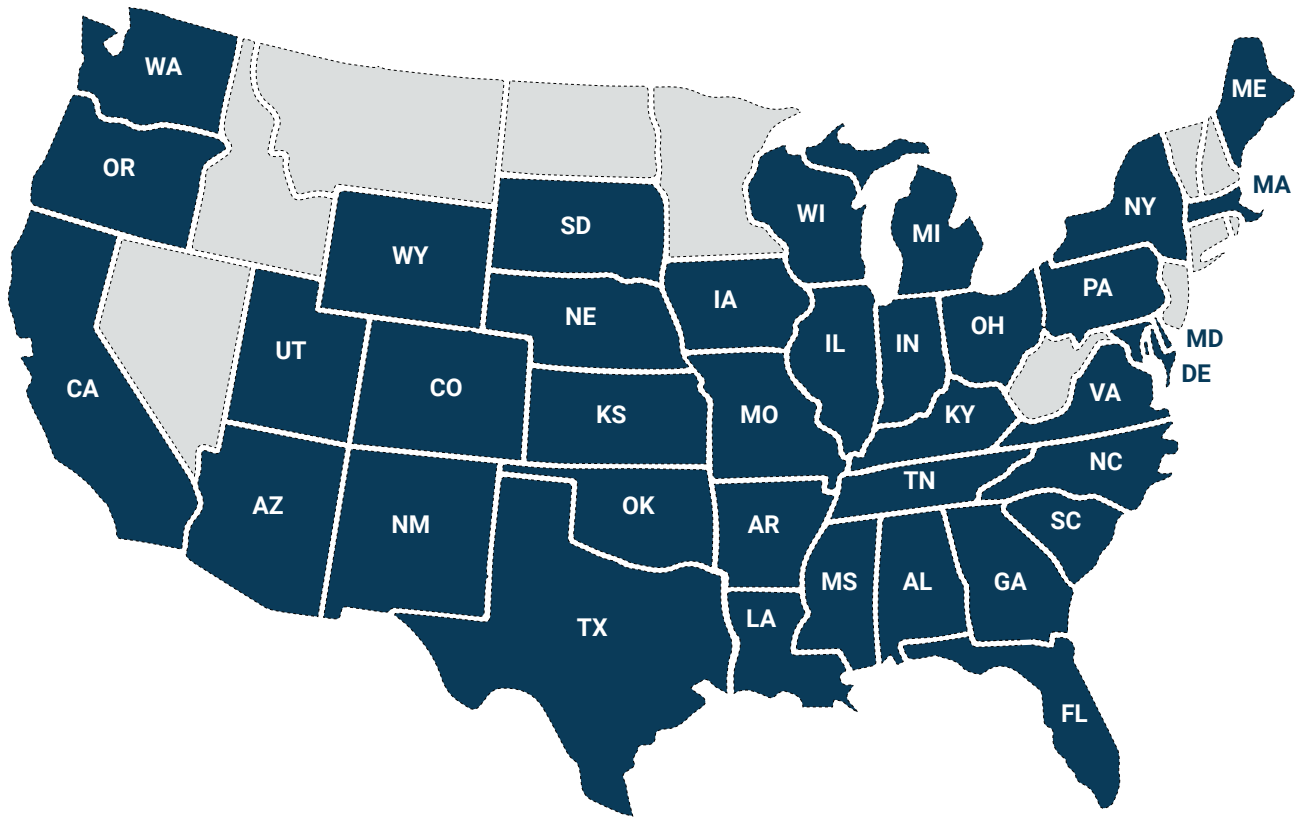
Our work has generated more than \$600 Million in sales tax for our client communities in the past 5 years.



90%

**REPEAT CLIENT
RATE**

90% of our clients choose to continue working with us after the initial contract.



We Have Served More than 650 Client Communities Across 40 states.

National Expertise. Local Focus.

Our work throughout the country allows our team to stay current on retail trends and deepen our relationships with national and regional brands.

These relationships create unique opportunities for our client communities. When brands begin planning to expand into new markets, we are often one of the first to know and retailers/brokers will often look to our client list or ask our team for prospective markets to consider.

650+
COMMUNITIES
SERVED

40
STATES WE'VE
WORKED IN

90%
REPEAT CLIENT
RATE

More Than 6 Million SF of New Retail Recruited in the Last 5 Years

Our proven Retail 360® Process has been instrumental in recruiting new retailers and developers to our client communities.

RECENT RECRUITMENT SUCCESSES



McKinney, TX



Los Angeles County, CA



Lancaster, CA & Pella, IA



Laguna Niguel, CA



Spencer, IA

PLUS HUNDREDS MORE THROUGHOUT THE COUNTRY





An Entire Team Dedicated to Growing Retail in Storm Lake

What Makes Us Different?

Experienced & Connected

We pioneered the retail recruitment industry more than 20 years ago and leverage more than two decades of experience and relationships to help drive retail growth in your community.

Our Team is Your Team

We take a partnership approach and become an extension of your team. Our clients are invited to participate in the recruitment process, allowing you to learn and expand your network.

Full Transparency

We track recruitment activity and prospect feedback in your custom retail recruitment dashboard and host monthly calls with your team to keep you updated on progress.

We are Consultants. Not Brokers.

We pride ourselves on being consultants, not brokers.

We only do what is in the best interest of our client communities and their future growth. We don't take shortcuts or go with the path of least resistance to fill retail spaces.

RECOGNIZED AS LEADING INDUSTRY EXPERTS AND FEATURED PRESENTERS FOR:





OUR TEAM

Your Project Team

PROJECT LEAD



Austin Farmer
Project Director

Austin manages The Retail Coach's projects in Iowa and will be the primary point of contact. He is located in our Austin, TX office and will be your project lead for the entirety of The Retail Coach's work for Storm Lake.

LEADERSHIP & PROJECT STRATEGY



Kelly Cofer
Founder & CEO



Aaron Farmer
President

With more than 50 combined years of retail development experience, Kelly and Aaron play an integral role in every project for The Retail Coach. This includes in-depth market analyses, recruitment strategies, and development plans for our clients.

RETAILER RECRUITMENT



Cary Everitt
Recruitment Specialist



Caroline Harrellson
Recruitment Specialist

Cary and Caroline manage our relationships with national and regional retailers, brokers, site selectors, and developers. They execute our recruitment process, including the site submission process and capturing retailer feedback.

DATA & MARKET RESEARCH



Matthew Lautensack
Director of Data/Research

Matthew uses cutting-edge, GPS-based market data to pinpoint true opportunity in retail markets. He provides the latest retail trade area data and prepares our clients' market reports, data sets, and assists with GIS mapping.

ADMINISTRATIVE SUPPORT



Nancy Dees
Director of Finance



Rylee Lefever
Marketing Manager

Nancy and Rylee support all projects by managing client invoicing and contract needs as well as marketing, promotional, and graphic design support.

RELEVANT REGIONAL EXPERIENCE

Ankeny, IA Fort Dodge, IA
Atlantic, IA Grimes, IA
Carroll, IA Pella, IA
Council Bluffs, IA Spencer, IA



Austin Farmer | Project Director

Austin manages all of The Retail Coach's projects in Iowa and will be the primary point of contact for this project.

Prior to joining The Retail Coach, Austin founded Catalyst Growth Partners, a strategic marketing firm specializing in supporting high growth companies, and served as Vice President of Global Marketing and Sales for an international tax advisory firm where he led domestic and international marketing initiatives and oversaw international market development.

Austin started his career in marketing and digital strategy at GameStop, the world's largest video game and consumer electronics retailer. Since, he has held leadership positions in the economic development, financial services, and non-profit industries. A graduate of Texas A&M University, Austin received a bachelors degree in Marketing with a concentration in Entrepreneurial Leadership and was a member of the distinguished Mays Fellows Program.



Kelly Cofer | Founder & CEO

C. Kelly Cofer leads The Retail Coach with more than 30 years of experience in all aspects of retail real estate and economic development.

Kelly's professional background encompasses market research and site selection, advisory and leasing services, and property brokerage and development for leading national retailers and restaurants in more than 150 cities throughout the United States.

He has earned the prestigious Certified Commercial Investment Member (CCIM) designation from the Chicago-based Commercial Investment Real Estate Institute and attended the Economic Development Institute at the University of Oklahoma. Kelly holds a Bachelor of Science degree from Texas A&M University in College Station.



Cary Everitt | Retail Recruitment Specialist

Cary manages The Retail Coach's relationships with retailers, site selectors, and key decision makers for retailers, restaurants, hotels, and developers.

He works with your Project Director to ensure that we are presenting the best information possible when recruiting for client communities and follows up with prospects to make sure that your community is staying at the top of mind as brands look for new markets.

Mr. Everitt works throughout projects to provide monthly updates on recruitment activity and communicates feedback received throughout the process.



Scope of Work & Deliverables

1: Retail Market Analysis

- Competing Communities Analysis
- Custom Retail Trade Area Map
- Retail Trade Area Demographic Profile
- Retail Trade Area Psychographic Profile
- City Demographic Profile
- Discussions with Key Community and Business Stakeholders

2: Determining Retail Opportunities

- Retail Demand Analysis
- Retail Void Analyses for Key Vacancies and Available Retail Sites

3: Identifying Development & Redevelopment Opportunities

- Analysis of up to Ten (10) Development / Redevelopment Sites
- Up to Twenty (20) Retail Site Profiles for Available Retail Sites

4: Identifying Retailers & Developers for Recruitment

- Target List of up to Thirty-Five (35) Retailers and Restaurants with Contact Information
- Target List of up to Ten (10) Developers with Contact Information

5: Marketing & Branding

- Retail Market Profile
- Retail Market Flyer
- Up to Thirty-Five (35) Customized Retailer Feasibility Packages
- Developer Opportunity Package
- Online Retail Dashboard (Retail 360® Website)
- Interactive Site Mapping (Up to 5 Sites)

6: Recruitment of Retailers & Developers

- Retail Recruitment Plan
- Retailer & Developer Recruitment Status Dashboard
- Monthly Recruitment Updates from Retail Coach Project Team

7: Downtown Retail Focus

- Discussions with Key Downtown Stakeholders and Business Owners
- Downtown Workshop
- Recruitment of Retailers & Developers

8: Ongoing Recruitment & Coaching

- Ongoing Coaching and Support from The Retail Coach Team
- Representation of the City at Regional and National Retail Industry Events



Retail Recruitment is a Process, Not an Event.

Through our proprietary Retail 360® Process, we offer a dynamic system of products and services that enable communities to expand their retail base and generate additional sales tax revenue.



Our Retail 360® Process identifies strengths, weaknesses, opportunities, and threats to your community's ability to attract retail and highlights your community's advantage over competing cities. Through our multi-phase approach to recruiting new retailers, we are able to help communities build a long-term retail economic development plan.

Market-Based Solutions

We understand that every client community has its own unique set of development needs.

That's why we work with our clients to determine those needs and offer custom, tailored, data-driven solutions.

On-The-Ground Analysis

Just as each client has their own set of needs, we know that each client has a unique position in the marketplace as it competes to recruit new retailers.

We spend time in your community with leaders and stakeholders, which enables us to determine your market position and identify retailers that fit your community.

Action Plan for Growth

We analyze, recommend, and execute aggressive strategies for pursuing the ideal retailers, as well as coaching our clients through the recruitment and development process.

This partnership typically produces best results when, together, we derive short-term and long-term strategies based on market data and opportunities.

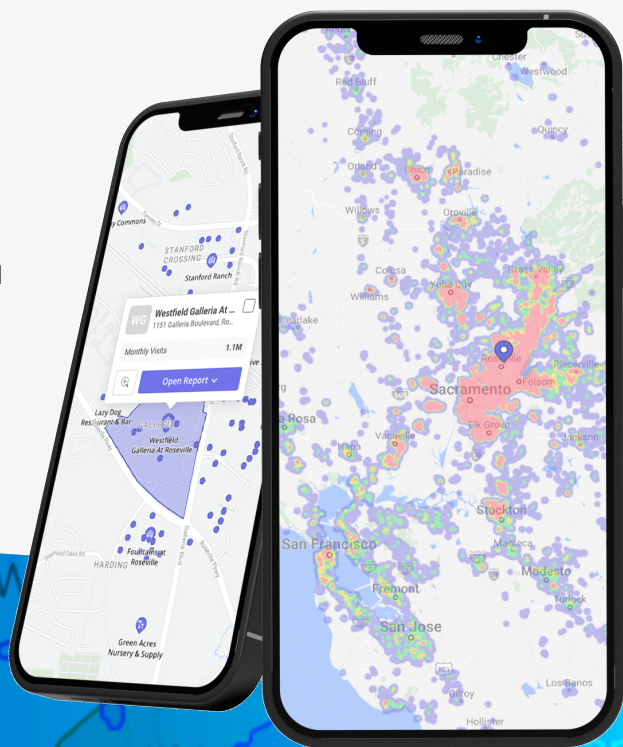


Understanding the Storm Lake Market Through High Impact Mobile Data Analysis

We will perform extensive market research and analysis to evaluate the area and the Storm Lake retail market.

Understanding your true customer base is critical to quantifying the demand for new retail and restaurant development.

We use real data collected from actual customers in your community to analyze trade area boundaries, competitive markets, and leakage. This high confidence data allows our team to **tell your community's story** and show potential investors why they need to be in your market.



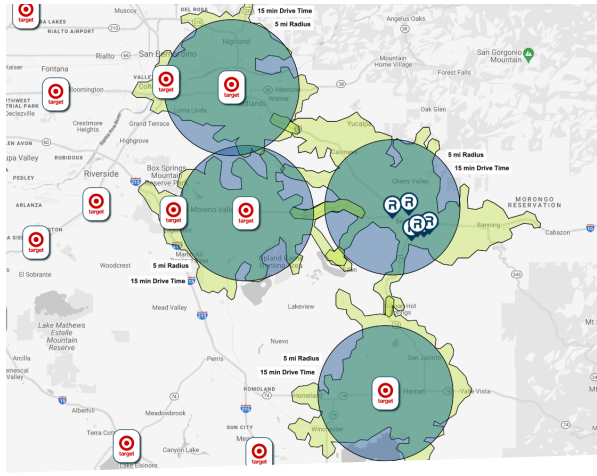
If you aren't currently leveraging consumer mobile data, you are drastically underselling your retail market and opportunity.

Kelly Cofer

Retail Coach Founder & CEO



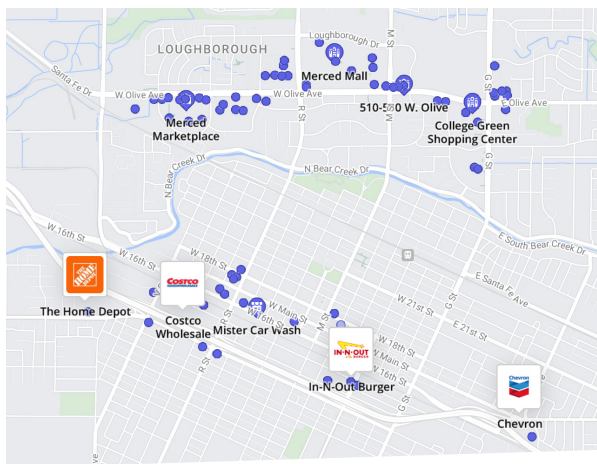
Retail Market Analysis



Competing Community Analysis

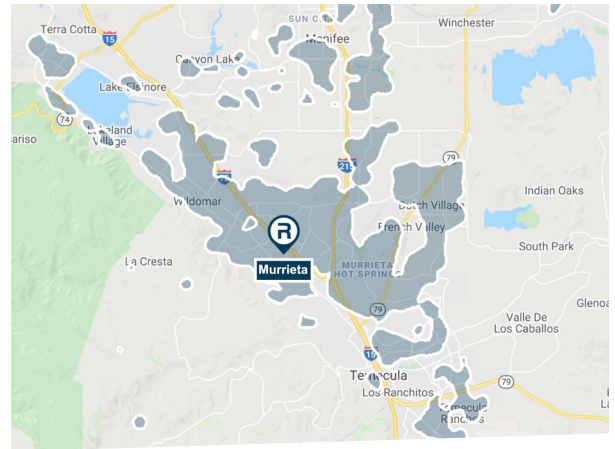
A community must have a clear understanding of the competitive nature of retail recruitment.

We will look at competing communities to identify a competitive advantage via economic and market forces that have a direct impact on retail recruitment and development in Storm Lake.



Identification of Ancillary Issues Impacting Retail

We will work with the City to identify other root-cause issues of the local economy, and include recommendations for the City to improve opportunities.

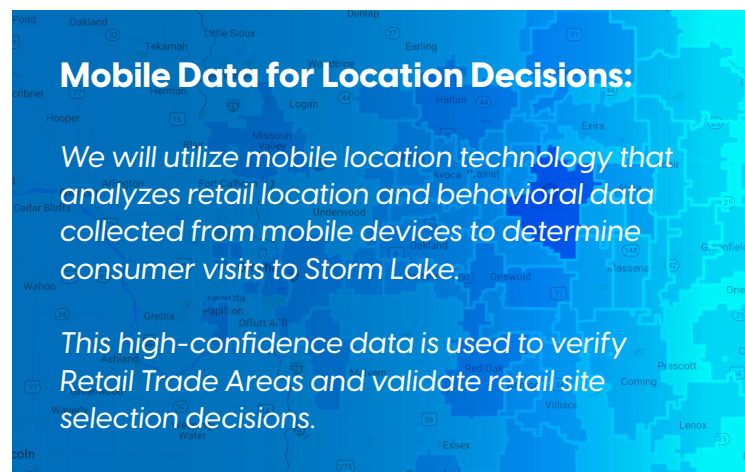


Custom Retail Trade Area Analysis

The Retail Trade Area is the geographical area from which the community's retailers derive a majority of their business. It is the foundational piece of the retail plan and its accuracy is critical.

We utilize retail trade area data when communicating with retailers and developers to ensure that the community fully leverages the amount of shoppers coming into the community.

We will hand draw Retail Trade Areas for Storm Lake based on cell phone/GPS data from shoppers as well as on-the-ground analysis from The Retail Coach Team.





Retail Market Analysis

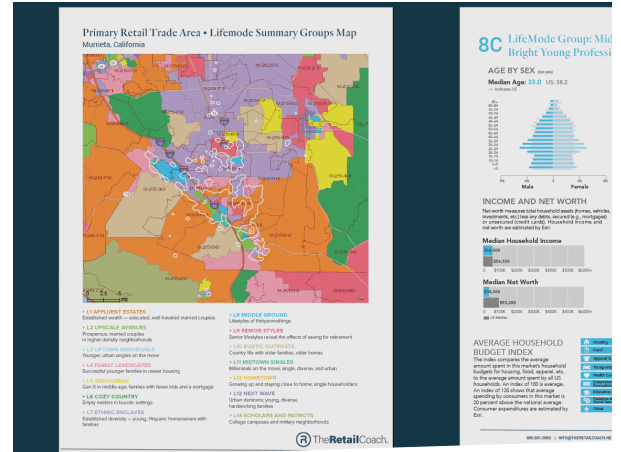


Demographic Profiling

A community must be able to instantaneously provide information and data sets sought by retailers during the site selection and site evaluation process. The data must be accurate, current, and readily available.

Our demographic profiles include population and projected population growth, ethnicities, average and median household incomes, median age, households and household growth, and educational attainment.

We will create comprehensive 2022 Census, 2022, and 2026 Demographic Profiles for the Retail Trade Area and Storm Lake community.



Psychographic Profiling

As retail site selection has evolved from an art to a science, psychographic lifestyle segmentation has become an essential element of retailers' preferred location criteria. Understanding a consumer's propensity to purchase certain retail goods and services—as well as specific retail brands—is valuable to national, regional, and independent retailers. Knowing the retail sectors and products that consumers demand removes a great deal of risk for an independent business.

Based on the market segmentation system developed by ESRI, we will develop a Tapestry Segmentation Profile of the households in the Retail Trade Area.

This is done by using the most advanced socioeconomic and demographic data to measure consumer attitudes, values, lifestyles, and purchasing behaviors to understand the sectors and brands of retailers that may be of interest.



Retail Market Analysis



Stakeholder Discussions

Buy-in from key community leaders and stakeholders is crucial to the retail plan. Our belief is that, "if they are not in on it and up on it - they will be down on it." One of our first meetings will be with independent businesses who may see our work as threatening. Our goal is not only to obtain buy-in, but to assist in finding prospects for available spaces and help fill vacancies.

We will work to obtain plan buy-in from public and private stakeholders through a series of group and individual meetings. Stakeholders may include City Staff and representatives, community leaders, real estate brokers, retail developers, property owners, and owners of independent businesses.



Determining Retail Opportunities



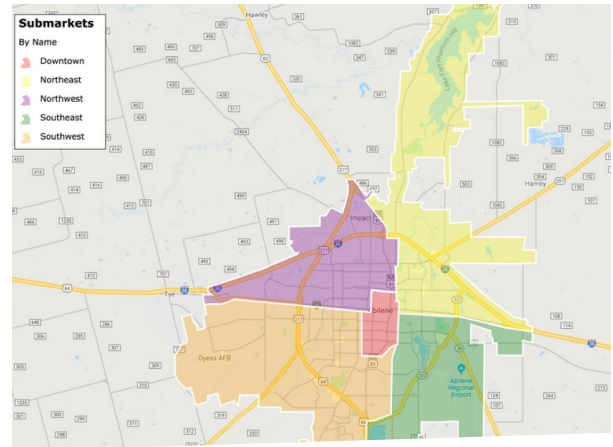
Retail Demand Analysis

A community is able to quantify its retail demand through a Retail Demand Analysis, which provides a summary of the primary projected retail demand growth – or opportunities – for 68 retail sectors. The analysis is ultimately used to identify recruitment targets for the community.

The Retail Demand Analysis will:

- Identify retail demand growth opportunities for more than 68 retail sectors
- Distinguish retail sectors with the highest prospect for success and qualify their potential

We will determine the level of retail demand for the designated Retail Trade Area and use projected demand to help identify opportunity areas and prioritize market segments for recruitment.



Submarket Analysis

Every community has multiple retail submarkets. Having a strong understanding of your community's submarkets and what drives retail in each submarket is vital to overall retail recruitment success.

We will provide a Submarket Analysis highlighting at least three (3) key areas of focus for retail growth, development, or redevelopment.



Development & Redevelopment Opportunities



Identifying & Marketing Available Sites

Retailers are interested not only in the market data on your community, but also in evaluating all available property vacancies and sites that fit their location preferences. A community must create and maintain a database of prime available properties along with accurate and current marketing information. Successful retail recruitment begins to happen with the introduction of available sites.

We will identify priority retail vacancies and development/redevelopment sites to market. Factors influencing site selection for priority sites will include:

- Retail Trade Area Population
- Traffic Counts & Traffic Patterns
- Site-Line Visibility from Primary & Secondary Arteries
- Ingress/Egress
- Adequate Parking
- Site Characteristics
- Topography & Proximity to Retail Clusters



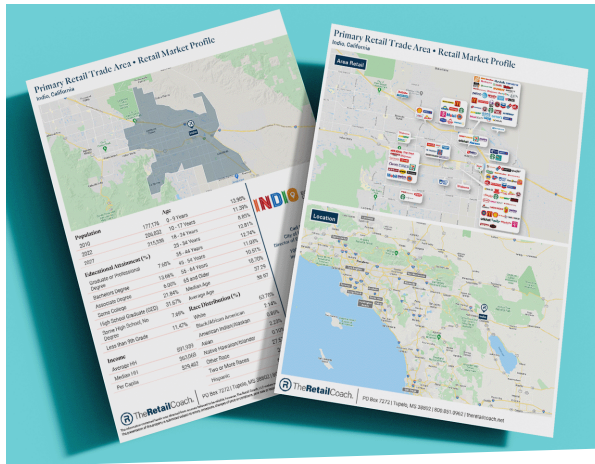
Retail Site Profiles

A critical step in attracting retail is providing accurate and current information on each identified vacancy and site.

We will create a Retail Site Profile for each identified vacancy and site with current site-specific information, including:

- Location
- Aerial Photography
- Site Plan
- Demographic Profile
- Property Size & Dimensions
- Traffic Counts
- Appropriate Contact Information

Marketing & Branding



Retail Market Profile

To attract targeted retailers, the most critical step is to provide accurate and current community data and site-specific information on available vacancies and sites. It is important that this marketing information positively reflects the community's attributes and brand to corporate site selectors, real estate brokers, and developers, because it is essential in making initial decisions about locating in the community.

We will develop a Retail Market Profile tailored to the specific needs of targeted retailers' essential site selection and location criteria for Storm Lake.

The profile serves as a community introduction, and includes:

- Retail Trade Area Map
- Location Map
- Traffic Count Map
- Demographic Profile Summary
- Appropriate Logo and Contact Information



Retailer-Specific Feasibility Packages

Unlike the more general Retail Market Profile, a Retailer Feasibility Package is developed to send specifically to the real estate department or broker for individual retailers.

We will create retailer-specific feasibility packages to address essential location criteria. These feasibility packages will include:

- Community Overview & Demographic Profile
- Retail Site Profiles
- Location Map
- Retail Trade Area Map
- Existing Retailer Map
- Retail Location Map
- Retail Trade Area Demographic & Psychographic Profiles
- Retail Trade Area Demand Analysis Summary
- Area Traffic Generators
- Appropriate Logo and Contact Information



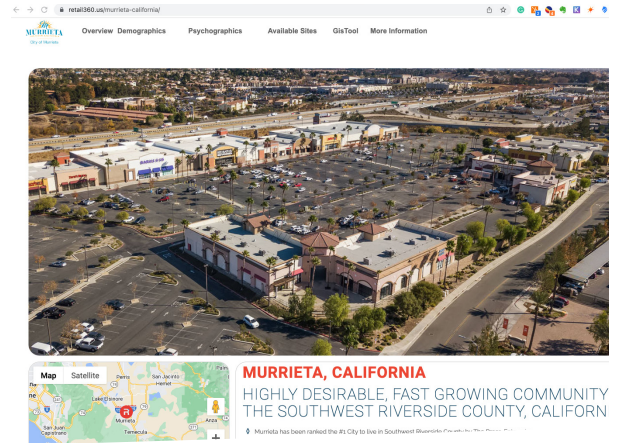
Marketing & Branding



Developer Opportunity Package

Our team creates a Developer Opportunity Package to send specifically to retail developers active in the community and/or region to spark their interest in retail opportunities.

We will create a Developer Opportunity Package to highlight development and redevelopment opportunities in Storm Lake.



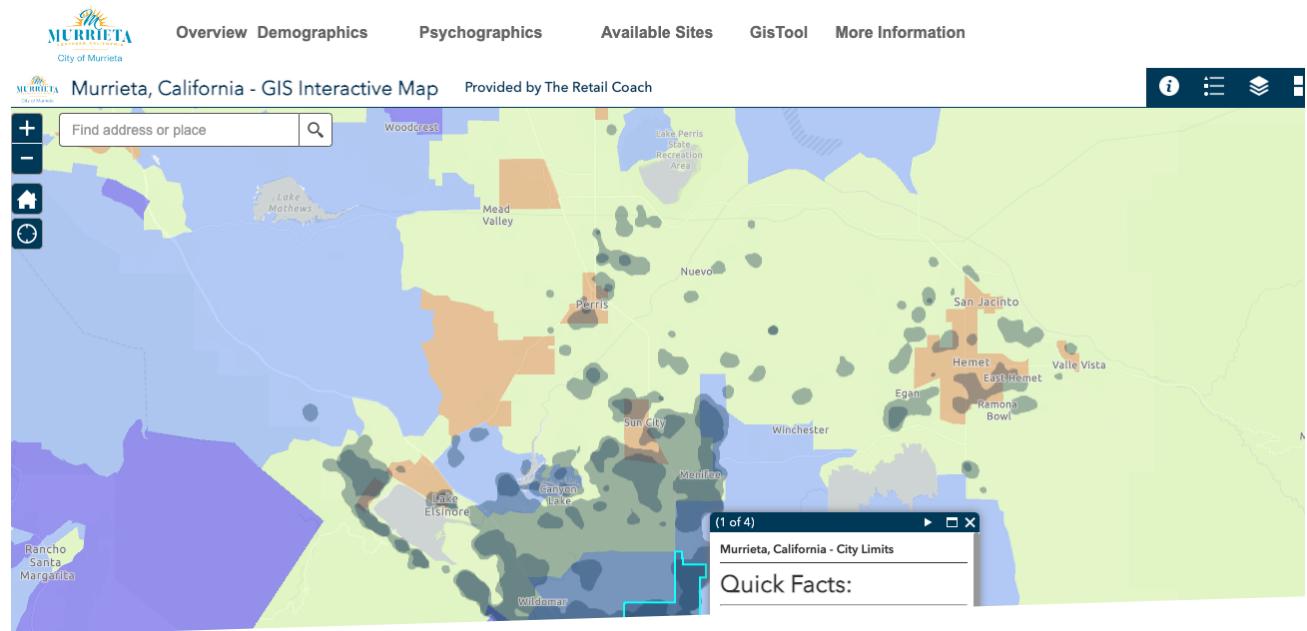
Online Retail Dashboard

Being able to quickly and easily access and share retail opportunity information greatly increases a community's opportunity for success. To assist with this, we develop a custom online retail dashboard that can be accessed online anytime through a branded Retail 360® link.

We will create a Retail 360® Retail Dashboard for Storm Lake, which will be available for visual presentation and easy downloading of all data sets and marketing information. With a few clicks, retailers, brokers and developers can learn about your community's retail potential like never before.



Marketing & Branding



Interactive Site Mapping

Retail site selectors do much of their research while in hotel rooms and in airports, so a visual GIS platform that streamlines data and sites into one interactive and centralized location is a powerful tool.

We will develop a concise, easy-to-access, interactive site mapping platform for Storm Lake, along with the preloaded prime vacancies and development/redevelopment sites that we will be marketing.

Data can be presented by demographic, socioeconomic, psychographic, and retail spending layers that are detailed down to the block level, to meet the needs of each individual user – whether they be a retailer, developer, or even a local entrepreneur.



Recruiting Retailers & Developers

Recruitment of Retailers

The Retail Coach is the first national retail recruitment firm to introduce retailer and developer recruitment specifically for communities. Twenty years and 650 projects later, the recruitment of retailers remains one of the primary metrics of success. Today, our experience has proven that a community must move beyond just gathering data sets, and proactively recruit retail.

We will actively recruit retailers on Storm Lake's behalf. Our retailer recruitment process includes:

1. Introductory emails and retail market profile are sent to each targeted retailer
2. Personal phone calls are placed to measure interest level
3. Personal emails and retailer feasibility packages are sent to each targeted retailer
4. Personal emails and retail site profiles for prime vacancies are sent to the appropriate targeted retailers
5. Personal emails are sent to inform targeted retailers of significant market changes
6. Personal emails are sent to decision makers once per quarter to continue seeking responses regarding their interest level in the community
7. A retailer status report is provided with each retailer's complete contact information and comments resulting from recruitment activities

Recruitment of Developers

Much of our recruitment success comes from having established a network of national retail developers over the past 18 years. Oftentimes, a retailer may have interest in a community, only to find that suitable "for lease" properties do not exist.

We will actively recruit developers on Storm Lake's behalf. Our developer recruitment process includes:

1. Introductory emails and opportunity packages are sent to developers
2. Personal phone calls are placed to measure interest level
3. Personal emails are sent to inform developers of the status of interested retailers, and any significant market changes
4. A developer status report is provided with each developer's complete contact information and comments resulting from recruitment activities



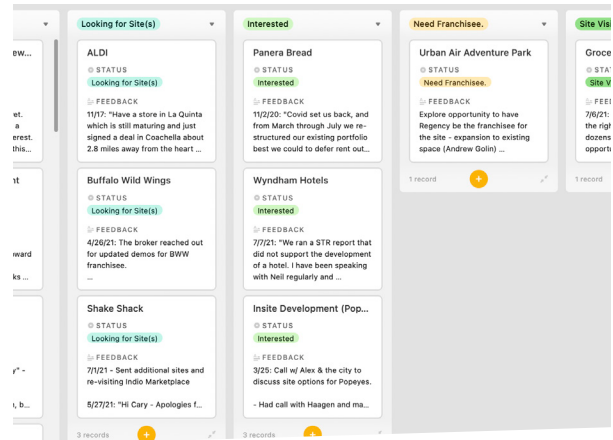
Recruiting Retailers & Developers



Retail Conferences

We help communities connect with retailers and developers at retail conferences such as the annual ICSC Recon Conference and other regional events.

We will assist in marketing Storm Lake, and its vacancies and sites, to retailers, developers, and brokers at retail industry conferences.



Retail Recruitment Dashboard

As part of our recruitment process, we provide access to a real-time recruitment dashboard where City staff can see which retailers are being recruited, the latest touch points with each, and contacts we are actively communicating with along with their interest level in the community.

Once recruitment has begun, we will set up a recurring monthly meeting with staff to review ongoing recruitment activity, feedback received from prospects, and any additional next steps or follow up items needed to advance recruitment with interested retailers.



Ongoing Retail Coaching



Retail Coaching

We partner with communities on a long-term basis and are available when clients have questions, new ideas, or need access to GIS mapping and current data statistics. We are also available if clients need to brainstorm opportunities as the community grows and develops.

We will provide ongoing coaching and support for retail recruitment activities for Storm Lake.



Retail Market Analysis & Recruitment Services

\$35,000

Plus up to \$5,000 in reimbursable expenses.

Not to Exceed Price: \$40,000

Includes:

- Analyzing the Storm Lake Retail Market
- Determining Retail Opportunities
- Identifying Development & Redevelopment Opportunities
- Identifying Retailers & Developers for Recruitment
- Marketing & Branding
- Actively Recruiting Retailers & Developers
- Ongoing Retail Recruitment & Coaching

Work Fees:

The total fee for completion of this work is **\$35,000** payable in three (3) installments:

- **\$12,500** upon execution of contract;
- **\$12,500** at 90 days following execution of contract
- **\$10,000** at 180 days following execution of contract

Work fees are payable within 30 days of receiving invoice.

Reimbursable Project Expenses:

It is estimated that reimbursable expenses will not exceed **\$5,000**.

Reimbursable expenses include:

1. All travel costs;
2. Cost of special renderings and maps, if any;
3. Cost of copies for reports and maps/drawings; and
4. Cost of shipping expenses, if any

Project expenses are payable within 30 days of receiving expense invoice.

Optional Contract Extension:

If City elects to extend the agreement, the additional fee shall be **\$25,000** for each additional 12 month period of data updates, recruitment, and coaching.



Project Timeline

Execution of Agreement

30-45 Days from Kick-Off

60-90 Days from Kick-Off

Remainder of Agreement



Kick-Off Meeting

Project kick-off call with key staff and stakeholders.

- Review timeline, goals, and objectives with project team
- Discuss priority sites and key areas of focus

Research & Market Analysis

On-the-ground market analysis and consumer data collection.

- Retail Market Analysis
- Demographics & Psychographics
- Primary & Secondary Retail Trade Areas
- Retail Demand Analysis
- Retailer Match List

Marketing & Branded Reports

Development of key marketing materials used to promote the community.

- Retailer & Developer Feasibility Packages
- Retail Market Profile
- Retail Site Profiles

Recruitment & Ongoing Support

Active recruitment of retailers and developers through the remainder of the agreement.

- Recruitment Status Dashboard
- Monthly Recruitment Update Meetings
- Representation at National & Regional Retail Conferences

Project Reporting

We will provide written or electronic projects on a bi-monthly basis and hold monthly recruitment updates with City staff once recruitment has begun.

Community Trips

We will make at least two (2) trips to Storm Lake during the project.

Project Timeline

We are available to begin work immediately upon agreement of terms with a project duration of 12 calendar months.



Client Testimonials & References

"The Retail Coach is hands-down one of the best consultant teams of any kind that our team has had the pleasure of working with. Their extensive expertise and nationwide connections with site selectors, developers, and major chains have opened up new doors for us, allowing us to take our recruitment efforts to the next level and collaborate with brands that hadn't previously considered our market. They work as an extension of our staff, anticipating needs and freeing up in-house staff time. I can't recommend The Retail Coach highly enough."

Shannon Landauer, CEcD

President & CEO

Iowa Lakes Corridor Development Corporation



"The Retail Coach has been a great partner and has helped attract the right tenants to our retail projects. Not only for new developments or existing sites, but also as a part of the core team working on the Crossroads Mall redevelopment in Fort Dodge. They were able to make valuable connections to the right decision makers for both national and regional retailers."

Partner & Chief Executive Officer

ATI Realty

Ankeny, Iowa



"The Retail Coach is the perfect solution for our needs. They provide high-quality data that helps us sell our market to retailers and helps supplement our economic development team. They truly are an extension of our team and have helped us land retailers that we've been trying to get to the market for years. They are also very responsive and help us get the data we need quickly."

Scott Agajanian

Deputy Director of Economic Development

City of Murrieta, California



Staff Summary

3/3/2025

Agenda Item # F.2.



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

REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building Official

SUBJECT: **Motion to Set a Public Hearing for A Text Amendment To The Post-Construction Stormwater Control Ordinance**

BACKGROUND: This agenda item is a request to set a public hearing for the March 17th, 2025 City Council meeting at 5:00 pm and to hold the first reading of the amended Ordinance. The public hearing is for proposed text amendments to the Storm Lake Post Construction Stormwater Control Ordinance. The State of Iowa has made changes to the regulations that cities enforce for stormwater runoff created by new building construction and hard surfaces such as parking lots. The changes are in reference to the amount of rainfall, the preservation of topsoil, and the pre-existing conditions utilized in the engineering process to control stormwater runoff.

We are required to revise and update our Ordinance to be in compliance with the new regulations. Staff has also reviewed the rest of the Ordinance and has made proposed editorial changes to make the document easier to understand and enforce.

Attached are the current Ordinance, the revised Ordinance showing the strike throughs and inserted text, and a "clean version" showing how the document will read after the proposed changes are made. The proposed changes have been reviewed by the City Stormwater Engineer and the City Attorney.

FISCAL IMPACT: The cost of Engineering and Legal review is estimated at \$1,000.

RECOMMENDATION: Set the public hearing for the March 17th, 2025 City Council meeting at 5:00 pm.

ATTACHMENTS:

1. Title 3 Public Health and Sanitation showing edits
2. Title 3 Public Health and Sanitation clean version 2

Title 3

PUBLIC HEALTH AND SANITATION

Chapters:

3-1	GARBAGE STORAGE AND COLLECTION
3-2	SANITARY SEWERS
3-3	SEWER RATES
3-4	WATERWORKS
3-5	WATER RATES
3-6	SOLID WASTE DISPOSAL
3-7	EXTENSIONS OF SEWER AND WATER LINES WITHIN THE CITY LIMITS
3-8	HAZARDOUS SUBSTANCES
3-9	COMBINED UTILITY DEPOSIT
3-10	STORM WATER DRAINAGE UTILITY
3-11	ILLICIT DISCHARGE TO STORM SEWER SYSTEM
3-12	PRIVATE WELLS
3-13	POST-CONSTRUCTION STORMWATER CONTROL

Chapter 3-13

POST-CONSTRUCTION STORMWATER CONTROL

Sections:

3-13-1	Findings of Fact
3-13-2	Purpose
3-13-3	Applicability
3-13-4	Compatibility with Other Requirements
3-13-5	Permit Procedures and Requirements
3-13-6	Stormwater Standards
3-13-7	Waivers
3-13-8	Approval of Stormwater Management Concept Plan
3-13-9	Approval of Stormwater Management Final Plan
3-13-10 (9)	Performance Security or Bond
3-13-11 (10)	Construction Inspection
3-13-12 (11)	Maintenance and Repair of Stormwater BMPS
3-13-13 (12)	Enforcement and Penalties
3-13-14 (13)	Appeal
3-13-15 (14)	Definitions

Section 3-13-1 Findings of Fact

1. The U.S. EPA's National Pollutant Discharge Eliminations System ("NPDES") permit program ("Program") administered by the Iowa Department of Natural Resources ("IDNR") requires that cities meeting certain demographic and environmental impact criteria obtain from the IDNR an NPDES permit for the discharge of stormwater from a Municipal Separate Storm Sewer System ("MS4") ("MS4 Permit"). The City of Storm Lake is subject to the Program and is required to obtain, and has obtained, an MS4 Permit; the City's MS4 permit is on file at the office of the City Clerk and is available for public inspection during regular office hours.
2. As a condition of the City's MS4 Permit, the City is obliged to adopt and enforce a POST-CONSTRUCTION STORMWATER CONTROL ordinance.
3. No state or Federal funds have been made available to assist the City in administering and enforcing the Program. Accordingly, the City shall fund its operations under this chapter entirely by charges imposed on the owners or developers of properties which are made subject to the Program by virtue of State and Federal law, and/or other sources of funding established by a separate ordinance.
4. Land development and associated increases in impervious cover alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, stream channel erosion, and sediment transport and deposition; this stormwater runoff contributes to increased quantities of water-borne pollutants; and stormwater runoff, soil erosion, and non-point source pollution can be controlled and minimized through the regulation of stormwater runoff from development sites.
5. Therefore, the City of Storm Lake establishes this set of City stormwater requirements to provide

reasonable guidance for the regulation of stormwater runoff for the purpose of protecting local water resources from degradation. It is determined that the regulation of stormwater runoff discharges from land development and other construction activities in order to control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream channel erosion, and non-point source pollution associated with stormwater runoff is in the public interest and will prevent threats to public health, safety, and property damage.

6. The "Iowa Stormwater Management Manual" published collaboratively by the Iowa Department of Natural Resources and The Center for Transportation Research and Education at Iowa State University establishes guidelines consisting of unified sizing criteria, stormwater management designs and specifications and Best Management Practices (BMP). City hereby finds and declares that the guidelines provided for in the Iowa Stormwater Management Manual, and in future editions thereof, should be and are hereby adopted as the stormwater management standards of the City. Any BMP installation that complies with the provisions of the Iowa Stormwater Management Manual, or future editions thereof, at the time of installation shall be deemed to have been installed in accordance with this ordinance.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-2 Purpose

The purpose of this chapter is to adopt as the City's standards and sizing criteria and BMPs to address said standards the Guidelines, Sizing Criteria, and BMPs proposed by the Iowa Stormwater Management Manual and as specifically identified above (hereinafter collectively "City stormwater requirements") in order to protect and safeguard the general health, safety, and welfare of the public within this jurisdiction. This chapter seeks to meet that purpose through the following objectives:

1. Minimize increases in stormwater runoff from development within the City limits and fringe area in order to reduce flooding, siltation, increases in stream temperature, and stream bank erosion and maintain the integrity of stream channels;
2. Minimize increases in non-point source pollution caused by stormwater runoff from development which would otherwise degrade local water quality;
3. Minimize the total annual volume of surface water runoff which flows from any specific development project site after completion to not exceed the pre-development hydrologic regime to the maximum extent practicable; and
4. Reduce stormwater runoff rates and volumes, soil erosion, and non-point source pollution, wherever possible, through establishment of appropriate minimum stormwater management standards and BMPs and to ensure that BMPs are properly maintained and pose no threat to public safety.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-3 Applicability

1. This chapter is applicable to all subdivision or site plan applications meeting the Minimum square foot applicability criteria of item 2 of this section, unless eligible for an exemption or granted a waiver by the City under Section 3-13-7 of this chapter. This chapter also applies to land disturbance activities that are smaller than the minimum square foot applicability criteria specified in subsection 2 if such activities are part of a larger common plan of development that meets the minimum square foot applicability criteria specified in subsection 2, even though multiple separate and distinct land development activities may take place at different times on different schedules. In addition, all plans must also be reviewed by

Storm Lake Municipal Code

City of Storm Lake officials to ensure that established water quality standards will be maintained during and after development of the site and that post-construction runoff levels are consistent with any local and regional watershed plans.

2. City stormwater requirements ~~must be met for development~~ **Insert “apply to Insert “any “Land disturbing activity” as defined in this Ordinance,”** ~~be approved. City stormwater requirements apply to any development~~ disturbing one acre (43,560 square feet) or more of land, and to any development disturbing less than one acre if the amount of impervious cover created exceeds 5,000 square feet. The following activities are exempt from this chapter:

A. Any logging and agricultural activity which is consistent with an approved soil conservation plan, or a timber management plan prepared or approved by the appropriate agency, as applicable.

B. Additions or modifications to existing single-family structures.

C. Developments that do not **Insert:”create a net increase of more than 5,000 square feet of new impervious surface, over the “pre-development condition” on previously developed sites as defined in this Ordinance”** ~~disturb more than one acre of land~~ **provided Insert “with the provision, that”** they are not part of a larger common development plan.

D. Repairs to any stormwater BMPs deemed necessary by the City.

3. When a site development plan is submitted that qualifies as a development, as defined in this chapter, decisions on permitting any appropriate on-site BMPs shall be guided by the Iowa Stormwater Management Manual. Issuance of a Construction Site Runoff Permit (CSR Permit) will be granted to development or redevelopment projects after review and approval of the site development plan by the City.

4. The site shall be designed using the Better Site Design process. Better Site Design involves techniques applied early in the design process to preserve natural areas, reduce impervious cover, distribute runoff and use pervious areas to more effectively treat stormwater runoff. Site design should address open space protection, impervious cover minimization, and runoff distribution and minimization, and runoff utilization through considerations such as:

A. Open space protection and restoration

- (1) Conservation of existing natural areas (upland and wetland)
- (2) Reforestation
- (3) Re-establishment of prairies
- (4) Restoration of wetlands
- (5) Establishment or protection of stream, shoreline and wetland buffers
- (6) Re-establishment of native vegetation into the landscape

B. Reduction of impervious cover

- (1) Reduce new impervious through redevelopment of existing sites and use of existing

Storm Lake Municipal Code

roadways, trails etc.

- (2) Minimize street width, parking space size, driveway length, sidewalk width
- (3) Reduce impervious surface footprint (e.g. two-story buildings, parking ramp)

C. Distribution and minimization of runoff

- (1) Utilize vegetated areas for stormwater treatment (e.g. parking lot islands, vegetated areas along property boundaries, front and rear yards, building landscaping)
- (2) Direct impervious surface runoff to vegetated areas or to designed treatment areas (roofs, parking, driveways drain to pervious areas, not directly to storm sewer or other conveyances)
- (3) Encourage infiltration and soil storage of runoff through grass channels, soil compost amendment, vegetated swales, raingardens, etc.
- (4) Plant vegetation that does not require irrigation beyond natural rainfall and runoff from the site

D. Runoff utilization

- (1) Capture and store runoff for use for irrigation in areas where irrigation is necessary

Information on the Better Site Design Process is available at www.cwp.org.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-4 Compatibility with Other Requirements

1. It is intended that this chapter be construed to be consistent with existing City Code.
 2. The requirements of this chapter should be considered minimum requirements, and where any provision of this chapter imposes restrictions different from those imposed by any other chapter, rule or regulations, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.
- (Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-5 Permit Procedures and Requirements

1. Permit Required. No landowner or developer shall receive any of the building, grading, or other land development permits required for land disturbance activities without first meeting the requirements of this chapter prior to commencing the proposed activity.
2. Pre-application Meeting

A. Prior to the development of plans, the applicant ~~shall~~ **Insert: "may"** request a pre-application meeting which will be facilitated by the City between the applicant, City staff, and staff of partner agencies as applicable. The meeting shall be ~~mandatory~~ prior to submission of a permit application.

Storm Lake Municipal Code

The purposes of the meeting are to understand the general parameters of the proposed project; and to convey the requirement of meeting the provisions of this and other applicable ordinances.

3. Application Requirements.

A. Unless specifically exempted by this chapter, any landowner or developer desiring a permit for a land disturbance activity shall submit to the City a permit application on a form provided for that purpose.

B. Unless otherwise exempted by this chapter, a permit application must be accompanied by the following in order that the permit application be considered:

- (1) A copy of the stormwater management ~~concept~~ plan;
- (2) A copy of the maintenance agreement; and
- (3) A non-refundable permit review fee.

Materials shall be submitted in pdf ~~Insert: "and paper"~~ format for ease of distribution and review.

C. The stormwater management ~~concept~~ plan and maintenance agreement shall be prepared to meet the requirement ~~Add: "s"~~ of this chapter, and fees shall be those established by the City by separate resolution.

4. Application Procedure.

A. Applications for land disturbance activity permits must be filed for review with the office of the Building and Planning Department on any regular business day.

B. The City shall make a determination regarding the completeness of a permit application within ten (10) business days of the receipt of the application and notify the applicant in writing if the application is not complete, ~~include~~ ~~Insert "including"~~ the reasons the application was deemed incomplete.

C. Within fifteen (15) business days of the receipt of a complete permit application, including all documents as required by this chapter, the City shall inform the applicant whether the application, plan, and maintenance agreement are approved or disapproved by the enforcement officer.

D. If the permit application, stormwater management ~~concept~~ plan, or maintenance agreement are disapproved, the applicant may revise the stormwater management ~~concept~~ plan or agreement. If additional information is submitted, the City shall have ~~Insert "fifteen (15) business days from the date the additional information is received to inform the applicant that the stormwater management concept plan and maintenance agreement are either approved or disapproved."~~

E. If the permit application, stormwater management ~~final~~ plan, and maintenance agreement are approved by City, all appropriate land disturbance activity permits shall be issued.

5. Permit Duration. Permits issued under this section shall be valid from the date of issuance through the date City notifies the permit holder that all stormwater BMPs have passed the final inspection required under permit conditions.

Storm Lake Municipal Code

6. Application Review Fees. The fee for review of any land development application shall be based on the amount of land to be disturbed at the site; the fee structure shall be established by the City, and said fees shall be paid prior to the issuance of any applicable City permits. All such revenue shall be credited to a City budgetary category to support the administration of this chapter.
(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-6 Stormwater Standards

1. The following general criteria shall be incorporated into the site design for stormwater runoff to protect surface and ground water and other natural resources and other private and public property:

- A. Reduce impacts on water
- B. Decrease runoff volume
- C. Increase infiltration (groundwater recharge) add: "where possible"
- D. Decrease flow frequency, duration, and peak runoff rates
- E. Reduce time to peak flows by increasing the time of concentration to and through storm sewers.
- F. Store stormwater runoff on-site
- G. Maintain existing flow patterns
- H. Avoid natural channel and steep slope erosion as well as protect in stream habitats and channels
- I. Decrease erosion and sedimentation
- J. Preserve vegetation
- K. Preserve and replace existing topsoil in an uncompacted manner

2. ~~The site design shall provide on-site treatment during construction and post-construction to ensure no increase in offsite peak discharge for the 1-year, 24-hour storm event (2.61 inches), the 5-year, 24-hour storm event (7.81 inches).~~

3.(2) The site design shall provide on-site water quality treatment for the runoff resulting from a rainfall depth of 1.25 inches over the post-construction site area. ~~in order to reduce average annual post-development total suspended solids loadings by at least 80%.~~

4. ~~The site design shall retain on-site for recharge, a portion of the water quality treatment volume calculated as a soil specific recharge factor multiplied by the volumetric runoff coefficient multiplied by the area and all divided by 12. The soil specific recharge factor is given as 0.51 for Hydrologic Soil Group (HSG) A soils, 0.34 for HSG B soils, 0.17 for HSG C soils, and 0.08 for HSG D Soils. The volumetric runoff coefficient is calculated as 0.05+0.009 multiplied by the site impervious percentage. See the Iowa Stormwater Management Manual for additional clarification on the calculation.~~

5. ~~Applicant shall fully attempt to comply with the standards in one through three above. For areas~~

Storm Lake Municipal Code

of the site where there is no feasible way to achieve the recharge requirement, other options may be considered by the City. Options considered and presented shall examine the merits of relocating project elements to address varying soil conditions and other constraints across the site. If full compliance is not possible, the following flexible treatment options shall be used:

A. Applicant shall document the flexible treatment options sequence starting with Alternative #1. If Alternative #1 cannot be met, then Alternative #2 shall be analyzed. If Alternative #2 cannot be met than Alternative #3 shall be met. When all of the conditions are fulfilled within an alternative, this sequence is completed.

B. Recharge techniques considered shall include infiltration, reuse & rainwater harvesting, and canopy interception & evapotranspiration and/or additional techniques included in the Iowa Stormwater Management Manual.

C. Higher priority shall be given to BMPs that include volume reduction. Secondary preference is to employ filtration techniques, followed by rate control BMPs.

D. Factors to be considered for each alternative will include:

- (1) Shallow bedrock
- (2) High groundwater
- (3) Hotspots or contaminated soils
- (4) Poor soils (infiltration rates that are too low or too high, problematic urban soils)
- (5) Excessive cost

E. Alternative #1: Applicant attempts to comply with the following conditions:

- (1) Achieve at least 0.625" volume reduction, and
- (2) Remove 75% of the annual TP (Total Phosphorous) load, and
- (3) Options considered and presented shall examine the merits of relocating project elements to address, varying soil conditions and other constraints across the site.

F. Alternative #2: Applicant attempts to comply with the following conditions:

- (1) Achieve volume reduction to the maximum extent practicable, and
- (2) Remove 60% of the annual TP load, and
- (3) Options considered and presented shall examine the merits of relocating project elements to address, varying soil conditions and other constraints across the site.

G. Alternative #3: Off-site Treatment. Off-site mitigation, as outlined in Section 3-13-7 Waivers, of the required treatment volume that cannot be provided onsite can be used to protect receiving waters.

Storm Lake Municipal Code

6(3). To protect channels, the site shall be designed to infiltrate or provide 24 hour extended detention of the channel protection volume, defined as the 1 year, 24-hour storm per NOAA Atlas 14 ~~Insert “the most recent version of the National Oceanic and Atmospheric Administration (NOAA) Precipitation-Frequency Atlas of the United States.~~

7(4). The site shall be designed to prevent the ~~Insert “100-year”~~ post-development rate of runoff from exceeding the ~~Insert “5-Year”~~ pre-development rate of runoff for a ~~five year to 100-year storm~~, 24-hour storm ~~to not exceed runoff rates equivalent to the five year predevelopment storm event per~~ ~~Insert “the most recent version of the National Oceanic and Atmospheric Administration (NOAA) Precipitation-Frequency Atlas of the United States”~~ ~~Atlas 14.~~ ~~Add: “The pre-development runoff rate shall be based on the “Pre-development condition” of the site at the time the construction commences, as defined in this Ordinance.”~~

8(5). The site shall be designed to provide an emergency spillway and designated overflow route for the 100-year, 24-hour storm as defined by the Iowa Stormwater Management Manual. The spillway and overflow route must be able to safely pass overflows through the structure without creating damaging conditions downstream of the facility.

9(6). Existing topsoil ~~must be preserved on site to be uniformly applied in an uncompacted manner to a minimum depth of four inches.~~ ~~Add: “from on-site must be preserved within areas that will remain pervious. The preserved topsoil shall be uniformly applied in an uncompacted manner. The City may require pre-construction borings to verify depths of topsoil prior to construction.”~~

10(7). The site shall be designed to provide vegetated buffers for water quality protection adjacent to receiving channels and waters. Buffers shall commence at the "ordinary high-water mark", or at the delineated boundary of the waterbody. ~~Buffer widths are based on a 0-10% slope* between the activity and the water body as determined by land use and are as follows;~~

Residential	35 Insert “30” feet
Industrial	50 feet
Mid/High Density Residential & Commercial	50 feet

~~*Buffer width shall increase 2 feet for each percent increase in slope above 10%.~~

- A. Access shall be provided on each side of the buffer for maintenance.
- B. The applicant shall maintain the buffer for the first year after completion of the project.
- C. Impervious surfaces shall not be allowed in the buffer area. ~~Add: “As an exception, stairs or sidewalks used to access the adjacent waterbody. Stairs and sidewalks shall be no more than 4 feet wide. Underground utilities, intakes, and manholes, and other similar items, may be permitted by the City if it is deemed to not interfere with the function of the buffer area after the completion of the installation.”~~
- D. Fences and structures shall not be allowed in the buffer area.
- E. Where land disturbing construction activity occurs within a buffer area, and where no impervious surface is present, adequate approved native vegetative cover of 70% shall be established and maintained. The native vegetative cover shall be sufficient to provide for bank stability from upslope overland flow areas under sheet flow conditions. Non-vegetative materials such as rock riprap, may be employed on the bank as necessary to prevent erosion. Such as on steep slopes of where high velocity flows occur.

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F. BMP's such as filter strips, swales, or wet detention basins may be located in the buffer area.

Add: "G. Redevelopment of infill parcels that are surrounded by existing development shall be considered on a case by case basis. The intent of this section is not to make existing lots undevelopable."

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-7 Waivers

Every applicant shall provide for stormwater management as required by this chapter, unless a written request is filed to waive implementation of BMPs, in whole or in part, and such waiver is granted. Requests to waive implementation of BMPs in whole or in part shall be submitted to City for approval.

1. A waiver of BMPs required by this chapter may be granted provided that at least one of the following conditions is established by the applicant based on authoritative written evidence satisfactory to City:

A. The proposed development is not likely to impair attainment of the objectives of this chapter.

B. Alternative minimum requirements for on-site management of stormwater have been established in a stormwater management ~~final~~ plan that has been approved by City and fully implemented.

C. Provisions are made to manage stormwater by an off-site facility within the same watershed. The off-site facility is required to be in place, to be designed and adequately sized to provide a level of stormwater control that is equal to or greater than that which would be afforded by on-site practices, and there is, in the City's sole judgment, a responsible entity legally obligated to monitor the performance of and maintain the efficiency of stormwater BMPs in accordance with a written and recorded maintenance agreement.

D. In instances where one of the above conditions is established, the applicant must further establish by authoritative written evidence satisfactory to City that the partial waiver will not result in any of the following impacts to downstream waterways:

- (1) Deterioration of existing culverts, bridges, dams, and other structures; or
- (2) Degradation of biological functions or habitat; or
- (3) Accelerated stream bank or streambed erosion or siltation; or
- (4) Increased threat of flood damage to public health, life, property.

2. If the City finds that a waiver is appropriate because implementation of on-site stormwater BMPs is not feasible due to the natural or existing physical characteristics of a site, or that one of the conditions specified in subsection 1 above cannot be established to a certainty, or ~~that~~ Insert "or that" any Insert "one or more of the impacts to downstream waterways specified above cannot be entirely" averted, the applicant shall execute a binding written agreement to accomplish one or more of the following

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mitigation measures selected by City:

A. The purchase and donation of privately owned lands, or the grant of an easement to be dedicated for preservation and/or reconstruction of native ecosystems of lands strategically located in the watershed consistent with the purposes of this chapter, of a sufficient quantity to enable City or others to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver.

B. The creation of one or more stormwater BMPs on previously developed properties, public or private, that currently lack stormwater BMPs, having a capacity to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver.

C. Monetary contributions (fee in lieu) to fund stormwater management activities as identified in the City of Storm Lake's Comprehensive Stormwater Management Plan such as research and studies (e.g., regional wetland delineation studies, stream monitoring studies for water quality and macroinvertebrates, stream flow monitoring, threatened and endangered species studies, hydrologic studies, monitoring of stormwater BMPs, and stream corridor stabilization practices). The monetary contribution required shall be in accordance with a fee schedule (unless the developer and the City agree on a greater alternate contribution) established by City, based on the estimated cost savings to the developer resulting from the waiver and the estimated future costs to City to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver. All of the monetary contributions shall be credited to an appropriate capital improvements program project, and shall be made by the developer prior to the issuance of any building permit for the development.

D. Dedication of land or granting of an easement by the applicant of a value equivalent to the cost to City of the construction of an off-site stormwater management facility sufficient to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver. The agreement shall be entered into by the applicant and City prior to the recording of plats or, if no record plat is required, prior to the issuance of the building permit.

E. Factors that may generate waivers:

- (1) Shallow Bedrock
- (2) High Groundwater
- (3) Hotspots or contaminated soils
- (4) Excessive Cost

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-8 Approval of Stormwater Management ~~Concept~~ Plan

No application for development will be accepted unless it includes a stormwater management concept plan detailing in concept how runoff and associated water quality impacts resulting from the development will be controlled or managed. ~~The stormwater management concept plan shall:~~ **Insert:**

“No building, grading, or sediment control permit shall be issued until a satisfactory stormwater management plan detailing how runoff and associated water quality impacts resulting from the development will be controlled or managed (or a request for waiver thereof) shall have undergone a review and been approved by the City after determining that the plan or waiver is consistent with the requirements of this chapter.

After review of the stormwater management plan, and modifications to that plan as deemed necessary by City, an approved final stormwater management plan must be submitted to the City. The stormwater management plan shall:”

1. Be prepared by a licensed professional engineer or landscape architect or individual credentialed in a manner satisfactory to the City.
2. Indicate whether stormwater will be managed on site or off site and, if on site, the general location and type of practices, with clear citations to the Iowa Stormwater Management Manual.
3. Include a signed and dated certification ~~under penalty of perjury~~ by the preparer of the stormwater management ~~concept~~ plan that it complies with all requirements of this chapter, meets the design requirements outlined in the Iowa Stormwater Management Manual and is designed to achieve City stormwater requirements, and that the City is entitled to rely upon the certification as due diligence on the part of City.
4. Include sufficient information (e.g., maps, hydrologic calculations, etc.) to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, ~~both present and future~~, on the water resources, and the effectiveness and acceptability of the stormwater BMPs proposed for managing stormwater generated at the project site. ~~The intent of this conceptual planning process is to determine the type of stormwater BMPs necessary for the proposed project, and ensure adequate planning for management of stormwater runoff from future development. To accomplish this goal,~~ **(T)**the following information shall also be included in the stormwater management ~~concept~~ plan.
 - A. A USDA soils map identifying soil types, hydrologic soil groups and hydric soils. Soil borings will be required where infiltration practices are proposed.
 - B. A map (or maps) indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural stormwater management and sediment and erosion BMPs. The map(s) will also clearly show proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns; locations of utilities, roads, and easements; and the limits of clearing and grading. A written description of the site plan and justification of proposed changes in natural conditions may also be required. A copy of the current SWPPP may satisfy this requirement.
 - C. Sufficient engineering analysis to show that the proposed BMPs are capable of achieving City stormwater requirements for the site in compliance with this chapter.

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D. A written or graphic inventory of the natural resources at the site and surrounding area as it exists prior to the commencement of the project and a description of the watershed and its relation to the project site. This description should include a discussion of forest cover, topography, wetlands, and other native vegetative areas on the site. Particular attention should be paid to environmentally sensitive areas that provide particular opportunities or constraints for development.

E. ~~_____ A written description of the required maintenance burden for any proposed BMPs.~~

F. ~~_____ The City may also require a concept plan to consider the maximum development potential of a site under existing zoning, regardless of whether the applicant presently intends to develop the site to its maximum potential.~~

G. ~~_____ For development occurring on a previously developed site, an applicant shall be required to include within the stormwater management concept plan BMPs for controlling existing stormwater runoff discharges from the site in accordance with this chapter.~~

5. ~~_____ The stormwater management concept plan shall be referred for comment to all other interested agencies, and any comments must be addressed in a stormwater management final plan.~~

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-9 Approval of Stormwater Management Final Plan

~~No building, grading, or sediment control permit shall be issued until a satisfactory stormwater management final plan (or a waiver thereof) shall have undergone a review and been approved by the City after determining that the plan or waiver is consistent with the requirements of this chapter. After review of the stormwater management concept plan, and modifications to that plan as deemed necessary by City, a stormwater management final plan must be submitted to the City for approval. The stormwater management final plan, in addition to the information included in the stormwater management concept plan, shall:~~

~~1. _____ Be prepared by a licensed professional engineer or landscape architect or individual credentialed in a manner satisfactory to the City.~~

~~2. _____ Indicate whether stormwater will be managed on site or off site and, if on site, the general location and type of practices, with clear citations to the Iowa Stormwater Management Manual.~~

~~3. _____ Include a signed and dated certification under penalty of perjury by the preparer of the stormwater management final plan that it complies with all requirements of this chapter and the Iowa Stormwater Management Manual, meets the submittal requirements outlined in the Iowa Stormwater Management Manual designed to achieve City stormwater requirements, and that City is entitled to rely upon the certification as due diligence on the part of City.~~

4(5). **Insert: "Additionally,"** tThe stormwater management final plan shall also include:

A. A detailed summary of how and why the stormwater management final plan differs, if at all, from the stormwater management concept plan previously submitted.

B(A). Contact information, including but not limited to the name, address, and telephone number of all persons having a legal interest in the property and the tax reference number and parcel

number of the property or properties affected.

~~€~~(B). Topographic base map, consisting of a 1"= 200' topographic base map the site which extends a minimum of ~~Insert:"100"~~ 300 feet beyond the limits of the proposed development and indicates existing surface water drainage including streams, ponds, culverts, ditches, and wetlands; current land use including all existing structures; locations of utilities, roads, and easements; and significant natural and manmade features not otherwise shown.

~~Đ~~(C). Hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in the Iowa Stormwater Management Manual. Such calculations shall include:

- (1) description of the design storm frequency, intensity and duration;
- (2) time of concentration;
- (3) soil curve numbers or runoff coefficients;
- (4) peak runoff rates and total runoff volumes for each watershed area;
- (5) infiltration rates, where applicable;
- (6) culvert capacities;
- (7) flow velocities;
- (8) ~~Add: "the most recent version of the National Oceanic and Atmospheric Administration (NOAA) Precipitation-Frequency Atlas of the United States." data on the increase in rate and volume of runoff for the design storms referenced as referenced in the NOAA Atlas 14, Volumes 8 and 9 (April 2013); and~~
- (9) documentation of sources for all computation methods and field test results.

~~€~~(D). If a stormwater BMP depends on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil sites shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the BMP. ~~Borings shall be a minimum of 5' below the subgrade of the practice for small practices and 20' below the subgrade of large infiltration basins.~~

~~F~~(E). A maintenance and repair plan for all stormwater BMPs including detailed maintenance and repair procedures to ensure their continued efficient function. These plans will identify the parts or components of a stormwater BMP that need to be maintained and the equipment and skills or training necessary. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.

~~G.——A detailed landscaping plan for management of vegetation at the site after construction is finished, including who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved.——This plan must be prepared by a registered landscape architect, landscape designer, or by an individual credentialed in a manner satisfactory to the City.~~

~~H. — Proof of permanent recorded maintenance easements that will ensure access to all stormwater BMPs at the site for the purpose of inspection and repair. — These easements will be recorded with the stormwater management final plan and will remain in effect even with transfer of title to the property.~~

I(F). Add: "Provide" Proof of a recorded maintenance agreement binding on all subsequent owners of land served by stormwater BMPs to ensure maintenance and repair in accordance with the specifications of this chapter.

~~J. — Copies of all existing Stormwater Pollution Prevention Plans (SWPPP's) current as of the date of submission of the stormwater management final plan for all construction activities related to implementing any on-site stormwater BMPs.~~

~~K. — Proof that the applicant has acquired all other applicable environmental permits for the site, or that no other such permits are required, prior to submission of the stormwater management final plan to the City.~~

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-10(9) Performance Security or Bond

1. The City shall require the submittal of an installation performance security or bond prior to issuance of a permit in order to ensure that the stormwater BMPs are installed by the permit holder as required by the approved stormwater management ~~final~~ plan.

2. The amount of the installation performance security or bond shall be the total estimated construction cost of the stormwater BMPs approved under the permit, plus 25%. The installation performance security or bond shall contain forfeiture provisions for failure to complete work specified in the stormwater management ~~final~~ plan.

3. The installation performance security or bond shall be released in full only upon submission of "as-built plans" of all stormwater BMPs specified in the stormwater management ~~final~~ plan and written certification by a professional engineer that the stormwater BMPs have been installed in accordance with the approved stormwater management ~~final~~ plan and other applicable provisions of this chapter. The City will make a final inspection of stormwater BMPs to ensure compliance with the approved stormwater management ~~final~~ plan and the provisions of this chapter. Provisions for a partial pro rata release of the installation performance security or bond based on the completion of various development stages can be made at the discretion of City.

4. The installation performance security or bond shall inure only to the benefit of the City for purposes of completing, modifying, or correcting the stormwater BMPs to comply with this chapter.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-11(10) Construction Inspection

1. The applicant must notify the City in advance before the commencement of construction. Regular inspections of construction of the stormwater BMPs shall be conducted by ~~Insert: "the"~~ City of ~~Insert: "or the"~~ City's designated representative. Inspections will be conducted before any land disturbing activity begins ~~Insert: "and "~~, at the time of footing inspections, at the completion of the project, and prior to the release of financial securities. ~~All inspections shall be documented and written reports prepared that contain the following information:~~

~~_____ A. _____ The date and location of the inspection; and~~

~~_____ B. _____ Whether construction is in compliance with the approved stormwater management concept plan; and~~

~~_____ C. _____ Variations, if any, from the approved stormwater management concept plan.~~

~~2. _____ If any violations are found, the applicant shall be notified in writing of the nature of the violation and the required corrective actions. No additional work shall proceed until any violations are corrected and all work previously completed has received approval by City.~~

~~3-(2). After construction is completed, applicants are required to submit actual "as-built" drawings satisfactory to City for any stormwater BMPs located on site. The drawings must show the final design specifications for all stormwater BMPs and must be certified by a professional engineer. A final inspection by the City is required before the release of the installation performance security or bond can occur.~~

~~4-(3). Landscaping and stabilization shall be accomplished to prevent violation of City stormwater requirements or impairment of BMPs. In addition, a landscaping plan must be submitted with the final as-built drawings describing the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. This plan must be prepared by a registered landscape architect, landscape designer, or by an individual credentialed in a manner acceptable to the City.~~

~~(Ord. 13-O-2013-2014, Add, 07/21/2014)~~

Section 3-13-12(11) Maintenance and Repair of Stormwater BMPS

The applicant or owner of every site or an assignee qualified pursuant to Section 3-13-11(10) shall be responsible for providing as built drawings at the completion of the project and maintaining as-built stormwater BMPs in an effective state as determined in the sole judgment of City for 10 years from and after completion of construction.

1. Maintenance and Repair ~~Insert "Agreement"~~ Easement. Prior to the issuance of any permit for development involving any stormwater BMP, the applicant or owner of the site must execute a maintenance and repair ~~easement~~ agreement that shall be binding on all subsequent owners of land served by the stormwater BMP. The agreement shall provide for access to the BMP and the land it served at reasonable times for periodic inspection by City or City's designee and for regular or special assessments of property owners to ensure that the BMP is maintained in proper working condition to meet City stormwater requirements. The easement ~~Insert "maintenance and repair"~~ agreement shall be recorded by ~~Insert: "the"~~ City at the expense of the permit holder or property owners.

2. ~~—— Maintenance Covenants.~~

~~—— A. ——— Maintenance of all stormwater BMPs shall be ensured through the creation of a formal maintenance covenant that must be approved by the City and recorded prior to the stormwater management final plan approval. — As part of the covenant, a schedule shall be developed for when and how often maintenance will occur to ensure proper function of the stormwater BMPs. — The covenant shall also include plans for periodic inspections to ensure proper performance of the BMPs between scheduled cleanouts.~~

~~—— B. ——— The City, in lieu of a maintenance covenant, may at its discretion, accept dedication of any existing or future stormwater BMP to include City responsibility for maintenance and repair, provided that: — the maintenance and repair of such element will not impose an undue burden on other City taxpayers who enjoy little if any benefit from the BMP; the BMP meets all the requirements of this chapter; and the dedication includes adequate and perpetual access and sufficient area, by easement or otherwise, of inspection and regular maintenance.~~

3. ~~Requirements for Maintenance Covenants. — All stormwater BMPs must undergo, at the minimum, an annual inspection to document maintenance and repair needs and ensure compliance with the requirements of this chapter and accomplishment of its purposes. — These needs may include (but are not limited to) removal of sediment build up, litter, and other debris from all stormwater treatment and conveyance facilities including ponds, infiltration basins, raingardens, catch basins, inlets, and drainage pipes, grass cutting and vegetation removal, and necessary replacement of landscape vegetation. — Any maintenance or repair needs detected must be corrected by the developer or entity responsible under a written maintenance agreement in a timely manner, as determined by the City, and the inspection and maintenance requirements may be increased as deemed necessary to ensure proper functioning of the stormwater BMPs.~~

4(2). Inspection of Stormwater BMPs. Inspection programs may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants, inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of State or Federal water or sediment quality standards or the NPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include but are not limited to reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in stormwater BMPs, and evaluating the condition of stormwater BMPs.

5. ~~Right of Entry for Inspection. — When any new stormwater BMP is installed on private property, or when any new connection is made between private property and a public stormwater management facility, sanitary sewer or combined sewer, the property owner shall grant to City the right to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. — This includes the right to enter a property when City has a reasonable basis to believe that a violation of this chapter is occurring or has occurred, and to enter when necessary for abatement of a public nuisance or correction of a violation of this chapter.~~

6. ~~Records of Installation and Maintenance and Repair Activities. — Parties responsible for the operation and maintenance of stormwater BMPs shall submit to the City Engineer an annual maintenance and inspection report including all records of the installation and of all maintenance and repairs conducted. — At the completion of the 5th year, an updated as built drawing will be required. — The~~

~~responsible parties shall retain the records for at least five (5) years or longer if the City Inspector deems it necessary. These records shall be made available to City during inspection of the facility and at other reasonable times upon request.~~

7 (3). Failure to Maintain Stormwater BMPs. If a responsible party fails or refuses to meet the requirements of the maintenance ~~covenant~~ **Insert “and repair agreement”** or any provision of this chapter, the City, after reasonable notice, may correct a violation by performing all necessary work to place the BMP in proper working condition. In the event that the stormwater BMP becomes a danger to public safety or public health, the City shall notify the party responsible for maintenance of the stormwater BMP in writing. Upon receipt of that notice, the responsible person shall have thirty (30) days to effect maintenance and repair of the stormwater BMP in an approved manner. After proper notice, the City may assess, jointly and severally, the owners of the stormwater BMP or the property owners or the parties responsible for maintenance under any applicable written agreement for the cost of repair work and any penalties; and the cost of the work shall be a lien on the property, or prorated against the beneficial users of the property, and may be placed on the tax bill and collected as ordinary taxes.

~~The applicant or owner of every site or an assignee qualified pursuant to Section 3-13-12 shall be responsible for providing as-built drawings at the completion of the project and maintaining as-built stormwater BMPs in an effective state as determined in the sole judgment of City for 10 years from and after completion of construction.~~

1. ~~—— Maintenance and Repair Easement. Prior to the issuance of any permit for development involving any stormwater BMP, the applicant or owner of the site must execute a maintenance and repair easement agreement that shall be binding on all subsequent owners of land served by the stormwater BMP. The agreement shall provide for access to the BMP and the land it served at reasonable times for periodic inspection by City or City's designee and for regular or special assessments of property owners to ensure that the BMP is maintained in proper working condition to meet City stormwater requirements. The easement agreement shall be recorded by City at the expense of the permit holder or property owners.~~

2. ~~—— Maintenance Covenants.~~

~~—— A. Maintenance of all stormwater BMPs shall be ensured through the creation of a formal maintenance covenant that must be approved by the City and recorded prior to the stormwater management final plan approval. As part of the covenant, a schedule shall be developed for when and how often maintenance will occur to ensure proper function of the stormwater BMPs. The covenant shall also include plans for periodic inspections to ensure proper performance of the BMPs between scheduled cleanouts.~~

~~—— B. The City, in lieu of a maintenance covenant, may at its discretion, accept dedication of any existing or future stormwater BMP to include City responsibility for maintenance and repair, provided that: the maintenance and repair of such element will not impose an undue burden on other City taxpayers who enjoy little if any benefit from the BMP; the BMP meets all the requirements of this chapter; and the dedication includes adequate and perpetual access and sufficient area, by easement or otherwise, of inspection and regular maintenance.~~

3. ~~—— Requirements for Maintenance Covenants. All stormwater BMPs must undergo, at the minimum, an annual inspection to document maintenance and repair needs and ensure compliance with the requirements of this chapter and accomplishment of its purposes. These needs may include (but are not limited to) removal of sediment build up, litter, and other debris from all stormwater treatment and conveyance facilities including ponds, infiltration basins, raingardens, catch basins, inlets, and drainage pipes, grass cutting and vegetation removal, and necessary replacement of landscape vegetation. Any~~

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maintenance or repair needs detected must be corrected by the developer or entity responsible under a written maintenance agreement in a timely manner, as determined by City, and the inspection and maintenance requirement may be increased as deemed necessary to ensure proper functioning of the stormwater BMPs.

4. ~~Inspection of Stormwater BMPs. Inspection programs may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants, inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of State or Federal water or sediment quality standards or the NPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in stormwater BMPs, and evaluating the condition of stormwater BMPs.~~

5. ~~Right of Entry for Inspection. When any new stormwater BMP is installed on private property, or when any new connection is made between private property and a public stormwater management facility, sanitary sewer or combined sewer, the property owner shall grant to City the right to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter a property when City has a reasonable basis to believe that a violation of this chapter is occurring or has occurred, and to enter when necessary for abatement of a public nuisance or correction of a violation of this chapter.~~

6. ~~Records of Installation and Maintenance and Repair Activities. Parties responsible for the operation and maintenance of stormwater BMPs shall submit to the City Engineer an annual maintenance and inspection report including all records of the installation and of all maintenance and repairs conducted. At the completion of the 5th year, an updated as built drawing will be required. The responsible parties shall retain the records for at least five (5) years or longer if the City Inspector deems it necessary. These records shall be made available to City during inspection of the facility and at other reasonable times upon request.~~

7. ~~Failure to Maintain Stormwater BMPs. If a responsible party fails or refuses to meet the requirements of the maintenance covenant or any provision of this chapter, the City, after reasonable notice, may correct a violation by performing all necessary work to place the BMP in proper working condition. In the event that the stormwater BMP becomes a danger to public safety or public health, the City shall notify the party responsible for maintenance of the stormwater BMP in writing. Upon receipt of that notice, the responsible person shall have thirty (30) days to effect maintenance and repair of the stormwater BMP in an approved manner. After proper notice, the City may assess, jointly and severally, the owners of the stormwater BMP or the property owners or the parties responsible for maintenance under any applicable written agreement for the cost of repair work and any penalties; and the cost of the work shall be a lien on the property, or prorated against the beneficial users of the property, and may be placed on the tax bill and collected as ordinary taxes.~~

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-13(12) Enforcement and Penalties

1. Violation of any provision of this chapter may be enforced by civil action including an action for injunctive relief. In any civil enforcement action, administrative or judicial, the City shall be entitled to recover its attorneys' fees and costs from a person who is determined by a court of competent jurisdiction to have violated this chapter.

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2. The City may issue a stop work order for violation of any provision of this chapter. The stop work order shall remain in effect until the violation is corrected and a subsequent inspection completed.
3. Violation of any provision of this chapter may also be enforced as a municipal infraction within the meaning of Section 364.22 of the Code of Iowa, pursuant to Chapter 4 of this Code of Ordinances.
4. Enforcement pursuant to this section shall be undertaken by the City upon the advice and consent of the City Attorney or other counsel employed by the City.
5. Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after notice, the City may take necessary corrective action, the cost of which shall become a lien upon the property until paid.
6. Occupancy permits shall not be granted until all stormwater BMPs have been inspected and approved by the City.
(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-14(13) Appeal

Administrative decisions by City staff and enforcement actions may be appealed by the developer or property owner to the City Council pursuant to the following rules:

1. The appeal must be filed in writing with the City Clerk within five (5) business days of the decision or enforcement action.
2. The written appeal shall specify in detail the action appealed from, the errors allegedly made by the enforcement officer giving rise to the appeal, a written summary of all oral and written testimony the applicant intends to introduce at the hearing, including the names and addresses of all witnesses the applicant intends to call, copies of all documents the applicant intends to introduce at the hearing, and the relief requested.
3. The enforcement officer shall specify in writing the reasons for the enforcement action, a written summary of all oral and written testimony the enforcement officer intends to introduce at the hearing, including the names and addresses of all witnesses the enforcement officer intends to call, and copies of all documents the enforcement officer intends to introduce at the hearing.
4. The City Clerk shall notify the applicant and the enforcement officer by ordinary mail and shall give public notice, in accordance with Chapter 21 of the Code of Iowa, of the date, time, and place for the regular or special meeting of the City Council at which the hearing on the appeal shall occur. The hearing shall be scheduled for a date not less than four (4) or more than twenty (20) days after the filing of the appeal. The rules of evidence and procedure and the standard of proof to be applied shall be the same as provided by Chapter 17A, Code of Iowa. The applicant may be represented by counsel at the applicant's expense. The enforcement officer may be represented by the City Attorney or by an attorney designated by the City Council at City expense.
5. The decision of the City Council shall be rendered in writing and may be appealed to the Iowa District Court.
(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-15(14) Definitions

Terms in this chapter, other than those defined below, shall have the meanings set out in the Iowa Stormwater Management manual.

1. "Applicant" means a property owner or agent of a property owner who has filed an application for a stormwater management permit.
2. "Best Management Practice (BMP)" is a technique, measure, or structural control that is used for a given set of conditions to manage the quantity and improve the quality of stormwater runoff in the most cost-effective manner. BMPs can be either Non Structural (planning, watershed management, practice design, etc.) or Structural (Engineered and constructed) systems that are used to treat the stormwater.
3. "Buffer" is a vegetative area, including trees, shrubs, and herbaceous vegetation, which exists or is established to protect a stream system, lake, or reservoir area. Alteration of the natural area is strictly limited.
4. "Building" means any structure, either temporary or permanent, having walls and a roof, designed for the shelter of any person, animal, or property, and occupying more than 100 square feet of area.
5. "City stormwater requirements" means the standards, sizing criteria, BMPs and other requirements established in this chapter.
6. "Dedication" means the deliberate appropriation of property by its owner for general public use.
7. "Developer" means a person, persons, or entity who undertakes land disturbance activities.
8. "Development" or "Redevelopment" means either:
 - A. Land disturbance activity exceeding one acre (43,560 square feet) on land previously vacant of buildings or largely free of previous land disturbance activity other than traditional agricultural activities; or
 - B. Land disturbance activity exceeding one acre (43,560 square feet) in areas where existing land use is high density commercial, industrial, institutional or multi-family residential (a.k.a. "redevelopment").
9. "Drainage easement" means a legal right granted by a landowner to a grantee allowing the use of private land for stormwater management purposes. Public easements shall be maintained by the City of Storm Lake. Private easements shall be maintained by the private owners of the project.
10. "Enforcement officer" means that person designated by the City having responsibility for administration and enforcement of this chapter.
11. "Excessive Cost" means Practice cost greater than an amount as set by resolution of the City Council per impervious acre.
12. "Fee in lieu" means a payment of money in place of achieving or exceeding all or part of City stormwater requirements.
13. Infiltration Based Practices means that at a minimum the water quality volume moves through the soil media to provide filtration.

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14. "Iowa Stormwater Management manual" means the current Iowa Stormwater Management Manual publication, by whatever name, as amended from time to time by Iowa Department of Natural Resources in collaboration with Iowa Stormwater Education Program and other partners that recommends Stormwater Management Guidelines and Uniform Sizing Criteria and BMPs designed to address said Guidelines.
15. "Land disturbance activity" means any activity which changes the volume or peak flow discharge rate of rainfall runoff from the land surface. This may include the grading, digging, cutting, scraping, or excavating of soil, placement of fill materials, paving, construction, substantial removal of vegetation, or any activity which bares soil or rock or involves the diversion or piping of any natural or man-made watercourse.
16. "Landowner" means the legal or beneficial owner of land, including those holding the right to purchase or lease the land, or any other person holding proprietary rights in the land.
17. "Maintenance agreement" means a legally recorded document that acts as a property deed restriction, and which provides for long-term maintenance of stormwater BMPs.
18. "Native Vegetation" refers to vegetation originating naturally in this region of the state. Native vegetation is not to be confused with all existing vegetation.
19. "Predevelopment Condition" shall be considered the ~~Insert:" actual existing condition of the site prior to any construction, demolition, or earthwork commencing. Removal of any structures or impervious surfaces prior to construction will not affect the "predevelopment" status if construction is undertaken within 12 months of the removal of structures or impervious surfaces. If construction is not undertaken within 12 months, then the "predevelopment" condition of the site shall be as it exists at that time."~~ greater of the rainfall at which direct runoff begins using the curve number for a meadow in good condition, or the 1-year, 24-hour storm event per the Iowa Stormwater Management Manual.
20. "Stormwater management" means the use of BMPs that are designed in accordance with City stormwater requirements to reduce stormwater runoff pollutant loads, discharge volumes, peak flow discharge rates, and detrimental changes in stream temperature that affect water quality and habitat.
21. "Stormwater Pollution Prevention Plan" (SWPPP) means a plan that is designed to minimize the accelerated erosion, sediment, and other pollutant runoff at a site during construction activities.
22. "TP (Total Phosphorous) means the total concentration of all forms of phosphorus found in a water sample.
- (Ord. 13-O-2013-2014, Add, 07/21/2014)

Title 3

PUBLIC HEALTH AND SANITATION

Chapters:

3-1	GARBAGE STORAGE AND COLLECTION
3-2	SANITARY SEWERS
3-3	SEWER RATES
3-4	WATERWORKS
3-5	WATER RATES
3-6	SOLID WASTE DISPOSAL
3-7	EXTENSIONS OF SEWER AND WATER LINES WITHIN THE CITY LIMITS
3-8	HAZARDOUS SUBSTANCES
3-9	COMBINED UTILITY DEPOSIT
3-10	STORM WATER DRAINAGE UTILITY
3-11	ILLICIT DISCHARGE TO STORM SEWER SYSTEM
3-12	PRIVATE WELLS
3-13	POST-CONSTRUCTION STORMWATER CONTROL

Chapter 3-13

POST-CONSTRUCTION STORMWATER CONTROL

Sections:

3-13-1	Findings of Fact
3-13-2	Purpose
3-13-3	Applicability
3-13-4	Compatibility with Other Requirements
3-13-5	Permit Procedures and Requirements
3-13-6	Stormwater Standards
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3-13-9	Performance Security or Bond
3-13-10	Construction Inspection
3-13-11	Maintenance and Repair of Stormwater BMPS
3-13-12	Enforcement and Penalties
3-13-13	Appeal
3-13-14	Definitions

Section 3-13-1 Findings of Fact

1. The U.S. EPA's National Pollutant Discharge Eliminations System ("NPDES") permit program ("Program") administered by the Iowa Department of Natural Resources ("IDNR") requires that cities meeting certain demographic and environmental impact criteria obtain from the IDNR an NPDES permit for the discharge of stormwater from a Municipal Separate Storm Sewer System ("MS4") ("MS4 Permit"). The City of Storm Lake is subject to the Program and is required to obtain, and has obtained, an MS4 Permit; the City's MS4 permit is on file at the office of the City Clerk and is available for public inspection during regular office hours.
2. As a condition of the City's MS4 Permit, the City is obliged to adopt and enforce a POST-CONSTRUCTION STORMWATER CONTROL ordinance.
3. No state or Federal funds have been made available to assist the City in administering and enforcing the Program. Accordingly, the City shall fund its operations under this chapter entirely by charges imposed on the owners or developers of properties which are made subject to the Program by virtue of State and Federal law, and/or other sources of funding established by a separate ordinance.
4. Land development and associated increases in impervious cover alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, stream channel erosion, and sediment transport and deposition; this stormwater runoff contributes to increased quantities of water-borne pollutants; and stormwater runoff, soil erosion, and non-point source pollution can be controlled and minimized through the regulation of stormwater runoff from development sites.

5. Therefore, the City of Storm Lake establishes this set of City stormwater requirements to provide reasonable guidance for the regulation of stormwater runoff for the purpose of protecting local water resources from degradation. It is determined that the regulation of stormwater runoff discharges from land development and other construction activities in order to control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream channel erosion, and non-point source pollution associated with stormwater runoff is in the public interest and will prevent threats to public health, safety, and property damage.

6. The "Iowa Stormwater Management Manual" published collaboratively by the Iowa Department of Natural Resources and The Center for Transportation Research and Education at Iowa State University establishes guidelines consisting of unified sizing criteria, stormwater management designs and specifications and Best Management Practices (BMP). City hereby finds and declares that the guidelines provided for in the Iowa Stormwater Management Manual, and in future editions thereof, should be and are hereby adopted as the stormwater management standards of the City. Any BMP installation that complies with the provisions of the Iowa Stormwater Management Manual, or future editions thereof, at the time of installation shall be deemed to have been installed in accordance with this ordinance.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-2 Purpose

The purpose of this chapter is to adopt as the City's standards and sizing criteria and BMPs to address said standards the Guidelines, Sizing Criteria, and BMPs proposed by the Iowa Stormwater Management Manual and as specifically identified above (hereinafter collectively "City stormwater requirements") in order to protect and safeguard the general health, safety, and welfare of the public within this jurisdiction. This chapter seeks to meet that purpose through the following objectives:

1. Minimize increases in stormwater runoff from development within the City limits and fringe area in order to reduce flooding, siltation, increases in stream temperature, and stream bank erosion and maintain the integrity of stream channels;
2. Minimize increases in non-point source pollution caused by stormwater runoff from development which would otherwise degrade local water quality;
3. Minimize the total annual volume of surface water runoff which flows from any specific development project site after completion to not exceed the pre-development hydrologic regime to the maximum extent practicable; and
4. Reduce stormwater runoff rates and volumes, soil erosion, and non-point source pollution, wherever possible, through establishment of appropriate minimum stormwater management standards and BMPs and to ensure that BMPs are properly maintained and pose no threat to public safety.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-3 Applicability

1. This chapter is applicable to all subdivision or site plan applications meeting the Minimum square foot applicability criteria of item 2 of this section, unless eligible for an exemption or granted a waiver by the City under Section 3-13-7 of this chapter. This chapter also applies to land disturbance activities that are smaller than the minimum square foot applicability criteria specified in subsection 2 if such activities are part of a larger common plan of development that meets the minimum square foot applicability criteria

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specified in subsection 2, even though multiple separate and distinct land development activities may take place at different times on different schedules. In addition, all plans must also be reviewed by City of Storm Lake officials to ensure that established water quality standards will be maintained during and after development of the site and that post-construction runoff levels are consistent with any local and regional watershed plans.

2. City stormwater requirements apply to any “Land disturbing activity” as defined in this Ordinance, disturbing one acre (43,560 square feet) or more of land, and to any development disturbing less than one acre if the amount of impervious cover created exceeds 5,000 square feet. The following activities are exempt from this chapter:

- A. Any logging and agricultural activity which is consistent with an approved soil conservation plan, or a timber management plan prepared or approved by the appropriate agency, as applicable.
- B. Additions or modifications to existing single-family structures.
- C. Developments that do not create a net increase of more than 5,000 square feet of new impervious surface, over the “pre-development condition” on previously developed sites as defined in this Ordinance with the provision, that they are not part of a larger common development plan.
- D. Repairs to any stormwater BMPs deemed necessary by the City.

3. When a site development plan is submitted that qualifies as a development, as defined in this chapter, decisions on permitting any appropriate on-site BMPs shall be guided by the Iowa Stormwater Management Manual. Issuance of a Construction Site Runoff Permit (CSR Permit) will be granted to development or redevelopment projects after review and approval of the site development plan by the City.

4. The site shall be designed using the Better Site Design process. Better Site Design involves techniques applied early in the design process to preserve natural areas, reduce impervious cover, distribute runoff and use pervious areas to more effectively treat stormwater runoff. Site design should address open space protection, impervious cover minimization, and runoff distribution and minimization, and runoff utilization through considerations such as:

- A. Open space protection and restoration
 - (1) Conservation of existing natural areas (upland and wetland)
 - (2) Reforestation
 - (3) Re-establishment of prairies
 - (4) Restoration of wetlands
 - (5) Establishment or protection of stream, shoreline and wetland buffers
 - (6) Re-establishment of native vegetation into the landscape
- B. Reduction of impervious cover

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(1) Reduce new impervious through redevelopment of existing sites and use of existing roadways, trails etc.

(2) Minimize street width, parking space size, driveway length, sidewalk width

(3) Reduce impervious surface footprint (e.g. two-story buildings, parking ramp)

C. Distribution and minimization of runoff

(1) Utilize vegetated areas for stormwater treatment (e.g. parking lot islands, vegetated areas along property boundaries, front and rear yards, building landscaping)

(2) Direct impervious surface runoff to vegetated areas or to designed treatment areas (roofs, parking, driveways drain to pervious areas, not directly to storm sewer or other conveyances)

(3) Encourage infiltration and soil storage of runoff through grass channels, soil compost amendment, vegetated swales, raingardens, etc.

(4) Plant vegetation that does not require irrigation beyond natural rainfall and runoff from the site

D. Runoff utilization

(1) Capture and store runoff for use for irrigation in areas where irrigation is necessary

Information on the Better Site Design Process is available at www.cwp.org.
(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-4 Compatibility with Other Requirements

1. It is intended that this chapter be construed to be consistent with existing City Code.

2. The requirements of this chapter should be considered minimum requirements, and where any provision of this chapter imposes restrictions different from those imposed by any other chapter, rule or regulations, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall be considered to take precedence.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-5 Permit Procedures and Requirements

1. Permit Required. No landowner or developer shall receive any of the building, grading, or other land development permits required for land disturbance activities without first meeting the requirements of this chapter prior to commencing the proposed activity.

2. Pre-application Meeting

A. Prior to the development of plans, the applicant may request a pre-application meeting which

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will be facilitated by the City between the applicant, City staff, and staff of partner agencies as applicable. The meeting shall be prior to submission of a permit application. The purposes of the meeting are to understand the general parameters of the proposed project; and to convey the requirement of meeting the provisions of this and other applicable ordinances.

3. Application Requirements.

A. Unless specifically exempted by this chapter, any landowner or developer desiring a permit for a land disturbance activity shall submit to the City a permit application on a form provided for that purpose.

B. Unless otherwise exempted by this chapter, a permit application must be accompanied by the following in order that the permit application be considered:

- (1) A copy of the stormwater management plan;
- (2) A copy of the maintenance agreement; and
- (3) A non-refundable permit review fee.

Materials shall be submitted in pdf and paper format for ease of distribution and review.

C. The stormwater management plan and maintenance agreement shall be prepared to meet the requirements of this chapter, and fees shall be those established by the City by separate resolution.

4. Application Procedure.

A. Applications for land disturbance activity permits must be filed for review with the office of the Building and Planning Department on any regular business day.

B. The City shall make a determination regarding the completeness of a permit application within ten (10) business days of the receipt of the application and notify the applicant in writing if the application is not complete, including the reasons the application was deemed incomplete.

C. Within fifteen (15) business days of the receipt of a complete permit application, including all documents as required by this chapter, the City shall inform the applicant whether the application, plan, and maintenance agreement are approved or disapproved by the enforcement officer.

D. If the permit application, stormwater management plan, or maintenance agreement are disapproved, the applicant may revise the stormwater management plan or agreement. If additional information is submitted, the City shall have fifteen (15) business days from the date the additional information is received to inform the applicant that the stormwater management plan and maintenance agreement are either approved or disapproved.

E. If the permit application, stormwater management plan, and maintenance agreement are approved by City, all appropriate land disturbance activity permits shall be issued.

5. Permit Duration. Permits issued under this section shall be valid from the date of issuance through the date City notifies the permit holder that all stormwater BMPs have passed the final

inspection required under permit conditions.

6. **Application Review Fees.** The fee for review of any land development application shall be based on the amount of land to be disturbed at the site; the fee structure shall be established by the City, and said fees shall be paid prior to the issuance of any applicable City permits. All such revenue shall be credited to a City budgetary category to support the administration of this chapter.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-6 Stormwater Standards

1. The following general criteria shall be incorporated into the site design for stormwater runoff to protect surface and ground water and other natural resources and other private and public property:
 - A. Reduce impacts on water
 - B. Decrease runoff volume
 - C. Increase infiltration (groundwater recharge) where possible
 - D. Decrease flow frequency, duration, and peak runoff rates
 - E. Reduce time to peak flows by increasing the time of concentration to and through storm sewers.
 - E. Store stormwater runoff on-site
 - F. Maintain existing flow patterns
 - G. Avoid natural channel and steep slope erosion as well as protect in stream habitats and channels
 - H. Decrease erosion and sedimentation
 - I. Preserve vegetation
 - J. Preserve and replace existing topsoil in an uncompacted manner
2. The site design shall provide on-site water quality treatment for the runoff resulting from a rainfall depth of 1.25 inches over the post-construction site area.
3. To protect channels, the site shall be designed to infiltrate or provide 24 hour extended detention of the channel protection volume, defined as the 1 year, 24-hour storm per the most recent version of the National Oceanic and Atmospheric Administration (NOAA) Precipitation-Frequency Atlas of the United States.

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4. The site shall be designed to prevent the 100-year post-development rate of runoff from exceeding the 5-Year pre-development rate of runoff for a 24-hour storm per the most recent version of the National Oceanic and Atmospheric Administration (NOAA) Precipitation-Frequency Atlas of the United States. The pre-development runoff rate shall be based on the "Pre-development condition" of the site at the time the construction commences, as defined in this Ordinance.
5. The site shall be designed to provide an emergency spillway and designated overflow route for the 100-year, 24-hour storm as defined by the Iowa Stormwater Management Manual. The spillway and overflow route must be able to safely pass overflows through the structure without creating damaging conditions downstream of the facility.
6. Existing topsoil from on-site must be preserved within areas that will remain pervious. The preserved topsoil shall be uniformly applied in an uncompacted manner. The City may require pre-construction borings to verify depths of topsoil prior to construction.
7. The site shall be designed to provide vegetated buffers for water quality protection adjacent to receiving channels and waters. Buffers shall commence at the "ordinary high-water mark", or at the delineated boundary of the waterbody and are as follows;

Residential	30 feet
Industrial	50 feet
Mid/High Density Residential & Commercial	50 feet

- A. Access shall be provided on each side of the buffer for maintenance.
- B. The applicant shall maintain the buffer for the first year after completion of the project.
- C. Impervious surfaces shall not be allowed in the buffer area. As an exception, stairs or sidewalks used to access the adjacent waterbody. Stairs and sidewalks shall be no more than 4 feet wide. Underground utilities, intakes, and manholes, or other similar items may be permitted by the City if it is deemed to not interfere with the function of the buffer area after the completion of the installation.
- D. Fences and structures shall not be allowed in the buffer area.
- E. Where land disturbing construction activity occurs within a buffer area, and where no impervious surface is present, adequate approved native vegetative cover of 70% shall be established and maintained. The native vegetative cover shall be sufficient to provide for bank stability from upslope overland flow areas under sheet flow conditions. Non-vegetative materials such as rock riprap, may be employed on the bank as necessary to prevent erosion. Such as on steep slopes of where high velocity flows occur.
- F. BMP's such as filter strips, swales, or wet detention basins may be located in the buffer area.
- G. Redevelopment of infill parcels that are surrounded by existing development shall be considered on a case-by-case basis. The intent of this section is not to make existing lots undevelopable.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-7 Waivers

Every applicant shall provide for stormwater management as required by this chapter, unless a written request is filed to waive implementation of BMPs, in whole or in part, and such waiver is granted. Requests to waive implementation of BMPs in whole or in part shall be submitted to City for approval.

1. A waiver of BMPs required by this chapter may be granted provided that at least one of the following conditions is established by the applicant based on authoritative written evidence satisfactory to City:
 - A. The proposed development is not likely to impair attainment of the objectives of this chapter.
 - B. Alternative minimum requirements for on-site management of stormwater have been established in a stormwater management plan that has been approved by City and fully implemented.
 - C. Provisions are made to manage stormwater by an off-site facility within the same watershed. The off-site facility is required to be in place, to be designed and adequately sized to provide a level of stormwater control that is equal to or greater than that which would be afforded by on-site practices, and there is, in the City's sole judgment, a responsible entity legally obligated to monitor the performance of and maintain the efficiency of stormwater BMPs in accordance with a written and recorded maintenance agreement.
 - D. In instances where one of the above conditions is established, the applicant must further establish by authoritative written evidence satisfactory to City that the partial waiver will not result in any of the following impacts to downstream waterways:
 - (1) Deterioration of existing culverts, bridges, dams, and other structures; or
 - (2) Degradation of biological functions or habitat; or
 - (3) Accelerated stream bank or streambed erosion or siltation; or
 - (4) Increased threat of flood damage to public health, life, property.
2. If the City finds that a waiver is appropriate because implementation of on-site stormwater BMPs is not feasible due to the natural or existing physical characteristics of a site, or that one of the conditions specified in subsection 1 above cannot be established to a certainty, or that any one or more of the impacts to downstream waterways specified above cannot be entirely averted, the applicant shall execute a binding written agreement to accomplish one or more of the following mitigation measures selected by City:
 - A. The purchase and donation of privately owned lands, or the grant of an easement to be dedicated for preservation and/or reconstruction of native ecosystems of lands strategically located in the watershed consistent with the purposes of this chapter, of a sufficient quantity to enable City or others to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual

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stormwater that will not achieve City stormwater requirements as a consequence of the waiver.

- B. The creation of one or more stormwater BMPs on previously developed properties, public or private, that currently lack stormwater BMPs, having a capacity to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver.
- C. Monetary contributions (fee in lieu) to fund stormwater management activities as identified in the City of Storm Lake's Comprehensive Stormwater Management Plan such as research and studies (e.g., regional wetland delineation studies, stream monitoring studies for water quality and macroinvertebrates, stream flow monitoring, threatened and endangered species studies, hydrologic studies, monitoring of stormwater BMPs, and stream corridor stabilization practices). The monetary contribution required shall be in accordance with a fee schedule (unless the developer and the City agree on a greater alternate contribution) established by City, based on the estimated cost savings to the developer resulting from the waiver and the estimated future costs to City to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver. All of the monetary contributions shall be credited to an appropriate capital improvements program project, and shall be made by the developer prior to the issuance of any building permit for the development.
- D. Dedication of land or granting of an easement by the applicant of a value equivalent to the cost to City of the construction of an off-site stormwater management facility sufficient to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated number of cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver. The agreement shall be entered into by the applicant and City prior to the recording of plats or, if no record plat is required, prior to the issuance of the building permit.
- E. Factors that may generate waivers:
 - (1) Shallow Bedrock
 - (2) High Groundwater
 - (3) Hotspots or contaminated soils
 - (4) Excessive Cost

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-8 Approval of Stormwater Management Plan

No building, grading, or sediment control permit shall be issued until a satisfactory stormwater management plan detailing how runoff and associated water quality impacts resulting from the development will be controlled or managed (or a request for waiver thereof) shall have undergone a review and been approved by the City after determining that the plan or waiver is consistent with the

requirements of this chapter.

After review of the stormwater management plan, and modifications to that plan as deemed necessary by City, an approved final stormwater management plan must be submitted to the City. The stormwater management plan shall:

1. Be prepared by a licensed professional engineer or landscape architect or individual credentialed in a manner satisfactory to the City.
2. Indicate whether stormwater will be managed on site or off site and, if on site, the general location and type of practices, with clear citations to the Iowa Stormwater Management Manual.
3. Include a signed and dated certification by the preparer of the stormwater management plan that it complies with all requirements of this chapter, meets the design requirements outlined in the Iowa Stormwater Management Manual and is designed to achieve City stormwater requirements, and that the City is entitled to rely upon the certification as due diligence on the part of City.
4. Include sufficient information (e.g., maps, hydrologic calculations, etc.) to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, on the water resources, and the effectiveness and acceptability of the stormwater BMPs proposed for managing stormwater generated at the project site. The following information shall also be included in the stormwater management plan.
 - A. A USDA soils map identifying soil types, hydrologic soil groups and hydric soils. Soil borings will be required where infiltration practices are proposed.
 - B. A map (or maps) indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural stormwater management and sediment and erosion BMPs. The map(s) will also clearly show proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns; locations of utilities, roads, and easements; and the limits of clearing and grading. A written description of the site plan and justification of proposed changes in natural conditions may also be required. A copy of the current SWPPP may satisfy this requirement.
 - C. Sufficient engineering analysis to show that the proposed BMPs are capable of achieving City stormwater requirements for the site in compliance with this chapter.
 - D. A written or graphic inventory of the natural resources at the site and surrounding area as it exists prior to the commencement of the project and a description of the watershed and its relation to the project site. This description should include a discussion of forest cover, topography, wetlands, and other native vegetative areas on the site. Particular attention should be paid to environmentally sensitive areas that provide particular opportunities or constraints for development.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

5. Additionally, the stormwater management plan shall also include:

- A. Contact information, including but not limited to the name, address, and telephone number of

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all persons having a legal interest in the property and the tax reference number and parcel number of the property or properties affected.

- B. Topographic base map, consisting of a 1"= 200' topographic base map the site which extends a minimum of 100 feet beyond the limits of the proposed development and indicates existing surface water drainage including streams, ponds, culverts, ditches, and wetlands; current land use including all existing structures; locations of utilities, roads, and easements; and significant natural and manmade features not otherwise shown.
- C. Hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the design storms specified in the Iowa Stormwater Management Manual. Such calculations shall include:

- (1) description of the design storm frequency, intensity and duration;
- (2) time of concentration;
- (3) soil curve numbers or runoff coefficients;
- (4) peak runoff rates and total runoff volumes for each watershed area;
- (5) infiltration rates, where applicable;
- (6) culvert capacities;
- (7) flow velocities;

(8) the most recent version of the National Oceanic and Atmospheric Administration (NOAA) Precipitation-Frequency Atlas of the United States.

- (9) documentation of sources for all computation methods and field test results.

D. If a stormwater BMP depends on the hydrologic properties of soils (e.g., infiltration basins), then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil sites shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the BMP.

E. A maintenance and repair plan for all stormwater BMPs including detailed maintenance and repair procedures to ensure their continued efficient function. These plans will identify the parts or components of a stormwater BMP that need to be maintained and the equipment and skills or training necessary. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.

F. Provide a recorded maintenance agreement binding on all subsequent owners of land served by stormwater BMPs to ensure maintenance and repair in accordance with the specifications of this chapter.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-9 Performance Security or Bond

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1. The City shall require the submittal of an installation performance security or bond prior to issuance of a permit in order to ensure that the stormwater BMPs are installed by the permit holder as required by the approved stormwater management plan.
2. The amount of the installation performance security or bond shall be the total estimated construction cost of the stormwater BMPs approved under the permit, plus 25%. The installation performance security or bond shall contain forfeiture provisions for failure to complete work specified in the stormwater management plan.
3. The installation performance security or bond shall be released in full only upon submission of "as-built plans" of all stormwater BMPs specified in the stormwater management ~~final~~ plan and written certification by a professional engineer that the stormwater BMPs have been installed in accordance with the approved stormwater management plan and other applicable provisions of this chapter. The City will make a final inspection of stormwater BMPs to ensure compliance with the approved stormwater management plan and the provisions of this chapter. Provisions for a partial pro rata release of the installation performance security or bond based on the completion of various development stages can be made at the discretion of City.
4. The installation performance security or bond shall inure only to the benefit of the City for purposes of completing, modifying, or correcting the stormwater BMPs to comply with this chapter.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-10 Construction Inspection

1. The applicant must notify the City in advance before the commencement of construction. Regular inspections of construction of the stormwater BMPs shall be conducted by the City or the City's designated representative. Inspections will be conducted before any land disturbing activity begins and at the completion of the project, and prior to the release of financial securities.
2. After construction is completed, applicants are required to submit actual "as-built" drawings satisfactory to the City for any stormwater BMPs located on site. The drawings must show the final design specifications for all stormwater BMPs and must be certified by a professional engineer.
3. Landscaping and stabilization shall be accomplished to prevent violation of City stormwater requirements or impairment of BMPs. In addition, a landscaping plan must be submitted with the final as-built drawings describing the vegetative stabilization and management techniques to be used at a site after construction is completed.—This plan must be prepared by a registered landscape architect, landscape designer, or by an individual credentialed in a manner acceptable to the City.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-11 Maintenance and Repair of Stormwater BMPS

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The applicant or owner of every site or an assignee qualified pursuant to Section 3-13-10 shall be responsible maintaining as-built stormwater BMPs in an effective state as determined in the sole judgment of City from and after completion of construction.

1. **Maintenance and Repair Agreement.** Prior to the issuance of any permit for development involving any stormwater BMP, the applicant or owner of the site must execute a maintenance and repair agreement that shall be binding on all subsequent owners of land served by the stormwater BMP. The maintenance and repair agreement shall be recorded by the City at the expense of the permit holder or property owners.
2. **Inspection of Stormwater BMPs.** Inspection programs may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants, inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of State or Federal water or sediment quality standards or the NPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include but are not limited to reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in stormwater BMPs, and evaluating the condition of stormwater BMPs.
3. **Failure to Maintain Stormwater BMPs.** If a responsible party fails or refuses to meet the requirements of the maintenance and repair agreement or any provision of this chapter, the City, after reasonable notice, may correct a violation by performing all necessary work to place the BMP in proper working condition. In the event that the stormwater BMP becomes a danger to public safety or public health, the City shall notify the party responsible for maintenance of the stormwater BMP in writing. Upon receipt of that notice, the responsible person shall have thirty (30) days to effect maintenance and repair of the stormwater BMP in an approved manner. After proper notice, the City may assess, jointly and severally, the owners of the stormwater BMP or the property owners or the parties responsible for maintenance under any applicable written agreement for the cost of repair work and any penalties; and the cost of the work shall be a lien on the property, or prorated against the beneficial users of the property, and may be placed on the tax bill and collected as ordinary taxes.

Section 3-13-12 Enforcement and Penalties

1. Violation of any provision of this chapter may be enforced by civil action including an action for injunctive relief. In any civil enforcement action, administrative or judicial, the City shall be entitled to recover its attorneys' fees and costs from a person who is determined by a court of competent jurisdiction to have violated this chapter.
2. The City may issue a stop work order for violation of any provision of this chapter. The stop work order shall remain in effect until the violation is corrected and a subsequent inspection completed.
3. Violation of any provision of this chapter may also be enforced as a municipal infraction within the meaning of Section 364.22 of the Code of Iowa, pursuant to Chapter 4 of this Code of Ordinances.

Storm Lake Municipal Code

4. Enforcement pursuant to this section shall be undertaken by the City upon the advice and consent of the City Attorney or other counsel employed by the City.
5. Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after notice, the City may take necessary corrective action, the cost of which shall become a lien upon the property until paid.
6. Occupancy permits shall not be granted until all stormwater BMPs have been inspected and approved by the City.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-13 Appeal

Administrative decisions by City staff and enforcement actions may be appealed by the developer or property owner to the City Council pursuant to the following rules:

1. The appeal must be filed in writing with the City Clerk within five (5) business days of the decision or enforcement action.
2. The written appeal shall specify in detail the action appealed from, the errors allegedly made by the enforcement officer giving rise to the appeal, a written summary of all oral and written testimony the applicant intends to introduce at the hearing, including the names and addresses of all witnesses the applicant intends to call, copies of all documents the applicant intends to introduce at the hearing, and the relief requested.
3. The enforcement officer shall specify in writing the reasons for the enforcement action, a written summary of all oral and written testimony the enforcement officer intends to introduce at the hearing, including the names and addresses of all witnesses the enforcement officer intends to call, and copies of all documents the enforcement officer intends to introduce at the hearing.
4. The City Clerk shall notify the applicant and the enforcement officer by ordinary mail and shall give public notice, in accordance with Chapter 21 of the Code of Iowa, of the date, time, and place for the regular or special meeting of the City Council at which the hearing on the appeal shall occur. The hearing shall be scheduled for a date not less than four (4) or more than twenty (20) days after the filing of the appeal. The rules of evidence and procedure and the standard of proof to be applied shall be the same as provided by Chapter 17A, Code of Iowa. The applicant may be represented by counsel at the applicant's expense. The enforcement officer may be represented by the City Attorney or by an attorney designated by the City Council at City expense.
5. The decision of the City Council shall be rendered in writing and may be appealed to the Iowa District Court.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Section 3-13-14 Definitions

Storm Lake Municipal Code

Terms in this chapter, other than those defined below, shall have the meanings set out in the Iowa Stormwater Management manual.

1. "Applicant" means a property owner or agent of a property owner who has filed an application for a stormwater management permit.
2. "Best Management Practice (BMP)" is a technique, measure, or structural control that is used for a given set of conditions to manage the quantity and improve the quality of stormwater runoff in the most cost-effective manner. BMPs can be either Non Structural (planning, watershed management, practice design, etc.) or Structural (Engineered and constructed) systems that are used to treat the stormwater.
3. "Buffer" is a vegetative area, including trees, shrubs, and herbaceous vegetation, which exists or is established to protect a stream system, lake, or reservoir area. Alteration of the natural area is strictly limited.
4. "Building" means any structure, either temporary or permanent, having walls and a roof, designed for the shelter of any person, animal, or property, and occupying more than 100 square feet of area.
5. "City stormwater requirements" means the standards, sizing criteria, BMPs and other requirements established in this chapter.
6. "Dedication" means the deliberate appropriation of property by its owner for general public use.
7. "Developer" means a person, persons, or entity who undertakes land disturbance activities.
8. "Development" or "Redevelopment" means either:
 - A. Land disturbance activity exceeding one acre (43,560 square feet) on land previously vacant of buildings or largely free of previous land disturbance activity other than traditional agricultural activities; or
 - B. Land disturbance activity exceeding one acre (43,560 square feet) in areas where existing land use is high density commercial, industrial, institutional or multi-family residential (a.k.a. "redevelopment").
9. "Drainage easement" means a legal right granted by a landowner to a grantee allowing the use of private land for stormwater management purposes. Public easements shall be maintained by the City of Storm Lake. Private easements shall be maintained by the private owners of the project.
10. "Enforcement officer" means that person designated by the City having responsibility for administration and enforcement of this chapter.
11. "Excessive Cost" means Practice cost greater than an amount as set by resolution of the City Council per impervious acre.
12. "Fee in lieu" means a payment of money in place of achieving or exceeding all or part of City stormwater requirements.
13. Infiltration Based Practices means that at a minimum the water quality volume moves through the

Storm Lake Municipal Code

soil media to provide filtration.

14. "Iowa Stormwater Management manual" means the current Iowa Stormwater Management Manual publication, by whatever name, as amended from time to time by Iowa Department of Natural Resources in collaboration with Iowa Stormwater Education Program and other partners that recommends Stormwater Management Guidelines and Uniform Sizing Criteria and BMPs designed to address said Guidelines.
15. "Land disturbance activity" means any activity which changes the volume or peak flow discharge rate of rainfall runoff from the land surface. This may include the grading, digging, cutting, scraping, or excavating of soil, placement of fill materials, paving, construction, substantial removal of vegetation, or any activity which bares soil or rock or involves the diversion or piping of any natural or man-made watercourse.
16. "Landowner" means the legal or beneficial owner of land, including those holding the right to purchase or lease the land, or any other person holding proprietary rights in the land.
17. "Maintenance agreement" means a legally recorded document that acts as a property deed restriction, and which provides for long-term maintenance of stormwater BMPs.
18. "Native Vegetation" refers to vegetation originating naturally in this region of the state. Native vegetation is not to be confused with all existing vegetation.
19. "Predevelopment Condition" shall be considered the actual existing condition of the site prior to any construction, demolition, or earthwork commencing. Removal of any structures or impervious surfaces prior to construction will not affect the "predevelopment" status if construction is undertaken within 12 months of the removal of structures or impervious surfaces. If construction is not undertaken within 12 months, then the "predevelopment" condition of the site shall be as it exists at that time.
20. "Stormwater management" means the use of BMPs that are designed in accordance with City stormwater requirements to reduce stormwater runoff pollutant loads, discharge volumes, peak flow discharge rates, and detrimental changes in stream temperature that affect water quality and habitat.
21. "Stormwater Pollution Prevention Plan" (SWPPP) means a plan that is designed to minimize the accelerated erosion, sediment, and other pollutant runoff at a site during construction activities.
22. "TP (Total Phosphorous)" means the total concentration of all forms of phosphorus found in a water sample.

(Ord. 13-O-2013-2014, Add, 07/21/2014)

Staff Summary

3/3/2025

Agenda Item # F.3.



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

REPORT TO: Honorable Mayor & Council

FROM: Tyler Gibbins, City Treasurer

SUBJECT: **Public Hearing for Fiscal Year 2026-2030 Capital Improvement Plan**

BACKGROUND: Public Hearing to hear comments on the Capital Improvement Plan for fiscal years 2026-2030.

FISCAL IMPACT: None

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

ATTACHMENTS:

1. FY2026-2030 CIP

2026 through 2030
Project by Department
 Storm Lake, IA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
Administration								
City Hall Updates	ADMN-17-01	3	20,000	20,000	20,000	20,000	20,000	100,000
Copier	ADMN-23-04	1			14,000			14,000
Downtown RR Added to City Hall	ADMN-26-01	1					65,000	65,000
RTM75 Tritium DC Fast Charger	ADMN-25-01	4					142,000	142,000
Administration Total			20,000	20,000	34,000	20,000	227,000	321,000

Airport

Apron Expansion	AIR-26-01	1	120,000	1,445,000				1,565,000
Automated Gate System	AIR-26-03	1		50,000				50,000
AWOS Replacement	AIR-29-01	1				350,000		350,000
Fuel Tank Replacment	AIR-25-01	1			640,000			640,000
PAPIs & REILs Replacement	AIR-27-01	1		58,500	341,500			400,000
Runway End 35 Turnaround Loop & Taxiway	AIR-25-02	1					1,494,966	1,494,966
Airport Total			120,000	1,553,500	981,500	350,000	1,494,966	4,499,966

Building/Code Enforcement

Vehicle Replacement	CODE-20-01	2			45,000			45,000
Building/Code Enforcement Total			0	0	45,000	0	0	45,000

Campground

14 Site Renovation	CG-27-01	2			25,000			25,000
Additional Long Term Parking Lot	CG-22-03	4					250,000	250,000
Cable Box/Service Line Replacement	CG-21-07			10,000				10,000
Campground Mower	CG-28-01	1		12,500				12,500
Campground Office Renovation	CG-25-03	3					50,000	50,000
Concrete Pads	CG-27-03	2		15,000				15,000
Middle Campground Renovation	CG-27-02	2			25,000			25,000
Seal Coat	CG-25-02	2	30,000					30,000
Utility Vehicle- Workhorse	CG-29-01					10,000		10,000
Campground Total			30,000	37,500	50,000	10,000	300,000	427,500

Economic/Community Development

Downtown Revit Design	ED-23-03	1		100,000				100,000
Dredge Spoil Site Development	ED-23-04	3		100,000	100,000	100,000		300,000
Lake Ave Blade Signs	ED-25-10	2	30,000					30,000
Lake Ave Sidewalk & Streetscape	ED-25-07	3		560,000	2,554,000			3,114,000
Land Acquisition	ED-26-01	1	400,000					400,000
Project Set-A-Side	ED-23-01	1		50,000	50,000	50,000	50,000	200,000
Spoil Site Commercial Development Urban Renewal	ED-24-04	1			450,000	480,000	2,000,000	2,930,000
Economic/Community Development Total			430,000	810,000	3,154,000	630,000	2,050,000	7,074,000

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
Fire Department								
Apparatus Mounted Radios	FIRE-27-01	3		9,000	9,000	9,000	9,000	36,000
Combi Tool	FIRE-26-05	2	25,000	25,000	25,000	25,000		100,000
Command Vehicle Replacement	FIRE-28-01	2			90,000			90,000
Fire Station Expansion/Remodel	FIRE-23-05	1		115,000	1,971,756	1,971,757		4,058,513
Gear Locker Replacements	FIRE-26-02	4		14,000				14,000
Hardline Breathing System	FIRE-26-04	1	16,000					16,000
Portable Radio Units	FIRE-24-06	1		10,000				10,000
Replacement Pager Units	FIRE-26-09	1	10,000	10,000	10,000			30,000
Fire Department Total			51,000	183,000	2,105,756	2,005,757	9,000	4,354,513

Golf Course

3 Point Aerator	GOLF-28-01	4			35,000			35,000
Fairway Mower	GOLF-22-02	2				60,000		60,000
Pro Core 648 Aerifier	GOLF-20-02	2				30,000		30,000
Replacement of Club Cars	GOLF-24-05	2		20,000				20,000
Rough Mower	GOLF-18-01	1	85,000					85,000
Shop Insulation	GOLF-29-01	4		30,000				30,000
Topdresser Unit	GOLF-30-01	4		25,000				25,000
Toro Mower	GOLF-22-03	1			50,000			50,000
Utility Vehicle	GOLF-23-03	2					30,000	30,000
Weed Sprayer	GOLF-23-02	1					18,000	18,000
Golf Course Total			85,000	75,000	85,000	90,000	48,000	383,000

King's Pointe

Lobby Structural Repairs	KP-26-02	1	2,100,000					2,100,000
Ticket/ID System for Waterpark	KP-26-06	1	25,000					25,000
King's Pointe Total			2,125,000	0	0	0	0	2,125,000

Library

Tuck Pointing	LIB-23-02	1	30,000					30,000
Library Total			30,000	0	0	0	0	30,000

Parks Department

Awaysis Park Lighthouse Paint/Stain	PARKS-24-14	1			55,000			55,000
Bobcat Toolcat	PARKS-29-03	4				75,000		75,000
Chautauqua Park Electrical Upgrades	PARKS-30-03	4		50,000	30,000			80,000
Dock Replacement/New	PARKS-17-04			30,000	30,000	30,000	30,000	120,000
Emerald Park Tennis Court Lights	PARKS-24-09	4		100,000				100,000
Frank Starr Park Shelter House	PARKS-27-02	2					250,000	250,000
Park RR Epoxy Coating	PARKS-26-06	2	30,000					30,000
Parks Shop Addition	PARKS-27-01	4					200,000	200,000
Prichard Park Development	PARKS-26-02	1		100,000				100,000
Recreation/Trail Set-Aside	PARKS-23-01	3		75,000	75,000	75,000	75,000	300,000
Replace 3 Large Area Mowers	PARKS-24-05	1		75,000				75,000
Santa's Castle Electrical Panel Replacement	SPCIP-26-01	1	10,000					10,000
Seneca Park Play Equipment	PARKS-26-07	3		100,000				100,000
Seneca Park RR	PARKS-29-02	4				100,000		100,000
Spoil Site Study- Concessions/RR Facilities	PARKS-25-11	2					885,000	885,000
Spoil Site Study- Natural Play Area	PARKS-25-07	2				235,000		235,000
Spoil Site Study- Parking Lot & Access Roads	PARKS-25-04	2		288,000	1,600,000			1,888,000
Spoil Site Study- Pickleball Courts	PARKS-25-09	2					330,000	330,000

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
Spoil Site Study- Shelter/Restroom Building	PARKS-25-06	2			814,200			814,200
Spoil Site Study- Site Restoration	PARKS-25-03	2	325,000					325,000
Spoil Site Study- Soccer Complex	PARKS-25-08	2					1,416,000	1,416,000
Spoil Site Study- Tennis Courts	PARKS-25-10	2					375,000	375,000
Spoil Site Study- Trails	PARKS-25-05	2		420,000				420,000
Utility Vehicle	PARKS-20-03	4		48,000				48,000
W9th Ballfield Fence	PARKS-24-01	2				35,000		35,000
W9th Ballfield Lighting Replacement	PARKS-24-10	5		250,000				250,000
Water Recreation RR & Dock	PARKS-26-08	1	227,700					227,700
Parks Department Total			592,700	1,536,000	2,604,200	550,000	3,561,000	8,843,900

Police Department

Copier	PD-19-02	1			14,000			14,000
CSO Truck	PD-21-01	3		30,000			45,000	75,000
K-9 Patrol Vehicle	PD-22-11	1			60,000			60,000
Patrol Vehicle	PD-17-01	2	60,000	62,000	65,000	68,000	70,000	325,000
Police Supervisor's Vehicle	PD-19-01	2			65,000			65,000
Security Cameras	PD-25-07	1	39,000					39,000
Unmarked Vehicle	PD-23-01	1		40,000			45,000	85,000
Police Department Total			99,000	132,000	204,000	68,000	160,000	663,000

Sewer Collection

1st Street CIPP	SEWCL-25-01	1		178,500	1,050,000			1,228,500
Camera Van	SEWCL-25-04	3				260,000		260,000
Force Main Evaluation	SEWCL-25-02	1		1,500	380,000			381,500
Iowa St & Parkview Dr CIPP	SWCL-26-02	2	70,000					70,000
Jet/Vac Truck	SEWCL-26-01	1		620,000				620,000
Sewer Collection Total			70,000	800,000	1,430,000	260,000	0	2,560,000

Storm Water

Aux Engines	STW-22-02					18,000		18,000
Lakeshore Dr Bio Swell Replacement	STW-26-01	3				50,000		50,000
Lincoln Road SW Improvements	STW-29-01	2				101,000		101,000
Rain Garden Rehab	STW-29-02	4				50,000		50,000
Vestal St SW Improvements	STW-27-01	2		109,000				109,000
W 10th Street Drainage	STW-27-02	2		50,000				50,000
Storm Water Total			0	159,000	0	219,000	0	378,000

Street Department

1 Ton Dump Truck	ST-26-03	2	70,000					70,000
Boom/Bucket Truck	ST-28-03	2			100,000			100,000
Building Upgrades	ST-22-02	2				220,000		220,000
Concrete Buggy	ST-27-04	4		25,000				25,000
Concrete Truck	ST-27-03	1		75,000				75,000
Drum Mulcher Attachment	ST-28-04	4			52,000			52,000
Durapatcher	ST-26-04	1	125,000					125,000
East 4th Street	ST-18-04	1		627,000				627,000
Fork Lift	ST-26-01					30,000		30,000
HAWK Crossing Signal	ST-26-06	1	475,000			548,700		1,023,700
Holiday Décor Light Poles	ST-27-02	4		45,000				45,000
Infrastructure Plan Management	ST-23-06	2	250,000	250,000	250,000	250,000	250,000	1,250,000
Mulch Head	ST-26-05	2	40,000					40,000
North Lake Ave. Overlay	ST-18-05	2			1,268,500			1,268,500

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
Oneida Street- Lakeshore	ST-21-01		184,000	2,228,000	2,228,000			4,640,000
Parking Lot D Renovations	ST-30-01	3					50,000	50,000
Plow Truck #1	ST-30-03	4					175,000	175,000
Plow Truck #24	ST-25-02			150,000				150,000
Plow Truck #59	ST-23-04	1		250,000				250,000
Plow Truck #60	ST-24-02	1	250,000					250,000
Scissor Lift	ST-28-01	2			20,000			20,000
Sno-Go Blower	ST-30-02	5					250,000	250,000
Storage Building	ST-21-03	1		650,000				650,000
Switch & Go Truck	ST-28-06	4			150,000			150,000
Towable Air Compressor	ST-26-02	3		30,000				30,000
Truck Storage Building	ST-28-02	3				200,000		200,000
Wheel Loader	ST-28-05	2			150,000			150,000
Street Department Total			1,394,000	4,330,000	4,218,500	1,248,700	725,000	11,916,200

Wastewater Treatment Facility

A-Basin Diffusers	WWTP-23-05	2					80,000	80,000
A-Basin Mixer Replacements	WWTP-24-14	3			45,000		47,500	92,500
Blowers/Valve Replacement	WWTP-19-01	1	700,000					700,000
Clarifier Covers	WWTP-28-01	5			354,000	354,000		708,000
Clarifier Scraper Blades	WWTP-24-10	2				65,000		65,000
Crane Truck	WWTP-25-05	3		200,000				200,000
Dumping Site	WWTP-25-20	3				108,000	600,000	708,000
Emerald Park LS Replacement	WWTP-23-17	1		240,000	1,200,000			1,440,000
Golf Course LS Replacement	WWTP-24-05	1				170,000	995,000	1,165,000
Huber Rebuild Screen & Auger	WWTP-26-02	2	55,000					55,000
Ice House Lift Station Replacement	WWTP-23-12	1	842,790					842,790
IPS Lift Station Rehab	WWTP-25-03	1	100,000					100,000
MCC & Panel Replacement	WWTP-25-12	2		250,000				250,000
Memorial Storage Building	WWTP-26-06	2		80,000				80,000
Mixer Control Panel Replacement	WWTP-26-05				40,000	40,000		80,000
Parking Lot Expansion	WWTP-24-04	4		40,000				40,000
Pickup Truck (#128 Replacement)	WWTP-24-01	2			65,000			65,000
Portable Generator Replacements	WWTP-25-17	3			100,000	50,000		150,000
Protective Coating Application	WWTP-25-18	3		89,600				89,600
Pump Replacements	WWTP-27-02	3		100,000	100,000	100,000	100,000	400,000
Safety Grates	WWTP-26-04	2	40,000	40,000	40,000			120,000
Sample Station/NW LS Comm	WWTP-24-06	1		50,000				50,000
Storage/Vehicle Building	WWTP-26-01	3					300,000	300,000
Thickener Tanks (2)	WWTP-21-06	1		413,000	413,000			826,000
Trailer	WWTP-25-22	2			30,000			30,000
Trailer Mounted Generator	WWTP-24-09	3				100,000		100,000
Trojan UV SCC Upgrade	WWTP-26-03	2		60,000				60,000
WWTP New Permit Requirement Set-A-Side	WWTP-23-09	1	150,000	150,000	150,000	150,000		600,000
WWTP RR/Locker Rehab	WWTP-25-14	2		150,000				150,000
Wastewater Treatment Facility Total			1,887,790	1,862,600	2,537,000	1,137,000	2,122,500	9,546,890

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
Water Distribution								
Backhoe Replacement	WD-17-04	3				188,000		188,000
Cast Main Replacement	WD-23-03	1	52,000	52,000	52,000			156,000
Hydro Excavation Truck	WD-28-01	1				600,000		600,000
Insertion Valves	WD-26-01	3	100,000	100,000	100,000	100,000	100,000	500,000
Lead & Copper Line Replacement	WD-24-02	1					100,000	100,000
New Pickup	WD-21-01	2				65,000		65,000
Water Line Replacement Set-A-Side	WD-17-01	1	180,000	180,000	180,000	180,000	180,000	900,000
Water Distribution Total			332,000	332,000	332,000	1,133,000	380,000	2,509,000
Water Plant								
Filter Media	WP-23-19	1		165,000				165,000
Jordan Well (New Well 25)	WP-25-03	1		816,000	4,800,000			5,616,000
Lime Sludge Press & Building with Storage	WP-21-01	1					100,000	100,000
Shallow Well (New Well 23)	WP-25-10	1		1,000,000				1,000,000
Shallow Well (New Well 24)	WP-25-11	1			260,000	1,500,000		1,760,000
Tower 1 Removal	WP-26-01	3		1,300,000				1,300,000
Tower 2 Recoating	WP-26-02	3	1,057,300					1,057,300
Tower Mgmt Set-A-Side	WP-26-07	1		85,000	85,000	85,000	85,000	340,000
Truck Replacement #138	WP-24-05	2				65,000		65,000
Truck Replacement #139	WP-26-05	2		60,000				60,000
Water Plant Expansion Design	WP-28-01	1			15,700,000	42,543,000	44,670,000	102,913,000
Well 15 Replacement (New Well 22)	WP-23-16	1	2,236,465					2,236,465
Well Rehab	WP-23-17	1	105,000	260,000	260,000	260,000	260,000	1,145,000
Wilden Pump	WP-24-04	1		13,000			13,000	26,000
Water Plant Total			3,398,765	3,699,000	21,105,000	44,453,000	45,128,000	117,783,765
GRAND TOTAL			10,665,255	15,529,600	38,885,956	52,174,457	56,205,466	173,460,734

Staff Summary

3/3/2025

Agenda Item # F.4.



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

REPORT TO: Honorable Mayor & Council

FROM: Tyler Gibbins, City Treasurer

SUBJECT: **Resolution No. 55-R-2024-2025 Approving FY2026-2030 Capital Improvement Plan**

BACKGROUND: Capital Improvement Plan workshops were held on January 6th and January 20th. The final CIP incorporates any changes, additions, or modifications discussed during these workshops.

City Staff concentrate on operations and projects to accomplish the Council's intended initiatives. The council listed the most crucial "strategic goals and objectives" for 2025 during the 2024 Strategic Planning Retreat. Cost allocations are outlined in the FY2026 Capital Improvement Plan in keeping with those goals:

Water & Wastewater	\$5,688,555
Economic Development	\$550,000
Street Resurfacing & Maintenance	\$949,000
Fire Department Modernization & Expansion	\$51,000
Recreation	\$337,700
Spoil Site Development	\$800,000
Police Recruitment & Retention	\$99,000
Facility Maintenance	\$2,190,000

Project allocation to accomplish those targeted efforts changes in tandem with the Council's goals and objectives. As funds become available, FY0227–2030 are provided for planning purposes to further accomplish the Council's intended goals and objectives.

FISCAL IMPACT: While five fiscal years are presented for planning purposes, Council may only officially approve one year of expenditures at a time and the actual fiscal impact will be approved through the official City Budget.

It's critical to keep in mind the financing sources' precise intended purpose. Special revenue funds can only be utilized for certain activities including debt retirement, public improvements, streets, economic development, and recreation; they cannot be used for salaries or benefits. Fund allocations are outlined in the FY2026 Capital Improvement Plan in keeping with those goals:

Franchise Fees	\$944,000
Hotel/Motel Tax	\$170,000
Local Option Sales Tax	\$1,128,750
Road Use Tax	\$375,000
Cottage Revenues	\$46,900
CDBG Grant (Existing Carryover)	\$500,000
FAA Grant	\$112,500
Energy Efficiency Grant	\$300,000
Water Recreation Grant	\$160,800
Sewer Fund	\$1,657,790
Water Fund	\$1,736,465
SRF Loan (Existing Carryover)	\$1,736,456
Undetermined	\$2,038,750

RECOMMENDATION: Approve Resolution 55-R-2024-2025.

ATTACHMENTS:

1. FY2026-2030 CIP
2. Resolution No.. 55-R-2024-2025 - CIP Resolution - FY 2026-2030

2026 through 2030
Project by Department
 Storm Lake, IA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
Administration								
City Hall Updates	ADMN-17-01	3	20,000	20,000	20,000	20,000	20,000	100,000
Copier	ADMN-23-04	1			14,000			14,000
Downtown RR Added to City Hall	ADMN-26-01	1					65,000	65,000
RTM75 Tritium DC Fast Charger	ADMN-25-01	4					142,000	142,000
Administration Total			20,000	20,000	34,000	20,000	227,000	321,000

Airport

Apron Expansion	AIR-26-01	1	120,000	1,445,000				1,565,000
Automated Gate System	AIR-26-03	1		50,000				50,000
AWOS Replacement	AIR-29-01	1				350,000		350,000
Fuel Tank Replacment	AIR-25-01	1			640,000			640,000
PAPIs & REILs Replacement	AIR-27-01	1		58,500	341,500			400,000
Runway End 35 Turnaround Loop & Taxiway	AIR-25-02	1					1,494,966	1,494,966
Airport Total			120,000	1,553,500	981,500	350,000	1,494,966	4,499,966

Building/Code Enforcement

Vehicle Replacement	CODE-20-01	2			45,000			45,000
Building/Code Enforcement Total			0	0	45,000	0	0	45,000

Campground

14 Site Renovation	CG-27-01	2			25,000			25,000
Additional Long Term Parking Lot	CG-22-03	4					250,000	250,000
Cable Box/Service Line Replacement	CG-21-07			10,000				10,000
Campground Mower	CG-28-01	1		12,500				12,500
Campground Office Renovation	CG-25-03	3					50,000	50,000
Concrete Pads	CG-27-03	2		15,000				15,000
Middle Campground Renovation	CG-27-02	2			25,000			25,000
Seal Coat	CG-25-02	2	30,000					30,000
Utility Vehicle- Workhorse	CG-29-01					10,000		10,000
Campground Total			30,000	37,500	50,000	10,000	300,000	427,500

Economic/Community Development

Downtown Revit Design	ED-23-03	1		100,000				100,000
Dredge Spoil Site Development	ED-23-04	3		100,000	100,000	100,000		300,000
Lake Ave Blade Signs	ED-25-10	2	30,000					30,000
Lake Ave Sidewalk & Streetscape	ED-25-07	3		560,000	2,554,000			3,114,000
Land Acquisition	ED-26-01	1	400,000					400,000
Project Set-A-Side	ED-23-01	1		50,000	50,000	50,000	50,000	200,000
Spoil Site Commercial Development Urban Renewal	ED-24-04	1			450,000	480,000	2,000,000	2,930,000
Economic/Community Development Total			430,000	810,000	3,154,000	630,000	2,050,000	7,074,000

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
Fire Department								
Apparatus Mounted Radios	FIRE-27-01	3		9,000	9,000	9,000	9,000	36,000
Combi Tool	FIRE-26-05	2	25,000	25,000	25,000	25,000		100,000
Command Vehicle Replacement	FIRE-28-01	2			90,000			90,000
Fire Station Expansion/Remodel	FIRE-23-05	1		115,000	1,971,756	1,971,757		4,058,513
Gear Locker Replacements	FIRE-26-02	4		14,000				14,000
Hardline Breathing System	FIRE-26-04	1	16,000					16,000
Portable Radio Units	FIRE-24-06	1		10,000				10,000
Replacement Pager Units	FIRE-26-09	1	10,000	10,000	10,000			30,000
Fire Department Total			51,000	183,000	2,105,756	2,005,757	9,000	4,354,513

Golf Course

3 Point Aerator	GOLF-28-01	4			35,000			35,000
Fairway Mower	GOLF-22-02	2				60,000		60,000
Pro Core 648 Aerifier	GOLF-20-02	2				30,000		30,000
Replacement of Club Cars	GOLF-24-05	2		20,000				20,000
Rough Mower	GOLF-18-01	1	85,000					85,000
Shop Insulation	GOLF-29-01	4		30,000				30,000
Topdresser Unit	GOLF-30-01	4		25,000				25,000
Toro Mower	GOLF-22-03	1			50,000			50,000
Utility Vehicle	GOLF-23-03	2					30,000	30,000
Weed Sprayer	GOLF-23-02	1					18,000	18,000
Golf Course Total			85,000	75,000	85,000	90,000	48,000	383,000

King's Pointe

Lobby Structural Repairs	KP-26-02	1	2,100,000					2,100,000
Ticket/ID System for Waterpark	KP-26-06	1	25,000					25,000
King's Pointe Total			2,125,000	0	0	0	0	2,125,000

Library

Tuck Pointing	LIB-23-02	1	30,000					30,000
Library Total			30,000	0	0	0	0	30,000

Parks Department

Awaysis Park Lighthouse Paint/Stain	PARKS-24-14	1			55,000			55,000
Bobcat Toolcat	PARKS-29-03	4				75,000		75,000
Chautauqua Park Electrical Upgrades	PARKS-30-03	4		50,000	30,000			80,000
Dock Replacement/New	PARKS-17-04			30,000	30,000	30,000	30,000	120,000
Emerald Park Tennis Court Lights	PARKS-24-09	4		100,000				100,000
Frank Starr Park Shelter House	PARKS-27-02	2					250,000	250,000
Park RR Epoxy Coating	PARKS-26-06	2	30,000					30,000
Parks Shop Addition	PARKS-27-01	4					200,000	200,000
Prichard Park Development	PARKS-26-02	1		100,000				100,000
Recreation/Trail Set-Aside	PARKS-23-01	3		75,000	75,000	75,000	75,000	300,000
Replace 3 Large Area Mowers	PARKS-24-05	1		75,000				75,000
Santa's Castle Electrical Panel Replacement	SPCIP-26-01	1	10,000					10,000
Seneca Park Play Equipment	PARKS-26-07	3		100,000				100,000
Seneca Park RR	PARKS-29-02	4				100,000		100,000
Spoil Site Study- Concessions/RR Facilities	PARKS-25-11	2					885,000	885,000
Spoil Site Study- Natural Play Area	PARKS-25-07	2				235,000		235,000
Spoil Site Study- Parking Lot & Access Roads	PARKS-25-04	2		288,000	1,600,000			1,888,000
Spoil Site Study- Pickleball Courts	PARKS-25-09	2					330,000	330,000

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
Spoil Site Study- Shelter/Restroom Building	PARKS-25-06	2			814,200			814,200
Spoil Site Study- Site Restoration	PARKS-25-03	2	325,000					325,000
Spoil Site Study- Soccer Complex	PARKS-25-08	2					1,416,000	1,416,000
Spoil Site Study- Tennis Courts	PARKS-25-10	2					375,000	375,000
Spoil Site Study- Trails	PARKS-25-05	2		420,000				420,000
Utility Vehicle	PARKS-20-03	4		48,000				48,000
W9th Ballfield Fence	PARKS-24-01	2				35,000		35,000
W9th Ballfield Lighting Replacement	PARKS-24-10	5		250,000				250,000
Water Recreation RR & Dock	PARKS-26-08	1	227,700					227,700
Parks Department Total			592,700	1,536,000	2,604,200	550,000	3,561,000	8,843,900

Police Department

Copier	PD-19-02	1			14,000			14,000
CSO Truck	PD-21-01	3		30,000			45,000	75,000
K-9 Patrol Vehicle	PD-22-11	1			60,000			60,000
Patrol Vehicle	PD-17-01	2	60,000	62,000	65,000	68,000	70,000	325,000
Police Supervisor's Vehicle	PD-19-01	2			65,000			65,000
Security Cameras	PD-25-07	1	39,000					39,000
Unmarked Vehicle	PD-23-01	1		40,000			45,000	85,000
Police Department Total			99,000	132,000	204,000	68,000	160,000	663,000

Sewer Collection

1st Street CIPP	SEWCL-25-01	1		178,500	1,050,000			1,228,500
Camera Van	SEWCL-25-04	3				260,000		260,000
Force Main Evaluation	SEWCL-25-02	1		1,500	380,000			381,500
Iowa St & Parkview Dr CIPP	SWCL-26-02	2	70,000					70,000
Jet/Vac Truck	SEWCL-26-01	1		620,000				620,000
Sewer Collection Total			70,000	800,000	1,430,000	260,000	0	2,560,000

Storm Water

Aux Engines	STW-22-02					18,000		18,000
Lakeshore Dr Bio Swell Replacement	STW-26-01	3				50,000		50,000
Lincoln Road SW Improvements	STW-29-01	2				101,000		101,000
Rain Garden Rehab	STW-29-02	4				50,000		50,000
Vestal St SW Improvements	STW-27-01	2		109,000				109,000
W 10th Street Drainage	STW-27-02	2		50,000				50,000
Storm Water Total			0	159,000	0	219,000	0	378,000

Street Department

1 Ton Dump Truck	ST-26-03	2	70,000					70,000
Boom/Bucket Truck	ST-28-03	2			100,000			100,000
Building Upgrades	ST-22-02	2				220,000		220,000
Concrete Buggy	ST-27-04	4		25,000				25,000
Concrete Truck	ST-27-03	1		75,000				75,000
Drum Mulcher Attachment	ST-28-04	4			52,000			52,000
Durapatcher	ST-26-04	1	125,000					125,000
East 4th Street	ST-18-04	1		627,000				627,000
Fork Lift	ST-26-01					30,000		30,000
HAWK Crossing Signal	ST-26-06	1	475,000			548,700		1,023,700
Holiday Décor Light Poles	ST-27-02	4		45,000				45,000
Infrastructure Plan Management	ST-23-06	2	250,000	250,000	250,000	250,000	250,000	1,250,000
Mulch Head	ST-26-05	2	40,000					40,000
North Lake Ave. Overlay	ST-18-05	2			1,268,500			1,268,500

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
Oneida Street- Lakeshore	ST-21-01		184,000	2,228,000	2,228,000			4,640,000
Parking Lot D Renovations	ST-30-01	3					50,000	50,000
Plow Truck #1	ST-30-03	4					175,000	175,000
Plow Truck #24	ST-25-02			150,000				150,000
Plow Truck #59	ST-23-04	1		250,000				250,000
Plow Truck #60	ST-24-02	1	250,000					250,000
Scissor Lift	ST-28-01	2			20,000			20,000
Sno-Go Blower	ST-30-02	5					250,000	250,000
Storage Building	ST-21-03	1		650,000				650,000
Switch & Go Truck	ST-28-06	4			150,000			150,000
Towable Air Compressor	ST-26-02	3		30,000				30,000
Truck Storage Building	ST-28-02	3				200,000		200,000
Wheel Loader	ST-28-05	2			150,000			150,000
Street Department Total			1,394,000	4,330,000	4,218,500	1,248,700	725,000	11,916,200

Wastewater Treatment Facility

A-Basin Diffusers	WWTP-23-05	2					80,000	80,000
A-Basin Mixer Replacements	WWTP-24-14	3			45,000		47,500	92,500
Blowers/Valve Replacement	WWTP-19-01	1	700,000					700,000
Clarifier Covers	WWTP-28-01	5			354,000	354,000		708,000
Clarifier Scraper Blades	WWTP-24-10	2				65,000		65,000
Crane Truck	WWTP-25-05	3		200,000				200,000
Dumping Site	WWTP-25-20	3				108,000	600,000	708,000
Emerald Park LS Replacement	WWTP-23-17	1		240,000	1,200,000			1,440,000
Golf Course LS Replacement	WWTP-24-05	1				170,000	995,000	1,165,000
Huber Rebuild Screen & Auger	WWTP-26-02	2	55,000					55,000
Ice House Lift Station Replacement	WWTP-23-12	1	842,790					842,790
IPS Lift Station Rehab	WWTP-25-03	1	100,000					100,000
MCC & Panel Replacement	WWTP-25-12	2		250,000				250,000
Memorial Storage Building	WWTP-26-06	2		80,000				80,000
Mixer Control Panel Replacement	WWTP-26-05				40,000	40,000		80,000
Parking Lot Expansion	WWTP-24-04	4		40,000				40,000
Pickup Truck (#128 Replacement)	WWTP-24-01	2			65,000			65,000
Portable Generator Replacements	WWTP-25-17	3			100,000	50,000		150,000
Protective Coating Application	WWTP-25-18	3		89,600				89,600
Pump Replacements	WWTP-27-02	3		100,000	100,000	100,000	100,000	400,000
Safety Grates	WWTP-26-04	2	40,000	40,000	40,000			120,000
Sample Station/NW LS Comm	WWTP-24-06	1		50,000				50,000
Storage/Vehicle Building	WWTP-26-01	3					300,000	300,000
Thickener Tanks (2)	WWTP-21-06	1		413,000	413,000			826,000
Trailer	WWTP-25-22	2			30,000			30,000
Trailer Mounted Generator	WWTP-24-09	3				100,000		100,000
Trojan UV SCC Upgrade	WWTP-26-03	2		60,000				60,000
WWTP New Permit Requirement Set-A-Side	WWTP-23-09	1	150,000	150,000	150,000	150,000		600,000
WWTP RR/Locker Rehab	WWTP-25-14	2		150,000				150,000
Wastewater Treatment Facility Total			1,887,790	1,862,600	2,537,000	1,137,000	2,122,500	9,546,890

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
Water Distribution								
Backhoe Replacement	WD-17-04	3				188,000		188,000
Cast Main Replacement	WD-23-03	1	52,000	52,000	52,000			156,000
Hydro Excavation Truck	WD-28-01	1				600,000		600,000
Insertion Valves	WD-26-01	3	100,000	100,000	100,000	100,000	100,000	500,000
Lead & Copper Line Replacement	WD-24-02	1					100,000	100,000
New Pickup	WD-21-01	2				65,000		65,000
Water Line Replacement Set-A-Side	WD-17-01	1	180,000	180,000	180,000	180,000	180,000	900,000
Water Distribution Total			332,000	332,000	332,000	1,133,000	380,000	2,509,000
Water Plant								
Filter Media	WP-23-19	1		165,000				165,000
Jordan Well (New Well 25)	WP-25-03	1		816,000	4,800,000			5,616,000
Lime Sludge Press & Building with Storage	WP-21-01	1					100,000	100,000
Shallow Well (New Well 23)	WP-25-10	1		1,000,000				1,000,000
Shallow Well (New Well 24)	WP-25-11	1			260,000	1,500,000		1,760,000
Tower 1 Removal	WP-26-01	3		1,300,000				1,300,000
Tower 2 Recoating	WP-26-02	3	1,057,300					1,057,300
Tower Mgmt Set-A-Side	WP-26-07	1		85,000	85,000	85,000	85,000	340,000
Truck Replacement #138	WP-24-05	2				65,000		65,000
Truck Replacement #139	WP-26-05	2		60,000				60,000
Water Plant Expansion Design	WP-28-01	1			15,700,000	42,543,000	44,670,000	102,913,000
Well 15 Replacement (New Well 22)	WP-23-16	1	2,236,465					2,236,465
Well Rehab	WP-23-17	1	105,000	260,000	260,000	260,000	260,000	1,145,000
Wilden Pump	WP-24-04	1		13,000			13,000	26,000
Water Plant Total			3,398,765	3,699,000	21,105,000	44,453,000	45,128,000	117,783,765
GRAND TOTAL			10,665,255	15,529,600	38,885,956	52,174,457	56,205,466	173,460,734

RESOLUTION NO. 55-R-2024-2025

**RESOLUTION APPROVING THE CITY OF STORM LAKE 5-YEAR CAPITAL
IMPROVEMENTS PLAN**

WHEREAS, the City of Storm Lake has a need to develop a 5-Year Capital Improvements Plan that will assist city staff and the City Council in the development of long-term capital funding priorities; and

WHEREAS, each department of the City of Storm Lake has submitted and prioritized potential projects for the next five fiscal years; and

WHEREAS, the City Manager and City Council have reviewed and prioritized those projects based on potential funding sources in each fund; and

WHEREAS, the proposed 5-Year Capital Improvements Plan has been reviewed and commented on by the City Council during their Budget Workshops in January 2025.

NOW, THEREFORE BE IT HEREBY RESOLVED that the Storm Lake City Council formally approves the City's FY 2026-2030 5-Year Capital Improvement Plan as a planning document for the entire city organization.

PASSED AND APPROVED this 3rd day of March 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

3/3/2025

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: Mayra Martinez, City Clerk

SUBJECT: City Council Requested Items / City Council Updates

BACKGROUND: E-Bike discussions will be moved to a meeting date after the budget process - date to be determined at a later date.

FISCAL IMPACT:

RECOMMENDATION:

ATTACHMENTS:

None